

Ref: 198.DAS

Address: Land to the side of Nestle's Avenue, Hayes, UB3 4QG

Applicant: RURI Properties Ltd

Proposal: Erection of 4-bedroom dwelling house

DESIGN & ACCESS STATEMENT

1.0 The Site & Surroundings

1.1 The application site, 283.6 m2 in area, lies at the SW corner of Nestle's Avenue and North Hyde Gardens within the Hayes Housing Zone. It has no other site specific planning policy designations.



1.2 The site is adjoined by a pair of semi-detached houses, occupied by a small timber shed, covered with rough grass, and bounded by a timber paling fence. It falls gently to North Hyde Gardens, where there is a medium-sized lime tree.

1.3 The area to the south of Nestle's Avenue and west of North Hyde Gardens is residential in character, comprising mainly 2-storey semi-detached houses with tiled roofs, rendered walls, ground floor bay windows and car parking in the front gardens. Many have received roof, side, rear and/or porch extensions.



1.4 The Botwell: Nestle's, Hayes Conservation Area to the north of Nestle's Avenue is being intensively redeveloped with 7-10 storey blocks of flats to the west and 4-5 storey high industrial buildings to the east. These buildings contrast sharply in scale and character with the residential area opposite.



- 1.5 The east side of North Hyde Gardens is industrial in character and occupied by a large electrical sub-station with 4-storey high brick buildings, which also contrast with the residential area opposite.
- 1.6 Vehicle access to the site is by means of a cross-over on North Hyde Gardens, which is an unclassified road serving industrial areas to the north and east of the site. A fire gate with cycle access each side restricts traffic movements into and out of Nestle's Avenue.
- 1.7 The site has a Public Transport Accessibility Level (PTAL) rating of 2, indicating poor accessibility to public transport. However, Hayes & Harlington Station is only a 15 minute walk, or a 5 minute cycle ride away. Buses run along North Hyde Road to the south.



2.0 The Proposal

- 2.1 The proposal is illustrated on the following drawings submitted with this application:
 - 198P.L1A Location Plan;
 - 198P.L2A Existing Site Plan
 - 198P.L3A Proposed Site Plan
 - 198P.L4A Proposed Floor Plans
 - 198P.L5A Proposed Sections
 - 198P.L6A Proposed Elevations
 - 198P.L7A Existing & Proposed Street Elevations
- 2.2 The proposal comprises a 4-bedroom house to be erected next to nr 218 Nestle's Avenue. By agreement with the adjoining owners, the flank wall would become a party wall and applications 77567/APP/2023/421 (roof extension) and 77567/APP/487 (rear extension) in respect of that property would be carried out as part of the overall project.
- 2.3 Vehicle, pedestrian and service access would be to the side of the new house.
- 2.4 There would be private landscaped outdoor amenity space front and back of the new house.

3.0 Main Considerations

Principle of development

- 3.1 Paragraph 17 of the National Planning Policy Framework aims to make effective use of land by reusing previously developed land.
- 3.2 London Plan Policy H1 requires each Borough to optimise the housing potential on all suitable and available brownfield sites, including small sites. Hayes with the new Heathrow/Elizabeth Line is identified as having high residential growth potential.
- 3.3 London Plan Policy H2 requires Boroughs to pro-actively support well-designed new homes on small sites, and to recognise that local character evolves and will need to change to accommodate additional housing on small sites.
- 3.4 Hillingdon Local Plan Policy H1 aims to meet and exceed its minimum strategic dwelling requirement, where this can be achieved in accordance with other Local Plan policies. Paragraph 6.12 states that about half of the requirement is for market housing, of which almost all should have 3 or more bedrooms.
- 3.5 Hillingdon Local Plan Policy DMH6 has a presumption against loss of gardens, but acknowledges that a limited scale of development may be acceptable, subject to the following criteria, which will be considered in greater detail below:
 - i) impact on amenity and privacy of existing neighbouring homes and gardens;
 - ii) impact of vehicular access and car parking on neighbours in terms of noise and light;
 - iii) retention or provision of trees, shrubs and wildlife habitat.

Design

- 3.6 Local Plan Policy DHMB 4 says new development within a Conservation Area or on its fringes should preserve or enhance the character or appearance of the area, sustain and enhance its significance, and make a positive contribution to local character and distinctiveness.
- 3.7 Local Plan Policy DMHB 11 requires new development to be designed to a high standard, to harmonise with the local context, to protect features of positive value within and adjacent to the site, and to carry out landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.
- 3.8 It is considered that the proposal would have no adverse impact on the character of The Botwell: Nestle's, Hayes Conservation Area to the north of the site.

- 3.9 The proposal harmonises with the local context in terms of scale, form, materials and fenestration. Building lines would be maintained along Nestle's Avenue, front and back. Tree and shrub planting would be carried out front and back to enhance amenity, biodiversity and green infrastructure. The proposed building would be outside the canopy of the adjacent tree on North Hyde Gardens, which would be protected during construction.
- 3.10 Although the combined frontage of nrs 216, 218 and the new house onto Nestle's Avenue would be greater than most pairs of semi-detached houses on Nestle's Avenue, it is considered that, with the new access located to the side of the property, the proposal, with its hipped roof and ground floor bay window, would appear to be part of nr 218 Nestle's Avenue rather than a separate dwelling. Also, being located on a corner at the end of the Avenue it would act visually as a "bookend" to the street.
- 3.11 The proposed house complies with the National Space Standards set out in Local Plan Policy DMHB16, and meets the requirements of Part M4(2) of the Building Regulations and the Accessible Hillingdon SPD. The section on drawing nr 198P.L5A shows that all habitable rooms would enjoy adequate sunlight and daylight.
- 3.12 Boundary treatments would provide a secure perimeter. The parking and entrance area would be overlooked from the living area and have security lighting. Windows and doors would comply with Part Q of the Building Regulations.

Neighbour amenity



- 3.13 The ground floor window in the flank wall of 8 North Hyde Gardens is opaque glazed and serves a WC. The small 1st floor window serves a staircase. The rear garden of that property is oblique to the proposal and mostly covered by a canopy, which protects it from overlooking. It is considered, therefore, that the proposal would have no significant impact on neighbour amenity.

Highways, transportation and waste

- 3.14 A single car parking space would be provided in accordance with Policy 6.1, Table 10.3 of the London Plan 2021, accessed via the existing cross-over on North Hyde Gardens, with a vehicle charging point adjacent to it. Cycle storage would be provided in the rear garden.
- 3.15 It is considered that the proposals would have no significant adverse impact on prevailing vehicle movements and car parking demand on roads close to the site.
- 3.16 The proposal includes an area for waste storage convenient for use by occupants and collection from North Hyde Gardens.

Drainage and flooding

- 3.17 Thames Water has agreed to the existing foul drain running through the site being diverted around the new building as indicated on drawing number 198P.L3A Proposed Site Plan.
- 3.18 The site is not located within an area subject to flooding as shown on the EA flood map. The principles of Sustainable Urban Drainage Systems (SUDS) would be used to manage storm water from all roofs and paved areas so that there is no net flow from the site. A condition requiring details to be provided prior to development commencing would be acceptable.

Sustainability

- 3.19 The proposal would be designed and built to meet or exceed the requirements of Part L of the Building Regulations. An external space for installing a heat pump would be provided.

Landscaping and ecology

- 3.20 Over 61% of the road curtilage would be soft landscaped. New planting would be designed to protect and enhance amenity, biodiversity and green infrastructure. A condition requiring details to be provided prior to development commencing would be acceptable.
- 3.21 The proposed building footprint would be outside the canopy of the existing lime tree in North Hyde Gardens. The roots would be protected during construction, and irrigated by storm water from the roof and paved areas.

4.0 Conclusion

- 4.1 There is planning policy support for the principle of erecting a new 4-bedroom house at the site, and the proposal meets all other requirements of the Local Plan. The Council is requested to grant full planning permission subject to conditions as indicated.