

37A Denbigh Drive

Design & Access Statement



Date: April 2024

## **1. SUMMARY:**

**1.1** This supporting Design and Access Statement has been prepared to accompany a planning application for the erection of a one bed dwelling to the land adjacent to 37A Denbigh Drive, Hayes.

**1.2** Hillingdon borough council has a big demand for new homes in the area, this proposal will stand to add to the current housing demand.

**1.3** This proposal design sets out the following:

- The house is a 1 bedroom house, meets the standard space requirements set out.
- The car parking spaces provided demonstrate there is enough space to manoeuvre in and out of the parking spaces.
- The house is situated with space to the side boundary.

The proposed house fits well into it's immediate surroundings. It therefore sits well on site and would be contributing to the house demand in the area and provide a comfortable living environment for it's occupiers.

## 2. The Site and Surrounding Area:



Image taken from Google Earth

**2.1** The application site is situated within Hillingdon Borough Council. It is located amongst a residential area at the cul de sac part of Denbigh Drive.

**2.2** There are regular bus routes running throughout the Borough serving the site with bus stops within close proximity to the site. This ensuring good transport links.

**2.3** The area comprises of 2 storey residential terrace houses.

### **The Site**

**2.4** It contains an existing end of terrace 2 storey, 3 bedroom house and 2 bedroom house with land to the side and rear of the property.

### 3. Use



Image taken from Google Earth

**3.1** The site is currently only in use as a residential site with a dwelling with ample space to the side and rear.

**3.2** The proposal will provide 1x 1 bedroom dwelling to the side of the site to be setback with the existing row of terrace.

**3.3** As the site is currently used for residential purposes the proposed will continue on to use the site for residential use by supplying a new family home in a underused piece of land on site.

#### 4. Amount

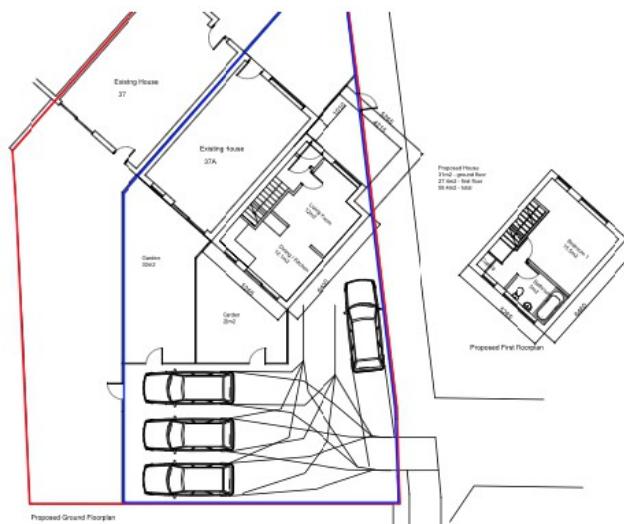
**4.1** The site is approx. 473sqm in area.

**4.2** The existing house on site is approx. 87.8sqm (3 bed house) & 71sqm (2 bed house) in floor area.

**4.3** The proposal will provide one new dwelling with a total of 58.4sqm in floor area which meets the requirements of a new 1 bedroom dwelling in accordance to the new lifestyle home guidelines.

**4.4** The proposal and the existing proposal both will have enough outdoor space for both properties. The proposed garden space is 22sqm for the new dwelling and the similar amount for the existing 37A dwelling on site.

**4.5** There is also 1.5 of street car parking spaces provided for each dwelling, this discouraging more cars on the road parked up. The of street parking provides enough space for both dwellings as well as discouraging car parking issues.



#### 5. Layout

**5.1** The site is accessed via Denbigh Drive.

**5.2** There is an existing pathway alleyway access to allow easy access to the rear property for the existing dwelling occupiers.

**5.3** The three dwellings will have 4 car parking spaces provided to the rear of the property which is accessed via Conway Drive

**5.4** The new dwelling has a open plan living / dining room space with a kitchen to the rear of the property, then on first floor there is 1 bedroom and a family bathroom.

## 6. Scale

**6.1** The scale of the proposed dwelling is smaller than that of the existing dwelling so it is in keeping with the size of the houses in the immediate surrounding area. The height of the proposed dwelling will be slightly smaller than that of the existing dwelling to have less impact to the dwellings surrounding.

## 7. Design



**7.1** The proposed dwelling will be built in materials to match that of the existing dwelling on site. The window opening and positions are similar to those on the existing dwelling.

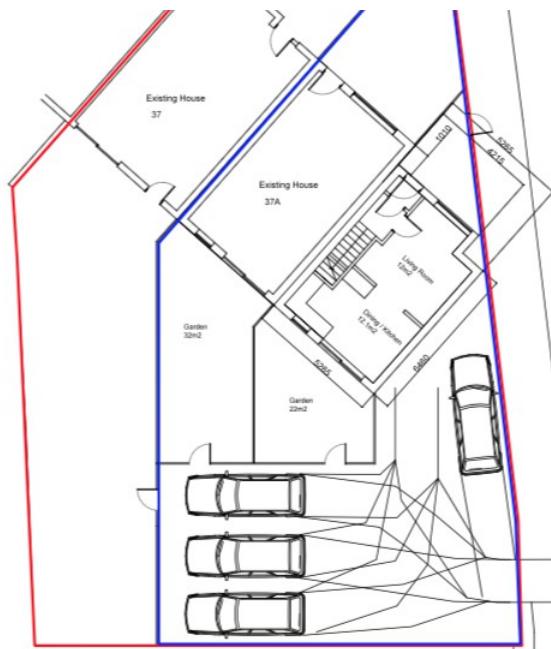
**7.2** Brickwork and roof tiles are to match the appearance of the surrounding residential properties.

**7.3** The house complies with the minimum floor area space standards.

## 8. Access

**8.1** Both the existing and proposed dwelling will be accessed to the front of the site via Denbigh Drive, with both dwellings have vehicular access via the rear of the property.

**8.2** The rear vehicular access is adequate as there is a public access way for properties to access their garages. Please the image below showing the vehicle movement to access the new car parking spaces:



**8.3** Provision for the following has been included:

- Entrances: Level thresholds to all entrance doors and minimum clear widths to comply with Building Regulations Approved Document Part M will be provided.
- Circulation: Internal ground floor access with minimum clear widths of unobstructed openings
- Means of escape: the provision of a safe means of escape from the building is to be provided via compliance with Building Regulations Approved Document Part B.
- Door widths and openings: All door widths and openings to meet minimum requirements of Approved Document M and BS 8300 (for clear openings, type and height of handles, vision panels)

## **9. Conclusion**

**9.1** The site is well suited for a proposed single dwelling as there is adequate space on site. The proposal seeks to make architectural and environmental improvements through using underutilised land. It adds to the house market which has current demand for family homes in the area. It is felt the proposed dwelling sits comfortably in the street scene, as it respects the surrounding properties in terms of design and creating high quality living for future occupiers.