



## **Design and Access Statement**

**Proposal:** Construction of two four-bedroom dwellings, inclusive of associated parking facilities, bicycle storage, and private amenity space.

**Location:** Barra Hall Villas, Wood End, Hayes, UB3 2RN

**Conservation Area:** Hayes Village Conservation Area

**Local Planning Authority:** London Borough of Hillingdon

## **1. Introduction**

This development proposal entails the construction of two detached four-bedroom residences on a brownfield site situated adjacent to 1 & 2 Barra Hall Villas, within the designated Hayes Village Conservation Area, under the jurisdiction of the London Borough of Hillingdon. The project will encompass off-street parking provisions, secure bicycle storage facilities, waste receptacle storage, and private amenity spaces allocated to each dwelling.

This Design and Access Statement (DAS) has been formulated to accompany the planning application and serves to:

- Articulate the design principles and concepts underpinning the proposal.
- Demonstrate the development's respect for and enhancement of the character of the Hayes Village Conservation Area.
- Address considerations of accessibility and inclusivity.
- Ensure compliance with all pertinent local and national planning policies.

The proposal has been meticulously designed to respond to the site's context, heritage significance, and the surrounding built environment, while simultaneously providing high-quality family housing that meets contemporary standards of living.

## **2. Site Context and Analysis**

### **Site Description**

The site comprises a rectangular plot with an area of 369.1 square meters, currently utilized as a yard/storage space. It is located within a brownfield site and is bounded by:

- Barra Hall Park to the south and east.
- 1 & 2 Barra Hall Villas to the west.
- Church Walk to the north.

Church Walk is a tranquil, semi-rural lane running in an east-west direction, connecting Wood End Green Road to the parish church. It is characterized by a collection of 19th-century cottages featuring architectural details such as string courses and stucco finishes, which positively contribute to the streetscape. The adjacent 1 & 2 Barra Hall Villas are also significant to the conservation area, and the proposed development has been designed to complement these existing structures.

## **Constraints and Opportunities**

The site presents both constraints and opportunities that have influenced the design process:

### **Constraints:**

- The site's location within the Hayes Village Conservation Area necessitates careful consideration of design, materials, and scale to ensure the development preserves or enhances the area's character.
- The surrounding area has experienced instances of unsympathetic alterations to buildings, including the use of inappropriate materials (e.g., uPVC windows, concrete roof tiles) and the loss of traditional features (e.g., chimneys, original brickwork). These issues necessitate a sensitive design approach.
- The limited size of the site requires efficient use of space to accommodate two dwellings while providing adequate amenity space and parking.

### **Opportunities:**

- The site's designation as a brownfield area provides an opportunity to redevelop underutilized land for residential purposes, thereby addressing local housing needs.
- The proximity to Barra Hall Park and other green spaces (e.g., Grassy Meadows, cricket field) offers significant environmental and recreational benefits for future residents.
- The semi-rural character of Church Walk offers the opportunity to design dwellings that reflect the prevailing cottage typology, thereby enhancing the streetscape.

## **3. Planning Policy Context**

The proposal has been designed in accordance with the following planning policies:

### **National Policy**

- National Planning Policy Framework (NPPF) 2023: The proposal aligns with the NPPF's emphasis on sustainable development, high-quality design, and the preservation of heritage assets.

### **Local Policy**

- Hillingdon Local Plan: Part 1 - Strategic Policies (2012): The development supports the strategic objective of delivering new housing while respecting the character of conservation areas.
- Hillingdon Local Plan: Part 2 - Development Management Policies (2020): The proposal complies with policies on design, heritage, and accessibility.
- Hillingdon Local Plan: Part 2 - Site Allocations and Designations (2020): The site is identified as suitable for residential development, subject to design considerations.

## **Other Relevant Policies**

- London Plan (2021): The proposal supports the Mayor's objectives for housing delivery, sustainable development, and biodiversity.
- West London Waste Plan (2015): The development will incorporate sustainable waste management practices.

## **4. Design Principles and Concept**

### **Design Vision**

The proposed development seeks to enhance the character of the Hayes Village Conservation Area through the introduction of two high-quality, detached dwellings that reflect the prevailing cottage typology. The design aims to:

- Respect the scale, massing, and materials of neighbouring properties.
- Incorporate traditional architectural details to harmonise with the streetscape.
- Provide modern, family-friendly living spaces that meet contemporary standards.

### **Scale and Massing**

- The proposed dwellings will have a width of 6.3 meters and a ridge height of 8.8 meters, closely corresponding to the scale of 1 & 2 Barra Hall Villas.
- The building footprint will be 84.38 square meters per dwelling, ensuring the development does not appear overly dominant or out of character.

### **Materials and Finishes**

- The dwellings will utilize materials that complement the existing built environment, including:
  - Brickwork with black brick courses to articulate massing and enhance visual interest.
  - Straight arches over windows to replicate details found in neighbouring properties.
  - Slate roof tiles with black/dark grey gutters to maintain a traditional aesthetic.
  - A flat roof with parapet design and coping stone detail for the rear single-story living area.

### **Landscaping**

- The site will feature permeable paving for hardscaping and lawn areas in the rear gardens.
- Sustainable Urban Drainage Systems (SuDS) will be incorporated to manage surface water runoff effectively.
- Additional herbs, shrubs, and soft landscaping will be implemented to enhance biodiversity and contribute to the semi-rural character of the area.

## **5. Access and Inclusivity**

### **Access to the Site**

- The site will be accessed from Church Walk, with off-street parking provided for each dwelling.
- Pedestrian access will be maintained around the site, ensuring no disruption to the existing streetscape.

### **Parking and Cycle Storage**

- Each dwelling will have one off-street parking space, meeting local planning requirements.
- Secure bicycle storage will be provided, accessible from the side alley, encouraging sustainable travel.

### **Accessibility**

- The dwellings will comply with Part M4(2) of the Building Regulations, ensuring accessibility for all users.
- The site is relatively flat, with dwellings positioned only 150mm above natural ground level, facilitating easy access via ramps if required.
- Each dwelling will have approximately 50 square meters of private garden space, providing outdoor amenity areas for residents.

## **6. Impact on the Conservation Area**

The proposed development has been designed to preserve and enhance the character of the Hayes Village Conservation Area:

- The scale, massing, and materials of the dwellings reflect the prevailing cottage typology.
- The use of high-quality materials and traditional architectural details ensures the development harmonizes with the streetscape.
- The removal of existing storage structures and the implementation of soft landscaping will improve the visual appearance of the site.

The development will not have a detrimental impact on the conservation area and will instead contribute positively to its character and appearance.

## **7. Sustainability**

### **Energy Efficiency**

- The dwellings will be constructed to exceed current Building Regulations for energy efficiency, incorporating high levels of insulation and energy-efficient systems.

### **Materials**

- At least 25% of demolition materials will be reused during construction.
- Sustainable materials, such as timber frames and brickwork cladding, will be utilized where feasible.

### **Biodiversity**

- Existing trees surrounding the site will be preserved, and new planting will be introduced to enhance biodiversity.
- SuDS measures will be implemented to manage surface water runoff sustainably.

## **8. Conclusion**

The proposed development represents a sensitive and sustainable approach to redeveloping a brownfield site within the Hayes Village Conservation Area. The design reflects the character of the surrounding area, provides high-quality family housing, and ensures accessibility for all users. The development will preserve and enhance the conservation area's character while addressing local housing needs.

This Design and Access Statement demonstrates the proposal's compliance with relevant policies and its positive contribution to the local area.