



DESIGN & ACCESS STATEMENT

- **Project Description:** Proposed two storey side extension to the three bedroom house to provide two self contained two bedroom flats. (2B 3P) .
- **Site Address:** 18 Hayman Crescent, Hayes, Hillingdon UB4 8PW
- **Agent Details:** William Hardman Associates, Boundary House, Boston Road, London W7 2QE
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- **Purpose of the Statement:** This Design and Access Statement accompanies the planning application and aims to set out the design principles and access arrangements.

3 JULY 2025

Site Analysis

- **Location and Context:**
- The property, a semi-detached three bedroom house, is located in an established residential area. It faces a substantial green amenity space arranged as square, to the North of the house.
- It is not within a Conservation Area.
- The houses nearby are generally two storey brick dwellings with pitched roofs..
- The character of the surrounding area is of established late 20th Century, two storey suburban residential properties, located between green outdoor spaces.

- **Site Description:**

The house is oriented North-West, South-East with the entrance facing a **greenspace** to the North.

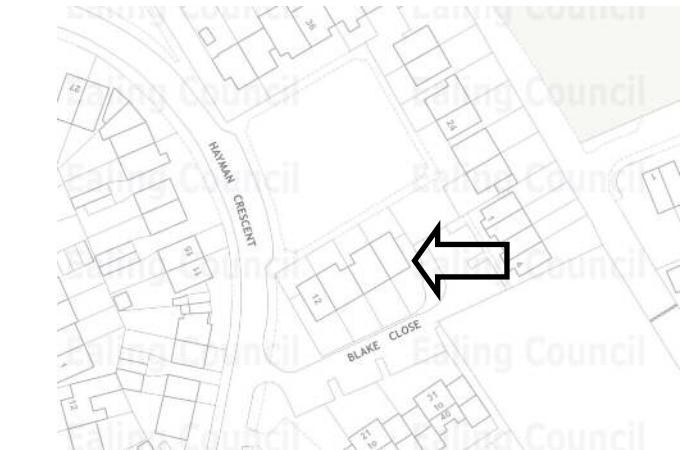
The size of the Site (house footprint plus garden , yard area) is circa **180 M²**

The rear of the Site backs onto **Blake Close** to the South.

- The area of the existing house is circa **85.5M²**

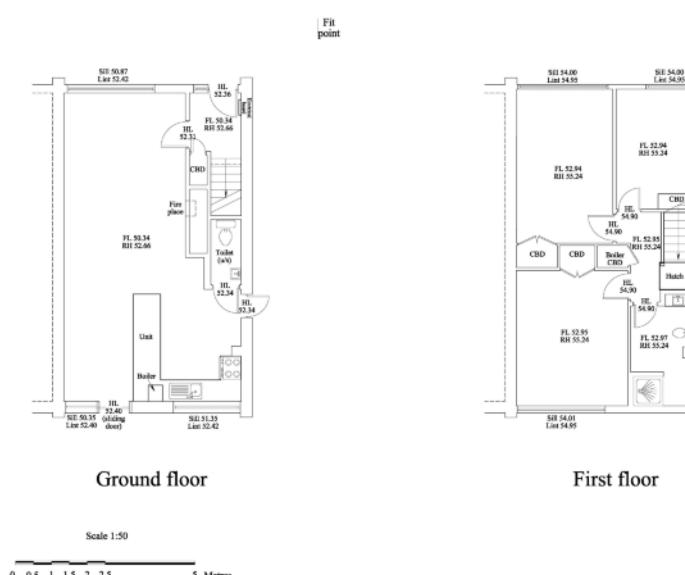
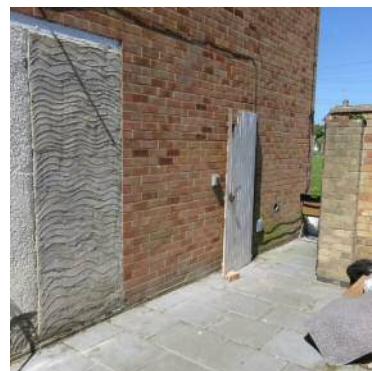
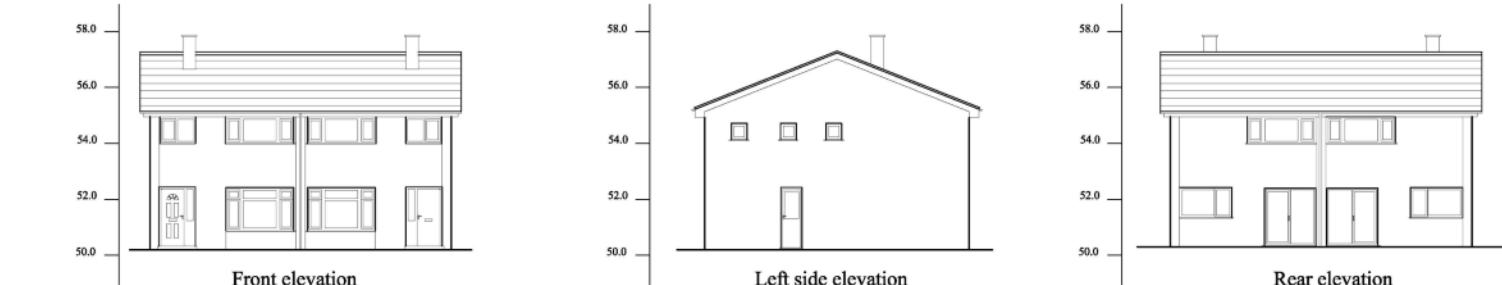
The house is accessed from the North facing the large amenity space, but backs onto Blake Close to the South which presents an opportunity for additional access.

The house is constructed of facing brickwork and vertical clay tiles. The roof is also tiled.

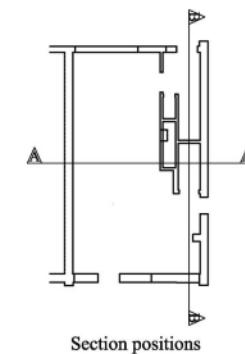


The Existing Dwelling

The house is arranged as a three bedroom dwelling and comprises circa **85.5 M²** GIA. It is constructed of facing brickwork with vertical tile hanging, and a tiled pitched roof. Various alterations have been carried out to the inside and outside of the house over time.



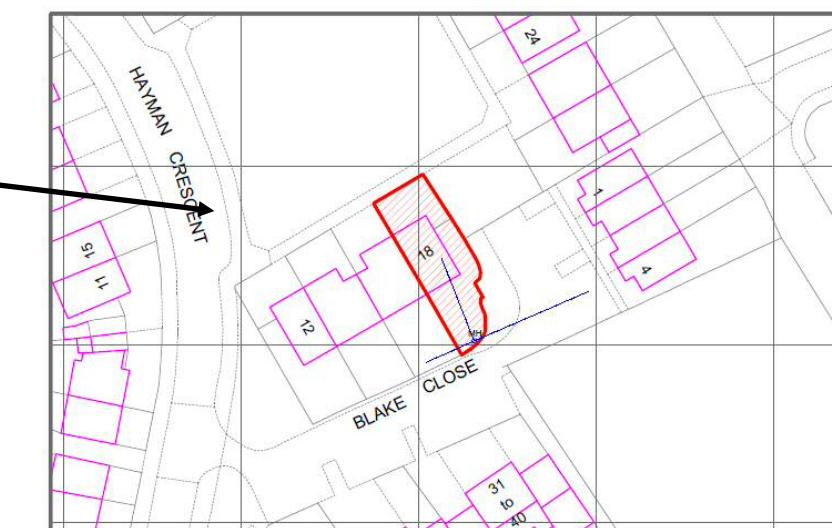
The house is arranged with a rear garden which (as is not untypical for late 20th century houses of this type) is partly paved with slate tiles and concrete, as is the side access area.



There are a number of designated car parking spaces on Hayman Crescent to the North West of the Site



There are car parking spaces
Hayman Crescent



The Local Plan

- LB Hillingdon's key Local Plan policies regarding residential extensions and conversions are detailed in several documents including the Hillingdon Local Plan: Part 2 Development Management Policies and Supplementary Planning Documents.
- When considering development proposals, the Council '*will take a positive approach that reflects the presumption in favour of sustainable development*'.

DHMB 16 Housing standards states that all housing development should have adequate provision of internal space in order to provide an appropriate living environment, and at least 10% of new housing should be accessible or easily accessible for wheelchair users.

In this proposal the scheme complies with the **Technical housing standards**—nationally described space standard. The ground floor flat has been designed to be wheelchair accessible and adaptable to occupants' future needs.

The local plan private outdoor amenity space standards (table 5.3) state that 2 bedroom flats should provide 25M² of amenity space. In this case the ground floor flat would have **26M²** private amenity space at the rear, and **48 M²** front garden space. The first floor would have **25 M²** private amenity space at the rear, divided into two areas.

There is also substantial green amenity space in front of the building to the North (over **1130M²**) and a further **142 M²** next to the Site to the East.

The Proposals

This scheme proposes the sympathetic enlargement of the existing house through a **two-storey side extension**, creating two self-contained flats. The extension is carefully designed to be deferential, featuring a lower ridge line and matching materials to complement the original dwelling. Both flats meet the **Technical Housing Standards – Nationally Described Space Standard**, with the ground floor flat specifically designed for **wheelchair accessibility**.

Access arrangements include using the existing front door for the ground floor flat and a new entrance via the rear garden for the second-floor unit. A new **pedestrian and cycle access** will be created from Blake Close.

The development significantly enhances the site's environmental performance through **increased greening** (including a new green roof for bicycle and waste storage) and a commitment to **Biodiversity Net Gain (BNG)**, aligning with the Environment Act and National Planning Policy Framework. Heating will be provided by **air source heat pumps**, in accordance with the Future Homes Standard. Sustainable drainage is ensured with **permeable resin-bonded SuDS compliant surfaces**. Car parking arrangements remain unchanged, with dedicated **on-site bicycle storage** provided.

