



DESIGN & ACCESS STATEMENT

In support of planning application for the proposed

**PROPOSED 2-BEDROOM THREE PERSON
DETACHED DWELLING WITH CAR AND BICYCLE
PARKING, REFUSE STORAGE, AND PRIVATE
AMENITY SPACE**

at land adjacent to 88 Hyde way, Hayes UB3 4PB

Prepared by

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09-Sep-25

1. Introduction

1.1. Scope of Application

The application relates to the land adjacent to 88 Hyde Way, Hayes UB3 4PB, located within a residential area characterized by semi-detached and detached dwellings of traditional suburban design. The proposal seeks full planning permission for the erection of a 2-storey, 2-bedroom detached dwelling with a gross internal area (GIA) of approximately 73.0 m².

The scheme has been carefully designed to provide:

- 1 on-site car parking space at the front,
- 2 secure cycle storage spaces,
- Covered refuse storage with convenient collection access, and
- A rear private amenity space of approx 50.0 m²

The site benefits from strong connectivity to local amenities and public transport, including enhance accessibility for pedestrians and cyclists. The proposed development will deliver a sustainable and well-integrated new home that respects the surrounding character while optimizing the use of available land.



Fig. 1 OS Map

2. Context

2.1. Site context & location

The application site lies adjacent to 88 Hyde Way, Hayes UB3 4PB, within a predominantly residential neighborhood of Hayes. The immediate area is characterized by a mix of semi-detached and detached dwellings, generally two storeys in height, with pitched tiled roofs and a combination of brickwork and rendered finishes. This creates a cohesive suburban streetscape that is both well-maintained and community-oriented.

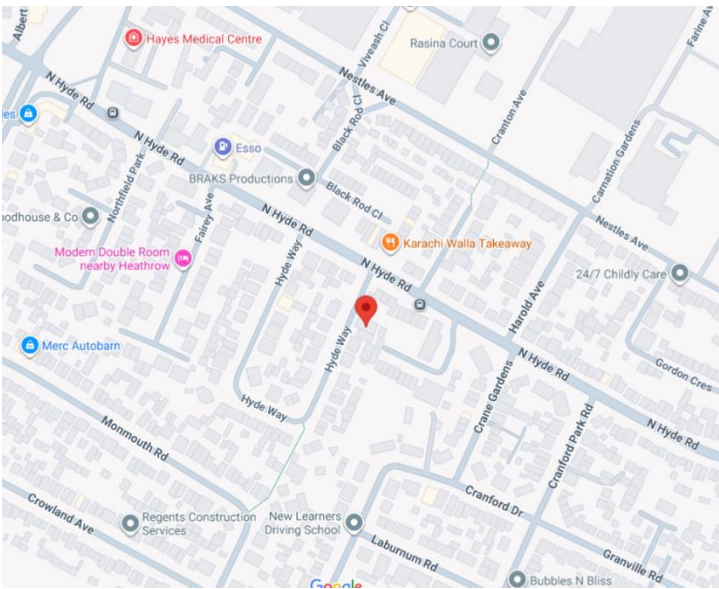


Fig. 2 Traffic Map around 2 Ash Grove, Hayes, UB3 1JR

The site itself is currently an undeveloped parcel of land fronting Hyde Way, with an existing kerb and direct vehicular access available from the street.

The site is not located within a conservation area, nor is it subject to any special designations, allowing for sensitive infill development that complements the surrounding pattern of housing.

In terms of connectivity, the property is highly accessible:

- Road links are provided via North Hyde Road and the A312, offering direct access to Heathrow, Uxbridge, M4 and central London.
- Public transport is well served, with local bus routes operating along North Hyde Road and nearby streets.
- Rail access is provided at Hayes & Harlington Station, which lies within convenient reach and offers direct services to Paddington and connections via the Elizabeth Line (Cross rail).

The strong transport links, combined with close proximity to schools, shops, and community facilities, make the site ideally located for residential use.



Fig. 3 Google Street image

2.2. *Existing Building Layout*

The application site adjacent to 88 Hyde Way, Hayes UB3 4PB is currently an undeveloped parcel of land positioned within a consistent row of residential properties.

At present, the plot does not contain any permanent built structure and is largely open, bounded by existing kerb lines and rear garden fences. This provides a clear opportunity for a carefully designed infill development that will sit comfortably within the existing street pattern.

The surrounding dwellings are generally constructed with brick or rendered façades, pitched tiled roofs, and white-framed casement windows, consistent with traditional suburban architecture in the Hayes area. The streetscape is uniform and well maintained, with front areas typically used for driveways, bin storage, or small landscaped spaces.

The proposed development site aligns with the established building lines and setbacks of Hyde Way, ensuring that any new dwelling will integrate seamlessly into the rhythm of the street and respect the character of neighboring properties.

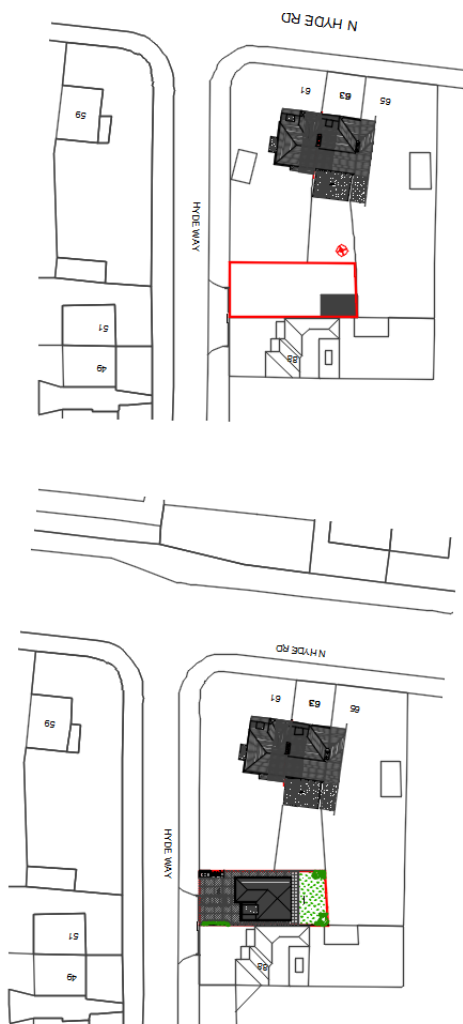


Fig. 4 Block diagram for Existing (Top) and Proposed site (Bottom)

3. Proposal

3.1. Amount of development

The proposal seeks to deliver a 2-storey, 2-bedroom detached dwelling on the land adjacent to 88 Hyde Way, Hayes UB3 4PB. The dwelling is designed to accommodate 3 persons, with a GIA of approximately 73.0 m², thereby meeting the nationally described space standards.

The development includes:

- Ground Floor (36.5 m²): Kitchen/dining, living space, shower room, storage, and circulation.
- First Floor (36.5 m²): Two bedrooms and a bathroom.
- Total GIA: 73.0 m².

External provisions include:

- 1 off-street car parking space located at the front of the property.
- 2 secure cycle storage spaces provided within a dedicated covered unit at the front boundary.
- Covered refuse storage, conveniently located for collection from Hyde Way.

A rear private amenity space measuring 50.0 m², providing valuable outdoor space for future occupants.

The amount of development has been carefully considered to optimize use of the site while remaining consistent with the scale and density of surrounding residential properties. The proposal contributes to local housing supply through a modest and sustainable infill scheme, without overdevelopment of the plot.

3.2. Layout

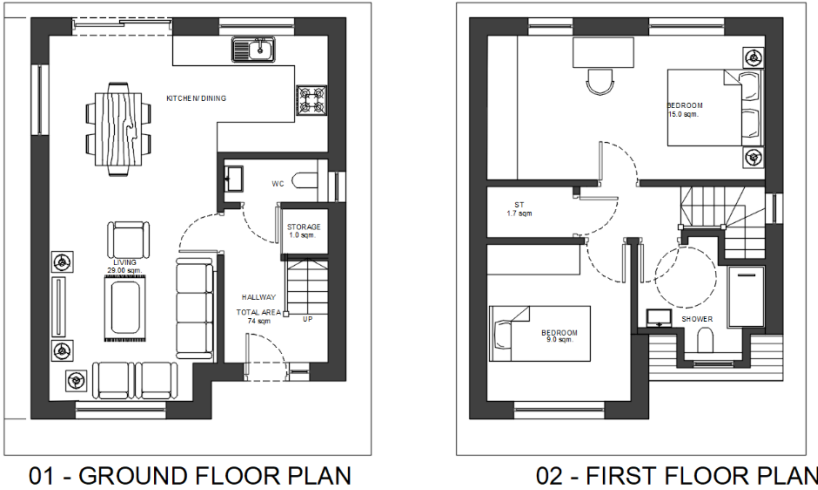


Fig. 5 Ground and first floor plans

The proposed dwelling is set within a plot of land fronting Hyde Way, designed to align with the established building line of neighboring houses. The site layout makes efficient use of the available land while ensuring a clear distinction between built form, parking, and garden space.

- Ground Floor: The entrance opens into a hallway leading to a kitchen/dining area (29 m²), a living/reception space, and a shower room with storage. The layout ensures a modern, open-plan environment with direct access to the rear garden
- First Floor: The upper floor provides two bedrooms (approx. 15 m² and 9 m² respectively) and a shared bathroom. Circulation is arranged around a central stairwell to maximize usable space
- Amenity Space: To the rear, a private garden of 50.0 m² provides outdoor living and play space. The garden is enclosed with a 1.8 m close-boarded timber fence for privacy
- Parking & Storage: A single off-street parking space is positioned at the front of the property on permeable paving, accompanied by a covered refuse store and a secure cycle storage unit for 2 bicycles, both located conveniently for street access

The dwelling is positioned with an appropriate setback from the street, ensuring continuity with the rhythm of Hyde Way. The arrangement balances practical needs with high-quality design, supporting both functionality and sustainability.



Fig. 6 Proposed elevations

3.3. *Scale, design, & appearance*

The proposed dwelling has been carefully designed to reflect the scale, proportions, and character of surrounding homes along Hyde Way.

- **Height & Massing:** The building will rise to a height of approximately 7.1m to the ridge line, which is consistent with adjacent two-storey houses.
- **Footprint & Setback:** The footprint is modest, occupying only a portion of the plot and maintaining appropriate spacing to the site boundaries. The dwelling is set back in line with neighboring buildings, thereby preserving the existing street rhythm.

3.4. *Appearance*

The proposed dwelling adopts a simple and traditional residential appearance that is consistent with the character of Hyde Way while incorporating high-quality, durable materials.

- **Form & Roof Design:** A pitched roof with red roof tiles has been proposed, mirroring traditional suburban forms and creating a sympathetic roofscape that blends with existing dwellings.
- **Materials & Finishes:** The ground and upper walls will be finished with a scratch render in a color to the client's specification, harmonizing with surrounding rendered and brick façades. Windows and doors will be in white uPVC with double-glazed units, providing a durable and energy-

efficient finish. Black uPVC gutters with white fascias will complete the traditional detailing at eaves level.

- **Design Approach:** The scheme takes cues from the established character of Hyde Way, adopting traditional forms and proportions while integrating modern construction standards and internal layouts. The overall design is modest, balanced, and sympathetic, ensuring the development complements the existing streetscape.

The scale and architectural approach achieve a careful balance between continuity with the surrounding built environment and the introduction of a modern, sustainable family home.

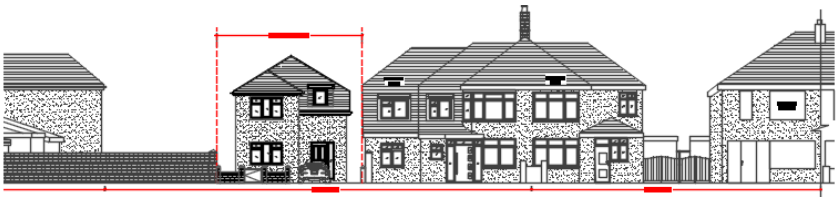
The layout and amenities of the spaces meet the minimum standards and area requirements outlined in Table 3.3 below for a 3-person, 2-bedrooms dwelling spread across two levels.

Table 3.3 Minimum space standards for new dwellings⁷

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ³)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

Notes to Table 3.3

- * Where a one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
- The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls¹ that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m²).
- The nationally described space standard sets a minimum ceiling height of 2.3 meters for at least 75% of the gross internal area of the dwelling. To address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.



PROPOSED STREET ELEVATION



EXISTING STREET ELEVATION

Fig. 7 Existing & proposed street views and appearance.



Fig. 8 3D appearance of the proposed dwelling

4. Car & Cycle parking with refuse storage

The property will feature provisions for single car parking at the front, along with secured bicycle parking area on the side of the property. Refuse storage will be located at the front in an enclosed, area that remains easily accessible for waste collection.

5. Amenity Space

The proposed design incorporates a private rear garden measuring approximately 50.0 m², providing a high-quality outdoor amenity for future residents. The garden will be directly accessible from the

kitchen/dining area via glazed doors, offering natural surveillance and a strong connection between indoor and outdoor living spaces.

The rear amenity area will be enclosed by a 1.8 m close-boarded timber fence, ensuring privacy and security while contributing to the overall suburban character. Landscaping will include soft planting beds and space for outdoor seating, thereby enhancing the usability of the garden for relaxation, play, and everyday domestic activities.

Hard landscaping at the front of the property will be provided in the form of permeable paving, which accommodates the parking space while supporting sustainable drainage.

6. Conclusion

The proposed development at land adjacent to 88 Hyde Way, Hayes UB3 4PB represents a well-considered infill residential scheme that responds positively to the character and scale of the surrounding suburban context.

Overall, the proposal makes efficient use of an underutilized parcel of land to deliver a high-quality home that contributes to the local housing supply. It achieves a balance between respecting the existing character of the area and providing a sustainable, modern family dwelling.