

DESIGN & ACCESS STATEMENT

12-A PEMBROKE WAY

Hayes, UB3 1PZ

Construction of one two-storey 3-bedroom / 3-person dwelling attached to the flank of No.12, with ancillary store, private rear garden, driveway, two parking spaces, electric vehicle charging, secure cycle storage and refuse/recycling provision.

Planning application: 80180/APP/2026/1779

Prepared by Malgary Studio Ltd

Council Issue | 21 August 2026

SITE-SPECIFIC DESIGN AND ACCESS STATEMENT



Illustrative 3D massing view - final materials governed by the planning elevations.

Application summary

Purpose of this statement

This Design & Access Statement accompanies the full planning application at 12 Pembroke Way and has been prepared in response to Hillingdon Council's validation request. It explains the design principles and concepts that have informed the proposal and addresses layout, scale, appearance, landscaping, residential amenity and inclusive access.

Proposal

The development comprises one new two-storey 2-bedroom / 3-person dwelling attached directly to the flank of the retained house at No.12. The new dwelling includes an ancillary first-floor store, private rear garden, front driveway, two parking spaces, electric vehicle charging, secure cycle storage and screened refuse/recycling provision.

Drawing references

- A-101** Location Plan
- A-102** Block Plan
- A-103** Proposed Site & Floor Plans
- A-104** Proposed Elevations
- A-105** Proposed Section & Roof Plan

Council validation request

Hillingdon's letter dated 30 July 2026 states that the application cannot proceed until a Design & Access Statement is provided, a CIL form is completed and all plans have individual drawing numbers. This statement addresses the Design & Access requirement; the CIL form and uniquely numbered drawings are separate validation items.

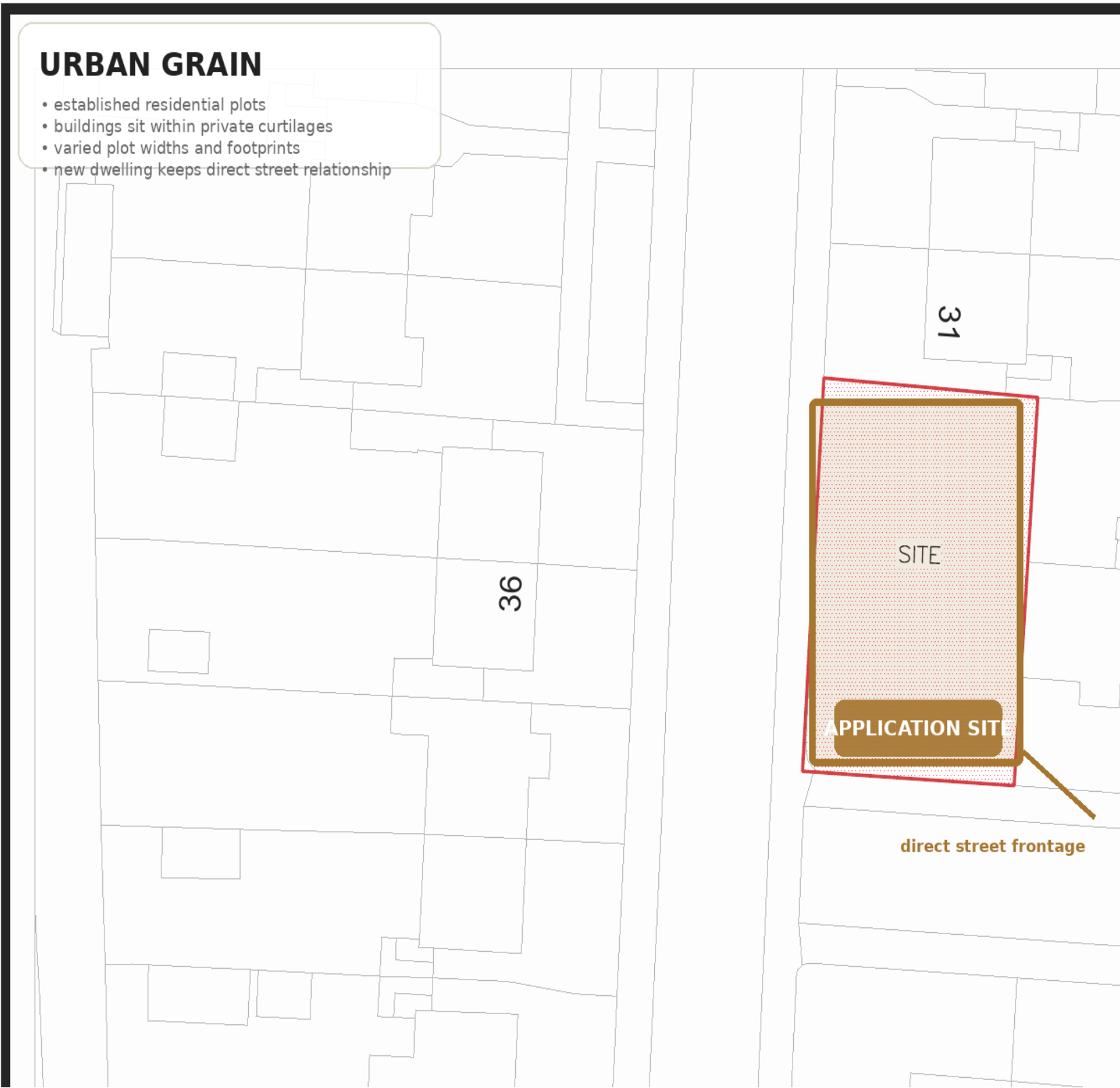
Policy basis

The statement is grounded in the site and project drawings, the adopted Hillingdon Local Plan Part 2 (2020), the London Plan (2021), the March 2026 Support for Housebuilding London Plan Guidance and the current National Planning Policy Framework.

Document role

The drawings establish exact dimensions and technical information. This document explains the design rationale and how the proposal responds to the site, neighbours, access requirements and adopted policy.

Site location & residential grain



SUBMITTED LOCATION PLAN ANNOTATED TO EXPLAIN LOCAL GRAIN

Residential setting

The location plan shows an established residential area arranged as individual domestic plots with frontages to the surrounding street network. Buildings sit within private curtilages and generally retain rear garden space. Plot widths and building footprints vary, but the overall pattern is clearly residential and low-rise.

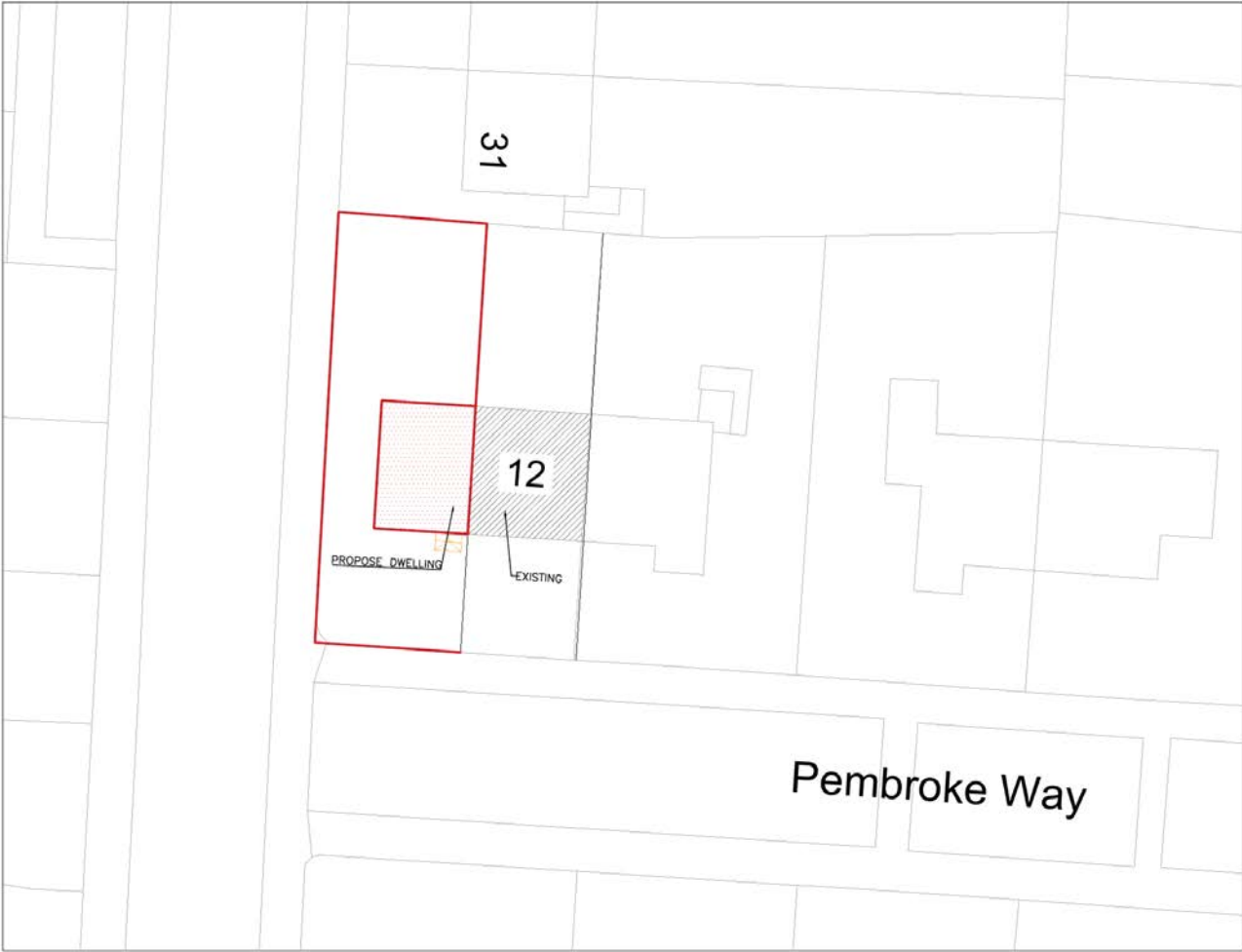
Site position

The application site is the side portion of the curtilage of No.12. The new dwelling has a direct relationship with Pembroke Way and is not positioned behind the retained house. This allows a clear address, front entrance and normal front-to-rear residential arrangement.

Design implication

The proposal is treated as a small attached side-plot infill dwelling. The principal design tests are its relationship to the street, No.12 and No.31; the balance between building and garden; privacy; access and parking; and the quality of the resulting home.

Existing plot & attached relationship



BLOCK PLAN - NEW DWELLING ATTACHED TO THE FLANK OF NO.12

Existing site

The existing two-storey dwelling at No.12 is retained. The proposed dwelling occupies the side portion of the plot and is built directly against the flank of No.12. The scheme therefore creates an attached pair rather than a detached new house separated by a narrow residual gap.

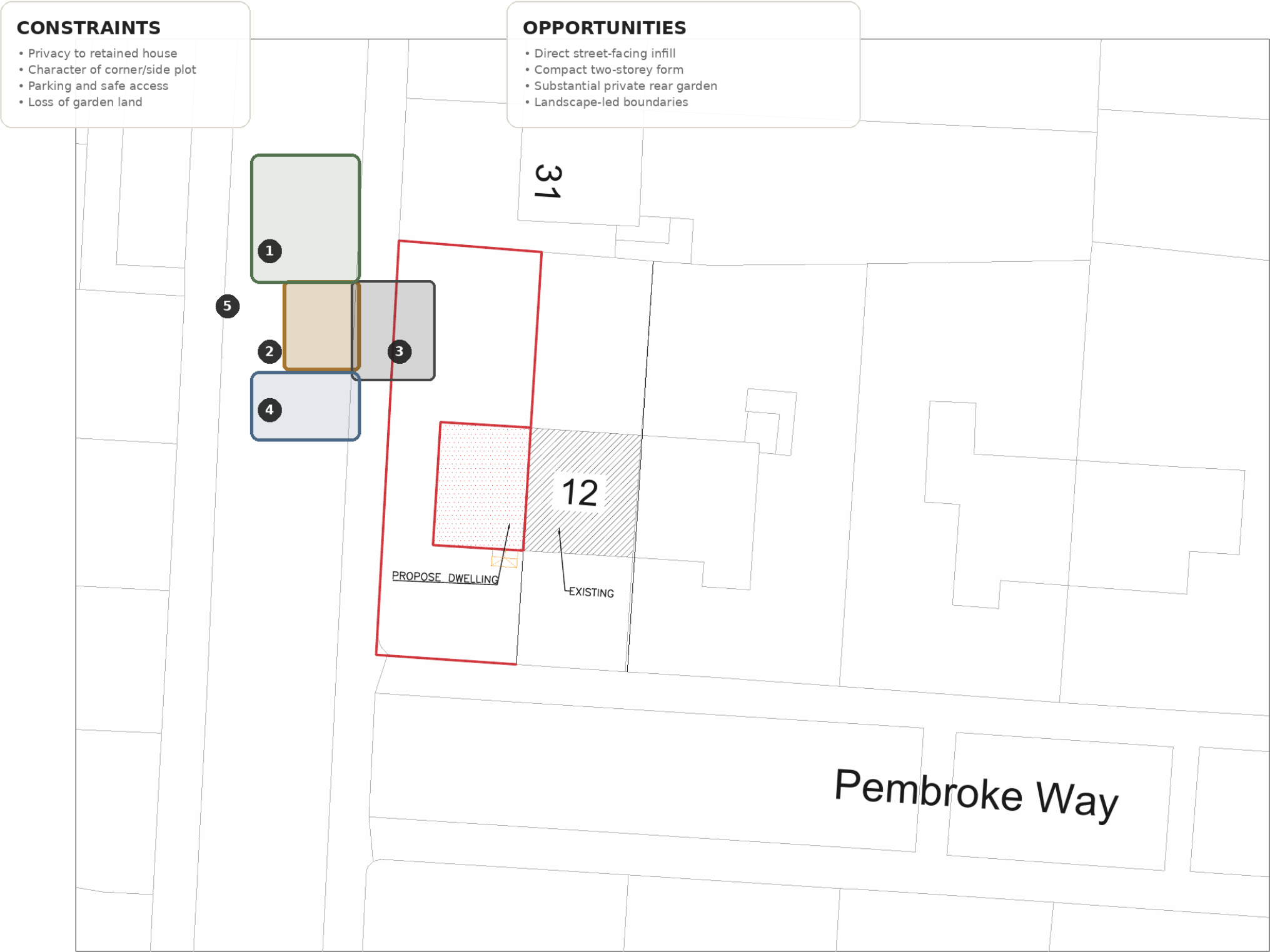
Response to the relationship

- The common flank is treated as a party-wall condition and does not provide principal habitable-room outlook.
- The new house retains its own front door, fenestration and hipped roof, preserving a clear individual identity.
- The building is concentrated toward the street, leaving the majority of the new plot open as rear garden.
- The frontage accommodates access and parking while retaining opportunities for soft landscaping.

Relevant Council test - DMH 6

Hillingdon Policy DMH 6 contains a presumption against the loss of gardens. The proposal must therefore stand on its own site-specific merits by maintaining neighbour privacy and amenity, avoiding harmful access or parking impacts, keeping development limited in scale and retaining or re-providing landscape value.

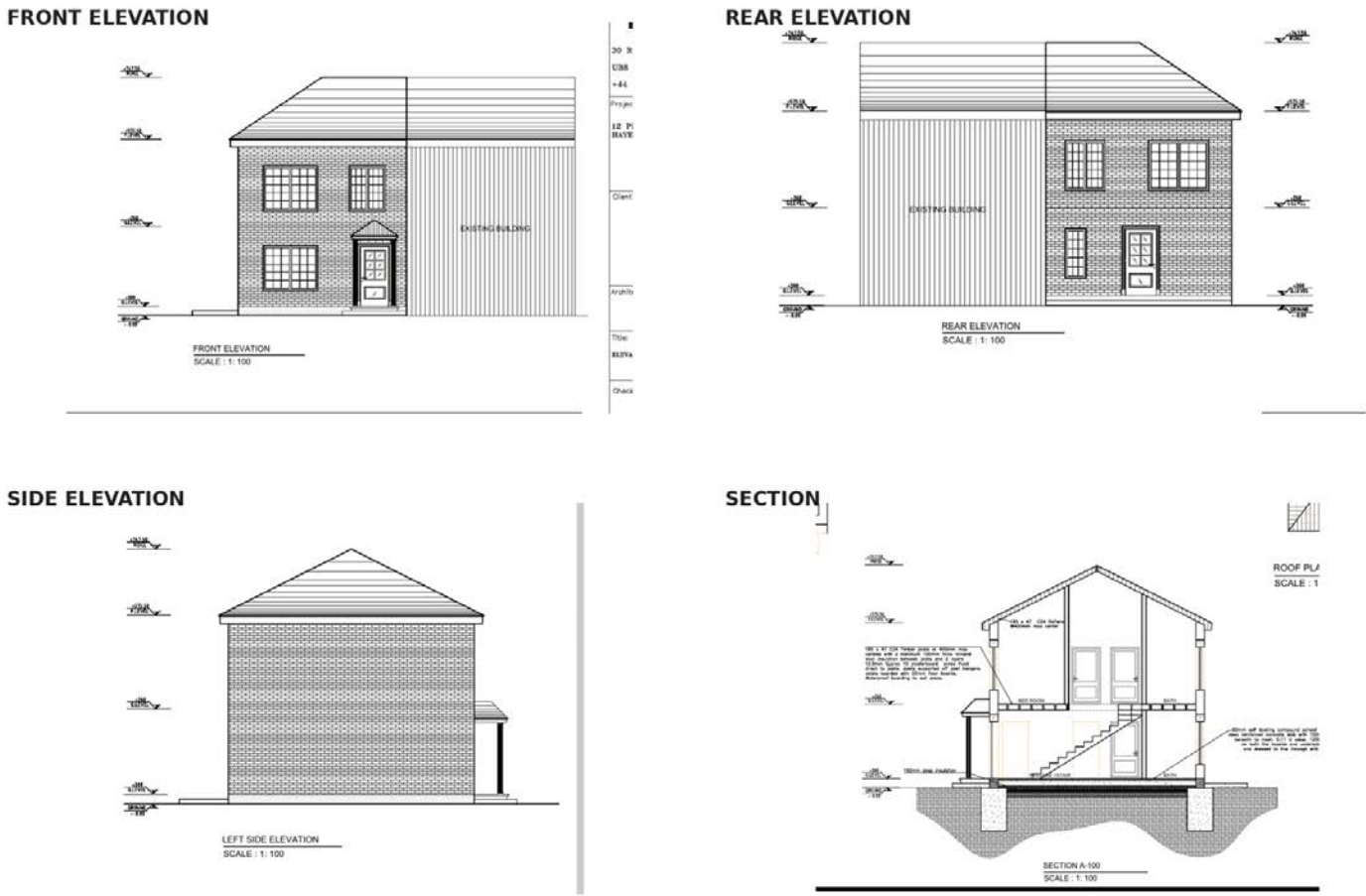
Constraints & design opportunities



SITE CONSTRAINTS AND OPPORTUNITIES

01 Privacy Control overlooking and activity at the close side relationships.	02 Character Use a compact domestic form and avoid excessive mass or an isolated backland building.	03 Garden & access Retain usable private garden and integrate inclusive access, parking and landscape.
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A restrained attached infill house



PROPOSED ELEVATIONS AND SECTION

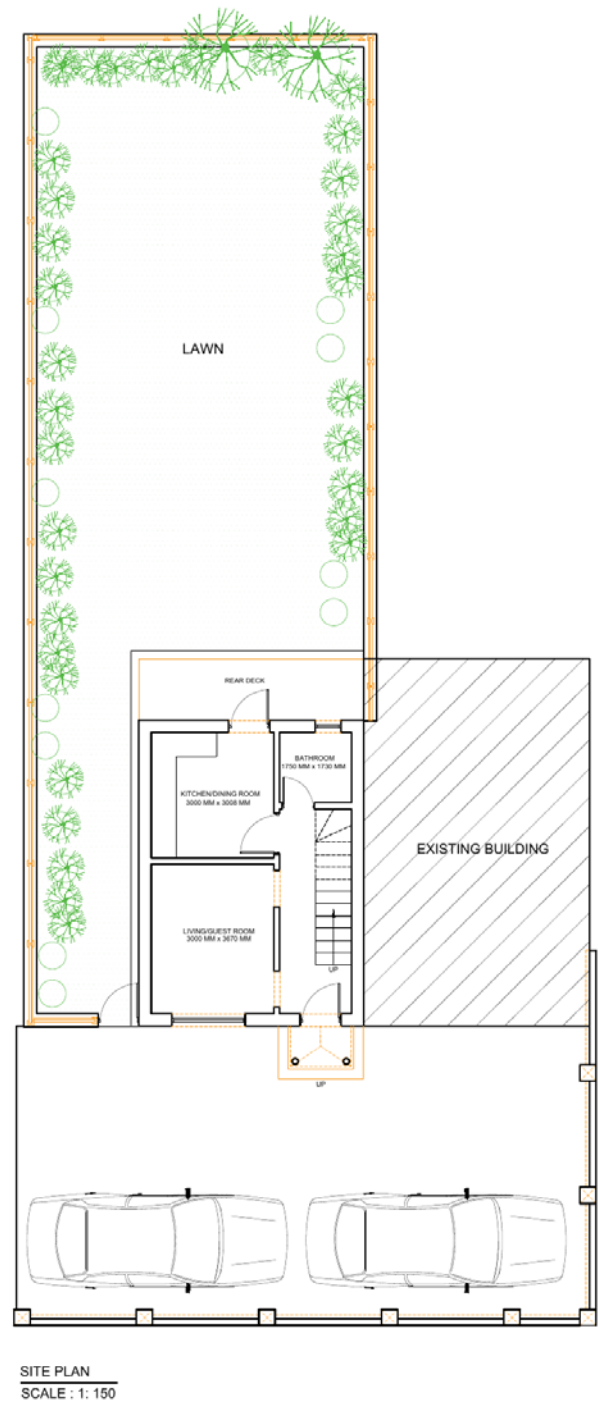
Design principles

- One additional dwelling only - a proportionate response to the side plot.
- Attached construction that avoids a narrow residual gap while maintaining a separate domestic identity.
- Two-storey scale and an independent hipped roof to control bulk and retain a familiar domestic silhouette.
- Principal living spaces directed to Pembroke Way and the private rear garden.
- A substantial rear garden retained as an integral part of the new home.
- Access, parking, EV charging, cycles, refuse and landscape resolved as part of the site layout.

Design objective

The proposal makes efficient use of a residential side plot without relying on deep backland development. Its success depends on the modest scale of the house, the retained garden, controlled neighbour relationships and a well-organised frontage.

Site layout, garden & landscape



Layout

The dwelling is positioned toward Pembroke Way with the private garden to the rear. This creates the conventional residential sequence of street, frontage, dwelling and rear garden, and avoids placing new built form deep within the site.

Private amenity

Policy DMHB 18 requires a two-bedroom house to provide at least 60 m² of good quality and usable private outdoor amenity space. The coordinated site plan is to identify not less than 60 m² of usable rear garden for the new dwelling, excluding the front parking area.

Landscape strategy

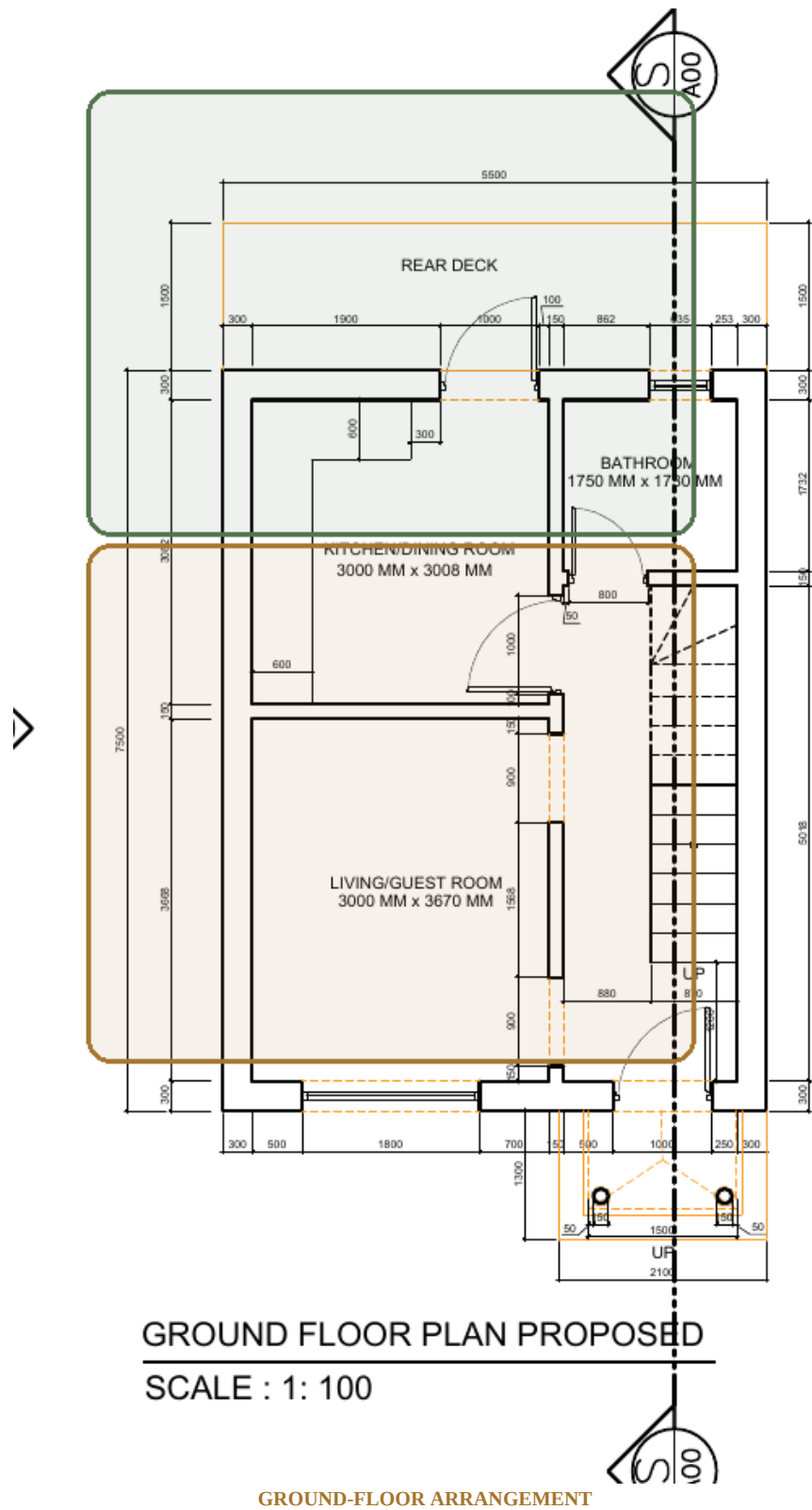
- Retain or re-provide soft planting along rear and side boundaries.
- Use soft landscaping to reduce the visual dominance of the front hardstanding.
- Use permeable surfacing to the driveway where technically appropriate.
- Keep front boundary treatment low enough to maintain visibility and an open residential frontage.
- Provide a direct transition from the kitchen/dining area to the rear deck and garden.

Private amenity standard

The revised site plan should state the actual usable garden area. The design requirement is not less than 60 m² for the proposed two-bedroom house.

PROPOSED SITE PLAN - DRAWING TO BE COORDINATED WITH FINAL LABELS

Internal layout & housing quality



REVISED FIRST-FLOOR DESIGN INTENT
2-bedroom / 3-person dwelling + ancillary store | diagrammatic - not to scale



Ground floor

The ground floor provides a front living room, rear kitchen/dining area, bathroom, entrance and stair. Principal living spaces have outlook to the street and rear garden rather than the close attached flank.

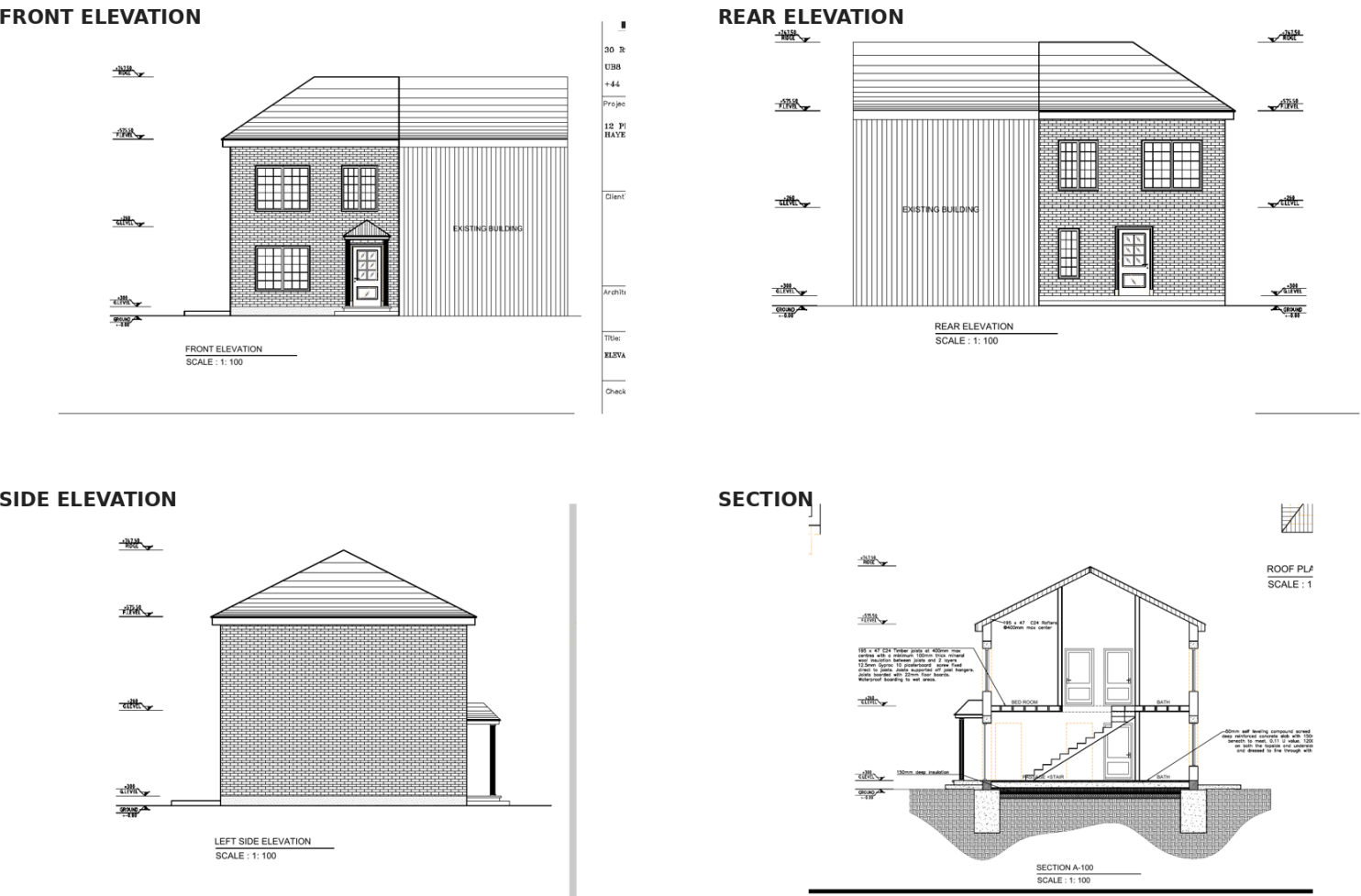
First floor

The dwelling is a 2-bedroom / 3-person home with an ancillary store. The store is non-habitable and is not counted as a bedroom or bedspace.

Space standards

- Minimum GIA: 70 m² over two storeys.
- Built-in storage: at least 2.0 m².
- Double/twin bedroom: ≥ 11.5 m² and ≥ 2.75 m wide.
- Single bedroom: ≥ 7.5 m² and ≥ 2.15 m wide.
- Ceiling height: 2.5 m over at least 75% of GIA.

Scale, form & materials



FRONT, REAR, SIDE ELEVATIONS AND SECTION

Scale and massing

The proposal is two storeys with a compact footprint and an independent hipped roof. The building mass is concentrated toward the street, leaving the majority of the new plot undeveloped as private garden.

Attached form

Although attached to No.12, the new house retains its own entrance, window composition and roof form. It therefore reads as a separate dwelling within an attached domestic composition rather than as an extension to No.12.

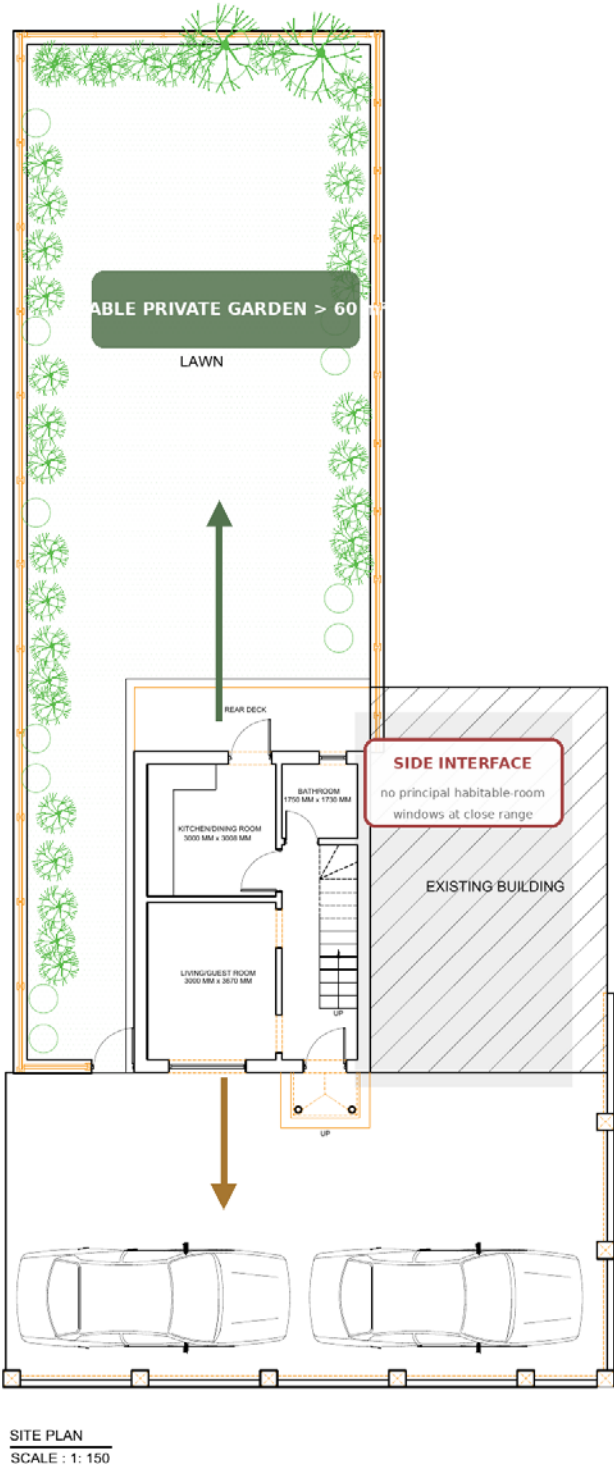
Materials

The proposed dwelling is to use facing brick selected to complement the retained dwelling, with dark grey roof tiles, simple dark-framed windows and coordinated rainwater goods. The planning elevations are the controlling reference for material appearance.

Design quality

Materials and detailing are intentionally restrained. Architectural quality is derived from proportion, complementary brickwork, roof form and a coherent entrance rather than decorative additions.

Privacy, outlook & neighbour protection



No.12-A - attached flank

The proposed dwelling abuts the flank of No.12. There is no direct window-to-window relationship through the party-wall interface. The design does not rely on this side for principal outlook.

No.31 - opposite flank

Hillingdon's supporting text to DMHB 11 normally requires 21 m between facing habitable-room windows. The design therefore avoids relying on new principal habitable-room windows on the flank toward No.31. Any first-floor bathroom or circulation window on this elevation is to be obscure glazed and restricted to protect privacy.

Ground-level privacy

A 1.8 m close-boarded rear/side garden boundary, supplemented by planting, provides normal residential screening. Principal living accommodation is oriented to the front and rear.

Daylight and enclosure

The compact footprint and concentration of built form toward the street reduce encroachment into the rear garden. The proposal is intended to preserve reasonable daylight, outlook and a sense of openness for neighbouring residential areas.

Access, parking, EV, cycles & refuse

Pedestrian / inclusive access

A direct route links the footway and parking area to the principal entrance. The coordinated levels are to provide a step-free approach and level threshold so the new home can meet Building Regulation M4(2), as required by London Plan Policy D7.

Vehicle parking

Two parking spaces are proposed within the new dwelling's front curtilage, consistent with the application description and within Hillingdon's Appendix C maximum for dwellings with curtilage. The final layout should retain inclusive pedestrian clearance beside parked vehicles.

Electric vehicles

Electric vehicle charging infrastructure is incorporated into the frontage. At least one space is to have active charging provision, with passive provision to the remaining space.

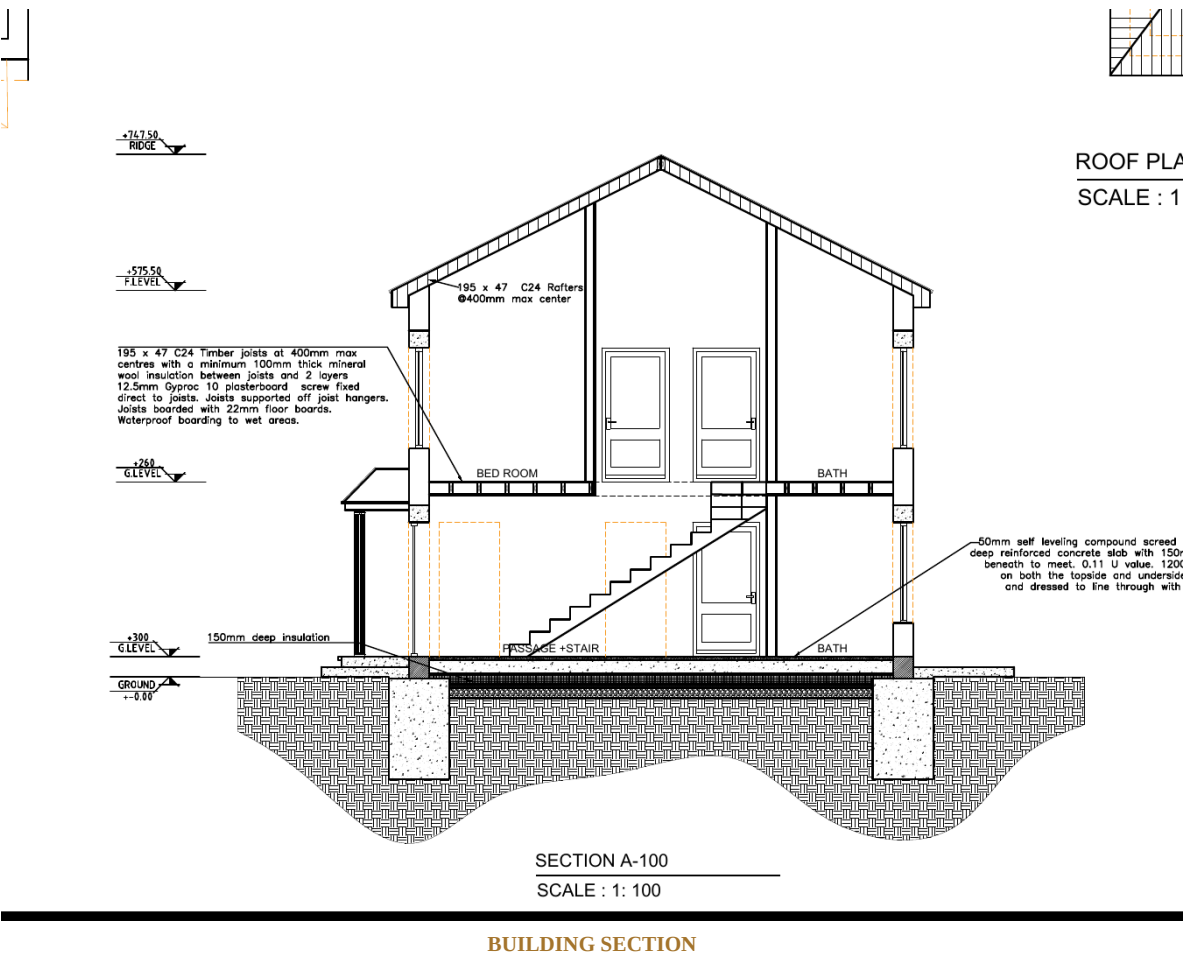
Cycles and refuse

Secure, covered storage is provided for two cycles.

Screened refuse and recycling storage is provided within the curtilage with convenient access for presentation on collection day.



Sustainability & long-term performance



Fabric and comfort

- Insulated external envelope and airtightness designed to current Building Regulations.
- Efficient glazing and natural ventilation to habitable rooms.
- Good daylight and direct outlook to principal living spaces.
- A minimum 2.5 m ceiling height over at least 75% of dwelling GIA.

Low-carbon readiness

- Electric vehicle charging infrastructure integrated with the frontage.
- Simple roof geometry capable of accommodating solar technology where technically appropriate.
- Efficient heating and hot-water systems selected at technical design stage.
- Water-efficient fittings and durable, maintainable external materials.

Landscape and waste

- Retain or re-provide soft boundary planting.
- Use permeable surfacing where practicable to reduce runoff.
- Provide dedicated storage for general waste and recycling.
- Minimise construction waste through accurate procurement and responsible disposal.

Verified policy response

The proposal has been checked against the adopted Hillingdon Local Plan Part 2 (2020), the London Plan (2021), the March 2026 Support for Housebuilding London Plan Guidance and the current National Planning Policy Framework. The policies below are those most directly relevant to Hillingdon's assessment of the proposal.

DMH 6 Garden and backland development One additional street-facing attached dwelling; no long rear access; compact scale; usable rear garden retained; privacy, parking and landscape addressed.	DMT 5 / London Plan T5 Pedestrians and cycles Direct inclusive pedestrian access and secure covered cycle storage are provided within the plot.
DMHB 11 Design of new development Two-storey domestic scale; independent hipped roof; attached flank has no principal outlook; front/rear orientation; screened refuse provision; context-led materials.	Support for Housebuilding LPG Current cycle-parking implementation Secure capacity for two cycles is more than the current minimum long-stay provision for a two-bedroom dwelling under the March 2026 guidance.
DMHB 16 / London Plan D6 Internal housing quality 2-bedroom / 3-person dwelling designed around the 70 m² minimum, compliant double and single bedroom sizes, built-in storage and spatial-quality standards.	London Plan D7 Accessible housing The new dwelling is designed to M4(2), including a step-free approach and level entrance threshold.
DMHB 18 Private outdoor amenity At least 60 m² of usable private rear amenity is to be identified, with appropriate shape, privacy and landscaping.	London Plan T6 / T6.1 Parking and EV infrastructure Parking is integrated with the frontage; at least one bay has active EV charging and the remaining bay has passive infrastructure.
DMT 2 / DMT 6 Highways and vehicle parking Two curtilage spaces proposed; Council-compliant bay dimensions, minimized hardstanding and inclusive pedestrian access.	NPPF 2024/25 Efficient use of land / well-designed places Efficient use of residential land while maintaining local character, inclusive access, neighbor amenity and usable private space.

Assessment approach The proposal is presented for determination against the adopted development plan, current guidance and the site-specific design evidence contained in the coordinated application drawings and this statement.
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Conclusion



PROPOSED ATTACHED DWELLING AND PRIVATE PLOT

Design

The proposal provides one additional two-storey home on the side portion of the residential plot while retaining No.12. The attached form makes efficient use of the common flank, keeps the new building close to the street-facing part of the site and avoids a detached dwelling located deep within the garden.

Residential quality and amenity

The scheme is defined as a 3-bedroom / 5-person dwelling with an ancillary store. It is designed around the applicable internal-space standards, M4(2) accessibility, controlled flank privacy and a minimum of 60 m² usable rear private amenity.

Access and servicing

Parking, EV charging, secure cycle storage, refuse/recycling and a step-free entrance are incorporated into the site strategy. The frontage balances functional access with soft landscape and appropriate surfacing.

Overall assessment

Taken as a whole, the proposal addresses the principal matters Hillingdon will assess for a side-garden dwelling: character and massing, neighbour amenity, usable private garden, inclusive access, parking, cycle provision, waste storage and landscaping. It is therefore presented for planning consideration on its site-specific merits.