



SUPPORTING DESIGN AND ACCESS STATEMENT

62–64 Moray Avenue, Hayes, UB3 2AX

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1. Introduction

This Supporting Design and Access Statement has been prepared in support of a combined full planning application for Nos. 62 and 64 Moray Avenue, Hayes, UB3 2AX, within the London Borough of Hillingdon.

The application relates to two adjoining semi-detached residential properties and seeks to provide additional and improved accommodation through the construction of single-storey rear extensions and associated alterations.

The principal element of the proposal is the provision of single-storey rear extensions 6.0 metres from the existing rear main wall of both properties.

The proposals have been carefully designed having regard to the character and appearance of the existing dwellings, the established pattern of development within the surrounding area, the relationship with adjoining properties, existing access arrangements and the residential amenities of neighbouring occupiers.

The proposals seek to make efficient use of the existing residential properties while providing improved, more functional and adaptable accommodation for the respective households.

2. Site and Context

Nos. 62 and 64 Moray Avenue comprise adjoining semi-detached residential properties within an established residential area of Hayes.

The surrounding area is predominantly residential and comprises a mixture of original two-storey dwellings together with properties that have been extended or otherwise altered over time.

The immediate surroundings include a variety of rear extensions, loft conversions, garden structures and other domestic alterations, reflecting the established pattern of residential adaptation within the area.

No. 64 Moray Avenue has previously been altered through a loft conversion.

Both properties have rear gardens and side access arrangements. Pedestrian access is available from the front of the properties, with existing side access arrangements providing a connection towards the respective rear gardens.

The existing rear elevations accommodate kitchen and domestic living areas. The proposed extensions will provide additional floor space and improve the functionality and relationship between the internal accommodation and the rear gardens.



The proposal has therefore been developed in response to the existing form, use and constraints of the properties and the established residential character of the surrounding area.

3. Design and Access

Design

The application proposes the following principal works:

- A single-storey rear extension 6.0 metres from the existing rear elevation of No. 62 Moray Avenue.
- A single-storey rear extension 6.0 metres from the existing rear elevation of No. 64 Moray Avenue.
- Associated internal alterations to improve the functionality and usability of the respective homes.
- No changes to the existing main entrances and side access arrangements.
- No changes to the existing parking arrangements.
- Removal of existing poor-condition garden storage structures.

The proposal is principally concentrated towards the rear of the both properties and does not seek to alter the existing character of the principal street-facing elevations.

The extensions have been designed to remain to the existing dwellings; both are three storey properties. Particular consideration has been given to their depth, height, roof form, massing and relationship with the neighbouring properties.

The proposed roof arrangement incorporates a combination of flat and sloping roof elements at 62 Moray Avenue. This provides a controlled overall profile and assists in reducing the bulk of the extensions, particularly along the side boundaries.

The proposed extensions will use materials and finishes that are compatible with the existing dwellings and the maintain the residential character of the area.

This combined proposal provides a rational approach to the rear of the two adjoining semi-detached properties while retaining their individual residential identity and function.

Access

The proposed development does not materially alter the existing access arrangements serving either property.



The existing main entrances to Nos. 62 and 64 will remain the same and No alteration is proposed to the principal pedestrian approach from Moray Avenue.

Additionally, the existing rear/side access arrangements will remain the same. The existing side alley way will continue to provide access to the rear garden of the properties and will remain available for normal residential use.

The proposed rear extensions have been designed with the existing access arrangements in mind and will not require a new vehicular or pedestrian access.

The existing parking arrangements will remain the same. The proposal does not create any additional residential units and does not propose any alteration to the existing parking provision serving the properties.

Accordingly, the development will maintain the existing pattern of access, parking and movement associated with the two dwellings.

4. Proposed Rear Extensions and Neighbouring Amenity

No. 62 Moray Avenue

A single-storey rear extension of 6.0 metres in depth is proposed at No. 62 Moray Avenue.

The proposed extension has been designed having regard to the specific characteristics of the site and the established development within the surrounding area.

There is an existing separation of minimum 3.10 metres between the principal walls of Nos. 62 and 60 Moray Avenue, providing physical separation between the two properties. The relationship with No. 60 is also influenced by existing structures and boundary treatments. No. 60 has an existing rear canopy/covered structure extending approximately 2.5 metres, incorporating associated guttering, fascia/soffit elements and a downpipe.

An existing boundary fence at No.60 is minimum 2.10 metres in height, together with side storage structures of 2.30 metres in height, also forms part of the existing context between the properties.

These existing features have been taken into consideration when developing the scale, height and roof profile of the proposed extension.

The proposed extension remains single-storey and incorporates a controlled roof arrangement at No.62, including a lower sloping roof element of 2.30 metres in height and a maximum overall height of 3.00 metres from the ground level, as shown on the submitted drawings.

The lower roof profile and single-storey form help reduce the perceived mass and visual prominence of the extension when viewed from the neighbouring property.



Neighbouring Amenity

The proposal has been designed having regard to the residential amenities of neighbouring occupiers, including daylight, sunlight, overshadowing, outlook, privacy and sense of enclosure.

It is acknowledged that, when assessed from the relevant neighbouring opening at No. 60, the proposed extension intersects with the commonly applied 45-degree assessment line. The circumstances of the site include the existing separation between the properties, the existing canopy and boundary treatments at No. 60, the existing side storage structures and the proposed low roof profile of the single-storey extension.

The proposed development should therefore be considered in the context of the existing physical relationship between the properties rather than the 45-degree assessment.

The extension has been designed to minimise height and bulk and to maintain an appropriate relationship with the neighbouring property.

No. 64 Moray Avenue

A corresponding single-storey rear extension 6.0 metres in depth is proposed at No. 64 Moray Avenue. The proposal has been designed having regard to the existing scale and form of rear development within the immediate surroundings.

In particular, No. 66 Moray Avenue already benefits from an existing rear extension of 6.0 metres in depth and 3.0 metres in height.

Neighbouring Amenity

The proposed extension at No. 64 remains single-storey and incorporates overall which responds to the existing built form and the relationship with No. 66. Therefore, the proposal reflects an existing pattern of rear residential extension within the immediate context.

5. Roof Design and Alterations

The proposed roof design has been carefully considered in relation to the scale and proportions of the existing dwellings and the surrounding residential context.

The rear extensions incorporate a combination of flat and sloping roof elements. This arrangement has been selected to provide an appropriate balance between the provision of additional accommodation and the need to maintain a relatively low and visually subordinate form of development.



The sloping roof element is designed with a controlled profile, with the lower roof section approximately 2.30 metres above ground level and the maximum overall height of the rear extension 3.00 metres, as shown on the submitted drawings.

The varied roof arrangement assists in reducing the perceived mass and bulk of the extensions, particularly when viewed from the adjoining properties. It also avoids introducing an unnecessarily dominant roof form over the single-storey additions.

The roof design has therefore been developed not only to provide adequate internal accommodation but also to respond to the existing building form, site constraints and relationship with neighbouring properties.

The proposed materials and finishes will complement the existing dwellings and the established character of the surrounding residential area.

Overall, the roof arrangement provides a proportionate and appropriately scaled solution which assists in integrating the proposed rear extensions with the existing properties while limiting their visual impact.

6. Rear Garden Structures

At No. 62 Moray Avenue, an existing rear garden storage structure is present. The structure is partly open and currently in poor condition. It is proposed to be removed as part of the development.

At No. 64 Moray Avenue, an existing timber garden storage structure is also present and is in poor condition. This structure is likewise proposed to be removed.

No. 64 Moray Avenue has granted from planning permission in 2025 for a rear garden gym/storage structure. The existing planning history and established use of the rear garden have been taken into consideration in developing the current proposal.

The removal of the existing poor-condition structures will assist in creating a more usable rear garden arrangement.

The proposed works will therefore improve the overall functionality and appearance of the rear garden areas while removing structures that are currently in a poor state of repair.

7. Household Requirements

The proposed development is intended to provide improved and more functional accommodation for the respective households occupying Nos. 62 and 64 Moray Avenue.



The proposed extensions respond to the requirements of the households and will provide additional internal space and greater flexibility in the use of the properties.

At No. 62, the household has personal on-going health treatment and requirements of family which create a need for additional and more functional living accommodation. The proposed extension would provide additional space to support the household's day-to-day residential requirements.

At No. 64, the household has specific family accommodation requirements, including the need to provide a suitable and adaptable home environment for a child with additional needs and having EHCP plan. This proposed extension would provide additional space and improved functionality to assist the household in meeting its existing and requirements.

These circumstances are provided as relevant background to the proposal and the practical need for improved accommodation, while the planning case remains based upon the characteristics and merits of the proposed development.

8. Summary

The proposal represents a carefully considered enhancement of the two adjoining semi-detached family homes at Nos. 62 and 64 Moray Avenue.

The design includes:

- Maintained the existing residential character and pattern of development within Moray Avenue.
- Provides additional and functional accommodation for both households.
- Maintain the front street-facing character, parking arrangement and main entrances of the properties.
- Maintain the same the existing side access arrangements.
- Provides single-storey rear extensions considering the existing structures, boundary treatments and separation distances within the immediate surroundings.
- Seeks to minimise potential impacts relating to daylight, sunlight, overshadowing, outlook, privacy and sense of enclosure.
- Removes existing poor-condition garden storage structures.
- Provides more functional and adaptable accommodation in response to the requirements of the respective households.



The roof design, building heights and massing have been carefully controlled to reduce the visual prominence of the extensions and to maintain an appropriate relationship with adjoining properties.

The proposal also takes account of the existing pattern of rear development in the immediate area, including the existing approximately 6.0 metre rear extension at No. 66 Moray Avenue.

While the proposed rear extensions are of substantial depth, their assessment should take account of the particular characteristics of the site, including the existing physical separation between the properties, existing structures and boundary treatments, the single-storey form and the controlled roof profile.

I believe this proposal represents a well-balanced edition to the property that sits within its context and is in keeping with both the character of the area and the amenities of neighbouring homes.

Written By,

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Sustainable Renew Homes Ltd.