

## **DESIGN AND ACCESS STATEMENT**

13 WEYMOUTH ROAD  
HAYES  
UB4 8NE

Proposed Side And Front Extension On Ground Floor, Dropped kerb on front,  
Rear Extension On First Floor,  
Roof Extension From Hip-To-Gable, Rear Dormer And Two Rooflights To The  
Front In Connection To Convert A Single Dwellinghouse Into 4no. 1b1p Flats

### **INTRODUCTION:**

1. The proposed development at 13 Weymouth Road involves the conversion of a single dwellinghouse into 4 self-contained 1-bedroom flats. The development will also include a communal amenity space, cycle storage, built-in bin storage, and car parking.

### **SITE LOCATION:**

2. The site is located within an established residential area on Weymouth Road. The property is situated on a corner plot at a chamfer, with Bradenham Road to the south. There is a park located within 2 minutes' walk from the property towards Bradenham Road.

### **EXISTING CONDITIONS:**

3. The existing property is a 4-bedroom house with rear garden and ample parking space on the front. The property has been extended on the ground floor at the rear by 3 metres, and there is a two-storey wraparound extension to the side of the house that protrudes 3.5 metres on the side and sets off 3 metres from the front, with a hipped roof in line with the existing roof.
4. The property is pebbledash rendered all over except the ground floor, which is fair-faced brick on the front.

### **PROPOSAL:**

The proposed development will involve the following changes to the existing property:

5. A 2-metre wide wraparound ground floor extension to the front and side of the property, with a 1-metre offset from the front elevation.

6. A small extension to the rear of the property on the first floor, restricted up to the 45-degree line from the window of the adjoining property.
7. A hip-to-gable roof extension and a dormer at the back of the property. The dormer will measure 41 cubic metres.
8. Two rooflights on the front of the property.

## **DESIGN:**

9. The proposed development has been designed in accordance with the space standards set out in the London Plan. The internal areas of the flats will provide a good amount of light and air, with windows on the front and back of the property.
10. The communal amenity space at the rear of the property will be in excess of 40 square metres. Ground floor apartments will also have direct access to a 1.5-metre wide terrace.
11. The development will also incorporate cycle storage, built-in bin storage, and car parking.

## **ACCESS AND PARKING:**

12. The site is within easy access by car, by bus and by foot. The proposed development has been provided with four car parking spaces. It incorporates two proposed dropped kerbs. The vehicular access will be from Weymouth Road.
13. There will also be space for 4 bicycles to be stored on site within the fenced area accessed through the side passage.

## **CONCLUSION:**

14. The proposed development at 13 Weymouth Road will provide much-needed affordable housing in the area. The development has been designed to be in keeping with the character of the surrounding area, and it will provide a high standard of living for its residents.