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**42 HUGHES ROAD,
HAYES.
UB3 3AW**

**DESIGN & ACCESS
STATEMENT
JULY/2017
(PROPOSED NEW
MIX OF FLATS
AND ROOMS)**

by:- MR S SAXENA

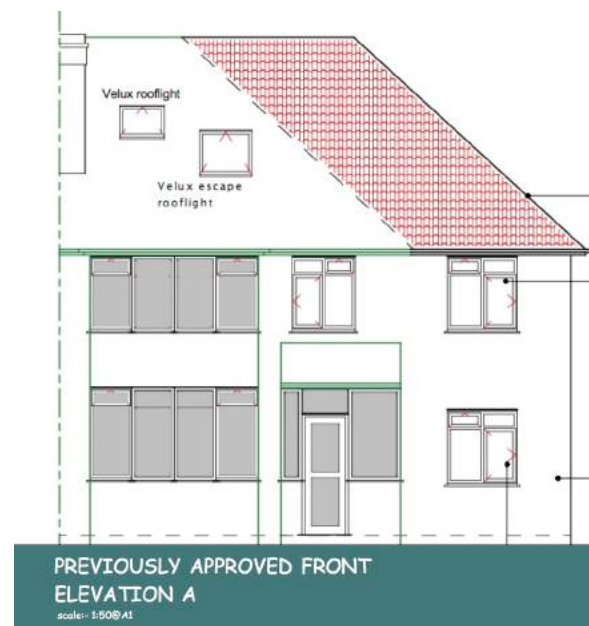


THE EXISTING SITE:-

The existing site has a 3 bedroom accommodation situated on a large plot. With onsite parking.

The site has an approval to extend the house, with a 2 storey side extension and a part 2 storey rear extension, with a loft conversion and modifications to the roof.

With rooflights and a rear dormer.



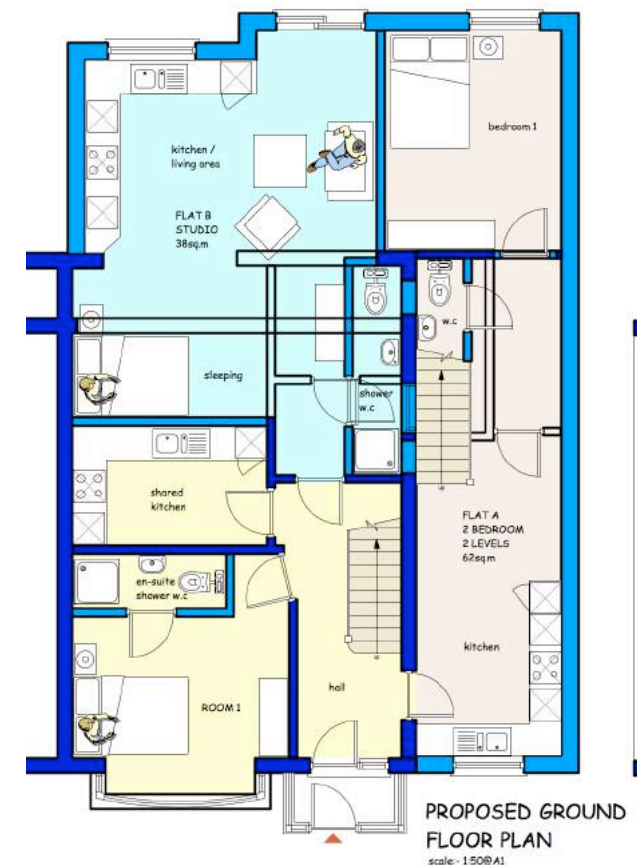
THE PROPOSAL:-

The proposal, is to convert the existing house, within the footprint of the recent approval. Into 2 flats, with rented rooms, and shared kitchen and shower w.c.

Flat A - a 2 bedroom flat over 2 floors, (the ground and first floors).
And the Studio flat B - on the ground floor.

The rest of the house over 3 levels, to be individual rooms with en-suite shower and w.c.'s and a shared kitchen.

(Please refer to proposed plans for sizes and dimensions)



TRANSPORT & TRAVEL PLAN:-

There is a main bus route close by and local transport to the high street. The main train station is a 10 minute drive away.

DISABLED USE:-

All areas modified if required, with ramps low level switches, stair lifts / main lift and main door openings a 1m wide.

PARKING:-

All parking is onsite. 1 bay per unit.

AMENITY SPACE:-

All amenity space is onsite. And green areas all around.