



Ref: 03:020522

26:08:22

DESIGN & ACCESS STATEMENT**56 Dales Drive, Hayes UB4 8AU
August 2022**

General Note	<p>The property is a 7 bedroom semi-detached house; the works to the property is to form 2nº Flats and Loft Conversion. The roof is to have a rear facing dormer, Skylights to the front with hipped roof retained on the flank.</p> <p>At the front a new entrance porch is to be formed.</p> <p>Property n°s 58 (Loft Conversion and rear dormer), and 54 (Loft conversion and side dormer). The converted loft is to serve as a study, with skylights to the rear, thus retaining the existing roofscape.</p>
Use	<p>i) The Existing use is C4 – House in Multiple Occupation</p> <p>ii) The Proposed use is C3 – 2nº. Self-Contained Flats</p>
Amount	<p>i) The existing property GIA on two floors is approximately: 157.8sqm.</p> <p>ii) The proposed Development GIA for the loft conversion approximately:</p> <ul style="list-style-type: none"> - Ground Floor Flat - 3Bed 4Person – 87sqm. - First Floor/Loft 2 Bed 3Person – 74sqm (converted Loft: 14sqm). <p>Site:</p> <p>iii) Site Area - 369sqm</p> <p>iv) Main Building Foot print 101sqm</p>
Layout	<p>The existing entrance (Horizontal circulation), Staircase (Vertical Circulation) is to be retained, with new entrances to the ground floor and first floor flats.</p> <p>The upper level is to be a maisonette on the first and converted loft space.</p>
Scale	Refer to attached drawings indicating the proposed rear dormer, with a flat roof to sit below the existing ridge line as well as retention of the existing hipped roof.
Landscaping	<p>Planter beds to soften the forecourt in front of ground floor windows, as well as provide defensible spaces.</p> <p>2nº. parking spaces (including 1nº. disabled user parking bay) orientated to utilise the existing drop-kerb.</p>
Disabled User Parking	1 nº. disabled user car parking to be provided in front.
Cycle Parking	Cycle storage facility to be provided at the rear for each flat.
Refuse and Recycling	Flats A & B Refuse and recycling storage is located at the front, 2nº. 240L Wheel bins (Refuse + Recycling) + 1x180 food caddies per flat.
Appearance	The cheeks to the dormer are to have vertical tiles to match the existing roof. The rear facing dormer elevation is to have untreated Cedar cladding. Juliet Balcony are to be installed with full height fixed lighting and glazed balconies.



Access

Access to the original house, is to remain as existing.



Front of Property with nº 58 to the left and 54 to the right.





Rear of Property, with Adjoining property Dormer



Rear Garden boundary close boarded timber fencing.



Rear of Garden and boundary fencing