

Design and Access Statement

Site Address: 60A Station Road, Hayes, Middlesex, UB3 4DF

1. Amount

1.1 The proposal is for converting a modest 3 bedroom maisonette flat into 2 x 1 bedroom studio flats which will be more suitable to prospective single tenants choosing to reside in the centre of Hayes Town.

2. Layout

2.1 The existing 2 storey flat will be split into two individual units, each floor containing a 1 bedroom studio flat designed for a single occupant. The creation of a new porch will allow access to each flat separately from the outside.

3. Scale

3.1 Gross floor area for each flat is 39m².

3.2 In accordance with Policy 3.5 (Quality and design of housing developments) both flats meets the minimum space standards which is 39sm for a 1 bedroom, 1 bed space, 1 storey dwelling.

4. Landscaping

4.1 The development will include provisions for 2 no. bike racks and purpose built storage containers for holding refuse bags.

5. Access

5.1 Access to the flats will be via. the existing alleyway located between 60 and 62 Station road. This is a private access route which takes you to the rear of the building whereby there are set steps that lead you to the first floor.

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