

DESIGN & ACCESS STATEMENT

PROPOSAL: First floor side extension and part single, part two storey rear extension; conversion of the dwelling house into two flats

SITE ADDRESS: 23 Hyde Way, Hayes, UB3 4PA

Contacts:

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INTRODUCTION

This statement has been prepared on behalf of our client Ms Jasmine Kaur for whom we submit a Design & Access Statement in support of the Full Planning application.

DESCRIPTION OF APPLICATION SITE

The application site comprises a semi-detached two-storey dwelling with a single storey side extension. The existing dwelling house has a floorspace of 121.3sqm.

The application site is not situated in conservation area and no listed building is on site.

PLANNING HISTORY

Planning application number	Description	Decision
42537/88/2152	Single-storey side extension for use by disabled person	Approved on 10.11.1988
42537/APP/2021/857	First floor side extension and part single, part two storey rear extension	Approved on 29.04.2021

PROPOSED DEVELOPMENT

The proposal is for a part single, part two storey rear and first floor side extension and conversion of the existing dwelling house into two residential flats.

The proposed flats will be located as follows; Flat 01 will be on the ground floor and have a gross internal floor area of 88.6 square metres. Flat 02 will be on the first floor and will have a gross internal floor area of 70.2 square metres.

The entrance to the residential flats will be through the existing front doors from the front of the property.

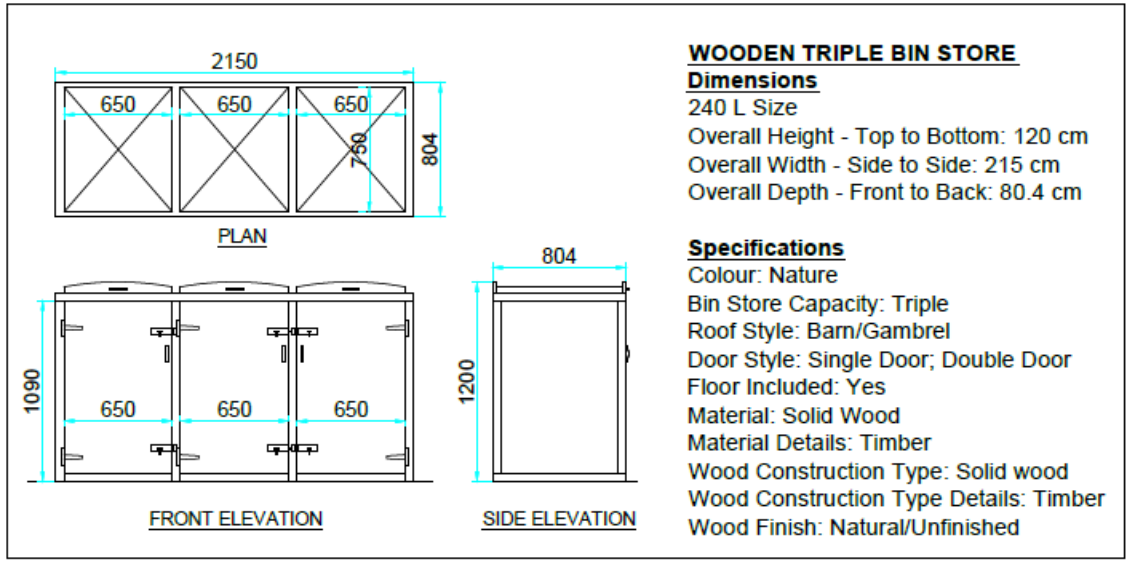
STANDARDS OF ACCOMMODATION

	Proposed flat 01	Proposed flat 02
Proposed size	3 bedroom 5 person	2 bedroom 3 person
Proposed GIA	88.6sqm	70.2sqm
Proposed storage	2.5sqm	2.1sqm
Minimum GIA	86.0sqm	61.0sqm
Minimum storage	2.5sqm	2.0sqm

The proposed bedrooms have an adequate size and meet the minimum standards of 11.5sqm for double/ twin bedrooms and 7.5sqm for single bedrooms. All habitable rooms have sufficient access to daylight and outlook.

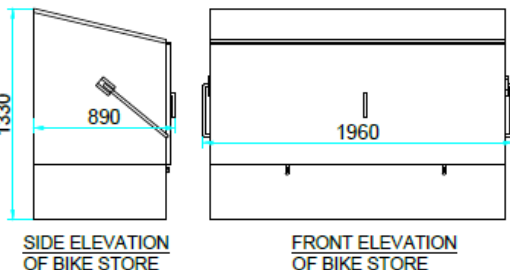
REFUSE AND RECYCLING STORAGE

Refuse and recycling storages with wheelie bin screens are provided for each flat to the front of the property.



SECURED CYLCE STORAGE

Cycle storage for up to three cycles is proposed for each flat to the front of the property.



SIDE ELEVATION OF BIKE STORE

FRONT ELEVATION OF BIKE STORE

PROTECTACYCLE PENT METAL BIKE STORE

Specifications
Size - 1330x1960x890mm (HxWxD)
Material - Galvanised Mild Steel or Stainless Steel
Roof design - Pent

Accessories included: Two stainless steel hasp/staples, three high security padlocks, internal security cable and ground anchor.

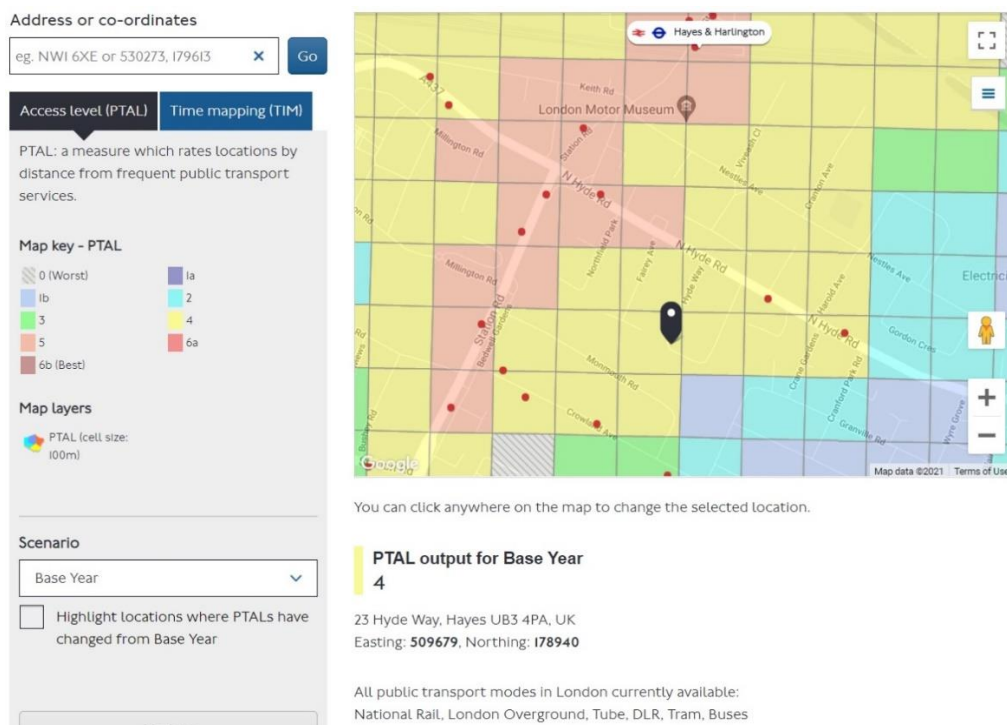
The Protectacycle metal bike store is for securely storing up to three adult bikes. Bike stores to be sited on pre-laid, level, solid and dry ground, with a foundation of either concrete or paving.

PARKING

Off-street parking space is provided to front of the property for each flat.

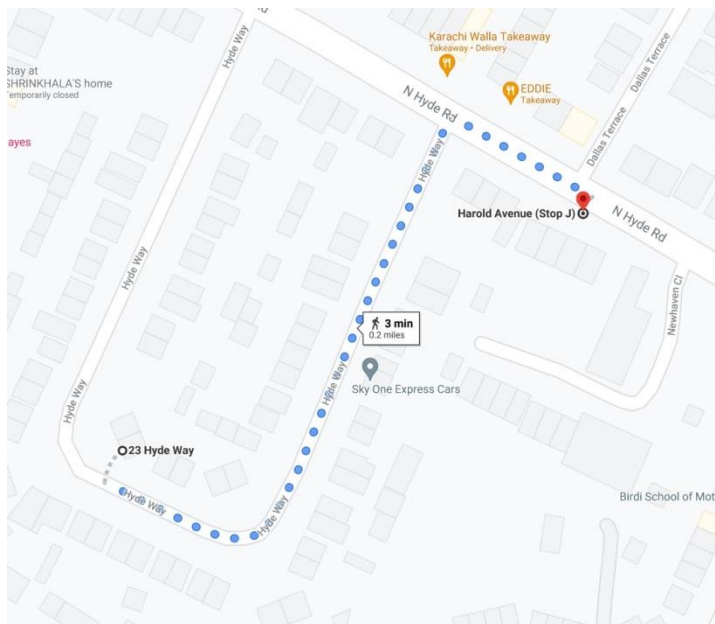
PUBLIC TRANSPORT FACILITIES

The site has a PTAL rating of 4.



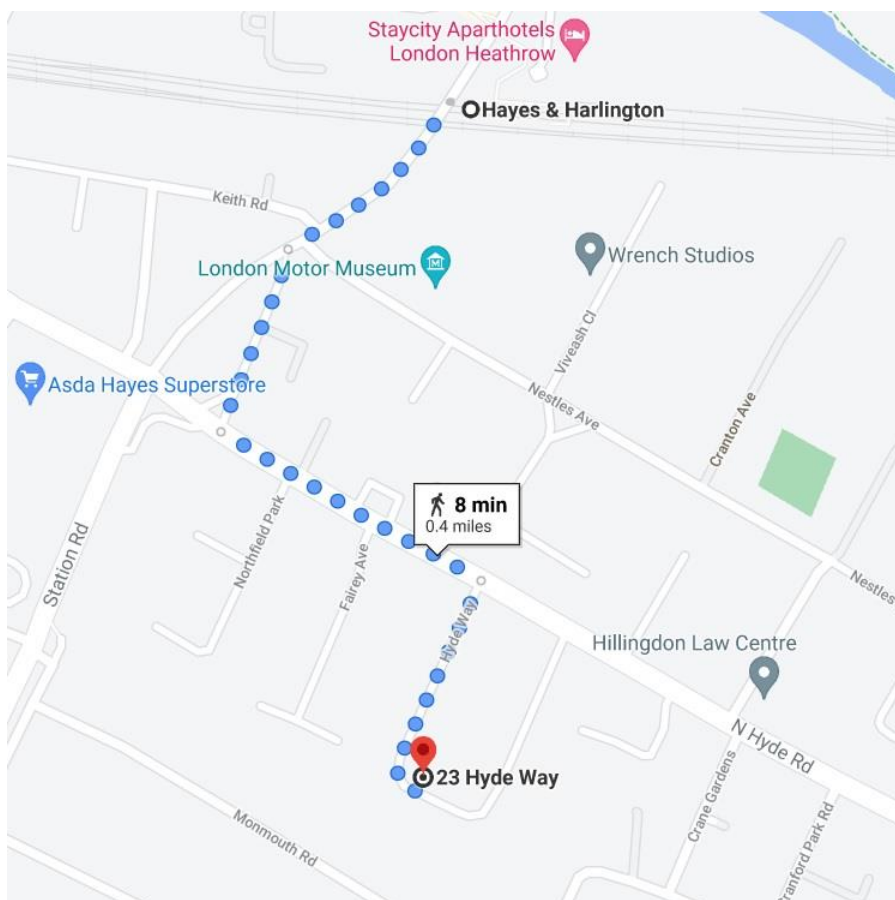
Ref. TFL website

There are local bus stops within 5min. walking distance.



Walking distance to nearest bus stop from 23 Hyde Way
(Ref. GoogleMaps)

The nearest railway station is Hayes & Harlington (Great Western railway & TFL rail).



Walking distance to nearest train station from 23 Hyde Way
(Ref. GoogleMaps)