
Plans4udotcom





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Design & Access Statement.

Date: 02nd May 2012.

Address: 741 Uxbridge Road, Hayes, Middlesex, UB4 8HX.

Planning Application Reference: TBC.

Statement Prepared by: Brendon Gilford. (Senior Building Surveyor).

Design.

1). Use.

The property at present is a mid terraced property currently being used as a multiple occupancy dwelling house.
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2). Amount.

The proposal is for the conversion of the property into a one bedroom, ground floor self contained flat and a one bedroom first floor self contained flat. Each flat is to be afforded its own rear enclosed garden.

Ground Floor Flat.

a). Kitchen.
b). Living room/Lounge.
c). Bathroom.
d). Bedroom.
e). Hallway.
g). Garden.

First floor flat:

a). Kitchen.
b). Living room/Lounge.
c). Bathroom.
d). Bedroom.
e). Hallway.
g). Garden.

3). Layout.

The ground flat will consist of the kitchen & bathroom to the rear of the property and access to the rear garden will be through the side door adjacent to the bathroom/kitchen area
The bedroom is located centrally within the property and the living room lounge area is to the front of the property.
Access into the flat from the front is by way of a communal hallway with a front door leading off directly into the living room/lounge.

The first floor flat will consist of the kitchen & bathroom to the rear of the property, bedroom centrally located and living room/lounge to the front of the property.
Access to the rear garden is by way of a side and rear alleyway.

Both gardens will contain lockable bike sheds.

Refuse stores for both flats are to be built in the front garden.

4). Scale.

2 self contained one bedroom flats with self contained gardens..

5). Landscaping.

The existing garden is to remained grass turf.

6). Appearance.

The existing front & rear faces of the property are to remain as existing.

Access:

Vehicular and Transport Links.

The application site is not in a conservation area nor located in a controlled parking zone and there are no parking restrictions outside the property.

The current proposal will reduce the number of bedrooms within the property and therefore the potential for vehicle and parking generation. It is also considered that there is sufficient on street parking already available in the vicinity of the property.

For bus and rail links please refer to attached public transport map.

There is also in close proximity to the property a mixture of shops that include a Iceland supermarket, dry cleaners, fast food takeaway's, bakers, newsagents, butchers, post office, public house & solicitors.

The property is also located next door to Hayes police station.

Inclusive Access.

The ground floor is to provide for inclusive access to disabled users.



Photo 1. **Uxbridge Road and parking provision outside property. Note proximity of shops on the opposite side of the road.**



Photo 2. **Uxbridge Road and shops opposite.**



Photo 3. Uxbridge Road, shops opposite.



Photo 4. Uxbridge Road, Hayes police station.