



**48 PINGLESTONE CLOSE
HARMONDSWORTH
WEST DRAYTON**

**DESIGN & ACCESS
STATEMENT
APRIL/2019
(PROPOSED FLAT
CONVERSION)**

by:- MR S SAXENA

SAXENA DESIGN - www.sundeepsaxena.com

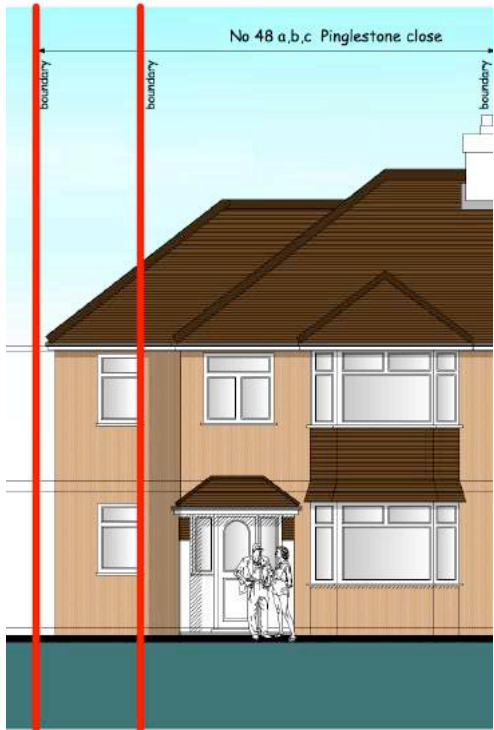


THE EXISTING SITE:-

The existing site is within a cul de sac location, with a number of residential units.

The house is a family dwelling, within a site area of 370sq.m. The house has 1 parking bay onsite, with a large garden, and parking on the street is within a CPZ zone.

Bath Road, a main road is close by, with Heathrow airport within 500 yards of the site.



PROPOSED FRONT
ELEVATION A:- scale:- 1:50@A1

THE PROPOSAL:-

The proposal, to convert the house into 3 self contained flats, with onsite parking and amenity space, parking is within a CPZ zone, subject to a section 106 agreement.

This will involve, a part 2 storey side and rear extension, with a single storey rear extension and loft conversion for the flats.

There is access to a road at the rear of the property, which allows for 4 parking bays to the rear of the site, which are indicated on the proposed drawing, as an option.

A previous application was refused, application 49852/APP/2018/3981, due to the proposed 2x2 bedroom flats over 2 levels. As suggested these are now 1 bedroom units.

Please view the proposed plans for all sizes and dimensions.

(BASED ON COMMENTS FROM THE RECENT APPEAL REFUSAL)

TRANSPORT & TRAVEL PLAN:-

Bus routes and train station close by.

DISABLED USE:-

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

PARKING:-

This site is within a CPZ zone

AMENITY SPACE:-

All amenity spaces onsite.

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