

DESIGN AND ACCESS STATEMENT
97, CROMWELL ROAD, HAYES
(TO BE READ IN CONJUNCTION WITH ACCOMPANYING PLANS)

Design Statement

Use: - The proposed one bedroom new dwelling will be used for a single family household. The new property will provide suitable much needed residential accommodation in this part of Hayes.

Amount: - The proposed floor area of the new house is 61.6m² and it has a front garden with 1 parking space and bin area and a rear garden of 41m².

Layout: - The house layout is similar to adjoining properties; it provides adequate space for a single family household. It incorporates living / dining / WC and kitchen on the ground floor and one bedroom, a small study and bathroom on the first floor. The layout will be in line with Building Regulations approve document M, so the house can be used and visited by disabled persons.

Scale: - The overall site size is 415m²; the plot for the new house is 125m². There is pedestrian and vehicle access from Commonwealth Avenue.

Landscaping: - The new house will have a mixture of soft and hard landscaping to front, sides and rear. The side and rear boundaries lines will have new 1.8m high close boarded timber fences and the front side boundaries will have new 0.8m high close boarded timber fences.

Appearance: - The house matches adjoining houses in all design aspects including external finishes, roof finishes, doors and windows.

Access Statement

Access to the proposed house will be through the main level access front door. The access arrangements will be to Building Regulations approve document M, so the house can be used and visited by disabled persons.

Vehicle access is from Commonwealth Avenue via a new dropped kerb.