

Design and Access Statement – Ref. No 28/CD/DAS/01

Design and Access Statement – 28 Cranford Drive, Hayes UB3 4LA

USE

The existing use at the above site is well established three bedroom house with large garden at the rear and side. Parking space is at the front garden.

The total plot area of the property is approximately 540.0 square meters.

The surrounding use is residential.

AMOUNT

The amount of development is to build a one bedroom single storey flat within the side/rear garden as described on the Planning application form and the drawings. The floor space for the flat is 50.0 Sqm and the total plot area allocated for the flat is approximately 190 Sqm. The internal floor space provided satisfies the required floor space of 50 Sqm required for a one bedroom two occupants flat.

Approximately 60 Sqm of private amenity space is provided at the back and side of the flat and additional 38 Sqm at the front.

Storage for two bicycles and bins are provided within the plot of land allocated to the proposed flat.

The above satisfies minimum supplementary planning guidance requirement.

The application proposals have been assessed against the relevant policies within the adopted UDP. The proposal provides a vital accommodation need in the Borough.

LAYOUT

The proposed layout is described on the plans submitted with the Planning application and is based on the plot of land required for the proposed one bedroom development. The vehicular and pedestrian access is from Cranford Drive, Hayes.

The boundary fence for the proposed development will be 1.8m high closed timber fence. The internal accommodation layout consists of a bedroom, bathroom and an open plan for the lounge, diner and kitchen. The proposed single storey flat is set back from the highway and will not impact on the street scene.

SCALE

The scale is based on the limits of land required for a single storey one bedroom flat. The dimensions of the proposed building are, 10.6m by 5.6m measured externally, which would provide 50.0Sqm internal floor area.

The proposed maximum height of the single storey building is 3.5m and 2.7m at the eaves.

Plot of land allocated for the proposed development is approximately 190Sqm.

LANDSCAPING

Majority of the landscaping is to remain, as existing.

Close boarded 1.8m high boundary fence is proposed for the external enclosures.

APPEARANCE

The external appearance of the proposed building is brickwork with tiled pitch roof.

The external materials will match, as close as possible, to the materials at existing house.

ACCESS

The proposed vehicular and pedestrian access to the site is from Cranford Drive, Hayes. Access to the public transport buses is from North Hyde Road which is 400m and Hayes and Harlington train station is 1.2m from the site.