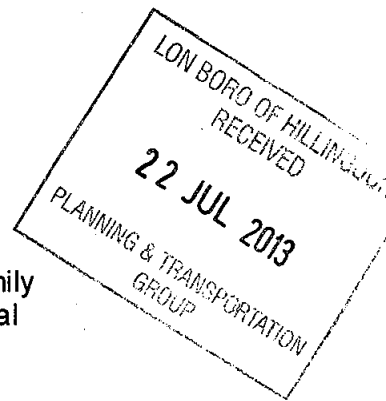


DESIGN AND ACCESS STATEMENT
20, SNOWDON CRESCENT, HAYES
(TO BE READ IN CONJUNCTION WITH ACCOMPANYING PLANS)



Design Statement

Use: - The proposed two storey terraced house will be used by 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 house is 74m² and it has a front garden of 36m² and a rear garden of 160m². 2 parking space and 1 bike space is provided on the site. The gardens will provide adequate amenity spaces for the future occupants of this house. A dedicated waste management bin area is also provided.

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, dressing room 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 400m²; the plot for the new house is 250m². The house is 9m long and 4m wide.

Landscaping: - The house will have a mixture of soft and hard landscaping to front and rear. The boundary fence will be a new 1.8m close boarded timber fence and the boundary fences and walls will remain as existing which is a mixture of timber fences, brick walls and a hedge. The existing trees will also remain.

Appearance: - The existing extension to be converted is built to match with adjoining houses and has external wall and roof finishes matching the existing. The doors and windows also reflect the adjoining houses in design and proportion.

Access Statement

Access to the proposed house will be predominately gained through the main level access door from Snowdon Crescent and pedestrian and vehicle access from Bourne Avenue.

The access arrangements will be to Building Regulations approve document M, so the house can be used and visited by disabled persons.