Planning Statement

for

34 Moray Avenue, Hayes, UB3 2AU

Street View existing

Existing Birdseye View

Design Statement

1.0 Location

This design and access report has been produced by Sepia Design to support a planning application for the proposed development of 34 Moray Avenue, Hayes, UB3 2AU. The property is not listed nor is in a conservation area.

2.0 Use

The existing building falls under planning use class C3. It is not intended that the proposed development would alter the current use of the property.

The dwelling is a 2-storey semi-detached property, which would have been built between the years 1930-1950s.

3.0 Planning History

In terms of planning history, there is no records of any applications for 34 Moray Avenue per the Hillingdon Planning Portal, however there are records shown of other properties within the same area that have received approval for proposals which share similarities with 34 Moray Avenue.

6.0 Materials

The materials used to construct the rear conservatory will be white painted rendered blockwork to match existing. With an additional Fibre glass flat roof and UPVC doors and windows the match existing

Access Statement

Access is to remain as existing

Flood Risk Assessment

Not applicable