

**Design and Access Statement**

**Erection of a 2 x 2 Bed House**

**At**

**Rear Of 224-238 Station Road,**

**Hayes, UB3 4AN.**

## **Section 1 – Background**

### **Introduction**

This statement has been prepared in support of a planning application of the Erection of a 2 bed House.

### **Site Location and Description**

The site is located on Station Road. The Plot at present is situated behind 224-238 Station Road. The planning is to accommodate a 2 x 2 Bed Houses.

The Houses of 224-238 Have large Gardens with dilapidated out buildings.

The Plot has a mixture of Flats and Semi-detached Houses, which is consistent with Station road.

### **Design Context**

The Proposal is for the Erection of a new houses to the rear of the site with good separation distances and keeping the amenity area of all the houses and flats in accordance to the guidelines and policies of the local Authority.

The proposal is designed in relation to the existing surroundings and within the building lines.

The Plot will accommodate a new access road which will be in a one way system to avoid any reversing on to the main road.

### **Layout and Landscaping**

The Proposal has its car parking is at the Rear up to 6 car parking spaces which is more than adequate. the rear garden is mainly lawn turf at the rear with some plantation.

### **Transport**

The Proposal has its car parking is at the rear and there are local shops and bus links in walking distance along Station Road.

