



47A STATION ROAD, HAYES, UB3 4BE

DESIGN AND ACCESS STATEMENT

Project description
REAR DORMER AND FLAT CONVERSION

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STATEMENT

The proposed is a rear dormer to roof and flat conversion at number 47A Station Road, Hayes, UB3 4BE. This Design And Access Statement should be read in conjunction with the submitted drawings.

1. Description Of Proposal

Erection of a rear dormer and conversion into two flats, removing the chimneys internally and internal alterations.

2. Use

The property at 47A Station Road is a two bedrooms flat at first and second floor level. The living room, kitchen and dining room are at first floor level and bedrooms are at second floor level. The 47 Station Road is a commercial unit/shop at ground floor level. The proposed design will keep the 47A Station Road as residential converting into two flats.

3. Amount

The existing flat measures approximately 67sqm via two floors.

The proposal will add a minimal amount of floor space to each floor by removing the chimney breasts internally and enlarging the rear dormer.

4. Layout

The existing layout has living room, kitchen, dining room and bathroom at first floor level and two bedrooms at second floor by internal staircase.

The new layout proposes to have one self-contained studio flats on each floor by accessing with a separate new entrance door at first floor level to second floor level flat. Enlarging the existing rear dormer will create more sufficient plan to use more floor area as habitable space.

5. Scale

The floor space will increase slightly at second floor level by enlarging the existing dormer and mainly remain same. The scale of the proposal will not therefore harm the appearance of the property or the street scene. The scale of the new dormer is in keeping with the existing house and is sympathetic to its surroundings.

6. Landscaping

The proposal does not include anything for the existing landscape arrangements as the subject property is at first and second floor levels.

7. Appearance

The property at 47A Station Road is part of a terrace with shops on the ground floor and flats are above. The front elevation of the terrace has small dormers and the proposal does not include any change on the front elevation.

The flats above the shops have access via a staircase to terrace area at the rear where the entrance doors are located. The proposal seeks new entrance door for the second-floor level flat and new dormer. The new dormer will have flat roof and slates on the cheeks. The style and colour will keep in harmony with existing materials and existing dormer at the neighbour property at 45 Station Road. It is proposed to use material which are simple, robust, sustainable and in keeping with the surrounding.

8. Access

There is a staircase to access a terrace area at the rear of the properties. This terrace area is used for accessing all flats are above the shops: 45, 47 and 49 Station Road. There are not proposed any changes this access arrangements, only there will be a new entrance door to leading to new flat at second floor level at 47A Station Road.

Property access to the site and the building will remain as existing layout. Access to the rooms by door and means of escape in any event of fire will comply with current building regulations.



Conclusion

It is considered that the impact of the proposed works is minor and has no harmful effect on the building asset and in keeping with the property's character and in accordance with local and national policies. Also, we believe that this modest dormer, which has minimal impact on the site or those of its neighbours. We anticipate positive support for the proposal and the application as submitted.