



mash design works ltd

DESIGN ACCESS STATEMENT

For proposed internal alterations and rear extension

at

130 DUCKS HILL ROAD, NORTHWOOD, HA6

Introduction:

Mash Design Works Ltd have been appointed by the owners of the above-mentioned property to put forward a planning application for a rear extension to the existing single-family dwelling.

The Site:

The site is located on main Duck Hill Road, and currently has a large forecourt/ driveway to the front and substantial amenity space within the curtilage of the site boundaries. The property is a detached dwelling with detached dwellings to either side.

Description of Existing Dwelling:

The existing property is a detached single-family dwelling with two storeys and site on a large plot on 130 Ducks Hill Road, with a current square meterage of 157sqm GIFA.

This Design and Access Statement is in support of the following elements:

The proposal entails a rear extension, removing the existing conservatory structure, to allow for a larger living space, some internal alterations, relocation of kitchen to the rear along with a new proposed front door and glazing on either side of it.

On recommendation of Hillingdon Council Duty Planning Officer, we arranged for an Arboriculturists report which is included with this application. Given that the area comes under Area Tree Preservation Order (TPO) and based on the Arboriculturist's report and recommendations we altered the initial proposal from an 'all across' rear extension to the current proposal reducing the area being extended marginally.

The proposal keeps in consideration the local area and the overall design lends itself to an improvement of quality, layout and extension of the single-family dwelling while keeping in consideration its surroundings. The proposal is for a flat roof rear extension, rendered and painted to match the existing external finish of the property. The proposed window will match the existing along with sliding/stacking glazed doors in anodized painted finish.

Access

The rear extension does not affect the neighbouring properties, nor does it bring up any access issues.

The property is a family dwelling and will remain so albeit larger by 38sqm