

Design & Access Statement

Applicant: Mr Sajad Rashid

Site Address: 59 Marvell Avenue, Hayes, UB4 0QS

Proposal: Single-Storey Rear Extension

1. Introduction

This Design & Access Statement accompanies a Householder Planning Application for a single-storey rear extension at 59 Marvell Avenue. It outlines the design approach, site context, and how the proposal meets planning, design, and accessibility considerations.

2. Site Context

The property is a two-storey residential dwelling located within a suburban area of Hayes. The surrounding neighbourhood consists of similar semi-detached and terraced homes, many of which have rear extensions typical of the area. The site is not within a conservation area and has no listed buildings nearby.

3. Design Rationale

The extension is proposed to improve the usability of the ground-floor living space. The existing layout is constrained and does not meet modern family needs. and the current kitchen has very limited air circulation even with large extractor, The extension will provide:

- A larger, more functional kitchen/dining area
- Improved natural light through new rear glazing
- Better connection to the rear garden
- A more efficient internal layout

Scale & Massing

The extension is single-storey and modest in height, ensuring it remains subordinate to the main dwelling. It is positioned entirely at the rear, with no impact on the front elevation or street scene.

Materials

Materials have been selected to match or complement the existing building:

- **Walls:** Brickwork to match existing
- **Roof:** Flat roof with GRP waterproofing
- **Windows/Doors:** UPVC double-glazed units
- **Rainwater goods:** UPVC

Appearance

The proposed design is simple and sympathetic to the existing dwelling. The rear elevation incorporates modern glazing to improve light and views while maintaining privacy.

4. Access

The proposal does not alter existing access arrangements:

- No changes to pedestrian or vehicular access
- No impact on public rights of way
- Level access maintained from the rear garden into the extension

Internal circulation will be improved through a more open and functional layout.

5. Impact on Neighbours

The extension has been designed to minimise any impact on neighbouring properties:

- It does not overlook adjoining gardens
- It does not cause overshadowing beyond typical expectations
- It maintains appropriate boundary distances
- No trees are affected

6. Planning Policy Compliance

The proposal aligns with Hillingdon's guidance for householder extensions, including considerations for:

- Scale and massing
- Residential amenity
- Materials and appearance
- Impact on neighbours
- Compliance with validation requirements

7. Conclusion

The proposed rear extension is a modest, well-considered addition that enhances the functionality and comfort of the home. It respects the character of the existing dwelling, maintains neighbour amenity, and complies with relevant planning policies. The design is appropriate for the site and contributes positively to the property's long-term usability.