

Kalsi Design

44 GLEDWOOD DRIVE, HAYES, UB4 0AQ

Design and Access Statement

Design access statement for a double storey side extension, single storey rear extension and extension to existing loft conversion.

Introduction

This design and access statement describes the current state of the property single dwelling and the proposal of improvement to high suitable standard in accordance to Hillingdon Councils regulations.

Assessment

The property is located in the London Borough of Hillingdon Council. Existing semidetached dwelling house fronting along Gledwood Drive.

Evaluation

Double storey side extension, including single storey rear extension and extension to existing loft conversion is similar to the other neighbouring properties, currently the loft conversion has been added to the dwelling. The site area is one of the biggest along the street. Other properties on the road also have similar extensions allowing families to enjoy their homes and maximize their houses.

The circulation area around the house and road shall be maintained.

Proposal

Considering the size and setting of the neighboring properties and the national guidelines. The main objective of the proposal is to make efficient use of the existing and proposed accommodation. The proposed works entail complete refurbishment of the house meeting the current building control requirements, including good standards of living and insulations.

The Proposal will not have any adverse impact on the amenities of the neighboring properties.

Surroundings

The property is in residential area, where the neighbouring properties along the road have similar large extensions granted over the years. Similar extensions have been granted on the neighbouring road with similar if not same property style.

Sustainability

The materials proposed are of a traditional nature which will ensure longevity of the building. High values of insulation required to meet the current building regulations will ensure energy savings and installation of condensing boilers.

Conclusion

This proposal provides the opportunity for upgrading and modernizing the existing and dated residential accommodation. This application is suitable for this type of development in line with other neighboring properties who have already carried out similar extensions. There will be no loss of light and overlooking the neighbours.

The proposal seeks to enhance the general environment within the local area and providing modern and comfortable living accommodation.

We see this application to be suitable for this type of development within the Borough of Hillingdon and we look forward to working with you.

Examples of neighbouring properties with similar extensions.

2A Gledwood gardens full house

8A Gledwood gardens

full house full house and roof is same height, they have also come back one room on first floor

10 A Gledwood gardens full house

45 Gledwood Gardens is not on a corner but the loft is same height and hasn't gone back 1 metre has extended half a house

16 Gledwood crescent side extension is really, really wide

7 Gledwood crescent, roof is in line and not lower

1A Gledwood crescent side extension extended level 1 and ground floor backwards and have an extended dormer which goes out over the level 1 extension (bigger than all the ones on our road) *we would like this extra space* the front has not come back one metre and it is outside of building line, out of Gledwood crescent line

The house it is attached to is registered on Gledwood drive

8A Gledwood Drive has a side extension which is also outside of building line

3 Gledwood Gardens isn't a corner House but has a side extension and has not gone back 1 metre, has a dormer all the way across (*which we would like*) and the roof is all level

1 Gledwood gardens is all in line, no 1 metre back, has a dormer going all the way across the loft which is being built now and has been extended backwards ground floor

46 Gledwood Drive side extension hasn't gone 1 metre back and the roof also is in line

52 Gledwood drive has had a side extension very wide double

54 Gledwood drive is having an extension currently done, drawings done by yourself

45 Gledwood drive side extension same loft height possible dormer









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14 Gledwood Cres, Hayes, England

Ub40aq

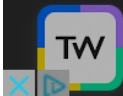


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7 Gledwood Cres, Hayes, England

Ub40aq

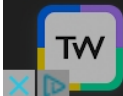


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