



Design and Access Statement

Proposed first floor side
extension at 16 Chestnut
Avenue, West Drayton
UB7 8BT

Prepared by Good Design and Build Ltd
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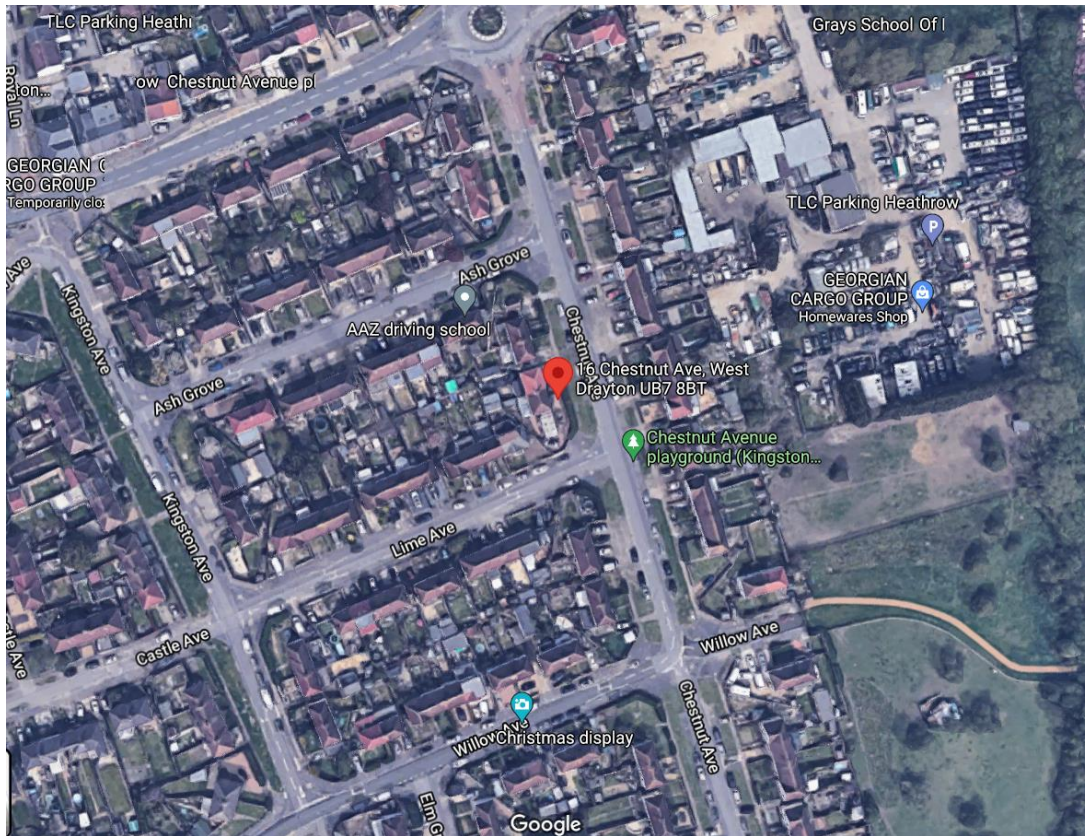
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1. Local Area



Location Map

The application site is located at 16 Chestnut Avenue, West Drayton UB7 8BT. The existing house is typical of dwellings with two storey domestic property located at the corner plot between Lime avenue and Chestnut avenue which is constructed of brickwork with rendered finish with a tiled pitch roof.

2. Site Analysis



Site Location plan

The applicant site is located on the north side 16 Chestnut Avenue, West Drayton UB7 8BT. The proposal is erection of First floor side extension above to enhance its use as a family home. Since the family is working from home most of the time, they are looking for a Study room and extra space for their usage. The plot sizes is 281 sqm allowing elongated frontage on the Chestnut avenue Road.

The proposed extension to the side would be visible only to the immediate neighbours and would not compromise the amenity of these properties. Along the neighbourhood a few properties already have extensions of a variety of shapes and sizes. The extension proposed here is keeping with the host building and, therefore, there is no material effect on the character or appearance of the side of the area.

3. Design Principles

The design has based on the following principles:

- The erection of First floor side extension to create a bedroom.
- As per London Borough of Hillingdon Local Plan Part 2 - Development Management Policies we have incorporated A1.10, A1.11,A1.12 :The proposed first floor extension is less than 2/3 th of existing width of the main house and 1 metre setback from the main front wall of the dwelling, hence its position, size, scale, bulk and width would harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.
- All facing materials in colour and form respect the local surrounding development, using brickwork with render finish, with new pitched roof to match the existing property.

4. Proposals

The proposals are erection of side extension in first floor addition and has been designed to respect the form of the existing building.

The size of extension has been kept to a subsidiary scale to ensure that it causes no adverse impact on the amenity of neighbouring properties and no dominate to existing building.

5. Access

The proposal has been designed to ensure that all users have equal access to local buildings and the public transport system via means of doors from the ground floor.

The proposals have been designed to confirm to part B of the building regulations in relationship to access for emergency services

The proposals have been designed to confirm to part M of the building regulations.

6. Summary

The modest, proposed extension will improve the amount of accommodation and level of amenity within the property without any adverse effect on the amenity of the neighbours or the character or appearance of the area.

We would therefore be grateful for consent but please contact us if you require any further information.