

**TOWN AND COUNTRY PLANNING ACT 2020
(AS AMENDED)**

Design and Access Statement

**To support a planning application for Demolition of garage and store,
construction Single storey side extension at;**

**58 Marvell Avenue,
Hayes,
UB4 0QS**

Introduction

This application relates to renovation works are single storey side extension. This Design and Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the proposed plans.

Layout

The site, 58 Marvell Avenue is located within a residential area consisting of mixture of semi-detached and terraced properties.

The properties along 58 Marvell Avenue are on large size plots. All the properties on the street are of standard brick construction and tiled pitched roof.

A number of properties have been extended, with single and double storey side and rear extensions

Scale and Sitting

The Property is a semi-detached house, with a large rear & front garden.

The property is South facing with access off Marvell Avenue. The property is divided by brick wall and wood panel fencing to the street line and neighbouring properties.

The proposal is a single storey side extension to provide private rooms and living area for the extended family.

Appearance

The property known as 58 Marvell Avenue and adjoining properties are all of a standard brick construction and pitched tiled roof, double glazed white frame windows.

The property is not located within conservation area, it is not a building of Townscape Merit or listed and is not subject to an Article 4 Direction.

The site is not located within Flood Zone or adjacent to any water course.

Sustainability

One of the primary aims of the proposed development is to provide adequate living space and study for the extended family and to upgrade the long neglected property to more sustainable buildings in the area. The use of high quality energy efficient materials and products is the most important factor.

- The fenestration will be detailed to reduce the loss of energy.
- The external fabric of the building envelope will surpass the appropriate U-value in step with the Part L of the Building Regulations designed to reduce Carbon Emissions.

- Low energy AAA rated appliances will be specified and installed.
- Water Butts will harvest rainwater for use in washing cars and watering plants etc.
- Low energy lighting fittings are proposed to be fitted throughout.
- Certified timber will be used.

Design

- A new extended and renovated house is proposed within the context of the property site
- The external materials are specified to match existing and to keep with the surrounding area.
- The elevations represent a well-balanced composition of form and proportion with an adequate palette of materials appropriate for the building use and location.
- The proposed building is keeping with the character of the street.
- The design reflects and improves the site and its surroundings and serves to create a sense of character.
- The floor areas of the proposed extended house meet the council's minimum floor area requirements and all the rooms' sizes exceed the council's minimum space standards.

Energy Efficiencies

- Lighting- Throughout the scheme natural lighting will be optimised. Approved Document L1A requires three in four light fittings (75%) to be dedicated low energy fittings. The development will exceed this and all light fittings will be of a dedicated energy efficient type.
- Boiler Space heating and hot water demand will be provided to the residential units by natural gas fired combination boilers. The SAPs have been modelled on using an Ideal Logic Code boiler with an efficiency of 89.00%.

Access

The proposed extended house will have access from 58 Marvell Avenue. The site in question is connected, is in easy reach to Motorways M4, M40 and M25. There are a number of bus stops within walking distance from 58 Marvell Avenue.

Pedestrian

The main pedestrian access will remain the same.

Landscaping

The landscaped front and rear garden will remain the same.

Conclusion

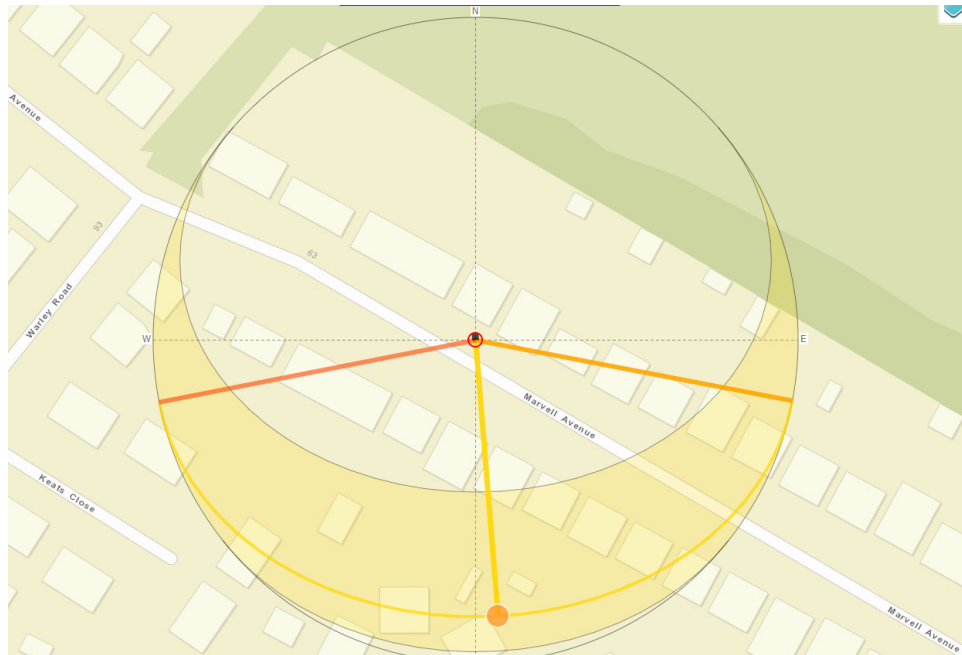
The single storey side extension depth of existing house falls within the Councils Permitted Development, however as the rear part falls outside the Permitted development rules, this application meets all the requirements and matches other similar extension on Marvell Avenue and seeks approval with this application.



AERIAL VIEW



COMET WAY VIEW



SUNRISE AND SUNSET