
Design and Access Statement

Client: Mr & Mrs Doster

Address 50 Manor Lane, Hayes, UB3 5EQ

Project: Roof extension comprising rear box dormer with associated internal alterations, Modifications to the roof of the existing rear ground floor extension, new front porch and partial conversion of the garage.

Project ref: 2018

Date: 27/01/2021

Revision

Introduction

This design and access statement has been prepared to support a planning application relating to works at 7 Drew Gardens, Greenford, London, UB6 7QF

Site Analysis

Manor Lane is located in Hayes in the London Borough of Hillingdon.

The immediate neighbourhood is an estate of 2 storey brick built houses under tiled roofs constructed in the 1970's (approx.). All the properties are of a similar design. The general design is a simple pitched roofed terraces with projecting integral garages and porch to the front. Many of the properties have undergone modification and extensions including roof extensions, rear extensions and front porch extensions.

50 Manor Lane is in the middle of a terrace of 3 properties and sits on the edge of a large area of open ground. It has an unfenced front garden and a reasonably large south facing rear garden.

The site is generally flat and open in character.

50 Manor Lane is a 2 bedroom, 2 storey house typical of the houses in the estate. It has a full width, flat roofed single storey extension to the rear.





View of Front 50 Manor Lane



View of Rear of 50 Manor Lane



Example of similar front porch modification



Example of similar front porch modification

Design

The proposed development comprises 3 parts:-

Roof Extension

The roof extension comprises a rear box dormer. It has been designed to comply with the permitted development rules. The walls of the rear box dormer will be tile hung to match the existing roof. The dormer roof will be a GRP flat roof. There are several examples of a similar roof extension in the immediate neighbourhood.

New Roof to Existing Rear Extension

The new roof to the existing rear ground floor extension will be in a interlocking tile to match the existing. The side walls will be built up to form the gables using bricks reclaimed from the site.

New Porch and Associated Pitched Roof.

The new porch will infill the space in front of the front door and will extend forward so that its front will be flush with the front of the existing garage. The new pitched roof will tie the new porch into the existing garage. There are 3 examples of a similar porch extension in the immediate neighbourhood.

Purpose

The purpose of the roof extension is to provide an extra bedroom to the house.

The roof of the existing roof extension needs repair and the purpose of the modification to provide a more durable roof finish.

The purpose of porch extension to the front is to provide a larger, more comfortable entrance to the property.

The purpose of the partial conversion of the garage is to allow for a downstairs WC and utility room.

Planning Context

There have been many similar developments within the immediate vicinity and these proposals fit well within the scope of these.

The roof extension has been designed to fall within permitted development.

The new roof to the existing ground floor rear extension has been designed to fall within permitted development.

The porch, we believe, will require planning approval as it is just outside the limits allowed in permitted development. However there are 3 examples of similar extensions constructed in the immediate area.

The partial conversion of the garage into a WC and Utility Room would be covered under permitted development.

Appearance

The appearance of the proposed extensions have been designed to blend with the existing properties. It is respectful of the local character and reflects the style of similar extensions in the area..

Impact on Neighbours

The rear box dormer will have no impact on the neighbouring properties.

The new pitched roof on the existing rear extension will have no significant impact on the neighbouring properties.

The new porch and pitched roof will have no impact on the neighbouring properties.

Parking

Existing parking at the front of the property will remain unchanged.

Access Statement

The level of accessibility will not be changed by these proposals.