

24 April 2022



ARCHITECTURE

INTERIOR DESIGN

ai BDA

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DESIGN AND ACCESS STATEMENT

Design Statement

Address: 4 Saint Mary's Walk, Hayes, Middlesex, London UB3 2JS

Proposals: First Floor side extension with a flat roof, installation of a new roof light to first floor side extension of the property and internal alteration on the ground and first floor level to provide a good quality of living to the existing three bedroom semi-detached family house.

Single Storey Side and First Floor Rear Extensions has been APPROVED dated 4th October 2021, Ref: 17749/APP/2021/2804

The existing property is end of terraced three bedroom family dwelling. The existing building is a two storey solid brick/block built with white painted render finished to the front, rear and side of the property, plastic gutters and down pipes with timber soffits and fascias.

The gable end roof is covered with dark brown concrete pan tiles and half round ridge tiles.

It is proposed to extend the living area to the side of the property under full planning rules and conditions.

The proposed ground and first floor side extension with a flat roof will provide a good size kitchen/dining, separate toilet on the ground floor, enlargement of bedroom 4 and a separate study room on the first floor for 3 bedroom semi-detached family house.

The proposed first floor rear extension with a pitched roof will provide a suitable size bedroom. The proposed first floor rear extension will be render finished to match. The new flat roof to the first floor side extension will be covered with 3 layers of asphalt with solar reflective paint and to comply with the current Building Regulations requirements.

All new windows will match the existing style and will meet the current energy efficient requirements.

The materials proposed are to match the materials of the existing house in order to have minimum impact on the neighbouring detached houses.

Access Statement

The ground floor access will remain as it is and access ramps will be provided if required.

All new habitable rooms and toilet have wide doors in order to facilitate wheelchair access.

The proposed bedroom and shower room to first floor level and existing loft area will have wide doors in order to facilitate wheelchair access.

The existing staircase from ground floor to the first floor and from first floor to the loft will be sufficient to support a chairlift. Light switches and ironmongery are of the type and height to suit disabled users to meet current Building Regulations requirements and Lifetime Home Standards.

Parking

Existing parking arrangements will remain.