

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

Design and Access Statement

**To support a planning application for
First Floor side and Part rear extension**

**60 Laurel Lane,
West Drayton
Middlesex,
UB7 7TY**



Street View

Introduction

This application relates to double storey side and part rear extension, to single family dwelling house at 60 Laurel Lane, West Drayton, UB7 7TY. 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, 60 Laurel Lane is located within a mixture of predominately residential area, the residential properties consisting of semi-detached properties. The property is located on the main Laurel Lane, close to junction with Harmondsworth Road, with easy access to public transport and road links.

The properties along Laurel Lane and adjoining streets are on average plots. All the properties on the street are of standard brick construction and tiled pitched roof.

A number of properties have been extended, with substantial double storey side and rear extensions. Including neighbouring corner property with similar design as what is applied here.

Scale and Sitting

The Property is a semi-detached house, with a large front and rear garden and the ground fairly level from the front garden towards the back garden.

The property is South East facing with access off Laurel Lane to the front. The property benefits with a crossover drive leading at the front garden for parking. The property is divided by wooden panel fencing and brick wall fencing to the neighbouring properties.

Appearance

The property known as 60 Laurel Lane and adjoining properties are all of a standard brick construction and pitched tiled roof, with own drives and ample parking space to the front garden. They vary in external appearance from rendering to brick facing. The existing external walls are brick face finish, the roofing tiles are plain Redland tiles on rafters.

Sustainability

One of the primary aims of the proposed development is to provide amenity space and private bedrooms for the extended family. The use of high quality energy efficient materials and products is the most important factor.

- Improve the strength and thermal properties of the walls.
- 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.
- Condensing Boilers with low N₂O (Nitrous Oxide) emission rates will be specified.
- Low energy AAA rated appliances will be specified and installed.
- Low flush/ dual flush WC cisterns and spray taps will be specified.
- 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 extension is proposed on the land at the side and rear
- The new property will provide private amenity and bedrooms.
- The new extended house will have tiled pitched roof and brick walls rendered to match existing.
- 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.

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%.

Air Leaks

- The Building Regulations set a minimum standard for air permeability of 10 m³ of air per hour per m² of envelope area, at 50Pa. Air tightness standards at this site will be constructed to the 'Accredited Construction Details' as compiled by Department of Communities and Local Government (DCLG). These will average a 50% improvement over Building Regulations and will achieve a permeability of 5.0 m³/hr/m².

Access

The proposed access will remain the same and from 60 Laurel Lane to the front

There are bus stops outside the property, with buses going to Heathrow, Slough and surrounding areas.

Pedestrian

The main pedestrian access will remain the same and off Laurel Lane

Landscaping

The landscaped front garden will remain the same.