



Design and Access Statement

18 West Hatch Manor HA5 1dz

Site Description and Surroundings

The application site is a 1930's Bay fronted detached two storey House. The properties that surround the application site are of a similar style and period. As the garden plots in the area are generous many of the Houses have been modernised and extended to provide additional accommodation.

Design Statement:

This planning application has been lodged to obtain planning permission for a single storey side and part rear extension to provide enlarged accommodation.

The existing detached garage will be demolished and reverted back to garden.

The new extension will Incorporate larger open plan kitchen and ground floor living area with 1 additional bedroom with en suite facilities.

Planning History

Single Storey to Rear .21-10-1982. Reference 23179/A/82/1387. Approval.

Design Considerations:

We have given consideration to the following Design Principals when formulating the scheme.

The style and scale of the new extension has been designed to fit in with the existing building and adjacent properties.

Materials and architectural style to be used will match the existing building.

In conclusion, our aims are to be sympathetic to the existing structure, using materials that relate to the existing area and surrounding buildings.

Our proposals have tried to meet the needs of all those concerned, providing improved accommodation whilst retaining the appearance to the Street Scene.

There are no trees within falling distance of the proposed work and the existing trees are some considerable distance outside any potential root protection areas. The existing trees and hard landscaping have been indicated on the plans.

There is ample parking for two cars on the drive and this will be maintained.



View towards the rear of the house.



View towards rear detached garage to be demolished and reverted back to garden.



View showing space adjacent the house where the single storey extension is proposed to be built