

Planning Application
2 Chapter Close
Uxbridge
UB10 9LA

DESIGN & ACCESS STATEMENT
1846 Doc – PL 01

Proposal: Single storey side and rear extension.

Site & Surroundings:

The application site is situated to the south and west of the junction of Chapter Close and Hercies Road. The existing dwelling is a three-bedroom detached property and was constructed in 1958 since when it has seen two ground floor rear extensions, firstly, to increase the length of the lounge to give extra dining space and secondly an extension to the kitchen. In addition a front porch and side porch have been added.

Designations & Constraints:

The application property is not listed, in a conservation area or a Building of Townscape Merit. All the properties in Chapter Close were constructed in the 1950's and 1960's and were designed in the typical post-war architectural style of the period. The subject property benefits from an 1800mm high brick wall to the north facing boundary which has the effect of hiding most of the existing and proposed extensions from Hercies Road.

The site is not in an area liable to flooding and is designated as being in Flood Zone 1. See attached Flood Map for Planning, 1846 Doc – 02.

Proposal:

The applicant has occupied the property from the time of its construction in 1958, it being a self-build project, and is seeking permission for the construction of a single storey extension to the north facing side elevation. The accommodation is intended to provide a lifetime home for the applicant and to this end has been designed to comply, as far as is possible, with such standards.

Design

The existing property is a three bedroom detached house of facing brick walls to the ground storey and rendered walls at first floor level. The roof is approximately of 40 degrees pitch and weathered with concrete pantiles.

The extension will be constructed in a style that complements the existing house and using materials matching the original. The walls will be constructed in a quality facing brick and while the majority of the roof will be flat it will have pitched and hip ended slopes weathered in concrete pantiles as per the main roof. The existing property has uPVC, double glazed external doors and windows and the same are proposed for the extension.

It is submitted that the extension and its internal plan arrangement retain the character of the existing property whilst providing lifetime accommodation for the applicant

The proposed changes result in an increase in gross internal area of the ground floor of 26m². The gross internal floor area of the first floor does not change.

Access

There will be no change in access arrangement in respect of the existing property. Access to the extension is via the existing and no new external access from the public footpath is being created.