

Design and Access Statement

Project 6 Pinkwell Avenue,
Hayes,
UB3 1NG

Introduction

This application relates to construction of a single storey rear extension. 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, 6 Pinkwell Avenue is located off the main Dawley Road and properties on Pinkwell Avenue are residential consisting of semi-detached bungalows and semi-detached houses.

A few properties have been renovated with single storey rear extensions same as what's applied as this application.

Scale and Sitting

The Property is an semi-detached property with a pitched roof, the property benefits from an out dated small loft conversion and consists of lounge, Diner, kitchen, bathroom, bedroom on the ground floor and 1 bedroom on the first floor.

The existing layout is not practical and does not comply to councils regulations, hence the application to improve the design and practical use of facilities for the family.

The property is North facing with vehicle and pedestrian access off Pinkwell Avenue.

Appearance

The property known as 6 Pinkwell Avenue and adjoining properties are all of a standard brick construction and pitched tiled roof and external walls rendered.

Design

The proposed renovation has been designed in context of the site, with matching existing materials. The proposed is a single storey rear extension to provide adequate space and more practical use of the ground floor.

The development has been designed to fit within the existing boundary lines. The design takes into account other similar developments on this road.

The external materials are designed to match existing materials; walls will be rendered to match existing, roof will be flat roof, windows and external doors will double glazed to match existing and guttering to match existing.

Access

The main vehicle and pedestrian access to the existing property, No 6 Pinkwell Avenue will remain as existing.

Landscaping

The front garden will be retained as existing. The rear garden will be laid in lawn with edge plantation.