

## Kalsi Design

37 Rowan Road West Drayton UB7 7UD

Design and Access Statement

Design access statement for Proposed Single Storey Side to rear extension, front porch, part demolition of existing garage and part garage extension.

### Introduction

This design and access statement describes the current state of the property single dwelling and the proposal of improvement to high suitable standard in accordance to Hillingdon Council regulations.

### Assessment

The property is located in the West Drayton Area. Existing Semi detached house dwelling house fronting along Rowan Road. This property is a terrace house and the houses are all built the same.

### Evaluation

The proposal it's towards the side and rear of the property. The property will not harm neighbouring properties also the development will not outcast the property from the surrounding.

The circulation area around the house and road shall be maintained.

### Proposal

Considering the size and setting of the neighboring properties and the national guidelines.

The main objective of the proposal is to make efficient use of the existing and proposed accommodation. The proposed works entail complete refurbishment of the house meeting the current building control requirements, including good standards of living and insulations.

The Proposal will not have any adverse impact on the amenities of the neighboring properties.

### Surroundings

There are many other properties on the road which have a similar side extension if not the same. Our drawings are based on previous approvals and the councils residential guidelines.

### Sustainability

The materials proposed are of a traditional nature which will ensure longevity of the building. High values of insulation required to meet the current building regulations will ensure energy savings and installation of condensing boilers.

### **Conclusion**

This proposal provides the opportunity for upgrading and modernizing the existing and dated residential accommodation. This application is suitable for this type of development in line with other neighboring properties who have already carried out similar extensions. There will be no loss of light and overlooking the neighbours.

The proposal seeks to enhance the general environment within the local area and providing modern and comfortable living accommodation.

We see this application to be suitable for this type of development within Hillingdon Council and we look forward to working with you.