

Design and Access and Heritage Statement

**For
Single storey side extension
at
35 West Drayton Park Avenue
West Drayton
UB7 7QA**

Use: The proposal is to convert the existing garage and to add an extension to the side of the house to provide additional living accommodation.

The saving of the existing garage will be put to better uses without the need for demolition and unnecessary use of new materials.

Amount: The proposed new extension development will cover an area of approximately 18m²

Layout: The layout of the new extension and garage conversion allows for full wheelchair access and provides bedroom accommodation on the ground floor level

Scale: The scale of the proposed building would be to fit into the central street scene and blend in with the character of other surrounding houses.. The overall height of the extension will be approximately 2.8M with a flat roof

Access: The main access will be from West Drayton Park Avenue.

Parking: Off street parking is provided by the existing drive way and vehicular accommodation will still be provided by a new garage at the front part of the extension.

Landscaping: There is no existing landscaping that can or will be affected by the proposal.

Appearance: The proposed will be of traditional materials but sourced from reclaimed yards and architectural salvage to assist sustainability. The materials will blend with the existing house and the existing street scene. The materials used will also incorporate high insulation specification to assist the carbon footprint.

The scheme will not be dissimilar to that which has been built in the same street such as number 20 West Drayton Park Avenue.



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