

DESIGN AND ACCESS STATEMENT

Applicant: Mr Mahijit Matharoo

Date: March 2022

Location: 5 Albert Road, Hayes, UB3 4HR

Proposal: Construction of a two storey side extension, part two storey, part single storey rear extension and loft dormer conversion to include a hip to gable, rear dormer, side gable end window and 3 x front rooflights.



INTRODUCTION

This design and access statement has been produced by Studio One Architecture to describe the proposed development at 25 Albert Road, Hayes, UB3 4HR and accompanies our planning application dated March 2022.

The application site is located on the corner of Albert Road with North Hyde Road and comprises a two storey semi-detached dwelling with a hipped roof. A community centre is sited to the north east.

USE

The existing semi-detached property is a 3 bedroom single family dwelling.

APPEARANCE

The house is a semi detached property situated at the end of Albert Road. It previously has had a single storey extension which was built over 30 years ago.

PROPOSAL

Within this proposal we will be considering the setting of neighbouring properties and council guidelines. The proposed works have been kept to a minimum so it does not have an overpowering impact on the neighbourhood. In the area there has been many double storey side extension being constructed. We will also match the extension to the character of the property.

ACCESS

Pedestrian access from the public highway to the front door will remain the same.

REFERENCES

There are many properties in this area that have a similar design. Please see below for the best example.



This property (164 North Hyde Road, Hayes) is located on the opposite road. The extension is very similar to the design we wish to implement but with a few amendments that sits in character with the house.



This property (9 and 11 Albert Road, Hayes) is located next door. The side extension is very similar to the design we wish to implement but with a few amendments that sits in character with the house.

MATERIALS TO BE USED

The materials will match the existing house.

MAIN PLANNING ISSUES RAISED IN PLANNING APPLICATION

Concerns were made about the previous application in regards to the extension not being set back by 1m from original building line. This has now been addressed, as from the first floor the extension has been set back and this will look like an extension rather than unbalance the pair of semis (this will be similar to No.9 and No.11 Alber Road, Hayes). In the result of this, the set back automatically brings the hip to gable roof back and creates a more appealing roof structure where you can diffirentiate the extension from the existing house.

It was also mentioned that the two storey side extensions should be set in a minimum of 1 metre from the side boundary in order to maintain adequate visual separation and views between houses. But as this a property with no neighbour on the left hand side this would not cause effect on this case.

CONCLUSION

After implementing the changes we feel that planning should be granted. We have taken all the points raised in the inspectors report and applied them to the drawings. If you still feel any minor changes are required we are happy to cooperate.

