

**DESIGN & ACCESS STATEMENT**

**PROPOSAL – Outbuilding Used as Home GYM.**

**Address: 16 Coronation RdHayes UB3 4JT**

## **Design and Access Statement**

### **1. Introduction**

This design and access statement have been prepared to support a Planning application for a Outbuilding.

### **2. Location**

This site is located at:

16 Coronation Rd Hayes UB3 4JT. The site is not located in a conservation area. The site is located within a residential area. Where several have similar Outbuilding developed in the surrounding areas.

There is ample public transport services within the area including trains, buses and over ground services. The surrounding properties are all similar. Many of the properties have been similarly extended.

### **3. Use**

Currently the property is used as a single dwelling house. This proposal of extending the existing property for maximum enjoyment.

### **4. Access**

All access would be through Coronation Road. The property is located on the middle of the road. The proposed works do not interfere with the access route to the other properties on the road. The site has very good access to public transport service as stated above.

### **5. Impact**

There will be minimal impact to the street, as the proposal is towards the rear of the property, the neighboring properties on both sides already have extensions. A fair size garden to remain after the proposed extension is built.

### **6. Materials**

The materials proposed are of traditional nature which will ensure longevity of the building. High values of insulation required under the Building Regulations, uPVC double glazed windows throughout will ensure energy saving.

## **7. Conclusion**

The proposal is seen to be a reasonable develop of this type of scale and location.

The extension has been designed to maintain the architectural aspect of the existing property and fit into the character of the surrounding properties.

It has been design to be sympathetic to the immediate neighboring property with the building line and key dimensions respectful of its context. The extension provides the more delightful accommodations to suit the surrounding area.

Thus, it is felt that the proposal for 16 Coronation Road is of an acceptable standard scheme. We look forward to working with the local councils to facilitate a favorable decision.