

Kalsi Design

38 Gledwood Avenue Hayes Middlesex UB4 0AN

Design and Access Statement

Design access statement for Proposed Loft conversion with rear dormer and two roof lights.

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 Councils regulations.

Assessment

The property is located in the London Borough of Hillingdon Council. Existing semidetached house dwelling house fronting along Gledwood Avenue. Many properties along the street and neighbouring roads with similar if not same style have construction similar extensions. This is what we have based our proposal on.

Evaluation

The proposal it's towards the rear of the property, the neighbouring property has been vastly extended. Both neighbouring properties already have loft approved and construction, our would match and meet Hillingdon's guidelines.

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

The property is in residential area, where the neighbouring properties along the road have similar extensions granted over the years. Similar extensions have been granted on the neighbouring road with similar if not same property style.

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 the London Borough of Hillingdon and we look forward to working with you.