

Design and Access Statement



Introduction

This statement has been prepared in support of a planning application in a Conservation Area for the addition of a part first floor rear extension above an existing ground floor rear extension at 12 West Drayton Park Avenue, West Drayton UB7 7QA. The application further includes the conversion of an existing garage to a garden room and the removal of an existing timber shed. The application also includes the relocation of the existing bathroom from the rear of the house to the front of the house.

Existing Building

The existing building is a typical semi-detached property of the type built in the inter-war years. It currently consists of a recessed entrance porch, a hall with stairs to the first floor, a front living room, and extended rear living room and an extended kitchen on the ground floor. On the first floor there are two main bedrooms, a smaller bedroom a hall and a bathroom containing a bath, a basin and a WC. The existing doors and windows have been replaced at some time in the past and are generally white PVCu. At the rear of the property there is a brick built garage with an

attached timber shed. Given the narrow space between the house and the side boundary fence the garage is no longer accessible to any but the smallest modern car. There is a large mature rear garden with a patio area by the rear of the house.

Construction

The property consists of red brick walls on the ground floor with cement/ sand rendered walls on the first floor. A red brick ground floor rear extension has been added at some point in the past.

Design Proposal

It is proposed that a first floor rear extension will be added behind the existing bathroom to the depth of the existing ground floor extension. The extension will fully respect the 45 degree rule for first floor rear extensions, so will have minimal impact on the adjacent neighbour. With regards to the street scene the extension will only be visible from a narrow angle from the street, so again will have minimal impact. From the rear there will be little impact as the rear gardens are very long and there are trees and bushes at the end of the gardens. The changes to the garage are minimal and it is not proposed to remove the existing garage doors so from the front there will be no visible change. The existing timber shed is in a poor state of repair and its removal will improve the general look of the garden.

Conclusion

It is hoped that these changes will make the property more usable for my client and her children.