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Design & Access Statement

Plot Details

Total Land Area = 590.09 m2

Dwelling = 56.16 m2

Garden Shed = 8.69 m2

Total Curtilage = 525.24 m2

Existing Building

The existing building is a semi-detached house. There is an existing rear extension extending approximately 3m out from the existing building. The garden extends directly to the rear but also to the side and is large for a property of this size. The garden is laid mainly to lawn and flowerbeds.

The attached building (46) has a rear extension extending approximately 7m+ beyond the main rear wall of the original building.

Number 50 is a semi-detached building, with a two-storey side/rear extension supported by an ‘Approved’ application ref 77/APP/2021/1145, approximately some 13.75m distance from no 48 dwelling. No. 50 recently submitted application 77/APP/2025/71 status ‘Refusal’

Design Proposal

At No.48, the proposal is for a side double storey and single rear storey extension, following precedence of application 36035/APP/2017/310 Status ‘Approval’

To the rear adjacent single storey extension at No.46, the proposed single-storey ground floor rear extension at No 48, rear walls will align, with a flat roof.

To the side of No.48, a two-storey proposed extension; the front elevation is 1m back from the original dwelling, the side wall at ground and first floor extension will be approx. 1m away from the boundary, following the boundary line and then straightening to follow back to the rear. Please refer to the proposed floor plans and elevations.

The roof to the side extension will be a subordinate hipped roof, as will that to the two-storey extension to the rear. The roof to the single storey part will be a flat roof.

This large plot varies greatly due to the splay of the boundary, seen in the Existing & Proposed Site Plan. No.48 with the proposed extension will be approx. 9.8m away from No.50 extension wall.

Impact on Surrounding

The impact on the surrounding will be minimal as demonstrated in the 3D visual support documents. The front of 48 extension is only slightly wider than the existing building and the set back and subordinate roof also reduces the impact on the street scene.. The side wall extension complements the boundary wall for short distance then straightens heading back to the rear in line with the existing dwelling building line.

The rear view is distant from houses opposite and is some 50m + away and will have no effect; similarly the distance from No.50 is such that the impact is minimal.

No.48 ground floor rear extension will align with the rear extension at No.46, with no impact. No. 48 double side storey extension will have no impact on lighting, the distance is such that light and outlook will be minimal and does not extend the 45 degree light angle from the first floor window at No.46.

The aspect of the property means that the rear is facing the southern hemisphere thus No. 46, 48 & 50 will still benefit from the sunlight for the majority of the day

Parking & Transport

At the front of No.48 addition off street parking created, labeled on the Proposed Site Plan. Garden shed & Bike-cycle parking in the rear garden

Amenity Space

There is adequate space after all extensions

Sustainability

The building will be constructed using sustainable materials and will meet high thermal insulation values, and appropriate ventilation.

The aspect of the house will allow sunlight from the south and southwest, windows for living areas to face the sunlight

Refuse Collection:

All as existing having bins at the rear - no change

Disabled access & lifetime homes

Ground floor extension retains a wc, wheel chair access with wider hallway and open floor plan

PROJECT TITLE:
PROJECT 48 RA
PART DOUBLE/ PART
SINGLE EXTENSION

CLIENT:
MR. VP KHANNA

SCALE:

ISSUED FOR:
HOUSEHOLDER PLANNING

Drawing Title:

Design & Access Statement

ISSUE DATE:
17.07.25

RE-ISSUE DATE

DRAWING NO.
48RA.P3.0015

DRAWN BY:
SK

REVISIONS:

ADDRESS:
48 RALEIGH AVENUE,
HAYES, UB4 OEE

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GENERAL NOTES

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Recommended Site Survey to be conducted before any building works initiated.

This drawing must be read in conjunction with all other relevant documentation and drawings.

This document is a 'Layout Drawing' which focuses on the overall structure focusing on the arrangement and placement of elements with a space, providing a general overview of design, used as a base for construction purposes, NOT for building regulations and for building contractor for construction.

Do not scale from this drawing, check all dimensions to be checked on site before fabrication

Contractor is obligated to check measurements prior to construction and report all errors and omissions to the architect, designers and structural engineers. Also contractor is responsible for the engagement of a building control officer as permitted by lawful development.

All drawings are subject to any variation required or recommended by any statutory authority, or for the better carrying out of the work

LEGEND

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