

# Design Access Statement

Application for the proposal of a double storey side extension

32 OAK AVENUE, WEST DRAYTON, UB7 9EP

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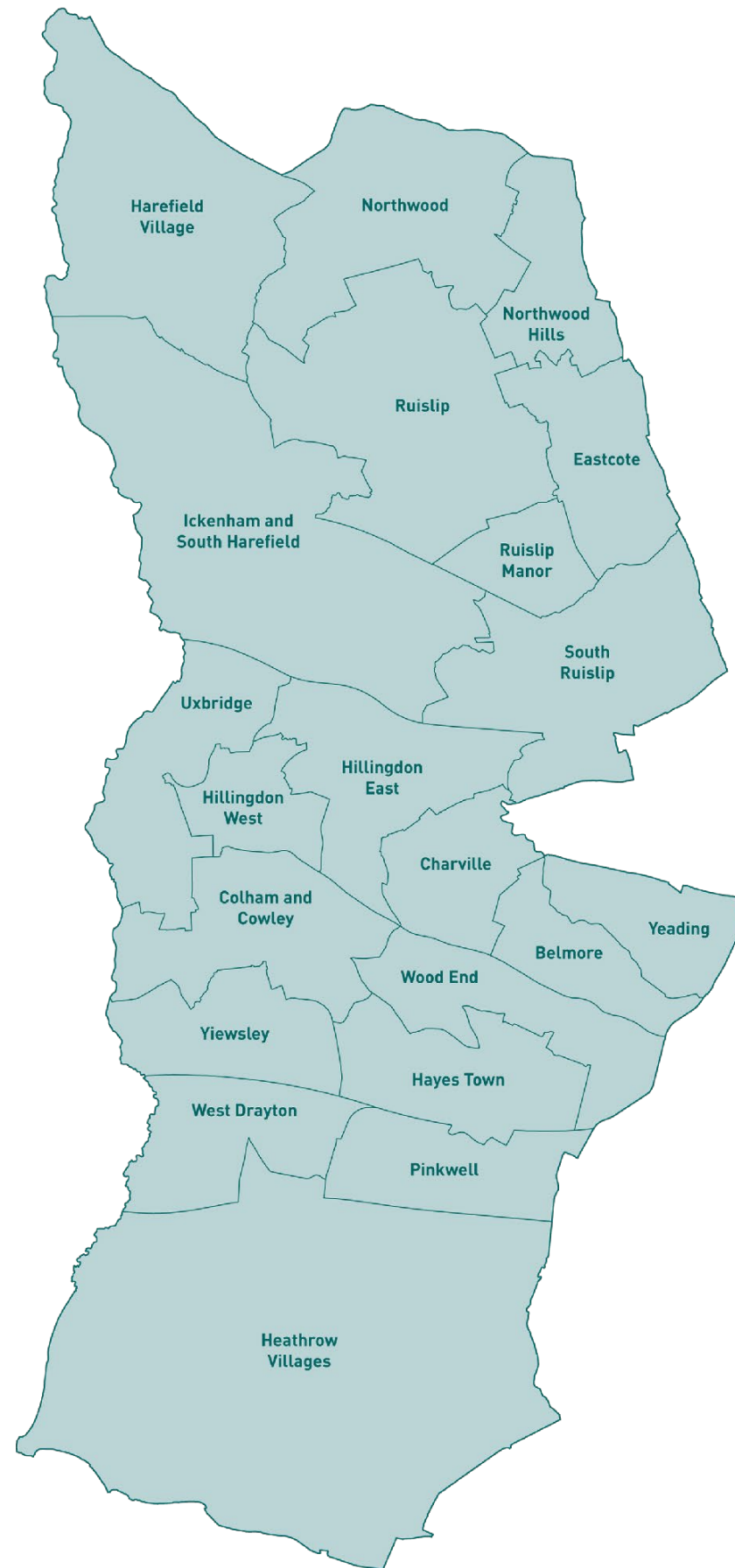
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# 01. Background Information



The Town & Country Planning (Development Management Procedure)(England) Order 2015 requires certain types of planning application to be accompanied by a Design and Access Statement. Such statements are intended to demonstrate, through an understanding of the site and its context, that the design proposals represent an appropriate, measured and design-justified response. This statement has been prepared in accordance with the requirements of the Order. It conforms to the relevant national guidance and has been prepared in accordance with Best Practice Guidance on the preparation of such statements.

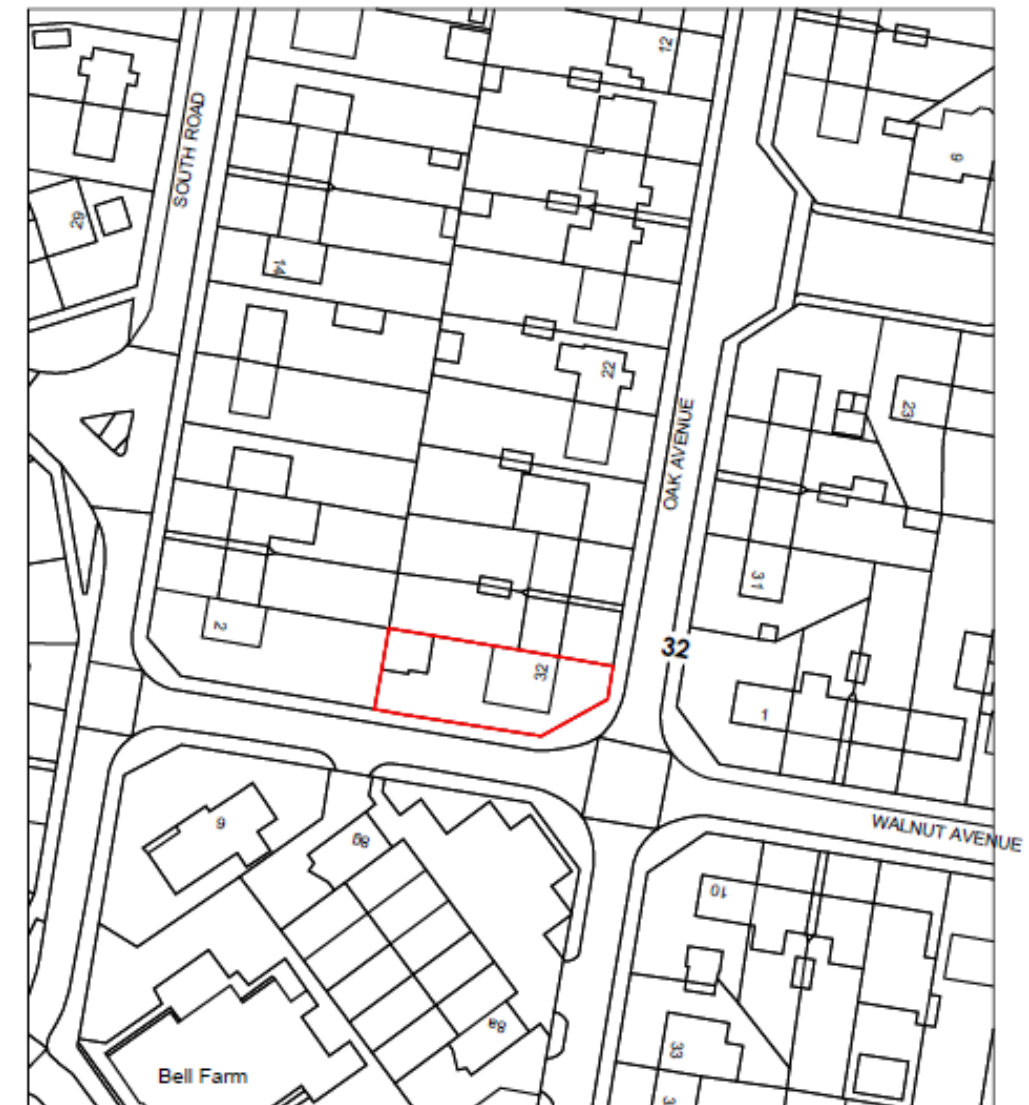
This design and access statement has been prepared by SM10 STUDIO ARCHITECTS on behalf of our client to provide sufficient information to accompany a planning application. In order to gain a full overview of the project, this report should be read in combination with all related documents.

This full planning application proposes an Application for the the proposal of a double side extension, a 6m ground floor rear extension and a first floor rear extension to the 45 degree limit



## 02. Physical Context

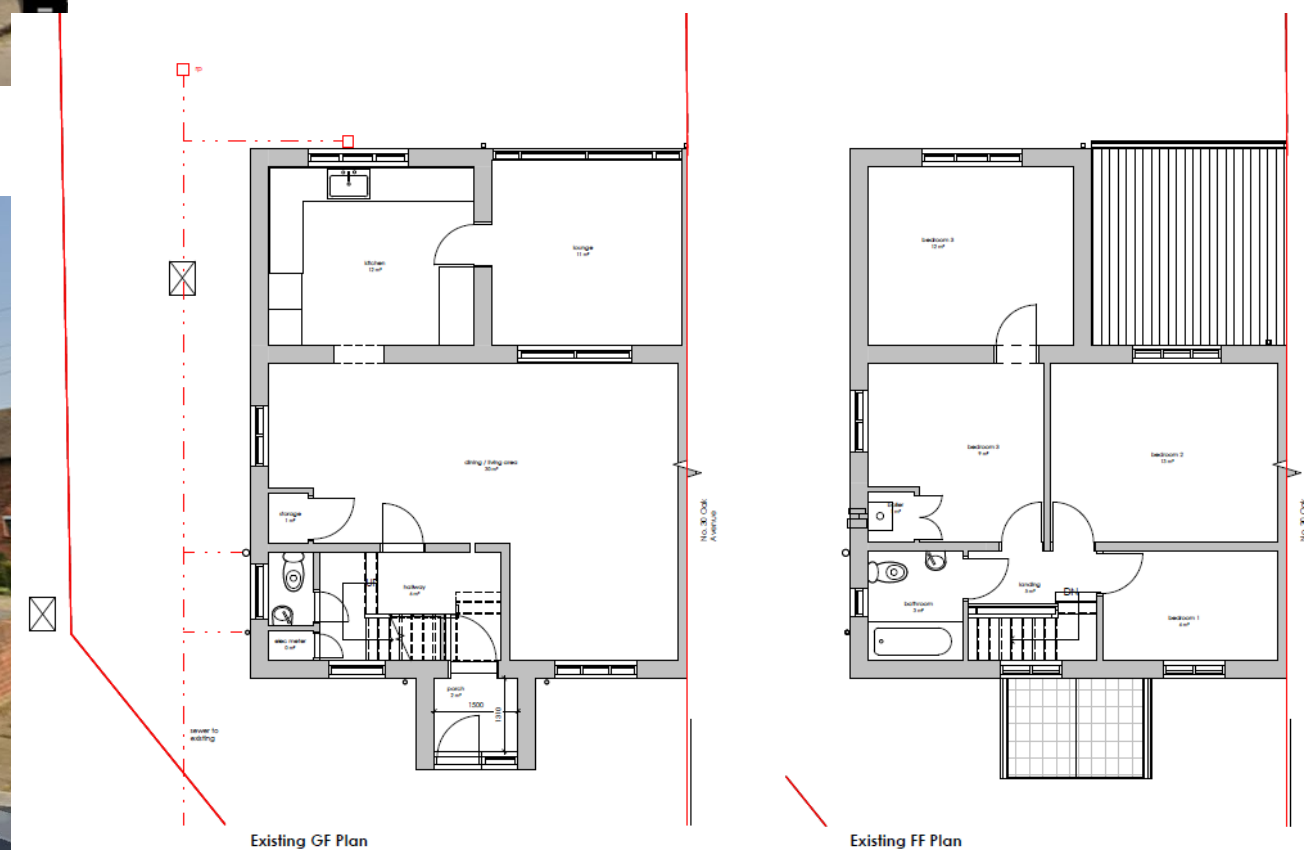
- I. The site is located on Oak Avenue
- II. The application site is approximately 325sqm. It comprises of a semidetached property with a large rear garden, and a good size side garden, typical of the street scene in this area.





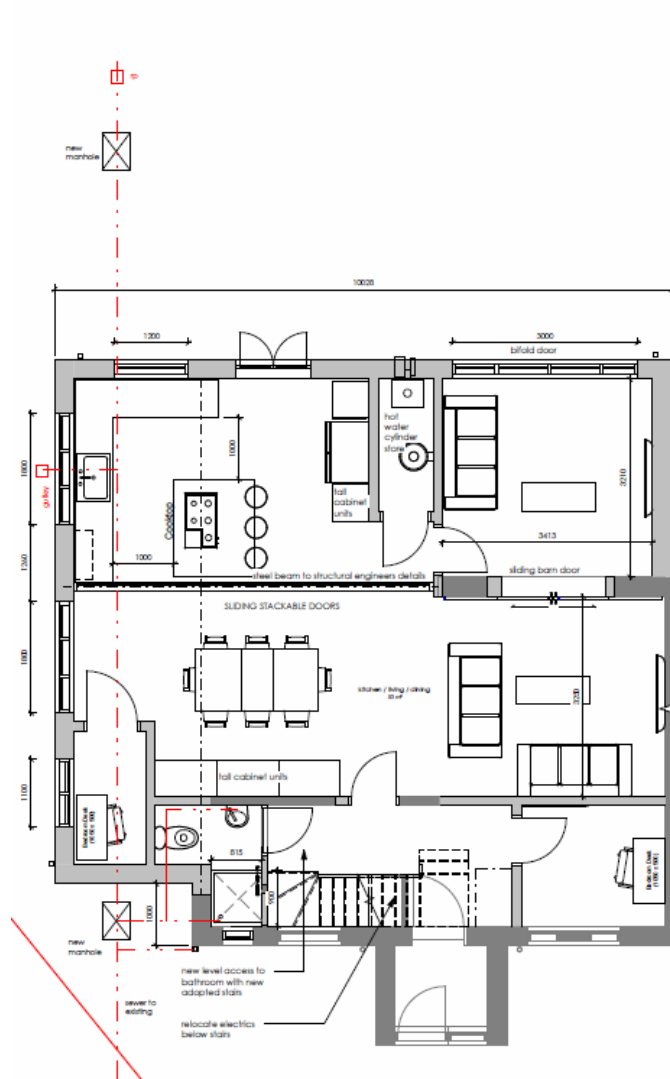
# 03. Involvement

- I. This Design & Access Statement will support the Full Planning Application for the proposal of a double storey side extension
- II. There has been no previous planning application
- III. Pre application advice service was requested on 15th January 2024 with the case officer Rhian Thomas. Pre App Ref: 3691/PRC/2023/198
- IV. Drawings are now inline with the pre application advice given
- V. The proposed works have now been designed in accordance with the local plan. The external works are to match the existing property.

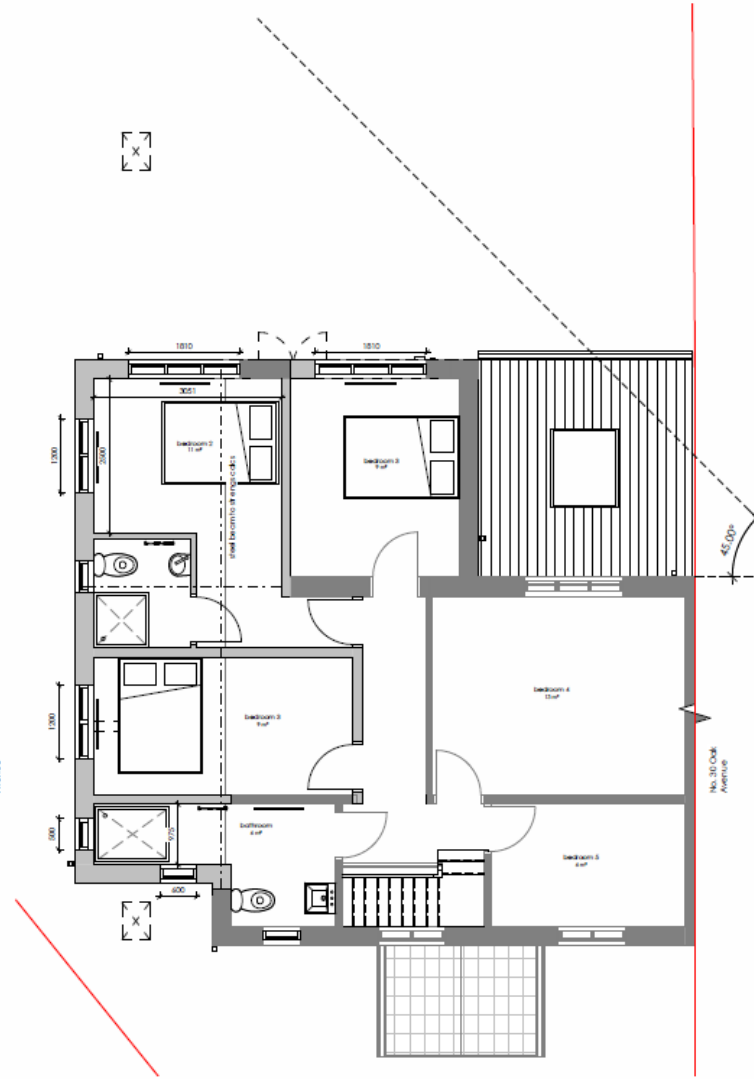




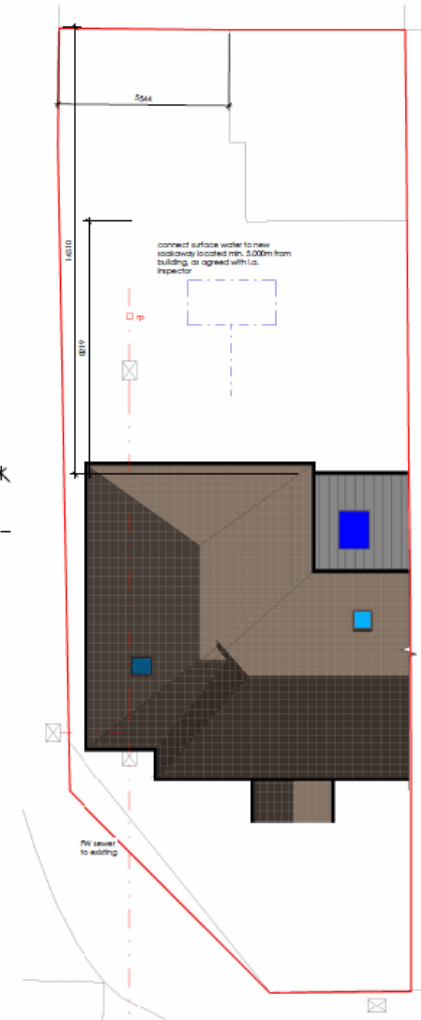
# 04. Design



Proposed GF Plan  
1:50

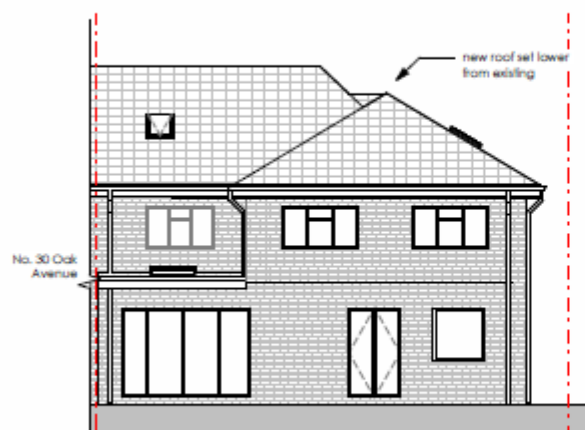


Proposed FF Plan  
1:50

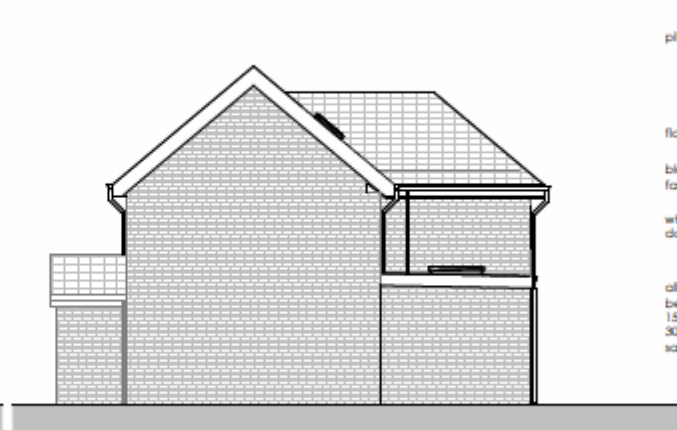


Proposed Site Plan  
1:100

- I. double storey side extension to match existing materials and finish.
- I. The extension is relatively medium in scale, where it will only be visible from the road looking similar to the existing side elevation.
- II. The residential use of the site will be retained and no works will impact the existing trees or any existing building in the surrounding area.
- III. The proposed extension is very similar to other extensions that have been approved and exist in the area as the design is a scale that preserves the character and appearance of the area.
- IV. The side extension is south facing which receives the most natural light hence why bifold doors or door size fenestration has been proposed on the ground floor and the addition of roof lights
- V. The existing parking is to be retained and there are public transport facilities available within walking distance.
- VI. The extension will benefit a growing family supporting their son that has additional needs.



Proposed Elevation A  
1:100



Proposed Elevation B  
1:100

pitch roof tiles to match existing

flat roof height max height 3 metres

black rainwater goods on white fascias

white uPVC double glazed windows and doors to match existing

all glazing to critical locations (i.e. below 800mm to windows and below 1500mm to doors and windows within 300mm of doors) to be fitted with safety glass to S.S. 6206



Proposed Elevation C  
1:100

pitch roof tiles to match existing

code 4 lead flashing at abutment of new roof to existing wall - apply water / PVA mix to brickwork above

black rainwater goods on white fascias

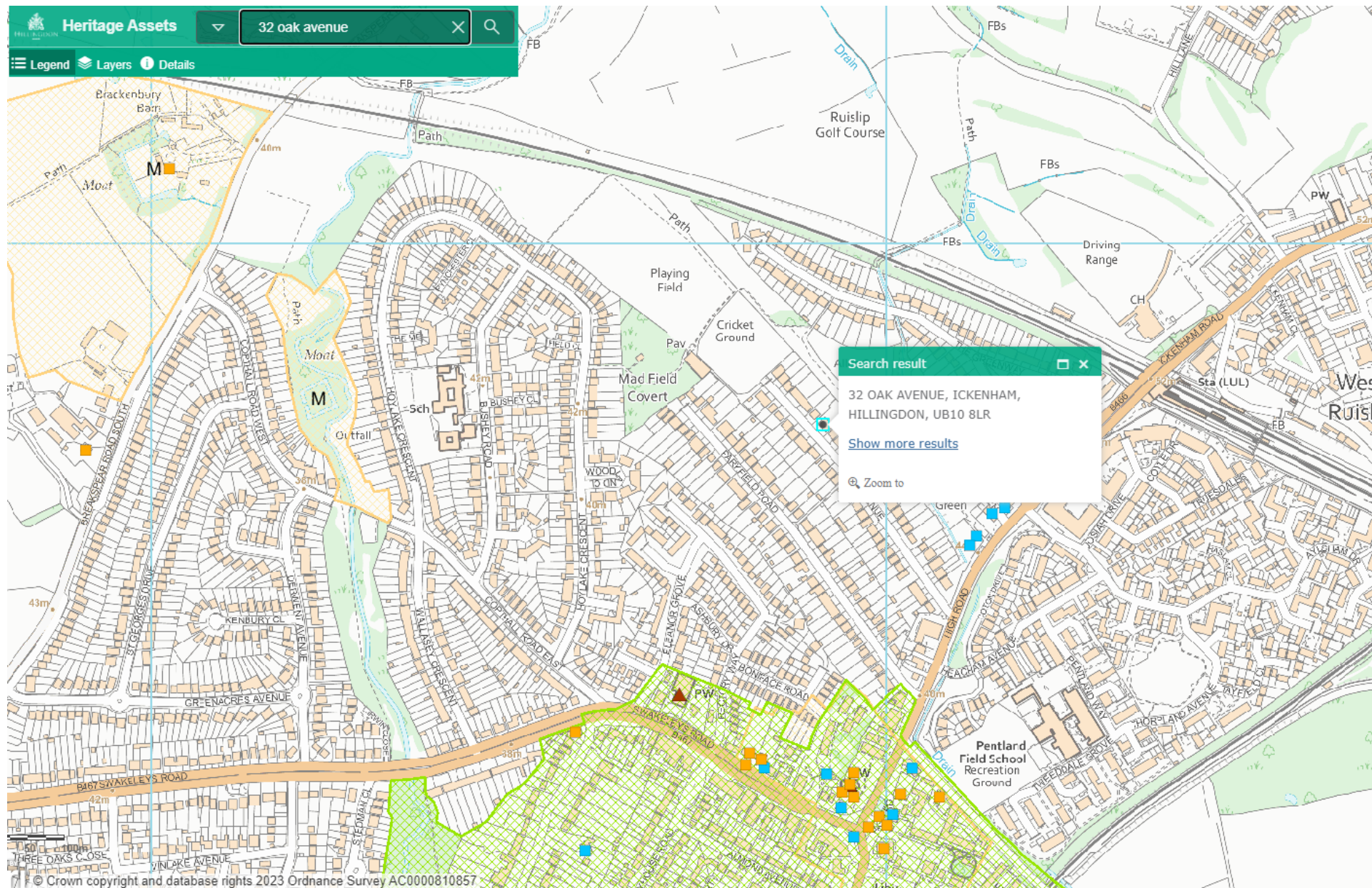
all glazing to critical locations (i.e. below 800mm to windows and below 1500mm to doors and windows within 300mm of doors) to be fitted with safety glass to S.S. 6206



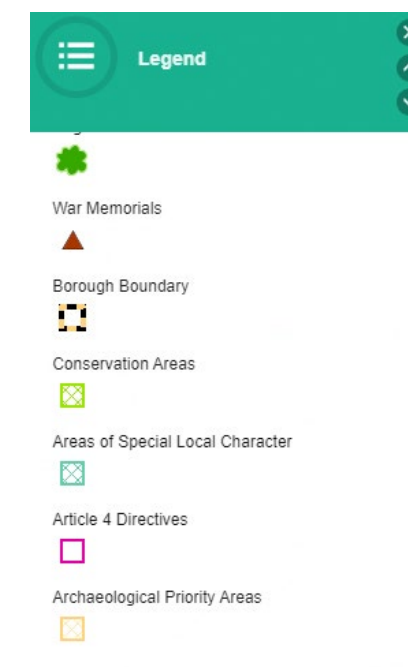
Proposed Elevation D  
1:100



# 05. Heritage Assets & Climate Change



- I. No significant conflict should occur between conserving the heritage asset and benefiting the property with sensible medications.
- II. No harm to the special architectural or historic interest of the conservation area will be affected
- III. The design and scale of the extension will not have an adverse impact on the character and appearance of the host dwelling, street scene and views
- IV. The proposal is in keeping with the area design and will conserve and enhance the character of the area
- V. Sustainability and sustainable construction will be achieved by using existing removed materials where possible
- VI. The proposal will be blended in with matching existing materials
- VII. Trees, Habitats and species will not be affected

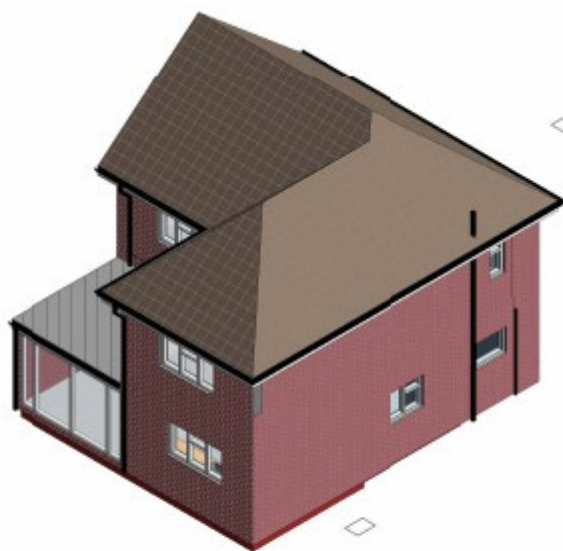




## 06. Conclusion



- I. The appraisal process has identified a clear and justified design and access solution for the property development.
- II. The development will provide a better quality of home and creating a supported living environment for the eldest son
- III. The proposed development design includes analysing the relationship of the existing context to ensure the proposals are well suited to the site and surrounding area keeping with the local aesthetic.
- IV. The proposed development has been careful design to ensure it protects and enhances the area.
- V. Materials will be to match the existing primary elevation
- VI. The design of the proposal has been carefully considered to ensure a high-quality design which responds positively to its context and protects the site and character of the area.
- VII. The development will result in no adverse or detrimental highways impact.



EXISTING ISOMETRIC VIEW



PROPOSED ISOMETRIC VIEW



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