

Design And Access Statement For London Borough of Hillingdon
At 10 West Drayton Park Avenue , West Drayton UB7 7QA

Proposed Rear First Floor Extension and Conversion of Garage to Habitable Room.

Introduction

This Statement deals with in support of an Application for Planning Permission for Household Application for rear extension and alteration to front parking area with brick boundary wall with metal sliding gates.

The Site & The existing House Surroundings

The site is located at 10 West Drayton Park Avenue connecting to various main roads and the property is brick/ render built set back from the main road. The surrounding street scene is predominantly residential in character and within the locality are two storey though there are also some single storey properties. The majority of properties have off-street parking. The site also benefit from sports ground local shops, parks, schools and public transport.

Use

The existing building is 3 nos. bedroom detached house the land use would therefore remain unchanged. The Proposal is for rear first floor extension and conversion of garage to habitable room and alteration to front car park area.

Amount

Total Site area is 724.95 sq. m. The proposed floor area schedule is as follows,
Proposed area of extension, First Floor-31.06 sq.m

Layout

The ground floor with main entrance hall leading to Kitchen and Sitting/Dining areas on to garden space to rear. At first floor it has existing 3 bedroom with one common bathroom and proposed fourth bedroom with ensuite bathroom.

Proposed Appearance at rear Elevation

The proposed first floor with pitch roof tiles with gable end and render to match existing proposed profile to give less impact to surrounding area.



Existing Appearance House No. 22 with similar design on West Drayton Park Avenue



NO.22

Secured By Design (SBD)

The proposed scheme presupposes:

1. Accessible and safe environments: the design does nothing to worsen the existing qualities inherent.
2. Windows, doors and access: As far as planning issues permit, such as overlooking and a limit to windows in flank walls, the philosophy of eye on the street has been adopted throughout the design.
3. Boundary Treatment : All as existing
4. landscaping: SBD principles recommended no higher than 600mm in height over the lifetime of the development with the exception of trees. New planting will be proposed with regards to the new side extension as house.
5. Surveillance: SBD principles recommends passive surveillance and this has been incorporated into the design.
6. CCTV: No CCTV is proposed may do in near future.
7. Lighting: Security and decorative external lighting will be a feature of the design especially to those areas where direct surveillance is most necessary –such as the vehicle driveway, main entrance door and the rear area.
8. RWPs: Will be flush fitting.
9. Windows: All windows to the ground levels and any other accessible windows will comply with BS 7950 with authenticated testing. Double glazing units will have 6.8mm laminated outer panes.
10. External doors: Will be PAS 24 Specification having enhanced security including any glazing.

Waste Management Strategy

The bin storage on side kept clean, bins will be managed by the owner and will be brought in front from side to allow bins to be taken back and forward to the collection point.

Conclusion

This statement together with the accompanying proposal drawings form a household planning application for the development to which this Design & Statement has attempted to objectively demonstrate that it will make a positive contribution to the area. We very much look forward to receiving your favourable decision on the application.

