

Design and Access Statement

Property Address: 827 Uxbridge Road Hayes UB4 8HZ

Proposal: Erection of mansard roof extension to existing maisonette.

Site and Surrounding Area

The dwelling known 827 Uxbridge Road is a three storey end of terrace building in a mixed commercial/residential area. The application property is a two storey maisonette above a commercial unit at ground floor. The maisonette is accessed via a separate pedestrian entrance on the frontage. The site is accessible by public transport and is close to local amenities.

The proposal

It is proposed to build a mansard roof to increase the size of the maisonette. The property is not listed and is not within a Conservation area. The dormer is proposed to be lead clad with the UPVC windows.

The parade has flat roofs and this proposal will raise the flat roof by a further floor. As the building is tall, the proposed mansard will not be visible from ground level.

While the other buildings on the terrace are not yet extended, the proposed mansard roof will not have a negative impact on the surrounding area. The proposed mansard is in keeping with the area.

The extra floor will provide a further bedroom and playroom to the existing mansard flat.

The proposal also includes the addition of bike and in storage to the rear of the site.

We trust that you will find this proposal acceptable. If there are any changes or further information, please do not hesitate to contact us at anthony@eatownplanning.co.uk or 0330 221 0449.

Anthony Adler Msc

Director

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