

**TOWN AND COUNTRY PLANNING ACT 2020
(AS AMENDED)**

Design and Access Statement

**To support a planning application for first Floor side
and part single storey rear extension.**

**34 Wyre Grove
Hayes
UB3 4PJ**

Introduction

This application relates to renovation works, including first floor side and part rear extension and internal changes to existing family house. This Design and Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the proposed plans.

The property benefits from Permitted development approval, this application shows drawings of approval Permitted development drawings.

This Planning application is made jointly with No32 Wyre Grove, the intention is to build both extensions at the same time on planning approval.

Layout

The site, 34 Wyre Grove is located within a predominately residential area consisting of semi-detached properties. The properties along 34 Wyre Grove and adjoining roads are on average size plots.

Many properties on the street are of standard brick construction with tiled pitched roof, a few properties including 34 Wyre Grove.

The site is connected by good public transport links such as buses & rail links. Shops, parks, and other amenities are within walking distance of site.

Scale and Sitting

The Property is a semi-detached house, with a average size rear garden and the ground is fairly level.

The property is South East facing with access off 34 Wyre Grove. The property is divided wood panel fencing to the street line and neighbouring properties.

Appearance

The property known as 34 Wyre Grove and adjoining property are standard brick walls and pitched tiled roofs.

The property is not located within a conservation area, it is not a building of Townscape Merit or listed and is not subject to an Article 4 Direction.

The site is not located within Flood Zone, an area of very low risk of flooding.

Sustainability

One of the primary aims of the proposed development is to be one of the more sustainable buildings in the area. The use of high-quality energy efficient materials and products is the most important factor.

- The fenestration will be detailed to reduce the loss of energy.

- The external fabric of the building envelope will surpass the appropriate U-value in step with the Part L of the Building Regulations designed to reduce Carbon Emissions.
- Condensing Boilers with low N₂O (Nitrous Oxide) emission rates will be specified.
- Low energy AAA rated appliances will be specified and installed.
- Low flush/ dual flush WC cisterns and spray taps will be specified.
- Water Butts will harvest rainwater for use in washing cars and watering plants etc.
- Low energy lighting fittings are proposed to be fitted throughout.
- Certified timber will be used.

Design

The building is in need of modernisation and to provide larger lounge and dining area and in need of refurbishment to meet the new fire and thermal regulations.

The proposal is to extend on the first floor to provide private rooms for the extended family.

- A new extended and renovated house is proposed within the context of the property site
- The main extension is similar developments on Wyre Grove and adjoining roads.
- The new extended house will provide appropriate living accommodation with private bathrooms for the extended family.
- The new extension is designed to meet new 'U' values and fire regulations. .
- The elevations represent a well-balanced composition of form and proportion with an adequate palette of materials appropriate for the building use and location.
- The proposed building is keeping with the character of the street.
- The design reflects and improves the site and its surroundings and serves to create a sense of character.

- The floor areas of the proposed extended house meet the council's minimum floor area requirements and all the rooms' sizes exceed the council's minimum space standards.

Energy Efficiencies

- Lighting- Throughout the scheme natural lighting will be optimised. Approved Document L1A requires three in four light fittings (75%) to be dedicated low energy fittings. The development will exceed this and all light fittings will be of a dedicated energy efficient type.
- Boiler Space heating and hot water demand will be provided to the residential units by natural gas fired combination boilers. The SAPs have been modelled on using an Ideal Logic Code boiler with an efficiency of 89.00%.

Access

The proposed extended house will have access from 34 Wyre Grove and remain as existing. The site in question is connected is in easy reach to Motorways M4 and M25. There are a number of bus stops within walking distance.

Pedestrian

The main pedestrian access will remain the same.

Landscaping

The landscaped front and rear garden will remain the same.

Conclusion

- This application meets all the requirements and matches other similar extension on Wyre Grove and seeks approval with this application.

Appendix A

SuDS

The British Geology Survey indicates that the underlying bedrock below the site and surrounding area consists of London Clay Formation. London Clay Formation consists of clay, silt and sand. Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period.

- Permeable paving will be provided on hard standing areas.
- 2Nos Rain water collection butts will be provided refer photo below
- Soakway will be constructed to take overflow from rainwater butts



Appendix B

Drainage

1 Existing Drainage

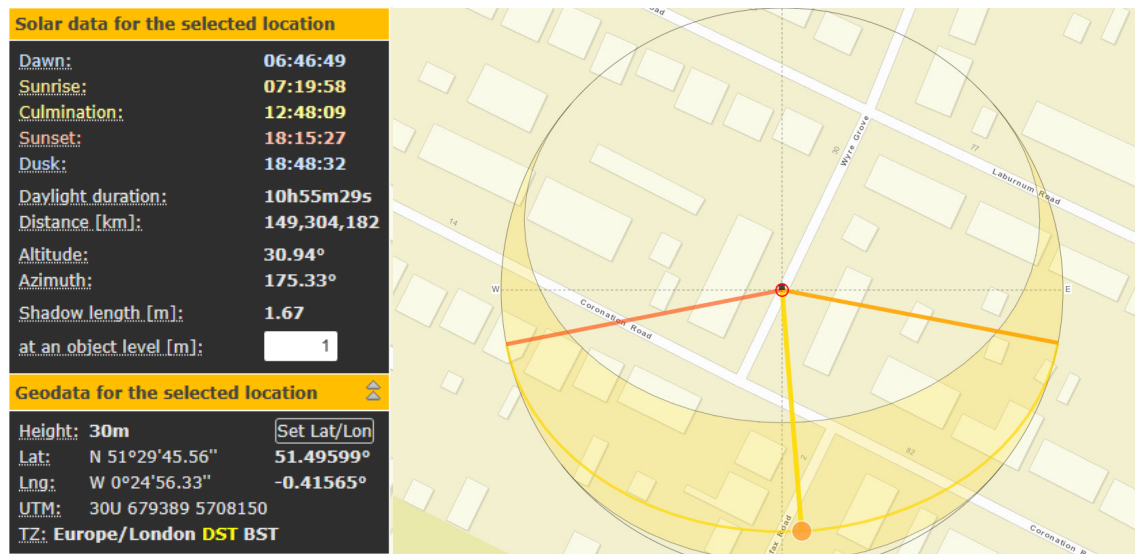
Thames Water have a network of sewers in the area and a 225mm diameter sewer runs 34 Wyre Grove. There is also a 225mm diameter surface water sewer.



AERIAL VIEW



WRRE GROVE VIEW



SUN RISE SUN SET