



Design & Access Statement

Address: 9 Mill Road, West Drayton, UB7 7EQ

1. Site and Location

- 1.1. The existing property is located in the West Drayton Green Conservation Area. The location is within adequate transport network with number of buss connections.
- 1.2. The existing property is a three bedroom family house.
- 1.3. It benefits from off-street parking to front forecourt.

2. Proposed Development

- 2.1. The current proposal to construct a single storey rear extension, is a re-submission to an expired planning application already approved. to construct a single storey rear extension.

3. Design Principles

3.1. Extensions

- 3.2.1 The development is to take place within the existing property boundaries.
- 3.2.2 The proposed construction is in line and to next door similar development
- 3.2.3 All Materials are proposed to match the existing property and surrounding area in order to preserve the overall appearance of the property and the area.

3.2. External Walls

3.2.1. Wall construction

- Smooth white rendered walls

3.3. Windows and Doors

- 3.3.1. Double glazed white UPVC windows to match existing;

3.4. Roof

- 3.4.1. Flat roof to falls;

4. Conclusion

4.1. Scale and Appearance

- 4.1.1. The general concept of the proposal, the footprint, the design and height of the proposal is in line and in proportion to the existing building and the neighbouring properties.
- 4.1.2. The layout of the proposal is similar to the approved neighbouring property scheme. It also provides for adequate kitchen/dining area to the family house.

Bright Building Solutions Limited