



## 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 bus 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**