

## Brief Design and Access Statement

Relating to

**Single storey rear ground floor extension, garage conversion, new second floor (loft extension/conversion) comprising of a single dormer window on the front roof slope and three dormer windows on the rear roof slope with alterations**

at

**8 Hastoe Close**

**Hayes**

**UB4 9RW**

for

**Ms Natalie Cryer & Mr Westley Barrow**

23 May 2024

Project Ref: 2024.008

## **Description of Existing House**

Brief Design and Access Statement to support a submission of a Householder Application at the application site.

The application site comprises a detached two-storey dwelling.

The surrounding area is predominantly residential, designed in a similar style throughout the development with differences in form and appearance.

There are no heritage or policy constraints on the site, nor is the site within a Conservation Area.

Duty planning advice has confirmed that Permitted Development rights have been removed for the development.

Existing survey drawings are enclosed with the planning application.

## **Planning History**

The application site has the following history:

<b>Application Ref.</b>	<b>Description</b>	<b>Decision</b>
45673/A/91/0462	Erection of a single storey side extension.	Approved

## **Planning**

The Architects submitted outline drawing 2024.008/C02-P3 (see appendix B) for pre-application advice from the duty planning officer, Richard Buxton (LBH). Advice was received on 14 May 2024, please note the following:

Ref	LBH Pre-Application Advice	Stones Architects (SA) New Application Scheme
1	<i>LBH commented on the back-to-front arrangement of the existing house</i>	Noted
2	<ul style="list-style-type: none"> <li><i>Flat dormer window to front</i></li> <li><i>The design guide is not positive towards front dormers but this will not be overly visible.</i></li> </ul>	<ul style="list-style-type: none"> <li>The front dormer window is required for the new stair. The second floor is to accommodate the applicant's parent who requires regular health treatment</li> <li>The surrounding development has numerous examples of pitched roof dormer windows to the front elevations, therefore the SA has matched the existing examples</li> <li>It is SA's preference to design flat roof dormer windows, subject to the appointed case officer comments, SA are happy to amend the proposal to a flat roof dormer window</li> </ul>
3	<i>The Council would expect for dormers to be visually contained equally spaced</i>	<ul style="list-style-type: none"> <li>Three dormers to the rear roof slope have been equally spaced on the application scheme</li> <li>LBH have also commented on the subordinate design of the rear dormer windows</li> </ul>

## Brief

**The brief comprises of a single storey rear ground floor extension, garage conversion, new second floor (loft extension/conversion) comprising of a single dormer window on the front roof slope and three dormer windows on the rear roof slope. Internal alterations including a new stair to the second floor is required. The ground floor extensions/alterations will adapt the house for modern living, for the applicants growing family. The new second floor is for the applicants parent who requires regular dialysis, additional medical equipment is required for this.**

The brief includes the assumption that any extension or any alterations should be in the same style and materials as the existing house and be subservient to the existing house.

## **Design**

The proposals are shown on drawings listed in the Appendix at the end of this statement.

The significant external changes proposed include the following:

- 1. Single storey rear ground floor extension**
- 2. New second floor comprising of three dormer windows on rear roof slope and one dormer window on the front roof slope**

Materials of the new proposed extensions will match the existing house and palette of the adjoining/surrounding buildings.

The new extensions will not affect any existing or approved residential or other buildings by way of overlooking or loss of privacy.

## **Access**

The existing street access will be retained, with a new internal stair to the second floor.

The new proposals will comply with the Building Regulations current at the time of commencement.

Existing refuse arrangements will continue.

The application will not cause an increase in the number of cars to be parked on site and the existing car parking facilities are adequate.

## **Appendix A**

List of documents submitted with the application:

<b>Drawing no.</b>	<b>Drawing title</b>	<b>Scale</b>
S01	Site location plan	1:1250
S02	Existing Plans and Elevations	1:100
S03	Photo sheet of surrounding buildings	NTS
C01	Proposed plans, section and elevations	1:100
DAS	Design and access statement	1:100

## **Appendix B**

**Outline design submitted for pre-application – see drawings C02-P3 below.**

