



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:

Application Ref.	Description	Decision
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"> • <i>Flat dormer window to front</i> • <i>The design guide is not positive towards front dormers but this will not be overly visible.</i> 	<ul style="list-style-type: none"> • 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 • The surrounding development has numerous examples of pitched roof dormer windows to the front elevations, therefore the SA has matched the existing examples • 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
3	<i>The Council would expect for dormers to be visually contained equally spaced</i>	<ul style="list-style-type: none"> • Three dormers to the rear roof slope have been equally spaced on the application scheme • LBH have also commented on the subordinate design of the rear dormer windows

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:

Drawing no.	Drawing title	Scale
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

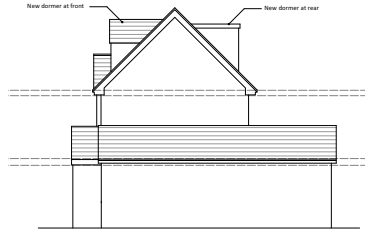
Appendix B

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

General Notes
1. WC: Watercloset
Cyl: Cylindrical
R/L: Roof Light/Lights above
RL: Roof Light/Lights below
2. All dimensions are indicated and in mm
3. If shown levels indicated in red dotted



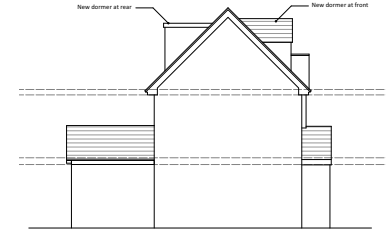
1 NORTH/FRONT
Scale: 1:100



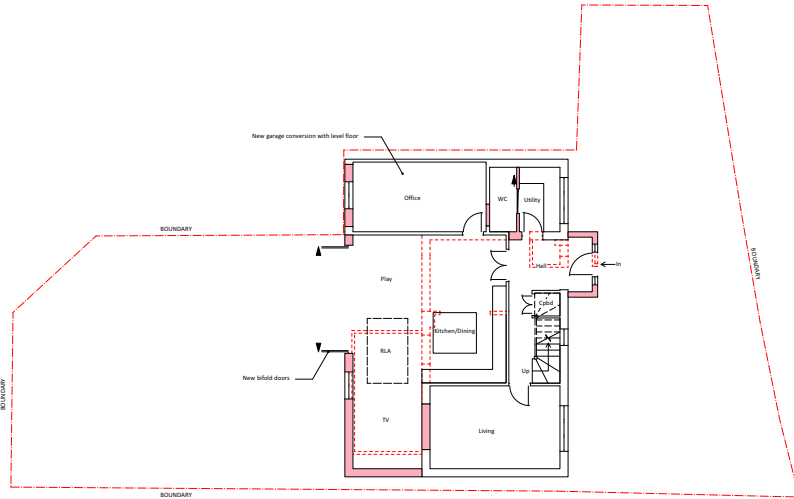
2 WEST/SIDE
Scale: 1:100



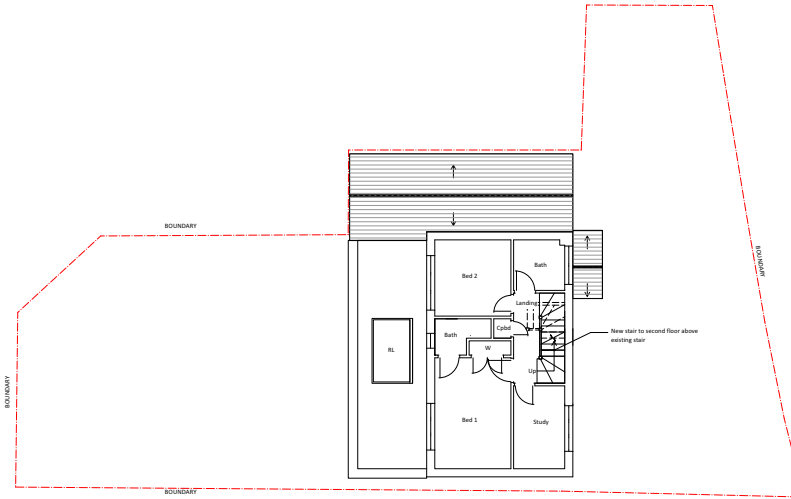
3 SOUTH/REAR
Scale: 1:100



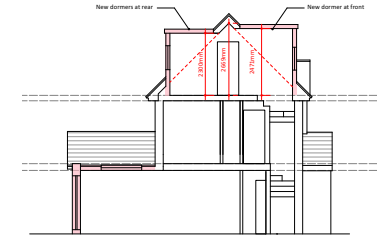
4 EAST/SIDE
Scale: 1:100



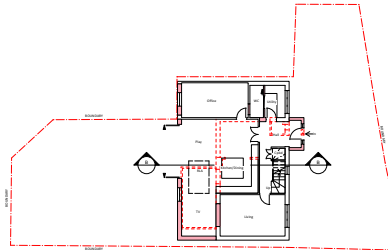
5 GROUND
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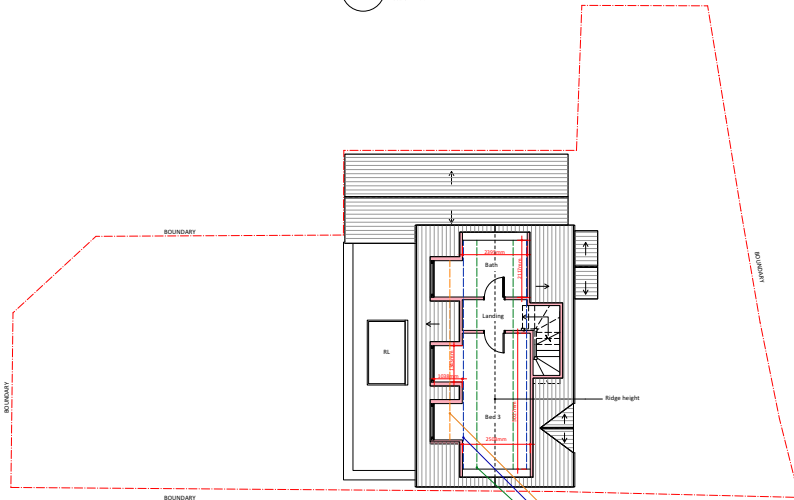
6 FIRST
Scale: 1:100



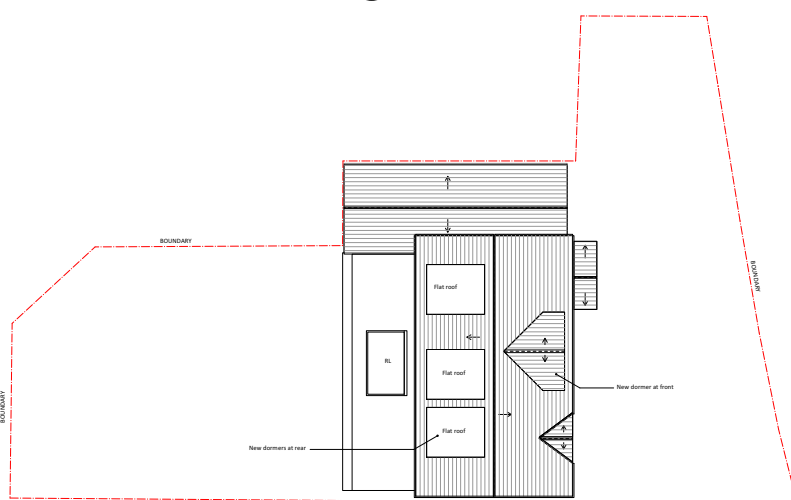
9 SECTION B-B
Scale: 1:100



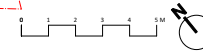
10 SECTION KEY
Scale: 1:200



7 SECOND
Scale: 1:100



8 ROOF
Scale: 1:100



PRELIMINARY

B	08/05/2024	Amendments made according to client comments
A	08/05/2024	Minor amendments to client comments
DATE	DATE	REVISION

PROJECT: 8 HASTOE CLOSE, HAYES UB4 9RW

CLIENT: NATALIE CRYER

DESIGNING: OPTION 2 PROPOSED PLANS AND ELEVATIONS



PROJECT #	2024.008	DWG #	REV
DATE	08/05/2024		
SCALE	1:100		
DRAWN	JC	CHECK	JC

Stones Architects Ltd
50 Colindale Avenue, Hayes, Middlesex UB8 3EP
T: 020 8969 0000 E: info@stonesarchitects.co.uk W: stonesarchitects.co.uk