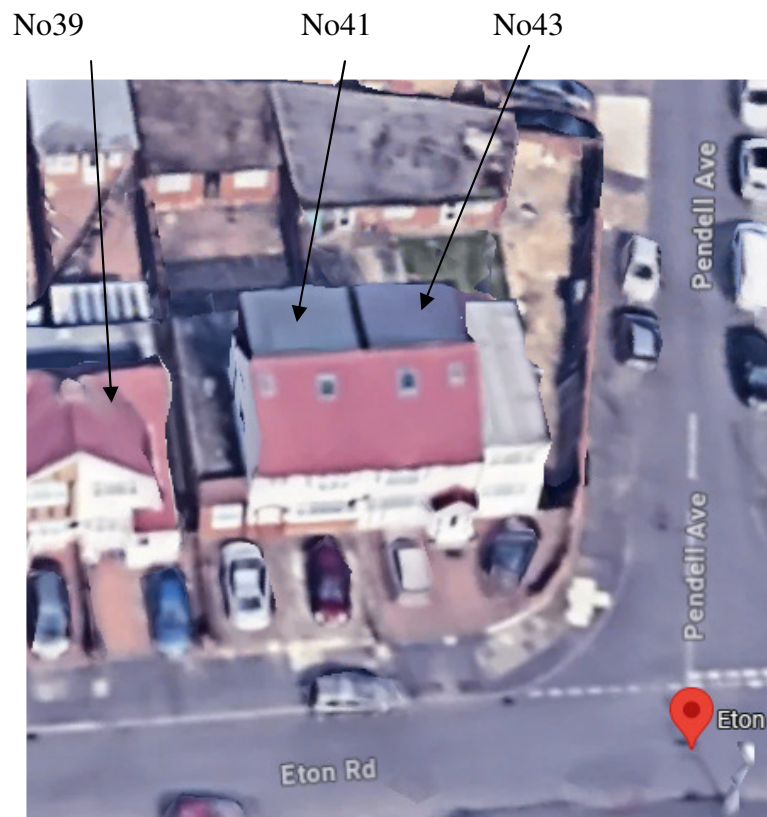


**TOWN AND COUNTRY PLANNING ACT 2020
(AS AMENDED)**

Design and Access Statement

**To support a planning application for
Part First Floor Rear extension at**

**41 Eton Road,
Hayes,
Middlesex,
UB3 5HR**



AERIAL VIEW FROM Eton ROAD



REAR AERIAL VIEW

Introduction

This application relates to part first floor side and part rear extension, at 41 Eton Road, Hayes, UB3 5HR. 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.

Layout

The site, 41 Eton Road is located within a residential area, the residential properties consisting of semi-detached properties. The property is located on Eton Road and with easy access to public transport and road links. The property benefits with open space park to the front.

The properties along Eton Road and adjoining streets are on large plots. All the properties on the street are of standard brick construction and tiled pitched roof.

A number of properties have been extended, with substantial double storey side and rear extensions, including the neighbouring properties.

Scale and Sitting

The Property is semi-detached house, with a large front and rear garden and the ground fairly level from the back garden towards the front garden. The property benefits with single storey side, rear and loft extensions.

The property is North facing with access off Eton Road to the front garden. The property is divided by wooden panel fencing and brick wall fencing to the neighbouring properties.

Appearance

The property known as 41 Eton Road and adjoining properties are all of a standard brick construction and pitched tiled roof, with own drives and ample parking space to the front garden. They vary in external appearance from rendering to brick facing.

The existing external walls are solid 225mm thick brick face walls and the roofing tiles are plain Redland tiles on rafters.

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

- A new extension is proposed on the land at 41 Eton Road
- The extended property will provide private bedroom.
- The ground floor of the property will remain the same.
- The new extended house will have tiled roof and facing brick walls all to match existing.
- 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.

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%.

Air Leaks

- The Building Regulations set a minimum standard for air permeability of 10 m³ of air per hour per m² of envelope area, at 50Pa. Air tightness standards at this site will be constructed to the 'Accredited Construction Details' as compiled by Department of Communities and Local Government (DCLG). These will average a 50% improvement over Building Regulations and will achieve a permeability of 5.0 m³/hr/m².

Access

The proposed house access will remain the same and from Eton Road to the front.

There are bus stops within outside the property, with buses going to adjoining towns.

Pedestrian

The main pedestrian access will be via Eton Road.

Landscaping

The landscaped front garden will be retained as existing and the rear will be laid in lawn with edge plantation.

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