



Design and Access Statement

46 Willow Grove, HA4 6DF

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Background & Planning History

There have been previous planning applications for this site which included 2 different types of loft conversions and dormer styles.

We have reviewed all submitted applications and identified key changes this scheme needs in order to comply with current planning policies as well as precedents and neighbour's approved applications. We have followed the planning officer guidance in previous reports hence we aim to satisfy and negate all concerns raised.

The Proposal

The current proposal is for a single-story ground floor rear extension of similar height and depth as per the existing one, in addition to a hip to gable loft conversion with a central rear facing dormer and 3 front facing roof lights.

Erection of a small porch which shall not exceed the depth of the existing Bay windows.

Site Context

The site is a detached bungalow with a single storey enclosed garage on one side and a gate leading to a sloped pathway to the back garden on the other.

The property resides between similar type and size of bungalows couple of which have undergone the same type of extensions as per this proposal.

The area to the front of the property is consistent of hardscape and planters with space to park 2 vehicles.

Design Statement

The design of the extensions is sympathetic and proportionate to the existing property.

As viewed from the back garden the ground floor extension and dormer reside at the back of the property with minimal impact to the street scene.

The hip to gable conversion as well as the 3 roof lights as seen from the street are of minimal impact to the street scene, it doesn't have a dominant character and does not alter the overall appearance of the house, the design also mimics the 2 immediate neighbours at numbers 48 & 50 as well as neighbour number 40 further up the road hence making it in line with the street character and local context.

The roof height of the proposed hip to gable conversion is of the same height of the existing building and it follows the same height as the neighbouring properties as well therefore not impacting the current street hierarchy. The proposed roof material shall be clay tiles with colour matching the existing hence in keeping with the street character.

The single-story rear extension is of the exact depth as per the existing kitchen extension hence not affecting the daylight or amenity of any residents. The existing conservatory will be replaced by this extension, we are proposing a full width rear extension which enhances the back elevation as well as making it in line with the 2 neighbouring properties numbers 48 & 50. This design upgrades the quality of the house by replacing the different and mixed types of rear extensions currently existing.

Furthermore, the proposed rear extension will follow the same height as per the existing kitchen extension whilst being lower than the current conservatory roof.

The material proposed for all the house walls including the dormer and ground floor extension is white render hence unifying the whole property rather than current mix of materials shown in the site photos. Again this enhances the quality of this building design from what currently exists, in addition making it the same as the immediate neighbour number 48.

The proposed dormer has been set in from either side and does not measure more than two thirds the width of the house, it has also been set back from the original rear façade and the ridge line by 100mm in both cases. Both immediate neighbours have followed the same principle and one has acquired a planning approval retrospectively (50).

The porch design is subordinate in scale and designed to respect the character and features of the original building; it has been set to be in line with the existing bay windows hence shall form no impact to the roof size or shape. The glazed approach provides a similar design ethos to neighbouring properties such as numbers 48, 44, 42 and 43 hence following the street porch features and character.

The chimney in this design has been removed on both floors as it is structurally unstable which lead to rain water leak demonstrated in document number '46WG- A501 - PHOTO SURVEY'. Due to the safety of the residents we are proposing to remove it and make good, this proposal will be in line with several other properties in the street like 44, 48, 50, 52 and 53.

In order to the enhance the quality of the building, the existing walls will benefit of additional external insulation of approximately 60-100mm. This will provide a more sustainable and energy efficient house by reducing the current energy cost / use and heat loss. The existing wall insulation is of poor and deteriorating quality which is having a negative impact on the residing family and their grandchild. This proposal will not only extend the life span of this property making it in line with the latest 2022 building regulations, but it will have no impact on the external appearance (white render) of the building and street view.

Access Statement

The proposed site is accessed from the front door via the newly proposed entrance porch and the back garden is accessed via the sloping path at the right side of the property.

The loft / first floor is accessed internally via a building control compliant staircase.