

30 September 2024

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DESIGN AND ACCESS STATEMENT

Design Statement

Address: 24 The Dingle, Hillingdon, London UB10 0DH

Proposals: Proposed Gym

The existing property is mid-terraced two-bedroom family dwelling. The existing building is a two-storey solid brick/block built with facing brickwork finished to the front & rear of the property, plastic gutters and down pipes with timber soffits and fascia.

The pitched roof of the main existing house is covered with dark brown concrete plain roof tiles and half round ridge tiles.

The existing shed/store is a timber frame construction with horizontal timber cladding finished, with a pitched roof and black bitumen roofing sheet. Most of these garages/stores of neighbouring properties have been converted into gym or outbuilding with a flat or a pitch roof.

It is proposed to demolish the existing shed/store and construct a solid brick/block construction with a pitch roof, with the same use class gym/store within the boundary of the residential garden including, facing brickwork finished external wall, three Velux Rooflights, double-glazed high-level window to shower room, double glazed sliding/folding doors to front of the proposed gym/store building. The new sliding/folding doors and windows will be white UPVC and to comply with current Building Regulation Requirements.

The proposed gym/store to the rear garden of the property will line up with existing outbuildings to adjoining property no. 20 The Dingle, and to comply with a Full Householder Planning Rules and Conditions.

The proposed gym/store with a pitch roof to the rear garden of the property will provide a good size gym/store with access from the rear garden of the property. It will also provide a good safety and security for the existing main house.

New Velux Rooflights, Sliding/Folding Doors to front of the gym/store and high-level window to the side of the property will provide sufficient natural day light and ventilation to the new gym/store area and to meet current Building Regulations Requirements.

The proposed pitch roof will be covered with dark brown concrete plain roof tiles and half round ridge tiles to match existing main roof and to comply with the current Building Regulations requirements.

All new external walls will be facing brickwork finished to match existing property.

The design of the proposed gym/store will not have any effect to the existing amenity space for two-bedroom dwelling house which is over 40m2.

Lighting

The external lighting will be sensor-controlled energy efficient.

The internal lighting will be energy efficient switched lighting, Part P compliant.

Access Statement

On the ground floor level, the main access to the front of the property will be remained as existing and access ramps will be provided if required.

The new entrance door to gym/store building will be enough wide in order to facilitate access for a wheelchair users. Light switches and ironmongery are of the type and height to suit disabled users to meet current Building Regulations Requirements and Lifetime Home Standards.

Parking

Existing parking area will remain.