

### **Design and Access Statement**

Site Address: 2 The Glen, Eastcote, Pinner, HA5 2RX. Accommodation: Existing building is a single domestic residence; Semi-detached property.

Location: Eastcote Park Conservation Area. Access:

The front access to and from the property will remain as existing. Description of Works:

The proposal is to demolish the side garage, Bedroom, shower room, hall and construct a new double storey side extension, single storey rear extension, loft room and internal alterations. Re-roofing with new tiles to match existing. Double Storey Side Extension. The proposed double storey side extension will be set back by 1000 mm from the face of the existing front wall at both levels and will be set back by 300 mm from the face of the rear existing wall.

Eaves will match the existing level and roof will be lower than the existing ridge line. The width of the extension not to exceed half the width of the existing property. Single storey rear extension. The single storey rear extension to have a depth of 3600 mm and set back by 300mm in line with the proposed double storey side extension.

The extension is also set away by 250 mm from the shared plot boundary between No 1 and 2 The Glen. The extension finished floor level will be lower than the existing floor finish to the main house and have a dummy pitch roof to gain extra head room required. The Height of the dummy roof not to exceed 3400 mm from the original ground level. Loft Room. A new stairs above existing will lead to the loft room. (There will be limited access only)

A new small dormer will be constructed to the rear of the property and conservation type roof lights will be used as per drawings submitted. Materials: All materials to be used in the external works to match those in the construction of the exterior of the existing house.