

4 November 2021



ARCHITECTURE

INTERIOR DESIGN

ai BDA

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DESIGN AND ACCESS STATEMENT

Design Statement

Address: 6 Silverdale Gardens, Hayes, London UB3 3LN

Proposals: Single storey side extension with a flat roof, installation of new windows to front, side and rear elevations of the property and internal alteration on the ground level to provide a good quality of living to the existing three bedroom semi-detached family house.

The existing property is a semi-detached three bedroom family dwelling. The existing building is a two storey solid brick/block built with render finished to the front, rear and side of the property, plastic gutters and down pipes with timber soffits and fascia.

The existing hip end roof is covered with light brown concrete pan tiles and half round ridge tiles.

It is proposed to extend the living area to the side of the property under the full planning rules and conditions.

The proposed single storey side extension with a flat roof will provide a good size kitchen/dining, separate toilet, shower room and a good size utility on the ground floor level, for 3 bedroom semi-detached family house.

The existing window and French Doors with side lights to the rear of the proposed single storey side extension will provide a natural day light to

new kitchen/dining area and to meet current Building Regulations requirements and Lifetime Home Standards.

The existing staircase from ground floor to first floor will be remained.

The existing pitched roof is light brown concrete pan tiles and to be upgraded. All to comply with the current Building Regulations requirements.

The materials proposed are to match the materials of the existing house in order to have minimum impact on the neighbouring detached houses.

Access Statement

The ground floor access will remain as it is and access ramps will be provided if required.

All new habitable rooms and toilet have wide doors in order to facilitate wheelchair access.

The existing staircase from ground floor to the first floor is sufficient to support a chairlift. Light switches and ironmongery will be of the type and height to suit disabled users to meet current Building Regulations requirements and Lifetime Home Standards.

Parking

Existing parking arrangements will remain.