



ARCHITECTURE

INTERIOR DESIGN

ai BDA

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DESIGN AND ACCESS STATEMENT

Design Statement

Address: 4 Saint Mary's Walk, Hayes, Middlesex, London UB3 2JS

Proposals: Enlargement of existing loft conversion with a new rear dormer with flat roof, replacing the hip end roof with a gable end, the two existing roof lights to the front main roof slope of the property and the existing internal staircase from first floor landing to the existing loft area to be retained.

The existing property is end of terraced three bedroom family dwelling. The existing building is a two storey solid brick/block built with white painted render finished to the front, rear and side of the property, plastic gutters and down pipes with timber soffits and fascias.

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

It is proposed to enlarge existing bedroom in the loft area of the property by replacing a hip end roof with a gable end, a new dormer with a flat roof is proposed at the rear, and the two existing pitched roof lights to the front main roof slope of the property to be retained to provide natural day light to the new bedroom in the loft area and to meet current Building Regulations requirements and Lifetime Home Standards.

Enlargement of existing loft conversion will provide a suitable size bedroom including en-suite shower room and storage spaces. The proposed rear dormer will be clad with dark brown concrete tiles

hanging to match the existing main roof tiles. The new flat roof to the rear dormer will be covered with 3 layers of asphalt with solar reflective paint and to comply with the current Building Regulations requirements.

All new dormer windows will match the existing style and will meet the current energy efficient 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. At the first floor level there is an existing bathroom with WC, this will also remain.

The existing staircase from first floor to loft area will be remained.

The proposed bedroom including en-suite shower room to the loft area will have wide doors in order to facilitate wheelchair access.

The existing staircase from ground floor to the first floor and from first floor to the loft will be sufficient to support a chairlift. 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 arrangements will remain.