

Design and Access Statement

Introduction

This statement supports the application for a proposed side extension at 71 Seaford Close, HA4 7HN. The proposal has been carefully designed to provide additional living accommodation while maintaining the character and appearance of the existing dwelling and respecting the surrounding residential area.

Site Context and Design Approach

The property is located within a residential area characterised by detached and semi-detached dwellings with a variety of extensions. The proposed side extension has been designed to integrate with the existing dwelling, ensuring that the scale, proportions and materials remain complimentary to the original building.

The design has been informed by similar development within the surrounding area, particularly the approved and constructed extension at 34 Chichester Avenue, HA4 7EH, which incorporates a comparable roof design. This demonstrates that the proposed form of development is consistent with the character within the local area.

Design

The proposed side extension has been designed to complement the existing dwelling through the use of matching external materials, roof form and detailing. The front elevation has been designed to retain the appearance of the original property and to ensure that the extension remains in keeping with neighbouring.

The roof design reflects that of similar extensions within the area, providing a balanced and proportionate addition that integrates naturally with the existing house. The extension has been designed to appear as a subordinate addition rather than dominating the original building.

Appearance and Impact on the Street Scene

The proposed extension preserves the character of Seaford Close by maintaining appropriate building lines, proportions and architectural detailing.

By using materials and a roof tiles form that match the existing property, the extension will read as a natural continuation of the dwelling and will not appear visually intrusive.

Roof tiles: Dark grey cement tiles

Façade: Red brick and white render

Window: White uPVC

Residential Amenity

The proposed extension has been designed with consideration for neighbouring properties. Its scale and positioning ensure that there will be no unacceptable loss of daylight, sunlight or outlook to adjoining occupiers. The proposal has also been arranged to avoid any significant overlooking or loss of privacy.

Access

The proposed development does not alter the existing access arrangements to the property. Pedestrian and vehicle access will remain unchanged, and the extension will not affect accessibility to or from the site.

Conclusion

The proposed side extension provides a high quality addition to the existing dwelling, delivering additional accommodation while respecting the character of the original building and the surrounding residential area. The design has been informed by similar development nearby, including the extension at 34 Chichester Avenue HA4 7EH, and has been carefully detailed to ensure that the front elevation remains in keeping with the existing property and the wider street scene.

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