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For and on behalf of Towers Associates

Design statement

Project no. 3198

Address: **16, Frays Avenue West Drayton, Middlesex, UB7 7AF**

Refers to previous full planning & outline planning Ref.:

53156/ APP/2019/3166 dated 25/09/19,

53156/APP/2019/ 1392 dated 25th April /19 and

53156/ App/ 2018/207 dated 14th March 2018

To improvement of Landscape, street scene and the pedestrian experience.

This proposal complies with the above mentioned references and feedback for the garden city site in London Borough of Hillingdon, with the curtesy of the meeting with Planner Ms. Nichola Taplin and email communication feedback with the senior conservation officer Ms. Alisha Lad.

Elevation facing the Lawn Avenue, we have reduced the number of dormers and lowered the skylight flush with roof line. The other feedback document had recommended adapting a similar appearance to No. 18 Frays Avenue, this we have undertaken for this site.

The proposal has improved harmony with the adjacent buildings, improving daylight and reducing shadow, between gaps of the buildings in the outdoor environment that the cottage chalet roof, 4 metres high at eaves level. The existing dwelling has eaves at 4.3 metres high.

- 14 Frays Avenue has now a 2.5 Metre clear gap to the boundary of 16, Frays Avenue at ground and first floor levels, (The council had asked for 2.3 metres)
- There is a 45 degree clear sight line from the rear window of No. 14 at first floor level.
- There is more than 25 Metres from the rear to the house behind.
- To the boundary on Lawn Avenue we have maintained a 3 M gap. And a 7.1 metres gap to the front boundary of Frays Avenue,

The land area is 912 sq. M. The Proposed Ground floor area is 180 sq. M, and the first floor is 152.5 Sq. M giving a Total of 332.5 sq. M (3578 sq. Ft.)

The Concept

The proposed plan is to construct a family five bedrooms house.

The proposed is for a two storey detached house with: kitchen, dining, lounge, living room, with ample front and rear garden space for recreation. There is 1 car parking space to the front and another two car parking spaces to the rear in a detached garage accessed from Lawn Avenue.

Floor area layout arrangement. Following the client agreement the new stair has been changed to the centre of the house.

The ground floor includes: Entrance hall, TV lounge, Kitchen Dining and seating area, the Kitchen has a fixed Sun pipe on the roof for added daylight. A separate Formal Dining & Living area with access to the rear garden. A ground floor bedroom for a mobility impaired family member with an En-suite shower room, together with a separate visitor's toilet.

The first floor: Has 4 no. bedrooms with En-suite, a study room.

A central openable skylight controlled by electrical switch, for ventilation. Various sloped roof lights are provided for bathroom and Master bedroom on the south facing elevation, following the Conservation officer recommendation.

The wall and roof materials will be match the adjacent building.

External circulation space.

The rear garden has the garage with attached cycle store. Access from the garden and Lawn Avenue. The side entrance has clear visibility splays for safety.

This keeps Frays Avenue clear of clutter with a open view of garden and more planting area. The front entrance with, one car park space. Usable for mobility impaired persons. The bin collection /storage area is located near the highway for easy use. A smooth paved walkway is provided for wheel chair and pedestrian use. Connecting to the canopy area and providing level access from Frays Avenue. The canopy with glass blocks on both sides for weather protection.

By Rachel G B Ooi.