

## Design, Planning, and Access Statement

**Proposal:** Erection of a single-storey annex in the rear garden of 42 Central Avenue, Hayes, Middlesex, UB3 2BY, to provide additional living space for the family associated with the main residence.

**Applicant:** Mr. Dhesi

**Address of Development:** 42 Central Avenue, Hayes, Middlesex, UB3 2BY

## Introduction

This statement is submitted in support of a householder planning application for a garden annex at 42 Central Avenue. The annex will provide additional living space as ancillary accommodation for family members, allowing them to live close by while maintaining a degree of independence. The proposed annex is designed to blend with the existing residential character of the area and has been carefully considered to minimise any impact on surrounding properties.

## Location

The property at 42 Central Avenue is in a suburban residential area within Hayes, Middlesex, primarily comprising single-family homes with private gardens. The annex will be located in the rear garden, ensuring minimal visibility from the main road and preserving the established character of the street scene.

## Design

The design incorporates the following elements to provide a high-quality, sustainable, and minimally invasive structure:

**Construction:** The annex will be constructed using Structural Insulated Panels (SIPs) for their high insulation, energy efficiency, and minimal carbon footprint. The SIPs are crafted with FSC-certified timber and enhanced insulation, manufactured off-site to reduce on-site construction time and disruption.

**Cladding:** Timber cladding will cover the exterior, giving the building a natural and aesthetic appeal that integrates well with the garden environment and enhances the property's overall visual appeal.

**Roofing:** An EPDM single-ply membrane roof with a low profile has been selected to maintain a low height and minimise visual impact on neighbouring properties.

**Glazing:** Anthracite grey UPVC windows and doors will provide a modern look, complementing the natural timber cladding and ensuring durability with minimal maintenance.

**Footprint Consolidation:** To accommodate the new structure, an existing outbuilding will be removed. This ensures that the footprint of development consolidates existing structures rather than expanding the built area within the site.

The annex will occupy a footprint that respects the garden space, allowing for sufficient outdoor areas and maintaining a sense of openness.

## Use

The annex will serve as ancillary accommodation, fully integrated with the main dwelling. Residents of the annex will still access the main house for certain facilities, reinforcing its ancillary nature. All services for the annex, including water, electricity, and waste management, will be supplied from the main dwelling. This ensures that the annex functions as a connected part of the property rather than

a separate unit. The annex will include a small kitchenette, living and sleeping areas, and an accessible WC, providing a practical and flexible solution for the family's evolving needs.

## Access

Access to the annex will be through the established garden pathway, with no alterations to existing access points or impact on highway use. Parking will remain at the front of the property, where the current spaces are sufficient to meet the household's needs.

## Water Management

The roof will feature guttering and rainwater pipes, collecting runoff into a water butt before discharge into a soakaway system within the site. This arrangement aligns with sustainable water management practices and minimises additional load on site drainage.

## Conclusion

This statement outlines the purpose and design considerations behind this application. The proposed annex is a sensitive, sustainable addition to the property that will meet the needs of the occupants and enhance the property's functionality. Modest in scale but high in quality, it consolidates the footprint of existing buildings while providing valuable ancillary accommodation for the family. The annex maintains the established character of the area and integrates seamlessly with the main dwelling, ensuring its role as an integral part of the property.

**Statement prepared by Future Rooms, 2025**