

Design & Access Statement

PROPOSAL – Demolition of Existing Conservatory
And proposed Single Storey Rear Orangery
Extension.



Address: 34 Farmlands, Northwood Hills, HA5 2LW



This Design and Access Statement supports a householder planning application for an Erection of a rear storey rear orangery. The properties along they Farmlands are semi-detached these properties are fairly sizeable they all have a similar appearance. This property is a single dwelling house. All the properties in the area are residential.

Location

This property is located in a residential area, at 34 Farmlands, Northwood Hills HA5 2LW.

There are many public transport services within the area including trains, buses and over ground services. The surrounding properties are all similar. Many of the properties have been similarly extended. This property does not fall within a Conservation Area. There is no loss to greenery with the proposed proposal.

Use

The Orangery extension has been carefully designed, it firstly replaces the outdated conservatory, the extension is to modernize and allow further light into the property.

Impact

The impact of the extension is towards the rear of the property this would not harm the neighbouring properties nor would it block any natural light.

The materials proposed are of traditional nature (brickwork) and light weight roof and glazing to meet orangery characteristics which will ensure longevity of the building. High Values of insulation required under Building Regulations; the new window would be in keeping with rest of the property this will ensure energy saving. Light weight roof tiles which are plastic will be used these would match the colour of the existing roof.

Access

All access would be through Farmlands.

The proposed works do not interfere with the access route to the other properties on the road. There is no change to vehicle and pedestrian access to the main house.

Assessment

All materials to be matched existing dwelling. Sustainability and sustainable construction so existing materials removed during any demolition can be reused where possible. The extensions will improve the quality of the dwelling, through the provision of a more spacious dwelling house. The choice of materials carefully considers the existing building and surrounding areas. The external walls which are finished in matching brickwork.

Conclusion

The proposal is seen to be a reasonable develop of this type of scale and location.

The extension has been designed to maintain the architectural aspect of the existing property and fit into the character of the surrounding properties. All refuse area and cycle would be the same as existing. The proposal complies with Lambeth SPD and Local Plan there is no harsh impact to the surrounding properties or street scene. It does not fund further loss of light.

It has been designed to be sympathetic to the immediate neighboring property with the building line and key dimensions respectful of its context. The extension provides the more delightful accommodations to the London Borough of Hillingdon.