

Design & Access Statement

For LDC Application for single storey side extension

Proposal:

Erection of single storey side extension

Site address: 114 St Mary's Road, Harefield, Uxbridge UB9 6AF

Applicant: Mr & Mrs Farina

Drawings and Design & Access Statement prepared by:
Office for Architectural Culture Ltd
268 Bath Road, Slough, SL1 4DX

09.02.2022

Summary of proposed work

This Design and Access Statement for Application for LDC relates to a proposed Erection of single storey side extension at the 2-storey semi-detached dwellinghouse at 114 St Mary's Road, Harefield, Uxbridge UB9 6AF.

Site and Contextual description:

The dwellinghouse at 114 St Mary's Road, Harefield, Uxbridge UB9 6AF is a 2-storey semi-detached dwelling house on St Mary's Road. The original building was a 2-storey dwelling house.

The site is within the developed residential area.

The site is neither within a conservation area nor in the Green Belt. The building on the site is not listed.

Description of proposed development:

Single storey side extension:

In this application the proposed single storey side extension to the flank wall of the existing 2-storey dwelling house has been designed to meet the requirements for **standard PD single storey side extension**.

The proposed side extension is to accommodate a WC and a shower for the occupants' easy access.

Its dimensions are: 3.53m deep, 2.55m wide (front) and 1.75m (rear), approximately 0.655m from the boundary with no.116 St Mary's Road.

The proposed extension's greatest height of eaves is 2.66 metres from the existing external ground level due to the proposed extension's distance from the boundary, with the roof highest level at 3.695m from the existing external ground level.

A roof light in the rear plane of pitched roof is proposed and a window facing the east is proposed to introduce natural light into the extension and for ventilation.

The external finish of the extension walls is to be brickwork to match the existing brickwork. The new roof tiles are to match the existing roof tiles of the main house.

Overall:

The proposed extension has been carefully designed in an appropriate manner relative to the existing house, adjoining properties and the neighbourhood as a whole. The proposed extension and the roof's elevations, widths, lengths, height and bulk have been strictly designed to sympathetically form a harmonic relationship with the existing house, adjoining properties and other adjoining and nearby properties architecturally.

The proposal has been carefully designed to result in no substantial adverse impacts on adjoining properties in aspects as follows:

- Visually and architecturally
- Outlook from adjoining properties in terms of the proposed extension's size, height and bulk
- Keeping the existing architectural characters and appearance of the building
- Concerns over the height, scale and bulk of the proposal
- Privacy / over-looking to/from neighbours
- Sunlight and daylight
- Over-development of the site

The purpose of the proposed extensions is to Improve:

- quality of wellbeing of the occupants (the property owner who is the applicant);

- quality of the internal space, natural light and ventilation;
- the building's thermal and energy performance, and internal space comfortability;
- quality of the house architecturally.

Access

The proposal will not have any implication on the vehicular or pedestrian access to/from the property to/from the public road.

The proposal will not cause any changes to the existing parking arrangement and will not cause any impact to the local parking provision.

The proposed extension will result in no change or impact to the access from/to the public road/realm or the public access for the pedestrian / vehicular members of the general public.