

104 Apple Tree Avenue, Hillingdon, UB8 3PU
Design and Access Statement

Design access statement for a single storey rear extension.

Introduction

This design and access statement describes the current state of the property single dwelling and the proposal of improvement to high suitable standard in accordance to Hillingdon Council's regulations.

Assessment

The property is located in the London Borough of Hillingdon Council.
Existing semi- detached dwelling house fronting along Apple Tree Avenue.

Evaluation

Single storey rear extension.

Other properties on the road also have similar large extensions allowing families to enjoy their homes. Including

- First floor side extension,
- Loft conversion
- Double storey rear dormer and two velux windows on the front slope
- 5 metre rear extensions at 100 and 98

The circulation area around the house and road shall be maintained.

Proposal

Considering the size and setting of the neighbouring properties and the national guidelines. The main objective of the proposal is to make efficient use of the existing and proposed accommodation. The proposed works entail complete refurbishment of the lower house meeting the current building control requirements, including good standards of living and insulations.

The Proposal will not have any adverse impact on the amenities of the neighbouring properties.

Surroundings

The property is in residential area, where the neighbouring properties along the road have similar rear, side, double story extensions granted over the years. The neighbouring property 102 have just been giving permission for a double storey side and single storey rear extension, also allowing to convert into a separate unit.

- The current property at 100 and 98 have 5 metres rear extension
- Property 100 has 5metres rear and double story and single side extension
- Both neighbours at 102 and 106 have rear extension

[50899/APP/2017/283](#) - 120 APPLE TREE AVENUE HILLINGDON - Part two storey, part single storey side/rear extension

[11111/APP/2017/3633](#) - 108 APPLE TREE AVENUE HILLINGDON - Part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include a rear dormer and 2 front roof lights

[18099/APP/2017/1961](#) - 102 APPLE TREE AVENUE HILLINGDON - Two storey, 1-bed, end-of-terrace dwelling with associated parking and amenity space, involving installation of vehicular crossover to front.

[45806/APP/2017/4433](#) - 100 APPLE TREE AVE, HILLINGDON - Part two storey, part single storey side/ **5 metre** rear extension and conversion of roof space to habitable use to include a rear dormer, 1 side roof light and 2 front roof lights

Sustainability

The materials proposed are of a traditional nature which will ensure longevity of the building. High values of insulation required to meet the current building regulations will ensure energy savings and installation of condensing boilers.

Conclusion

This proposal provides the opportunity for upgrading and modernizing the existing and dated residential accommodation. This application is suitable for this type of development in line with other neighbouring properties who have already carried out similar extensions. There will be no loss of light and overlooking the neighbours. The proposal seeks to enhance the general environment within the local area and providing modern and comfortable living accommodation.

We see this application to be suitable for this type of development within the Borough of Hillingdon and we look forward to working with you.

Map – Showing the large extensions on Apple Tree Avenue