

Tecon Ltd

1 Strone Way, Hayes, UB4 9RU

Design and Access Statement

This design and access statement provide further information to support a planning application. Design Access statement for Erection of single storey ground floor rear extension.

Introduction

This site is located at 1 Strone Way Hayes UB4 9RU.

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.

Use

This single dwelling property has been recently extension with a loft conversion. There is a detached garage on the side and the rear garden is a good size.

Assessment

The application site 1 Strone Way is located within the residential area. Many other properties have done similar extensions, including the neighbouring property.

Access

All access would be through Strone Way. The proposed works do not interfere with the access route to the other properties on the road.

Impact

There will be no impact to the street scene or the neighbouring properties. Our proposal will be keeping in character with the street. There are other properties along the street who have extended similarly.

The extension will not harm the light of the neighbouring properties, the neighbouring properties are away at a distance.

Materials

The materials proposed are of traditional nature which will ensure longevity of the building. High values of insulation required under the Building Regulations, installation of new condensing boilers and replacement of uPVC double glazed windows throughout will ensure energy saving. Currently the house is rendered and painted, the proposal would also be the same as the existing.

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.

We see this application to be suitable for this type of development within the London Borough of Hillingdon.