

44 Dene Road, Northwood, HA6 2DA

Design and Access Statement

1.0 Location And Description of the Property

The property is situated off a private road in a residential estate location with nearest shopping and transport facilities. The property is at the junction of Dene Road and Wildwood (Road).

The House is a detached house with attached double garage to the left hand side of the property. The property benefits from garden to the front and rear with provision for off street parking to the front of the house.

The house is elevated and slopes down side and front towards Dene Road and Wildwood.

2.0 Accommodation

The property is a two storey detached house with single storey attached double garage.

Two storey gable projection above the main entrance door to the front of the house.

The entrance hall leads to reception room, dining and TV. And kitchen.

First Floor accommodation consists of four bed rooms with two bathrooms.

3.00 Appearance

The existing structure has brick facing cavity walls, Upvc/aluminium double glazed windows

And doors dated and require to be replaced with new double glazed windows to comply with

The current Building Regulation's standard

The gable roof and space below window seal line has Upvc t & g. Planks. Roofs are covered

With concrete roof tiles.

4.00 Design

We are proposing to extend the property with rear single storey extension to accommodate

New kitchen layout enlarged dining and T. V room and 2nd reception in open planned area.

The first floor extension over garage is for the purpose of 5th bed room with en-suite bathroom.

Both the extensions will be covered with new concrete roof tiles including insulation to the new roofs as well as exiting roof voids.

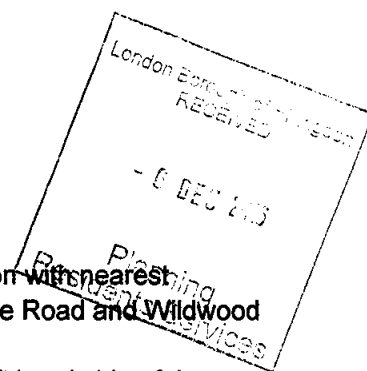
The care has been taken to ensure that the new extensions will not be overpowering or disturbing the street scene, (applicable to extension over the garage). The frontage of the property has been screened off from the tall matured trees. Space around forecourts trees/shrubs giving character of village scene, and make an important contribution to street side greenness and leafy, suburban character.

Hip Roofs have been indicated over the new extension as suggested by the Planning Officer's view for new extension at first floor.

The pattern of brick work and windows will be a part of the design aspect of new extension.

Please note the following points which were taken in to account, whilst developing of the design of extension:

- 1) Overall energy efficiency
- 2) Economics
- 3) Space around the building and privacy relationships between the house and neighbouring properties
- 4) Building style



- 5) Materials and colour
- 6) Entrances and new porch
- 7) Harmony
- 8) Reflection
- 9) Separation
- 10) Proportion and scale of entire areas.

It should also be noted that the area of extensions would be 68.5 sq.m.

5.00 Sufficient grass area outside is available for children's play area.

Waste disposal will be as existing facilities on the site.

6.00 We trust that the above statement will be useful to consider our House holder application for the planning approval.

7.00 Documents enclosed:

Please refer to the covering letter with all documents enclosed.

Car parking is indicate on site plan.

Prepared by

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