



## Design and Access Statement

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## Background & Planning History

The original house comprises of 3 stories and had a planning permission granted in 2016 for a conservatory to the rear of the house (Retrospective application).

## The Proposal

The current proposal is for a ground floor single story 6M extension to replace the existing conservatory. We have maintained a 2670mm bottom of eaves height to match the neighbours extension which is currently under construction. The flat roof height shall be 2974mm to match the existing. There are 3 roof lights being proposed to bring in more light to the proposed extension. The rear elevation will benefit from a glazed bi-folding door that will match all existing glazing, this door will replace the current conservatory double doors.

The reason for this ground floor extension is to have a bedroom and walk in shower room for the client's elderly parent who finds it difficult to walk up the stairs lately due to old age.

## Site Context

As viewed from the front, the adjacent houses are of similar style and no changes are being proposed to the front elevation. The rear extension size matches several neighbouring properties like number 24 ( planning application approved on 07-01-2020). The site benefits from a large 105 square meter rear garden which is unchanged as the proposed extension will simply replace the existing conservatory. As it currently stands there is 1.25M measured from the proposed extension to the outbuilding at the end of the garden.

## Design Statement

The proposed ground floor extensions will follow the same architectural language and materials of the existing house, all the proposed glazing will also match the existing.

## Access Statement

The property has the benefit of level access from the street, the proposed rear extension is on the same level as the ground floor.