ARCHITECTURE
INTERIOR DESIGN

ai BDA

Wimborne House
4 – 6 Pump Lane
Hayes, Middlesex,
London UB3 3NB

Tel: +44 (0) 20 8561 2400
Email: rahimasil@aibda.co.uk
Website: www.aibda.co.uk

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DESIGN AND ACCESS STATEMENT

Design Statement

Address: 181 Grosvenor Crescent, Hillingdon, London UB10 9EY

Proposals: Loft conversion with a new rear dormer with flat roof, installation of a new roof light to the front main roof slope of the property and internal alteration on the first floor landing to provide an access to the proposed loft area.

The existing property is a mid-terraced three bedroom family dwelling. The existing building is a two storey solid brick/block built with white painted sto render finish to the front and rear of the property, plastic gutters and down pipes with timber soffits and fascias.

The main roof slope is covered with light brown concrete pan tiles and half round ridge tiles.

It is proposed to extend the living area into the existing loft space of the property by installing a new timber stair from the first floor landing into the new loft space area. Installation of a new rear dormer with a flat roof is proposed at the rear, and a new pitched roof light to the front main roof slope of the property to provide natural day light to the new study in the loft area.

The loft conversion will provide a new study, shower room and storage space. The proposed rear dormer will be clad with light brown concrete tiles hanging to match the existing main roof tiles. The new flat roof to the rear dormer will be covered with 3 layers of asphalt with solar reflective paint.

All new rear dormer windows will match the existing style and will meet the current energy efficient requirements.

The materials proposed are to match the materials of the existing house in order to have minimum impact on the neighbouring terraced houses.

Access Statement

The ground floor access will remain as it is and access ramps will be provided if required. At the first floor level there is an existing bathroom with WC, this will also remain.

Redesign the existing first floor landing, to provide an access to the new loft area.

The new study and shower room to the new loft area will have wide doors in order to facilitate wheelchair access.

The existing staircase from ground floor to the first floor and new staircase from first floor to the loft will be sufficient to support a chairlift. Light switches and ironmongery will be of the type and height to suit disabled users.

Parking

Existing parking arrangements will remain.