

Design and Access Statement

Project 6 Clifford Gardens
Hayes,
UB3 1NX



Introduction

This application relates to part single storey side and rear extension, to provide additional living room space. This Design and Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the proposed plans.

Layout

The site, 6 Clifford Gardens is located within a predominately residential consisting of detached and semi-detached properties.

The properties along Clifford Gardens and adjoining streets are detached and semi-detached properties on large plots. No 6 Clifford Gardens is located on the right side approaching from Wentworth Crescent. All the properties on the street are of standard brick construction and tiled pitched roof.

Many of the properties have been extended with double storey side extensions and single storey side extensions similar to what is applied here.

Scale and Sitting

The Property is a two storey house with a pitched roof, with an average front garden. The property No 6 Clifford Gardens consisting of lounge, diner, kitchen, attached garage on the ground floor, three bedrooms and a bathroom on the first floor.

The property is rectangular plot occupying 213m² and the ground fairly level from the back garden towards the front garden. The existing house occupies 69m² of footprint.

The property is East facing with access off Clifford Gardens to the front garden. The property is divided by wooden panel fencing and hedge fencing to the neighbouring properties. Part of the front garden is used for car parking space with edge plant bed landscaped.

Appearance

The property known as 6 Clifford Gardens and adjoining properties are all of a standard brick construction and pitched tiled roof, with own drives with ample parking space to the front garden. They vary in external appearance from rendering to brick facing. The roofing tiles are plain Redland tiles on rafters.

Design

The proposed renovation has been designed in context of the site, with matching existing materials. The proposed is a part single storey side and rear extension. The new renovated house will provide a more extensive accommodation.

The development has been designed to fit within the existing building boundary lines.

The design takes into account other similar developments both on this road and adjoining roads. The proposal also matches the developments in size, materials and design of similar extensions on this road.

The external materials are designed to match existing materials; walls will cavity walls brick face finish, windows to be double glazed design with white finish and designed to match existing design, all fascia and guttering to match existing.

Access

The main pedestrian and vehicle access to the existing property, No 6 Clifford Gardens will remain as existing and from Clifford Gardens to the front.

Landscaping

The front and rear landscaped garden will remain as existing; the drive also to be retained.