



■ **cwd** architects 

for Mr & Mrs Disbury

Planning, Design & Access Statement

To accompany the planning application

for

Proposed Alterations &
Extension

at

32 Gledwood Gardens

Hayes, UB4 0AU

01 January 2017

Prepared by: James Cauwood
BA (Hons) Dip Arch RIBA

Ref: Ggh_PDA_01/01/17

Contents:

Introduction

Part1 -Design and Planning

- 1.1 Assessment
- 1.2 Proposal
- 1.3 Evaluation
- 1.4 Design:

- Use
- Amount
- Layout
- Scale
- Appearance

Part2-Access Statement

Part3-Conclusion

Part4-Appendix

Part 1:

Design and Planning

1.1 Assessment

The application site comprises a semi-detached post war 2 storey dwelling on the south side of Gledwood Gardens with a well screened garden to the rear of the property.

The existing dwelling is constructed of brick with concrete tiled roof, and is typical of the post war style with rendered bay front window, casement windows and wide overhanging eaves and horizontal emphasis to the elevations. The property is two storeys with single storey side garage extension, set back from the road with generous front and rear gardens. The rear garden is private and bounded by 1.8m boundary fence with established planting, shrubs, and fruit trees to the boundaries. The garden is secluded from public views other than the neighbouring properties. The property is set back from the road frontage with a low brick wall. The property has rear access via the side garage.

The character of the area in the vicinity of the application site is residential of the same era, style and materials most neighbouring properties have subsequently added rear extensions and loft dormers to the roof.

The proposal consists of a single storey kitchen/dining extension with lean-to roof, with the demolition of the poorly constructed side garage.



REAR ELEVATION



FRONT ELEVATION

1.2

Proposal

The proposal is for a new single storey rear extension with lean-to pitched roof, constructed of rendered blockwork and concrete tiled roof. The proposal is constructed from materials to match existing including, render, concrete tiles, and painted softwood windows, the patio doors are to be re-used from the existing rear elevation. The new extension comprises 20m sq in external area, the garage to be demolished comprises 15m sq. The benefit of these proposals will improve the thermal performance and insulation of the existing house, greater utilising the south facing aspect, improve the internal layout, increase light and views to the garden and improve elevational appearance.

1.3

Evaluation

The two key considerations of the design and planning of the proposals are considered to be:

1. Do the proposed alterations and extension respect the form, siting, scale, massing and detail of the host dwelling and the neighbouring buildings?
2. Will the proposed extension cause any loss of amenity to the adjoining properties?

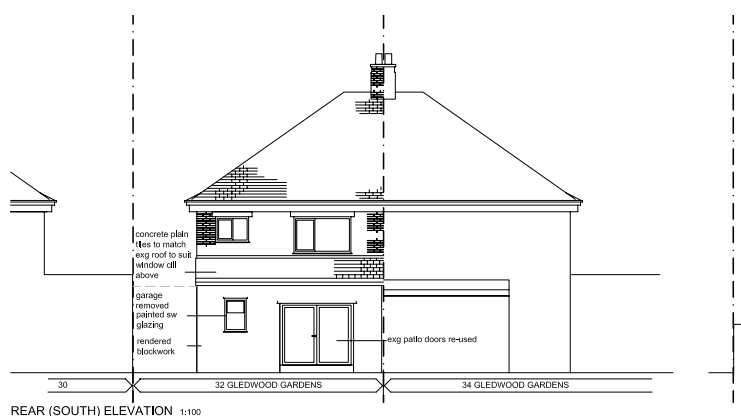
The proposed extension is single storey with a low mono-pitch roof. The proposal does not affect daylight of no. 30 or 34 due to the existing extensions to the neighbouring properties and the small footprint of the proposed extension. The proposed roof form is in keeping with extensions to neighbouring properties and the building line is in keeping with the neighbours. The window detailing is in keeping with the existing.

The proposal is screened by the existing boundary fence and trees and is not viewed publicly. there are no trees affected by the proposals, some shrubs will require removal within the properties boundary.

The proposed construction is a rendered cavity blockwork wall with insulated cavity, the front bay window is rendered and therefore the construction is in keeping with existing materials.

The property is not listed and the proposal has no impact on flood plain, existing boundaries, or wildlife. The proposals require no new service or drainage connections or access.

The proposal creates no negative effect on the outlook of neighbouring properties due to the careful consideration of height, orientation and overall massing relative to the the neighbouring properties.



Proposed elevation

1.4 Design

The proposal is for a an extension constructed of traditional style and materials with a mono pitched roof form in keeping with the surrounding dwellings. The proposals aim is to provide for ground floor kitchen/dining room. The extension will provide patio doors on to the rear garden; with more light and a better view of the garden to the external patio and generous garden beyond. The proposed kitchen and dining area will provide better habitable space. The proposed materials are painted rendered blockwork, painted softwood windows and concrete tile roof in keeping with the existing.

Service connections are to be connected to those existing, surface water to be disposed into existing soakaways. The proposal lies outside the flood zone and, therefore, no flood risk assessment is required in this instance.

Use

The proposed extension and alteration comprises improved habitable space for the existing dwelling including a dining/garden room.

Amount

The proposal comprises 20m² of new gross external area at ground floor.

Scale

The proposal is single storey with shallow pitched roof.

Appearance

The lean-to form is in keeping with its context in form and scale.

Part 2:

Access Statement

The proposal uses the existing access. Level access is proposed to all new thresholds. Access for construction is via the existing side garage to be demolished.

Part 3:

Conclusion

The approach taken to the design of the proposed extension and alterations is in keeping with traditional forms using a lean-to roof form, this is combined with a traditional glazing and render. The new addition is subservient to the host dwelling. The extension is designed in a manner which respects the character of the existing dwelling and the existing scale, massing and materials of the context.

The extension respects the amenity of the adjoining occupiers as they are within the existing building line and conform to the daylight assesment.

The proposal does not affect existing trees or wildlife.

We propose that this is an opportunity to improve the existing buildings performance and efficiency and better suit the occupants needs without detriment to the surrounding buildings and context.