

7 POPLAR PLACE, HAYES UB3 2DS

DESIGN & ACCESS STATEMENT

12/7/22

Layout and Design

The existing house is a three bedroom, 2-storey house with the ground floor containing the kitchen, living room and study.

The proposal is construct a single storey rear and side extension. It will contain a new kitchen/dining area, utility room and work from home space. The kitchen/living dining area is design to be open plan. The new extension will be sympathetic to the existing aesthetic of the property.

The ground floor extension is designed to be sympathetic and of a style that is similar to the existing building.

We have referred to the Hillingdon Design and Accessibility Statement (HDAS) SPD for Residential Extensions. In relation to single storey rear extensions:

Item 3.3 states - *Semi detached/terraced houses on a plot more than 5m wide an extension up to - 3.6m deep is acceptable.*

The existing plot is over 5m wide and the proposed rear extension is 3.6m deep.

Item 3.6 states - *a flat roof single storey extension will be acceptable. These should not exceed 3m in height.*

The single storey rear and side extension utilises a flat roof and do not exceed 3m in height.

Item 3.13 with reference to Garden Space states - *Sufficient garden space should be retained as a consequence of an extension....3 bed houses at least 60 square meters of private usable rear garden space.*

We can confirm that 288m² of usable rear garden space will remain following completion of the extension. Please refer to block plans provided.

The proposed side extension is set back form the principle street elevation of the property in order to remain subordinate to the main house. Due to the existing housing cul-de-sac arrangement the setting back of the side extension from the main building frontage the proposed side extension will not be visible from the street.

Item 4.5 with reference to Width states - *in order to appear subordinate, the width and height of the extension should be considerably less than that of the main house and be between half and two-thirds of the original house width depending on the plot size and character of the area.*

As indicated above the side extension will not be visible from the street. The height of the extension is 3m considerable less than the main house. The length of the main house frontage is approx. 8.07m and the width of the side extension 2.9m which is between half and two-thirds of the original house.

Materials

The existing external wall is made from render painted white. We are proposing that the ground floor extension is constructed in render to match the existing building. The doors and windows will be white to match existing.

Access Statement

Access to the house is via a drive way and main entrance at the front of the property, this will remain unchanged.

There is an existing access to the rear garden at the side of the property. The proposed side extension will be set away from the boundary to enable external access to the garden.



Photograph showing the rear of 7 Poplar Place



Photograph showing the front of 7 Poplar Place