

Design & Access Statement

Site Address: 4 Beacon Close, Uxbridge, UB8 1PX

Date: 16th November 2021

Prepared by: Mr A S Bhamra

Introduction:

This design and access statement has been prepared by AB Structural Designs Ltd for the client's Mr & Mrs Wassan in support of the planning application at the site of No 4 Beacon Close, Uxbridge, UB8 1PX. The proposal is to extend and alter the property by extending with part single part double storey rear and front extension and raising of ridge height.

As part of assessing this application I would like to draw your attention to the approved scheme with similar proposals at No 12 and 14 Beacon close.

Use:

The proposed is of C3 use class and will remain as this. The proposed extensions are proposed to increase the living space at ground and first floor. The ridge height is to be increase to provide adequate storage and accessibility with in the loft.

Amount of Development:

The proposed rear extension is proposed to be extended out at ground floor by 6m and 4.5m at first floor. The proposed front extension is proposed to be extended out 4m at ground floor and 3m at first floor. The existing garages to the left and right of the property are both proposed to be converted into habitable space.

The left hand side garage is proposed to increase the height in order to have the floor and ceiling at the same height has the existing house.

Scale:

The proposed rear extension has been designed with a depth of 6m at ground floor and 4m at first floor. These depths have been designed to fit with the existing property and site in relation to the neighbouring properties at No 2 and No 6. All proposed extension roof lines have been kept below the main ridge at a subordinate height with the main ridge.

The proposed ground floor rear extension projects out around 2.4m from the neighbouring property at No 2 and 3.6m with No 6. According to the design guide this is acceptable and with the acceptable depth of extension in relation to the neighbouring properties. Part of the single storey rear extension immediate to the boundary of No 6 has been lowered to reduce the bulk of the extensions

Along beacons close a number of dwellings have been approved with large extension two examples are No 12 and No 14. These two sites should be taken into consideration when assess this application.

Appearance:

The proposed extension will be constructed with materials that match as close as possible to the existing dwelling.

Amendments over previous applications

The proposal has been amended in the following areas. These amendments have been made to overcome the reasons for refusal on the previous application.

The windows in the first floor rear extension facing the rear garden have been made obscure and only openable above 1.7m. This is to overcome the concerns of overlooking.

Furthermore the ground floor rear extension along the boundary with No6 has been amended to reduce the bulk of the extension visible from No 6.

The first floor front extension has been removed from the drawing.