

Description of existing house

Brief design and access statement to support a Lawful Development Application for the following at the application site:

- Single storey porch extension (south)
- Single storey side extension (east)
- Single storey rear extension (north)
- Part double storey rear extension (north)
- Internal alterations to accommodate the above

The existing house is a **single dwelling**.

The application site has never been extended and is therefore the original footprint.

The site is **not** located within an Area of Conservation, nor are the buildings on site or adjacent to the application site statutory or locally listed.

The site is within the Area of Special Character (West Drayton Garden City).

Existing survey drawings and photosheets are enclosed with the planning application.

Planning

The Permitted Development Rights for Householders, Technical Guidance has been reviewed before undertaking the proposed design and alterations.

Over the years the Council has approved applications for numerous buildings including rear roof extensions depending on the type of building, location, detailing etc. Key considerations are location (visibility from afar), size, effect on adjoining properties and design.

The site has no planning history as the application site still retains its existing footprint.

Many houses in the borough have suffered from unseemly alterations often carried out without consent.

Brief

The applicants wish to upgrade the property to provide a better planned family dwelling.

Design

The significant external changes proposed are described above.

With the extensions and alterations the Architects are able to provide a more useable family dwelling.

The construction of the proposed extensions are as follows:

- Painted render to match existing
- Brick quoins to the front elevation to match existing
- Pre-cast concrete coping to the flat roof parapet walls
- Flat roof covering; mastic asphalt with solar reflective treatment
- Pitched roof tiles to math existing
- Thus the range of materials and detailing is drawn from a palette existing at the time of the original design.

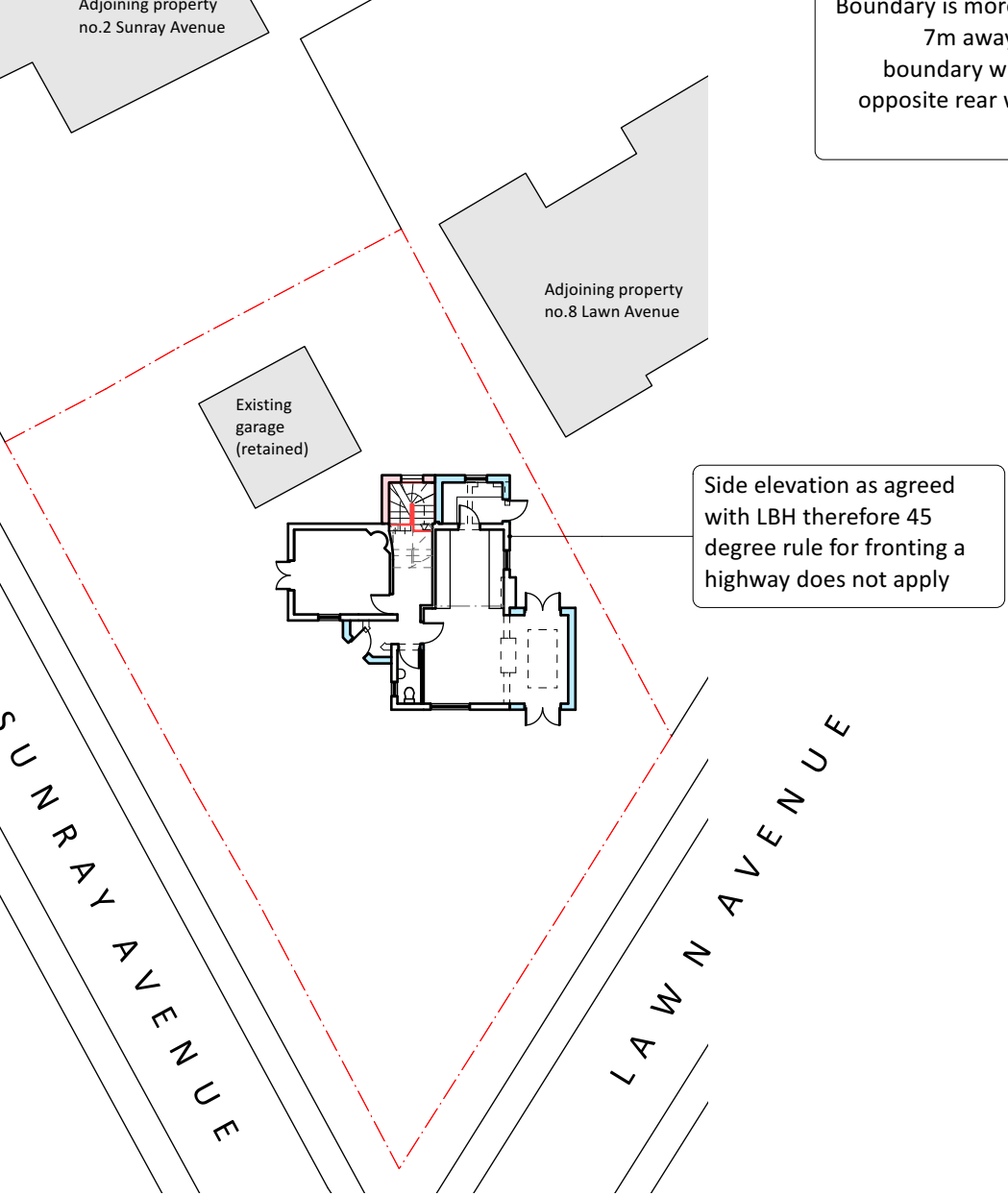
Access

The existing street access will be retained. The new proposals will comply with the Building Regulations current at the time of commencement.

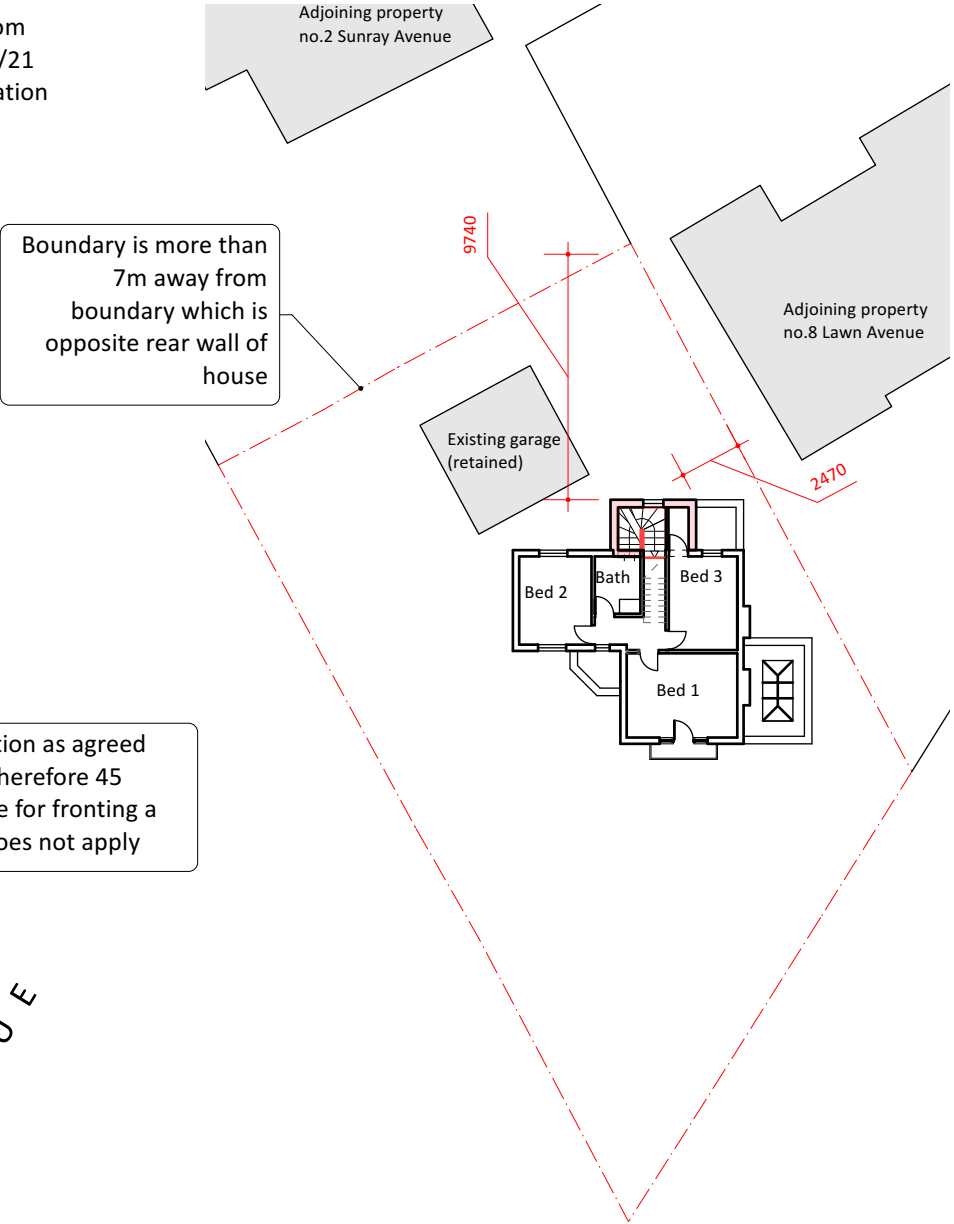
Pre-Application Advice

The Architects obtained pre-application advice for the duty planning officer, from the London Borough of Hillingdon, Mr Richard Buxton. This ranged from 18/10/21 to 08/06/22. The proposal has been through extensive pre-application consultation and the details are as follows:

Side Elevation



Two storey extension



ISSUE	DATE	REVISION
-------	------	----------

PROJECT
10 Lawn Avenue, West Drayton, UB7 7AQ

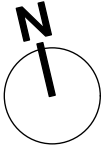
CLIENT
Mr & Mrs Ghedia

DRAWING
DAS 1



PROJECT #	2021.002	DWG #	REV
DATE	14/06/2022		
SCALE	NTS		
DRAWN	JC	CHKD	

Akaal Associates Ltd trading as aa+ architects
Moor House Farm Lower Road Denham Uxbridge UB9 5EN
t 01895 834961 e info@aa-plus.uk w aa-plus.uk



C04