



DESIGN & ACCESS STATEMENT
REMOVAL OF CHIMNEY BREAST AT
13 ROWLHEYS PL
WEST DRAYTON UB7 9NQ

1. USE

THE REAR CHIMNEY STACK WILL BE REMOVED TO ALLOW THE INTERNAL USABLE SPACE TO BE ENLARGED.

2. AMOUNT

THE PROPOSAL WILL TAKE PLACE WITHIN THE CONFINES OF THE ORIGINAL STRUCTURE.

3. LAYOUT

THE REMOVAL OF THE CHIMNEY BREASTS WILL ALSO ALLOW FOR IMPROVEMENTS TO THE LAYOUT OF THE RECONFIGURED PLANS ACROSS DIFFERENT FLOOR LEVELS, ALLOWING FOR CLEANER ROOM SHAPES AND BETTER STORAGE SPACE.

4. SCALE

THE PROPOSAL WILL BE WITHIN THE EXISTING PROPERTY.

5. APPEARANCE

THE REMOVED PART OF THE CHIMNEY AREA OF THE ROOF WILL BE CLAD TO MATCH THE EXISTING MAIN DWELLING ROOF, THE DEVELOPMENT PRESERVES THE CHARACTER AND APPEARANCE OF THE GROUP OF BUILDINGS AND THE CONSERVATION AREA AND ENSURES THAT GOOD LIVING CONDITIONS CONTINUE FOR NEIGHBOURING OCCUPANTS. THE VAST MAJORITY OF THE ADJOINING PROPERTIES DOES NOT HAVE A CHIMNEY BREAST, THEREFORE, IT WILL NOT HAVE A NEGATIVE IMPACT ON THE OVERALL APPEARANCE OF THE AREA.

6. ACCESS

ACCESS TO THE PROPERTY WILL REMAIN THE SAME

7. CONCLUSION

THIS STATEMENT HAS DEMONSTRATED THAT THE PROPOSED DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE AND MAKES AN EFFICIENT USE OF LAND.

MATERIAL PLANNING CONSIDERATIONS HAVE BEEN CAREFULLY CONSIDERED AND ANALYSED, IT IS CONSIDERED THE PROPOSED DEVELOPMENT WOULD NOT RESULT IN AN ADVERSE EFFECT ON BUILT VERNACULAR OF THE EXISTING PROPERTY, THE CHARACTER OF THE CONSERVATION AREA OR THE AMENITY OF NEIGHBOURING RESIDENTS.

IT IS CONSIDERED THAT THE PROPOSED SCHEME COMPLIES WITH RELEVANT DEVELOPMENT PLAN POLICIES AND IS FURTHER SUPPORTED BY NATIONAL GUIDANCE. THEREFORE, IT IS RESPECTFULLY REQUESTED THAT PLANNING PERMISSION IS GRANTED.

YOURS SINCERELY,

WAAD DARZI
BA(HONS) MARCH RIBA