

22 July 2023

**ai BDA**

50 Nield Road  
Hayes, Middlesex,  
London UB3 1SG

Tel: +44 (0) 20 8561 2400  
Email: [rahimasil@aipta.co.uk](mailto:rahimasil@aipta.co.uk)  
Website: [www.aipta.co.uk](http://www.aipta.co.uk)

## **DESIGN AND ACCESS STATEMENT**

### **Design Statement**

**Address: 58 Denecroft Crescent, Hillingdon, LONDON UB10 9HX**

**Proposals: Single storey rear extension with flat roof, installation of two roof lights and sliding/folding doors to the rear of the proposed extension to provide a good quality of living to the existing three bedroom mid-terraced family house.**

The existing building is a two storey 1930's solid brick/block built with cream painted sto render finish mid-terraced single family dwelling. It is proposed to extend the living area to the rear of the property under the full planning rules and conditions.

The proposed single storey rear extension with flat roof will provide a good size living/kitchen/dining for 3 bedroom mid-terraced family house and a separate shower room on the ground floor level.

The two roof lights and installation sliding/folding doors to the rear of the proposed extension will provide a natural day light to new living/kitchen/dining area and to meet current Building Regulations requirements and Lifetime Home Standards.

The existing staircase from ground floor to first floor will be remained.

The proposed flat roof will be Fibreglass GRP Roofing system to match adjoining properties and to comply with the current Building Regulations requirements.

All new external walls will be cream painted sto render finish to match existing.

## **Access Statement**

On the ground floor level the access will be remained as existing and access ramps will be provided if required.

All new habitable rooms and toilet have wide doors in order to facilitate wheelchair access. The existing staircase from ground floor to the first floor will be sufficient to support a chairlift. Light switches and ironmongery are of the type and height to suit disabled users to meet current Building Regulations requirements and Lifetime Home Standards.

## **Parking**

Existing parking arrangements will remain.