

# **TOWN AND COUNTRY PLANNING ACT 2020 (AS AMENDED)**

## **Design and Access Statement**

**To support a planning application for  
Front Extension at,**

**6221 Woodrow Avenue,  
Hayes,  
UB4 8QJ**

### **Introduction**

This application relates to single storey rear extension, at 21 Woodrow Avenue, Hayes, UB4 8QJ. This Design and Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the proposed plans.

### **Layout**

The site, 21 Woodrow Avenue, Hayes, UB4 8QJ is located within a mixture of predominately residential area, the residential properties consisting of terraced properties. The property is located on Woodrow Avenue, junction with Woodrow Gardens, with easy access to public transport and road links.

The properties along Woodrow Avenue and adjoining streets are on large plots. All the properties on the street are of standard brick construction and tiled pitched roof.

A number of properties have been extended, with front and rear extensions and similar to what is applied here.

### **Scale and Sitting**

The Property is a end-terraced house, with a large front and rear garden and the ground fairly level from the back garden towards the front garden.

The property is West facing with access off Woodrow Avenue to the front garden. The property is divided by wooden panel fencing to the neighbouring properties.

### **Appearance**

The property known as 21 Woodrow Avenue and adjoining properties are all of a standard brick construction and pitched tiled roof, with own drives and ample parking space to the front garden. They vary in external appearance from rendering to brick facing.

The existing external walls are solid 225mm thick brick face walls and the roofing tiles are plain Redland tiles on rafters.

### **Sustainability**

One of the primary aims of the proposed development is to be one of the more sustainable buildings in the area. The use of high quality energy efficient materials and products is the most important factor.

- The fenestration will be detailed to reduce the loss of energy.
- The external fabric of the building envelope will surpass the appropriate U-value in step with the Part L of the Building Regulations designed to reduce Carbon Emissions.
- Low energy AAA rated appliances will be specified and installed.
- Low energy lighting fittings are proposed to be fitted throughout.
- Certified timber will be used.

### **Design**

- A new extension is proposed on the land at the rear of No 21 Woodrow Avenue.
- The new extended property will provide adequate living space for the occupiers.
- The ground floor of the proposed extended property will encompass; the Living Room.
- living/dining and the hall area housing the staircase leading to the first floor.
- The proposed building is keeping with the character of the street.

- The design reflects and improves the site and its surroundings and serves to create a sense of character.

### **Energy Efficiencies**

- Lighting- Throughout the scheme natural lighting will be optimised. Approved Document L1A requires three in four light fittings (75%) to be dedicated low energy fittings. The development will exceed this and all light fittings will be of a dedicated energy efficient type.

### **Air Leaks**

- The Building Regulations set a minimum standard for air permeability of 10 m<sup>3</sup> of air per hour per m<sup>2</sup> of envelope area, at 50Pa. Air tightness standards at this site will be constructed to the 'Accredited Construction Details' as compiled by Department of Communities and Local Government (DCLG). These will average a 50% improvement over Building Regulations and will achieve a permeability of 5.0 m<sup>3</sup>/hr/m<sup>2</sup>.

### **Access**

The proposed access will remain the same and from 21 Woodrow Avenue to the front.

There are bus stops within walking distance from the property.

### **Pedestrian**

The main pedestrian access will remain the same and off 21 Woodrow Avenue.

### **Landscaping**

The landscaped front garden will remain the same and the rear will be laid in lawn with edge plantation.