

Tecon Ltd

85 Adelphi Crescent Hayes UB4 8NB

Design and Access Statement

This design and access statement provide further information to support a planning application. Design access statement for Single Storey Side to rear extension.

Introduction

This design and access statement describes the current state of the property single dwelling and how the proposal will benefit the property by creating extra space which the applicant can efficiently use. The existing property is a single semi- terraced house, it comprises of a ground and first floor. The ground floor has a living, dining, and kitchen area and storage space. Majority of properties along the road have done a similar conversion/extension if not the same.

Assessment

This property is located within London Borough of Hillingdon Council. The surrounding properties visually look the same many of them already extended. This property is not in a conservation area.

Evaluation

In this application there is no demolition to the existing structure, we are only adding a converting the garage into a habitable room, from the front of the property there will be minimal which consists of the garage door to change into a door and windows either side. There is space for ample number of cars to be parked in the driveway once the conversion has been carried out. The works would keep in character with the street scene.

The circulation area around the house and road shall be maintained.

Proposal

Considering the size and setting of the neighboring properties and the national guidelines.

The main objective of the proposal is to make efficient use of the existing and proposed accommodation. The conversion would enable extra space for a study area which has been requested by the client. The proposed would have no impact to the neighbouring properties. The neighbouring property are also doing a replica of what we are proposing so there will be no overlooking.

The Proposal will not have any adverse impact on the amenities of the neighboring properties.

Surroundings

The property is in residential area, where the neighbouring properties along the road have similar side extensions granted over the years.

Sustainability

The materials proposed are of a traditional nature which will ensure longevity of the building. High values of insulation required to meet the current building regulations will ensure energy.

Conclusion

This proposal provides the opportunity for upgrading and modernizing to the existing residential accommodation. This application is suitable for this type of development in line with other neighboring properties who have already carried out similar extensions. There will be no loss of light and overlooking the neighbours.

The proposal seeks to enhance the general environment within the local area and providing modern and comfortable living accommodation.

We see this application to be suitable for this type of development within the London Borough of Hillingdon Council and we look forward to working with you.