

DESIGN & ACCESS STATEMENT DOCUMENT

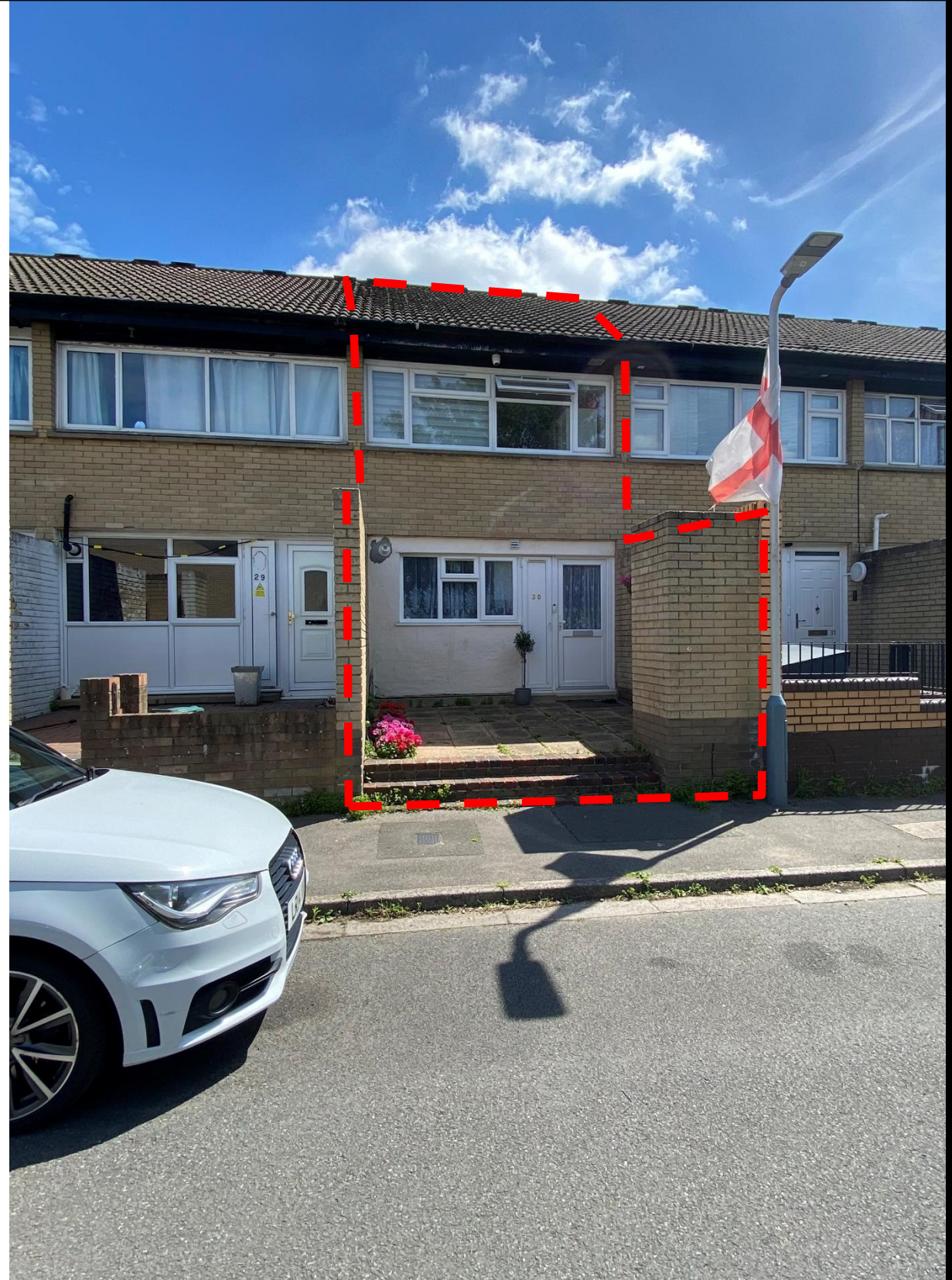
ON

30 MAYFIELD CLOSE

UB10 0DS61

21 June 2026

REFURBISHMENT AND EXTENSION OF
SINGLE FAMILY DWELLING



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01A – Site Location & Context

DESIGN & ACCESS STATEMENT

Introduction

This statement accompanies the application for permitted development planning application in relation to the proposed works to a single owner-occupied house, at 30 MAYFIELD CLOSE UB10 0DS

The proposed permitted development works include:.

Existing 3m single storey rear extension and loft conversion and two skylights to front elevation and internal modification.

The report and proposals have been produced Gridesign, on behalf of the current owners of the property.

Project Description:

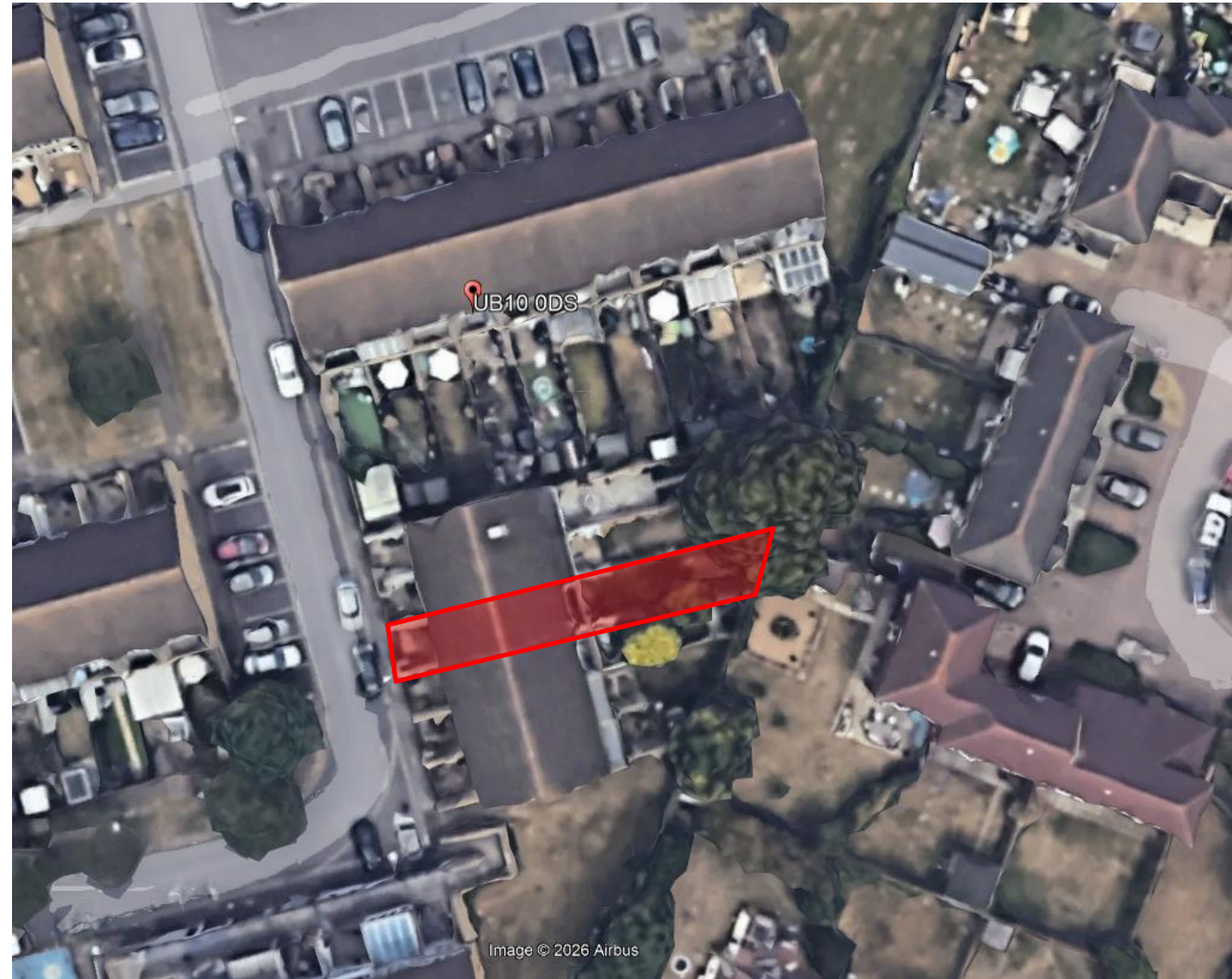
Proposed total of 3 m single storey rear extension and loft conversion by addition of dormer to rear elevation and 2No. Skylights to front elevation.

Existing:

It is a single family 2-Bed Mid terrace dwelling,

Proposed finishes:

- All finishes, detailing to match existing dwelling.
- No change to existing access and parking provisions.
- No change to existing refuse, access and collection/deliveries provisions.



01A – Site Location & Context

DESIGN & ACCESS STATEMENT

Existing Site and surrounding area

The site is a two storey Mid terrace dwellinghouse located on MAYFIELD CLOSE with rear garden facing. The surrounding area is residential consisting of other terraced dwellings.

The house features an original two-storey front bay window and is constructed with off white render finish. The property currently benefits from a full-width 3.6m rear extension. The existing fenestration consists of white UPVC windows and doors.

The site benefits from a large green garden (width 6.4m / depth 24.8m) to the rear property boundary.

The property is not situated within a conservation area and is not listed. The site is located within Flood Zone 1.



East Facing

01B – Street View & Rear View



Street View

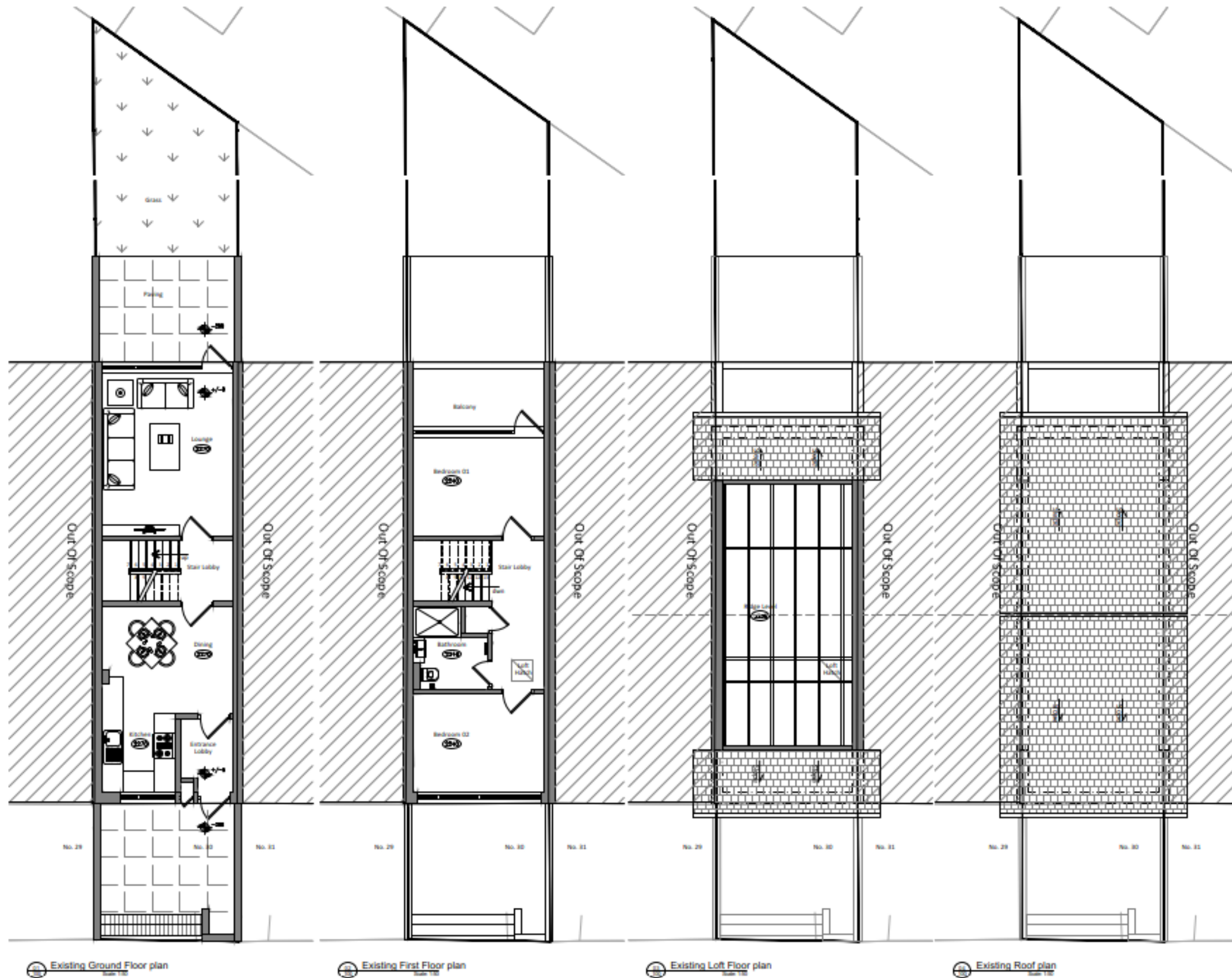


Garden View

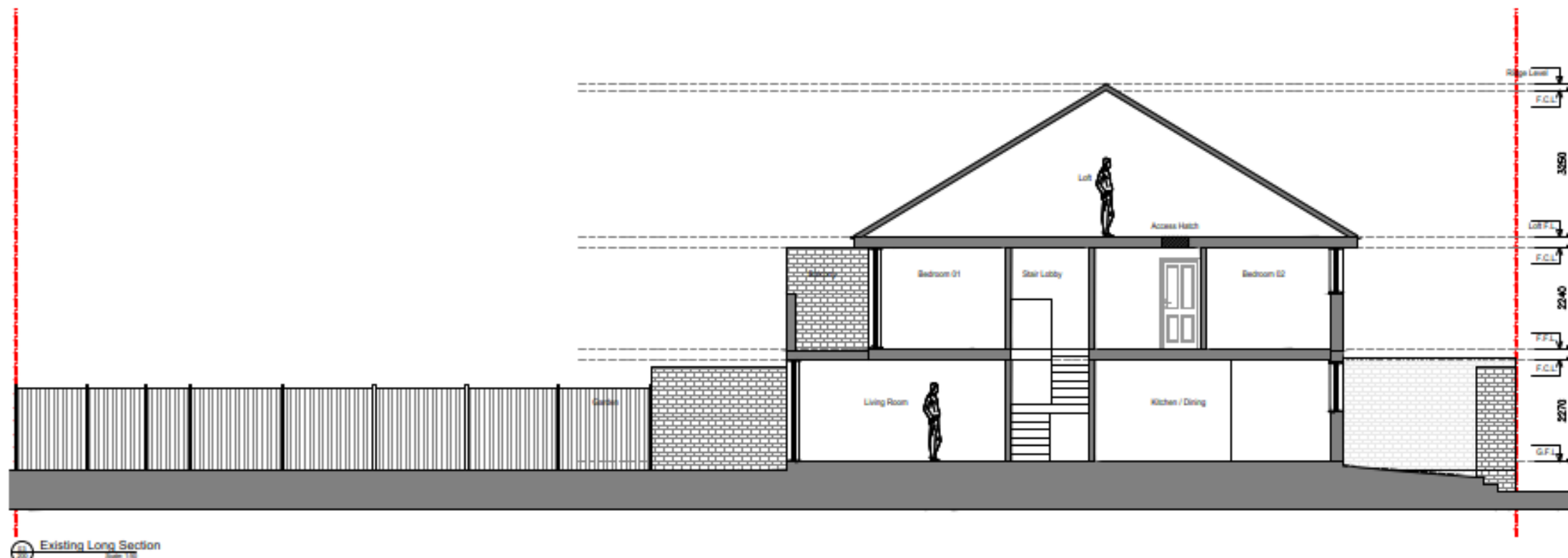
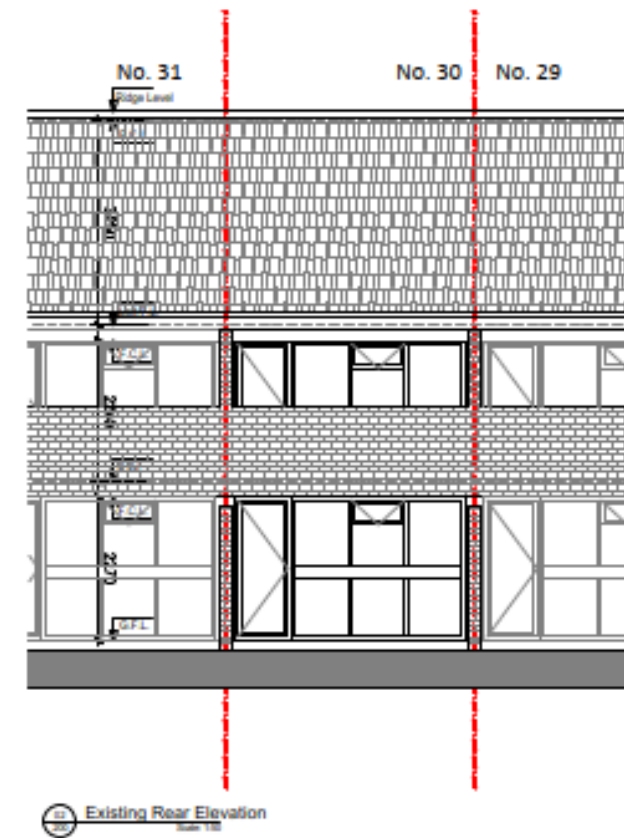
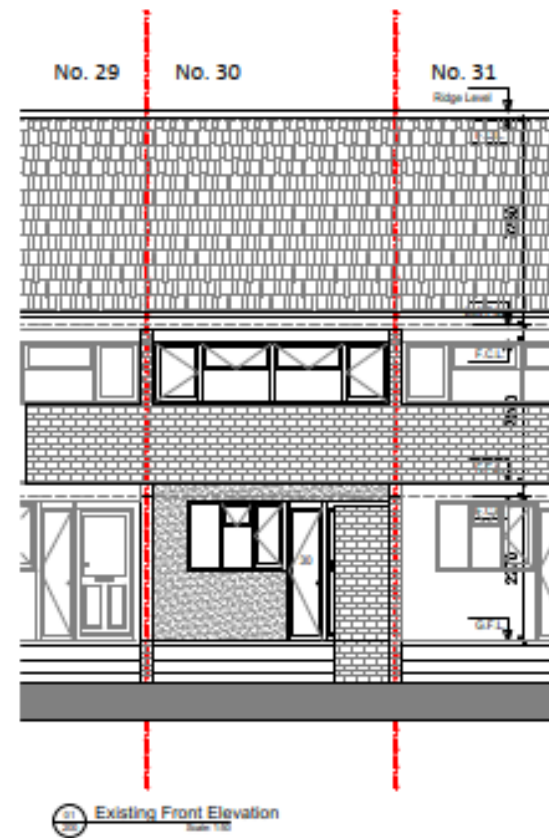
01C – Existing Site plan



01C – Existing Floor Plans



01C – Existing Elevations / Section



02A –Precedent architecture

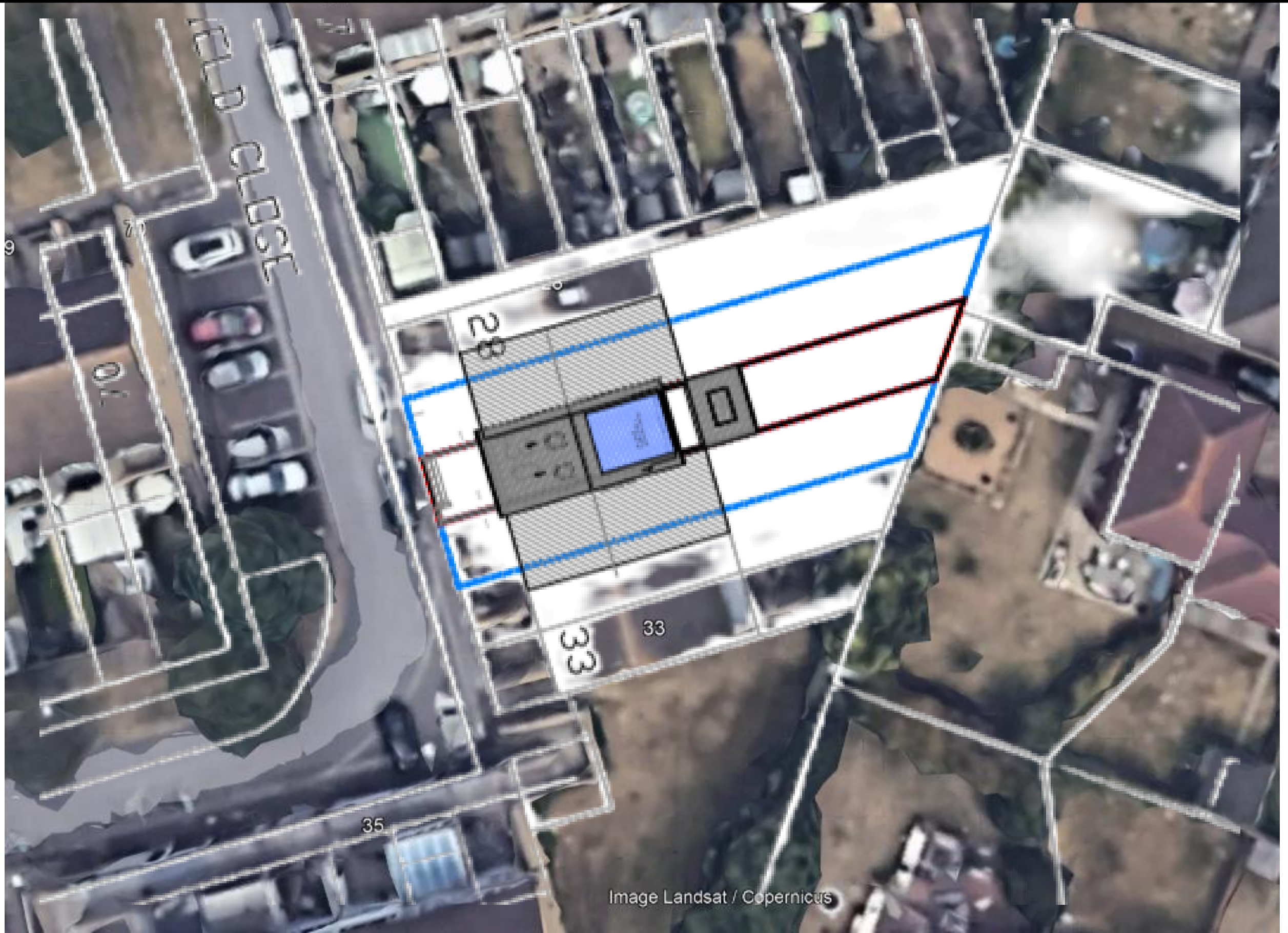
PRECEDENTS

78 MAYFIELD CLOSE

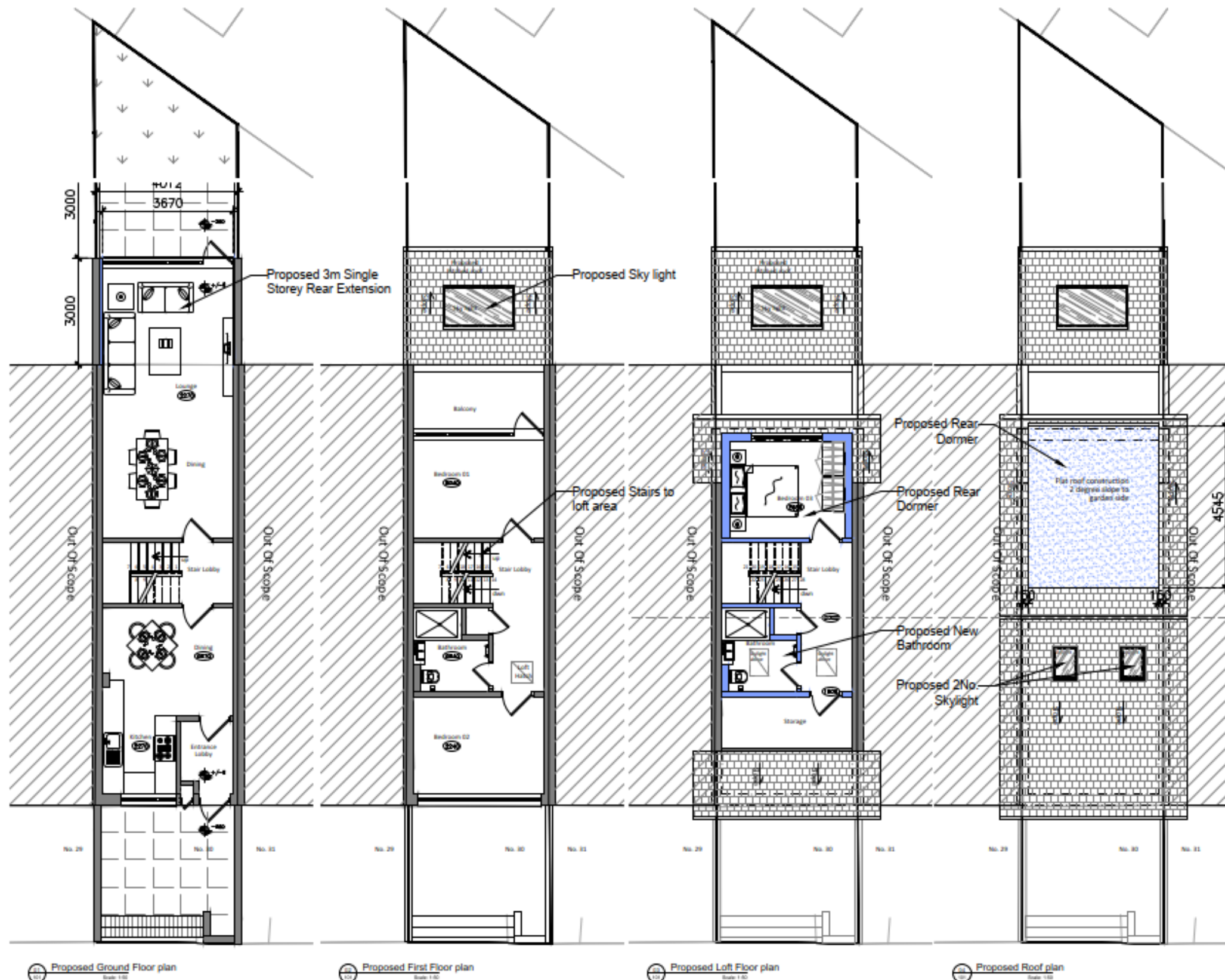
Loft Conversion to rear garden & 2No.
Skylight to front elevation



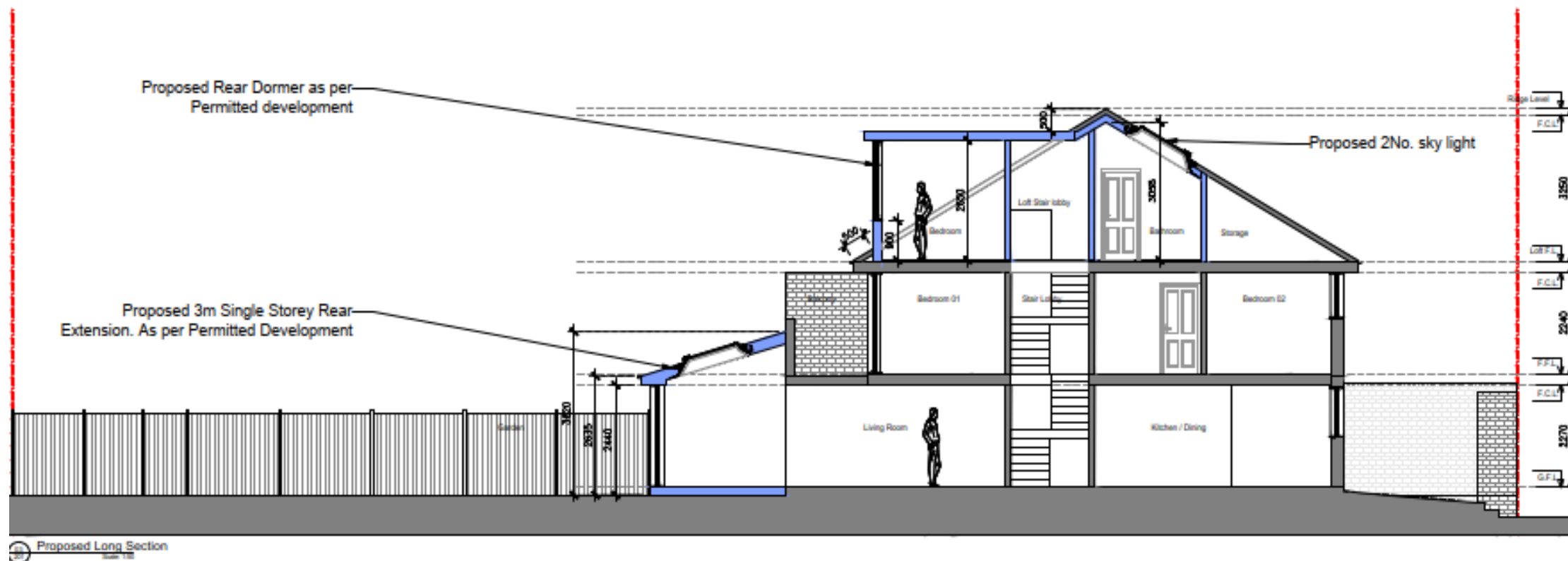
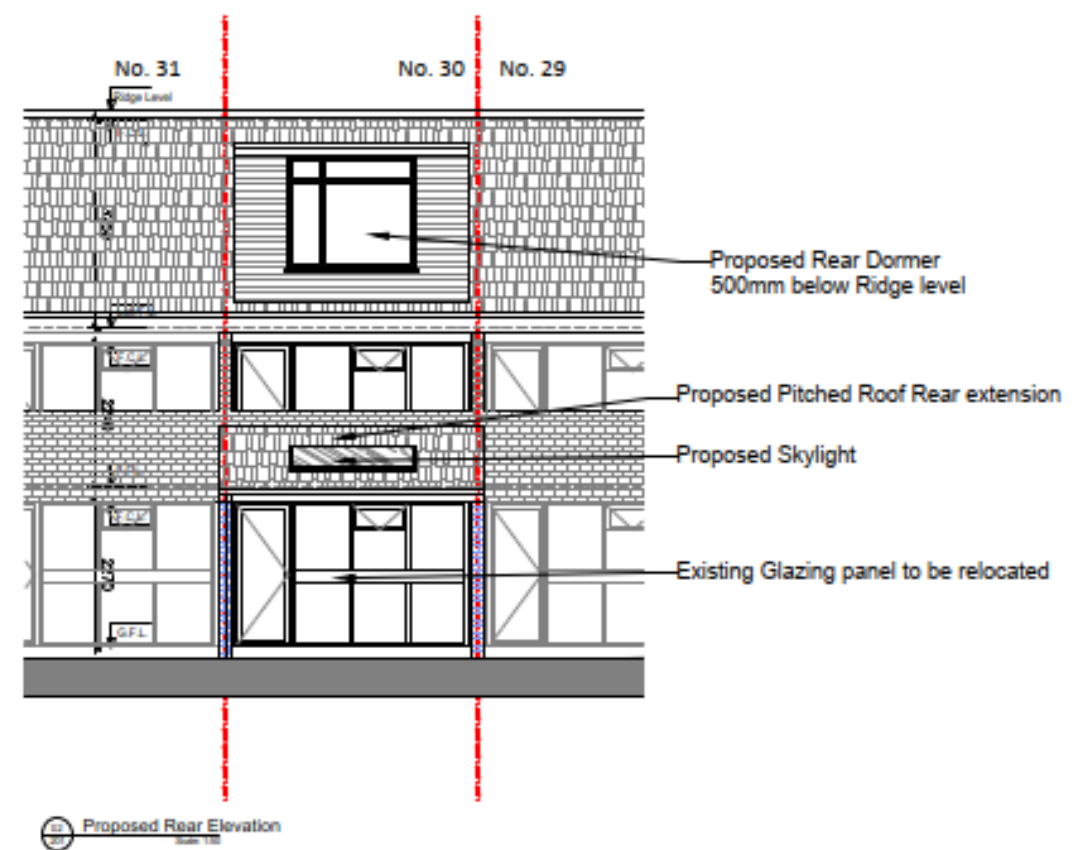
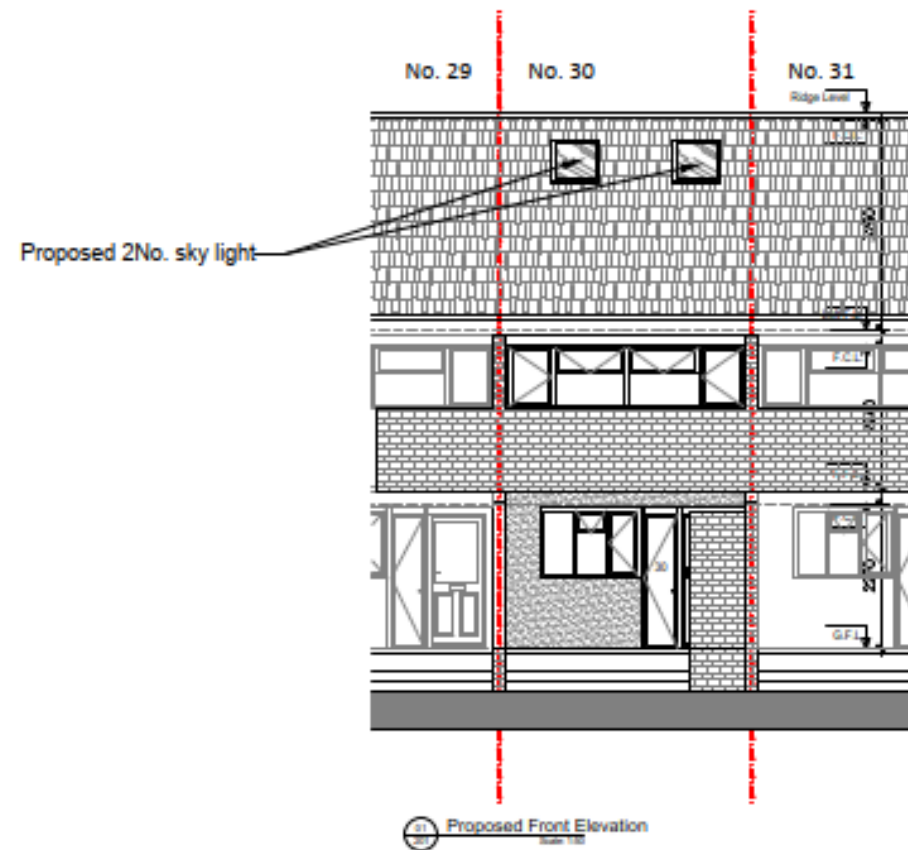
02B – Proposed Site plan



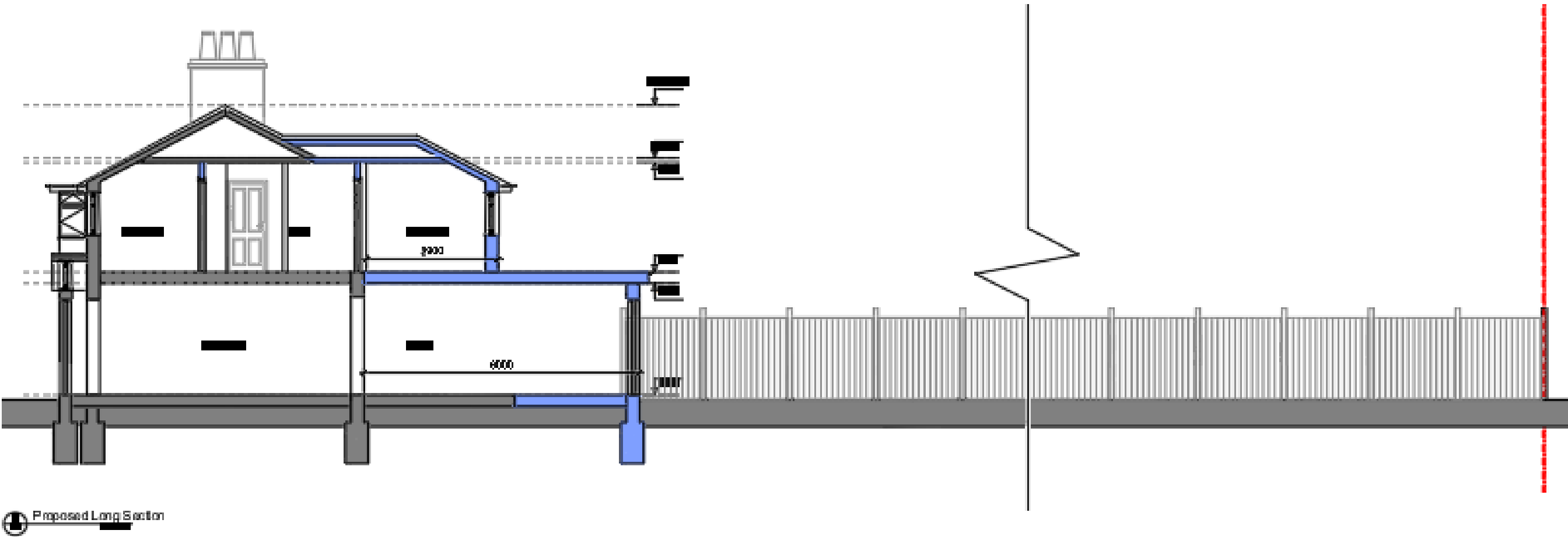
02C – Proposed Scheme – Floor Plans



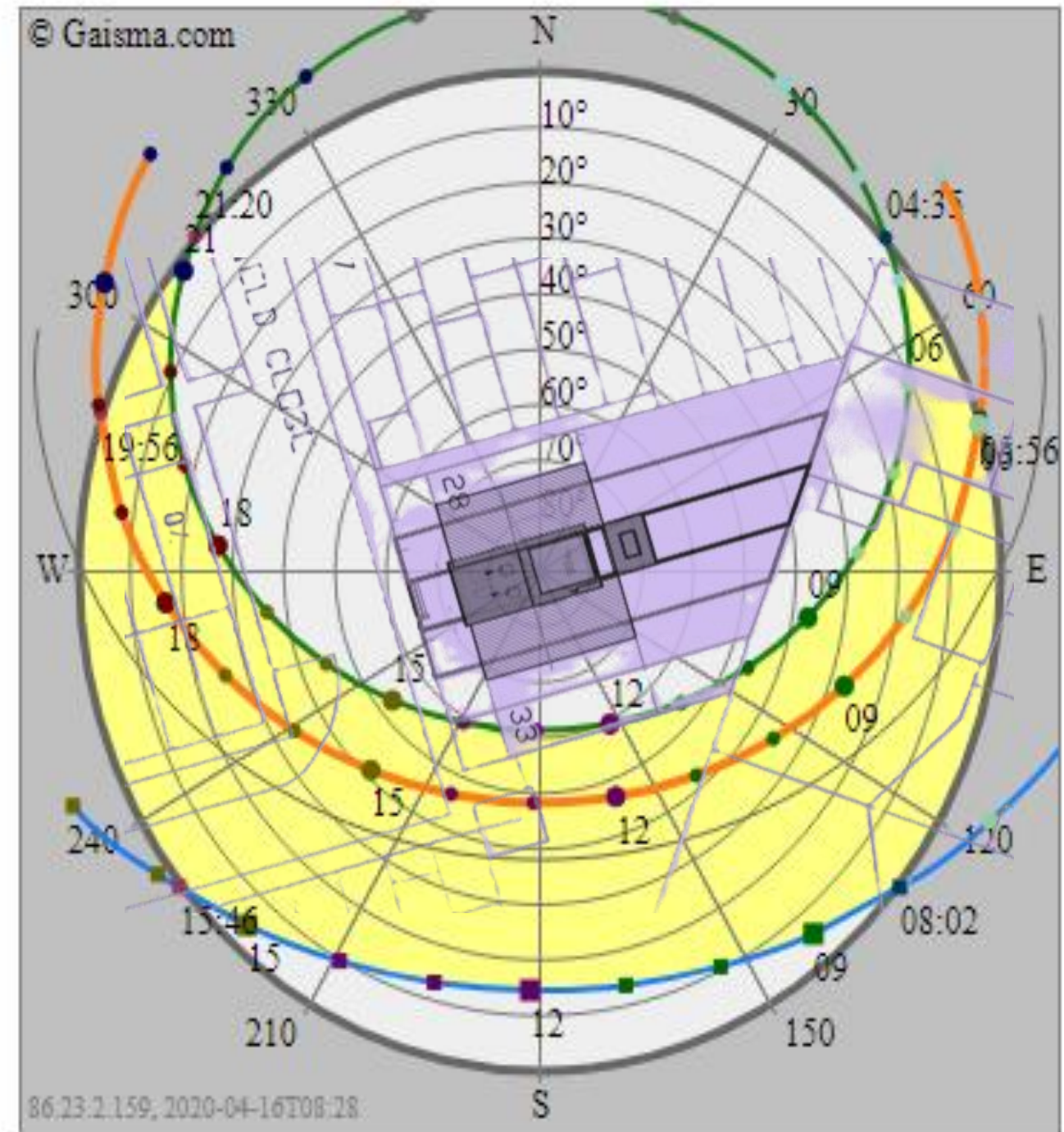
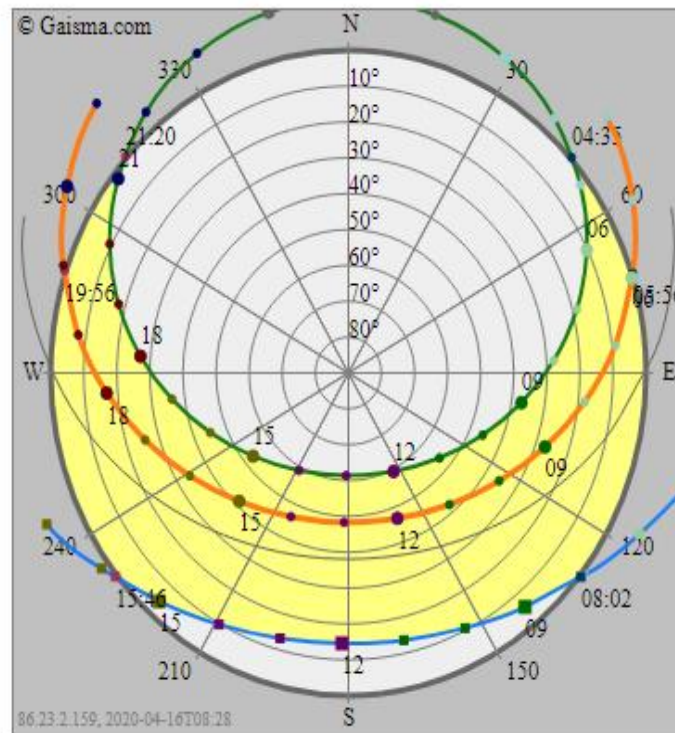
02C – Proposed Scheme - Elevations



02D – Proposed Scheme - Section



03 - Sun Path - Proposed Site Layout



04 – floor risk assessment



Flood map for planning

Your reference Location (easting/northing) Created
Unspecified 507859/182787 21 June 2026 21:11

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

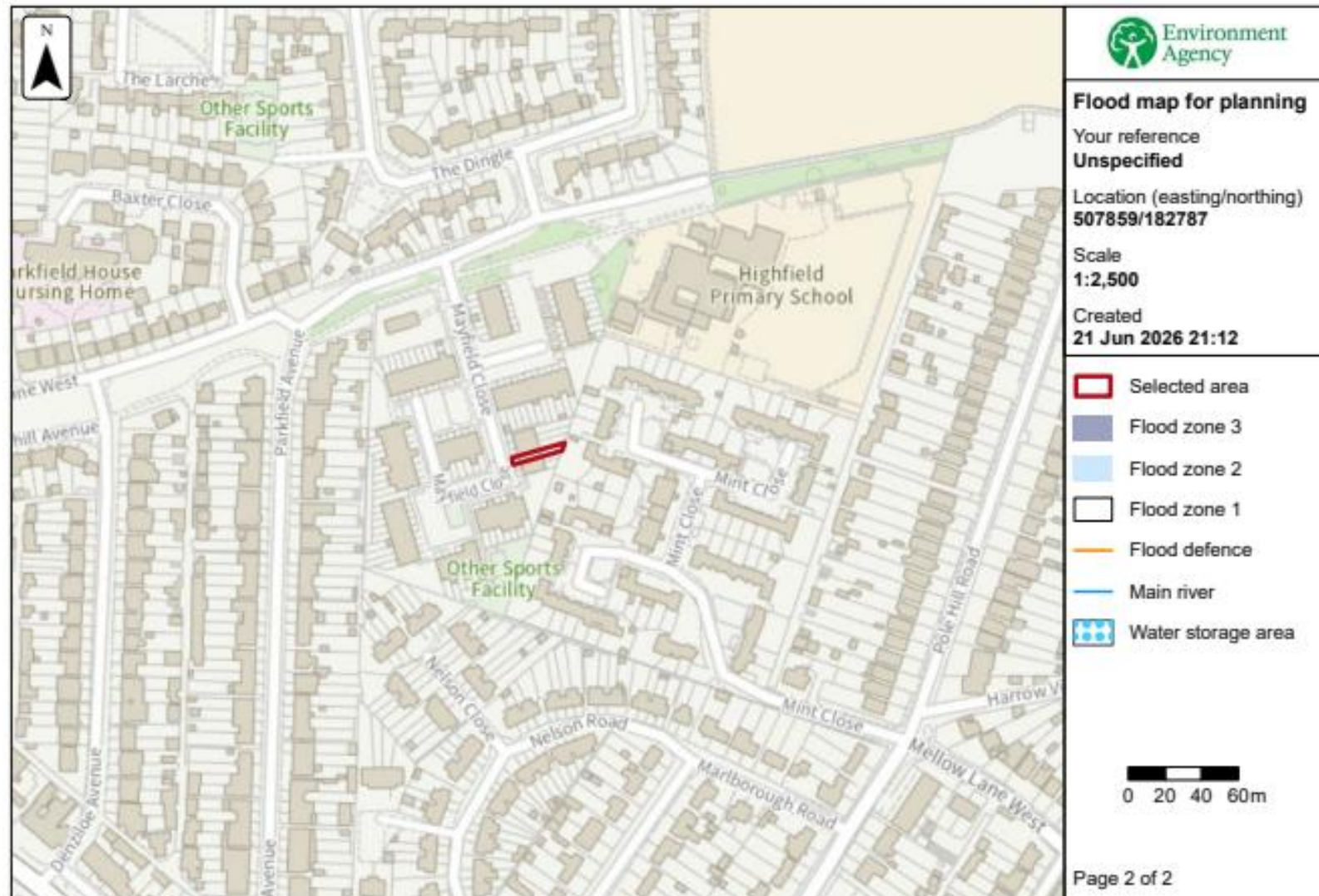
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Thank you
[www. gridesign.com](http://www.gridesign.com)