



DESIGN & ACCESS STATEMENT

PROPOSED EXTENSIONS AND ALTERATIONS

95 COPSE WOOD WAY, NORTHWOOD, MIDDLESEX HA6 2TU

1.0 Project:

This application is for a new single storey garden room rear extension and a first floor flat roof dormer to the SE roof slope.

2.0 Site Context:

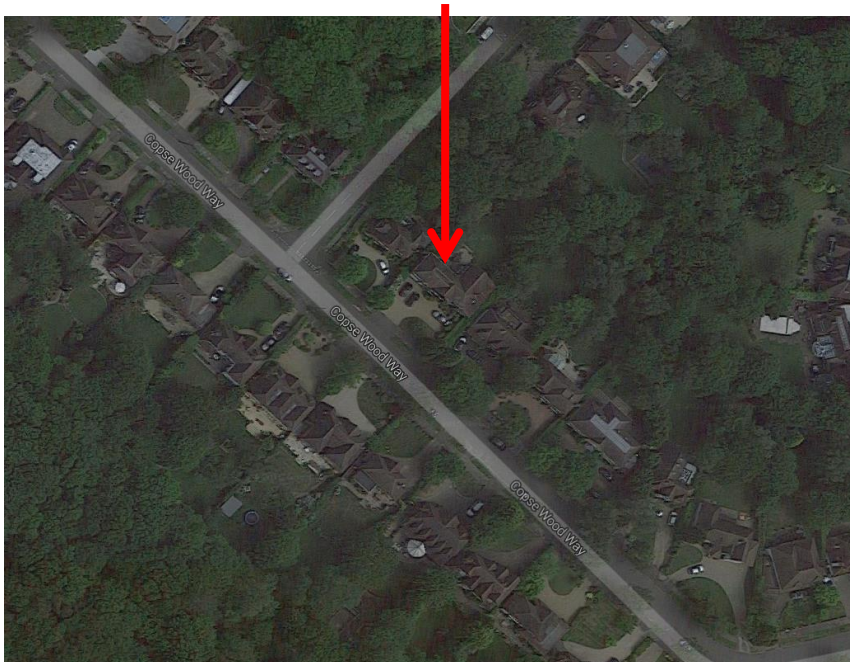
The property is located near the corner of Nicholas Way on Copse Wood Way. It is in a conservation area but is not a listed building.

The building is mid-20th century construction and has been extended in the 1980s and 1990s , with a large front drive, The building is generally faced with brick with dark stained timber boarding to the large gable Generally the fenestration is white UPVC windows.

The property's front elevation faces approximately South-West.

Copse Wood Way consists of mid-20th century houses that have in many cases been extensively extended remodelled or rebuilt in modern times

The images below illustrate the existing property:



1. Aerial view



2. View from Street (towards neighbours dwelling No. 97)



3. View of front



4. View of front toward neighbouring dwelling No. 93)



5. View of rear



6. Close View of rear where the ground floor addition is envisaged

7.

3.0 The Proposed Work:

The proposal consists of the addition of a single storey garden room extension and a first floor side extension in the form of a recessive dormer on the SE side facing roof slope.

The proposed ground floor addition partly infills the existing courtyard behind the property and absorbs the existing kitchen extension. Associated internal alterations create a better sense of flow internally and provide the property with a new kitchen Family Dining room with open aspect to the garden. The alterations would have a significant beneficial effect upon the usability and enjoyment of the property.

The first floor en-suites to The South East lack headroom due to the low pitch of the roof. The proposed dormer which is focused on these two en-suites is designed to be visually unobtrusive and recessive and situated central on the South East side facing roof slope. The walls of the dormer will be windowless and clad in rustic dark stained timber boarding. Low profile roof lights will be installed on the roof of the dormer to provide light to these two rooms without overlooking or affecting neighbouring amenity.

4.0 Summary:

The proposals would have no detrimental effect upon the amenity of immediate neighbours, or the wider community. The proposed additions would not adversely affect the appearance, character or setting of the building.

Prepared by: Peter King
Counter and King Architects

On behalf of: Mr and Mrs Brewerton

Date: 27 October 2015