

## **DESIGN & ACCESS STATEMENT**

Dated; 12<sup>TH</sup> October 2020.

273 Tokyngton Avenue Wembley HA9 6HH

Proposal: Construction of a Double storey side extension to create 2no bedroom 3no persons flat.

The application site is a 3no bedroom end of terrace family dwelling house on Tokyngton Avenue Wembley. The surrounding area is mainly residential terraced and semi-detached houses which form the bulk of the properties in the immediate vicinity. The site is not in a conservation area nor is it in a listed area or close to one. Our proposal is to utilise the available space on the side of the house to build a 2no bedroom flat for the daughter of the owner of the main house.

Currently the main house has the owner with her 2no children and 1no grandchild living there. The living arrangement is not ideal since the owners daughter currently has to share her bedroom with her young daughter and the proposed side extension would help alleviate this unacceptable issue. There is an urgent need to extend the house to allow the daughter to live separately but close enough to care for the mother if the need arrives. The applicant has made numerous attempts to get a council flat but her requests have been turned down and the need to extend is now imperative.

The proposal is a modest double storey side extension in line with the existing house. The ground floor of the proposed flat will extend no further than the main house single storey rear extension. We have mirrored the side extension to replicate a similar extension on the opposite end of the same terraced houses. House no 299 has the same double storey side extension flush with the main host property. In line with the planners comments the proposed new building would match the height, width and general detailing of the existing property and in terms of massing and scale it would be appropriate to the area. It would serve as a continuation of the existing properties, following the established building line. In line with other recommendations given we have removed any canopy projections to the front of the house and kept it flush with the host building which having a main front door benefits from a porch which has not been included in our plans.

The proposed extension would create a unit with GIA of over 77sqm. This is in excess of the Technical Housing Standards Space Standards which require 70sqm for a 3 persons unit. One bedroom will be a double bedroom (11.7m<sup>2</sup>) and the other is marginally smaller and would be a single bedroom (11.2m<sup>2</sup>). The property will be 1650mm from the boundary of the site but importantly 2m from the end of the small pavement to the side of the house. This spacing should retain the open character of the house. We have also included a side entrance to the property to maintain the appearance of an extension to the existing property when viewed from the front elevation. The proposed extension is being built on the side of the main house which will be slightly modified to ensure no natural lighting is being lost to internal habitable rooms. The proposed side flank window of the proposed building is for the bathroom on the first floor which will have obscured glazing. The new extensions habitable

bedrooms on the first floor will be in excess of 18m from any residential properties to the front or back of the proposed extension.

We have ensured that both units comply to Brent's DMP policy 19 which ask's for 50cm<sup>3</sup> of amenity space to the back of the respective houses this has been achieved on the main host dwelling by removing the existing garage and creating soft landscaping and a smaller outhouse. The proposed unit including the existing will have secure cycle storage and a secure bin store area respectively as shown on the plans.

We have provided car parking for one car to each dwelling this has been achieved on the main house by putting in for a new cross over to serve no 273. We have also included ample soft landscaping around the proposed driveways for both respective units

We believe we have fully taken upon board all the comments and recommendations made through the pre-planning route and our proposal fully meets with the requirements and guidelines as set by the council. We now hope you can look at our proposal sympathetically and favourably and we look forward to receiving your comments accordingly.

Arun Patel behalf of Mrs Babita Patel