

Design And Access Statement
PROPOSED REAR LOWER GROUND FLOOR EXTENSION
37 NIAGRA AVENUE, LONDON, W5 4UD

2nd February 2024

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Executive Summary

The house is in the London Borough of Ealing. It is not in a conservation area and is not listed locally or nationally.

The existing property is a terraced two storey single family dwelling. The existing annex was previously used as a sweing room, eventually my clients stopped using it, leading to the structure deterioration. The annex has also an access door to the rear alleyway which leads to the Windmill Road.

This report outlines the proposal for the demolition of the existing rear annex and replacing it with a new building. The existing annex is run-down and needs extensive work, therefore we feel it is best to demolish the existing building and build a new annex with better insulation and quality.

Our clients are a full family of five living in the house and they would like more space. They will use this annex for ancillary purposes.

Proposal:

To address our client's health needs, we propose the following:

- 1. Rear Annex:** Our clients will use this space for ancillary purposes.
- 2. Design and Accessibility:** The new annex will be designed with accessibility in mind, ensuring that it meets the necessary standards.
- 3. Lighting and Safety Features:** Adequate lighting and safety features will be incorporated to mitigate potential hazards and ensure a secure environment.
- 5. Regulatory Compliance:** We will ensure that all construction and design elements conform to local building codes and regulations, as well as accessibility standards to guarantee the utmost safety and compliance.

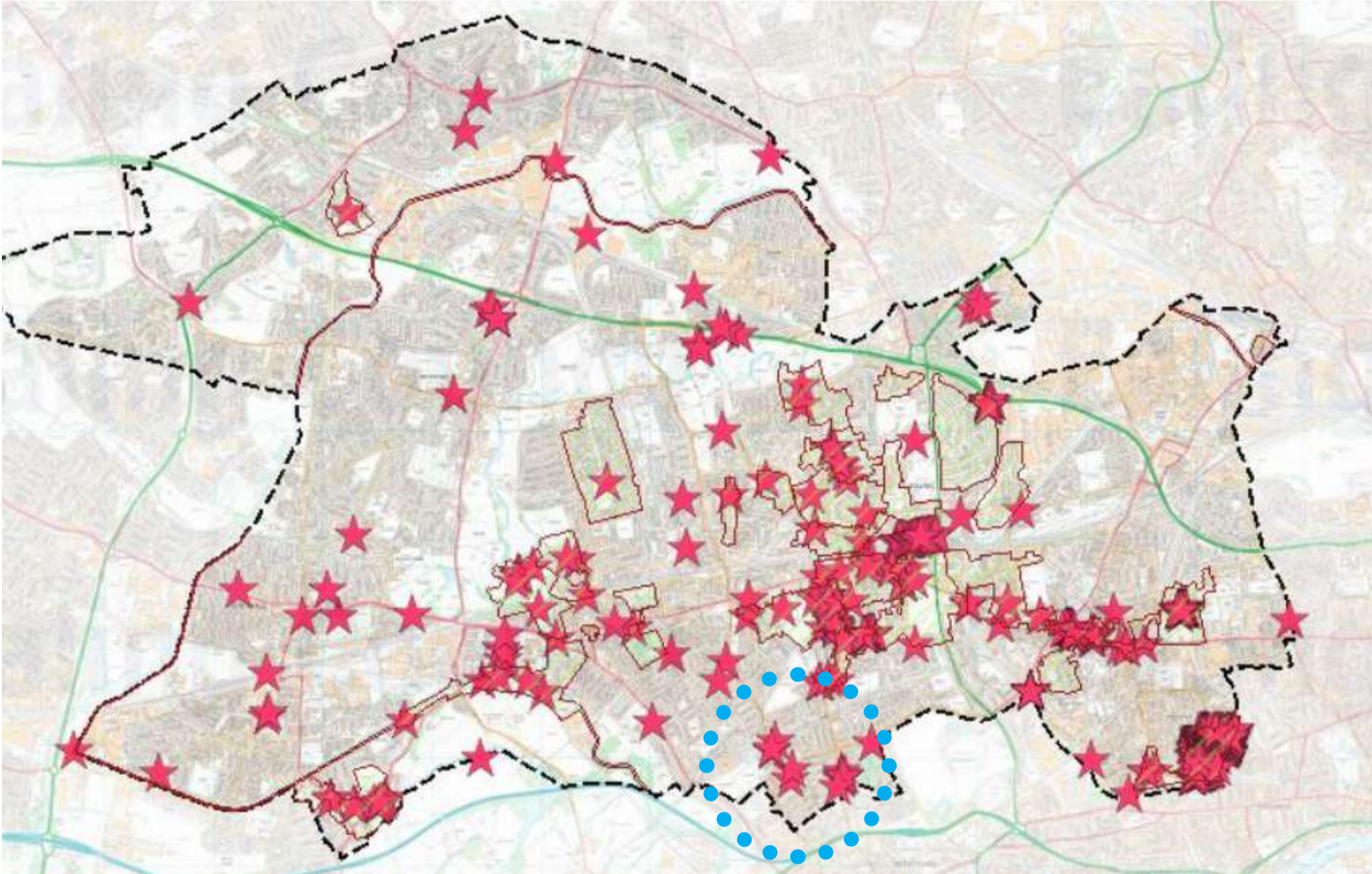


Google maps extract - showing a birds eye view of No37 Niagra Avenue



Google maps extract - showing a birds eye view of No37 Niagra Avenue

Site Analysis - Location



London borough of Ealing in dashed black outline - Conservation areas outlined in red



site circled in dotted blue outline

Site Analysis - Site Photographs



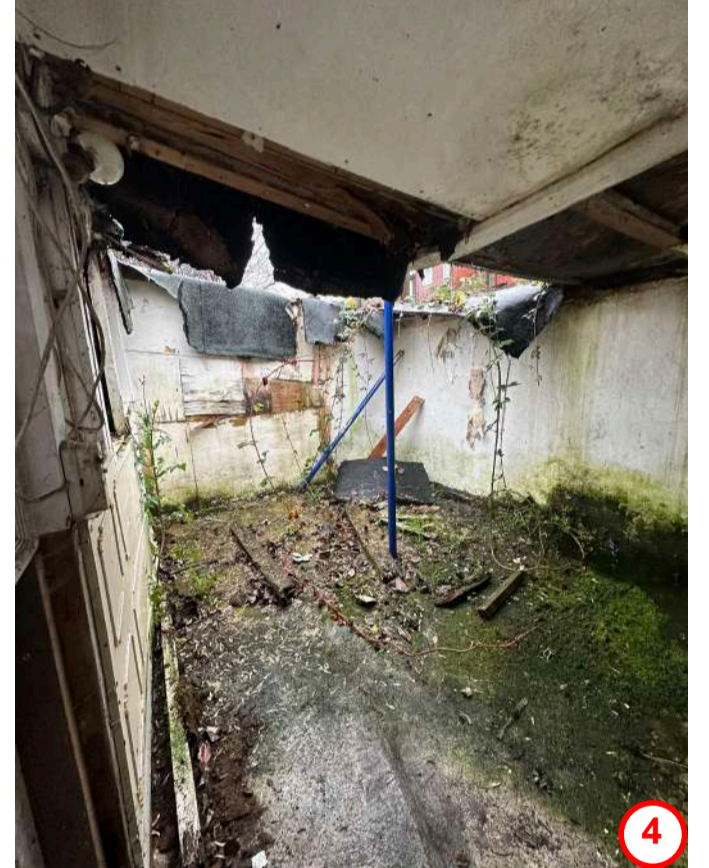
No37 Niagra Avenue



View of annex from garden



Inside view of the existing annex



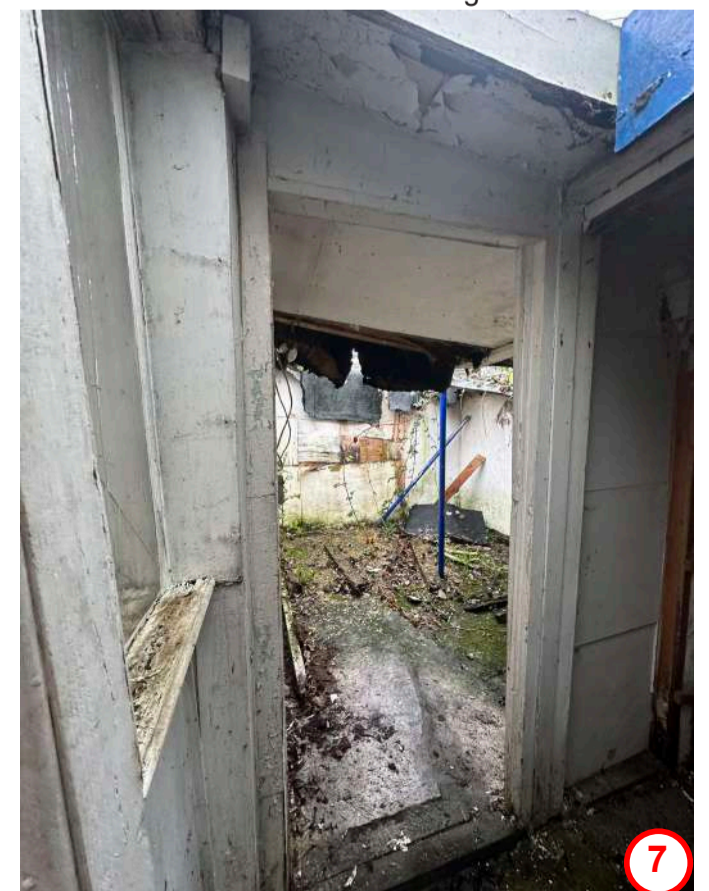
Inside view of the existing annex



Inside view of the existing annex



Inside view of the existing annex



Inside view of the existing annex

Site Analysis - Site Photographs



Inside view of the existing annex



Inside view of the existing annex



Inside view of the existing annex



Annex door to rear alleyway



Rear alleyway



Rear alleyway



Rear alleyway



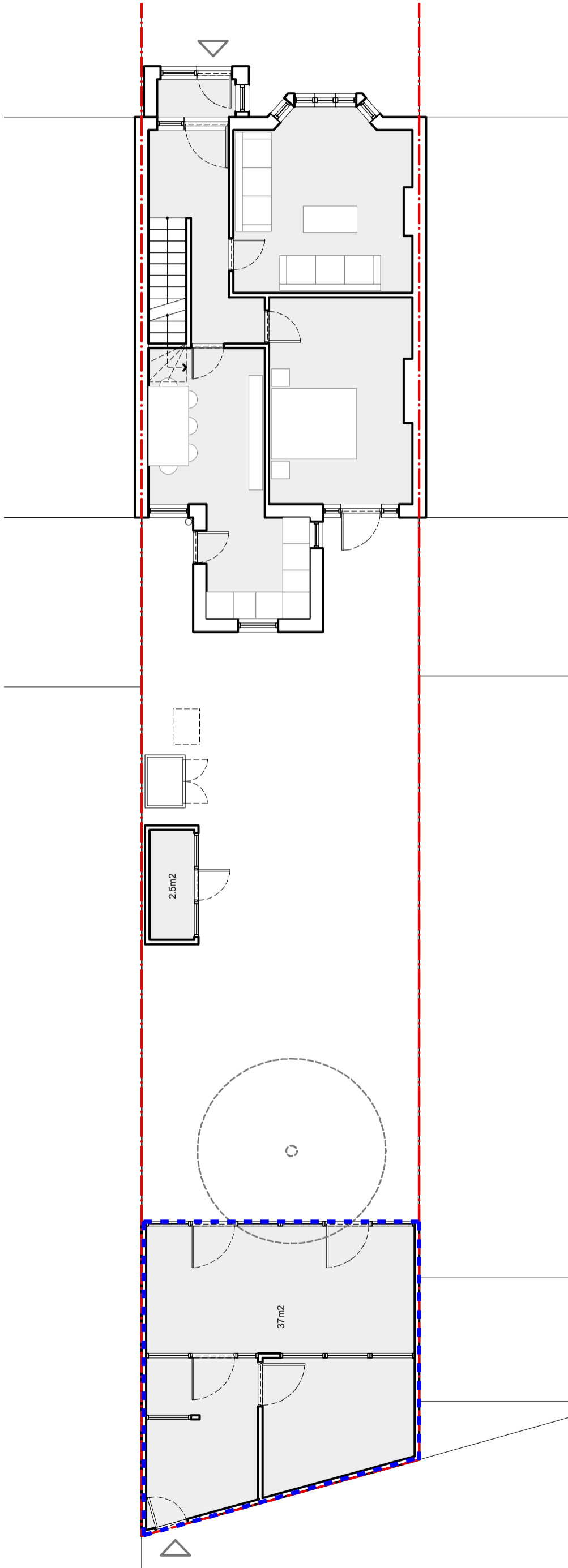
Rear alleyway



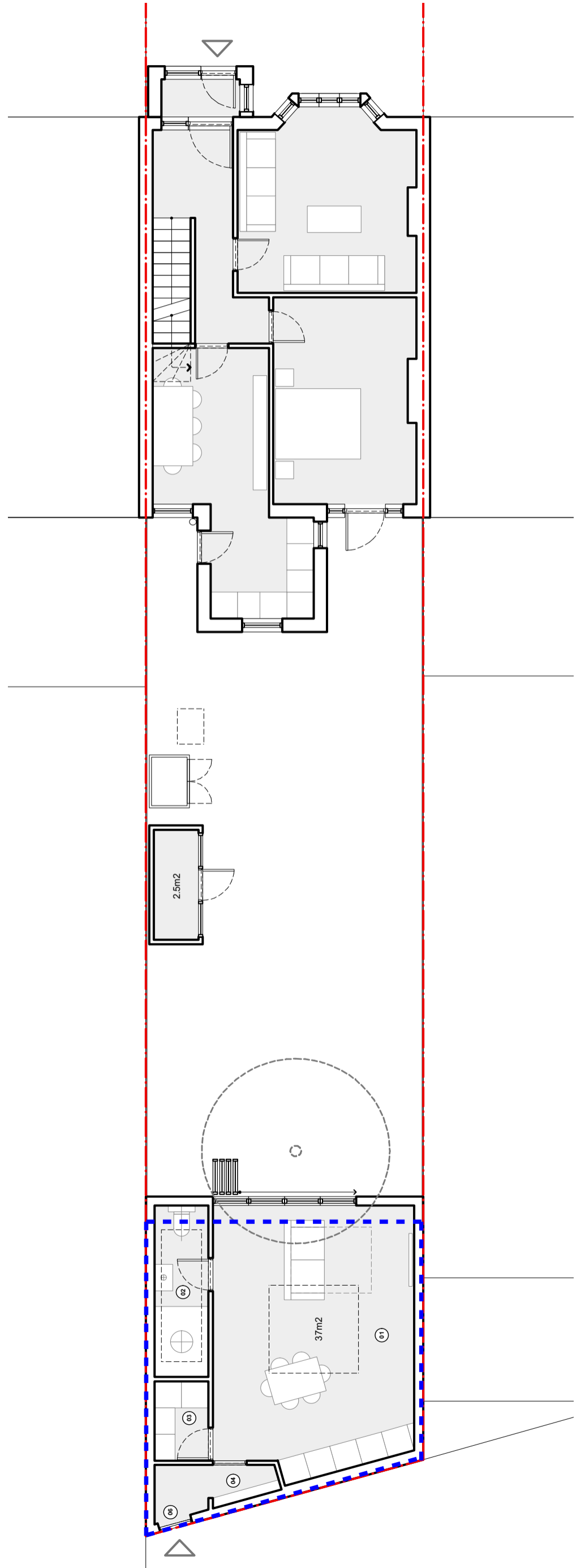
Rear door view from the alleyway

Description of the Proposal - Impact Comparison - Plans

Existing footprint



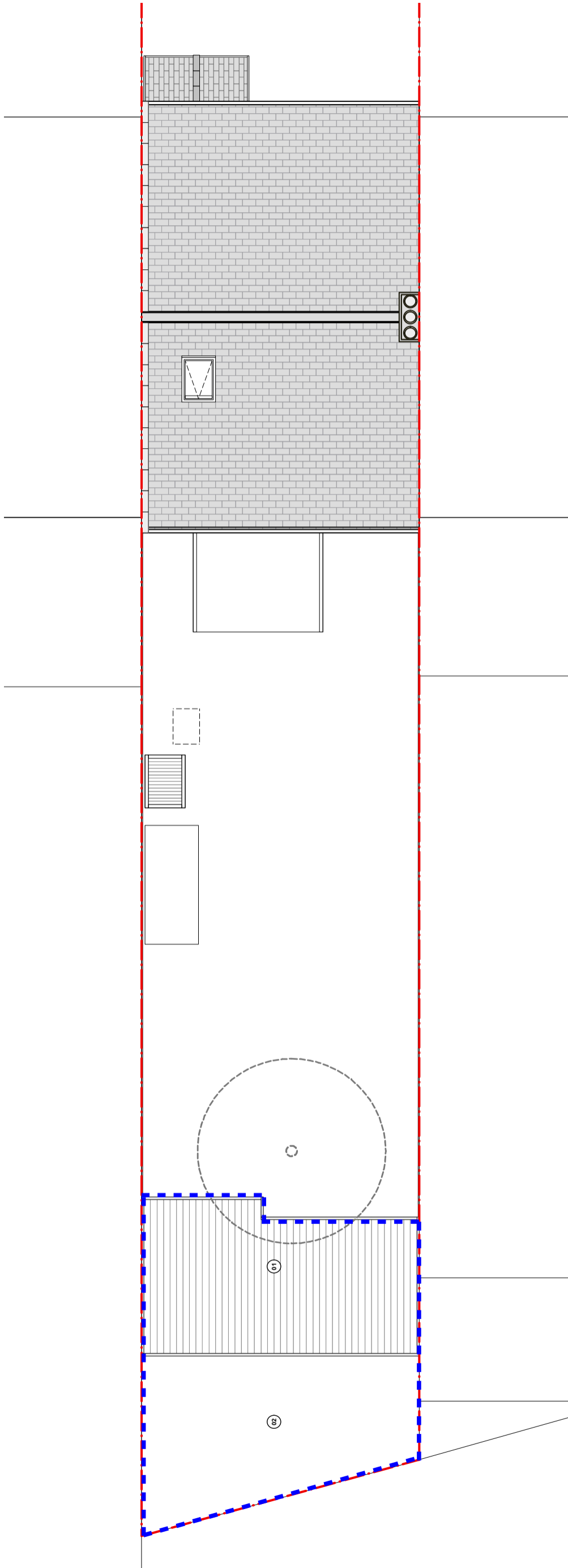
Existing Lower Ground Floor Plan



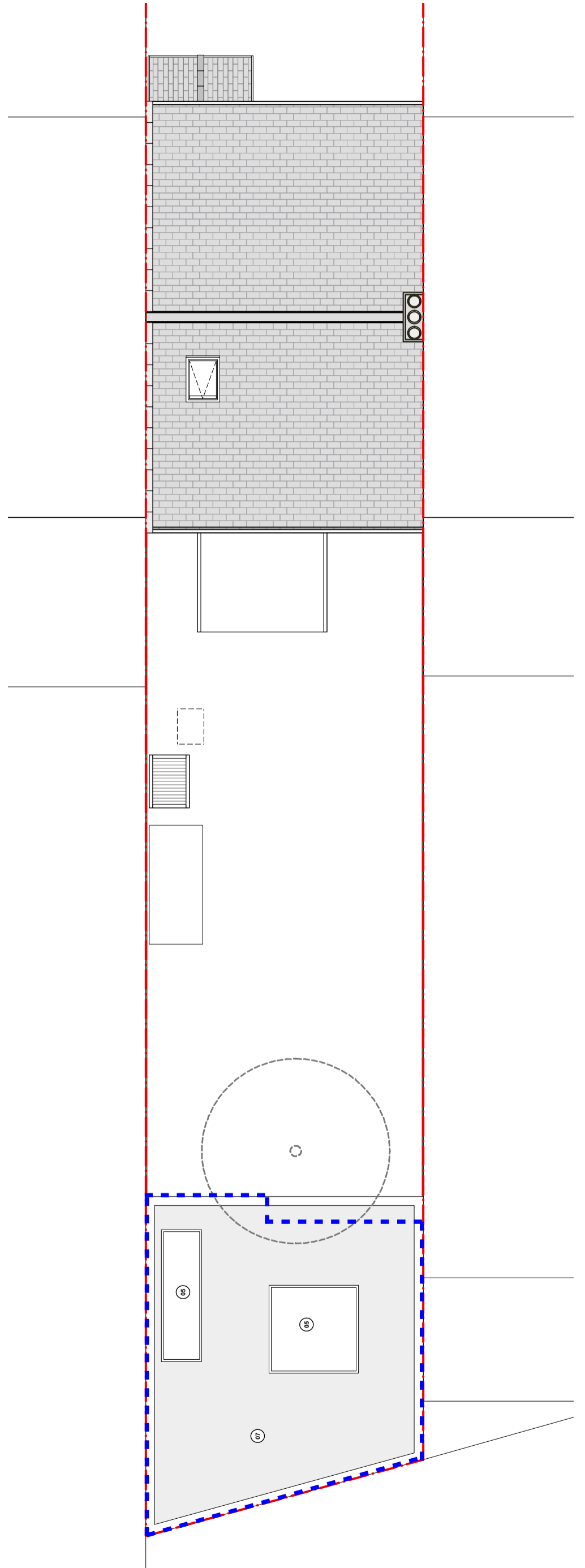
Proposed Lower Ground Floor Plan

Description of the Proposal - Impact Comparison - Plans

Existing footprint



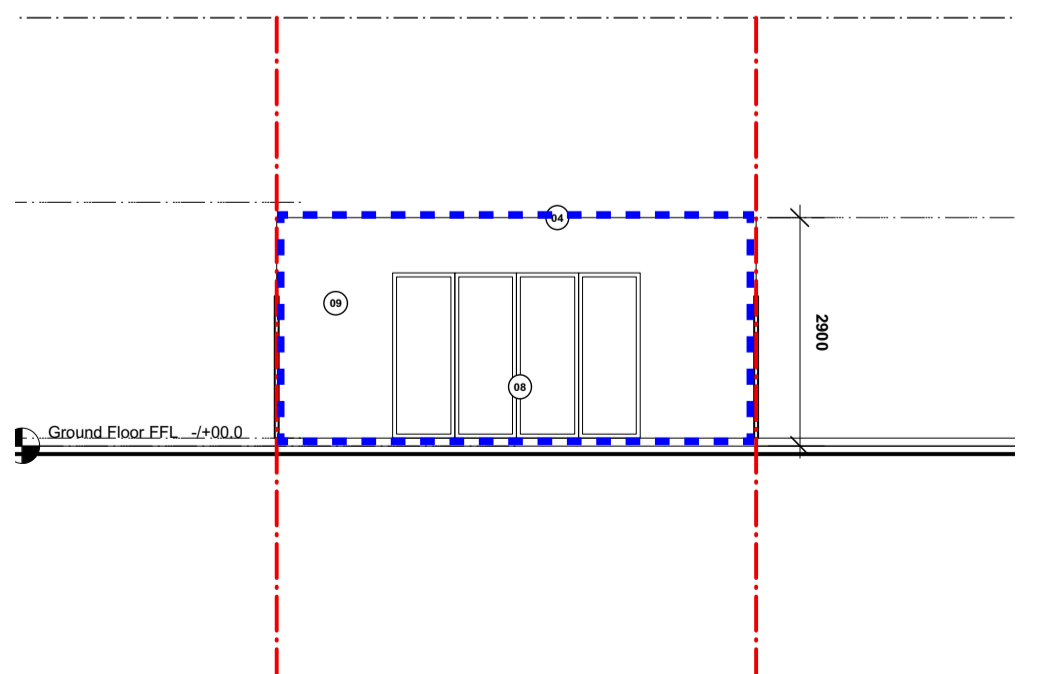
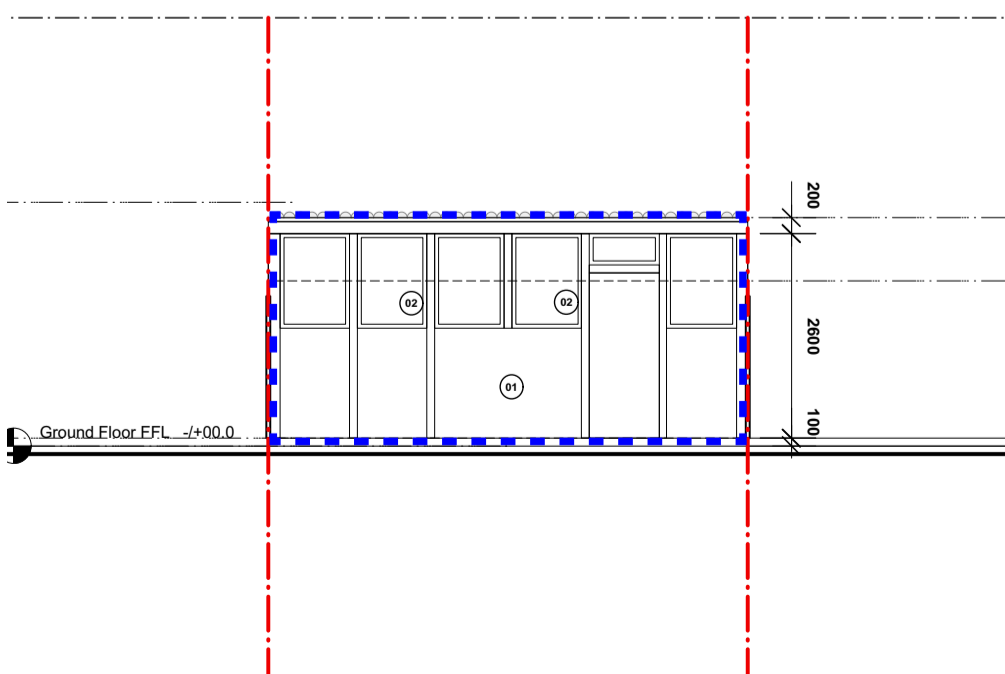
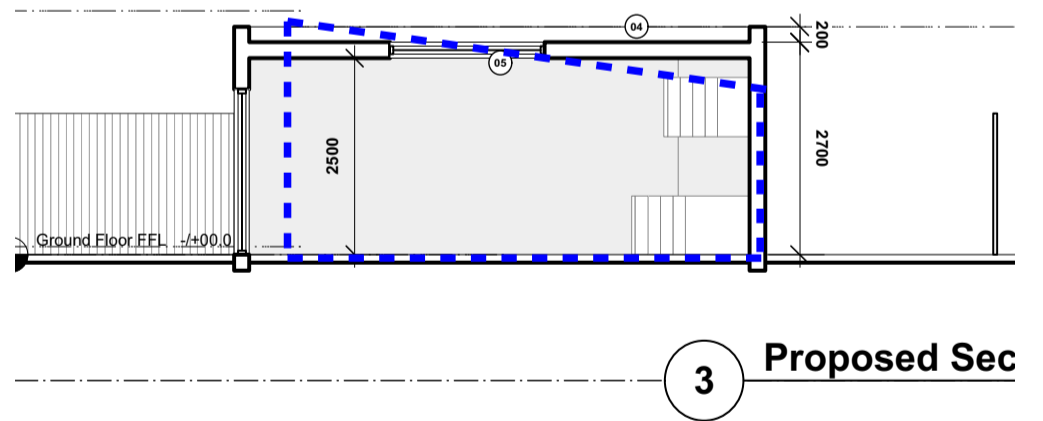
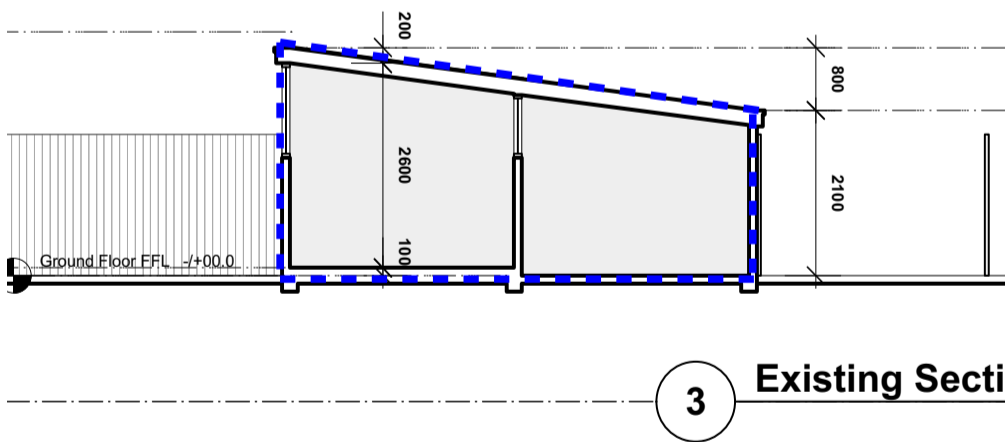
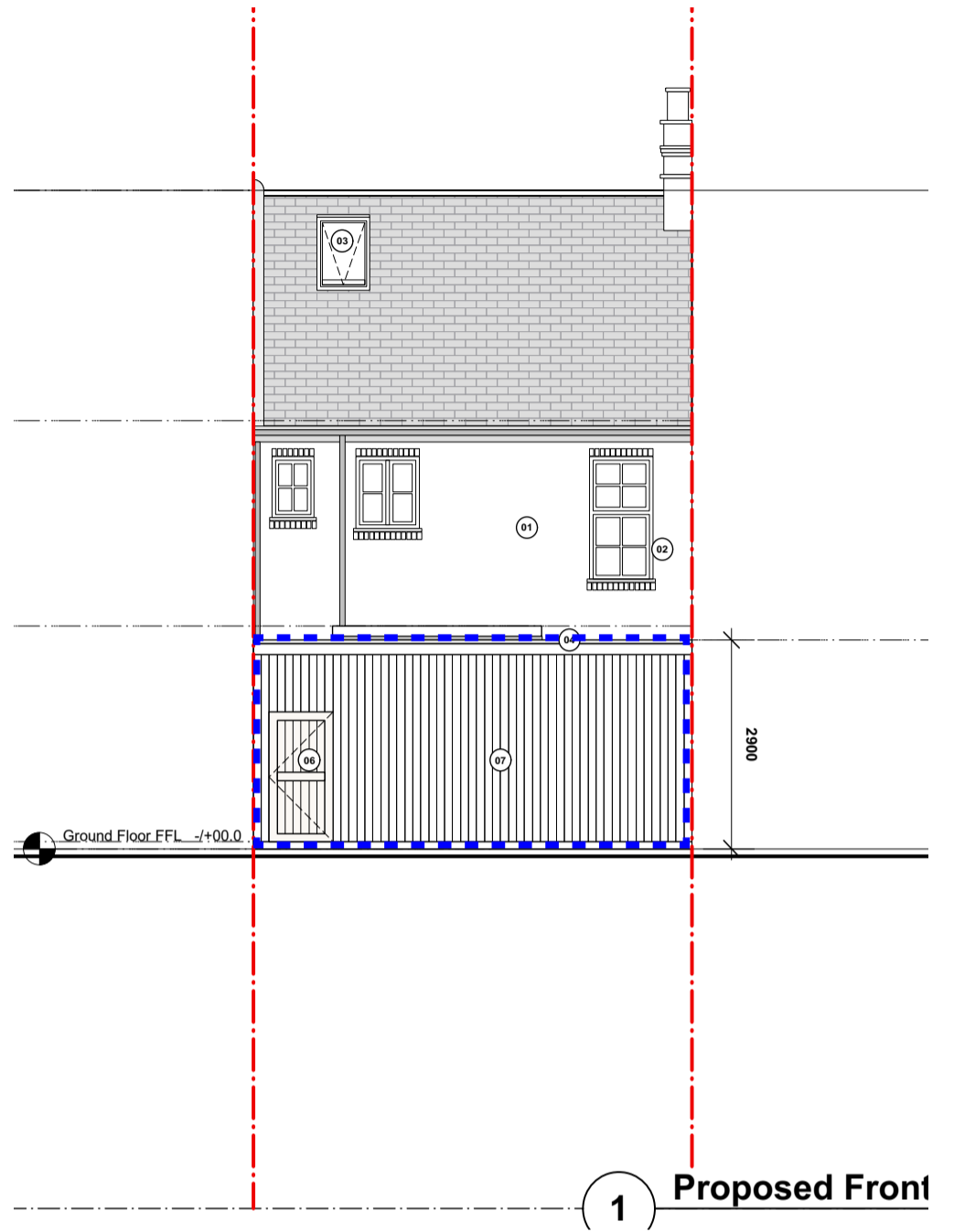
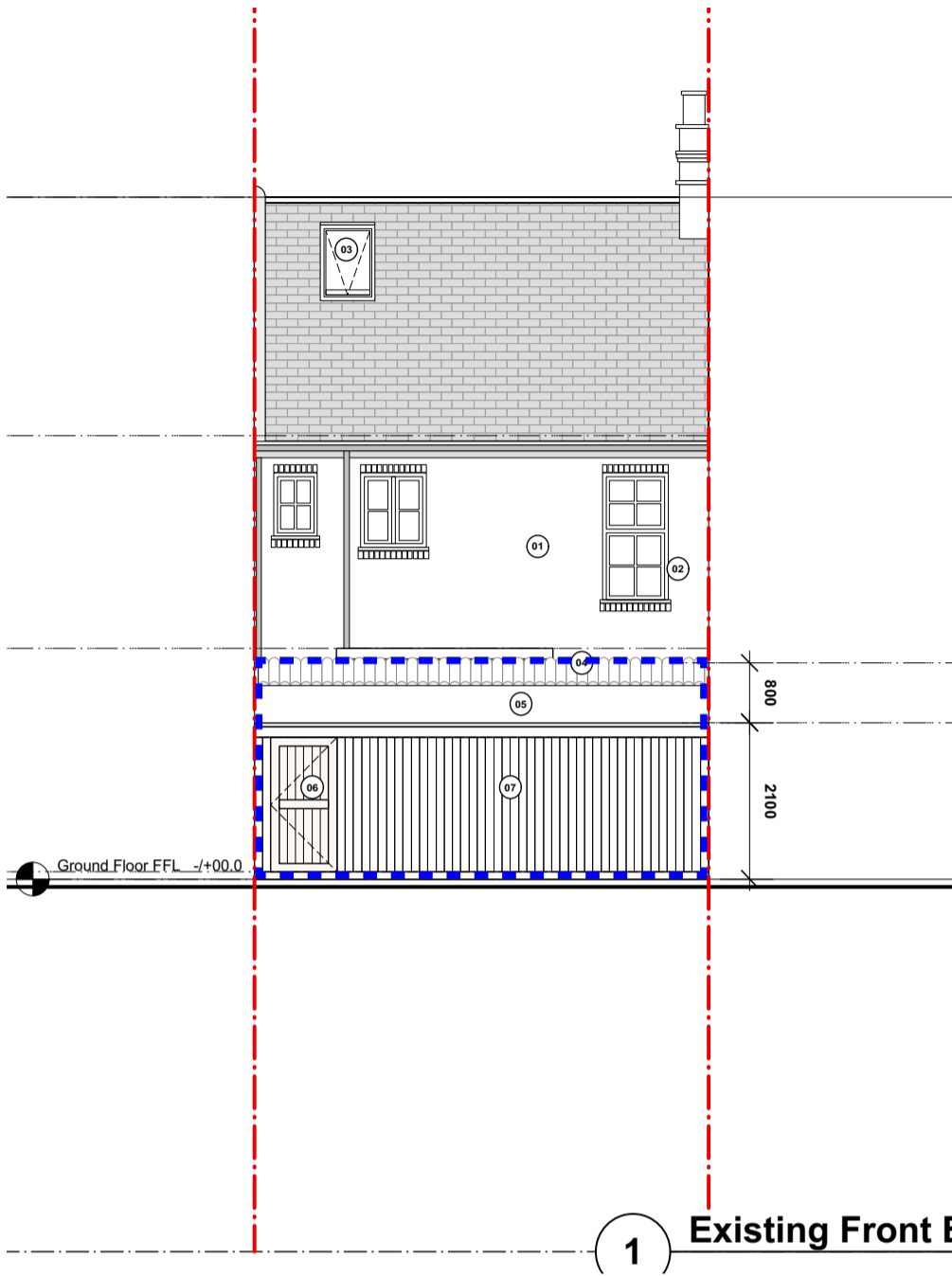
Existing Lower Ground Floor Plan



Proposed Lower Ground Floor Plan

Description of the Proposal - Impact Comparison - Elevations and Sections

Existing footprint - - - -



Existing Lower Ground Floor Plan

Proposed Lower Ground Floor Plan

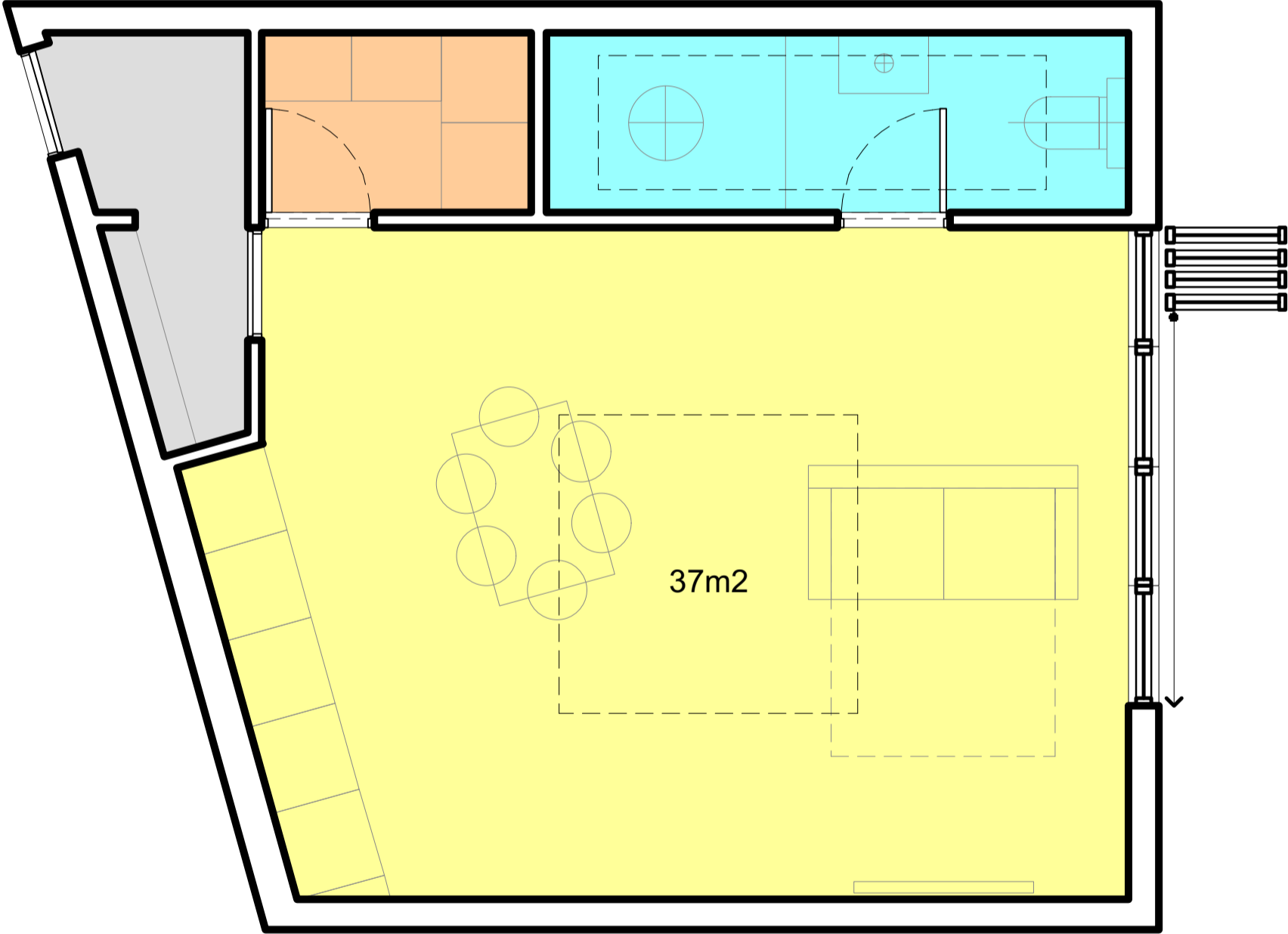
Description of the Proposal - Standard of Accommodation

Existing Ground Floor GIA: 37m²

Proposed Ground Floor GIA: 37m²

- Kitchen/Dining/Living: 27m²
- Storage: 2m²
- Bathroom: 5m²
- Larder: 3m²

The existing annex is 37m². The proposed annex is also 37m². The reason for a slightly bigger footprint is the addition of insulated walls.



Proposed Ground Floor Plan

DRAWING NO	NAME	SCALE	SIZE	DATE	REV
3004-A-SP-01	LOCATION PLAN	1:1250	A4	02/02/2024	A
3004-A-SP-02	BLOCK PLAN	1:500	A4	02/02/2024	A
3004-A-GA-EL-01	EXISTING ELEVATIONS AND SECTION	1:100	A3	02/02/2024	A
3004-A-GA-PL-01	EXISTING GROUND FLOOR PLAN	1:100	A3	02/02/2024	A
3004-A-GA-PL-02	EXISTING FIRST FLOOR PLAN	1:100	A3	02/02/2024	A
3004-A-GA-PL-03	EXISTING LOFT PLAN	1:100	A3	02/02/2024	A
3004-A-GA-PL-04	EXISTING ROOF PLAN	1:100	A3	02/02/2024	A
3004-A-GA-EL-11	PROPOSED ELEVATIONS AND SECTION	1:100	A3	02/02/2024	A
3004-A-GA-PL-11	PROPOSED GROUND FLOOR PLAN	1:100	A3	02/02/2024	A
3004-A-GA-PL-14	PROPOSED ROOF PLAN	1:100	A3	02/02/2024	A