



DESIGN & ACCESS STATEMENT / PLANNING STATEMENT

Householder Planning Application & Listed Building Consent

Proposed Loft Conversion and Replacement of Existing First-Floor Rear Windows

17A Hillingdon Road, Uxbridge UB10 0AD

Local Planning Authority: London Borough of Hillingdon

1. Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application and Listed Building Consent for the proposed development at 17A Hillingdon Road, Uxbridge UB10 0AD.

The proposal seeks consent for the sensitive conversion of the existing roof space through the construction of a modest rear dormer, the installation of conservation-style rooflights, associated internal alterations, and the replacement of the existing first-floor kitchen and entrance windows with new windows matching the existing dimensions and style.

The proposed loft accommodation has been designed as a **non-habitable study/home office with ancillary eaves storage**, recognising the physical limitations of the existing building whilst respecting its historic significance.

As the property forms part of a Grade II Listed Building, the design has evolved through detailed measured survey work, numerous design iterations and ongoing discussions with the Council's Heritage Officer. Throughout the design process, careful consideration has been given to balancing the preservation of the building's historic fabric with the creation of a practical and sustainable internal space. The final proposal represents the minimum intervention necessary to achieve these objectives.

2. Site Description

The application relates to Flat A, 17A Hillingdon Road, Uxbridge, which forms part of a Grade II Listed residential building situated within an established historic setting.

The surrounding area is characterised by traditional residential properties of similar age and architectural style, with natural slate roofs, traditional brickwork and painted timber windows contributing to the historic character of the locality.

The building retains a substantial amount of original historic fabric both internally and externally. Consequently, any alterations require careful consideration to ensure the architectural significance and special interest of the listed building are preserved.

The existing loft space is currently unused due to restricted headroom and provides little practical function in its current form.

3. Existing Property

The property comprises a self-contained first-floor residential flat with an existing roof void above.

Measured survey information identified that the existing loft provides approximately 1.9 metres of headroom at its highest point. Whilst the available floor area is relatively generous, the restricted height prevents practical use without carefully considered alterations.

The existing roof structure forms an important historic element of the listed building.

Accordingly, the proposal seeks to retain the existing roof structure and historic fabric wherever practicable, introducing only those alterations necessary to facilitate a functional use of the roof space.

Existing access arrangements to the dwelling remain unchanged.

4. Design Development

The proposal has undergone extensive design development in response to both the physical constraints of the building and the advice received from the Council's Heritage Officer.

A number of design options were investigated throughout the design process.

Initially, consideration was given to lowering larger sections of the existing first-floor ceilings to increase usable headroom within the loft. However, following discussions with the Heritage Officer, it became clear that extensive lowering of ceilings would result in an unacceptable loss of historic fabric and therefore would not be supported.

Alternative staircase arrangements were also explored. Owing to the restricted roof geometry, relocating the staircase elsewhere within the property would require significant alteration to the existing first-floor layout whilst still failing to achieve satisfactory headroom.

The possibility of incorporating two or more smaller dormers was also investigated in response to the Heritage Officer's initial comments. Whilst such arrangements were considered in principle, detailed architectural assessment demonstrated that they would not provide sufficient headroom above the proposed staircase to achieve a practical and safe access arrangement.

Following numerous design iterations, a single modest rear dormer was adopted as the most appropriate solution. This arrangement provides the necessary headroom above the staircase whilst remaining proportionate to the existing roof, minimising visual impact and reducing intervention to the existing structure.

Conservation-style rooflights have been incorporated to maximise natural daylight whilst preserving the traditional roofscape.

The proposal therefore represents the most balanced solution between heritage preservation, practical functionality and architectural design.

5. Heritage Officer Consultation and Design Evolution

The submitted proposal has evolved over a number of months following ongoing discussions, site meetings and written correspondence with the Council's Heritage Officer.

Throughout this process, several design options were explored in response to the heritage advice received. The Heritage Officer confirmed that extensive lowering of the existing first-floor ceilings would not be supported due to the impact on the historic fabric of the listed building.

The use of a warm roof construction above the existing rafters was recommended to improve thermal performance whilst assisting in achieving additional internal headroom.

Advice was also provided regarding the scale and appearance of the rear dormer, the use of conservation-style rooflights with central glazing bars, natural slate cladding to the dormer cheeks, and the replacement of the existing first-floor kitchen and entrance windows with new windows matching the existing dimensions and style.

The possibility of providing two smaller dormers was carefully assessed during the design process following the Heritage Officer's comments. However, after detailed architectural assessment, it was concluded that this arrangement would not provide sufficient headroom to achieve a practical and compliant staircase. The submitted proposal therefore adopts a single modest rear dormer, which provides the necessary staircase headroom whilst remaining proportionate to the existing roof and minimising intervention to the historic structure.

During the later stages of the consultation, the Heritage Officer also confirmed that the replacement of the existing first-floor kitchen and entrance windows could be incorporated within the current Listed Building Consent application. Accordingly, the proposal includes the replacement of these windows with new windows matching the existing dimensions and style. Overall, the submitted design reflects the Heritage Officer's recommendations wherever practicable whilst responding to the physical constraints of the existing building and preserving its architectural significance.

6. Proposed Development

The proposal comprises the sensitive conversion of the existing loft to provide a non-habitable study/home office together with ancillary eaves storage.

The proposed works include:

- Construction of a modest rear dormer.
- Installation of conservation-style rooflights with central glazing bars.
- Formation of a new internal staircase.
- Internal alterations necessary to provide safe access.
- Formation of eaves storage.
- Warm roof construction above the existing rafters.
- Replacement of the existing first-floor kitchen and entrance windows with new windows matching the existing dimensions and style.
- Associated insulation and conservation-led improvements.

The proposed loft accommodation has intentionally been designed as ancillary non-habitable accommodation in the form of a study/home office with associated eaves storage. Owing to the restricted internal headroom (approximately 1.90m maximum), the space is not proposed or designed as a habitable bedroom and will remain ancillary to the existing C3 dwelling.

7. Design Principles

Amount

The proposal represents a modest and carefully considered intervention that responds directly to the physical constraints of the building and the heritage advice received throughout the design process. The development does not seek to maximise the available roof volume.

Scale

The rear dormer has been proportioned only to provide sufficient headroom above the proposed staircase whilst remaining subordinate to the existing roof.

The replacement rear windows replicate the existing proportions and architectural character of the building, ensuring that the additional works preserve the historic appearance of the rear elevation.

Layout

The staircase has been positioned to provide safe and practical access whilst minimising alteration to the existing first-floor accommodation.

The remaining roof space accommodates a study/home office together with generous eaves storage.

Appearance

The proposal preserves the traditional appearance of the listed building.

The rear dormer has been carefully proportioned to remain subservient to the existing roof.

Conservation-style rooflights minimise visual impact.

The replacement kitchen and entrance windows will match the existing dimensions and style.

Materials

External materials have been selected to complement the existing listed building.

Existing natural slate roofing will be retained wherever practicable.

Dormer cheeks will be clad in matching natural slate.

The proposed dormer window will match the existing style and appearance. The existing first-floor kitchen and entrance windows will be replaced with new windows matching the existing dimensions and style.

Conservation rooflights incorporating central glazing bars will be installed.

Warm roof construction above the existing rafters has been adopted to improve thermal performance whilst minimising impact upon the existing historic structure.

8. Access

Existing pedestrian access arrangements remain unchanged.

A new internal staircase provides safe access to the proposed loft accommodation whilst working within the restricted geometry of the existing roof.

Internal circulation remains logical and efficient without adversely affecting the existing accommodation.

9. Planning Assessment

The proposal has been prepared having regard to the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the relevant policies of the London Borough of Hillingdon relating to designated heritage assets.

The proposal retains the overwhelming majority of the historic building fabric, introduces only limited external alterations and employs traditional materials appropriate to the character of the listed building.

The design has evolved directly in response to Heritage Officer advice and demonstrates that numerous alternative options were explored before arriving at the submitted solution.

The proposed replacement rear windows similarly preserve the architectural character of the building through new windows matching the existing dimensions and style, incorporated within the same Listed Building Consent application.

The proposal therefore achieves an appropriate balance between heritage conservation and the continued sustainable use of the property.

10. Conclusion

The proposed development has been carefully developed following detailed measured survey work, extensive design appraisal and ongoing discussions with the Council's Heritage Officer. Rather than seeking to maximise development potential, the proposal has evolved through numerous design iterations to identify the most appropriate architectural solution that preserves the character and significance of the listed building whilst creating a practical and sustainable use of the existing roof space.

The scheme retains historic fabric wherever practicable, uses materials appropriate to the character of the listed building, respects the existing roofscape, incorporates heritage-led improvements to the existing rear windows, and introduces only the minimum intervention necessary to facilitate the proposed development.

It is therefore considered that the proposal preserves the architectural and historic significance of the Grade II Listed Building, accords with national and local planning policy, and represents an appropriate form of sustainable development.