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Design and Access Statement

Proposed Garage Conversion and Replacement Rear Dormer Extension
Site Address: 19 Hoylake Crescent, UB10 8JD



1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the conversion of the existing garage into a habitable room and the replacement of two existing rear dormers with a single enlarged rear dormer extension at 19 Hoylake Crescent, UB10 8JD.

The proposal has been carefully designed to improve the quality and usability of the existing dwelling while respecting the character of the property and the wider residential context. The development is modest in scale and consistent with alterations commonly undertaken to residential properties within the area.

The proposal has been assessed against the relevant policies of the London Borough of Hillingdon Local Plan and the Greater London Authority London Plan 2021.

2. Site and Surroundings

The application site is a residential property located on Hoylake Crescent within an established suburban area characterised by similar houses with pitched roofs and rear garden spaces.

The surrounding street has experienced a number of residential alterations over time, including loft conversions with rear dormer extensions and other forms of roof alterations. As a result, larger rear dormers form part of the established pattern of development along the street, particularly when viewed from the rear of the properties.

Given this context, the proposed dormer extension is considered to reflect the prevailing character of residential alterations within the area.

3. Proposed Development

Garage Conversion

The proposal includes the conversion of the existing integral garage into a habitable room. The works will involve:

- Removal of the existing garage door.
- Installation of a new window to match the scale, proportions, and materials of the existing front elevation.
- Internal insulation and construction works to comply with current Building Regulations.
- Creation of additional living accommodation to support the needs of the occupants.

The design ensures that the external appearance of the property remains consistent with the existing dwelling and the wider street scene.

Rear Dormer Extension

The proposal involves the removal of the two existing rear dormers and their replacement with a single rear dormer extension across the rear roof slope.

The new dormer has been designed to:

- Remain set below the existing ridge line of the roof.
- Be set in from the side boundaries of the roof slope where appropriate.
- Use materials that closely match the existing roof finishes and cladding.
- Maintain a subordinate relationship to the main roof form.

The dormer will significantly improve the usability and headroom of the loft space while maintaining a visually appropriate scale.

Importantly, the presence of similar rear dormer extensions on neighbouring properties demonstrates that such alterations are characteristic of development within the area. The proposal, therefore, reflects the established roofscape pattern along Hoylake Crescent.

4. Design and Character

The design approach follows the principles set out within the ****London Borough of Hillingdon Residential Extensions and Alterations Supplementary Planning Document**.

The proposal has been designed to ensure:

- The dormer remains subordinate to the main roof form.
- The extension is located on the rear roof slope, minimising visual impact from the public street.
- External materials and finishes match the host dwelling.
- The development integrates with the existing architectural character of the property.

Overall, the proposal represents a sympathetic and proportionate alteration to the dwelling.

5. Impact on Neighbouring Amenity

The proposed development has been carefully designed to minimise impacts on neighbouring properties.

The rear dormer extension will be positioned on the rear roof slope and will not project beyond the established building line in a manner that would result in harmful overlooking or loss of privacy.

Due to the existing separation distances between properties and the typical arrangement of rear gardens, the proposal is not expected to result in any unacceptable loss of daylight, sunlight, or outlook to neighbouring occupiers.

The garage conversion will involve only minor alterations to the front elevation and will not adversely affect neighbouring amenity.

6. Access

The property will continue to be accessed via the existing entrance from Hoylake Crescent. No changes are proposed to the existing pedestrian or vehicular access arrangements.

The proposal will improve the functionality of the dwelling while maintaining safe and convenient access to the property.

7. Planning Policy Compliance

The proposed development is considered to comply with the relevant policies of the London Borough of Hillingdon Local Plan and the London Plan 2021.

The development:

- Maintains the character and appearance of the host dwelling.
- Reflects the established pattern of residential extensions within the street.
- Protects the amenity of neighbouring occupiers.
- Represents a high-quality and proportionate residential alteration.

8. Conclusion

The proposed garage conversion and replacement rear dormer extension represent a well-considered improvement to the property that will enhance internal living accommodation while maintaining the character of the building and the surrounding area.

The scale, design, and materials of the proposal ensure that it integrates appropriately with the host dwelling and surrounding residential context. Given the presence of similar rear dormer extensions within Hoylake Crescent, the development is consistent with the established pattern of development.

The proposal is therefore considered to be acceptable in planning terms, and it is respectfully requested that planning permission be granted.