

Design and Access Statement

Relating to

The proposal comprises a single-storey side extension with a green flat roof and associated internal alterations

at

28 Dawley Avenue

Uxbridge

UB8 3BU

for

Mr & Mrs Dawrha

14th July 2026

Project Ref: 2025.044/PR/JC

Stones Architects Limited

Hayes Branch

020 8969 0000

50 Coldharbour Lane

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Hillingdon Branch

01895 834 961

1 Hercies Road

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3 Noble Corner, Great West Road

Hounslow TW5 0PA

Description of Existing House

- Brief Design and Access Statement to support a submission of a Householder Application at the application site.
- The application site, 28 Dawley Avenue, is a two-storey semi-detached dwelling situated on a corner plot at the junction of Dawley Avenue and Chester Close
- Within a suburban residential area of the London Borough of Hillingdon.
- The surrounding context is predominantly residential, comprising a mix of semi-detached and detached houses of similar scale and architectural character, many of which have been extended over time.
- The property benefits from a generous side garden area facing Chester Close and an established rear garden.
- The following constraints do not apply to the site:
 - Conservation Area – **No**
 - Area of Special Character – **No**
 - Statutory or Locally Listed Building – **No**

Existing survey drawings and photo sheets are enclosed with the planning application.

Brief

- The proposal seeks to provide a further single storey side extension.
- Proposed green flat roof to the side extension
- Internal alterations will improve the property's layout and provide additional family accommodation.
- The brief includes the assumption that any extension or any alterations should be in the same style and materials as the existing house and be subservient to the existing house and reflect its architectural style.

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Planning History

The application site has the following relevant history:

Application Ref.	Description	Decision
14440/APP/2026/116	Alteration of outbuilding's partial flat roof into a gable end roof extending over the whole outbuilding	Appealed
14440/APP/2025/2882	Erection of two storey side extension, part single part two storey rear extension, 2 x rear dormers, 2x roof lights to the front, and amendments to fenestrations.	Approved
14440/APP/2024/428	Erection of a single storey rear extension, a double storey side and single storey front extension/ front porch	19-02-24 Appealed and dismissed
14440/APP/2019/644	Part two storey, part single storey side extension to create semi-detached 1-bed dwelling with associated parking and amenity space, and single storey rear extension to existing dwelling, involving demolition of existing conservatory, and shed and installation of vehicular crossover	22-02-19 Refusal
14440/A/84/0350	Alterations to elevation (P)	06-03-84 Approval

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Design

- The proposals are shown on drawings listed in the Appendix at the end of this statement, all the design elements have been covered in the Planning section above.
- Materials of the new proposed extensions will match the existing house and palette of the adjoining/surrounding buildings.
- The proposed single storey side extension will be dropped with the external height being 2.8m
- The proposed single storey side extension has a green roof

Access

- The existing access arrangements will remain unchanged.
- The existing vehicular and pedestrian access from Dawley Avenue will be retained.
- The proposal will comply with current Building Regulations, and the existing refuse storage and collection arrangements will be retained.

Conclusion

- The proposed extension represents a considered and proportionate development that enhances the existing property while maintaining compatibility with the surrounding residential character.
- The design respects local context adheres to planning policy guidance and responds directly to the reasons of refusal from the previous application and the pre-application advice received from the Local Planning Authority.
- There are several properties in the vicinity that have benefitted from similar extensions (albeit these are historic) demonstrating that this proposal is in keeping with the evolving built form of Dawley Avenue and Chester Close.
- Accordingly, the scheme is submitted for planning consideration.

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Appendix A

List of documents submitted with the application

Drawing no.	Drawing title	Scale
S01	Site location plan	1:1250
S02	Existing Ground	1:100
S03	Existing First	1:100
S04	Existing Second	1:100
S05	Existing Elevations	1:100
S06	Photo sheet	NTS
D01	Proposed Ground	1:100
D02	Proposed First	1:100
D03	Proposed Roof	1:100
D04	Proposed Elevations	1:100
D05	Proposed Section A-A	1:100
D06	Proposed Exploded Axo	1:100
D07	Proposed Site Layout	1:200
D08	Similar Extensions	NTS
DAS	Design And Access Statement	NTS

ends

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