



[Architecture] [Interior Design]

DESIGN AND ACCESS STATEMENT

**ERECTION OF A TWO STOREY SIDE EXTENSION AND SINGLE
STOREY REAR EXTENSION WITH AMENDMENTS TO
FENESTRATIONS, INSTALLATION OF ONE ROOF LIGHT TO THE
SIDE ROOFSLOPE AND ASSOCIATED INTERNAL ALTERNATIONS.
RESUBMISSION OF REVISED APPLICATION REF.
15107/APP/2023/3279.**

**AT 23 NELLGROVE ROAD
UXBRIDGE UB10 0SX**

to:

London Borough of Hillingdon c/o Private Residential Property

**Our Ref: EX-EG-A-023
Date: November 2024
Prepared by: MGDC LTD**

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Front elevation



Rear elevation



Side elevation

1. The Site

The site comprises of two-storey semi-detached dwelling house (of two bedrooms and a study room). The proposal is for *erection of a two storey side extension and single storey rear extension with amendments to fenestrations, installation of one roof light to the side roofslope and associated internal alternations.*

The proposed additions will keep the architectural character of the host dwelling and surrounding neighbourhood. It will enlarge the daytime area of a kitchen/dining/living space on the ground floor and two new bedrooms on the first-floor level.

2. Planning Policy

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

i) side extensions should not exceed half the width of the original property.

However, the Hillingdon Design and Accessibility Statement (HDAS) advises that the width of the side extension shall be no greater than two-thirds of the width of the original house.

3. Design

The proposed addition will provide additional living space required by the young expanding family. It must be noted that the new bedrooms need to meet Nationally Described Space Standard:

10. The standard requires that:

c. in order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide

d. in order to provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²

Therefore, in order to achieve those standards, it is necessary to allow the width of the new side extension of approximately 2.80m – which is still within two-thirds of the width of the original house.

Side redevelopment of up to the half-width of the original house will simply not be feasible.

4. Side extension roof profile

Due to the specific roof geometry - pyramid hip roof with central chimney stack, it is necessary to introduce a small flat roof element.

This modest portion of roof will not be visible from the street level and a roof ridge of the new side extension will present as subservient in relation to the original house roof.

As such it would not affect the street elevation.

5. Scale

Refer to the enclosed Site Plan.

The proposal respects and reflects the scale of the application site and density of existing developments found within the surrounding area.