

99 DENE CROFT CRESCENT,  
HILLINGDON,  
UXBRIDGE, UB10 9HZ

Design and Access Statement  
03.11.2023

Golzari - NG Architects



## EXECUTIVE SUMMARY

This document has been prepared by NG Architects on behalf of Mr. Satpal Hoonjan, and it summarizes the architectural proposals for the semi-detached terraced house 99 Denecroft Crescent, located in Hillingdon, Uxbridge.

The current proposals follow on the online pre-application advice meeting held on 20.09.2023, and the subsequent advice letter received over the post in the following weeks, ref. 2063/PRC/2023/139. Hence, the proposals have been updated to reflect the comments made, both verbally during the meeting and written in the letter.

This document should be read in conjunction with the Arboricultural Report prepared by Arbosense and the existing and proposed drawings.

# CONTENTS

## EXECUTIVE SUMMARY

<b>1. SITE LOCATION</b>	<b>p.4</b>
<hr/>	
<b>2. PLANNING</b>	<b>p.6</b>
<hr/>	
Planning history of surrounding properties	
Context views	
<b>3. EXISTING BUILDING</b>	<b>p.8</b>
<hr/>	
<b>4. ARCHITECTURAL PROPOSALS</b>	<b>p.11</b>
<hr/>	
Summary of proposals	
Proposed floor plans	
Proposed section and elevations	
Proposed outbuilding	

1. SITE LOCATION

1:1250 @ A3





1. SITE LOCATION

Site description

Denecroft Crescent is a road composed of terraced houses, with number 99 being a two-storey end of terrace house. The property enjoys off-street parking sufficient for at least two vehicles. The facade is composed of pebble-dash walls, white-framed windows and roof tiles. A large garden is situated at the rear of the property, which is also accessible via a secured private service road.



99 Denecroft Crescent



99 Denecroft Crescent





## 2. PLANNING

### Planning history of surrounding properties

The plan on the right indicates some of the neighbouring properties that can be considered precedents given they have previously received planning approval for rear extensions and loft conversions.

#### ① 99 Denecroft Crescent (site)

#### ② 106 Denecroft Crescent

**Proposal:** 53359/APP/2020/464 - Single storey rear extension

**Decision:** granted

**Decision issued date:** 03.04.2020

**Proposal:** 53359/APP/2013/143 - Conversion of roof space to habitable use to include a rear dormer, and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** granted

**Decision issued date:** 14.02.2013

**Proposal:** 53359/APP/2009/2321 - Part two storey, part single storey rear extension involving demolition of existing rear canopy (Resubmission).

**Decision:** granted

**Decision issued date:** 12.01.2010

#### ③ 108 Denecroft Crescent

**Proposal:** 67294/APP/2019/2913 - Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** granted

**Decision issued date:** 01.11.2019

**Proposal:** 67294/APP/2019/2919 - Single storey rear extension

**Decision:** granted

**Decision issued date:** 19.11.2019

#### ④ 97 Denecroft Crescent

**Proposal:** 13813/APP/2014/1465 - Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** granted

**Decision issued date:** 23.06.2014

#### ⑤ 89 Denecroft Crescent

**Proposal:** 22583/APP/2023/1639 - Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.65 metres, and for which the height of the eaves would be 2.60 metres.

**Decision:** granted

**Decision issued date:** 10.07.2023

**Proposal:** 22583/APP/2023/1640 - Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end and erection of front porch (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** granted

**Decision issued date:** 04.08.2023



□ 99 Denecroft Crescent



2. PLANNING

Context study



1. View of 99 Denecroft Crescent showing gable wall of 97 Denecroft Crescent (loft conversion)



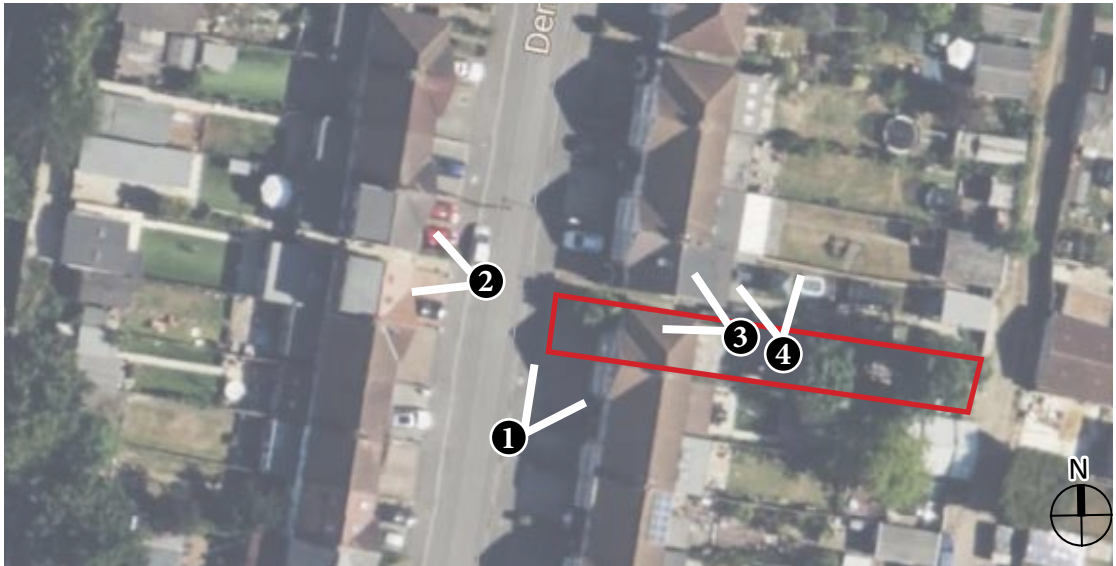
2. View of 106 AND 108 Denecroft Crescent showing gable walls (both properties have loft conversions)



3. View of 99 Denecroft Crescent showing gable wall and loft conversion of 97 Denecroft Crescent



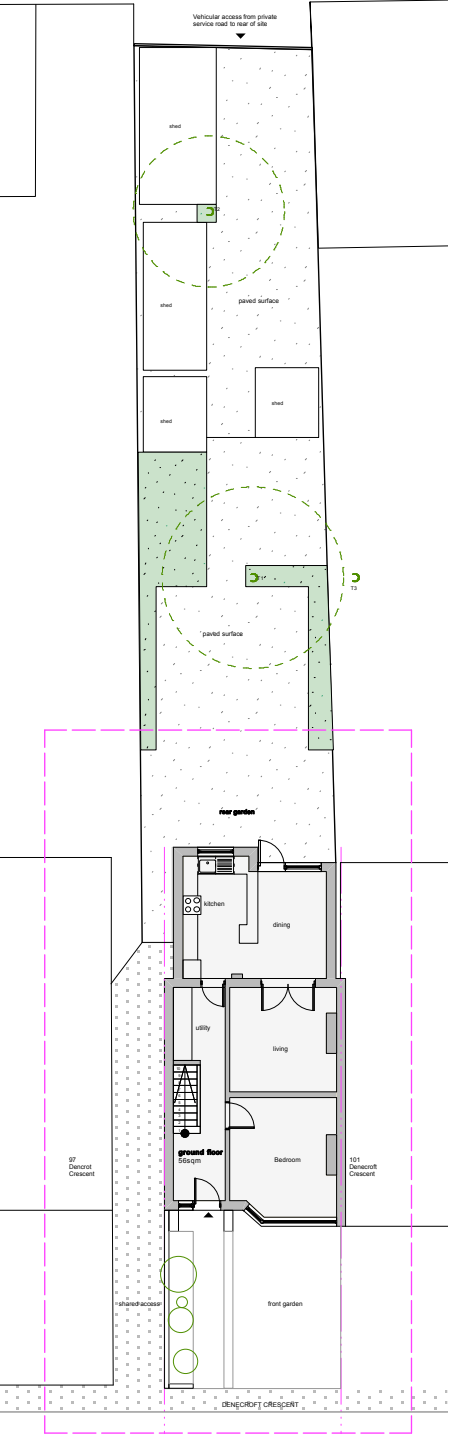
4. View from rear garden of 99 Denecroft Crescent showing other loft conversions



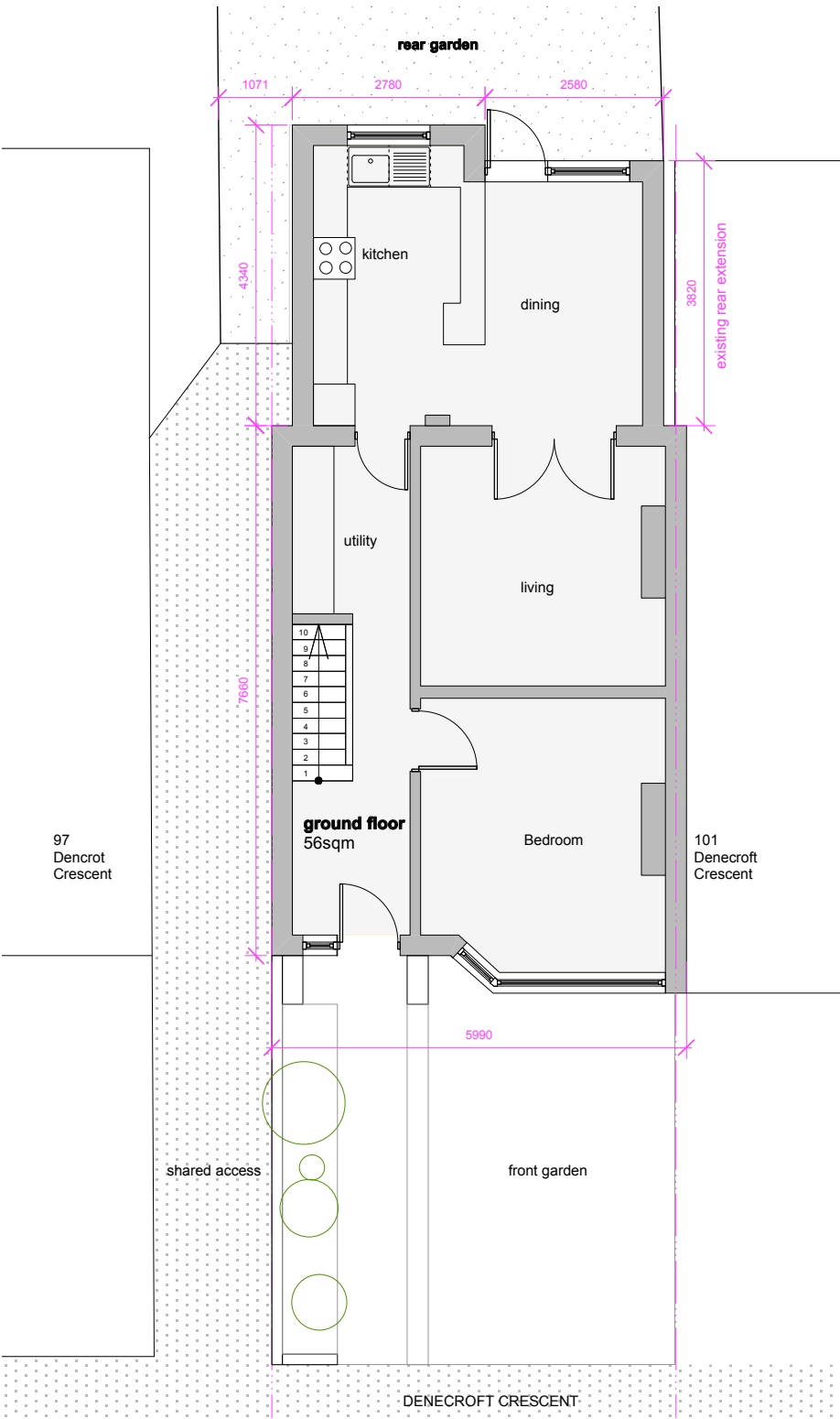
99 Denecroft Crescent

3. EXISTING BUILDING

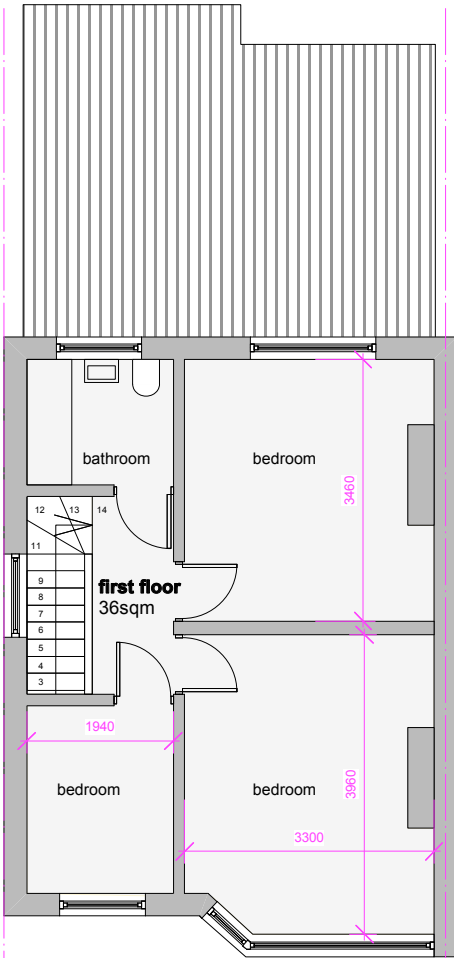
Total gross internal area (house)= 92sqm



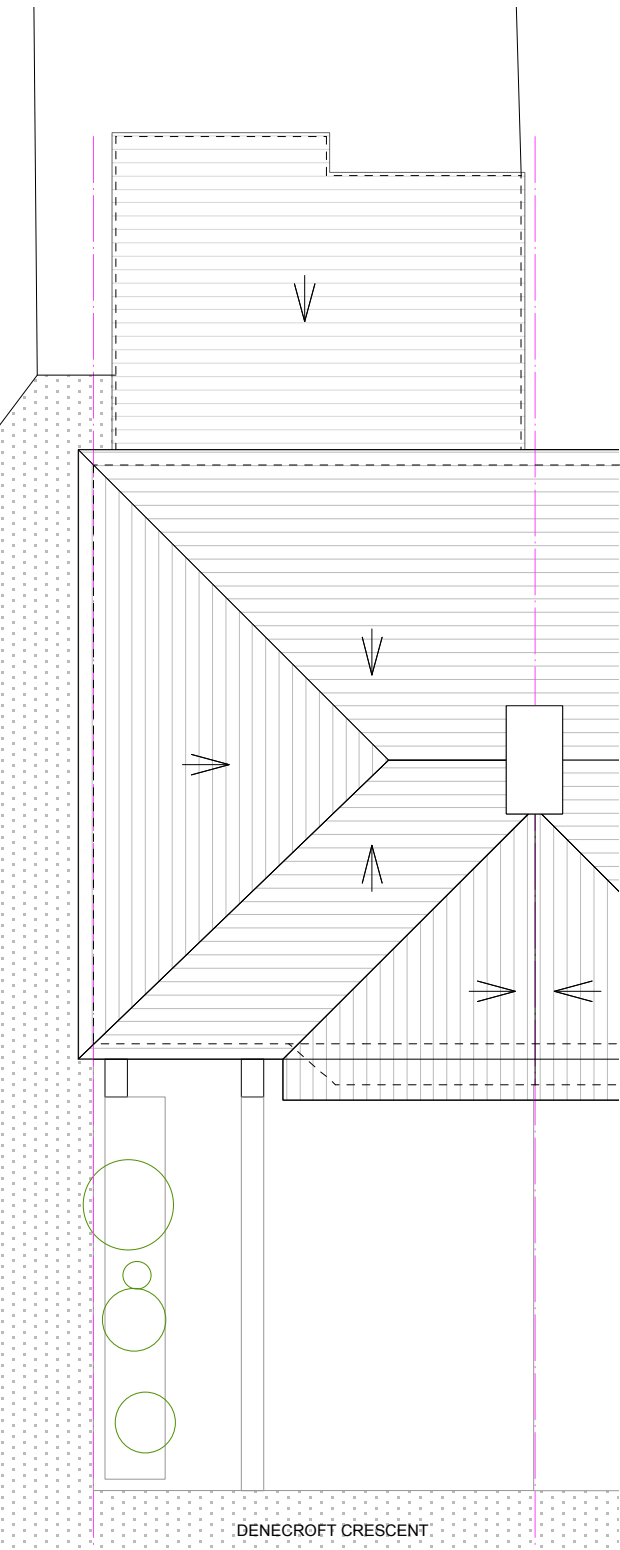
Existing ground floor plan (1:250 @A3)



Existing ground floor plan



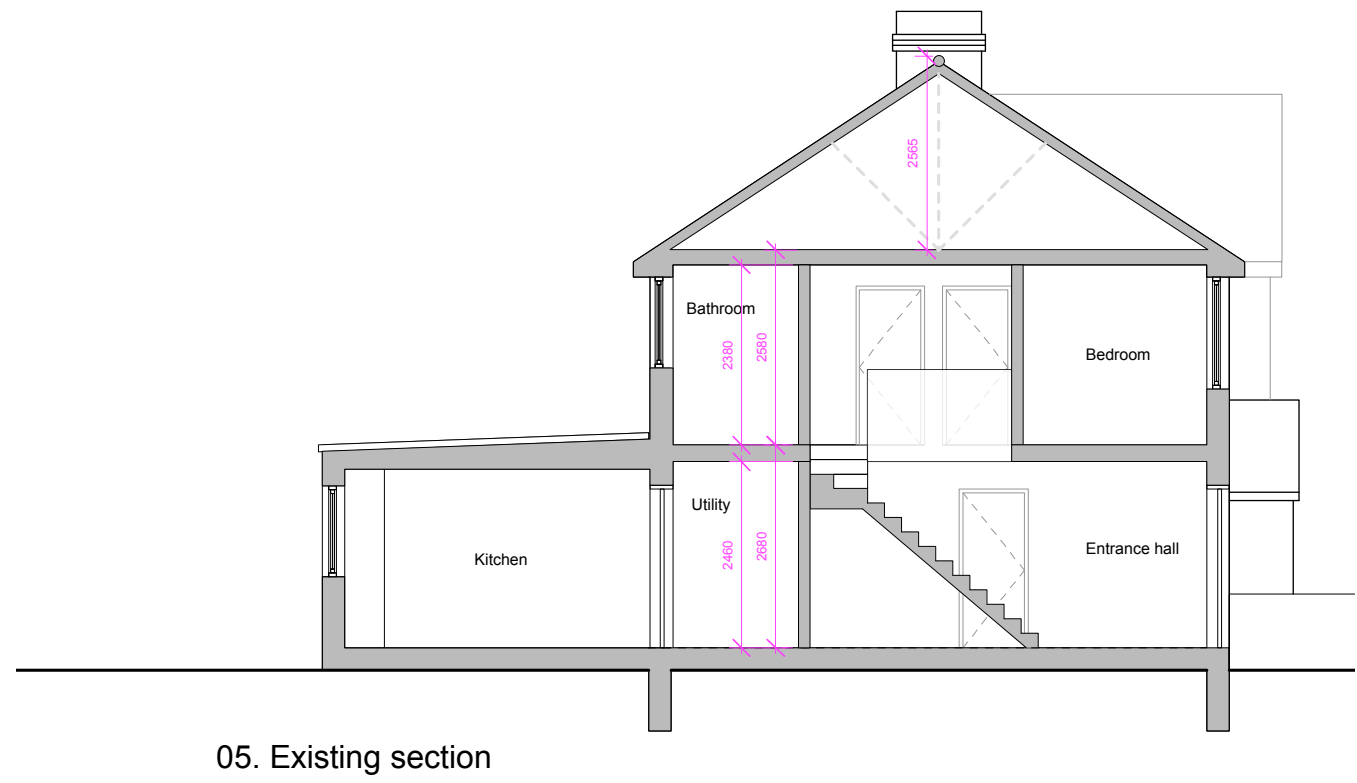
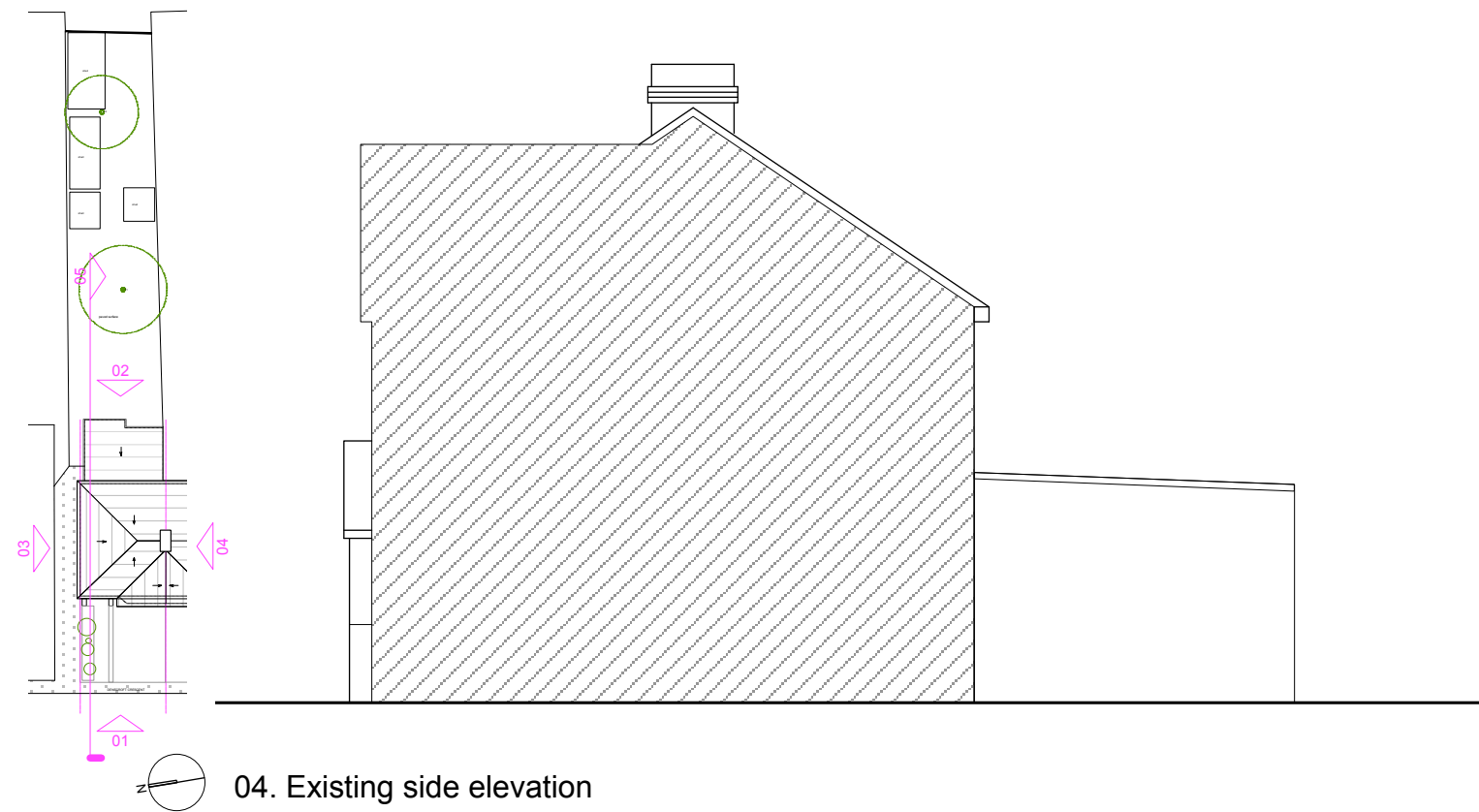
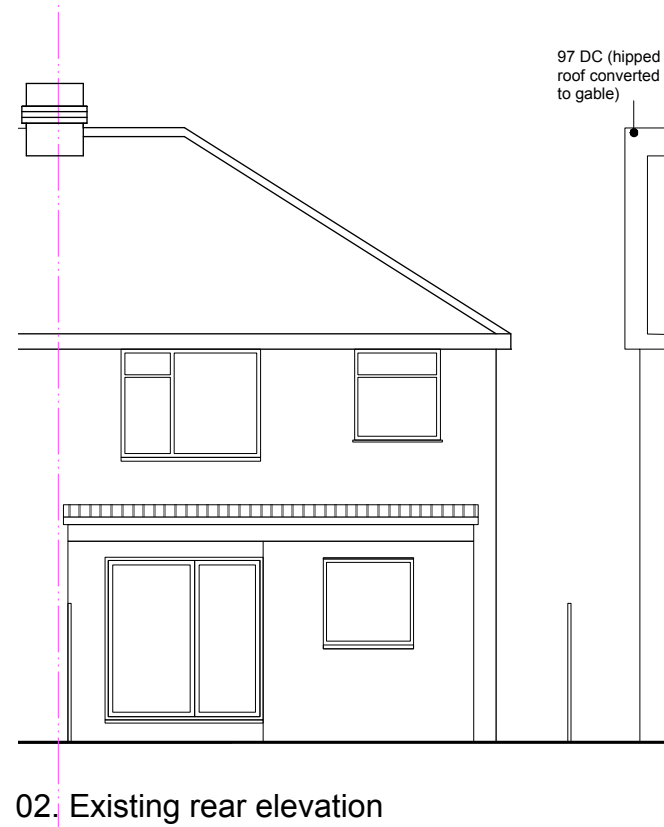
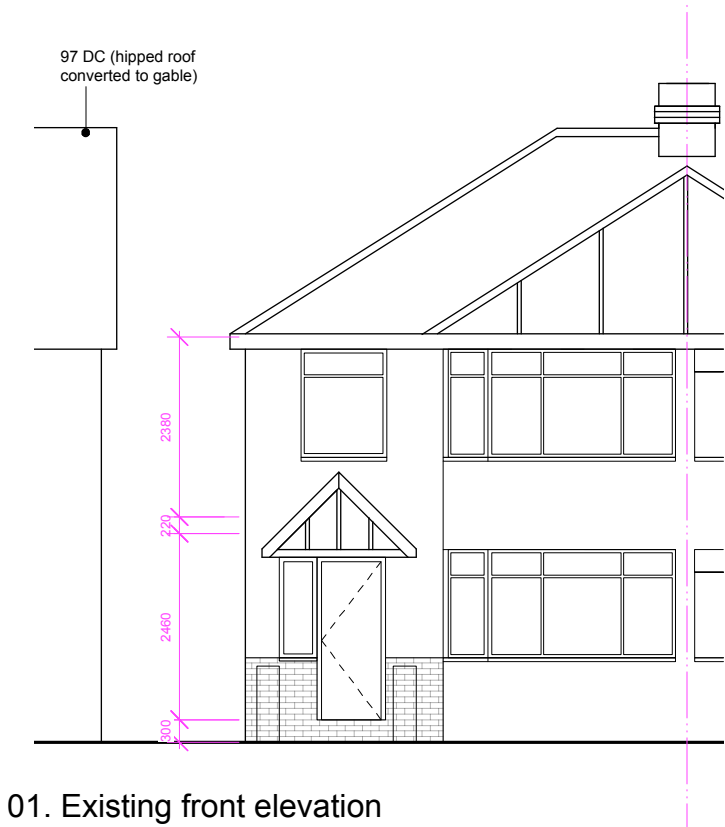
Existing ground floor plan



Existing roof plan



3. EXISTING BUILDING



# 4. ARCHITECTURAL PROPOSALS

**Key moves:**

Ground floor:

- Ground floor rear extension (1.5metres from existing building line)
- New ground floor family bathroom
- Reconfiguration of kitchen/dining/living spaces to improve daylight/sunlight
- New rooflights to improve daylight/sunlight into living/dining areas

First floor

- First floor partial extension to rear, to provide one additional single bedroom, with pitched roof above.
- New staircase to second floor

Second floor

- Loft conversion (new dormer roof to rear elevation), to provide one en-suite double bedroom
- New rooflights to improve daylight/sunlight



TOTAL BEDROOMS= 5  
TOTAL BATHROOMS= 3

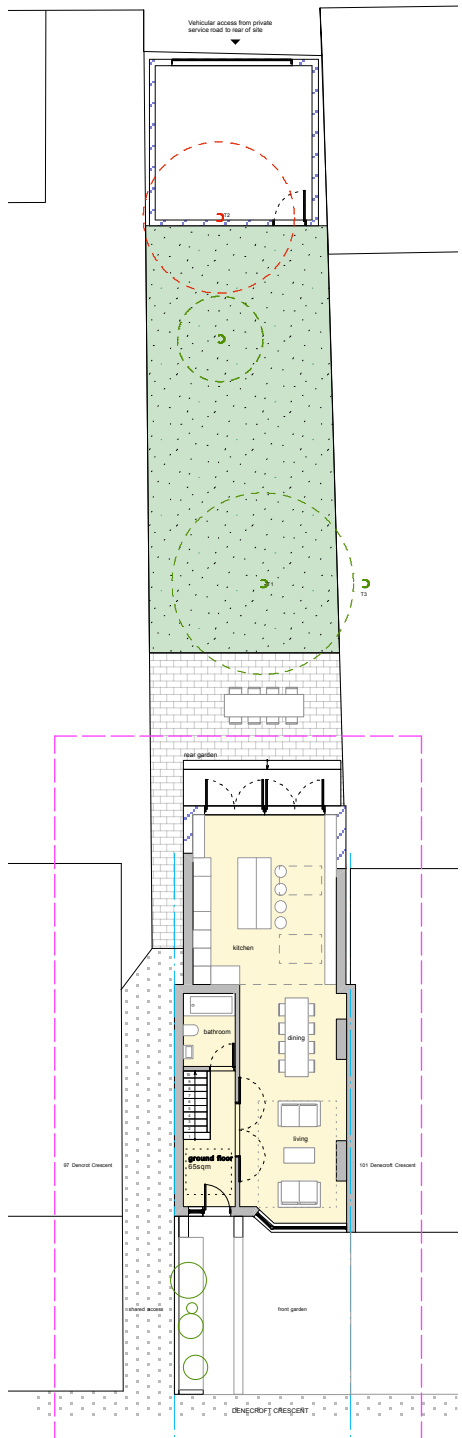
Total gross internal area (house)= 129sqm

Garage area= 26sqm

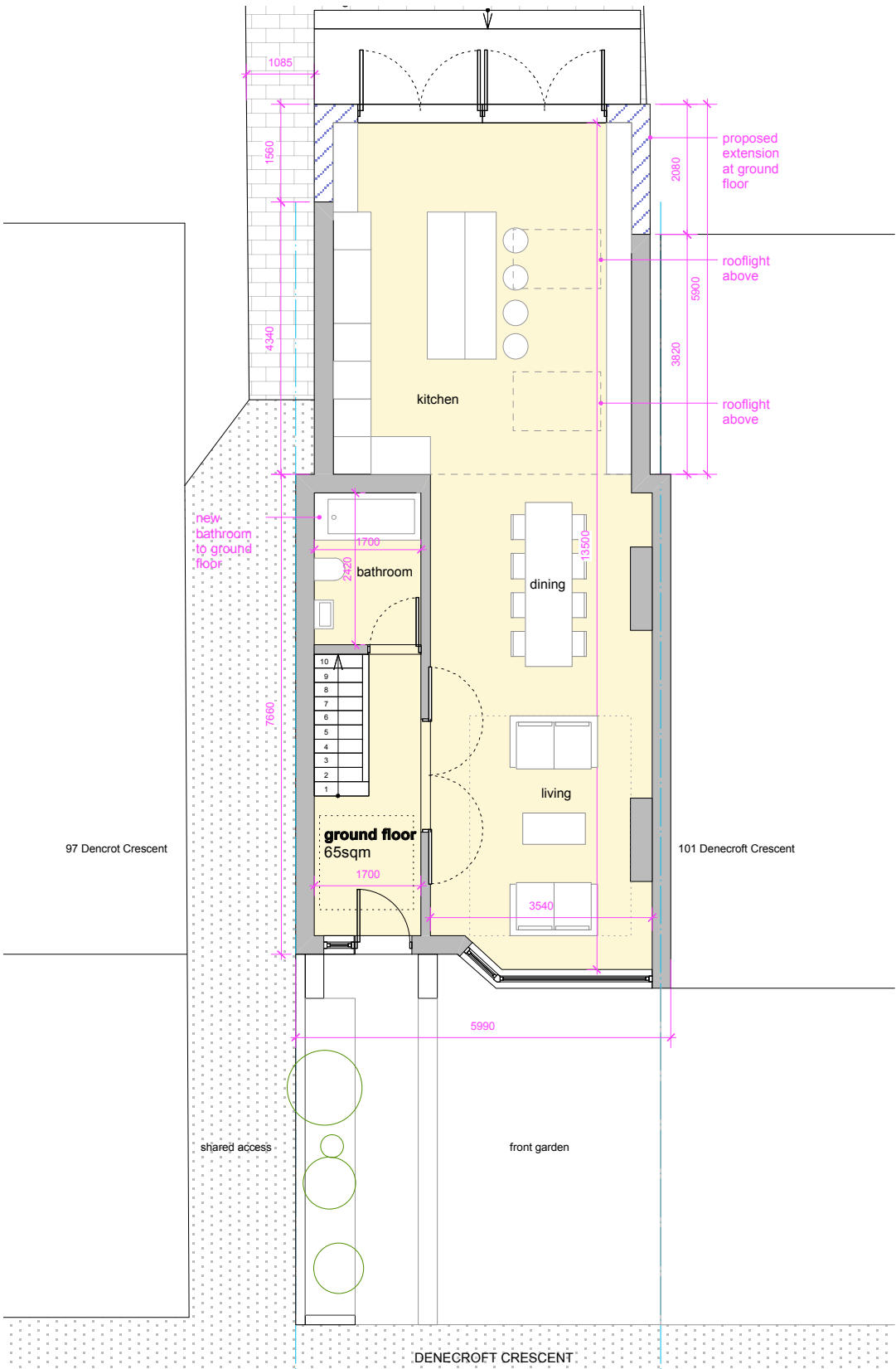


4. ARCHITECTURAL PROPOSALS

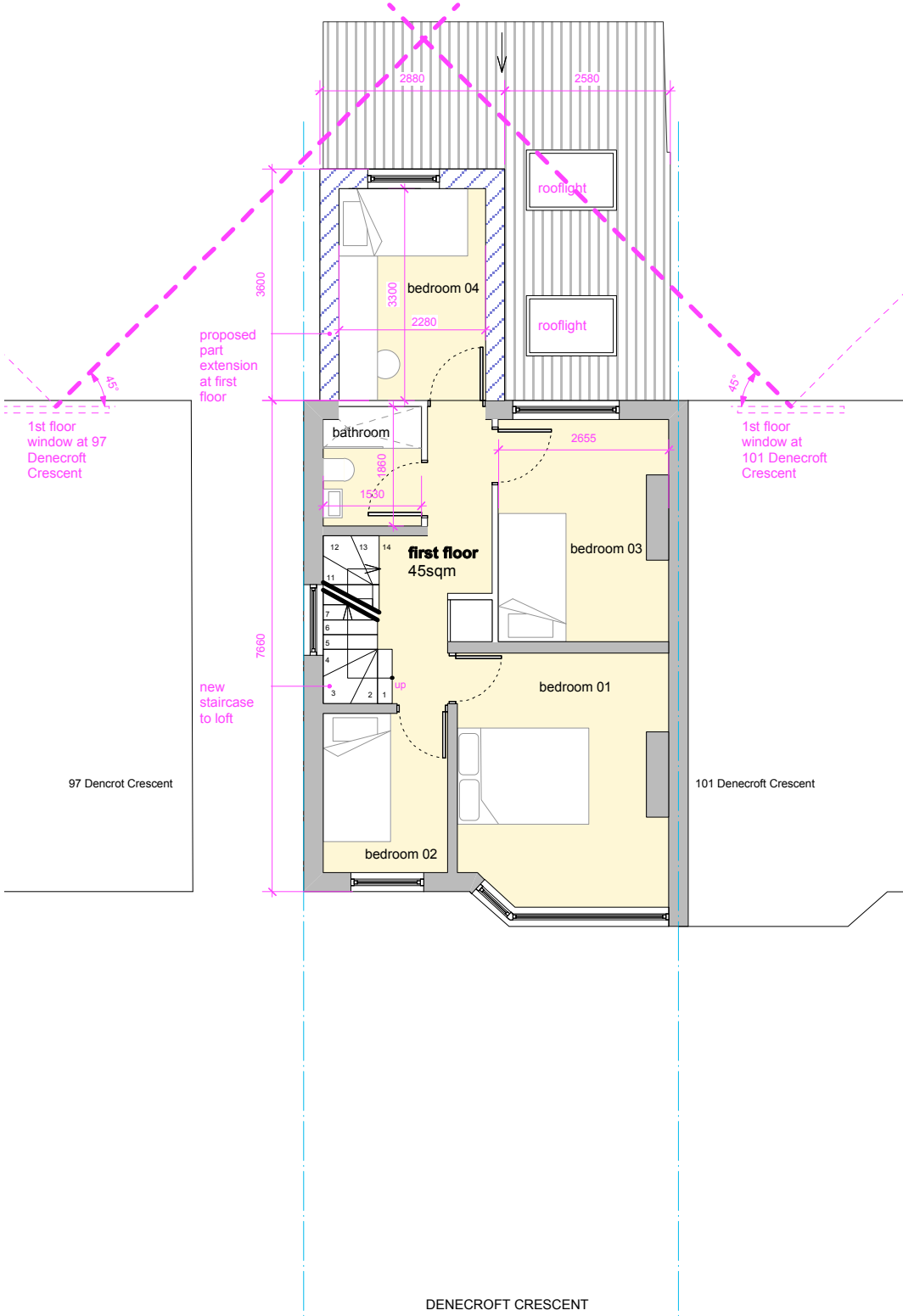
-  proposed building fabric
-  existing building fabric



Proposed ground floor plan (1:250 @A3)



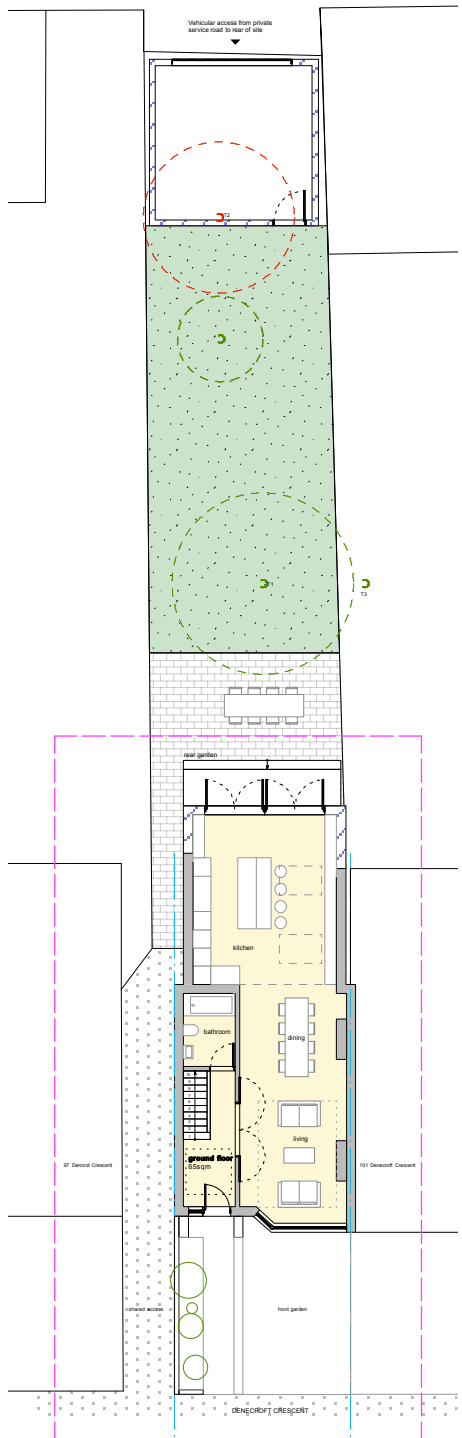
Proposed ground floor plan



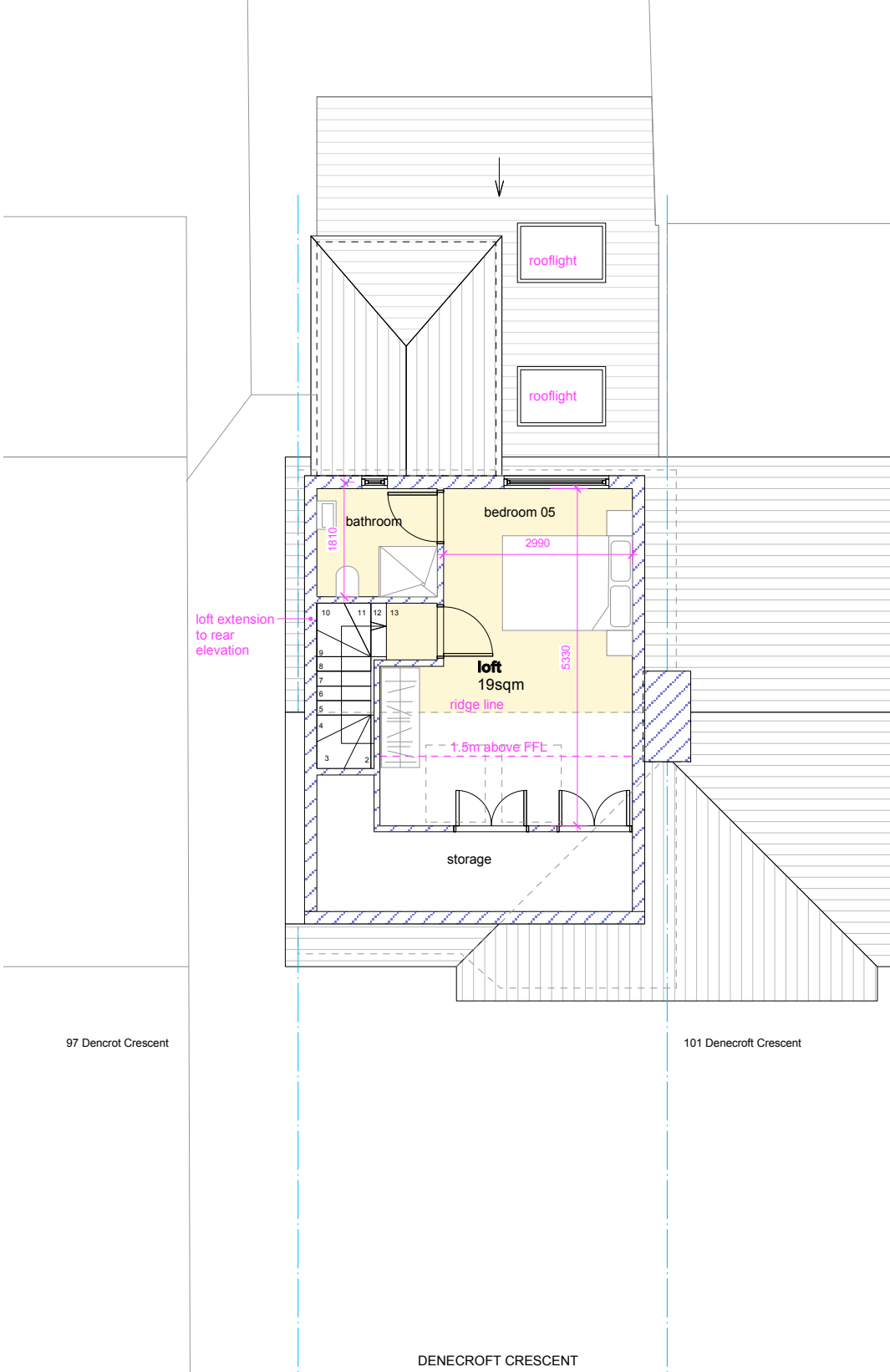
Proposed first floor plan

4. ARCHITECTURAL PROPOSALS

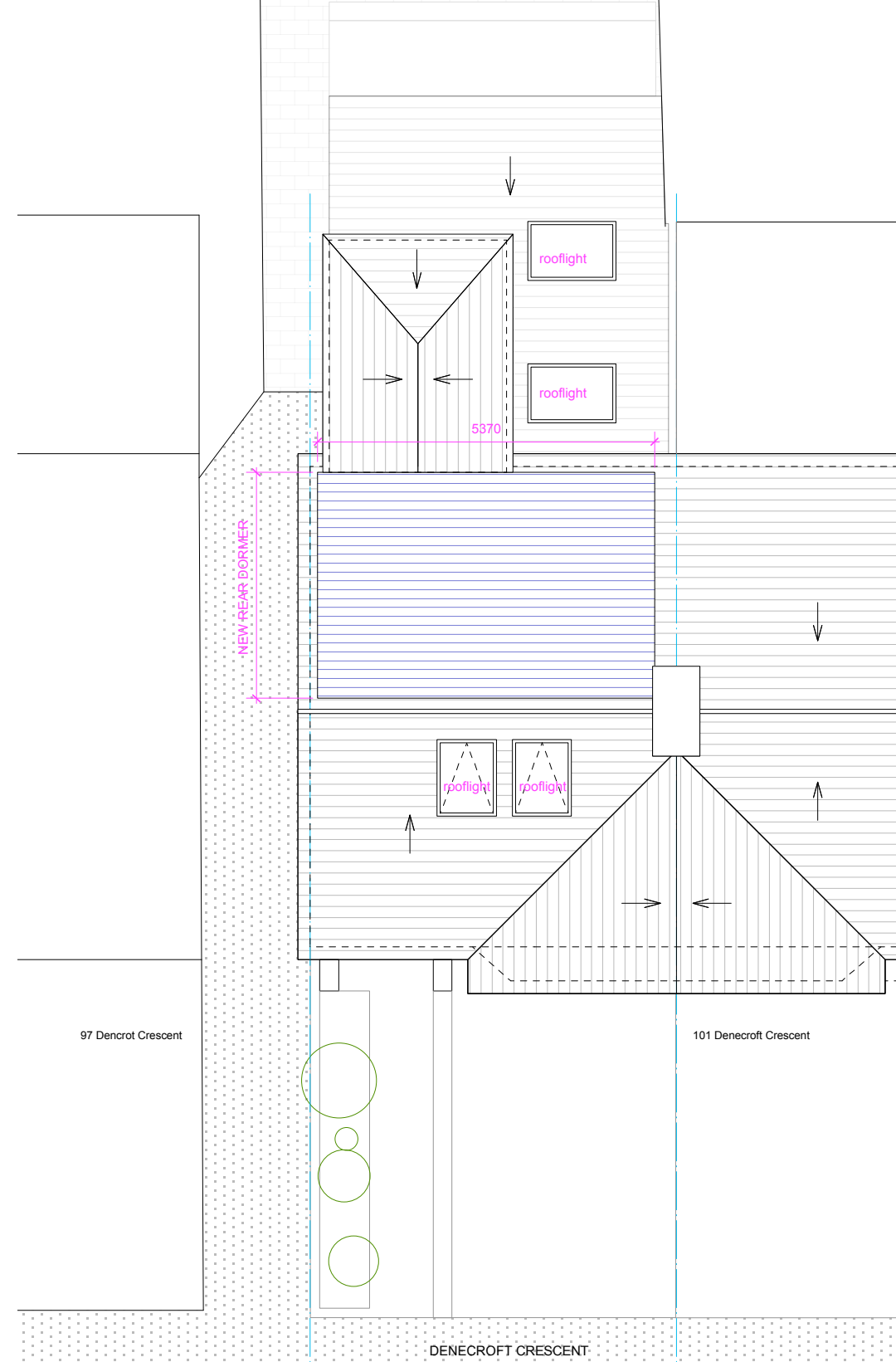
- proposed building fabric
- existing building fabric



Proposed ground floor plan (1:250 @A3)





Proposed second floor plan

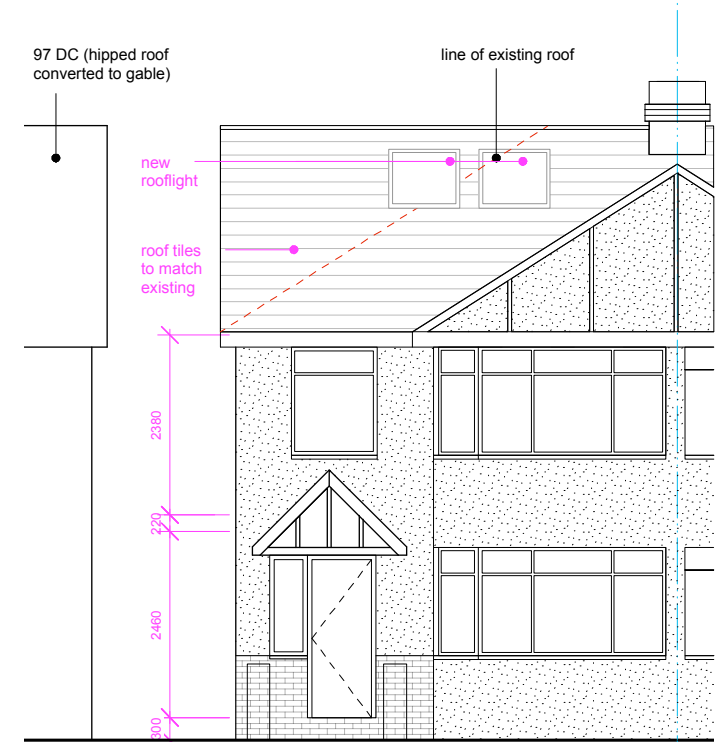


Proposed roof plan

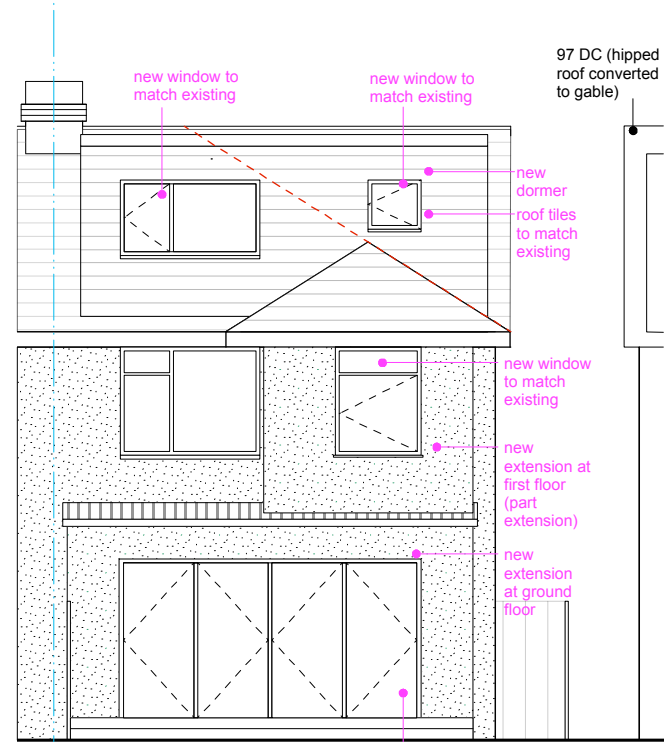


4. ARCHITECTURAL PROPOSALS

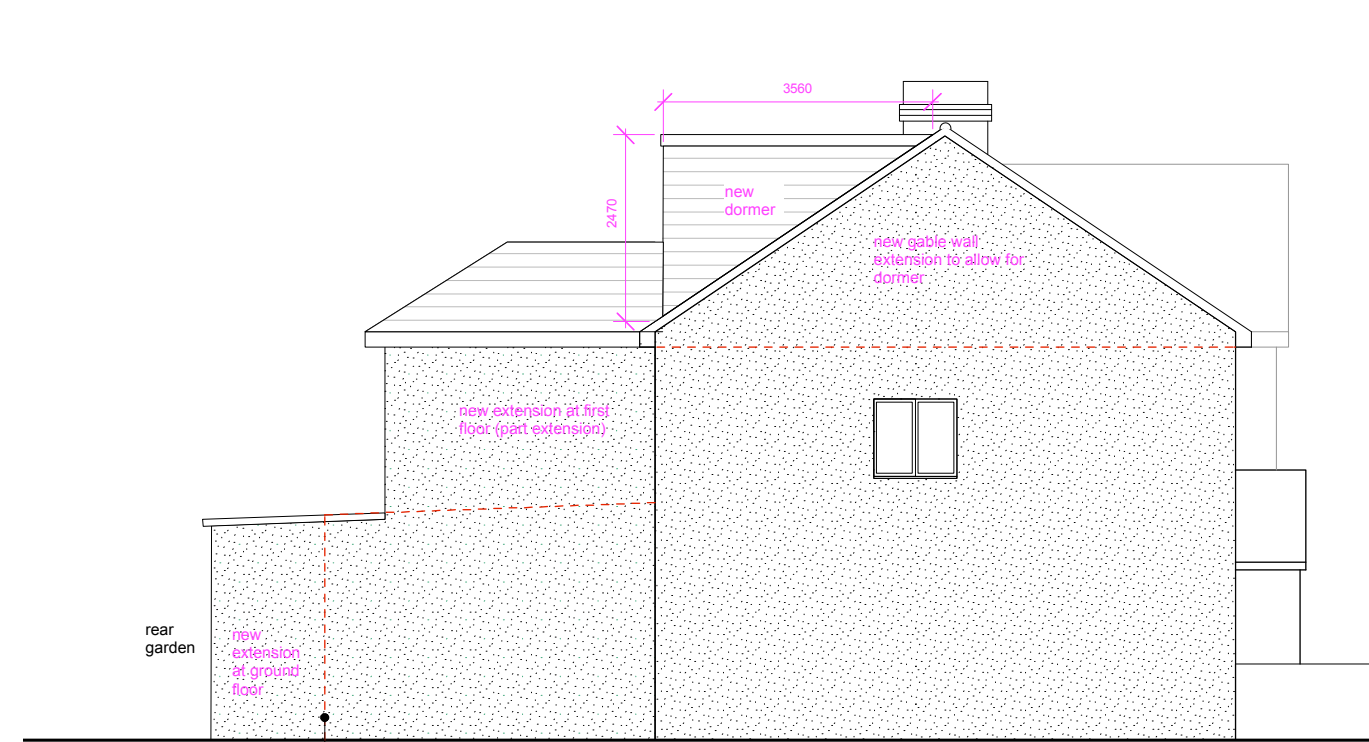
 proposed building fabric  
 existing building fabric



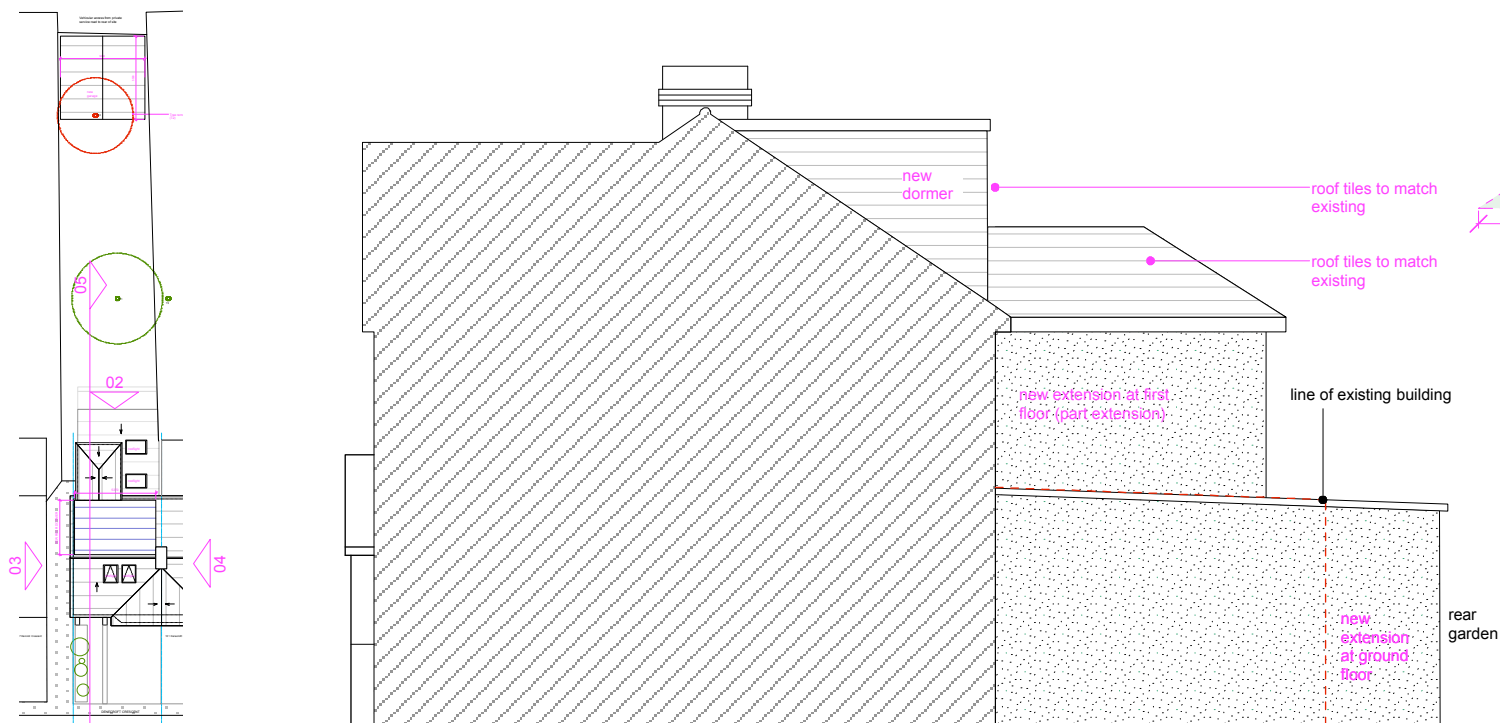
01. Proposed front elevation



02. Proposed rear elevation



03. Proposed side elevation

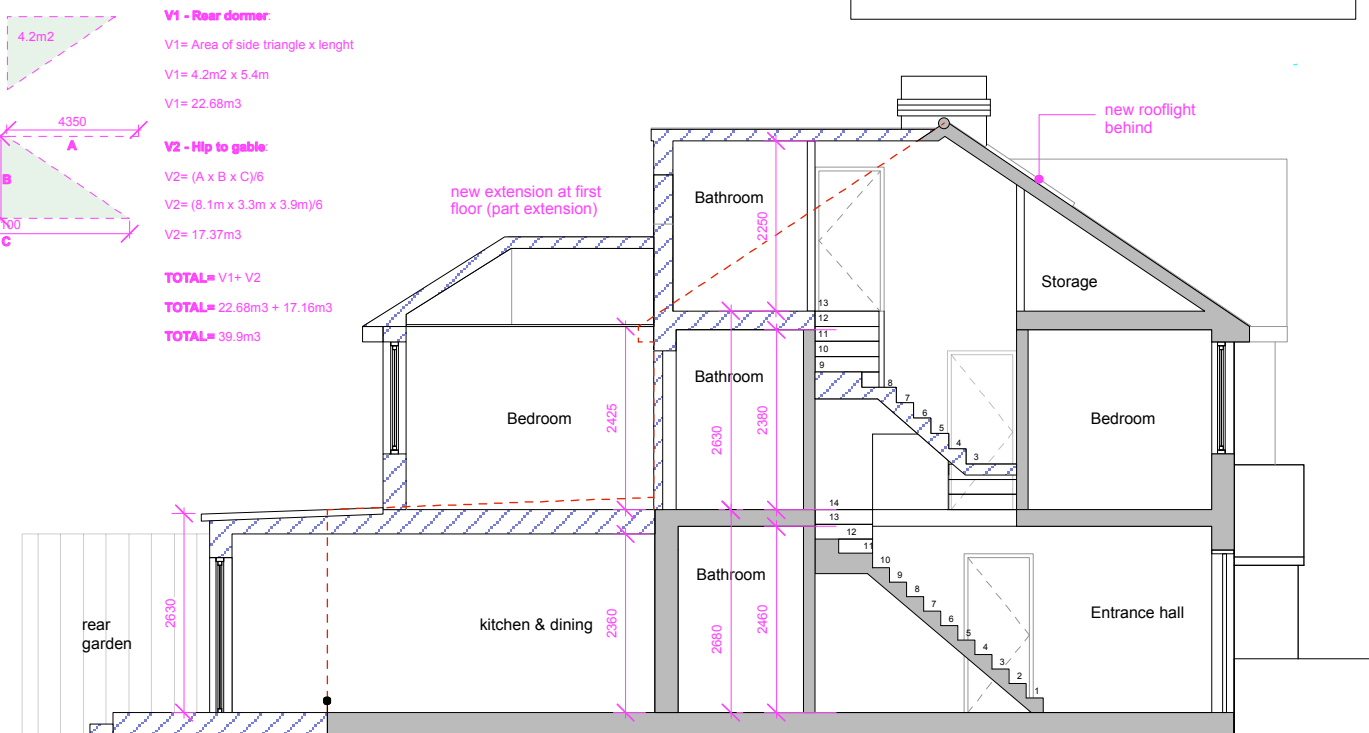


04. Proposed side elevation

**V1 - Rear dormer**  
V1= Area of side triangle x length  
V1= 4.2m<sup>2</sup> x 5.4m  
V1= 22.68m<sup>3</sup>

**V2 - Hip to gable**  
V2= (A x B x C)/6  
V2= (8.1m x 3.3m x 3.9m)/6  
V2= 17.37m<sup>3</sup>

**TOTAL= V1+ V2**  
**TOTAL= 22.68m<sup>3</sup> + 17.16m<sup>3</sup>**  
**TOTAL= 39.9m<sup>3</sup>**



05. Proposed section

4. ARCHITECTURAL PROPOSALS

proposed outbuilding - Garage (General Permitted development)

