

99 DENECROFT 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.

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Summary of proposals

Proposed floor plans

Proposed section and elevations

Proposed outbuilding

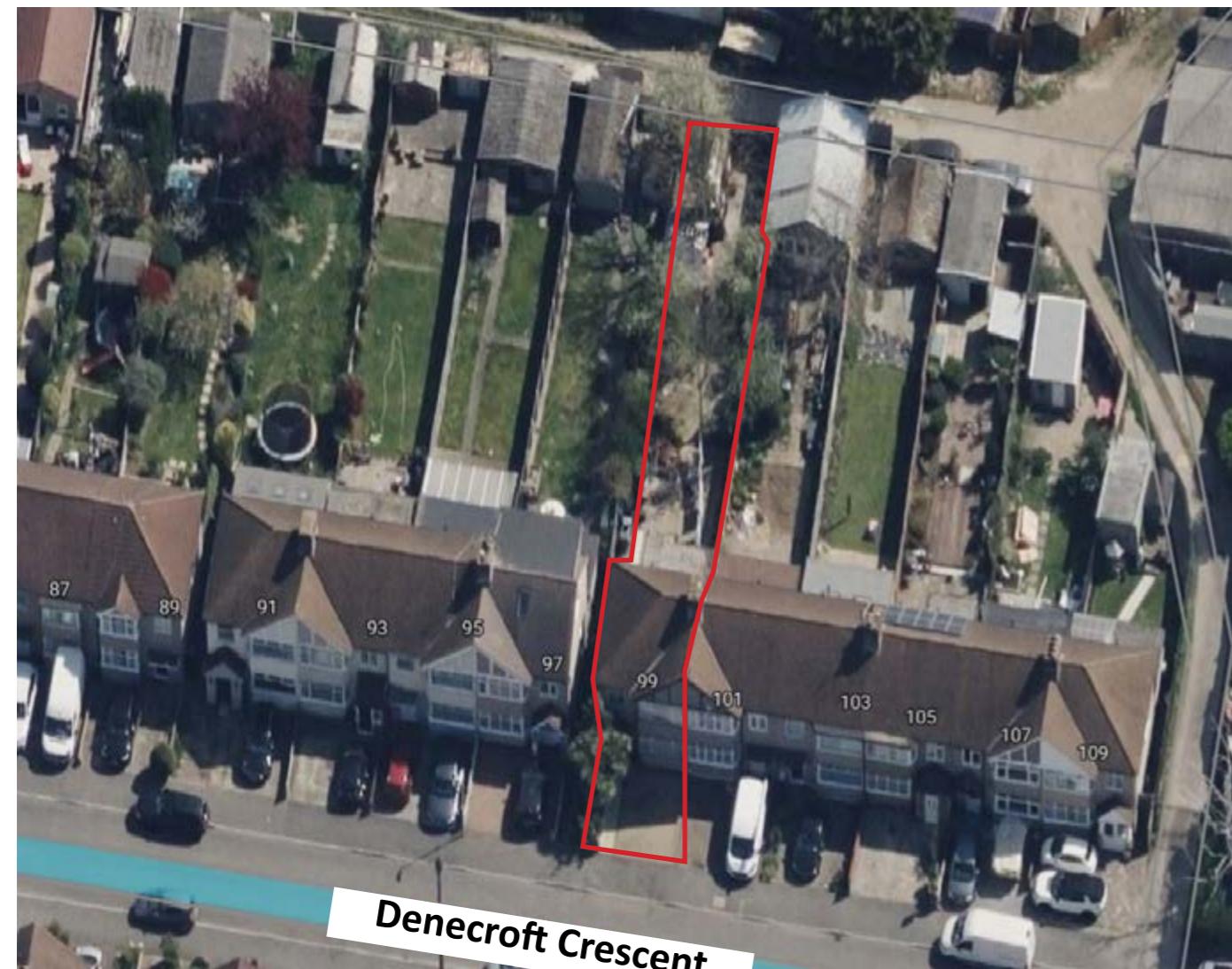
1. SITE LOCATION



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 dormers 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 dormers 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



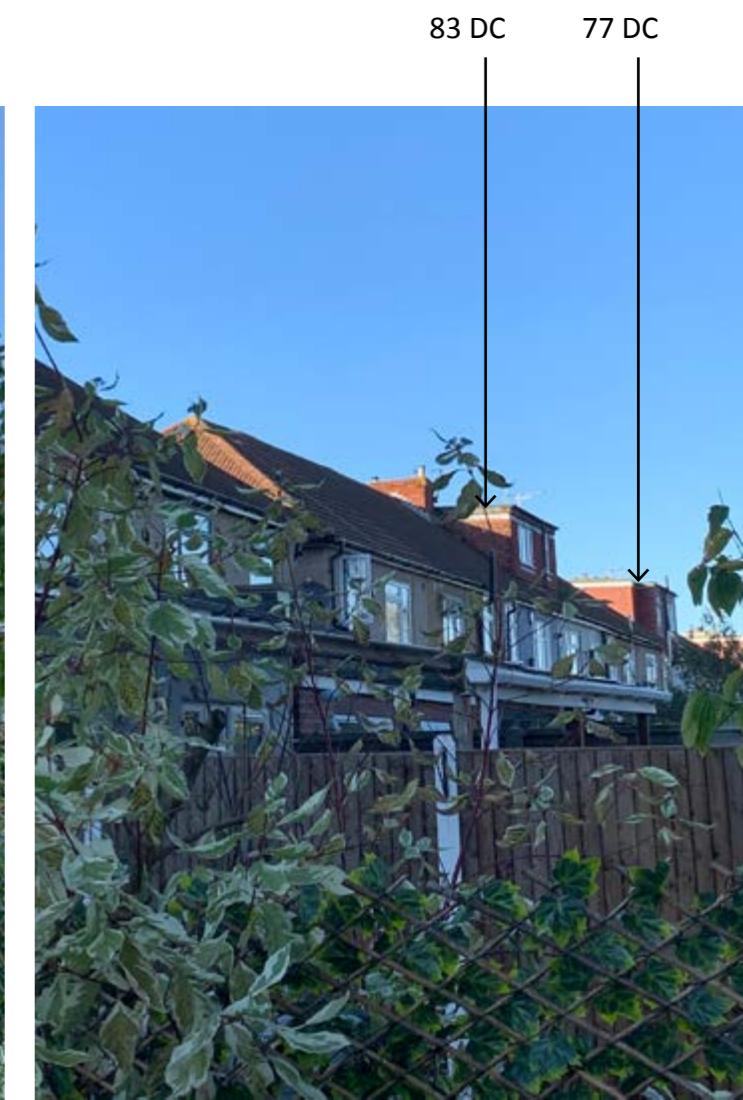
1. View of 99 Denecroft Crescent showing gable wall of 97 Denecroft Crescent (loft conversion)



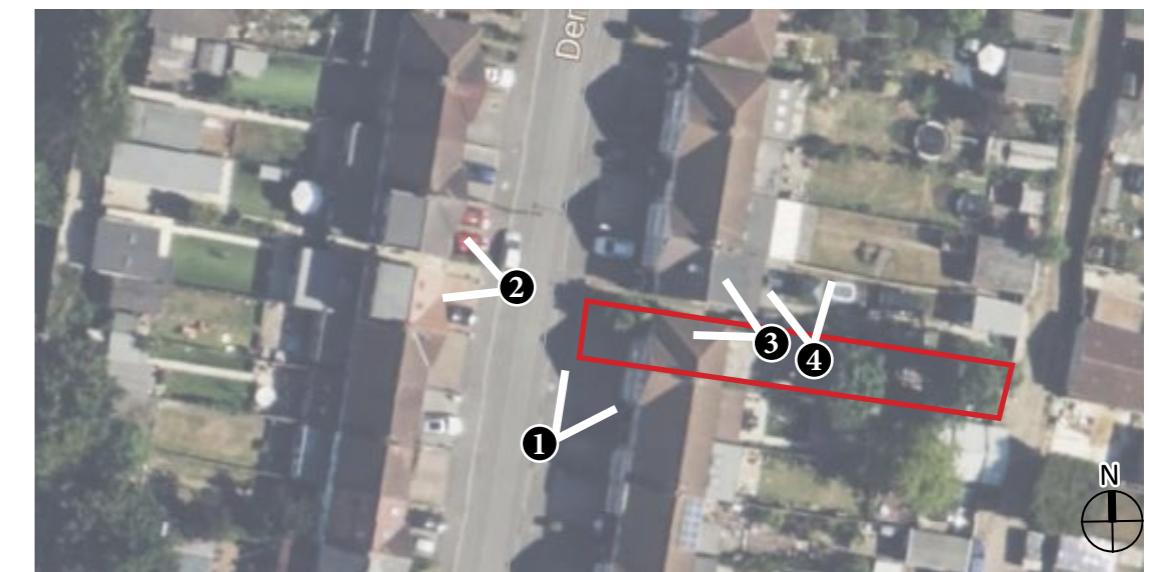
2. View of 108 AND 106 Denecroft Crescent showing gable walls (both properties have loft conversions)



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



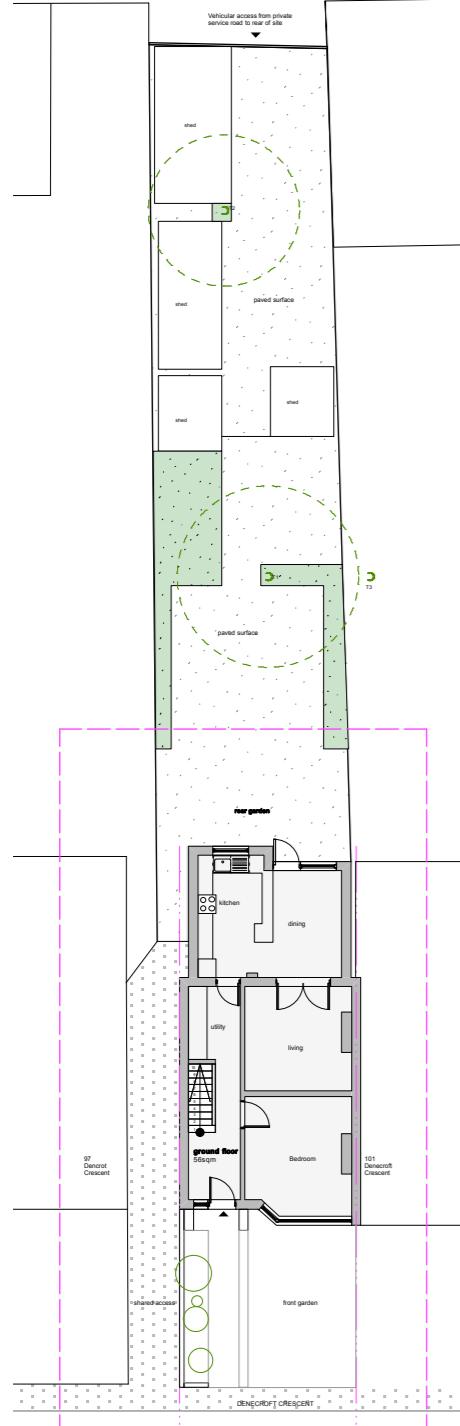
4. View from rear garden of 99 Denecroft Crescent showing other loft conversions



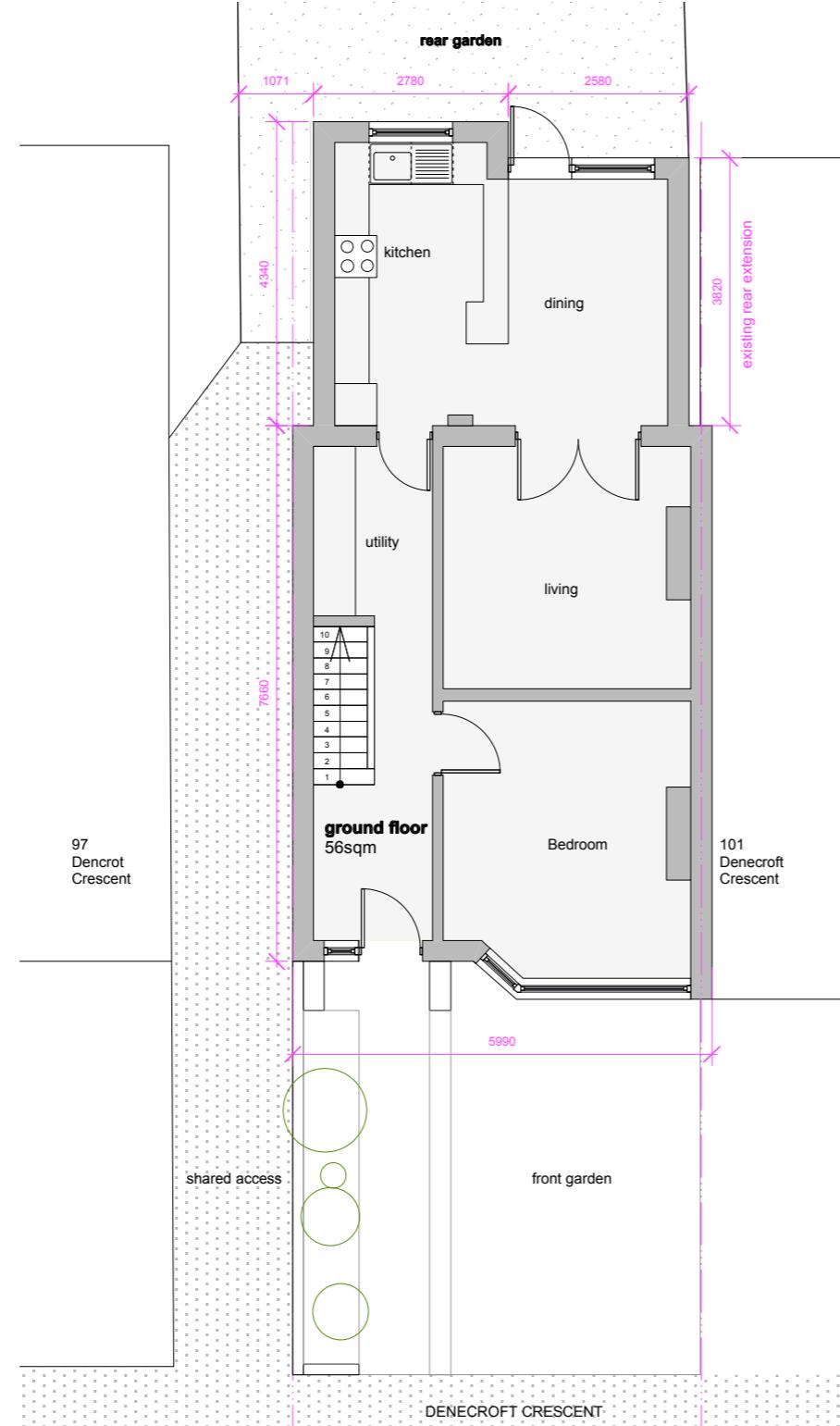
99 Denecroft Crescent

3. EXISTING BUILDING

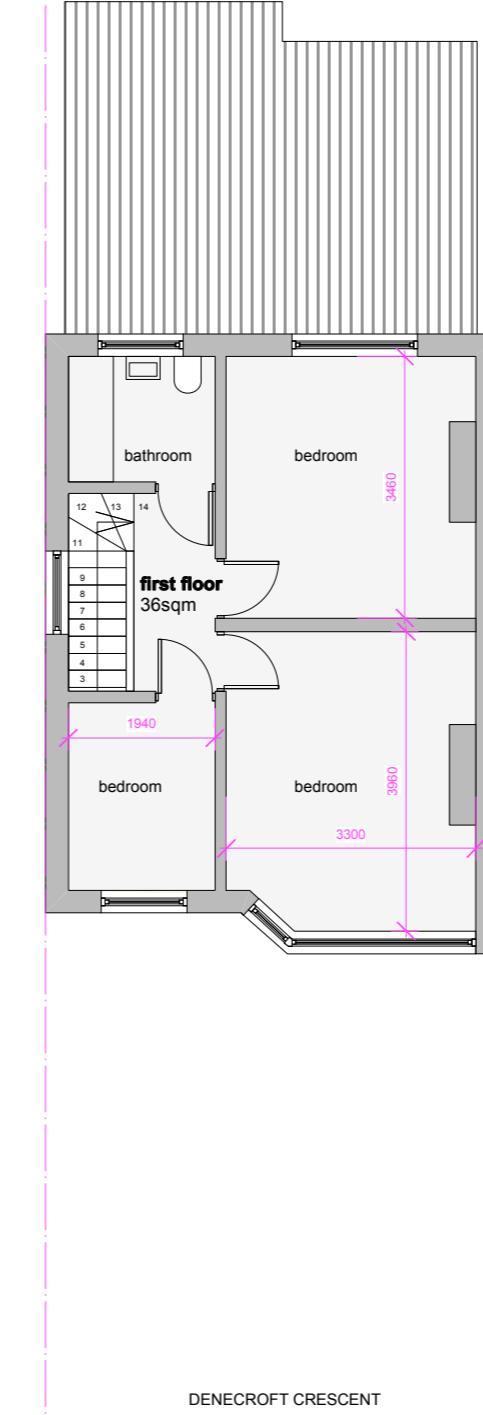
Total gross internal area (house)= 92sqm



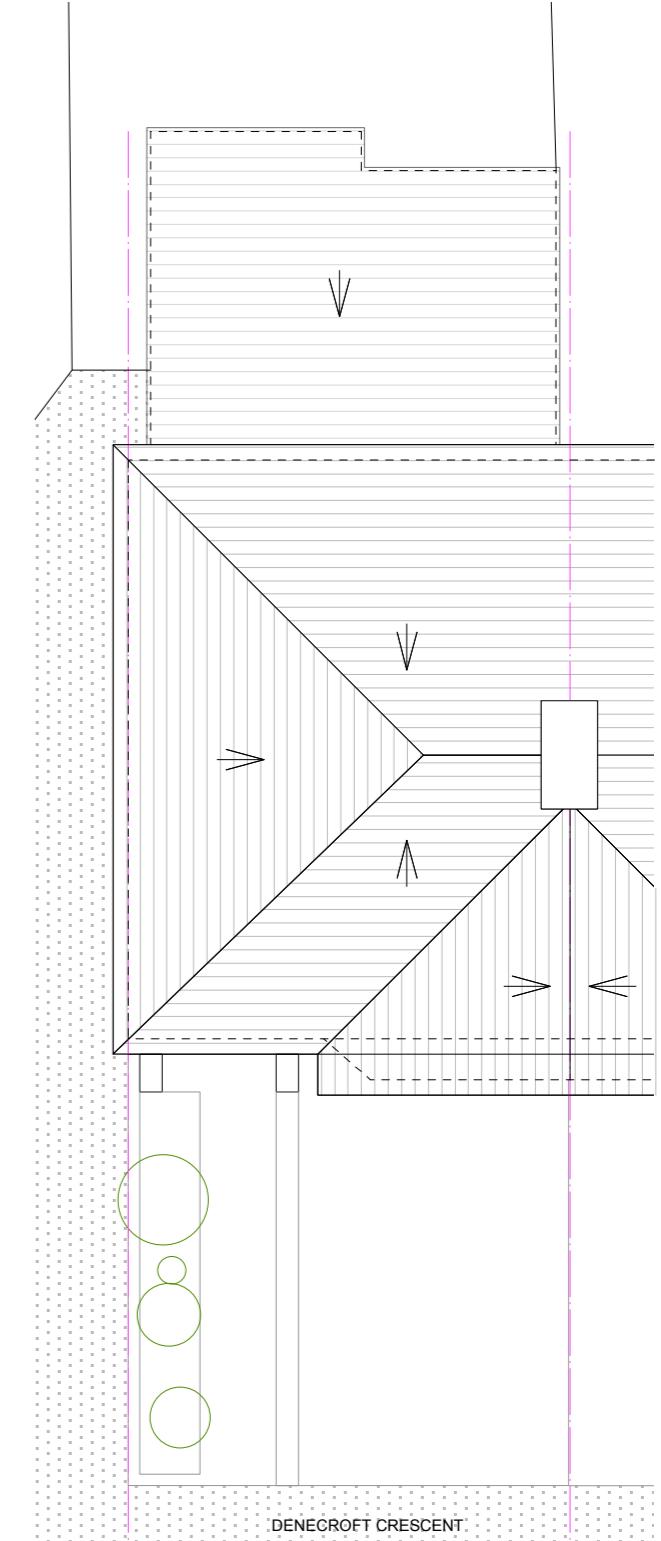
Existing ground floor plan
(1:250 @A3)



Existing ground floor plan

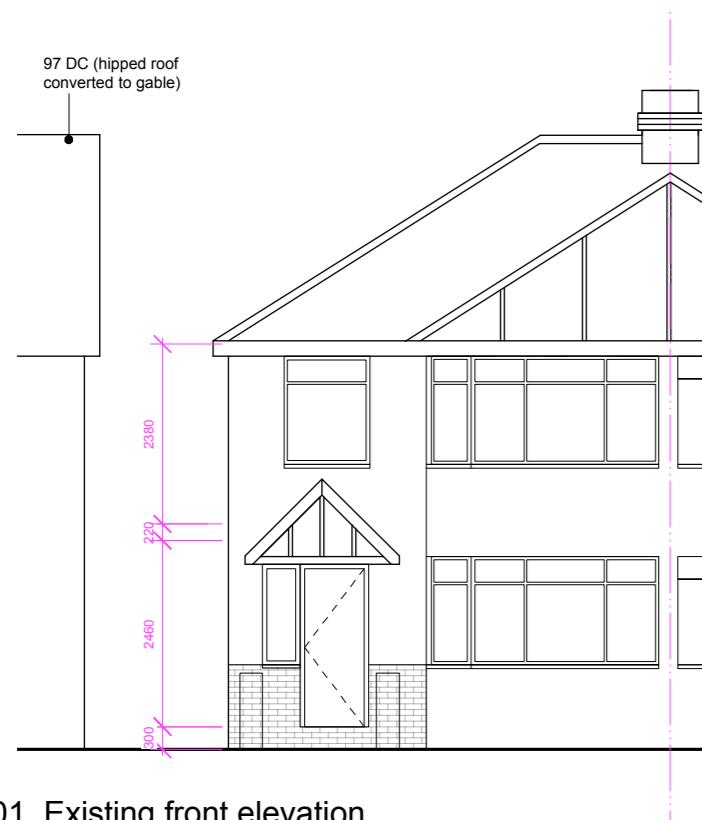


Existing ground floor plan

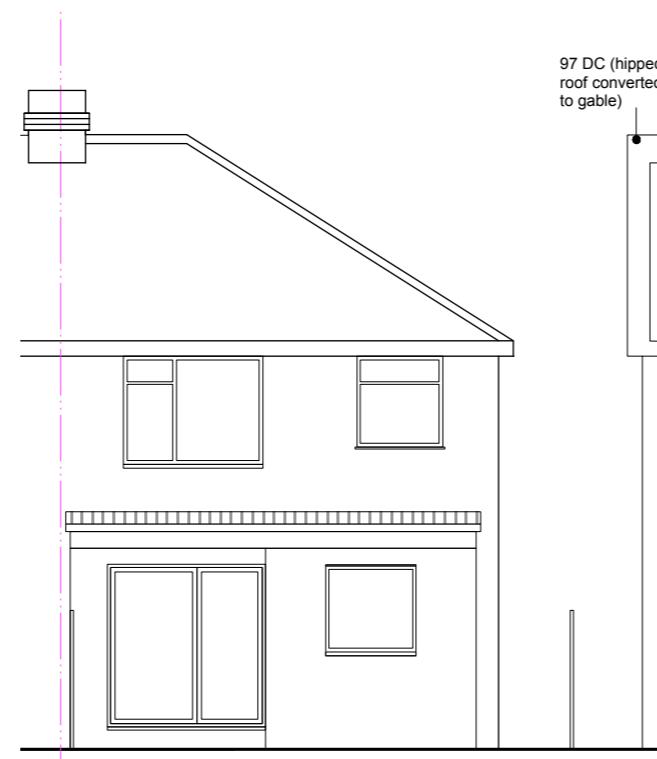


Existing roof plan

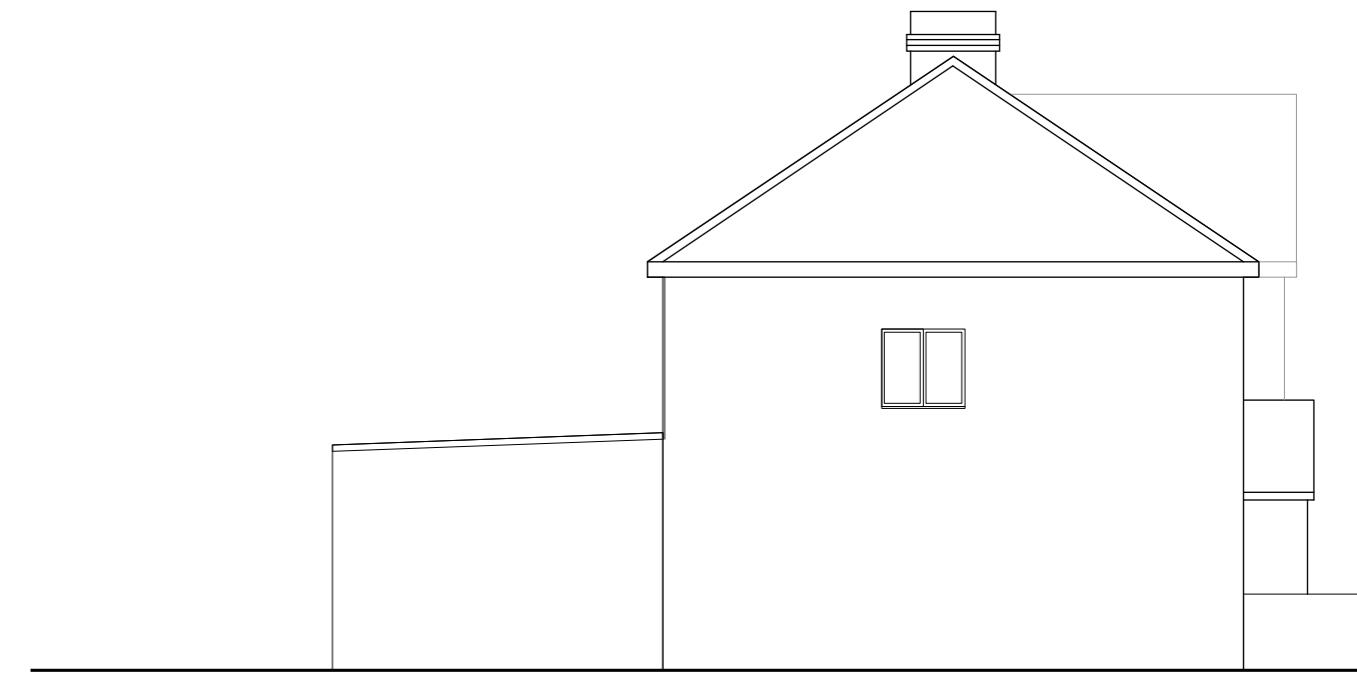
3. EXISTING BUILDING



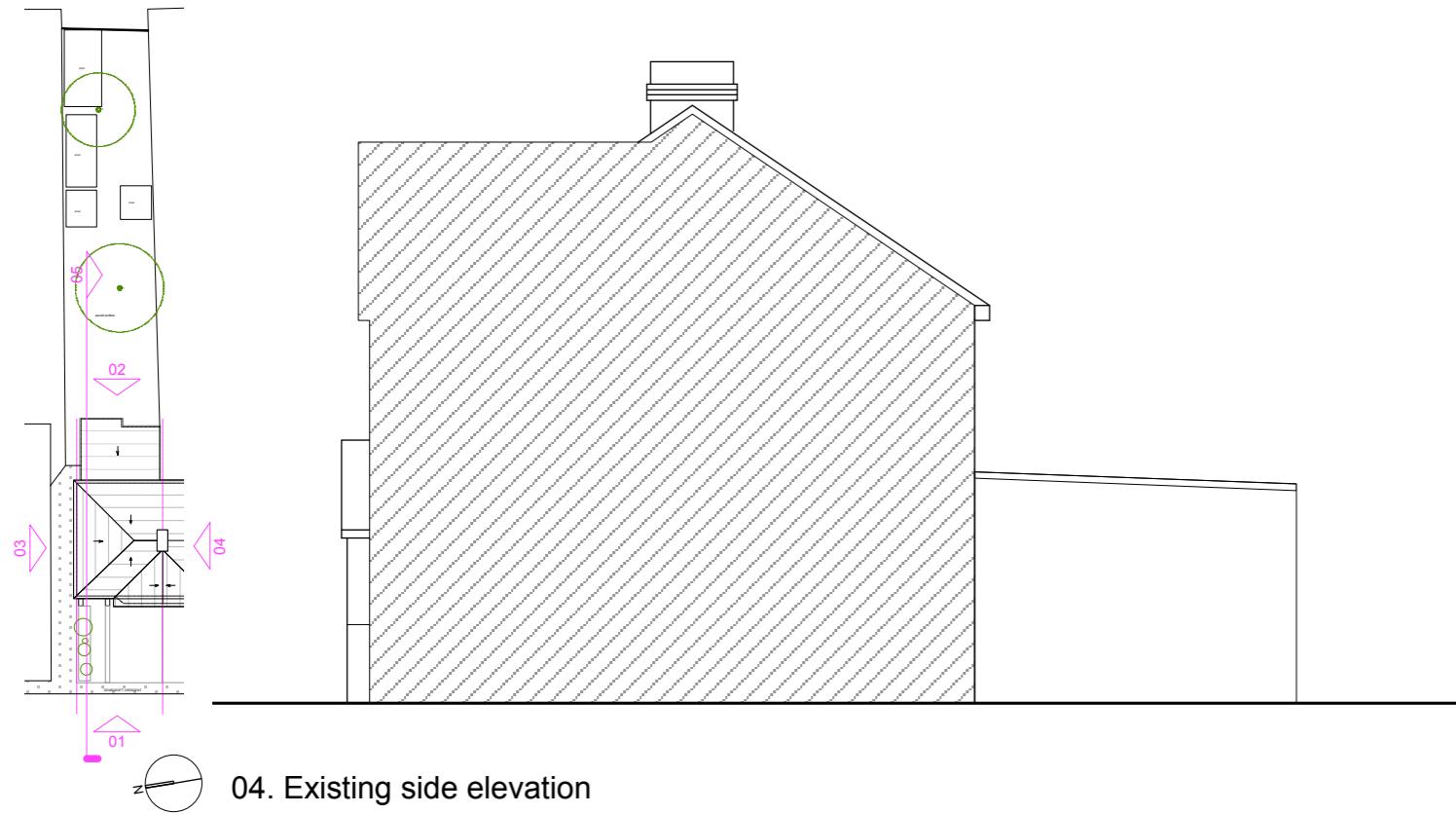
01. Existing front elevation



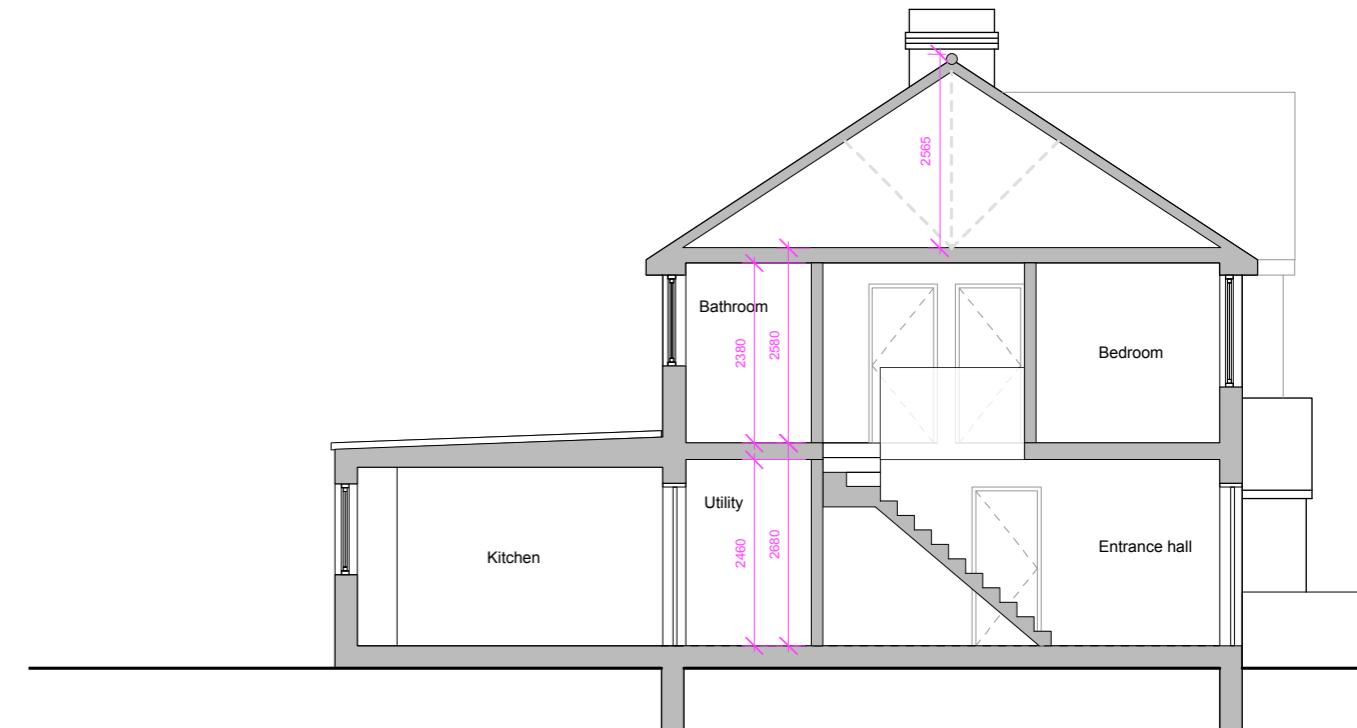
02. Existing rear elevation



03. Existing side elevation



04. Existing side elevation



05. Existing section

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

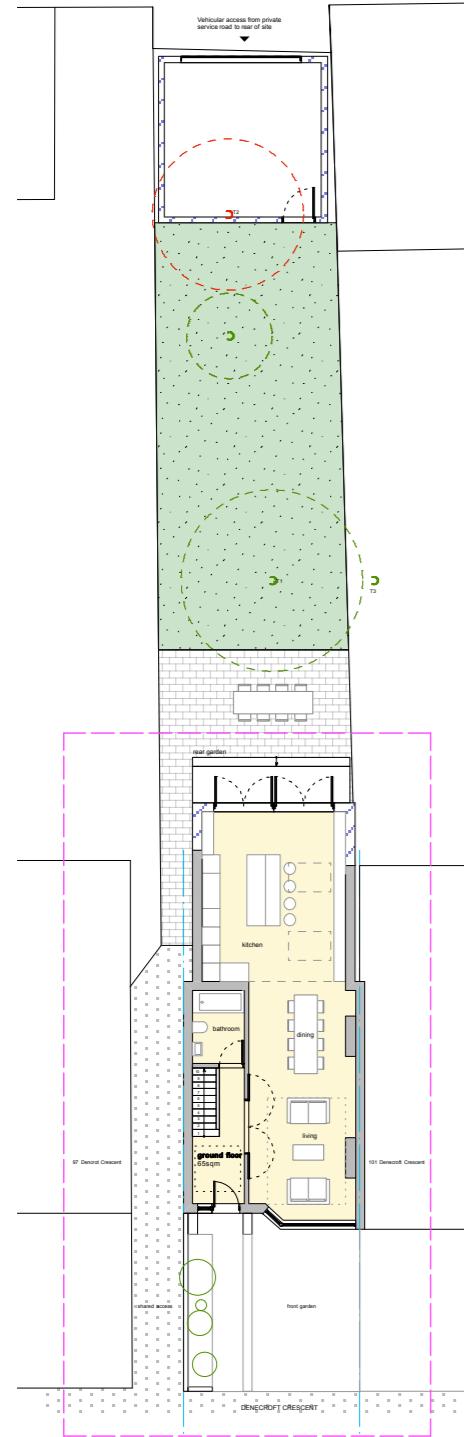
Total gross internal area (house)= 129sqm

Garage area= 26sqm

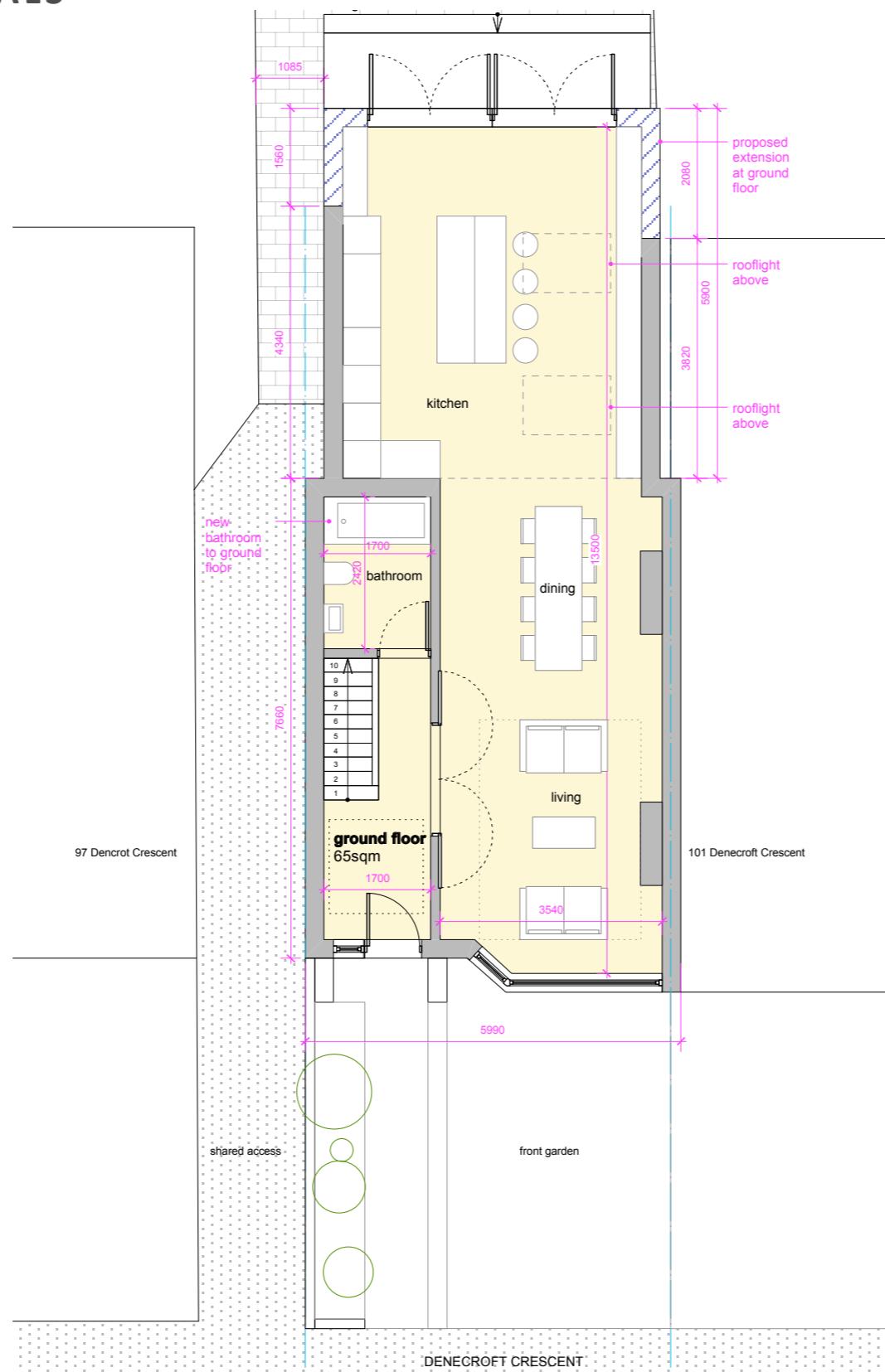
4. ARCHITECTURAL PROPOSALS

 proposed building fabric

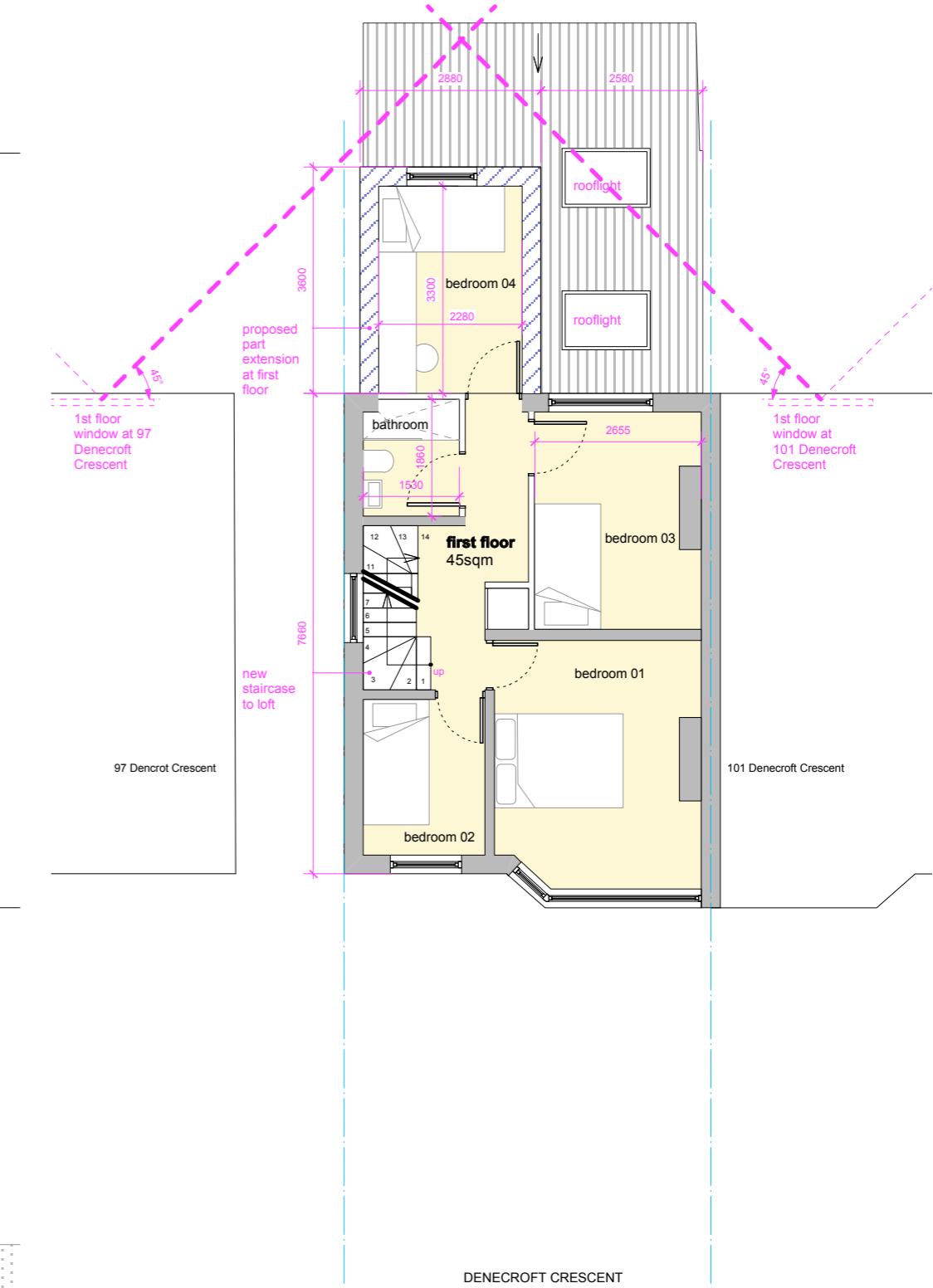
 existing building fabric



Proposed ground floor plan (1:250 @A3)



Proposed ground floor plan

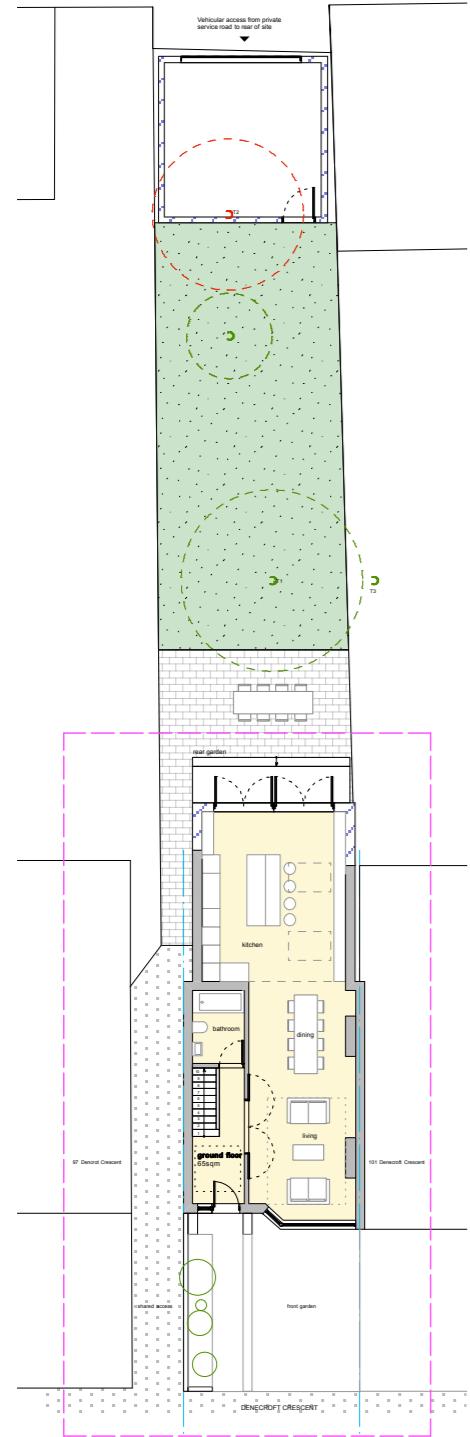


Proposed first floor plan

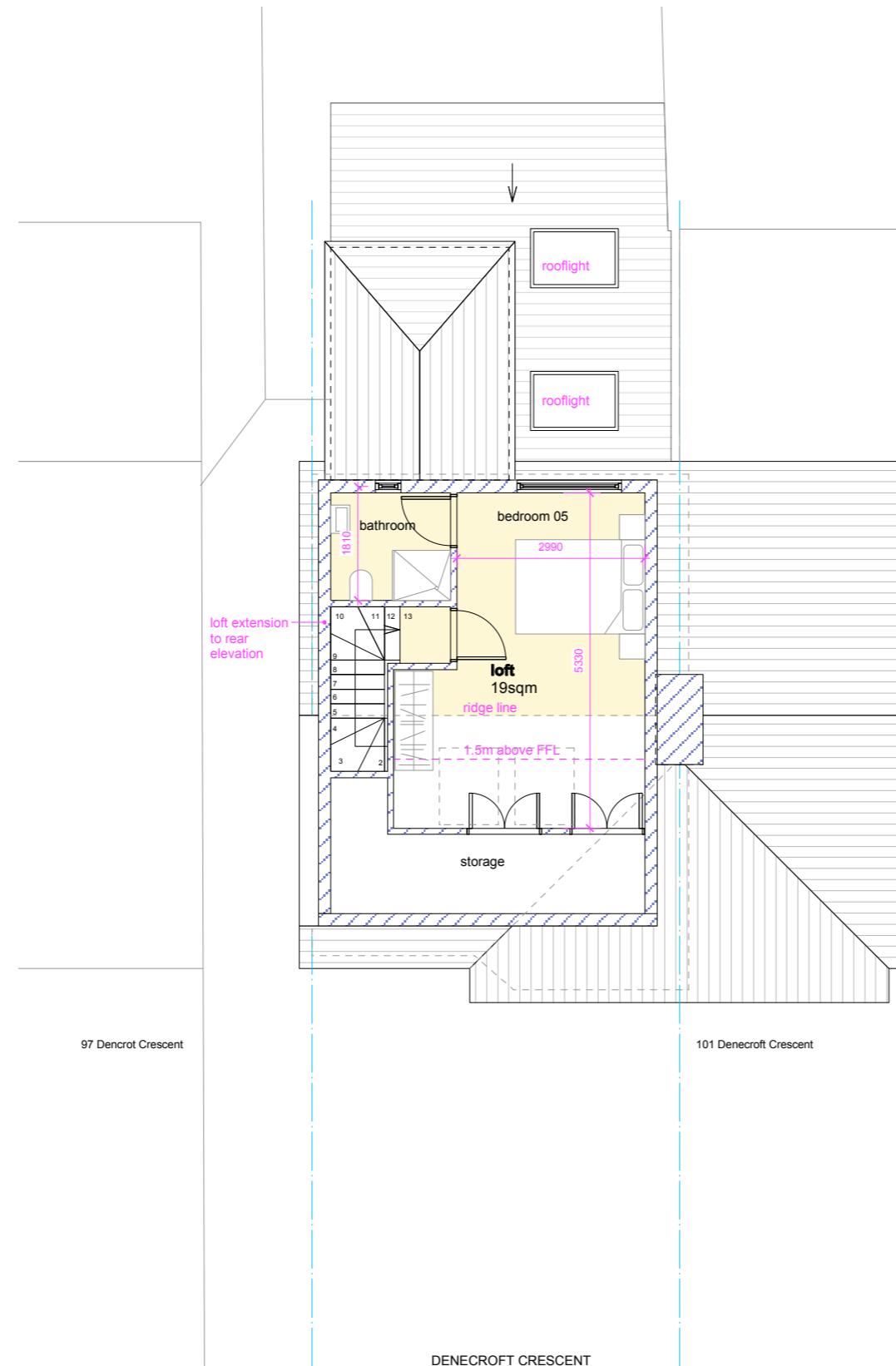
4. ARCHITECTURAL PROPOSALS

 proposed building fabric

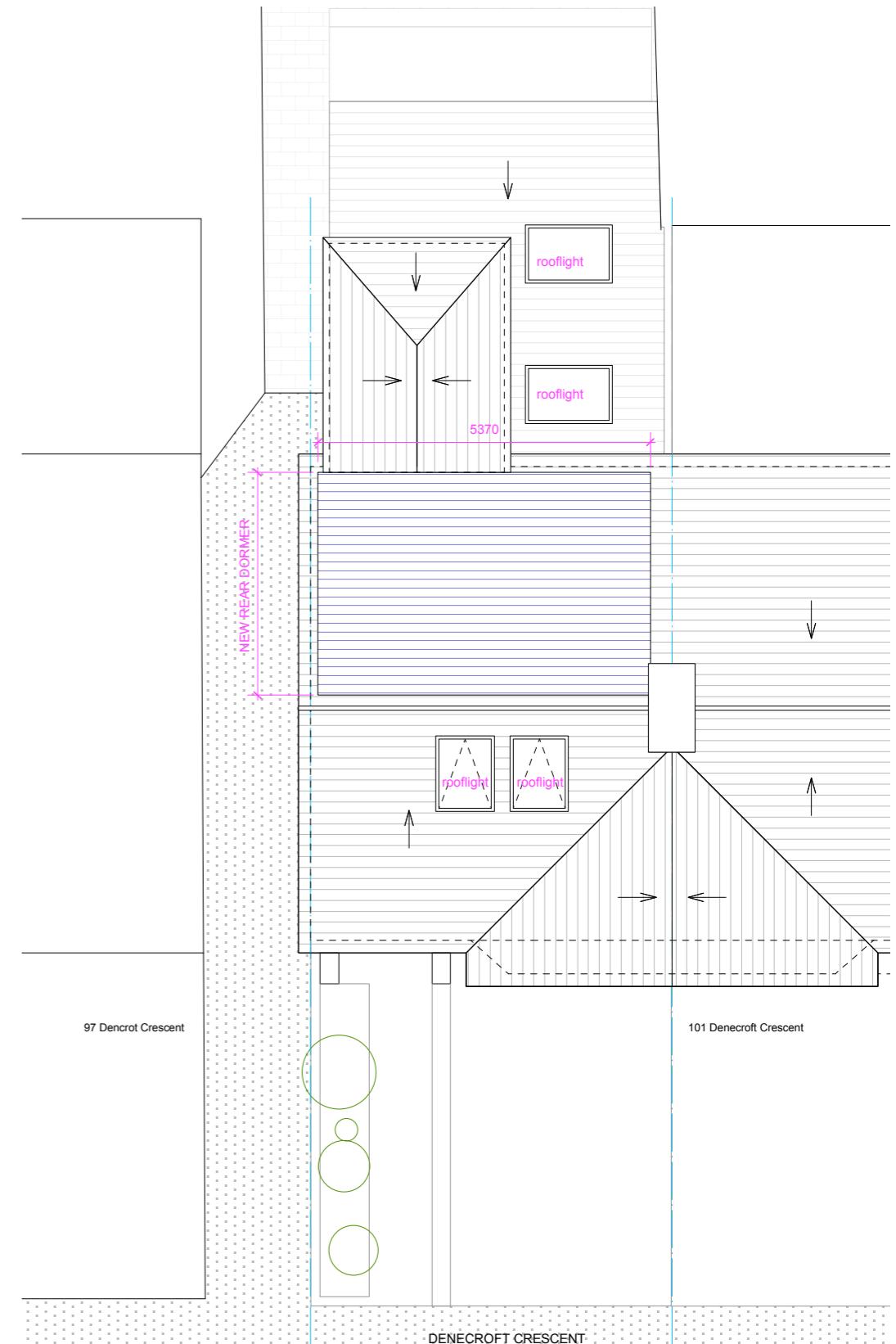
 existing building fabric



Proposed ground floor plan
(1:250 @A3)



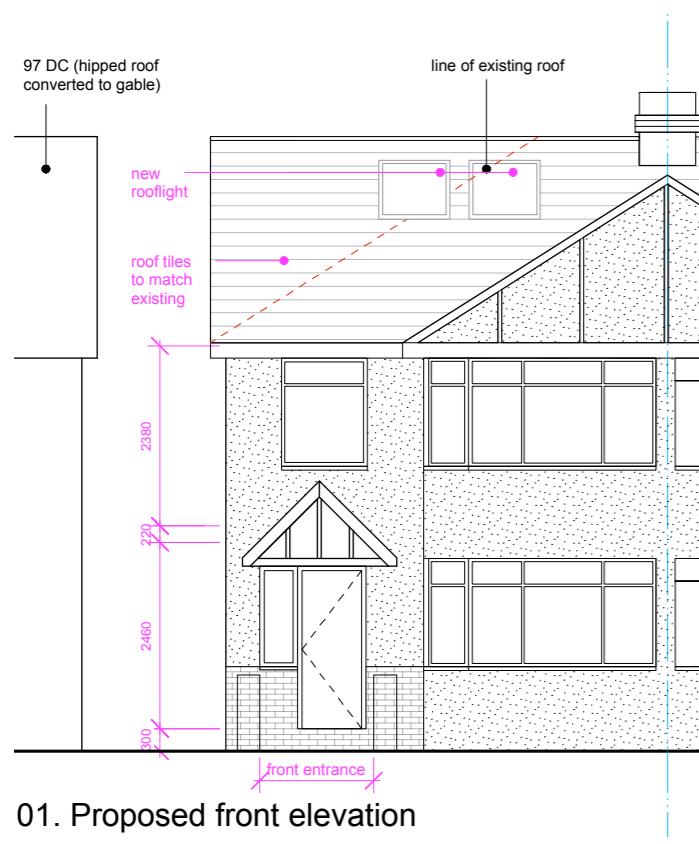
Proposed second floor plan



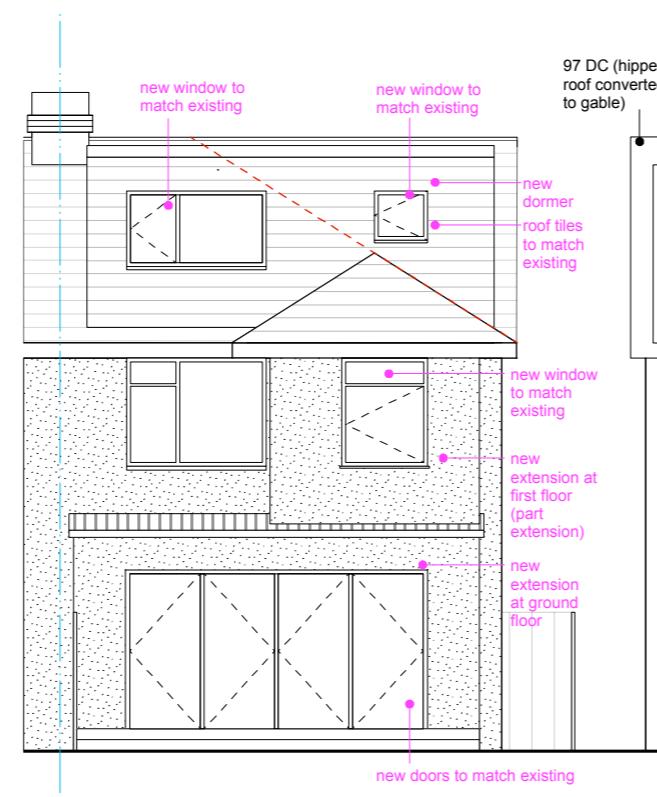
Proposed roof plan

4. ARCHITECTURAL PROPOSALS

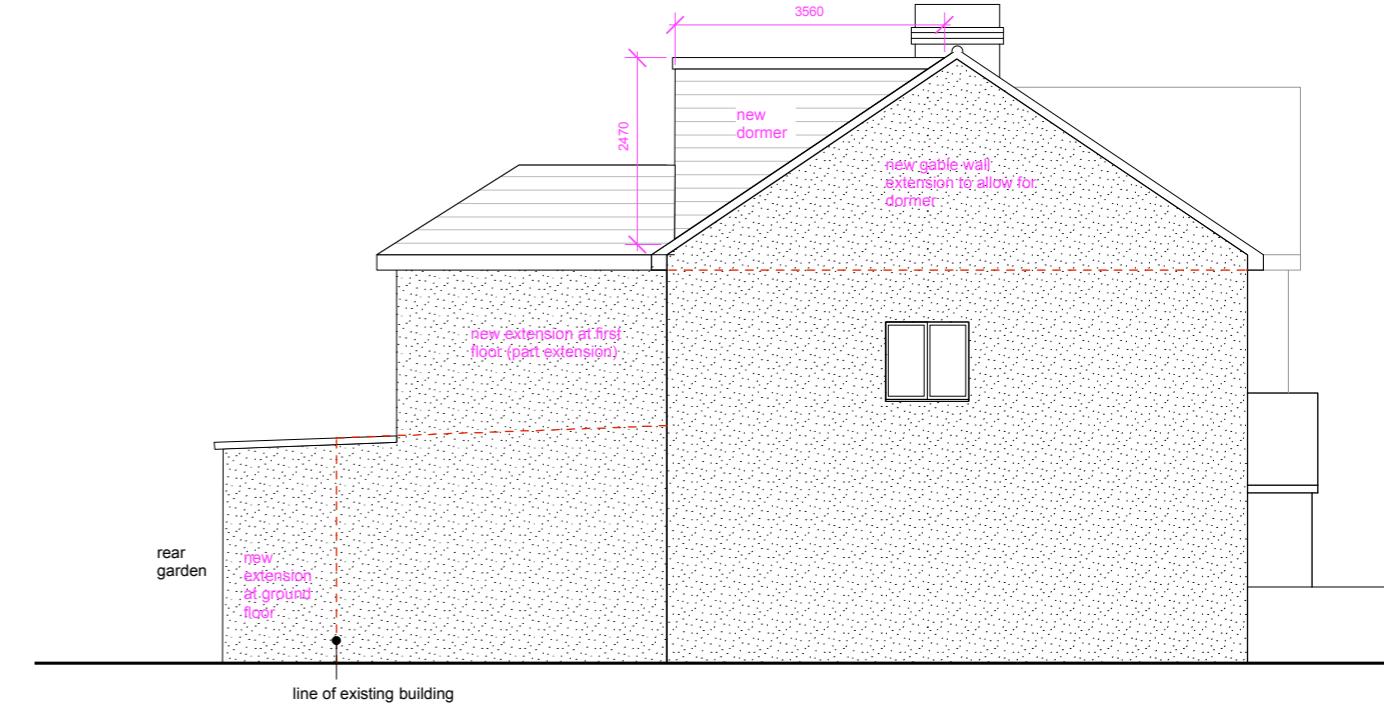
-  proposed building fabric
-  existing building fabric



01. Proposed front elevation

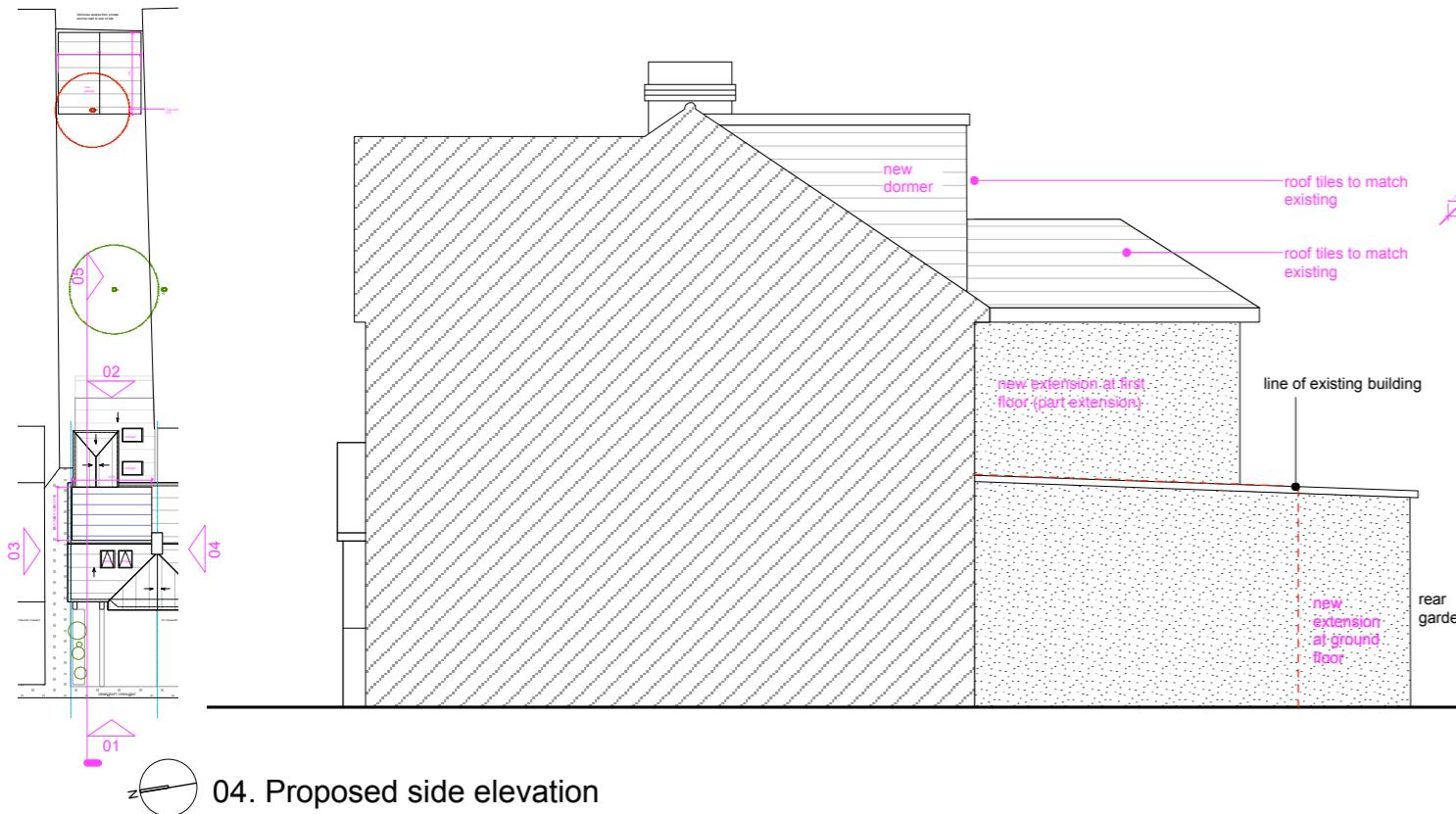


02. Proposed rear elevation

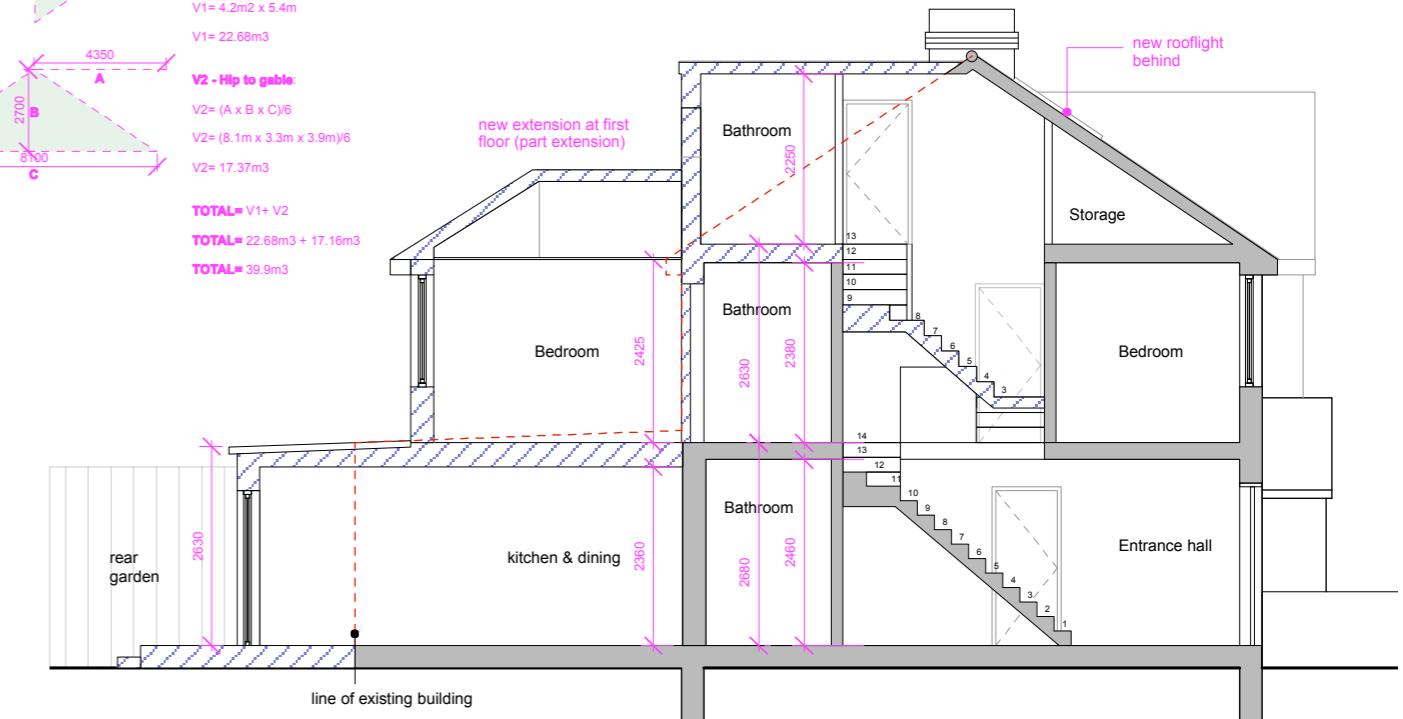
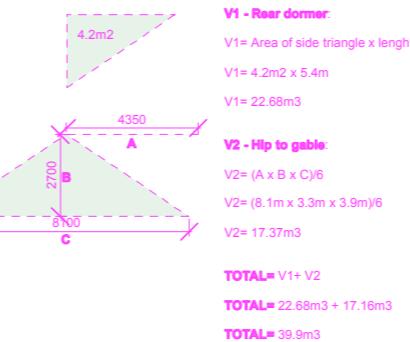


03. Proposed side elevation

Note: all new materials to match existing



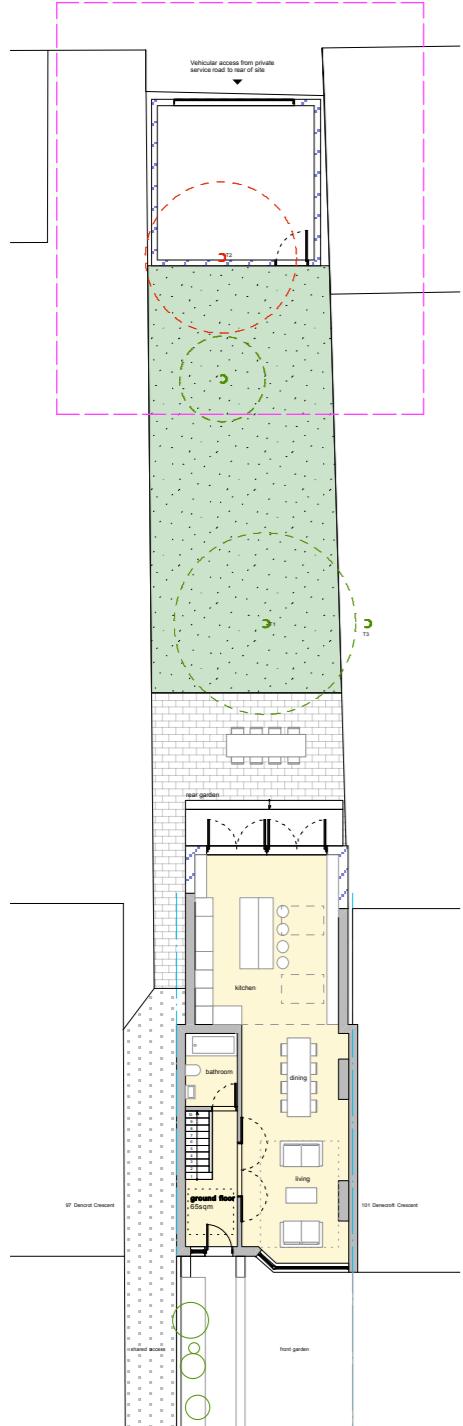
 04. Proposed side elevation



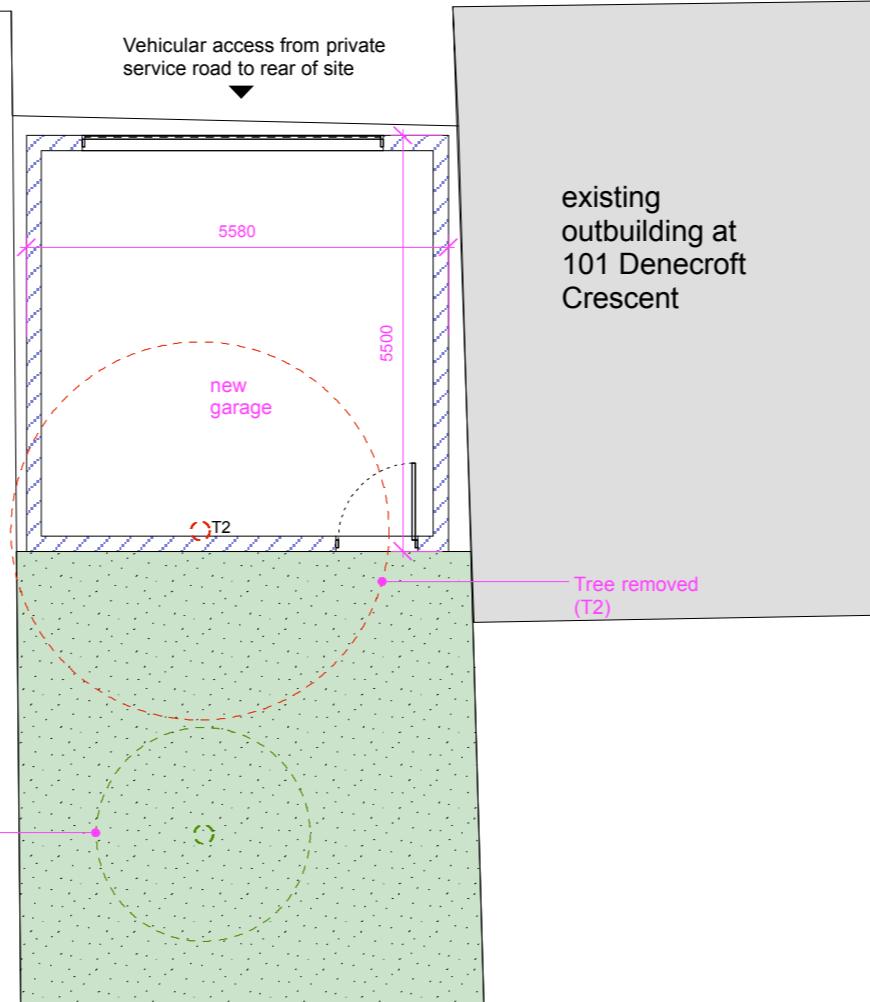
05. Proposed section

4. ARCHITECTURAL PROPOSALS

proposed outbuilding - Garage (General Permitted development)



existing outbuilding at 97 Denecroft Crescent

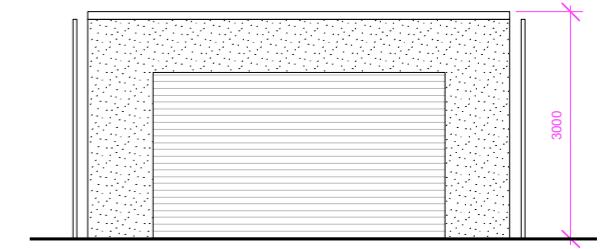


Proposed garage plan
(maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof or 3 metres for any other roof)

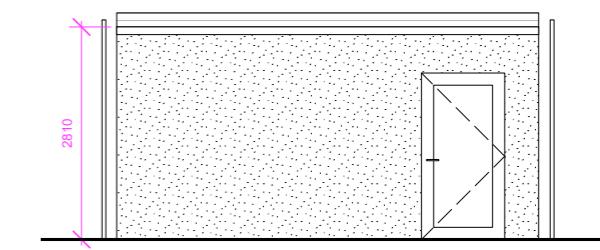
Proposed ground floor plan (1:250 @A3)

Maximum height of outbuilding to not exceed 3m

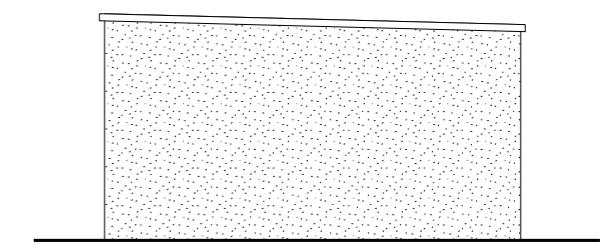
External finishes to match existing (house)



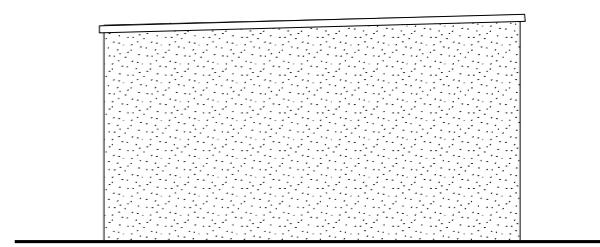
Front elevation



Rear elevation (garden)



Side elevation



Side elevation