

99 DENECROFT CRESCENT,
HILLINGDON,
UXBRIDGE, UB10 9HZ

Design and Access Statement
15.01.2024

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, the subsequent advice letter received over the post in the following weeks, ref. **2063/PRC/2023/139**, and an email received on 20.12.2023 from Planning Officer Becky Smith, in response to application **20603/APP/2023/3199** which was submitted on 06.11.2023 and withdrawn on 20.12.2023.

This document should be read in conjunction with the Arboricultural Report prepared by Arbosense, and the existing/proposed drawings and cover letter prepared by Golzari NG Architects.

CONTENTS

EXECUTIVE SUMMARY

1. SITE LOCATION **p.4**

2. PLANNING **p.6**

Planning history of surrounding
properties

3. EXISTING BUILDING **p.7**

4. ARCHITECTURAL PROPOSALS **p.10**

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 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 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

⑤ 48 Woodcroft Crescent

Proposal: 49489/APP/2014/3759 - First floor rear extension

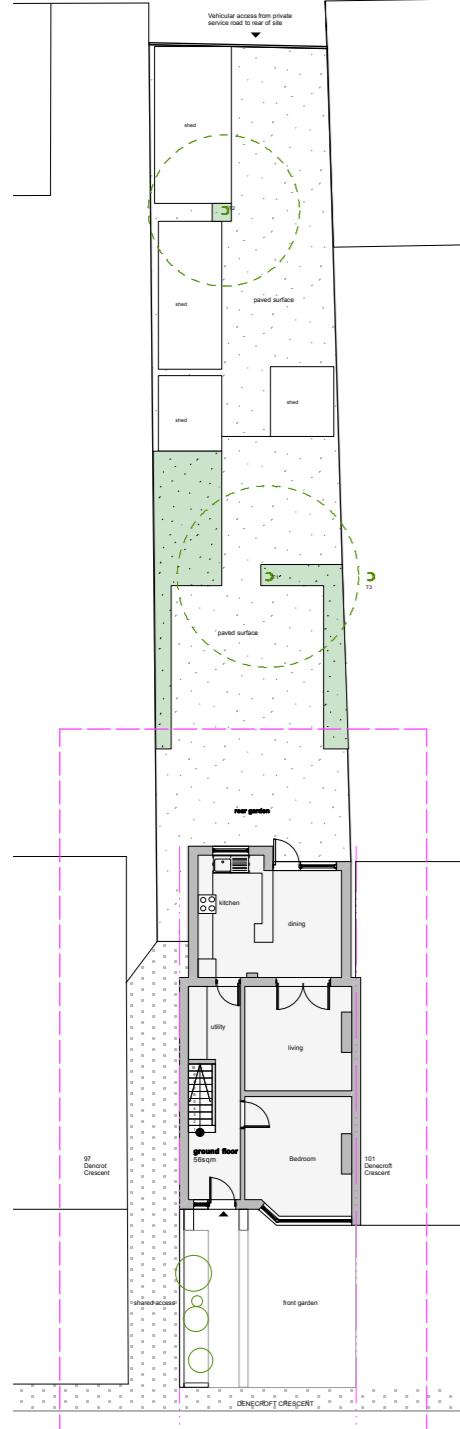
Decision: granted

Decision issued date: 27.10.2014

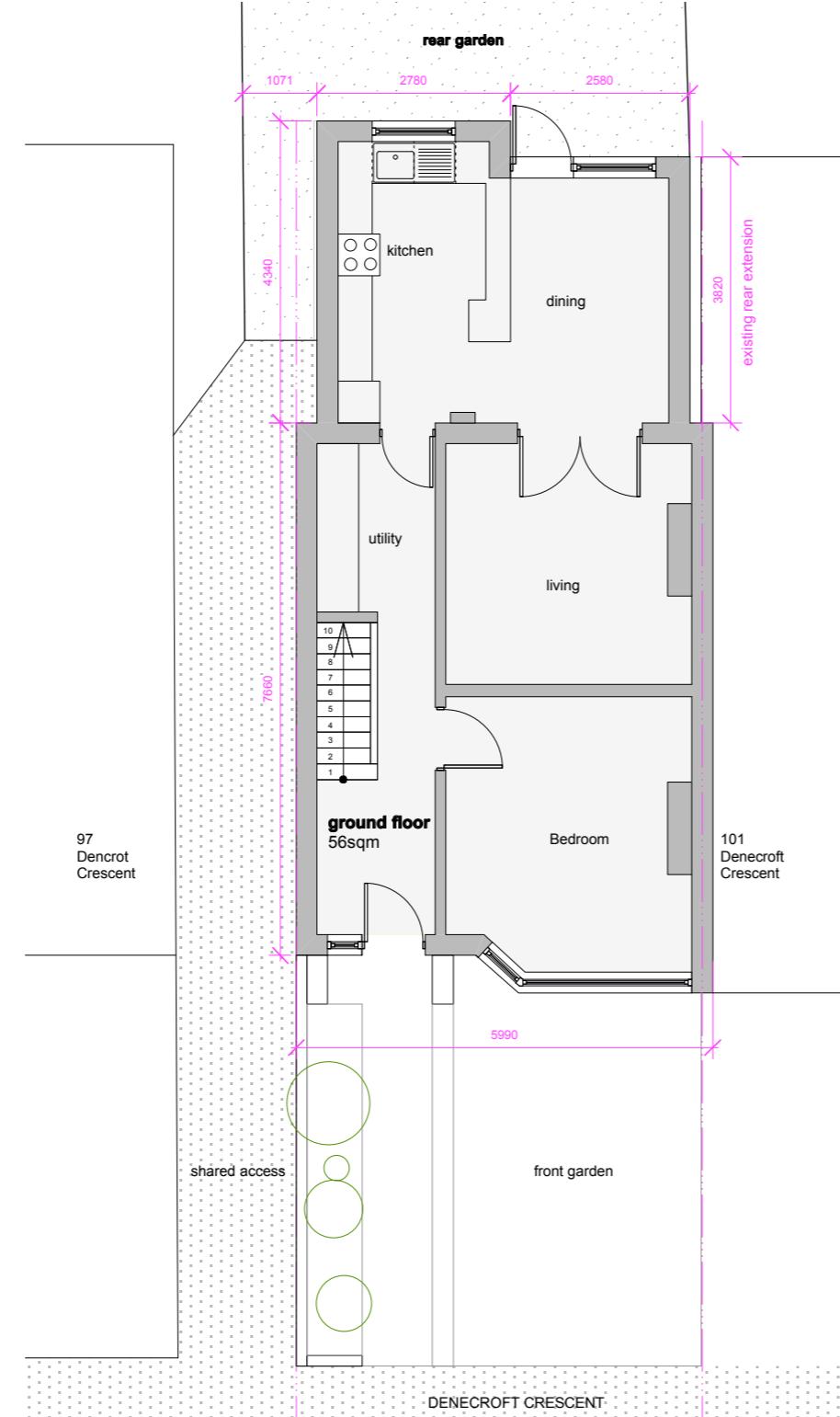


3. EXISTING BUILDING

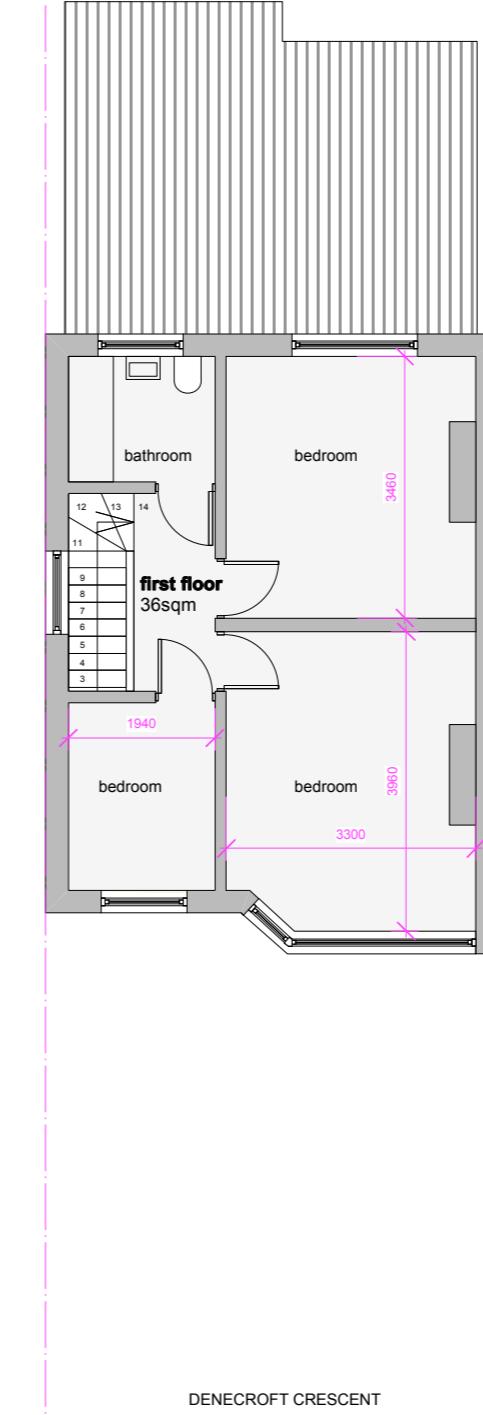
Total gross internal area (house)= 92sqm



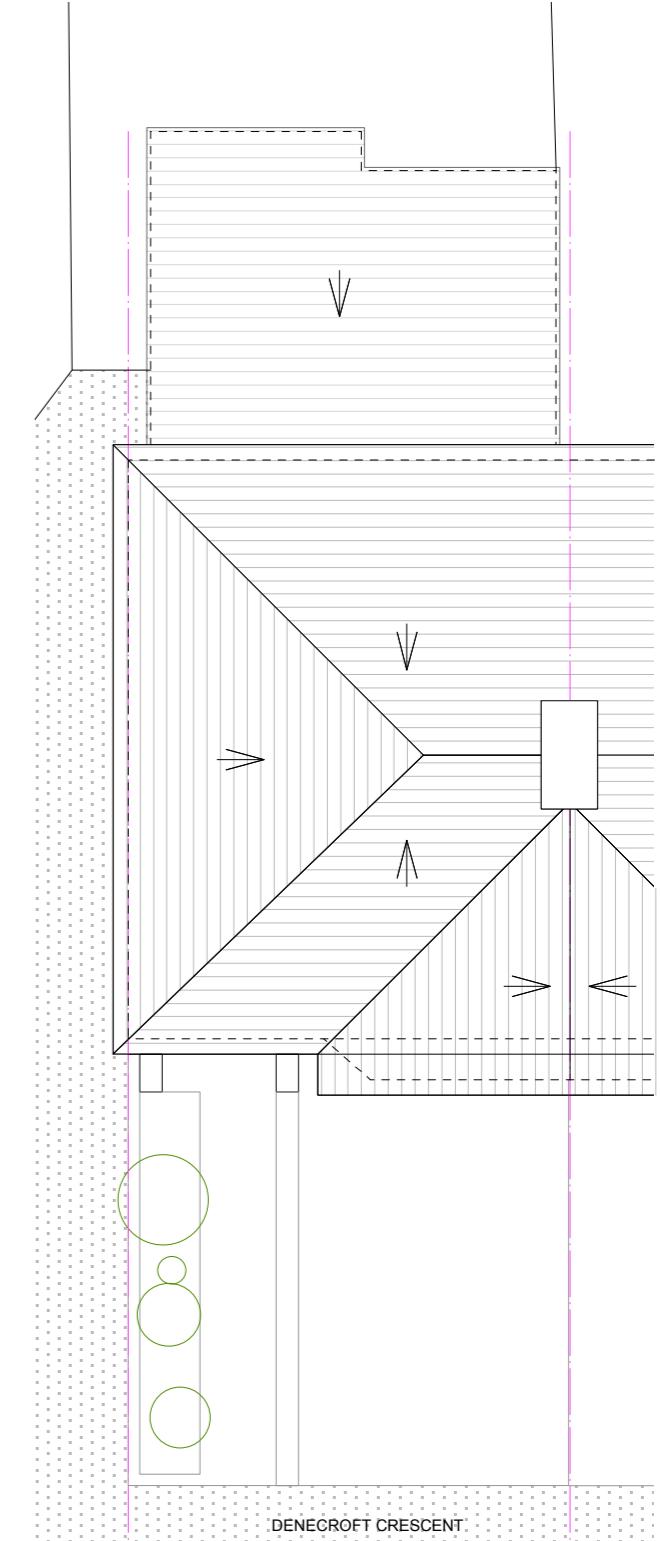
Existing ground floor plan
(1:250 @A3)



Existing ground floor plan

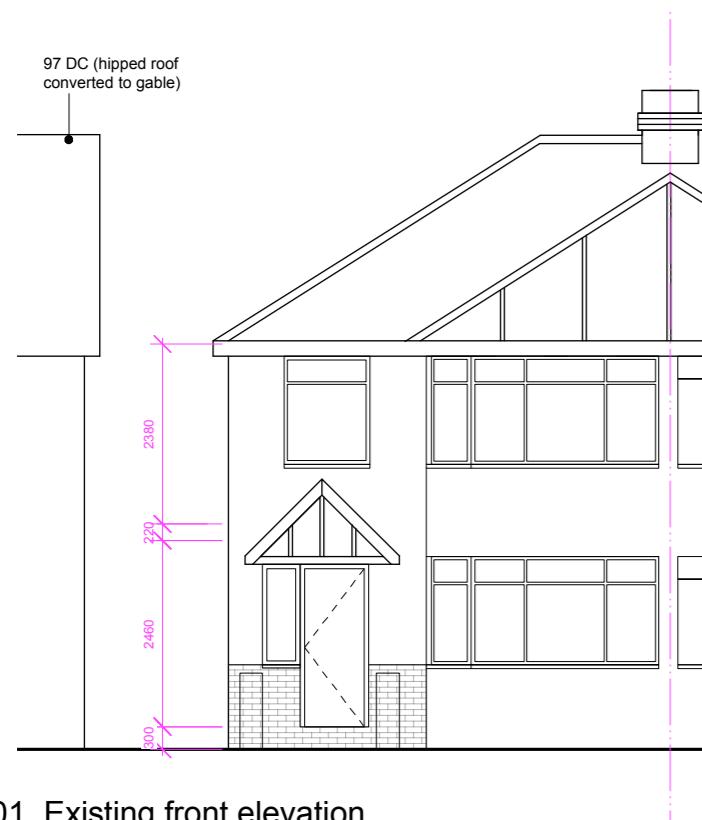


Existing ground floor plan

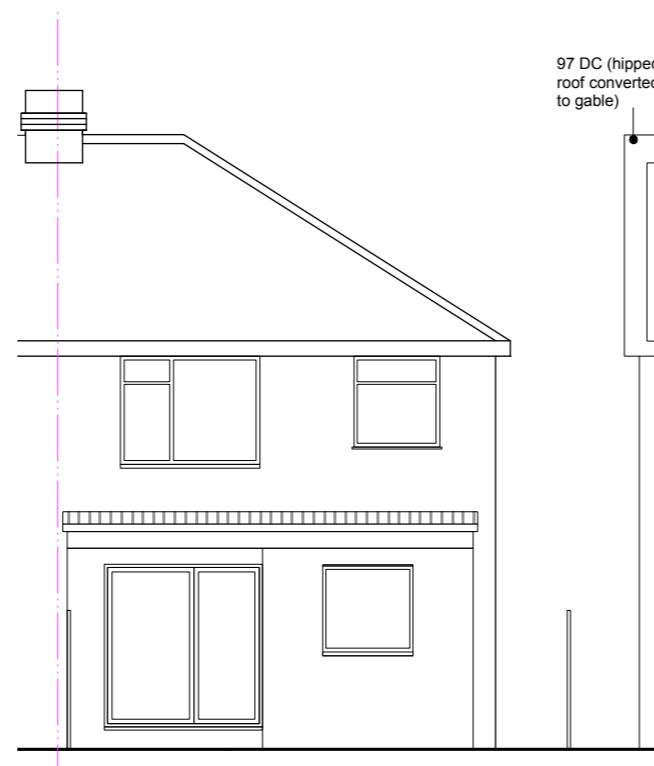


Existing roof plan

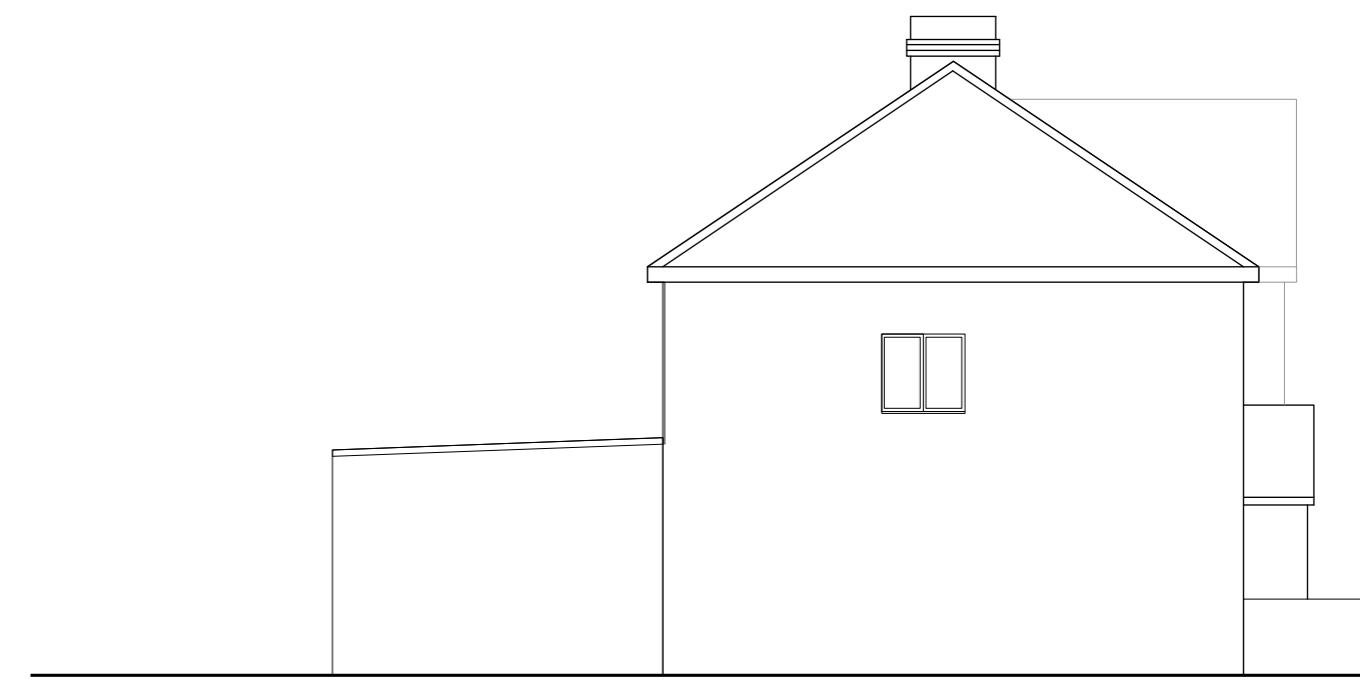
3. EXISTING BUILDING



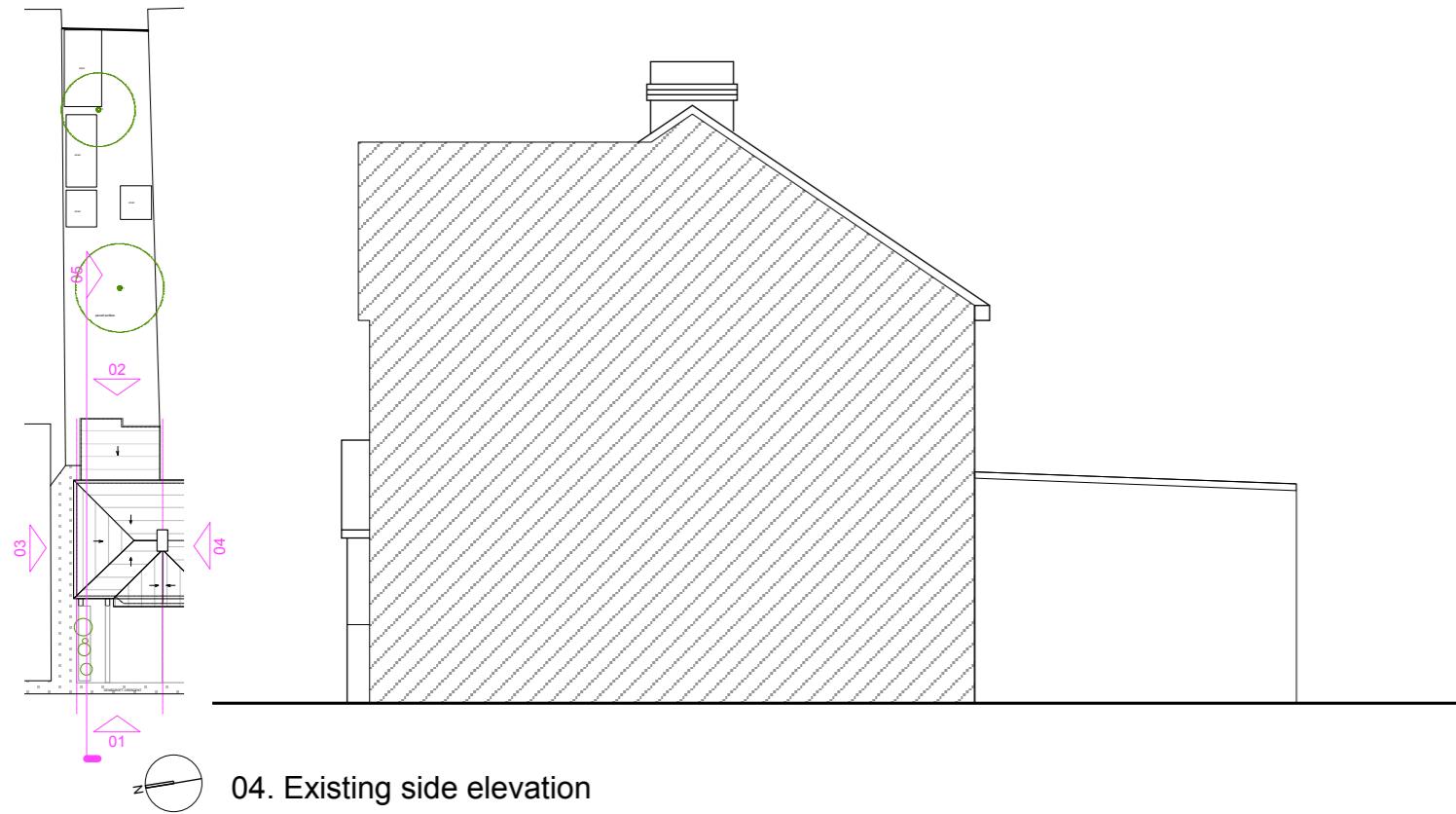
01. Existing front elevation



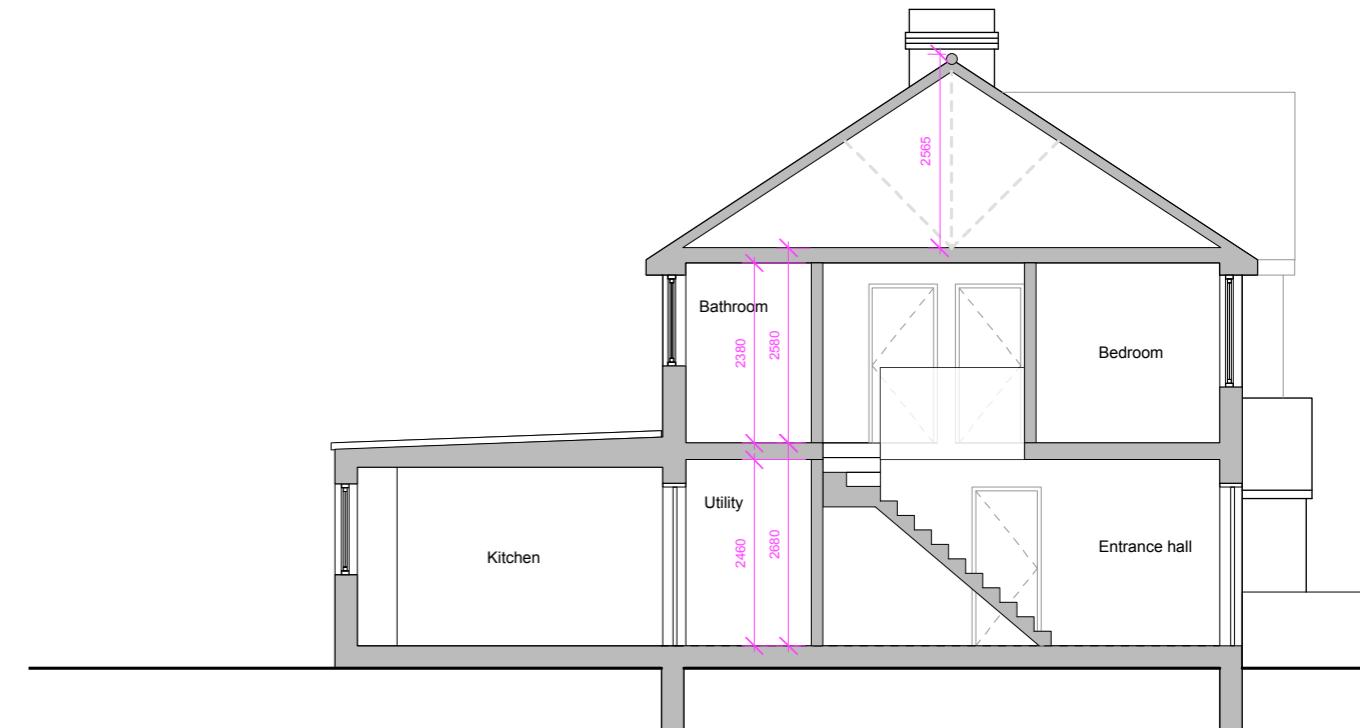
02. Existing rear elevation



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.

TOTAL BEDROOMS= 4

TOTAL BATHROOMS= 2

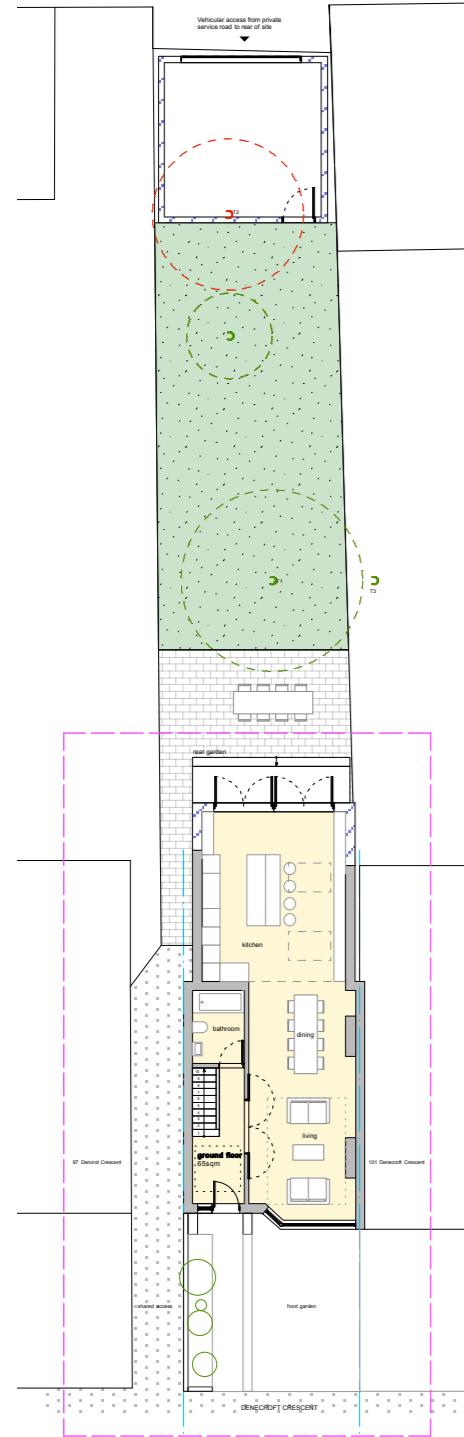
Total gross internal area (house)= 110sqm

Garage area= 26sqm

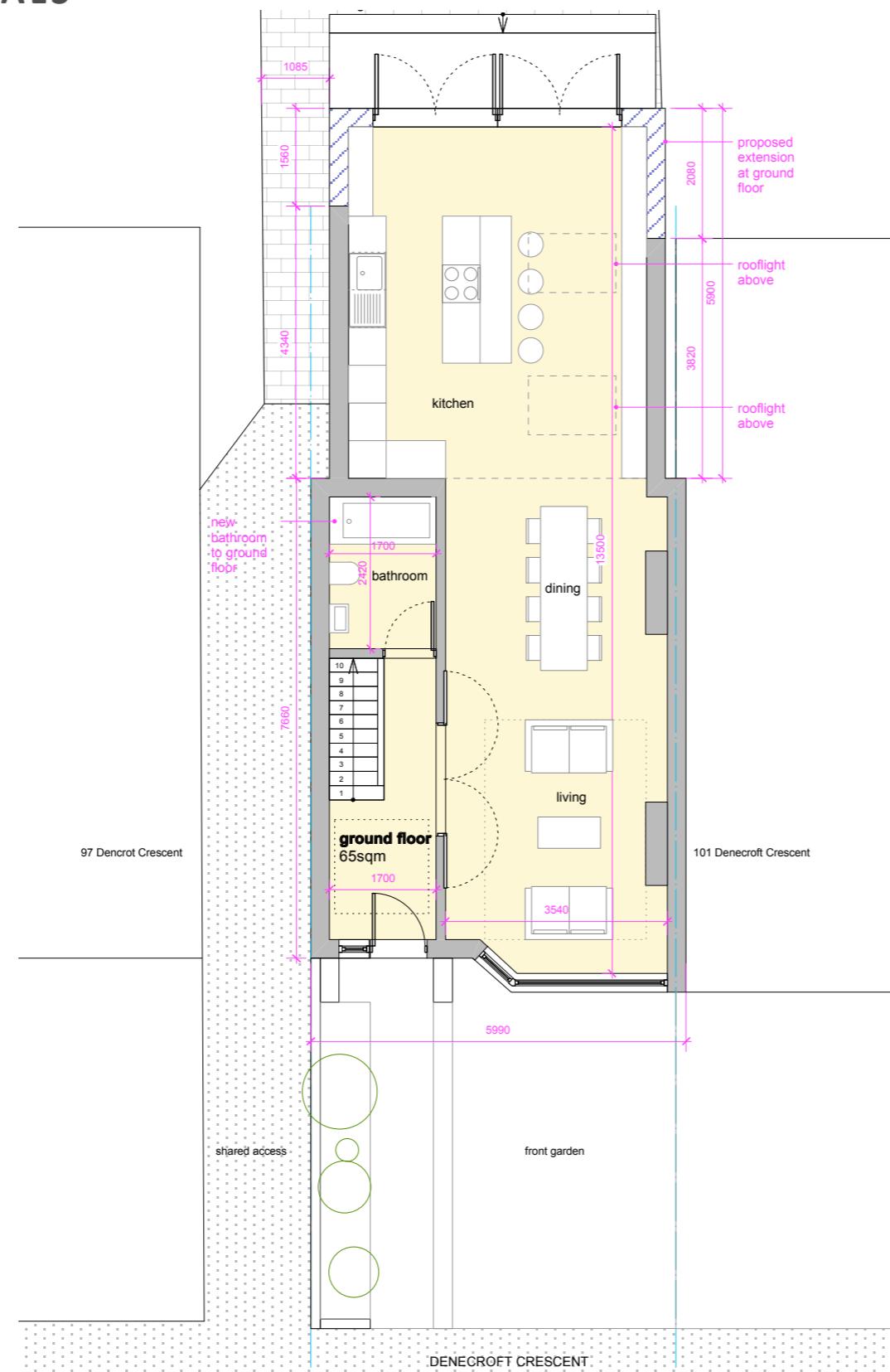
4. ARCHITECTURAL PROPOSALS

 proposed building fabric

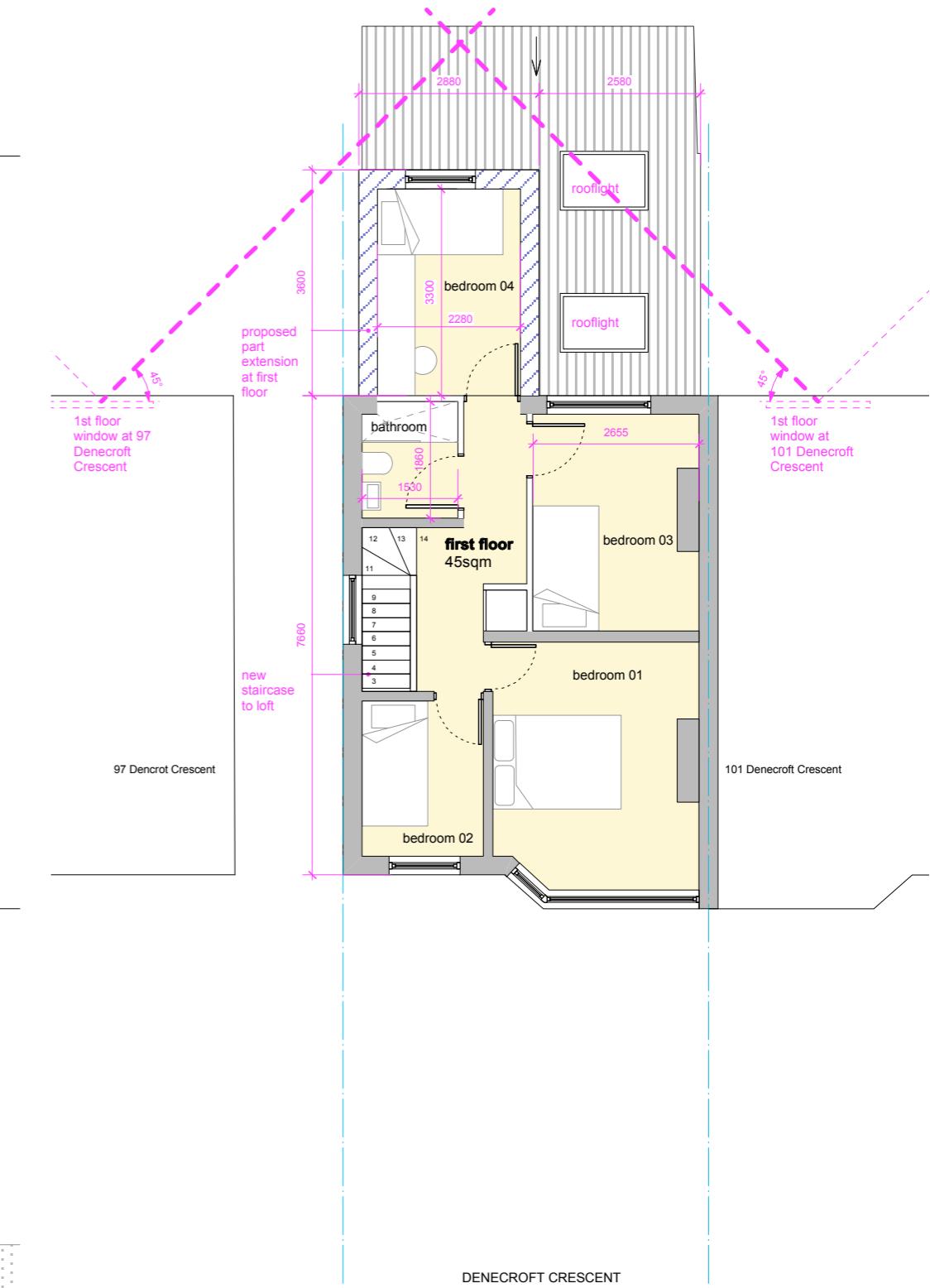
 existing building fabric



Proposed ground floor plan (1:250 @A3)



Proposed ground floor plan

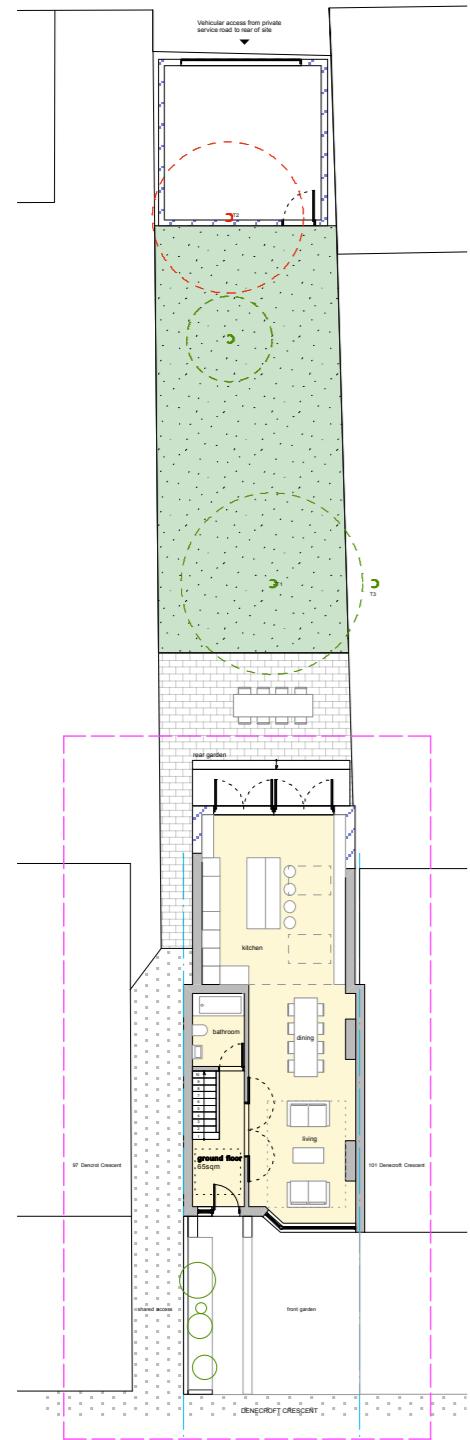


Proposed first floor plan

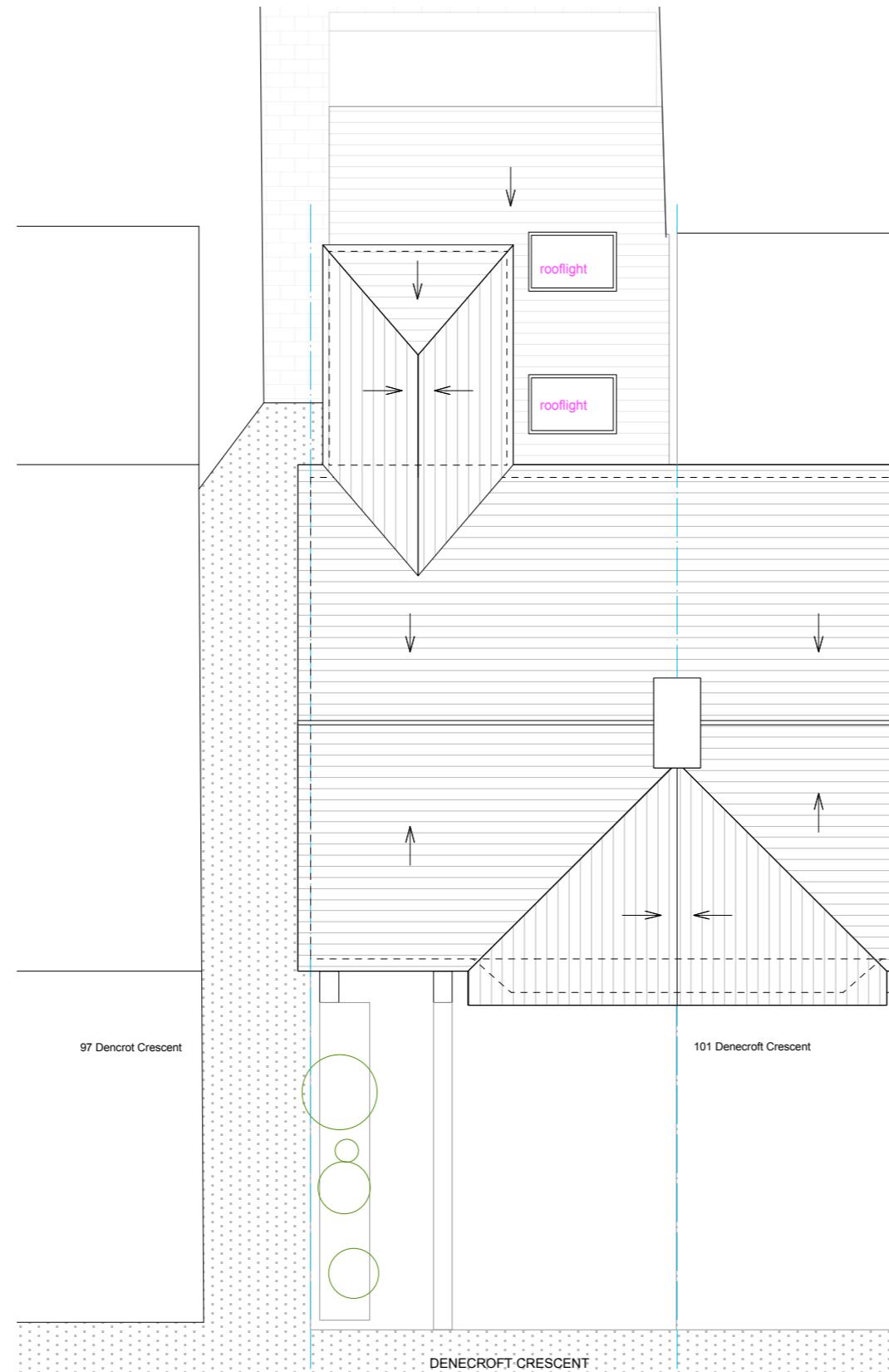
4. ARCHITECTURAL PROPOSALS

 proposed building fabric

 existing building fabric



Proposed ground floor plan  (1:250 @A3)



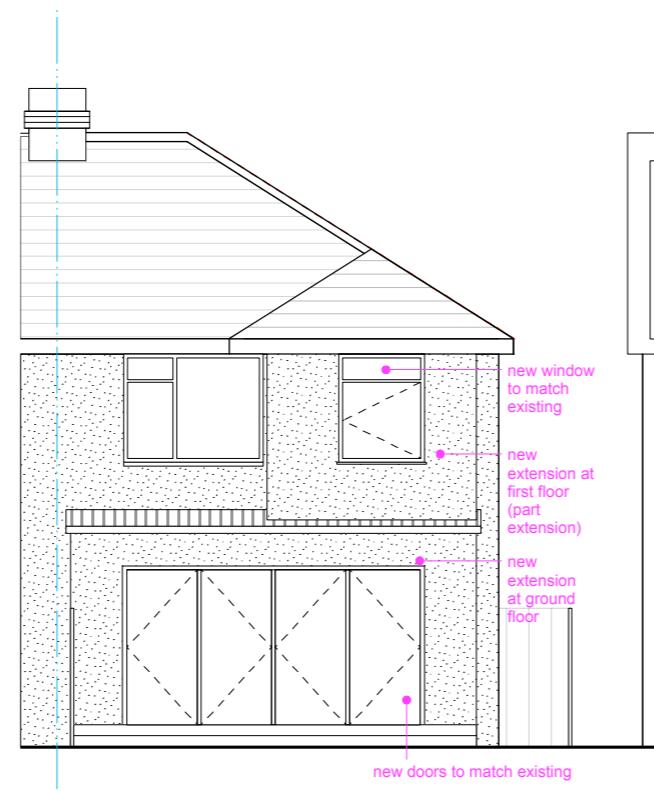
Proposed roof plan 

4. ARCHITECTURAL PROPOSALS

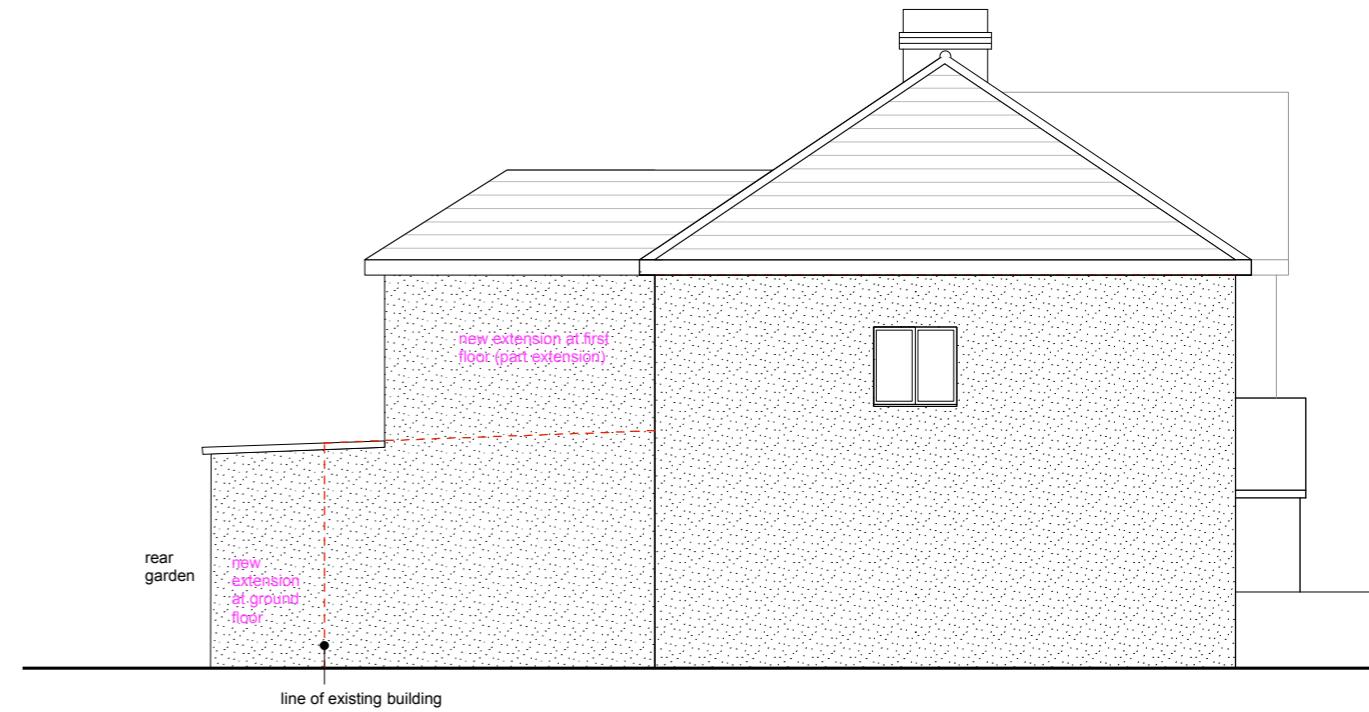
 proposed building fabric
 existing building fabric



01. Proposed front elevation

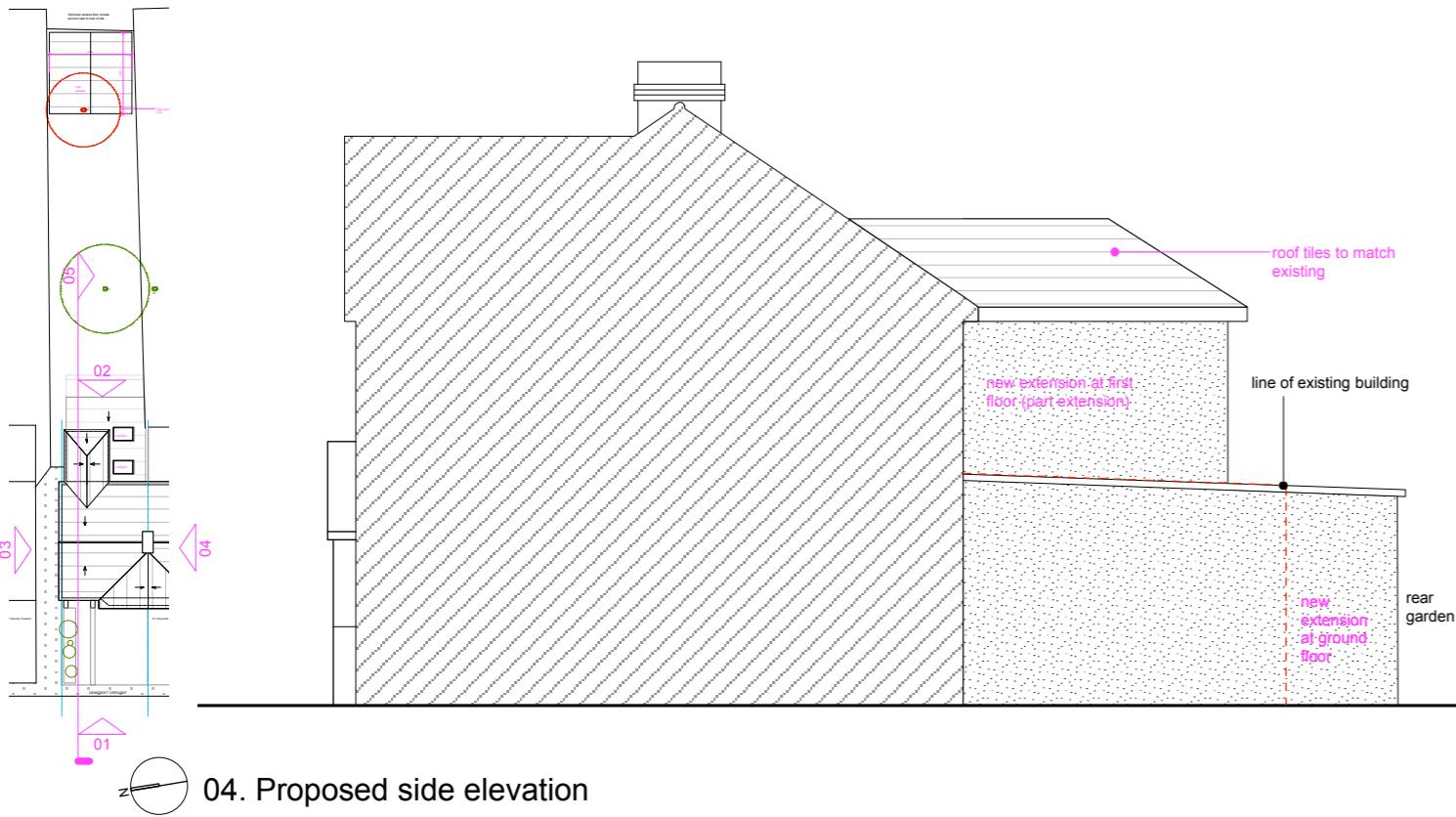


02. Proposed rear elevation

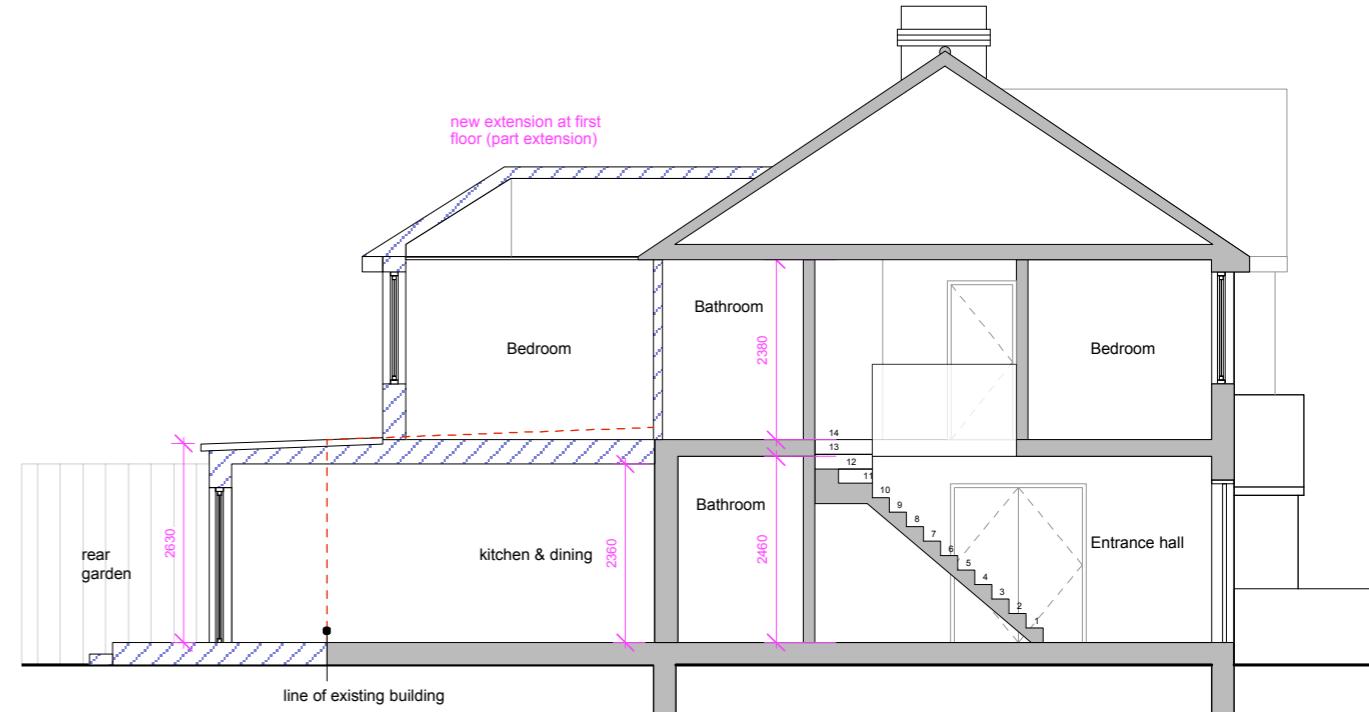


03. Proposed side elevation

Note: all new materials to match existing



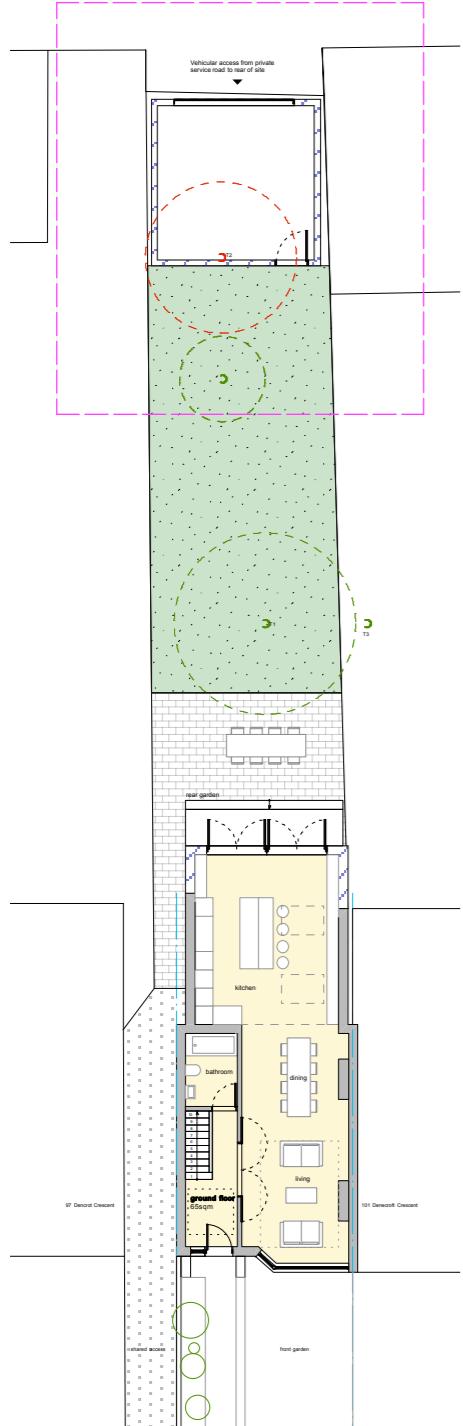
04. Proposed side elevation



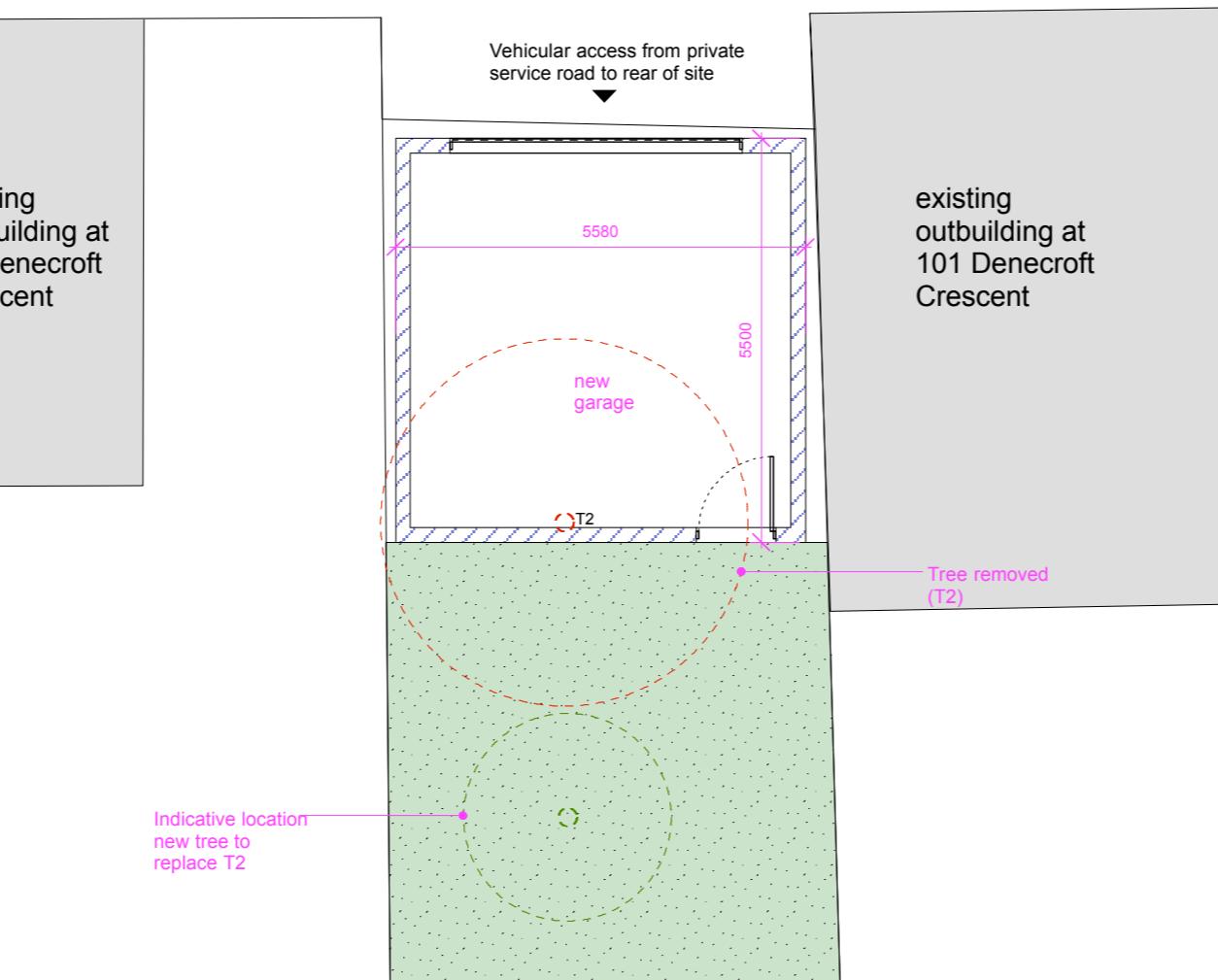
05. Proposed section

4. ARCHITECTURAL PROPOSALS

proposed outbuilding - Garage (General Permitted development)



Proposed ground floor plan (1:250 @A3)

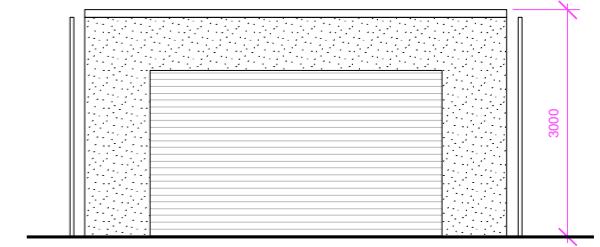


Proposed garage plan
(maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof or 3 metres for any other roof)

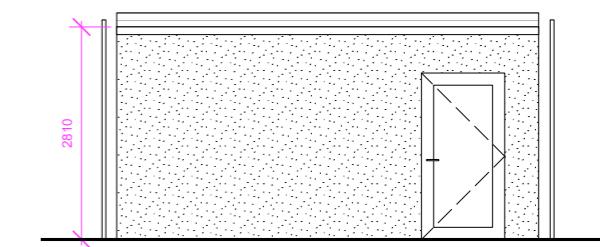


Maximum height of outbuilding to not exceed 3m

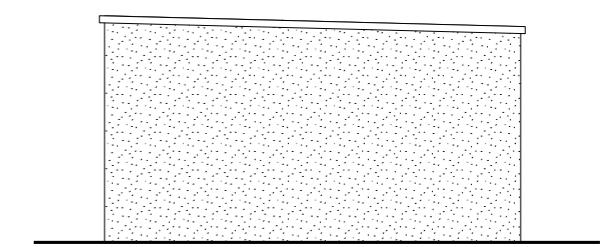
External finishes to match existing (house)



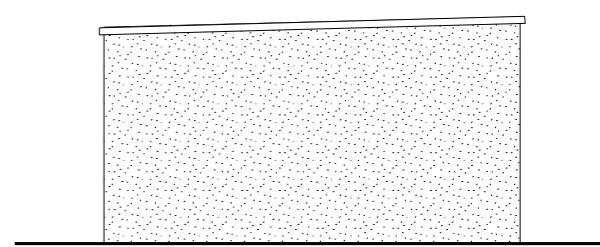
Front elevation



Rear elevation (garden)



Side elevation



Side elevation