

DESIGN & ACCESS STATEMENT

IN SUPPORT OF
PLANNING APPLICATION

Doc. Ref: 3364/DJ/DA

Erection of a single storey side extension, conversion of roof space to habitable including the installation of five side-facing rooflights, hip-to-gable roof alteration with a new rear gable window, and installation of pitched roofs over the porch and side extension.
at

54 Cheney Street,
Eastcote
HA4 5LL

J & E Architectural Design Ltd

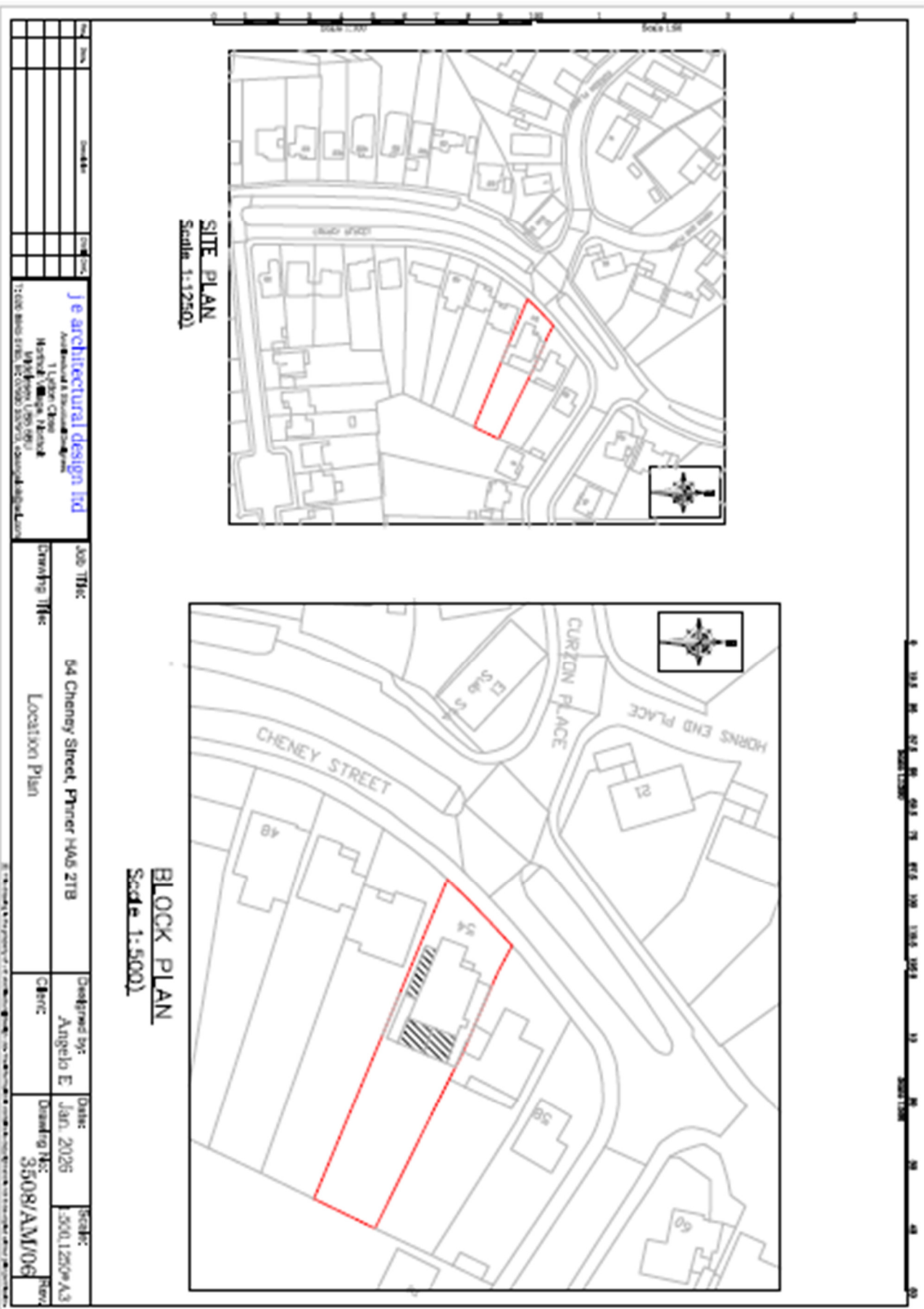
Lytton House
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February 2026



Site Plan

Proposal: Erection of a single storey side extension, conversion of roof space to habitable including the installation of five side-facing rooflights, hip-to-gable roof alteration with a new rear gable window, and installation of pitched roofs over the porch and side extension.

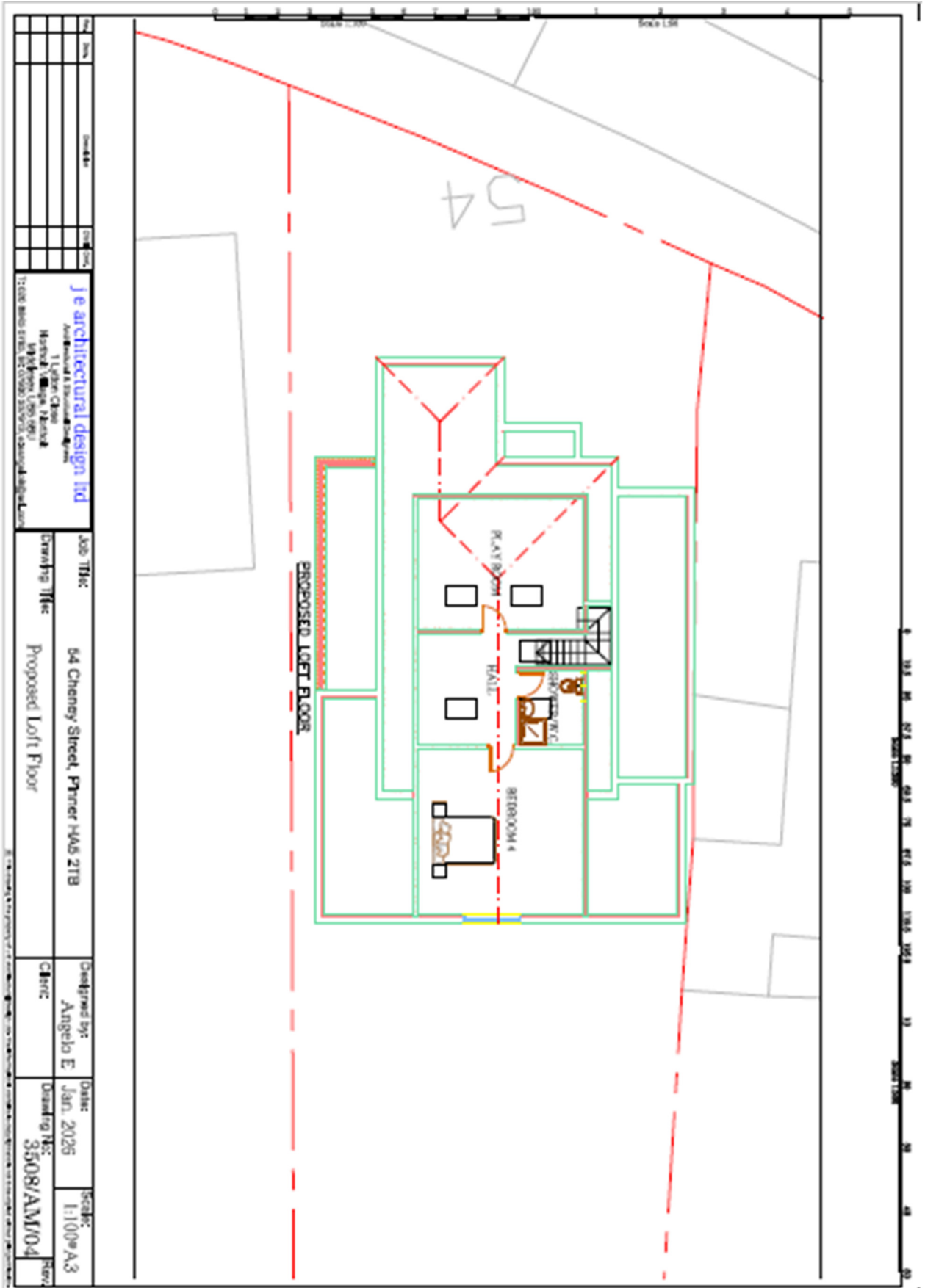


SITE PLAN
Scale 1:1250

BLOCK PLAN
Scale 1:500

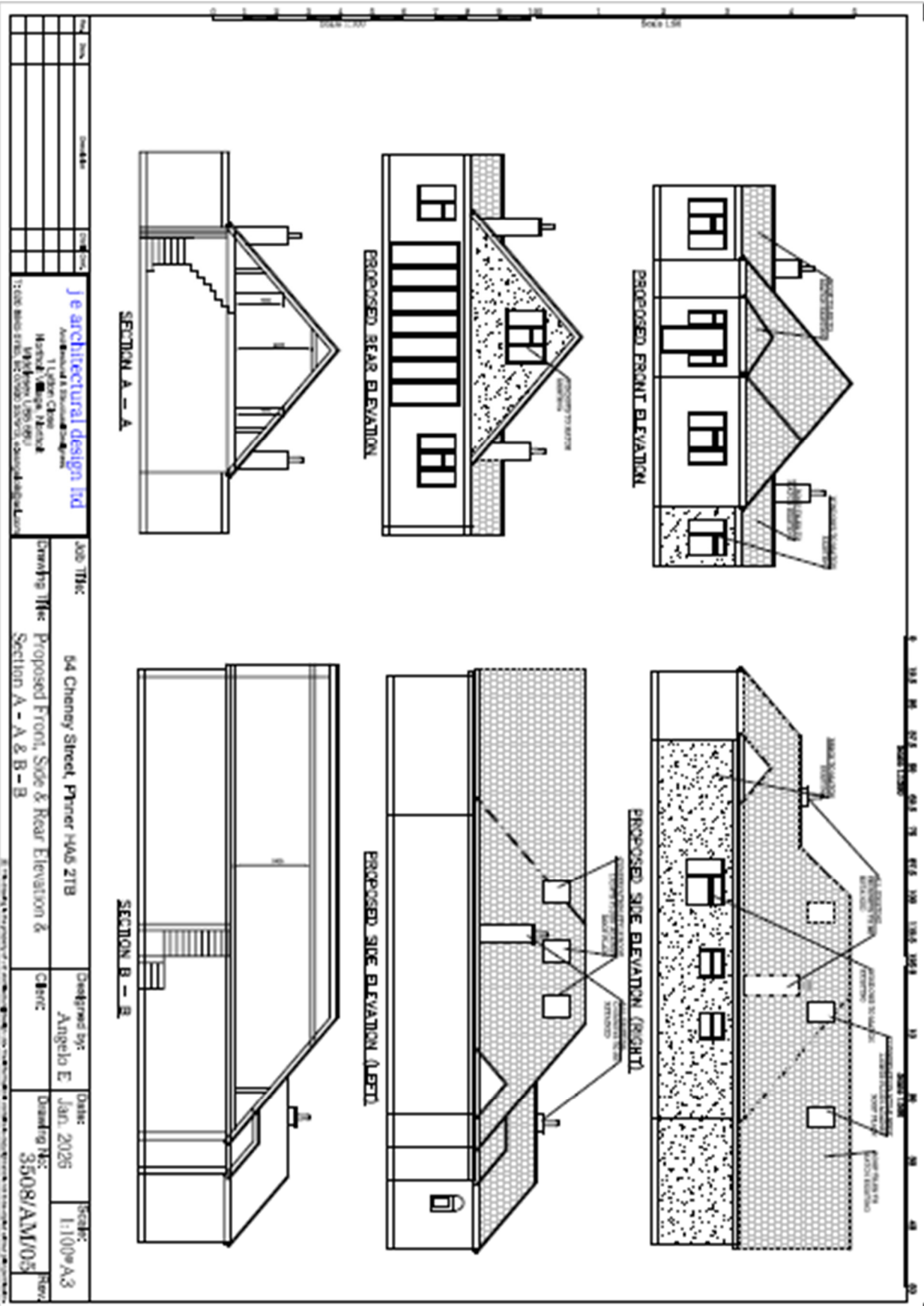
NO.	REV.	DATE	DESCRIPTION

j e architectural design ltd Architectural & Planning 11 Upper Chase Market Street, Bristol BS1 1JF Tel: 0117 325 0000 Fax: 0117 325 0001 www.jearchitectural.com		Job Title: 64 Cheney Street, Primer H45 21B Drawing Title: Location Plan	Designed by: Angelo E Date: Jan. 2025 Drawing No: 3508/AM/06	Scale: 1:500 Date:
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NO.	REV.	DATE	DESCRIPTION

Je architectural design ltd Architectural & Interior Design 1 Upper Circle Market Village, Market Wyke, Wetherby, Leeds LS23 7BQ T: 01937 546111 F: 01937 546112 E: info@jedesign.co.uk		Job Title: 64 Cheney Street, Primer H45 21B Drawing Title: Proposed Loft Floor	Designed by: Angelo E Date: Jan. 2025 Scale: 1:100 @ A3 Checked: [Blank] Drawing No.: 3508/AM/04
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Contents

1. Executive Summary	10
2. Introduction	11
3. Site Location & Context	12
4. Planning History Context	13
5. Policy Framework	15
6. Eastcote Village Conservation Area Appraisal Cross-Reference	17
7. Design Rationale	18
8. Proposed Development	19
9. Impact on Character & Streetscape	21
10. Residential Amenity	22
11. Private Amenity Space	23
12. Access & Inclusive Design	23
13. Parking & Highways	24
14. Construction & Environmental Controls	25
15. Sustainability	26
16. Overall Planning Balance	27
17. Conclusion	28

1.0 Executive Summary

This Design and Access Statement accompanied a householder planning application for the following works at 54 Cheney Street, Eastcote:

- Erection of a single storey side extension
- Erection of a single storey rear extension
- Conversion of the existing roof space into habitable accommodation
- Hip-to-gable roof alteration incorporating a rear gable window
- Installation of five conservation-style roof lights set flush within the roof plane
- Installation of a pitched roof over the existing porch

The application site comprises a detached interwar bungalow located within the Eastcote Village Conservation Area in the London Borough of Hillingdon. The property is not statutorily or locally listed but contributes to the character of the area through its scale, form and traditional materials.

The proposal represents a modest and proportionate extension of the existing dwelling. The design has been developed to respect the architectural character of the property and the established pattern of development within Cheney Street, where similar extensions and roof alterations have taken place.

The key design principles include:

- Preserving the character of the Conservation Area, with no increase in ridge height and the use of conservation-style flush roof lights to minimise visual impact.
- Ensuring the extensions remain subordinate to the original dwelling in terms of scale, height and massing.
- Reflecting the established streetscape pattern, including similar side and rear extensions and roof alterations within the surrounding area.
- Protecting neighbouring amenity, with the design avoiding unacceptable impacts on daylight, privacy or outlook.

The proposal has been prepared with regard to the Hillingdon Local Plan, the London Plan and the National Planning Policy Framework, and is considered to comply with the relevant planning policies relating to residential extensions, design quality and conservation areas.

Overall, the development represents a sensitive and policy-compliant enhancement of the dwelling, improving the functionality of the property while preserving the character and appearance of the Eastcote Village Conservation Area.

Planning permission is therefore respectfully sought.

2.0 Introduction

This Design and Access Statement has been prepared in support of a householder planning application for extensions and roof alterations at 54 Cheney Street, Eastcote, within the London Borough of Hillingdon.

The property is located within the Eastcote Village Conservation Area, and the proposal has therefore been designed with regard to the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires development to preserve or enhance the character or appearance of conservation areas.

The application has been prepared with reference to the relevant planning policy framework, including the National Planning Policy Framework (NPPF), the London Plan, the Hillingdon Local Plan, and the Eastcote Village Conservation Area Appraisal.

2.1 Purpose of the Statement

The purpose of this statement is to explain:

- The design principles behind the proposed development
- How the proposal responds to the character of the surrounding area
- The impact on the Conservation Area and neighbouring properties
- How the development complies with relevant planning policies

The statement demonstrates that the proposal has been carefully designed to ensure that the extensions are proportionate, sympathetic to the existing dwelling, and appropriate within the Conservation Area.

2.2 Design Approach

The design approach has been informed by the interwar suburban character of Cheney Street and the pattern of development within the surrounding area.

The proposal has been developed to ensure that:

- The extensions remain subordinate to the original dwelling
- The existing ridge height is retained
- The front elevation remains largely unchanged
- Materials are consistent with the existing property
- Roof lights are flush conservation-style to minimise visual impact

These measures ensure that the proposal integrates sensitively with the character of the street.

2.3 Heritage Considerations

As the site lies within the Eastcote Village Conservation Area, particular care has been taken to ensure that the development preserves the character and appearance of the area.

The proposal has been designed to reflect the existing architectural style and established development pattern along Cheney Street, while maintaining the scale and proportions of the original dwelling.

2.4 Structure of the Statement

The remainder of this statement considers the following matters:

- The site and surrounding context
- Planning policy considerations
- Design principles and description of the proposed development
- Impact on the Conservation Area
- Residential amenity and access considerations

Overall, the statement demonstrates that the proposed development is contextually appropriate, proportionate in scale and compliant with relevant planning policies.

3.0 Site Location & Context

3.1 Site Description

The application site comprises a detached interwar bungalow located at 54 Cheney Street, Eastcote, within the London Borough of Hillingdon and the Eastcote Village Conservation Area.

The property forms part of a residential street developed during the early twentieth century and sits within a relatively generous plot of approximately 628m². The dwelling is set back from the road with a front garden and benefits from an existing vehicular crossover and off-street parking. A substantial rear garden is located to the back of the property.

Architecturally, the bungalow is modest scale and typical of the surrounding area, featuring brick elevations and a tiled hipped roof. The property is not statutorily listed or locally listed but contributes to the general suburban character of Cheney Street.

The plot reflects the typical layout of interwar suburban development, with a consistent building line, clear spacing between properties and generous garden areas. The site is therefore capable of accommodating modest extensions without resulting in overdevelopment.

3.2 Surrounding Area

Cheney Street is predominantly residential and characterised by interwar detached and semi-detached dwellings of similar scale and appearance.

Typical characteristics of the street include:

- Brick façades with pitched tiled roofs
- One to one-and-a-half storey dwellings
- Consistent front building lines
- Generous rear gardens and spacing between properties

Over time, a number of properties along the street have been extended or altered. These include single storey side and rear extensions, loft conversions, hip-to-gable roof alterations and roof light installations.

Comparable alterations have been carried out at Nos. 40, 42 and 44 Cheney Street, demonstrating that proportionate residential extensions and roof alterations can be accommodated within the Conservation Area without harming its character.

3.3 Contextual Summary

The site forms part of an established interwar residential street that contributes to the character of the Eastcote Village Conservation Area.

The surrounding context demonstrates that modest extensions and roof alterations are common within the area. The proposal has therefore been designed to respond to this context by ensuring that:

- The extensions remain subordinate to the original dwelling
- The existing ridge height is retained
- The front elevation is largely preserved
- Materials and roof forms remain consistent with the existing property

Overall, the proposal respects the scale, character and spatial pattern of Cheney Street, ensuring that the development integrates appropriately within the surrounding Conservation Area.

4.0 Planning History Context

The planning history of the surrounding area is a material consideration in the assessment of the proposed development. In particular, the recently approved scheme at 40 Cheney Street (Ref: 78059/APP/2023/2542) provides a relevant precedent within the same street and within the Eastcote Village Conservation Area.

The approval at No.40 demonstrates the Council's approach to domestic extensions and roof alterations in this location, including:

- Side and rear extensions to interwar bungalows
- Hip-to-gable roof alterations
- Installation of conservation-style rooflights
- Retention of key roofscape features

The scheme at No.40 included works comparable to those proposed at No.54, such as a single-storey extension and roof alterations. The Council concluded that the development preserved the character and appearance of the Conservation Area and complied with relevant planning policies.

4.1 Relevance of the Approval at 40 Cheney Street

The approved development at No.40 demonstrates that appropriately designed extensions and roof alterations can be accommodated within this part of Cheney Street without harming the character of the Conservation Area.

The current proposal at 54 Cheney Street follows similar design principles. The extensions remain proportionate and subordinate to the host dwelling, and the overall scale and massing are consistent with the established character of the street.

4.2 Extensions and Roof Alterations

The proposal includes a single-storey side and rear extension and a hip-to-gable roof alteration to facilitate accommodation within the roof space.

These elements have been designed to remain sympathetic to the host property and reflect the established architectural character of the area. The extensions are modest in scale, and the roof alterations retain the existing ridge height and roof pitch.

4.3 Rooflights and Materials

The proposal includes conservation-style rooflights that will be flush with the roof plane and finished in a dark frame to minimise visual impact. Materials used in the extensions will match the existing dwelling, including brickwork and roof tiles, ensuring visual continuity with the host building.

4.4 Planning Context

While each planning application must be considered on its own merits, the approval at 40 Cheney Street demonstrates that similar domestic alterations can be acceptable within the Conservation Area where the design remains sympathetic to the host property and surrounding streetscape.

The proposed development at 54 Cheney Street has been carefully designed to remain proportionate to the existing dwelling and sympathetic to the surrounding character. The nearby approval at 40

Cheney Street provides a relevant example of how similar works can be successfully accommodated within the Conservation Area.

5.0 Policy Framework

This application has been prepared in accordance with the relevant planning policy framework applicable to the London Borough of Hillingdon.

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless material considerations are indicated otherwise.

The relevant policy framework includes:

- National Planning Policy Framework (NPPF) (2021)
- London Plan (2021)
- Hillingdon Local Plan Part 1 (2012)
- Hillingdon Local Plan Part 2 (2020)
- Eastcote Village Conservation Area Appraisal

Given the site's location within a Conservation Area, heritage policies are an important consideration in the determination of this application.

5.1 National Planning Policy Framework

The NPPF promotes high-quality design and the protection of heritage assets.

Relevant guidance requires development to:

- Be sympathetic to local character and context
- Maintain or enhance the character of Conservation Areas
- Contribute positively to the quality of the built environment

The proposal retains the existing ridge height, uses matching materials and ensures that the extensions remain subordinate to the host dwelling. As such, the development preserves the character and appearance of the Conservation Area.

5.2 London Plan (2021)

Relevant London Plan policies include:

- Policy HC1 – Heritage Conservation, which requires development to conserve the significance of heritage assets and Conservation Areas.
- Policy D6 – Housing Quality, which promotes well-designed and functional residential accommodation.

The proposal improves the internal accommodation of the dwelling while maintaining the external character of the building and surrounding area.

5.3 Hillingdon Local Plan

Relevant policies within the Hillingdon Local Plan include:

Part 1 – Strategic Policies

- PT1.BE1 – Built Environment
- PT1.HE1 – Heritage

These policies seek to ensure that development protects local character and preserves heritage assets.

Part 2 – Development Management Policies

- DMHB 1 – Heritage Assets
- DMHB 4 – Conservation Areas
- DMHB 11 – Design of New Development
- DMHB 12 – Streets and Public Realm
- DMHB 18 – Private Outdoor Amenity Space
- **DMHD 1 – Alterations and Extensions to Residential Dwellings**

The proposal has been designed to comply with these policies by ensuring that:

- The extensions remain subordinate to the original dwelling
- The existing ridge height is retained
- The development respects the character of the Conservation Area
- Neighbouring amenities are protected
- Adequate garden space is retained

5.4 Policy Compliance Summary

The proposed development preserves the character and appearance of the Eastcote Village Conservation Area, remains proportionate to the host dwelling and maintains the established

streetscape.

The proposal is therefore considered to comply with the NPPF, the London Plan and the Hillingdon Local Plan.

6.0 Eastcote Village Conservation Area Appraisal Cross-Reference

The application site lies within the Eastcote Village Conservation Area, and the proposal must therefore be considered in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires development to preserve or enhance the character or appearance of the Conservation Area.

The Eastcote Village Conservation Area Appraisal identifies the area as being characterised by interwar suburban housing, consistent roof forms, brick façades and generous spacing between properties.

6.1 Character of the Area

Cheney Street forms part of this suburban character and is defined by:

- Detached and semi-detached dwellings of modest scale
- Brick elevations with tiled pitched roofs
- Consistent building lines and roof heights
- Generous rear gardens and spacing between properties

The proposal responds to these characteristics by:

- Retaining the existing ridge height
- Maintaining the traditional pitched roof form
- Using matching brickwork and roof tiles
- Installing flush conservation-style rooflights
- Ensuring the extensions remain subordinate to the original dwelling

The front elevation and overall roof profile remain largely unchanged, ensuring the development integrates with the surrounding streetscape.

6.2 Conservation Area Considerations

The Conservation Area Appraisal encourages development that respects the scale, form and character of existing buildings.

The proposal has been designed to ensure that:

- The extensions remain modest and proportionate
- The existing roof hierarchy is retained
- The side extension remains subordinate and set back
- Adequate rear garden space is maintained
- Materials reflect the traditional character of the area

Comparable roof alterations and extensions have already taken place within Cheney Street, demonstrating that modest residential alterations can be accommodated without harming the character of the Conservation Area.

6.3 Heritage Impact

The proposal does not involve the demolition of significant heritage features and does not increase the overall height of the dwelling. The development follows the established pattern of residential alterations within the street and maintains the architectural character of the property.

It is therefore concluded that the proposal preserves the character and appearance of the Eastcote Village Conservation Area and results in no heritage harm.

The proposed development has been designed to respond sensitively to the character of the Conservation Area. The extensions remain subordinate, use appropriate materials and retain the existing roof hierarchy.

Overall, the proposal is considered to preserve the character and appearance of the Eastcote Village Conservation Area and comply with relevant heritage policies.

7.0 Design Rationale

The proposed development at 54 Cheney Street has been designed with careful consideration of the character of the existing dwelling, the surrounding street and the site's location within the Eastcote Village Conservation Area. The aim has been to provide additional living accommodation while ensuring the extensions remain proportionate and sympathetic to the original building.

7.1 Response to the Existing Building

The existing bungalow is characterised by a traditional hipped roof, brick elevations and modest suburban scale. The proposed development works with these features by retaining the existing ridge height, maintaining the roof pitch and using materials that match the existing dwelling.

The hip-to-gable alteration follows examples already present within Cheney Street and integrates with the established roofscape.

7.2 Scale and Massing

The extensions have been designed to remain subordinate to the host dwelling. The side extension does not exceed half the width of the original house and is set back from the principal elevation. The

rear extension remains modest in depth and height, ensuring that the overall mass of the building remains balanced.

This approach ensures the original bungalow remains the dominant element.

7.3 Front Elevation

The front elevation will remain largely unchanged in order to maintain the established character of the street. No forward projection beyond the principal elevation is proposed and no front dormers are introduced.

A pitched roof over the porch is proposed to improve the appearance of the entrance while remaining consistent with the main roof form.

7.4 Internal Improvements

The proposal will improve the functionality of the dwelling by providing additional living space and better use of the roof area. Rooflights will introduce additional natural light while maintaining a simple roof form.

The side and rear extensions will improve the internal layout and provide more practical living accommodation suitable for modern residential use.

7.5 Materials

Materials will match the existing dwelling to ensure visual continuity. The development will use matching brickwork, roof tiles and white uPVC windows, together with conservation-style rooflights installed flush within the roof plane.

7.6 Design Summary

Overall, the design has been developed to ensure that the extensions remain modest, proportionate and sympathetic to the existing dwelling. The proposal concerns the character of Cheney Street and preserves the appearance of the Conservation Area while providing improved living accommodation.

8.0 Proposed Development

The proposed development has been designed to remain proportionate and sympathetic to the existing bungalow and its location within the Eastcote Village Conservation Area. The scheme includes a single storey side extension, single storey rear extension, roof conversion with hip-to-gable alteration, rooflights and a pitched roof over the existing porch.

8.1 Single Storey Side Extension

A single storey side extension is proposed to the flank elevation of the dwelling.

The extension has been designed to remain subordinate to the host building and complies with the “half-width” guidance under Policy DMHD 1. It is set back from the principal elevation and

maintains visual separation from the boundary.

The extension will incorporate a pitched roof with matching roof tiles, ensuring continuity with the existing roof form. Materials will match the existing dwelling, including brickwork and window finishes.

The extension will improve the internal layout of the dwelling while maintaining the character and scale of the original building.

8.2 Single Storey Rear Extension

A single storey rear extension projecting approximately 4 metres from the rear wall is proposed. The extension has been designed to remain proportionate to the dwelling and to retain adequate rear garden space. The height and scale are modest and consistent with similar extensions within the area. The single storey nature of the extension ensures limited impact on neighbouring properties and avoids issues of overlooking or overbearing impact.

8.3 Roof Conversion and Hip-to-Gable Alteration

The proposal includes the conversion of the existing roof space to habitable accommodation. Importantly, no increase in ridge height is proposed, ensuring the existing roof hierarchy is maintained. The hip-to-gable alteration will be formed to the side/rear elevation and will follow the existing roof pitch and materials.

Similar roof alterations have already been carried out on nearby properties within Cheney Street. Five conservation-style rooflights will be installed flushes within the roof plane to provide natural light while minimising visual impact. No large dormers or crown roof forms are proposed.

A new window will be installed within the rear gable elevation to serve the new accommodation.

8.4 Porch Roof Alteration

The existing flat porch roof will be replaced with a pitched roof, which will better reflect the architectural style of the dwelling and complement the main roof form.

This alteration is modest and improves the overall appearance of the front elevation.

8.5 Summary

Overall, the proposed development has been designed to ensure that:

- The original bungalow remains the dominant form
- The extensions remain modest and subordinate
- Matching materials are used throughout
- The existing roof hierarchy and character are maintained

The proposal therefore provides improved living accommodation while respecting the character of the property and the surrounding Conservation Area.

9.0 Impact on Character & Streetscape

The impact of the proposed development on the character and appearance of the Eastcote Village Conservation Area has been carefully considered in accordance with relevant planning policy and the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires development to preserve or enhance the character of Conservation Areas.

9.1 Front Elevation and Roof Form

The front elevation and principal roof form will remain largely unchanged. The existing ridge height is retained, and no front dormers or prominent roof alterations are proposed. The hip-to-gable alteration is primarily located to the side and rear of the property and will have limited visibility from the street.

This approach ensures the existing appearance of the dwelling and the established streetscape are maintained.

9.2 Scale and Massing

The extensions have been designed to remain modest and subordinate to the host dwelling. The side extension complies with the half-width guidance, and the rear extension remains single storey and proportionate in scale.

The roof conversion does not increase the overall height of the building, ensuring that the existing roof hierarchy and proportions remain unchanged.

9.3 Materials

The development will use materials that match the existing dwelling, including brickwork and roof tiles. Conservation-style rooflights will be installed flush within the roof plane to minimise visual impact.

This ensures the proposal remains consistent with the traditional character of the surrounding properties.

9.4 Streetscape Character

The proposal does not project beyond the existing building line and retains the established front setback from the road. Adequate spacing between properties is maintained and the development does not create a terracing effect.

Similar extensions and roof alterations have already taken place within Cheney Street, meaning the proposal reflects the established pattern of development in the area.

Overall, the proposal is modest in scale and sympathetic to the existing dwelling. The principal

elevation and roof form remain largely unchanged, and the extensions are subordinate to the host building.

It is therefore considered that the development preserves the character and appearance of the Eastcote Village Conservation Area and complies with the relevant planning policies.

10.0 Residential Amenity

The impact of the proposed development on neighbouring residential amenities has been carefully considered in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan, as well as general planning principles relating to privacy, daylight and outlook.

10.1 Privacy and Overlooking

The proposal has been designed to avoid unacceptable overlooking of neighbouring properties. The rooflights are flush with the roof plane and positioned at high level, which limits direct views toward neighbouring properties.

A new window within the rear gable elevation will face the rear garden area and reflects the typical arrangement of rear-facing windows along Cheney Street. No balconies or terraces are proposed.

10.2 Daylight and Sunlight

The extensions are modest in scale and designed to minimise any impact on neighbouring daylight and sunlight. The rear extension is single storey and proportionate in depth, ensuring that it does not create significant overshadowing.

The roof conversion does not increase the ridge height and therefore does not introduce additional overshadowing beyond the existing roof structure.

10.3 Outlook and Sense of Enclosure

The proposal avoids creating an overbearing impact on neighbouring properties. The side extension remains single storey and subordinate in scale, while adequate separation between properties is maintained.

The overall height and massing of the dwelling remain consistent with neighbouring properties.

10.4 Garden Amenity

The development retains a substantial rear garden area in line with the character of the surrounding properties. The proposal does not significantly reduce the usability of the garden or neighbouring outdoor spaces.

Overall, the proposed development has been designed to protect neighbouring residential amenities. The extensions remain modest in scale, maintain privacy and avoid any unacceptable loss of daylight or outlook.

The proposal therefore complies with the relevant planning policies and does not result in any harmful impact on neighbouring living conditions.

11.0 Private Amenity Space

The provision of adequate private outdoor amenity space is considered in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2 (2020), which seeks to ensure that residential developments retain usable and functional garden space.

11.1 Existing Amenity Space

The property benefits from a generous rear garden, typical of the interwar suburban plots along Cheney Street. The site provides substantial outdoor space and contributes to the spacious character of the surrounding area.

11.2 Impact of the Proposed Development

The proposed rear extension projects approximately 4 metres from the rear wall of the dwelling. Despite this addition, the majority of the rear gardens will remain intact and will continue to provide usable outdoor space.

The side extension does not materially affect the garden area and remains within the side footprint of the dwelling.

11.3 Garden Retention

Following the proposed development, the property will retain a substantial and functional rear garden consistent with neighbouring properties. The remaining outdoor space will continue to provide suitable areas for recreation, planting and general domestic use.

The proposed development does not result in overdevelopment of the plot and retains adequate private outdoor amenity space. The rear garden remains proportionate to the dwelling and consistent with the character of the surrounding properties.

The proposal therefore complies with Policy DMHB 18 of the Hillingdon Local Plan.

12.0 Access & Inclusive Design

The proposed development has been designed with consideration for inclusive access and usability, in accordance with Policy D6 of the London Plan and Policy DMHB 11 of the Hillingdon Local Plan.

12.1 Existing Access

The property benefits from direct pedestrian access from Cheney Street, with a level approach to the main entrance and off-street parking within the site. The existing access arrangements will remain unchanged.

12.2 External Access

The proposal does not alter the existing entrance, access route or site levels. Level access to the dwelling will therefore be maintained, ensuring the property remains accessible for occupants and visitors.

12.3 Internal Layout

The proposed extensions will improve the internal layout and circulation within the dwelling, creating more practical and flexible living space. Ground floor accommodation will remain available, ensuring the property continues to provide accessible living space at ground level.

Overall, the development maintains safe and convenient access to the property and improves the internal usability of the dwelling. The proposal therefore aligns with the objectives of inclusive design and relevant planning policies.

13.0 Parking & Highways

The proposed development has been considered in relation to parking provision and highway safety in accordance with Policy DMT 6 of the Hillingdon Local Plan, Policy T6 of the London Plan, and Policy DMHB 12 relating to streets and the public realm.

13.1 Existing Parking

The property currently benefits from off-street parking within the front cartilage, accessed via an existing vehicular crossover from Cheney Street. The proposal does not alter the number of dwellings, the use of the property or the existing parking arrangement.

As a result, the development does not reduce the existing parking provision.

13.2 Parking Demand

The proposal relates to the extension and alteration of a single residential dwelling and does not create any additional residential units. Consequently, there is no significant increase in parking demand beyond the existing residential use.

13.3 Highway Safety

The development retains the existing vehicular access and does not introduce new crossovers or changes to the highway. Sightlines and pedestrian access will remain unaffected, and no impact on highway safety is anticipated.

13.4 Construction Considerations

During construction, reasonable measures will be taken to minimise disruption to neighbouring properties and the highway. Contractors will ensure that footpaths and verges are protected and that construction vehicles do not obstruct the public highway.

The development will comply with any highway informative, or conditions attached to a planning permission.

The proposal does not adversely affect parking provision, vehicular access or highway safety. The existing parking arrangement will remain in place and no increase in traffic generation is expected. The development is therefore considered to comply with the relevant local and London Plan policies relating to parking and highways.

14.0 Construction & Environmental Controls

The applicant recognises the importance of minimising disruption to neighbouring residents and protecting the surrounding environment during construction works. The development will be carried out in accordance with standard construction management practices and relevant environmental legislation.

14.1 Hours of Construction

Construction will be restricted to the following hours:

- 08:00 – 18:00 Monday to Friday
- 08:00 – 13:00 Saturday
- No work on Sundays or Bank Holidays

These hours are intended to protect neighbouring residential amenities and reflect typical local authority requirements.

14.2 Noise Control

Construction activities will be managed to minimise noise and disturbance. Works will be carried out in accordance with BS 5228:2009 – Code of Practice for Noise and Vibration Control on Construction Sites.

Plants and machinery will be properly maintained, and unnecessary noise will be avoided wherever possible.

14.3 Dust and Air Quality

Dust generated during construction will be controlled through standard measures such as dampening materials, covering waste containers and maintaining site cleanliness.

No burning of construction waste will take place.

14.4 Waste Management

Construction waste will be removed by licensed contractors and disposed of at authorised facilities.

Materials will be stored within the site boundary wherever possible to prevent obstruction of the public highway.

14.5 Protection of the Public Highway

Reasonable steps will be taken to prevent damage to footpaths, verges and surrounding roads during construction. Any accidental damage to the highway will be repaired.

The proposed development is modest in scale and typical of domestic extensions. With the above measures in place, construction impacts will be temporary and appropriately managed to minimise disturbance to neighbouring properties and the surrounding environment.

15.0 Sustainability

Although the proposal relates to modest householder extension and roof conversion, sustainability principles have been considered in the design. The development supports improvements to the energy efficiency and thermal performance of the existing dwelling in accordance with national and local planning policies.

15.1 Energy Efficiency

The proposed extensions will be constructed in accordance with current Building Regulations Part L, incorporating modern insulation and energy-efficient construction methods. This will improve the overall thermal performance of the dwelling compared to the existing structure.

15.2 Insulation and Building Fabric

The development will include improved insulation within the new walls and roof construction. The loft conversion will also allow for upgrades to the existing roof insulation, reducing heat loss and improving energy efficiency.

15.3 Energy-Efficient Glazing

All new windows and rooflights will be double glazed and energy efficient, helping to reduce heat loss while improving natural daylight within the dwelling.

15.4 Natural Light and Ventilation

The introduction of rooflights and improved internal layouts will increase natural daylight and ventilation within the property. This can reduce the need for artificial lighting and contribute to improved internal living conditions.

Overall, the proposal will improve the thermal performance and energy efficiency of the dwelling while remaining modest in scale. The development represents a sustainable upgrade to the existing property and aligns with relevant planning and building regulations.

16.0 Overall Planning Balance

This section summarises the key considerations relating to design, heritage impact, residential amenities and planning policy compliance.

16.1 Conservation Area

The site lies within the Eastcote Village Conservation Area, and the Local Planning Authority must consider the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character and appearance of the Conservation Area.

The proposal has been designed to retain the existing ridge height, maintain the traditional roof form and use materials that match the existing dwelling. The extensions remain modest and subordinate, ensuring the character of the property and surrounding street is preserved.

16.2 Design and Character

The development has been designed to remain proportionate to the host dwelling and consistent with the surrounding properties. The side extension remains within half-width guidance and the rear extension is modest in scale.

The overall appearance of the building remains in keeping with the established character of Cheney Street.

16.3 Residential Amenity

The proposal has been designed to avoid unacceptable impacts on neighbouring properties. The extensions remain modest in scale and maintain appropriate separation distances.

No significant overlooking, loss of daylight or overbearing impact is expected.

16.4 Garden Space

The proposal retains a substantial rear garden consistent with neighbouring properties and avoids overdevelopment of the site.

16.5 Parking and Highways

The development does not create additional dwellings and does not alter the existing parking arrangements or vehicular access. No highway safety issues are expected to arise.

16.6 Policy Compliance

The proposal is considered to comply with relevant planning policies including:

- National Planning Policy Framework (2021)

- London Plan (2021)
- Hillingdon Local Plan Part 1 and Part 2

Overall, the proposed development represents a modest and sympathetic extension of the existing dwelling. The proposal preserves the character of the Conservation Area, maintains neighbour amenity and complies with relevant planning policies.

There are no adverse impacts that would justify refusal, and planning permission is therefore respectfully sought.

17.0 Conclusion

This Design and Access Statement has been prepared to accompany a householder planning application for extensions and alterations to 54 Cheney Street, Eastcote, within the Eastcote Village Conservation Area.

The Statement has demonstrated, through detailed policy analysis, contextual assessment and design explanation, that the proposed development represents a carefully considered and proportionate enhancement of the existing dwelling.

17.1 Conservation Area Considerations

The proposal has been formulated with full regard to:

- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- The Eastcote Village Conservation Area Appraisal.
- Hillingdon Local Plan heritage policies.
- London Plan Policy HC1.
- NPPF Chapter 16.

The development:

- Retains the principal front roof form.
- Maintains existing ridge height.
- Avoid dominant dormers or crown roof alterations.
- Utilise conservation-style flush rooflights.
- Restricts the hip-to-gable alteration to the rear.
- Ensure the side extension remains subordinate and set back.

- Employs materials that match the existing dwelling.

The architectural composition remains respectful of the interwar suburban character that defines Cheney Street.

No harm to the character or appearance of the Eastcote Village Conservation Area has been identified.

The statutory duty to preserve or enhance is therefore satisfied.

17.2 Design & Contextual Response

The scheme reflects:

- Established development patterns within the street.
- Comparable approvals at Nos. 40, 42 and 44 Cheney Street.
- The prevailing rhythm of detached dwellings.
- The characteristic roofscape form of the area.

The extensions are subordinate in scale, integrated in form, and consistent in material palette.

The visual hierarchy of:

- Principal elevation
- Main roof form
- Subordinate additions

is retained.

The dwelling continues to be read as a coherent interwar bungalow with sympathetic modernisation.

17.3 Residential Amenity

The proposal:

- Avoids overlooking and loss of privacy.
- Retains appropriate separation distances.
- Does not result in overbearing mass.
- Maintains garden depth and outdoor amenities.
- Does not breach 45-degree guidance.

Neighbouring living conditions remain protected in full compliance with Policies DMHD 1 and

DMHB 11.

17.4 Private Amenity & Plot Character

The development:

- Retains substantial rear garden space.
- Avoids overdevelopment of the plot.
- Maintains suburban spaciousness.
- Preserves soft landscaping dominance.

Policy DMHB 18 is satisfied.

The development does not erode the green character of the Conservation Area.

17.5 Sustainability & Longevity

Although modest in scale, the proposal:

- Improves thermal performance.
- Enhances insulation standards.
- Introduces energy-efficient glazing.
- Supports future renewable adaptability.
- Extends the life and usability of the dwelling.

The scheme aligns with national and London-wide sustainability objectives and supports responsible upgrading of existing housing stock.

17.6 Policy Compliance

The proposal has been demonstrated to comply with:

- NPPF (2021)
- London Plan (2021)
- Hillingdon Local Plan Part 1 and Part 2

Specifically:

- PT1.BE1 and PT1.HE1
- DMHB 1, 4, 11, 12, 18

- DMHD 1

There is no policy conflicts identified.

17.7 Overall Planning Position

In summary, the proposed development at 54 Cheney Street:

- Preserves and enhances the Eastcote Village Conservation Area.
- Reflects established development patterns within Cheney Street.
- Remains subordinate and proportionate.
- Maintains neighbouring amenity.
- Retains private garden space.
- Maintains ridge height and roof hierarchy.
- Uses appropriate, matching materials.
- Improves the quality and sustainability of the dwelling.

The scheme is contextually responsive, policy-compliant and sensitively designed.

There are no material planning grounds that would justify refusal.

17.8 Formal Request

For the reasons set out within this Design and Access Statement, planning permission is respectfully sought for the proposed development.

The applicant and consultant team remain available to provide any further clarification required by the Local Planning Authority.