

DESIGN & ACCESS STATEMENT

**Project: 55 Chiltern View Road
Uxbridge
UB8 2PF**

Project No.: 11085

Issue Date: January 2021

DESIGN & ACCESS STATEMENT FOR

REMOVAL OF AN EXISTING CONSERVATORY AND THE ERECTION OF A SIDE EXTENSION TO REPLACE EXISTING CONSERVATORY

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1.0 INTRODUCTION

The proposal relates to the removal of an existing conservatory on-site and the erection of a side extension to replace existing conservatory.

This Design & Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

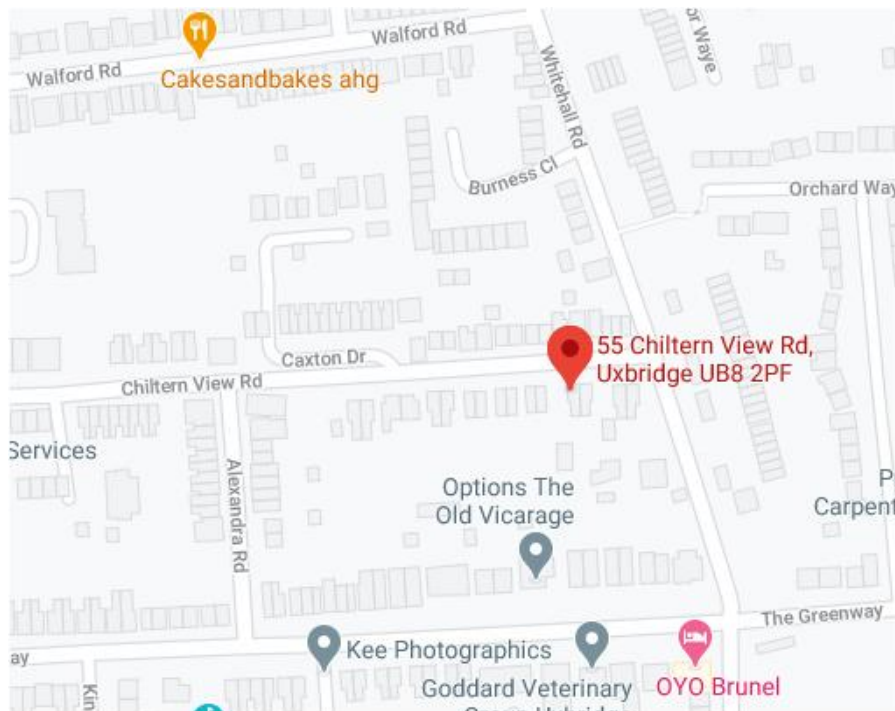
2.0 POLICY CONTEXT

In particular, the following policies form the basis and reference for this report.

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings,
Policy DMHB 4 - Conservation Areas;
of the Local Plan Part 2- Development Management Policies – Adopted 16 January 2020

Residential Extensions 2009, Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document

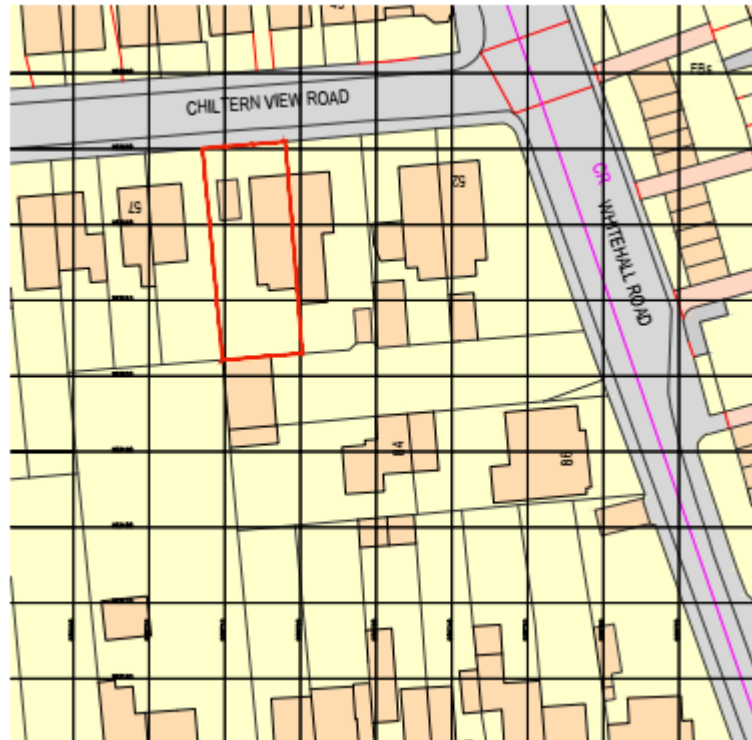
3.0 SITE LOCATION & CHARACTER



The site is located within the Greenway Conservation Area as referenced in the supporting Heritage Statement submitted to accompany and validate this application. Chiltern View Road is a residential street with semi-detached and terraced houses.

4.0 THE SITE / EXISTING PROPERTY

The applicant site at 55 Chiltern View Road is a semi-detached, two storey house. The property is not listed, but falls within the northern part of the Greenway Conservation Area. The property is served and accessed with a block paved hardstanding off Chiltern View Road that has a shared dropped kerb with no. 56 Chiltern View Road.



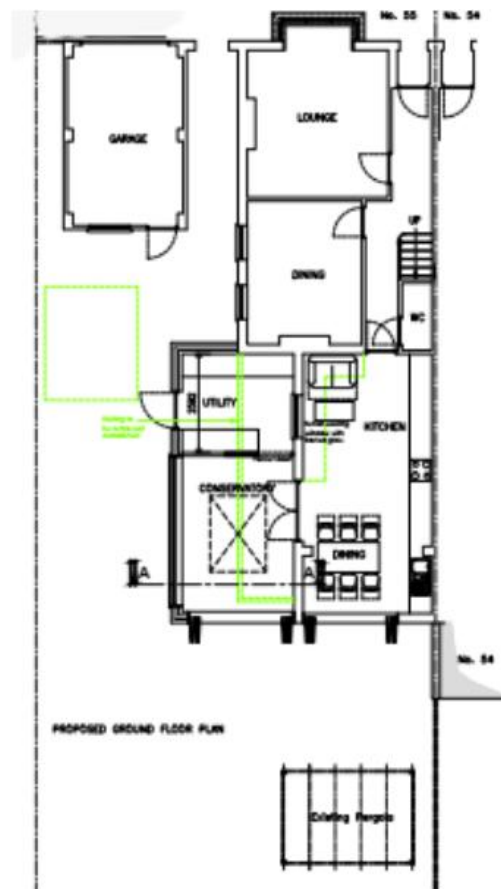
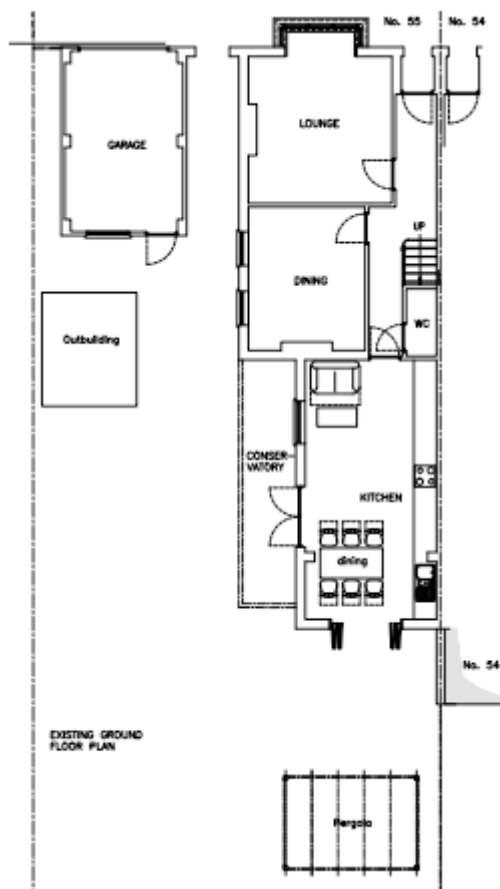
Site location



55 Chiltern View Road front elevation

5.0 THE PROPOSAL

The proposal relates to the removal of an existing conservatory on-site and the erection of a side extension to replace the existing conservatory at 55 Chiltern View Road, Uxbridge UB8 2PF, illustrated as below.





Existing Elevations



Proposed Elevations

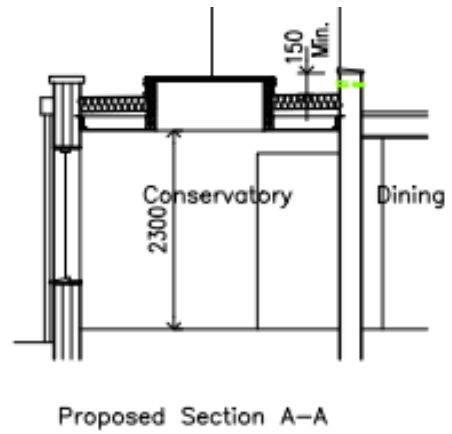


Image of the existing conservatory

There will be no adverse impact on the street scene; the proposal is located to the rear and will be hidden from public views. The proposal replaces a sub-standard timber conservatory and will preserve and enhance the character of the Conservation area.

Material

Proposed materials will match the existing house; to harmonise with the form of the established development in the locality.

6.0 ACCESS

There will be no change to the access arrangements.

7.0 SUMMARY

The proposal will have no impact on the amenity of the adjacent residential properties. The proposal will make a positive contribution to the main house and will be beneficial for the use to the main house.