

DESIGN & ACCESS STATEMENT

In support of planning application for the proposed

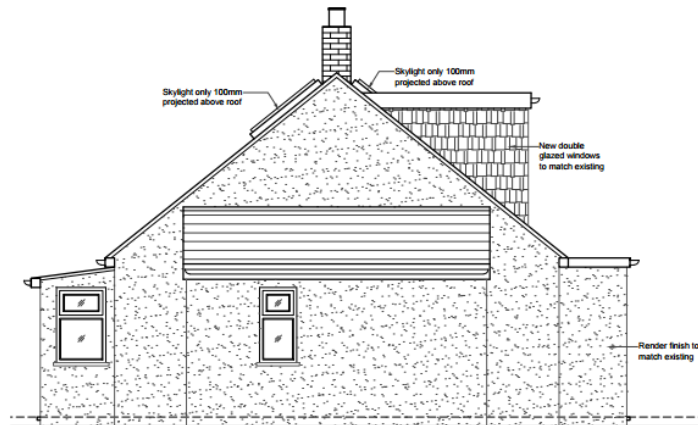
Proposal to Convert the Existing Bungalow into a 3-Bedroom and 1-Bedroom Dwelling with Loft Conversion, Rear Dormers, and a Ground-Floor Rear Extension.

at 70 West Drayton Road, Uxbridge, UB8 3LA

Prepared by

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1. Introduction

1.1. Scope of Application

This Design and Access Statement is provided in support of a full planning application for the proposed development at 70 West Drayton Road, Uxbridge, UB8 3LA. The proposal involves a loft conversion and a rear extension to the existing building, resulting in the creation of two new residential dwellings. The site is situated in a well-established urban area with good access to public transportation, including local bus routes and train stations, providing convenient connectivity for future residents. This statement outlines the design principles and considerations for this application, demonstrating its alignment with relevant planning policies and guidelines.



Fig. 1 OS Map of the proposed site

2. Context

2.1. *Site context & location*

The application site at 70 West Drayton Road, Uxbridge, UB8 3LA, is situated within a predominantly residential neighborhood in the London Borough of Hillingdon. The area is characterized by a mix of detached and semi-detached houses with a mix of bungalows and 2 storey dwellings. The site benefits from good connectivity, with several bus routes serving the area. Additionally, Uxbridge Underground Station, served by the Metropolitan and Piccadilly lines, is approximately 3KM away, offering further access to central London. The area also offers a range of local amenities, including schools, parks, shops, and healthcare facilities, enhancing its suitability for residential living.

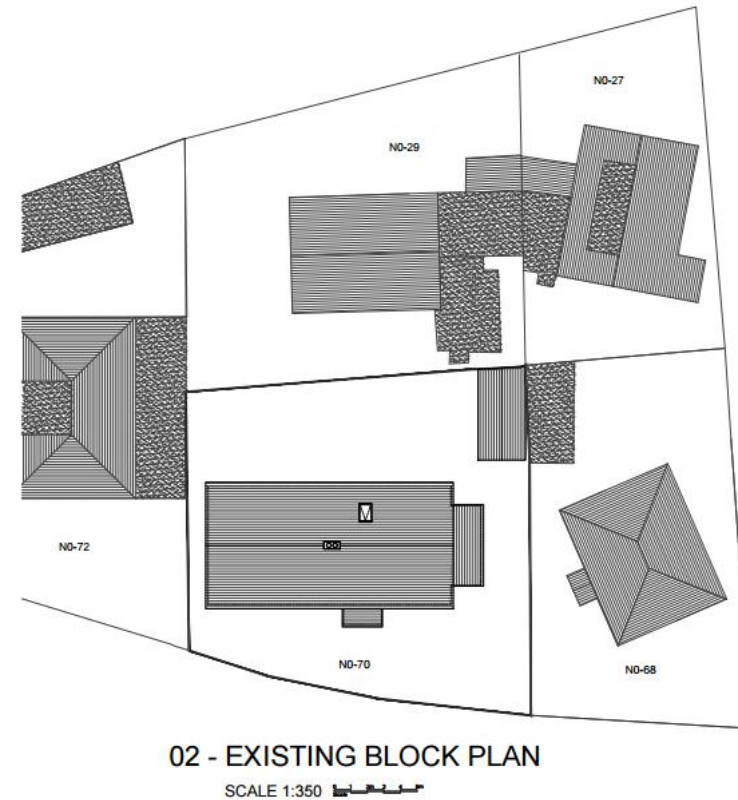


Fig. 2 Existing block plan of the site in context.

2.2. *Existing Building Layout*

The surrounding area at West Drayton Road, Uxbridge, UB8 3LA, comprises a mix of detached and semi-detached residential properties, predominantly featuring early to mid-20th-century

architectural styles. The dwellings are primarily bungalows and two-story structures with traditional with render and brick facades, pitched roofs, and bay windows, reflecting a suburban character. Some properties have been modernized with rendered exteriors and contemporary extensions, while others maintain their original design. The street has a uniform residential aesthetic, with front gardens, driveways, and low boundary walls contributing to a well-established suburban streetscape.

The dwelling in context is a single-storey detached structure featuring a pitched red-tiled roof and rendered exterior walls, creating a clean and simple aesthetic. Symmetrical white-framed windows enhance its modern yet traditional appearance, while a low brick wall with hedging encloses the front, balancing privacy and openness. A block-paved driveway provides off-street parking for at least two vehicles

and leads to an extended side garage.

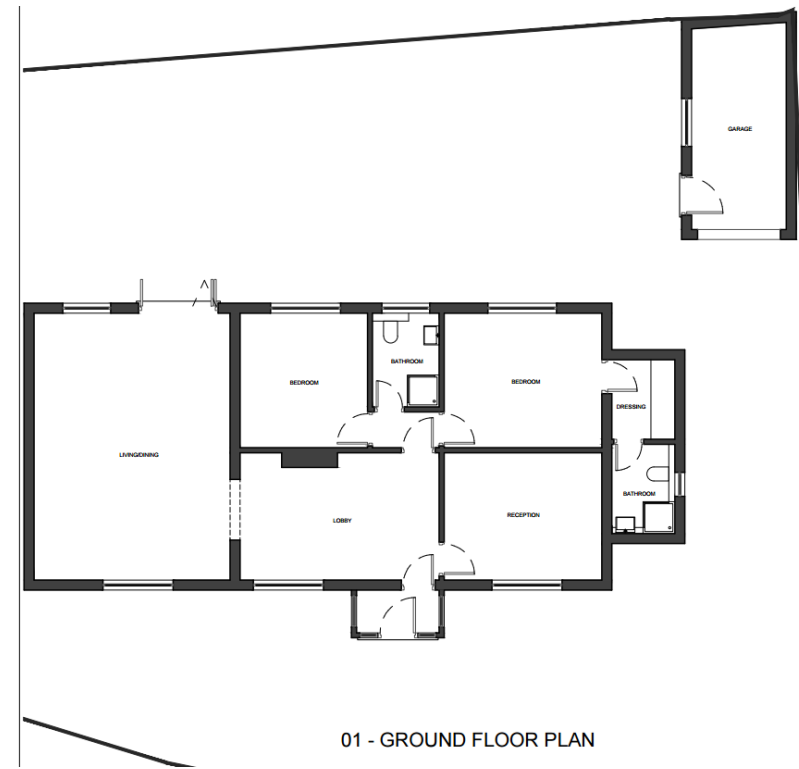


Fig. 3 Floor Plans of the ground and first floors of the existing building.



Fig. 4 Elevation drawings of the existing structure.

3. Proposal

3.1. Amount of development

This application proposes the conversion of the existing single-storey dwelling into two self-contained semi-detached dwellings through a carefully considered scheme. The development will incorporate a 1.1m rear extension to expand the existing living/kitchen area, optimizing the ground floor layout. Additionally, a new loft conversion will be introduced, featuring two rear dormers to create sufficient headroom and natural light. The existing internal space will undergo some modifications to further allocate spaces for the new dwellings.

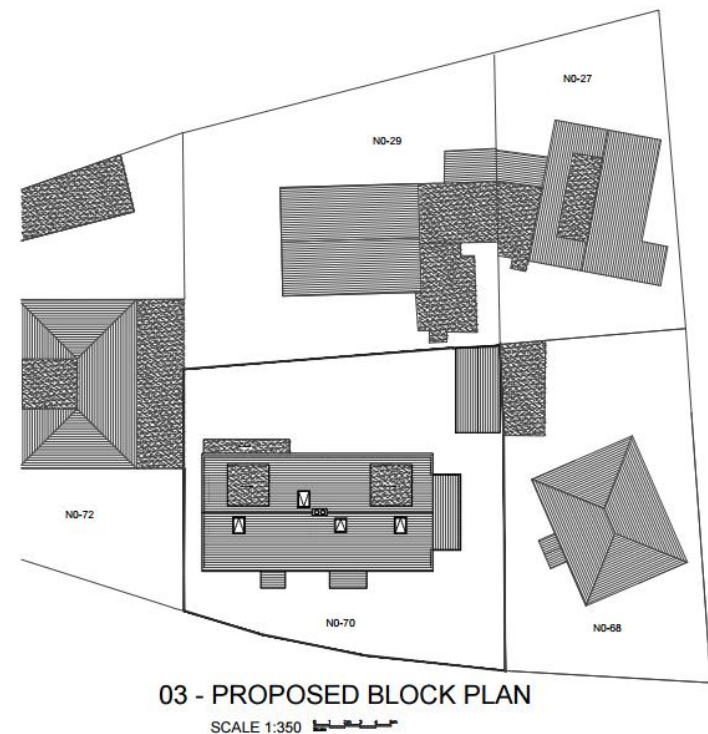


Fig. 5 Block plan of the proposed design.

3.2. Layout

The development proposal transforms the existing building into two completely separate, self-sufficient residential units. The left-hand unit (Dwelling 1 with GIA 58m²) offers contemporary living spaces, centered on a living/dining/kitchen area (38m²) with 1.1-meter rear extension. A private staircase leads to the converted loft level of about 20m², which accommodates a double bedroom and family shower

room. Strategically placed dormer windows provide abundant daylight and maintain comfortable ceiling heights of 2.4m throughout the upper level (approx more than 80% of the total area will be above 2.4m in height).

Dwelling 2 with GIA 104m² presents a thoughtfully designed two-level living space that maximizes functionality and comfort. The ground floor of area 69m² comprises a bright living/dining area that serves as the home's social hub, complemented by a separate reception room for added flexibility. A well-proportioned bedroom and two modern bathrooms (including one ensuite) provide comfortable accommodation, while integrated storage solutions ensure efficient space utilization. The upper level of area 35m², accessed via a private staircase, features a versatile loft conversion with a tranquil study room - perfect for remote work or study - alongside an additional bedroom and third bathroom. Carefully positioned dormer window in the loft spaces provides a natural light while maintaining the building's architectural integrity.



Fig. 6 Floor Plans of the second floor and the roof.



Fig. 7 Front & rear elevation plans for the ground and first floors.

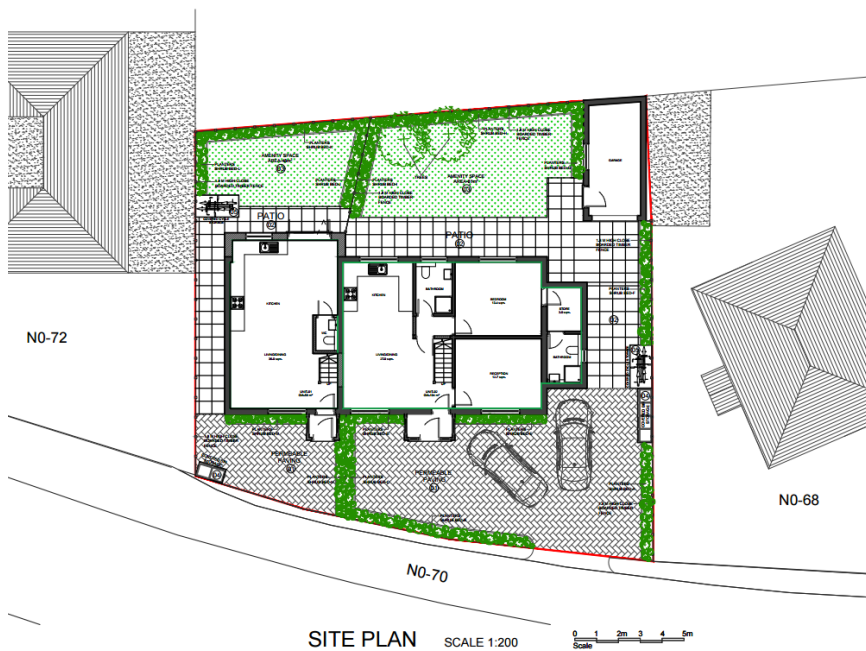


Fig. 8 Site plan of the proposed plan.

3.3. Scale and design

The proposed development has been carefully designed to respect the scale and character of the existing building and surrounding area. The scheme maintains the original building's single-storey and pitched roof profile, with loft conversions sensitively integrated through the use of rear dormer windows. These dormers have been proportioned to complement the existing roof form while providing necessary headroom and natural light to the upper-floor spaces. The 1.1-meter rear extension has been kept deliberately modest in

scale to ensure it remains subservient to the main building. Its design carefully mirrors the existing architectural language, with matching materials, patterns to create a cohesive appearance. The extension's limited projection ensures it does not impact the natural daylight penetration.

The design of the spaces and their amenities complies with the minimum standards and area requirements detailed in Table 3.3 below.

Table 3.3 Minimum space standards for new dwellings⁷

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	
	5p	86	93	99	2.5
4b	6p	95	102	108	
	7p	99	106	112	3.0
5b	8p	108	115	121	
	9p	117	124	130	
6b	10p	103	110	116	3.5
	11p	112	119	125	
7b	12p	121	128	134	
	13p	116	123	129	4.0

Notes to Table 3 3

1. * Where a one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

2. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls¹ that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m²).

3. The nationally described space standard sets a minimum ceiling height of 2.3 meters for at least 75% of the gross internal area of the dwelling. To address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.

4. Amenity space

Both dwellings benefit from private amenity space. Dwelling 1 includes a dedicated rear garden space of 48m² attached to a living space through a patio area, while Dwelling 2 features a private patio area adjacent to its living space. It is directly connected to a rear garden space of approx. 94m². These areas incorporate low-maintenance landscaping with permeable paving to ensure sustainable drainage, complemented by strategic soft landscaping for privacy and aesthetic appeal.

4.1. *Cycle & refuse storage*

The development provides convenient parking solutions tailored to each dwelling. Dwelling 1 does not have dedicated off street parking, but area and surrounding roads provide ample off street parking facility for one car. The development includes secure, covered storage for two bicycles at the rear of the property and refuse bins at the front. Dwelling 2 includes a dedicated car parking space for 2 cars at the front and sheltered bicycle storage, discreetly positioned to the side of the property to minimize visual impact. Refuse storage for both units are incorporated into enclosed timber enclosures, ensuring accessibility while maintaining a tidy streetscape. separate access to the ground floor and the first-floor/loft flats.

5. Daylight assessment

The daylight and sunlight report prepared for the proposed

development at 70 West Drayton Road concludes that the architectural plans conform to the daylight and sunlight criteria set forth by the BRE guidelines. The report indicates that there are no valid reasons to contest the proposed development concerning daylight and sunlight. Furthermore, the analysis reveals that the new design meets or exceeds the minimum criteria required as per BRE standards and does not significantly affect the daylight and sunlight access of neighboring windows, nor is the access for the proposed design substantially diminished by nearby buildings. In summary, the proposed development fully adheres to BRE guidelines regarding daylight, sunlight, and overshadowing.

6. Conclusion

The proposed new development is one that will sit comfortably with a minimal impact upon any neighboring property. It will reflect the existing pattern and density of development and respect the form and design of nearby homes.

It would preserve the character and appearance of the neighborhood and would not result in a significant impact upon levels of amenity enjoyed within neighboring residential properties. The scale and design of the proposed dwelling are sympathetic to the original dwelling and the surroundings.