

Mr Gareth Foster
13 Hillingdon Road Uxbridge
UB10 0AD

PROVISION OF REAR EXTENSION

DESIGN & HERITAGE STATEMENT

CONTROL SHEET

Client: Mr Gareth Foster

Project Title: 13 Hillingdon Road Uxbridge UB10 0AD

Report Title; Design & Heritage Statement

Project Ref: 0122/Foster

Issue	Amendment	Status	Date
Existing Layout-01			January 2022
Existing Elevations-02			January 2022
O-S Plan-03			January 2022
Proposed Layout-04			January 2022
Proposed Elevations-05			January 2022

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Introduction;

This Design & Heritage Statement is in support of the planning application for internal alterations & External Extension at **13 Hilling Road Uxbridge UB10 0AD**

Significance of the building;

The property is a 3 bedroom semi-detached house.

Impact of the proposal on the site; **Very little.**

Balancing; there would be little to no impact on the fabric of the building.

The road consist of similar properties, with a mixture of painted, rendered and expose brick finishes.

The front entrance to this properties have brick walls, some with railings and some which are open to the pavement.

Many of these properties have undergone rear, basement and side extensions in recent times.

Existing Dwelling;

The existing property is a single family dwelling and this will remain the case after the proposed ground and first floor extensions.

Although the existing front elevation is very similar in design, there are different variations to the rear sections in this particular area.

In this property the rear section steps back away from the rear of the main house. This creates a narrow kitchen on the ground floor, and only allows a narrow bathroom at first floor.

There have been recent alterations and extensions such as we propose over recent years so we would see no objection to our proposal.

The proposed extension will give a much larger family kitchen area on the ground floor, with a altered and larger en-suite.

The demolition of the existing extension and the rebuilding of same slightly larger, As our drawings show there will be no significant impact on shadowing or lack of natural light falling upon our neighbours.

Design & Heritage;

The proposal comprised of minor internal alterations to facilitate the needs of the current owner. In particular a new Bath room First floor & Kitchen Ground floor. This will be constructed with materials to match the existing.

The proposed rear extension will consist of a very minor infill, all new materials to match the existing construction. New brickwork to be painted, new doors and windows to match the existing.

It is noted that the impact of the proposed works has no harmful effect on the building asset and matching the properties character in accordance with the local and national policies. The property having a listing on the Front elevation only and no works proposed to the Front elevation, we believe this minor extension having a very minimal impact on the site and all those of its neighbours.

The proposed new depth of the ground floor extension only exceeds the existing construction by 300mm and is within the 4.0m overall depth allowed for this type of property, also the height is in keeping with the existing, thus not impacting upon the neighbours either side.

Access;

Access to the property is via Hillingdon Road a list of terrace and semi-detached properties within area.

The proposed layout has been designed in order to maximise the natural light available to the new kitchen area to the rear.

All construction materials are to match the existing building and used in the extended properties along the road in general.

In conclusion; As the proposed extension is to the rear of the property and matching all its materials, with no works to the front elevation we conclude the historical character of this property has been enhanced.