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DESIGN & ACCESS STATEMENT

WORKS DESCRIPTION: First-floor rear extension above existing
ground-floor kitchen

At

23 West Drayton Park Avenue
West Drayton
UB7 7 QA

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Proposal: First-floor rear extension above existing ground-floor kitchen

Applicant: — Local Planning Authority: London Borough of Hillingdon

Conservation Area: West Drayton Green Conservation Area

1. Introduction

This Design & Access Statement accompanies a householder planning application for a modest first-floor rear extension at 23 West Drayton Park Avenue. The statement explains the design rationale, access arrangements, and how the proposal responds positively to the site context, conservation area character, and relevant planning policies.

The extension has been designed to be sympathetic, subordinate, and fully compliant with Hillingdon's design principles, ensuring no harm to the character or appearance of the West Drayton Green Conservation Area.

2. Site Context

2.1 Location

The property is located mid-way along West Drayton Park Avenue, a quiet residential street within the West Drayton Green Conservation Area. The area is characterised by:

- Detached and semi-detached 1930s dwellings
- Generous plot sizes
- Mature landscaping
- Consistent building lines
- A suburban, spacious character

2.2 Surrounding Area & Local Services

The site benefits from excellent access to local amenities:

- **West Drayton High Street** – supermarkets, convenience stores, cafés, pharmacies, GP surgeries, and essential retail
- **Yiewsley & West Drayton Town Centre** – larger retail units, banks, restaurants, and services
- **Schools** – St Catherine Catholic Primary, Laurel Lane Primary, and Park Academy West London

- **Parks & Recreation** – West Drayton Green, The Closes Recreation Ground, and Stockley Park

These facilities are all within walking distance or a short bus ride.

2.3 Transport Links

The site is highly accessible:

- **West Drayton Station (Elizabeth Line)** – fast services to Heathrow, Paddington, Bond Street, Canary Wharf, and Reading
- **Bus Routes** – 222, U3, U5, 350, 698 providing links to Uxbridge, Hayes, Heathrow, Hounslow, and surrounding areas
- **Road Network** – close proximity to M4, M25, A4, A408
- **Walking & Cycling** – level pavements, cycle routes, and good pedestrian connectivity

The property is in a sustainable location with strong public transport accessibility.

3. Existing Property

No. 23 is a two-storey detached 1930s dwelling featuring:

- Brick ground-floor elevations
- Rendered first-floor elevations
- Catslide roof
- Two-storey front bay window
- Traditional porch
- Long rear garden providing ample private amenity space

The property shares boundaries with Nos. 21 and 25, both of which have undergone typical rear extensions.

4. Proposed Development

The proposal is for a **single-storey first-floor rear extension** positioned above the existing ground-floor kitchen.

Key Design Features

- Pitched roof matching the existing rear extension
- Materials (brick, render, tiles) matching the host dwelling
- Subordinate scale to ensure the extension reads as a sympathetic addition

- No change to the front elevation or street-facing character
- Located entirely at the rear, **not visible from public viewpoints**

Purpose of the Extension

The extension provides additional internal space to meet modern living requirements while maintaining the architectural integrity of the dwelling.

5. Design Principles

5.1 Use

The use remains residential (C3). The extension provides improved internal accommodation without altering the established residential character of the area.

5.2 Amount

The extension is modest in size and proportionate to the host dwelling. It does not result in overdevelopment of the plot.

5.3 Layout

The extension sits directly above the existing rear ground-floor footprint. The layout remains functional, efficient, and consistent with the existing building form.

5.4 Scale

The scale is subordinate and appropriate:

- Height aligns with existing first-floor levels
- Roof pitch matches existing rear extension
- Massing is modest and avoids excessive bulk

5.5 Appearance

The extension has been designed to blend seamlessly with the existing dwelling:

- Matching brickwork and render
- Matching roof tiles
- Traditional detailing
- No visual impact on the street scene

5.6 Landscaping

No changes are proposed to the front or rear landscaping. The long rear garden remains intact and continues to provide generous private amenity space.

6. Access

6.1 Pedestrian Access

Pedestrian access remains unchanged via the existing front entrance on West Drayton Park Avenue.

6.2 Vehicular Access

Vehicular access remains unchanged via the existing dropped kerb and driveway.

6.3 Inclusive Access

The proposal does not alter access arrangements. The dwelling continues to provide safe, level access for all users.

7. Impact on Conservation Area

The proposal preserves the character and appearance of the West Drayton Green Conservation Area because:

- The extension is **not visible** from the public realm
- Materials and roof form match the existing dwelling
- The design is modest and subordinate
- The proposal reflects established patterns of rear extensions
- A similar first-floor rear extension exists at **No. 10 West Drayton Park Avenue**, demonstrating clear precedent

There is **no harm** to heritage significance in accordance with NPPF para. 202.

8. Neighbouring Amenity

The proposal has been designed to avoid any adverse impact:

- No loss of daylight or sunlight
- No harmful overlooking
- No overbearing impact
- No loss of privacy
- No impact on outlook

The extension complies with Hillingdon's Residential Layout & Design standards.

9. Conclusion

The proposed first-floor rear extension:

- Preserves the character and appearance of the conservation area
- Respects the architectural qualities of the host dwelling
- Maintains neighbouring amenity
- Uses matching materials and sympathetic design
- Enhances the functionality of the home
- Complies with Hillingdon Local Plan and national planning policy

The development is modest, proportionate, and represents a high-quality improvement to the property. Approval is therefore justified.