



DESIGN AND ACCESS STATEMENT
25 The Greenway, Uxbridge, UB8 2PJ
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Photograph of the front elevation of 25 The Greenway.

1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for a single storey rear extension and associated internal alterations at 25 The Greenway, Uxbridge, UB8 2PJ. The property is a residential dwelling located within a well-established suburban area of Uxbridge in the London Borough of Hillingdon.

The proposal seeks to provide a modest single storey rear extension to improve the functionality, layout and overall quality of the internal accommodation. The design has been informed by the character of the host dwelling and the prevailing pattern of development along The Greenway, where rear extensions are a common domestic alteration. All proposed works are confined to the rear of the property, with no alterations to the principal elevation and no material impact on the public street scene.

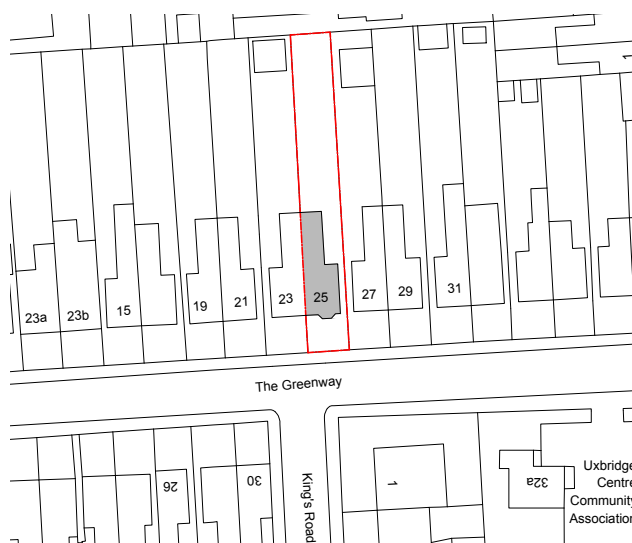
2.0 SITE CONTEXT AND ANALYSIS

The application site comprises a two-storey late Victorian semi-detached dwelling constructed in exposed brickwork with a pitched roof finished in natural slate tiles. The property features vertically proportioned sash windows and traditional detailing consistent with its period of construction.

The site is located within The Greenway Conservation Area in Uxbridge, designated for its cohesive group of late nineteenth-century residential properties and its well-preserved historic character. The Conservation Area is defined by its consistent building line, traditional materials, pitched slate roofs, brick elevations, chimney stacks and vertically emphasised window proportions. The architectural rhythm and repetition of similar house types contribute positively to the area's significance.

The Greenway itself is characterised predominantly by late Victorian terraced and semi-detached houses of uniform scale and proportion, forming a strong and coherent streetscape. While the principal elevations remain largely intact and continue to preserve the historic character of the area, many properties have undergone rear alterations and extensions over time to accommodate modern living requirements.

The property benefits from an established rear garden which provides adequate private amenity space. The proposed single storey rear extension has been carefully designed to sit comfortably within the plot, remaining subordinate to the host dwelling and ensuring no harmful impact on neighbouring properties in terms of scale, outlook, privacy or daylight.



Location Plan. Not to Scale



Photograph of the rear elevation of 25 The Greenway

3.0 DESIGN PROPOSAL

The proposed single-storey rear extension is designed to be high-quality, proportionate, and fully integrated with the existing dwelling. It improves internal flow, maximises natural light, and strengthens the connection between the house and garden.

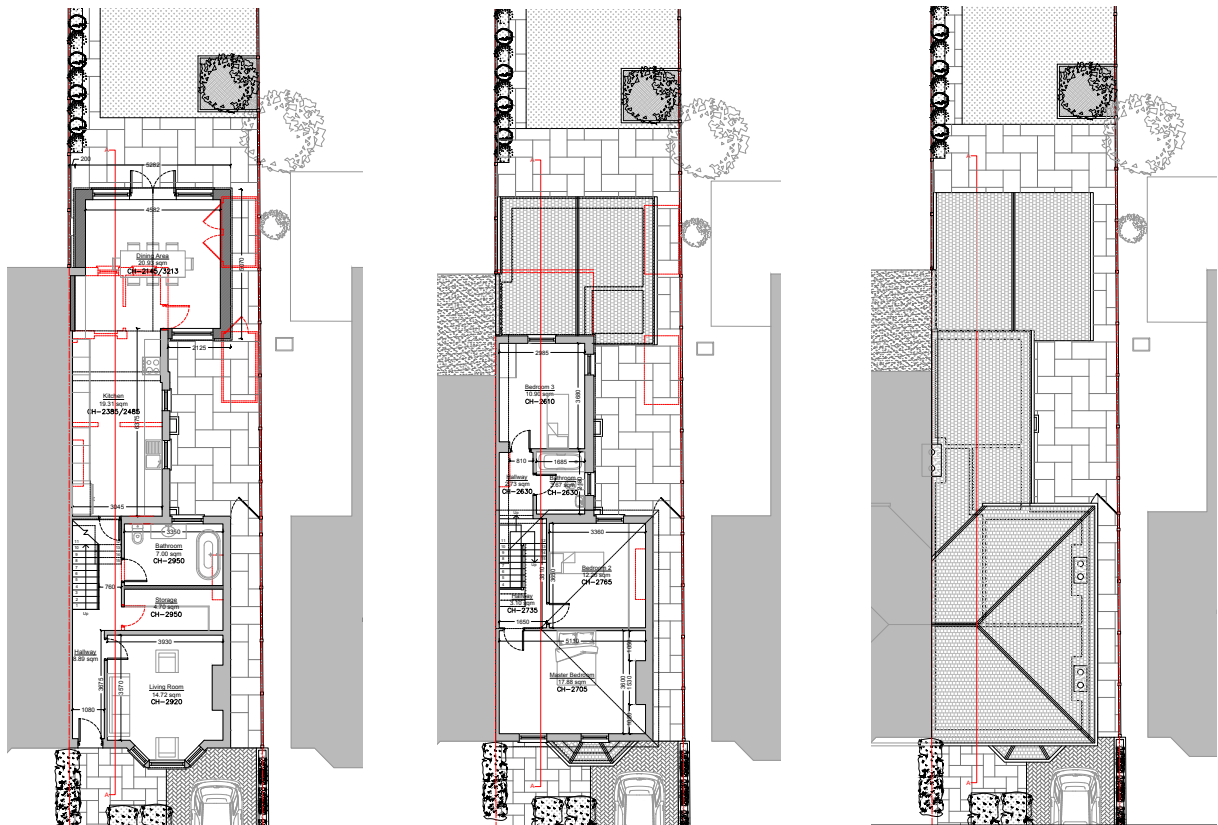
The proposal draws directly on the precedent set by previous approvals at 27 and 33 The Greenway, which demonstrate that single-storey rear extensions can be successfully integrated while respecting the scale, form, and materials of existing properties. By following these established principles, the extension ensures a coherent and sympathetic development that contributes positively to the setting of the site and the character of the surrounding area.

3.1 Use and Layout

The extension will create an enlarged open-plan kitchen and dining area at ground floor level, forming a more practical and sociable family space. The internal alterations will rationalise the existing layout to improve circulation and usability, ensuring the accommodation better meets contemporary living standards.

Large, glazed doors are proposed to the rear elevation to maximise natural light and provide direct access to the garden. The relationship between internal and external spaces will be significantly improved while maintaining privacy to neighbouring occupiers.

No change of use is proposed, and the property will remain a single private dwelling.



Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Roof Plan

3.2 Scale, Massing and Appearance

The proposed extension will be single storey in height with a modest overall projection from the existing rear wall. Its scale has been carefully considered to ensure it appears subordinate to the original dwelling and proportionate within the plot.

Materials for the extension have been carefully selected to complement the existing dwelling and create a cohesive appearance. The roof will be finished in slate tiles to match the existing covering, while the external walls will be constructed in facing brickwork consistent with the host property. Windows and doors will be white uPVC, reflecting the style of the existing sash windows. This carefully considered material palette ensures that the extension reads as a harmonious addition, enhancing the character and appearance of the original building.



Proposed Rear Elevation

4.0 LANDSCAPING

The proposal does not involve significant changes to the existing garden layout. Adequate private amenity space will be retained to the rear. The improved access from the enlarged living area will enhance the usability of the garden without compromising its character.

No alterations are proposed to the front garden or boundary treatments, and the visual appearance of the property from The Greenway will remain unchanged.

5.0 REFUSE AND RECYCLING

Refuse and recycling storage will remain within the curtilage of the property in its existing arrangement. The development does not require additional storage facilities and will continue to comply with the requirements of the London Borough of Hillingdon.

6.0 PEDESTRIAN AND VEHICULAR ACCESS

Existing pedestrian and vehicular access arrangements to the property will remain unchanged. The proposal does not alter the established access points or parking arrangements.

Level access to the rear garden will be maintained via the proposed rear doors, improving ease of movement between the internal living space and the outdoor area. Given the modest scale of the development and the continued use as a single dwelling, no increase in traffic generation or parking demand is anticipated.

7.0 CONCLUSION

The proposed single storey rear extension at 25 The Greenway, Uxbridge represents a modest and well-considered form of residential development. The design responds positively to the character of the host dwelling and the surrounding area, utilising matching materials and a subordinate scale to ensure visual continuity.

The proposal will enhance the functionality and quality of the internal accommodation without adversely affecting neighbouring amenity or the appearance of the street scene. It is therefore considered to accord with relevant local and national planning policy and to represent an appropriate and sustainable form of development.