

Design and Access Statement

Proposed Development: Retrospective Consent for Erection of Attached New Dwelling
Address: 104 Windsor Avenue Hillington, UB10
Applicant: Crystal Oak Constructions Ltd
Date: 28th April 2025

1. Introduction

This Design and Access Statement accompanies a retrospective planning application for the erection of a two-storey brick-built dwelling attached to the existing property at 104 Windsor Avenue, part of an existing pair of semi-detached houses. The proposal seeks to regularize the construction of this additional residential unit and confirm compliance with relevant planning and design policies of the London Borough of Hillington.

2. Site Context and Description

104 Windsor Avenue is located within a well-established residential area, characterized by semi-detached and terraced homes of traditional design, predominantly two-storeys in height. The area is served by local amenities and public transport links, and falls within an accessible urban setting.

The new dwelling is attached to the original pair of semi-detached houses and matches in height, materiality, and overall appearance, contributing cohesively to the existing street scene.

3. Design Justification

Use

The new dwelling is residential in nature and consistent with the surrounding land use. The dwelling provides three bedrooms, a living room, kitchen, and appropriate service spaces, suitable for family occupation.

Layout

The internal layout has been designed to maximize the use of space while maintaining appropriate separation of living and sleeping areas. Vehicular access is maintained to the rear of the property with provision for on-site parking, cycle storage, and refuse collection facilities in accordance with local requirements.

Scale and Massing

The dwelling is two storeys in height, consistent with the host dwelling and adjacent properties. The proportions, ridge line, and depth of the new dwelling replicate the adjoining semi-detached form, ensuring the continuity of the architectural rhythm of the street.

Appearance

The building is constructed in brickwork to match the host dwelling and neighboring properties. The fenestration pattern, roof form, and other design elements are sympathetic to the original architectural style and contribute positively to the local character.

4. Access

Vehicular and Pedestrian Access

Access to the dwelling is via the existing footpath on Windsor Avenue, with direct pedestrian entry to the front of the property. Vehicular access is provided to the rear, with space allocated for parking in line with local standards. This arrangement minimizes disruption to the street frontage and maintains visual consistency.

Inclusive Access

The entrance is level and accessible for all users, and the internal layout supports ease of movement throughout the dwelling. Provisions are in place to ensure compliance with Building Regulations Part M where applicable.

5. Refuse and Cycle Storage

Designated and secure storage for both refuse and recycling bins is provided within the rear garden area, in a screened location accessible to collection services. Cycle storage is similarly located at the rear of the property, offering secure and weatherproof accommodation in line with sustainability objectives.

6. Conclusion

This application seeks to regularize the construction of a well-integrated and appropriately designed new residential dwelling. The scheme respects the character and appearance of the existing building and local area, provides high-quality living accommodation, and ensures access, refuse, and parking needs are fully addressed.

The applicant respectfully requests that the London Borough of Hillingdon grants retrospective consent for the development as submitted.