



DESIGN & ACCESS STATEMENT

50 LYNHURST CRESCENT
UXBRIDGE, UB10 9EQ

MARCH 2025

REV A



50 Lynhurst Crescent - Bird's Eye View. Source: Bing Map © OpenStreetMap

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1.

1.00 Introduction

1.01 This Design and Access Statement has been prepared by Julia Utke on behalf of Mr. and Mrs. Matharu to support a planning application for a part two-storey and part single-storey side/rear extension at 50 Lynhurst Crescent, Uxbridge, within the London Borough of Hillingdon.

1.02 The application is submitted alongside the accompanying architectural drawings: PL001, PL101, PL102, PL201, and PL202.

2.00 Site Location

2.01 The property is situated on the eastern side of Lynhurst Crescent, a predominantly residential area within the London Borough of Hillingdon.

2.02 Lynhurst Crescent comprises a diverse range of properties, with a mix of terraced and semi-detached houses.

2.03 No. 50 Lynhurst Crescent is a semi-detached, two-storey family dwelling that has previously been extended at the ground floor level to the rear. The property benefits from a generously sized garden to the rear and side, as well as a substantial paved driveway at the front, providing off-street parking for up to four vehicles. The triangular shape of the site allows for soft landscaping at the front, enhancing the openness of the setting. The site is neither located within a conservation area nor designated as a listed building.

 Site Boundary

1. Location Plan. Scale 1:1250

2. 50 Lynhurst Crescent - View from the Driveway

3. 50 Lynhurst Crescent - View from the Garden

4. 50 Lynhurst Crescent - View from the Street



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1. 99 Berkeley Road - Google Street View. Source: © 2025 Google

2. 70A Windsor Avenue - Google Street View. Source: © 2025 Google

3. 1 Merton Way - Google Street View. Source: © 2025 Google

4. 1 Victoria Avenue - Google Street View. Source: © 2025 Google

5. 63 Long Lane - Google Street View. Source: © 2025 Google

2.



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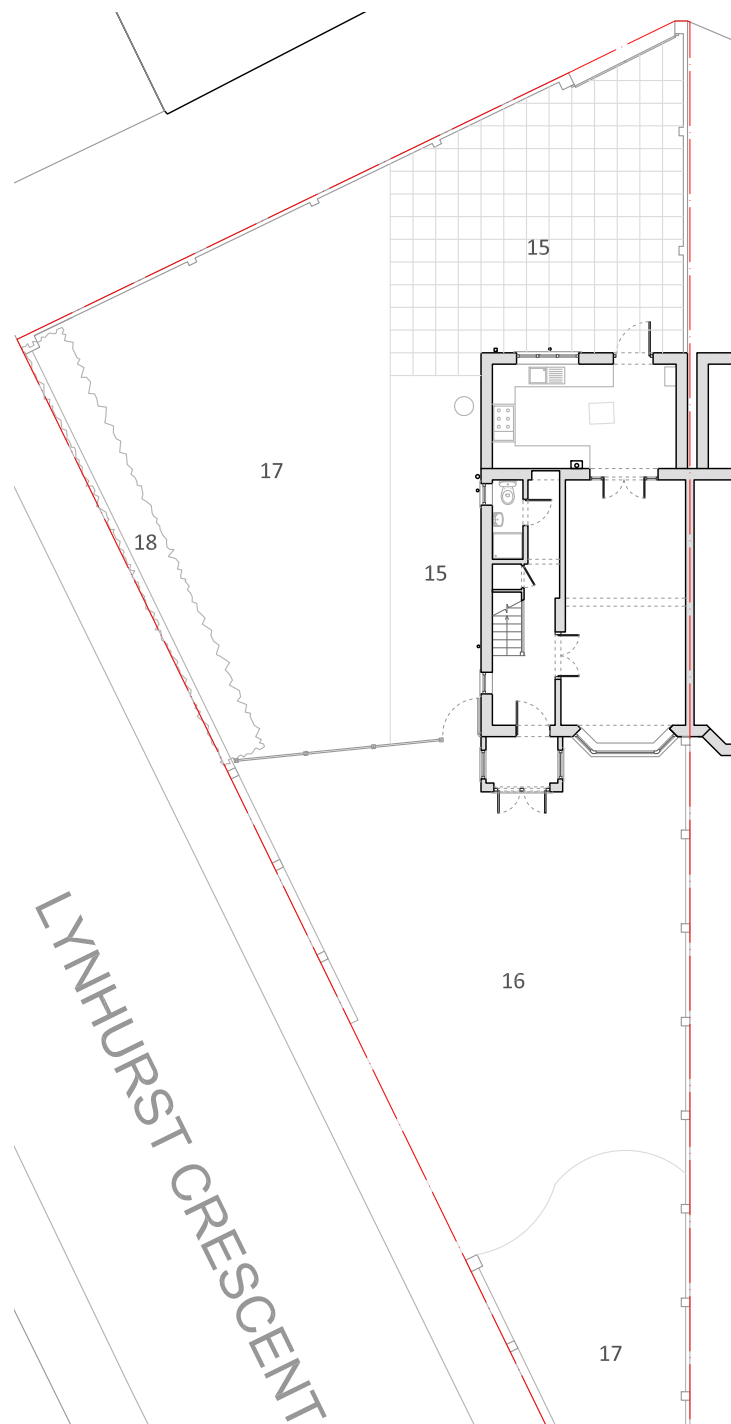
3.00 Site Context

3.01 The surrounding area has experienced numerous extensions and alterations, with many semi-detached and end-of-terrace properties benefiting from two-storey side extensions. Additionally, several corner plots in the vicinity have been developed up to the side boundary line, with some having additional dwellings. This pattern of development reflects the ongoing densification of the area while maintaining a welcoming and cohesive residential character.

3.02 The approval of similar extensions within the local area has delivered multiple benefits. These projects have allowed families to increase their living space without the need to relocate, supporting both lifestyle needs and housing market stability. Furthermore, these extensions have enhanced the functionality and energy efficiency of homes, as many incorporate modern insulation, glazing, and sustainable building materials.

3.03 The architectural language of these extensions varies, but many adopt designs that are sympathetic to the original dwellings, ensuring that they integrate seamlessly into the urban fabric. In some cases, the use of matching materials, rooflines, and fenestration patterns has contributed to maintaining the visual consistency of the streetscape. Moreover, these developments support the local economy by fostering demand for construction services and skilled trades, further reinforcing the positive impact of such extensions.

3.04 The presence of multiple two-storey extensions in the immediate and surrounding area, such as those at 99 Berkeley Road, 70A Windsor Avenue, 1 Merton Way, 1 Victoria Avenue, and 63 Long Lane, demonstrates a clear precedent for this form of development. These examples highlight the practical and aesthetic viability of such projects, reinforcing the notion that well-executed extensions can contribute positively to the built environment.

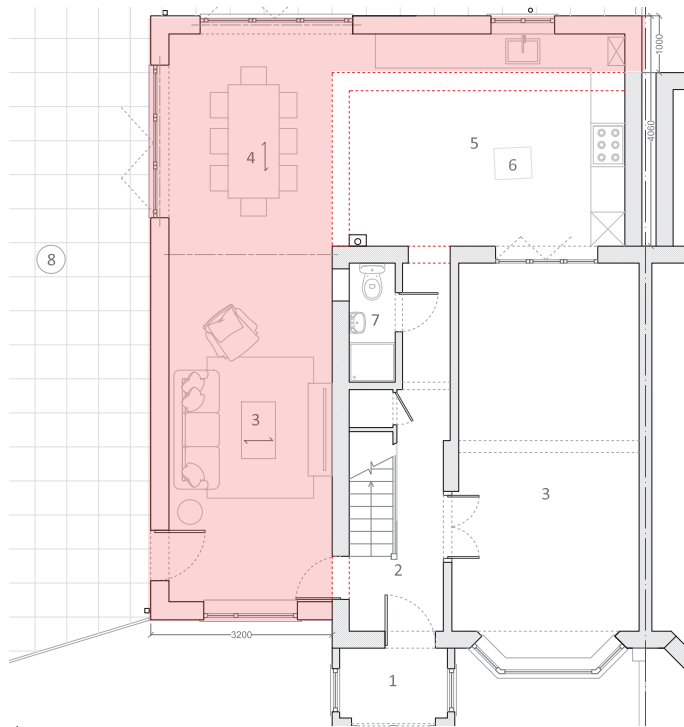


4.00 Planning History

4.01 No previous planning submissions for No. 50 Lynhurst Crescent have been found on Hillingdon Council's online planning register. However, this does not preclude the possibility of historic developments that may have been carried out under permitted development rights, which do not always require formal planning applications.

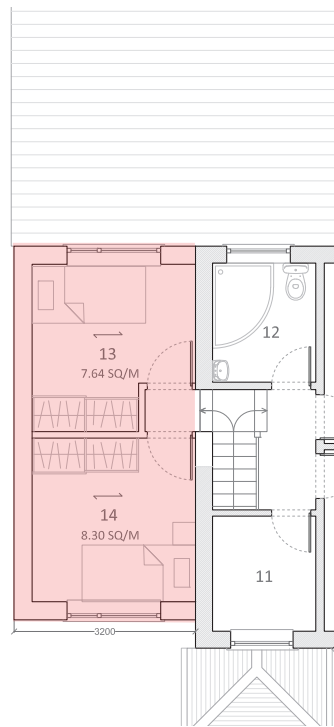
4.02 Despite the absence of recorded planning applications, the property has undergone prior redevelopment, including a ground-floor rear extension, which has enhanced the internal layout and usability of the dwelling.

1. Existing Front Elevation. Scale 1:200
2. Existing Side Elevation. Scale 1:200
3. Existing Rear Elevation. Scale 1:200
5. Existing Block Plan. Scale 1:200



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5.00 The Proposal

5.01 The proposal seeks to enhance the living environment by constructing a part two-storey and part single-storey side and rear extension, providing additional space to accommodate the needs of a growing family. The design has been carefully considered to ensure it integrates seamlessly with the existing dwelling while improving both functionality and aesthetics.

5.02 The two-storey side extension will project 3.2 metres from the original house. It has been set back by 1 metre from the front bay window to reduce its visual impact and improve its relationship with the existing frontage. The single-storey rear extension has been extended by an additional 1 metre beyond the depth of the existing rear addition, forming a modest wrap-around configuration. This approach ensures a cohesive and proportional addition while improving the internal layout.

5.03 Internally, the ground floor will be reconfigured to create a modern, open-plan kitchen, dining and living area, providing a more spacious and flexible layout suited to contemporary family life. The additional space will improve circulation and natural light within the home, enhancing its overall usability.

5.04 The first floor will accommodate two additional single bedrooms, measuring 7.64 sq m and 8.30 sq m. Both rooms meet the minimum requirements set out in the Nationally Described Space Standards (NDSS), ensuring they provide a comfortable and practical living environment. To achieve this, the width of the side extension slightly exceeds half the width of the original house by approximately 0.45 metres. This modest increase will have no significant impact on the street scene and is unlikely to be noticeable from the public realm, yet it enables a much more functional internal layout that meets modern living standards.

5.05 The extension will feature white UPVC double-glazed windows and doors, maintaining visual harmony with the existing property. The external materials, including the render finish and roof tiles, will match the existing structure, ensuring seamless integration with the original house.

1. Ground Floor Plan
2. First Floor Plan
3. Front Elevation

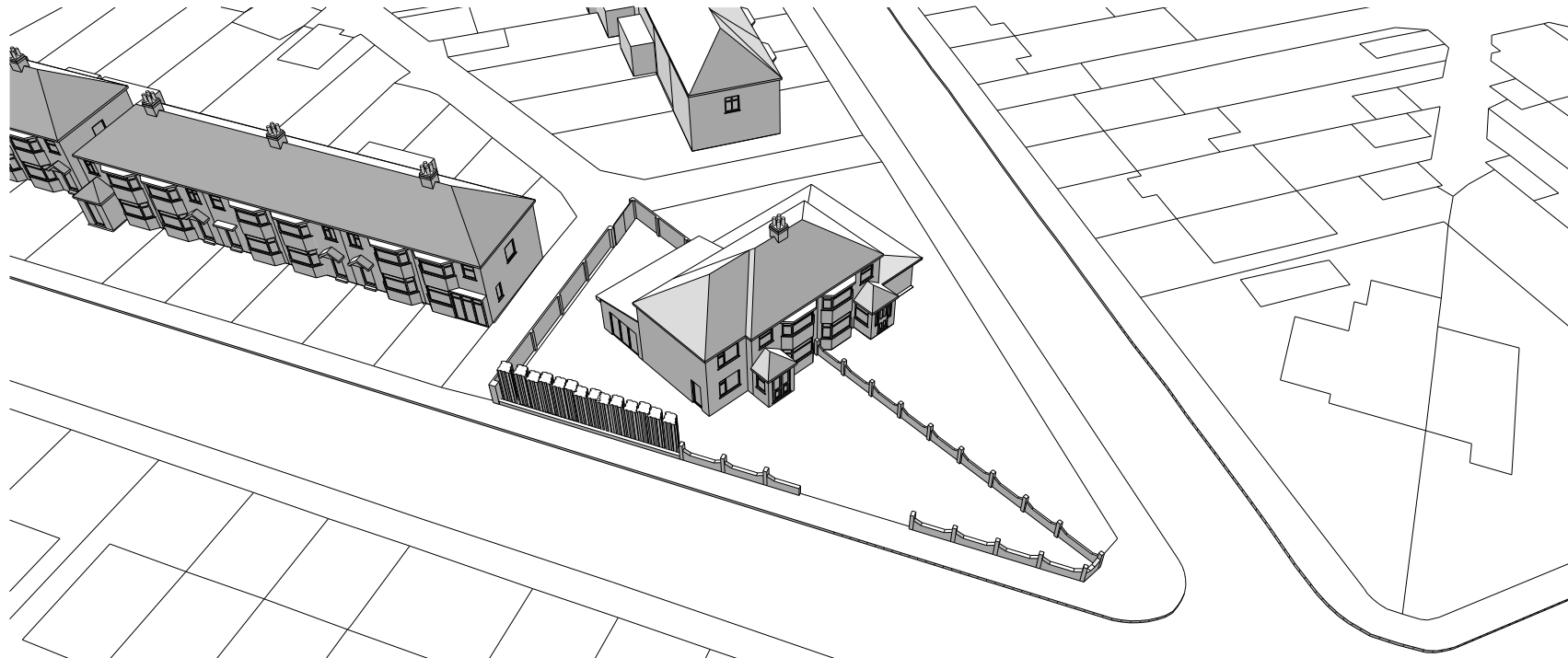
Key



Existing



Proposed Two-Storey Side and a Part Single-Storey Side/Rear Extension



1.

6.00 Impact on Streetscape

6.01 The property occupies a prominent corner location, with a narrow yet elongated triangular front garden that significantly contributes to the openness of the site. The proposed development has been designed to respect this openness while optimising the available space.

6.02 The extension has been carefully designed to complement the original architectural style of the dwelling. The new side extension is set back by 1 metre, creating a clear visual break that ensures the addition appears subordinate to the main elevation. This approach avoids visual dominance, maintaining the character of the original frontage while allowing the extension to integrate sensitively with the existing structure.

6.03 While the proposal makes efficient use of the side space, a generous portion of the side garden will be retained, preserving the sense of openness around the property. The extension will be set back 3.8 metres from the eastern boundary at its narrowest point, ensuring it does not dominate the streetscape or create an overbearing effect.

6.04 Additionally, the existing tall hedges along the eastern boundary will be retained, providing natural screening that helps mitigate any potential visual impact on the surrounding streetscape. These hedges will soften the appearance of the extension and ensure continued privacy for both the property and neighbouring dwellings.

1. Bird's Eye View of the Proposed Extension

7.00 Inclusive Access Statement

7.01 No alterations are proposed to the existing entrance from Lynhurst Crescent.

8.00 Vehicular and Transport Links

8.01 A generous driveway at the front of the property provides off-street parking for up to four vehicles.

8.02 The site is within walking distance of various public amenities, including shops, restaurants, and public parks, contributing to its overall connectivity and accessibility.

9.00 Sustainability

9.01 New windows will be double-glazed, keeping heat loss to a minimum.

10.00 Landscape & Trees

10.01 All existing hedges and landscaping will be preserved. Great care will be taken to protect all greenery within the plot boundary as well as on adjacent land during construction.

11.00 Conclusion

11.01 The proposed part two-storey and part single-storey side/rear extension at 50 Lynhurst Crescent has been designed to integrate seamlessly with the existing property and surrounding streetscape while meeting the growing needs of the applicants.

11.02 The development aligns with established trends in the area, where similar extensions have been approved and successfully implemented. The proposal ensures that the openness of the site is maintained, and the design complements the existing architectural character.

11.03 The extension will enhance the usability of the property without adversely impacting neighbouring amenity or the wider streetscape. Careful consideration has been given to the design, materials, and privacy to ensure a high-quality development that contributes positively to the area.

11.04 In light of the above, we respectfully request that the planning authority grants approval for the proposed extension.



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1. View of the Proposed Extension from Lynhurst Crescent