



Householder Design & Access Statement

Single Storey Rear Extension

18 Dunbar Close, Hayes, UB4 0DF

Date: 12/03/2026

1. Introduction

This Design & Access Statement has been prepared to support the proposed single-storey rear extension at 18 Dunbar Close, Hayes. It explains the design principles, layout, scale and access considerations of the proposal as required by the Hillingdon Design and Accessibility Statement (HDAS).

2. Depth

The proposal comprises a 2.5 m deep extension added to an existing 3.5 m rear extension, giving a total depth of 6.0 m. The depth of development is proportionate to the size of the dwelling and reflects the established pattern of extension in the area.

3. Layout

The extension extends across the full width of the existing rear elevation and provides a logical continuation of the current ground-floor layout. The proposal accommodates a utility room, WC/shower, and enlarged living space, improving internal functionality without over-development.

4. Scale

- Single storey only
- Eaves height of 3.0 m, matching the existing extension
- No increase to overall building height

The scale has been carefully controlled to ensure the extension remains subordinate and avoids harm to neighbouring properties.

5. Appearance

The extension follows the existing roofline and materials, ensuring a cohesive appearance. The rear-only location and modest massing ensure minimal visual impact. The proposed design is consistent with other extensions in Dunbar Close.

6. Access and Accessibility

The proposal does not alter the existing means of access. The inclusion of a ground-floor WC improves the long-term accessibility of the dwelling and supports flexible family living. Level access arrangements remain unchanged.

7. Neighbouring Considerations

- No side windows are proposed
- Extension does not project beyond No. 20's rear extension
- Single-storey height and widening boundary angle minimise enclosure

The design responds positively to the site context and respects neighbour amenity.

8. Conclusion

The proposal demonstrates good design practice in accordance with the Hillingdon Design and Accessibility Statement (Residential Extensions SPD). It is proportionate, context-led and accessible, providing necessary family accommodation while maintaining neighbour amenity and visual harmony.