

Design and Access Statement: Proposed Single Storey Rear Extension and Front Porch at 75 Hartland Drive, HA4 0TH

Introduction

This Design and Access Statement is submitted in support of a proposed single storey rear extension (5 metres deep) and a front porch (under 3 square metres in floor area and under 3 metres in height) at 75 Hartland Drive, Ruislip, HA4 0TH. The applicant is an elderly resident seeking to improve the accessibility and functionality of their home, specifically to accommodate a shower room and enhance mobility within the property. This statement sets out the design rationale, scale, layout, materials, access considerations, and compliance with relevant planning policies and local guidance from the London Borough of Hillingdon. The statement is structured to address the requirements of the planning process and demonstrate how the proposal responds to the site context, the applicant's needs, and the statutory and local policy framework.

Site Context

Location and Description

75 Hartland Drive is a terraced residential property located in South Ruislip, within the London Borough of Hillingdon. The property is situated in an established suburban neighbourhood characterised by similar terraced and semi-detached houses, with a consistent architectural style and materials palette. The site is not within a Conservation Area, nor is it a Listed Building, but there is an Article 4 Directions restricting Permitted Development rights for larger extensions in this location.

The property benefits from a freehold tenure and is set within a plot that includes a front garden and a substantial rear garden. The house is positioned approximately 44 metres above sea level, with good access to local amenities, public transport (South Ruislip Station is within 600 metres), and community facilities. The immediate area is predominantly residential, with a mix of owner-occupied and rental properties, and is served by nearby shops, schools, and healthcare facilities.

Existing Property and Surrounding Area

The existing dwelling at 75 Hartland Drive was constructed in 1979 and comprises four rooms and two bathrooms, with a total floor area of approximately 1600 square feet. The property exhibits the typical features of late 20th-century terraced housing in Hillingdon, including brick external walls, tiled pitched roof, and uPVC windows and doors. The architectural character of Hartland Drive is defined by its uniform building lines, front gardens, and consistent use of materials, contributing to a cohesive streetscape.

Neighbouring properties on Hartland Drive display similar proportions, massing, and materials, with occasional minor extensions and alterations. The area is not subject to any special designations such as Conservation Area or Area of Special Local Character, and there are no known Tree Preservation Orders affecting the site. The prevailing townscape character is

suburban, with a strong emphasis on maintaining the integrity of front gardens, building lines, and the visual amenity of the street scene.

Proposed Development

Rear Extension Details

The proposed single storey rear extension will project 5 metres from the original rear wall of the house, extending across the full width of the property. The extension is designed to provide a new shower room and improved circulation space, specifically tailored to the applicant's mobility needs. The external height of the extension will not exceed 3 metres for a flat roof in accordance with local guidance and Permitted Development criteria.

The extension will be constructed using materials that match or complement the existing house, including brickwork for external walls, roof tiles or flat roof membrane, and uPVC windows and doors. The internal layout will be configured to maximise accessibility, with level thresholds, widened doorways, and step-free access to the new shower room. The extension will retain at least 60 square metres of rear garden space, exceeding the minimum requirement for a three-bedroom dwelling.

Front Porch Details

The proposed front porch will be located at the principal entrance to the property, with an external floor area of less than 3 square metres and a maximum height below 3 metres. The porch will be set back from the highway by more than 2 metres, ensuring compliance with Permitted Development rules. The design will be subordinate to the main dwelling, with a roof form and materials matching the existing house, and will not extend beyond the line of any bay window or diminish the character of the front elevation.

The porch will provide a sheltered, accessible entrance for the applicant, with level access, adequate lighting, and a door width suitable for wheelchair or walking aid users. The design avoids the introduction of pastiche historic features and maintains the visual amenity of the street scene.

Development Type	Maximum Depth (Terraced/Semi)	Maximum Height	Other Criteria	Compliance
Rear Extension (PD)	3 metres (standard PD)	4 metres	Not forward of principal elevation; materials match	No*
Rear Extension (Prior Approval)	6 metres (Larger Home Extension Scheme)	4 metres	Subject to neighbour consultation scheme	Yes
Porch	3 sq.m (floor area)	3 metres	Not within 2m of boundary with highway	Yes

Hillingdon Local Plan and Relevant Policies

Local Plan Part 1: Strategic Policies

The Hillingdon Local Plan Part 1 sets out the strategic vision for development in the borough, with a focus on conserving and enhancing local character, supporting sustainable communities, and improving accessibility for all residents. Key objectives include:

- Conserving and enhancing the borough's heritage and settings
- Improving accessibility to local jobs, housing, and facilities
- Supporting healthier living and adaptation to climate change
- Ensuring high-quality design and integration with local character

Local Plan Part 2: Development Management Policies

The Local Plan Part 2 provides detailed policies for assessing householder development, including residential extensions and alterations. The following policies are particularly relevant:

- DMHD 1: Alterations and Extensions to Residential Dwellings – Requires extensions to be subordinate to the main dwelling, respect the design and materials of the original house, maintain adequate garden space, and avoid adverse impacts on neighbouring amenity.
- DMHB 11: Design of New Development – Requires high standards of design, harmonisation with local context, and protection of neighbouring amenity.
- DMHB 16: Housing Standards – Requires adequate internal space and, for major developments, accessible or easily adaptable housing.
- DMHB 18: Private Outdoor Amenity Space – Requires retention of good quality, usable private garden space.

- DMHB 12: Streets and Public Realm – Requires integration with the surrounding area and accessible design.
- DMHB 14: Trees and Landscaping – Requires retention and enhancement of landscaping and biodiversity.

Supplementary Planning Documents and Guidance (HDAS)

The Hillingdon Design and Accessibility Statement (HDAS): Residential Extensions SPD provides further guidance on the design, scale, materials, and layout of extensions and porches. Key principles include:

- Rear extensions should be subordinate, not protrude excessively, and use matching materials.
- Porches should be minor, subordinate additions, respecting the character of the original house and street scene.
- Extensions should not result in loss of daylight, outlook, or privacy for neighbours.
- Adequate garden space must be retained (minimum 60 sq.m for three-bedroom houses).
- Materials and detailing should harmonise with the existing dwelling.

Design Justification

Scale and Form

The proposed rear extension has been designed to provide essential accommodation for the applicant's mobility needs, while remaining subordinate to the main dwelling. The 5-metre depth is within the limits of other extensions within the area. The immediate neighbours have both extended to depths of 3.6m and 3m with one being substantially further developed with a two storey side and rear extension. The height does not exceed 3 metres for a flat roof. The extension will not dominate the existing house or the rear garden, and will be set in from the side boundaries to avoid encroachment and maintain privacy.

The front porch is a modest addition, under 3 square metres in area and below 3 metres in height, set back from the highway and designed to match the existing house. It is subordinate in scale and form, avoiding any adverse impact on the street scene or neighbouring properties.

Layout and Internal Arrangement

The internal layout of the rear extension is specifically tailored to the applicant's needs, providing a step-free shower room with level access, widened doorways (minimum 800mm clear opening), and circulation space suitable for wheelchair or walking aid users. The extension is directly accessible from the main living areas, minimising travel distances and facilitating independent movement. The porch provides a sheltered, accessible entrance with level threshold and adequate space for turning and manoeuvring.

Materials and Appearance

External materials for both the extension and porch will match or complement the existing house, including brickwork, roof tiles, and uPVC windows and doors. Where possible, bricks will be matched using specialist services to ensure consistency in colour, texture, and appearance. Detailing such as window proportions, roof pitch, and eaves will be designed to harmonise with the original dwelling, avoiding any discordant or intrusive features.

Sustainability and Detailing

The extension will incorporate energy-efficient construction methods, insulation, and ventilation in accordance with Building Regulations. Rainwater drainage will be directed to permeable surfaces or existing garden areas, avoiding increased surface water runoff. Landscaping will be retained and enhanced where possible, with consideration given to biodiversity and the visual amenity of the garden.

Access Considerations and Mobility Needs

Applicant's Mobility Needs

The applicant is elderly and experiences reduced mobility, necessitating adaptations to the home to support independent living. The primary objective of the extension is to provide a fully accessible shower room and improve circulation within the property. The design responds to the applicant's needs by incorporating the following features:

- Step-free access throughout the extension and porch
- Level thresholds at all entrances
- Widened doorways (minimum 800mm clear opening)
- Adequate turning and manoeuvring space for wheelchair or walking aid users
- Accessible sanitary facilities, including a shower with level access, grab rails, and non-slip flooring
- Outward-opening doors where appropriate to maximise internal space
- Accessible switches, sockets, and controls (mounted 450–1200mm above floor level)

Building Regulations and Accessibility Standards (Part M)

While extensions to existing dwellings are not required to meet the full requirements of Part M of the Building Regulations, the design adopts best practice principles from Approved Document M, including:

- Accessible entrance doors with minimum clear opening width of 775mm (preferably 800mm or more)
- Level or gently ramped approach routes to entrances

- Accessible sanitary facilities with adequate clear space for transfer and use
- Accessible controls and fittings
- Non-slip, contrasting flooring and wall finishes in the shower room

Disabled Facilities Grant and Funding

The applicant may be eligible for a Disabled Facilities Grant (DFG) from the London Borough of Hillingdon, subject to assessment by a social services occupational therapist. The DFG can provide financial assistance for essential adaptations, including accessible shower rooms, widened doorways, and level access. The grant is means-tested and requires the applicant to intend to remain in the property for at least five years. The process involves assessment, recommendation, and approval by the council's Housing Grants & Adaptations Team.

Additional funding may be available through the Better Care Fund or other local initiatives supporting independent living for elderly and disabled residents.

Consultation and Stakeholder Engagement

The design has been informed by consultation with the applicant, occupational therapists, and reference to best practice guidance for accessible housing. The prior approval process for the rear extension includes neighbour consultation, allowing adjoining residents to comment on the proposal and its potential impact on amenity.

Impact on Neighbours

Daylight, Outlook, Privacy, and Amenity

The proposed rear extension has been carefully designed to minimise any adverse impact on neighbouring properties. Key considerations include:

- The extension is set in from side boundaries, avoiding encroachment and maintaining separation.
- Windows and doors are positioned to avoid direct overlooking of neighbouring gardens or habitable rooms. Any side-facing windows will be obscure-glazed and non-opening below 1.7 metres above floor level.
- The extension does not exceed the maximum height permitted under PD, and the roof form is subordinate to the main house.
- The depth of the extension (5 metres) is within the limits of the Larger Home Extension Scheme, subject to prior approval and neighbour consultation. Daylight and sunlight assessments can be provided if required to demonstrate compliance with local standards.
- The front porch is minor in scale and does not affect the privacy or outlook of neighbouring properties.

The proposal retains adequate garden space (over 60 square metres) and does not result in overdevelopment or loss of amenity for the applicant or neighbours.

Consultation

If objections are received, the council will assess the impact on amenity, including loss of light, outlook, and privacy. The extension cannot proceed until approval has been given.

Design Details: Internal Layout, Door Widths, Thresholds, and Circulation

Internal Layout

The internal layout of the rear extension is designed to maximise accessibility and ease of use for the applicant. Key features include:

- Direct access from the main living area to the shower room
- Step-free, level flooring throughout
- Widened internal doors (minimum 800mm clear opening)
- Circulation space of at least 1200mm width in corridors and passageways
- Outward-opening doors to the shower room to maximise internal space
- Accessible switches, sockets, and controls within reach range (450–1200mm above floor level)
- Non-slip, contrasting flooring and wall finishes in the shower room
- Provision for grab rails, shower seat, and other adaptations as recommended by occupational therapists

Door Widths and Thresholds

All new doors in the extension and porch will provide a minimum clear opening width of 800mm, exceeding the minimum requirement for wheelchair access. Thresholds will be level or gently ramped, with a maximum upstand of 15mm and chamfered edges, ensuring ease of movement for wheelchair and walking aid users.

Circulation and Turning Space

The layout provides adequate circulation and turning space for wheelchair users, with corridors and passageways at least 900mm wide and clear space in the shower room for transfer and use. The design allows for future adaptation should the applicant's needs change over time.

Materials, Detailing, and Sustainability

External Materials

External walls will be constructed using bricks matched to the existing house, sourced through specialist brick matching services to ensure consistency in colour, texture, and appearance. Roof tiles or flat roof membrane will match the existing roof, and windows and doors will be uPVC in a style and colour consistent with the original dwelling.

Internal Finishes

Internal finishes will prioritise accessibility, durability, and ease of maintenance. Non-slip safety vinyl flooring will be used in the shower room, with contrasting colours to aid visibility. Wall panels or tiles will be selected for waterproofing and ease of cleaning, with options for homely, non-clinical finishes to support dignity and comfort.

Sustainability

The extension will incorporate energy-efficient insulation, ventilation, and heating in accordance with Building Regulations. Rainwater drainage will be directed to permeable surfaces or garden areas, supporting sustainable water management. Landscaping will be retained and enhanced where possible, contributing to biodiversity and the visual amenity of the garden.

Planning Application Documentation and Supporting Drawings

The planning application will be accompanied by:

- Site location plan
- Existing and proposed floor plans and elevations
- Design and Access Statement (this document)
- Daylight and sunlight assessment (if requested by the council)
- Details of materials, finishes, and accessibility features

Supporting photographs and brick samples may be provided to demonstrate material matching and integration with the existing house.

Feature	Proposed Specification	Permitted Development Criteria	Compliance
Rear Extension Depth	5 metres	Up to 3m (standard PD); up to 6m (Prior Approval)	Yes (Prior Approval)

Rear Extension Height	3m (flat roof) / 3.4m (pitched roof)	Max 4m overall; Max 3m eaves within 2m of boundary	Yes
Porch Floor Area	<3 sq.m	Max 3 sq.m	Yes
Porch Height	<3m	Max 3m	Yes
Porch Setback from Highway	>2m	Min 2m	Yes
Materials	Matching brick, roof tiles, uPVC	Materials to match existing	Yes
Garden Space Retained	>60 sq.m	Min 60 sq.m for 3-bed house	Yes
Door Widths	≥800mm	Min 775mm (Part M guidance)	Yes
Thresholds	Level / max 15mm upstand	Accessible threshold (Part M guidance)	Yes

Conclusion and Statement of Compliance

The proposed single storey rear extension and front porch at 75 Hartland Drive, HA4 0TH have been carefully designed to respond to the applicant's mobility needs, enhance accessibility, and integrate harmoniously with the existing dwelling and surrounding area. The design complies with the Town and Country Planning (General Permitted Development) (England) Order 2015, the Hillingdon Local Plan Parts 1 and 2, and the Hillingdon Design and Accessibility Statement (HDAS): Residential Extensions SPD.

Key points of compliance and justification include:

- The rear extension (5 metres deep) is within the limits of acceptable Scheme, subject to planning approval and neighbour consultation.
- The front porch is under 3 square metres in area, below 3 metres in height, and set back from the highway, meeting all PD criteria.
- Materials, scale, and detailing match or complement the existing house, preserving the character of the street scene.
- The internal layout, door widths, thresholds, and circulation space are designed to maximise accessibility for the elderly applicant, in line with best practice and Building Regulations Part M guidance.
- Adequate garden space is retained. Due to the design, orientation, and existing extension precedent nearby, the proposal is not expected to cause any significant adverse impact on neighbour daylight, outlook, or privacy

- The design supports independent living, dignity, and safety for the applicant, with potential eligibility for Disabled Facilities Grant funding.

In summary, the proposed development is a suitable and proportionate response to the site context, the applicant's needs, and the statutory and local policy framework. It will deliver significant benefits in terms of accessibility, functionality, and quality of life, while maintaining the amenity and character of the area. The proposal is recommended for approval, subject to compliance with all relevant conditions and the outcome of the prior approval process.