

Design and Access Statement for 14 Highfield Drive, UB10 8AN

1. Introduction

This statement supports the planning application for proposed extensions and alterations at 14 Highfield Drive, UB10 8AN. The project aims to accommodate the needs of a growing family by enhancing the property's functionality and aesthetic appeal. The proposal includes:

- Part single-storey rear ground floor and first-floor extensions
- Internal remodelling
- New front porch with decorative cills and window surrounds
- Stone features on the front elevation extending to the side
- Enlarged front windows
- New bi-fold doors and rear windows on ground and first floors
- Roof modifications to integrate with existing structures
- Relocation of first-floor side elevation window to the north side
- Removal of windows on the south side, with additions to front and rear elevations
- Widened garage door

2. Site Context

14 Highfield Drive is a mid-20th-century, two-storey, mid-terrace property situated between No. 12 and No. 16 Highfield Drive. The area predominantly features detached and semi-detached houses exhibiting a blend of traditional and modern architectural styles. Many properties have undergone significant remodelling and extensions, reflecting a trend towards accommodating contemporary living standards. Notably, planning permission was granted in July 1999 for a single-storey side and rear extension and a part two-storey rear extension at this property.

3. Design Proposals

Extensions and Roof Modifications: The proposed hipped roof design for the first-floor rear extension and garage aligns with the existing roofline, utilising matching tiles and brickwork to ensure seamless integration. These roof alterations are designed to harmonise with the existing structure, maintaining the property's aesthetic coherence.

Front Elevation Enhancements: The new front porch will feature decorative cills and window heads, adding architectural interest. Stone banding across the front façade between the ground and first floors will accentuate the building's horizontal lines and wrap around to the side elevations, adding character and depth to the façade.

Fenestration Changes: Enlarged Georgian-style windows at the front will enhance natural light ingress and contribute to the property's visual appeal. At the rear, the addition of bi-fold doors and new windows on both ground and first floors will improve indoor-outdoor connectivity with the garden. The first-floor side elevation window on the north side will be relocated within the proposed bedroom to address privacy concerns. Windows on the south side have been removed, with additional windows added to the bedrooms on the front and rear elevations, and an extra window introduced on the north elevation.

Internal Layout: The internal remodelling will transform the property from a four-bedroom to a six-bedroom residence, each bedroom featuring an ensuite and storage facilities. A family bathroom will be situated on the first floor to accommodate increased occupancy. The ground floor will comprise a study, gym, reception room to the front, playroom, large living room, family dining area, kitchen, utility room, and pantry to the rear, with rear access from the utility room to the garden.

4. Scale and Design Considerations

The neighbouring properties predominantly feature homes that have been remodelled and extended. Properties such as Nos. 12, 16, and 18 demonstrate a clear pattern of enlargement and enhancement along Highfield Drive. The design avoids the monolithic appearance observed elsewhere, instead presenting a well-articulated scheme where the original structure remains legible. The proposal ties in with the existing architectural language of the surrounding area, which typically includes a mixture of Georgian-influenced designs with sash-style windows, decorative stonework, and proportionate façades, harmonised with modern materials and extensions. The proposed design reflects this blend through the use of Georgian-style architecture in a modern context.

5. Impact on Neighbouring Properties

The proposed extensions have been designed in accordance with the 45-degree rule, following BRE guidelines, to ensure no adverse impact on the amenity of adjacent dwellings. The 45-degree sightline taken from the centre of the nearest habitable room window at No. 16 has been respected to prevent significant loss of light or overbearing effects, as illustrated on the submitted plans.

6. Amenity Space

The existing rear garden extends over 30 metres, providing an area exceeding 500m². Following development, the retained garden space will remain substantially above the minimum requirements set out in local planning policy DMHB 18, which requires a minimum of 60m² for family homes. This ensures ample outdoor amenity space for future occupants in accordance with planning standards.

7. Precedents in the Area

The following developments along Highfield Drive support the scale and nature of the proposed scheme at No. 14:

- **16 Highfield Drive** – Approved for a part two-storey, part single-storey rear extension, single-storey side extension, and front porch (Ref: 12345/APP/2018/1001).
- **18 Highfield Drive** – Granted planning permission for a two-storey rear extension and a single-storey side extension (Ref: 12345/APP/2019/2234).
- **21 Highfield Drive** – Received consent for a part two-storey, part single-storey rear extension and single-storey side extension (Ref: 12345/APP/2020/3321).
- **34 Highfield Drive** – Extensively developed over three phases, resulting in an enlarged detached property with eight bedrooms and two reception rooms (Refs: 45678/APP/2012/1234, 2014/5678, 2016/9012).
- **46 Highfield Drive** – Granted permission in August 2015 for loft conversion works including two rear dormers and four side rooflights (Ref: 56789/APP/2015/3456).

8. Relevant Local Planning Policies

The proposal aligns with the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020):

- **Policy DMHD 1:** Ensures alterations remain subordinate and proportionate to the host dwelling.
- **Policy DMHB 11:** Requires high-quality design that complements the local context.
- **Policy DMHB 12:** Protects and enhances the public realm and street character.
- **Policy DMHB 18:** Ensures private amenity space meets or exceeds minimum standards.

9. Conclusion

The proposed scheme has been carefully designed to meet the needs of a growing family, while enhancing the property's character and respecting the established architectural language of the area. The development remains consistent with both policy requirements and the pattern of alterations seen locally.

In light of the strong design rationale, policy compliance, and supporting precedents, the scheme represents a high-quality proposal and should be supported and approved accordingly.