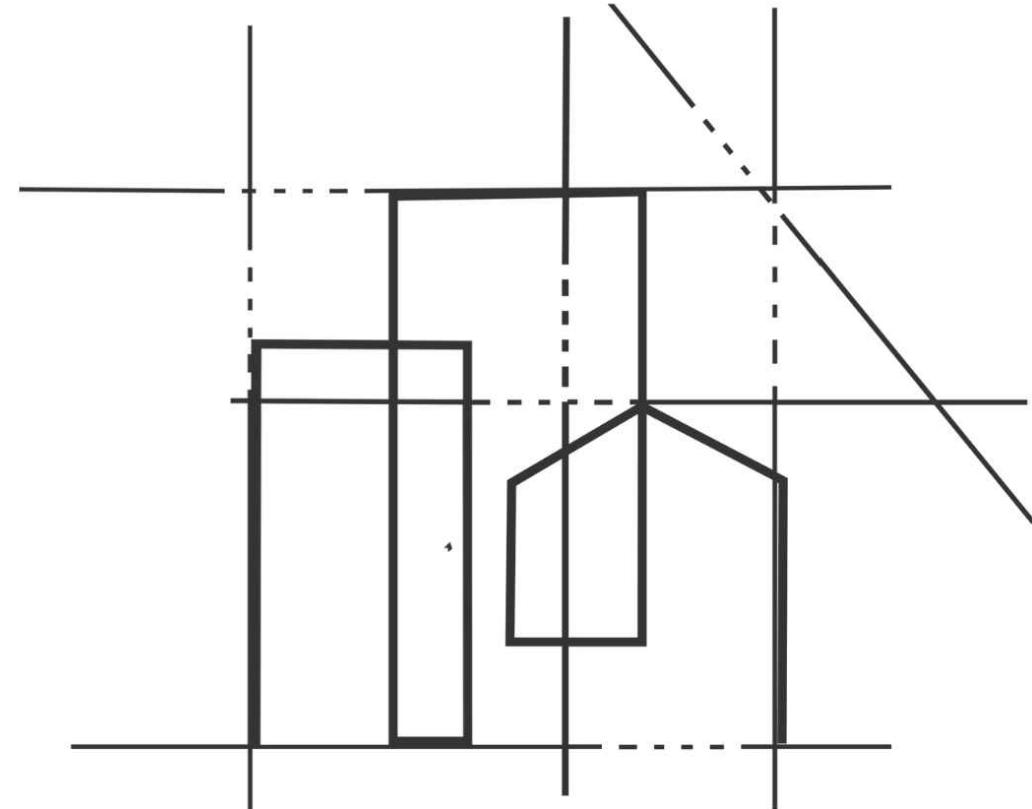
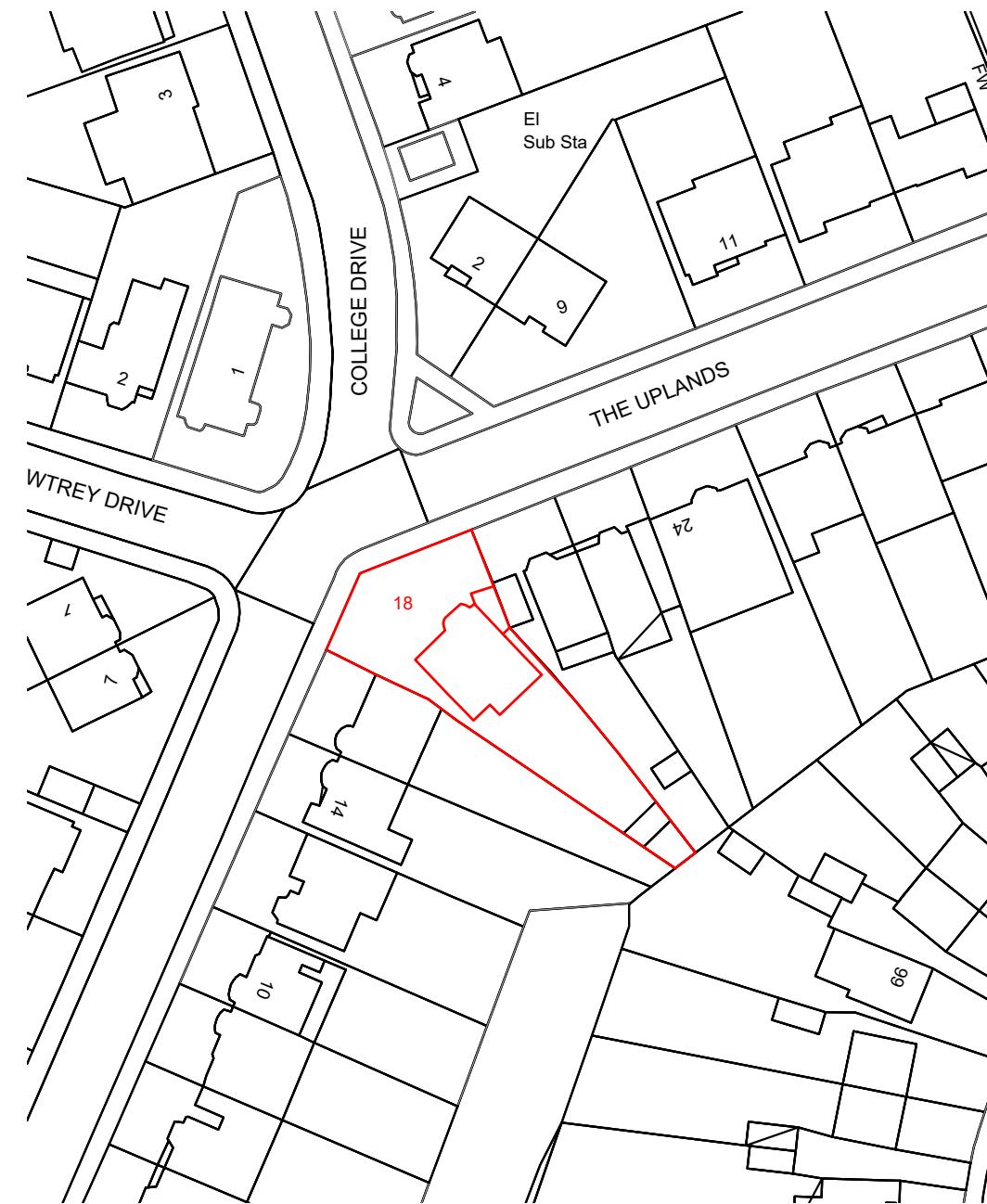


THE PLANNING STUDIO



Architectural Design
& Planning Services



PROJECT : 18 , THE UPLANDS , FIRST FLOOR EXT. & RENOVATIONS

Design & Access Statement

This Design and Access Statement is submitted in support of the proposal for a first-floor rear extension at 18 The Uplands, Ruislip, HA4 8QN, a detached property situated in a well-established residential area. The aim of this proposal is to provide additional living space on the first floor, enhancing the functionality of the property while respecting the existing character of the house and the surrounding environment. The design has been carefully considered to ensure it is in keeping with the architectural style of the property, and its form and scale have been sensitively developed to complement the aesthetics of the neighbourhood. This statement outlines the design approach, considerations, and the rationale behind the proposed extension.

Site Context and Character

18 The Uplands is situated in a well-established suburban residential area in Ruislip. The surrounding properties are predominantly detached and semi-detached houses, many of which feature traditional designs with brick facades, pitched roofs, and bay windows. The property is not located in a conservation area and is not a listed building.

Local Context of Extensions

In the immediate and wider vicinity, several properties have carried out first-floor rear extensions, demonstrating a local precedent for this type of development. These extensions have been successfully integrated into the existing built environment, enhancing living spaces while respecting the established architectural character. As such, the proposed first-floor side/rear extension at 18 The Uplands would be in keeping with the scale and form of development in the area.

Design Proposal

The design proposal is for a first-floor rear extension to 18 The Uplands, with the aim of providing additional living space that is sympathetic to the existing architecture. The proposed extension will feature brickwork, roofing, windows, and doors to match the existing materials and finishes of the property, ensuring that it blends seamlessly with the original style.

The extension has been designed to respect the proportions of the existing building, maintaining the architectural integrity of the property while enhancing the internal living space. By carefully selecting materials that match the current brickwork and roofing, the extension will harmonize with the aesthetic of both the property and the wider streetscape.

Additionally, the proposal incorporates sustainability measures to enhance energy efficiency. The extension will feature high-performance insulation to reduce heat loss, double-glazed windows for improved thermal efficiency, and roofing materials that meet modern U-values for better energy conservation. These features contribute to a reduced carbon footprint while maintaining the comfort and efficiency of the home.

Access and Impact

Access to the property will remain unchanged, with no impact on existing parking arrangements or public access. The extension has been designed to minimize any potential effects on neighbouring properties, with careful consideration the design adheres to local planning policies and ensures the development will not negatively impact the amenity of the surrounding properties.

The planning policy for a first-floor rear extension in the London Borough of Hillingdon is governed by the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions, adopted in August 2006. This document sets out the guidelines for residential extensions to ensure they respect the character of the area, preserve the amenity of neighbouring properties, and maintain the overall quality of the built environment.

STAGE No : 3

STAGE TITLE : Planning

DRAWING SCALE : @ A3

DRAWING No : D & A1

DRAWING TITLE : DESIGN & ACCESS STATEMENT

DATE : 2025.02.18

PROJECT : 18 The Uplands, Ruislip First Floor Ext, & Renovation

Notes: These drawings remain the copyright of The Planning Studio and may not be reproduced or copied without written consent. Do not scale these drawings; use figure dimensions only. Any discrepancies between the drawings and the actual site conditions must be reported to The Planning Studio immediately. These drawings should be read in conjunction with the structural and mechanical & electrical engineers' drawings. Dimensions critical to the existing building works must be verified on-site before construction begins, as certain assumptions have been made due to limited accessibility and anomalies in the existing building. A detailed examination of the floor and/or roof construction has not been possible (except at the positions described), as gaining access would have caused material damage. Therefore, no statement can be made about the condition of the unexamined structure, and assumptions have been made accordingly. All information, including dimensions, is provided for Planning submission purposes only, and any further use is not permitted unless agreed to in writing by The Planning Studio. The designer is not liable for any discrepancies or issues arising from conditions not examined or verified on-site. All drawings must be verified on-site prior to construction. The designer is not liable for any discrepancies between the drawings and actual site conditions. It is the responsibility of the contractor or relevant party to ensure the accuracy of measurements and verify all details before proceeding with construction. All interior components are for illustrative purposes only.

Key Policies for First-Floor Rear Extensions:

1. Design and Scale

The HDAS requires that any first-floor rear extension be subordinate to the original building to maintain the visual integrity of the property. The proposed extension at 18 The Uplands will comply with this guideline by ensuring that the new addition is proportional to the existing structure, with matching materials (brickwork, roofing, windows, and doors) to blend seamlessly with the original design.

2. Impact on Neighbours

The HDAS emphasizes minimizing the impact of extensions on neighbouring properties. The proposed first-floor rear extension has been carefully designed to avoid any adverse effects on the surrounding properties.

3. Materials and Architectural Compatibility

The HDAS encourages extensions to use materials that match the existing building to ensure visual harmony. The proposal at 18 The Uplands adheres to this by utilizing matching brickwork, rendering, roofing, and fenestration to ensure the extension remains in keeping with the existing property, maintaining the character of the house and the surrounding area.

4. Parking and Access

The policy advises that extensions should not negatively impact parking or access to the property. The proposed first-floor rear extension does not alter the current access arrangements or parking provisions, ensuring compliance with this requirement.

Conclusion

According to the appeal decision related to application reference 65398/APP/2023/3462, regarding 18 The Uplands prior to current application; the first-floor side/rear extension at 18 The Uplands, Ruislip, was deemed acceptable by both the Council and the planning inspector. The Council raised no objections to the first-floor extension, and the inspector agreed, stating that the first-floor side/rear extension would not result in any material loss of light or negatively impact the living conditions of the neighbouring properties.

The proposed first-floor side/rear extension, with materials and finishes that match the existing property, is designed in a sensitive and appropriate development to suit the site. Its design respects the scale, form, and character of the original building and surrounding area, while providing much-needed additional space for the homeowners.



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