



Project **P25007**

1 Holly Garden

West Drayton UB7 9PE

Design and Access Statement

25007-AJD-RP-01

20/10/2025

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Report Name:

Design and Access Statement

Document number:

25007-AJD-RP-01

This document has been issued and amended as outlined below:

REV	DESCRIPTION	DATE	PREPARED BY	CHECKED BY
A	Household Planning Permission	13/10/2025	SS	AJ

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01 Introduction

This report has been prepared in support of the planning application for the erection of a first-floor side extension over the existing garage at 1 Holly Garden, West Drayton, UB7 9PE

This document has been issued and amended as outlined below:

DRAWINGS NUMBER	DRAWINGS TITLE
25007-AJD-ZZ-XX-DR-A-1000-Rev B	EXISTING GROUND & FIRST FLOOR PLAN
25007-AJD-ZZ-XX-DR-A-1001-Rev B	EXISTING ROOF PLAN
25007-AJD-ZZ-XX-DR-A-1002-Rev B	PROPOSED GROUND & FIRST FLOOR PLAN
25007-AJD-ZZ-XX-DR-A-1003-Rev B	PROPOSED ROOF PLAN
25007-AJD-ZZ-XX-DR-A-3000-Rev B	EXISTING ELEVATIONS
25007-AJD-ZZ-XX-DR-A-3001-Rev B	PROPOSED ELEVATIONS
25007-AJD-ZZ-XX-DR-A-6000-Rev A	EXISTING SITE PHOTOGRAPHS
25007-AJD-ZZ-XX-DR-A-7000-Rev A	EXISTING SITE PLAN
25007-AJD-ZZ-XX-DR-A-7001-Rev B	PROPOSED SITE PLAN
25007-AJD-ZZ-XX-DR-A-8000-Rev A	LOCATION PLAN

02 Existing Site

The property is a two-storey end-of-terraced dwelling which has a gable end roof. There is a projecting front porch and an attached single garage with a gable end at the northern side. The garage has been converted to habitable accommodation. There is a driveway in front of the former garage providing parking for one car, and the remaining part of the garden is laid to soft landscaping. An additional area of parking is located to the side, providing three further spaces that belong to the dwelling. Being a corner property, it enjoys dual frontage and a more open aspect within the street scene

The dwelling on Holly Garden, a quiet residential street within West Drayton, under the jurisdiction of the **London Borough of Hillingdon Council**. The surrounding area is predominantly characterised by similar residential properties of comparable scale and architectural style.

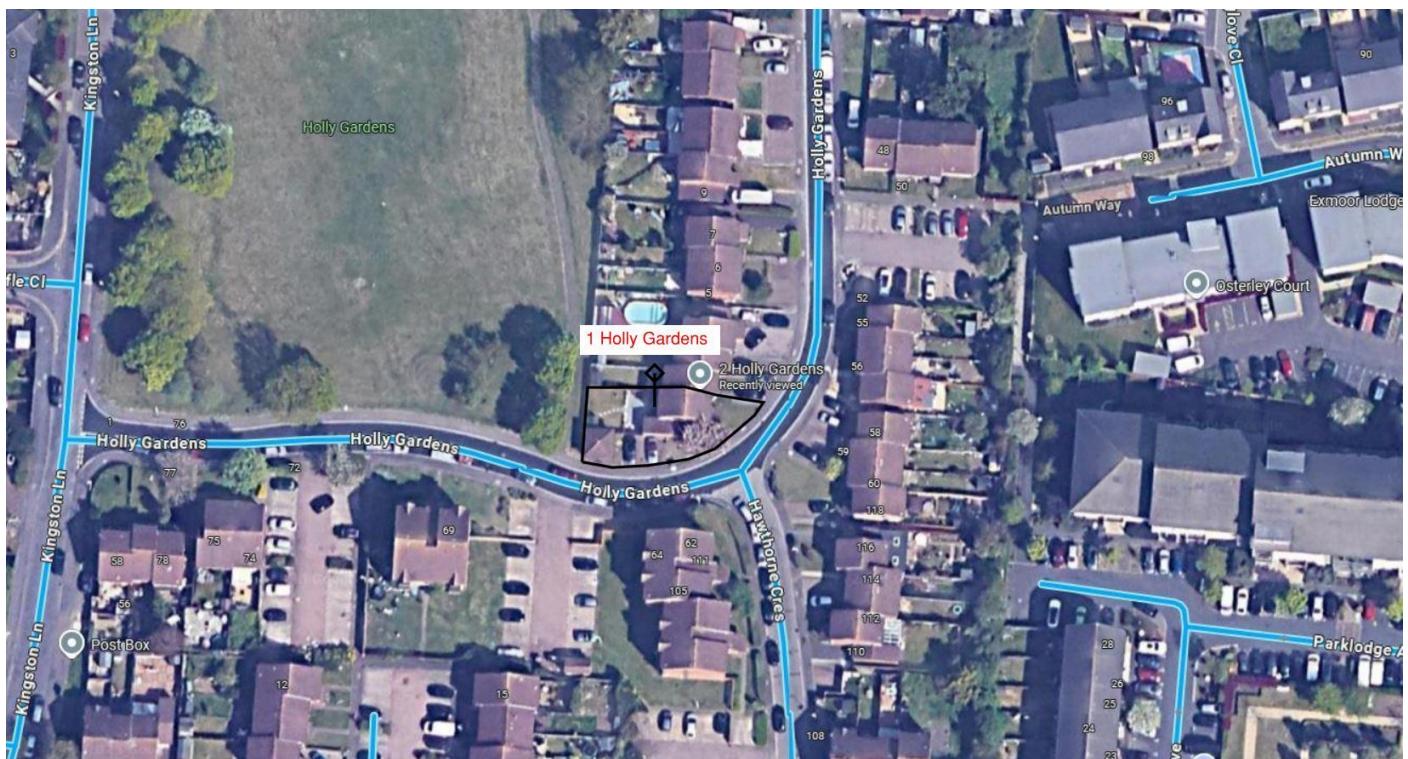


Figure 1: Site Location

03 Historic planning application

Application number: 71746/APP/2016/1217 — **Approved on:** 24/03/2016

Description: Conversion of the integral garage to habitable accommodation, including alterations to the front elevation.

04 Proposal

The property is a single residential dwelling, and there are no plans for a change of use within this application.

The Proposed First Floor Extension will not affect the existing parking arrangements.

Landscaping: No issues relating to hard or soft landscaping are affected by this proposal

Appearance: All new construction materials will match the existing ones. The first-floor side extension will be built in brick, with windows that match the existing style. The proposed roof tiles will also match the existing roof

The proposed first-floor side extension aims to achieve several objectives, primarily by adding a habitable room to accommodate the growing needs of the family

Careful consideration has been given to the interests of our neighbours, and we believe these proposed changes will not negatively impact their amenities. There will be no restrictions on parking, light, air, or privacy.

The roof of the side extension will have a hip-to-gable design that complements the character of the existing house and matches the pitch of the current hip-to-gable roof. The roofing materials will also be consistent with those of the original structure

05 Pre-Advise Application

Following the pre-application advice received from the Council Reference **71746/PRC/2025/112** on 31/07/2025, the proposal has been revised to fully address the design concerns previously raised.

The Council advised that the first-floor side extension should not project beyond the original rear wall of the dwelling. This recommendation has been incorporated into the revised drawings, ensuring that the extension remains in line with the original rear elevation.

In addition, the Council highlighted that the proportions of the first-floor front-facing window should match those of the existing windows on the host property. This has also been reflected in the updated design, with window sizes and styles adjusted to ensure consistency with the existing façade.

Furthermore, the roof slope of the proposed side extension has been amended to match the existing roof pitch of the dwelling, ensuring the new addition harmonises with the character of the terrace and the wider street scene.

Accordingly, the revised proposal now complies with the key design recommendations set out in the Council's pre-application advice.

06 Access

The access from the public pavement to the dwelling house remains unaltered.

07 Site Photographs



Figure 2: Front elevation



Figure3: Side Elevation



Figure 4: Rear elevation



Figure 5: Existing Grage



Figure 6: Photograph showing the additional three parking spaces

The background of the image consists of several overlapping, light gray, semi-transparent triangles of varying sizes and orientations. They create a sense of depth and movement, resembling a stylized 'A' shape. The triangles are set against a solid white background.

THE END