Design and Access Statement

21 Charville Lane West - Uxbridge - UB10 0BY

21/October/2026

1. Introduction

This Design & Access Statement accompanies the planning submission for alterations to the existing dwelling at 21 Charville Lane West - Uxbridge - UB10 0BY, as shown on the submitted drawings. The proposal seeks to create additional living space with 3.5m rear extension along with front porch and repairing the bay window flat roof and converting it to pitched roof.

The statement has been prepared in accordance with the Hillingdon council Design Guide SPD, and relevant national guidance including NPPF Section 12 – Achieving Well-Designed Places.

2. Site Context

21 Charville Lane West - Uxbridge - UB10 0BY is a detached residential property located along Charvile Lane west road within a low-density suburban setting.

The proposal seeks to improve the functionality and use of the existing dwelling through alterations and additional ground-floor accommodation, while retaining the principal two-storey form of the house.

3. Design Proposal

3.1 Overview

The proposed development comprises the following elements:

- A ground-floor extension to provide additional living accommodation.
- A front porch incorporating a pitched roof on the front elevation.
- Internal layout alterations to improve the functionality and circulation of the ground-floor accommodation.

The proposed first-floor arrangement retains the principal upper-floor accommodation, while the main pitched roof remains the dominant feature of the house.

The proposed works are intended to improve the use of the existing dwelling while maintaining its residential character.

3.2 Scale, Height and Massing

The proposed ground-floor extension has a lower roof profile than the principal two-storey dwelling with maximum height of 3m. This distinction helps maintain the visual hierarchy of the building, with the main house remaining the dominant element.

The front porch is a smaller addition to the front elevation. Its pitched roof provides a traditional roof form that relates to the main dwelling and helps integrate the entrance feature into the existing architecture. This type of porch is common within the neighbourhood; namely, 25 and 35 Charville Lane West properties.



25 Charvile Lane West porch



35 Charvile Lane West porch

The porch and ground-floor extension are intended to remain proportionate and sub-ordinate to the scale of the house. The design avoids creating an addition that competes unnecessarily with the principal building in height or massing.

3.3 Water Leak mitigation:

The existing flat roof of the bay window has experienced persistent water leak issues despite numerous repairs, compromising the structural integrity of the property and causing damage to the interior spaces below. The proposed conversion of the roof from flat to pitch aims to rectify this issue, prevent further water ingress and enhancing the overall durability of the structure. Similar alteration has been carried out to No. 27 Charvillle Lane West.



27 Charvile Lane West - bay window roof alteration

3.4 Appearance and Materials

The proposed design seeks to maintain visual continuity between the existing dwelling and the new works.

The submitted drawings include a note stating that all new materials are to match the existing materials. This approach is intended to ensure that the porch and extension relate to the existing external finishes.

The pitched roof to the front porch complements the traditional pitched roof of the main dwelling. The porch's external finishes, roof covering, windows and door details should be selected to achieve a coordinated appearance with the existing front elevation.

At the rear, the proposed glazed openings provide a contemporary functional feature while the overall design remains associated with the existing residential building.

The combination of matching materials, appropriate proportions and compatible roof forms is intended to achieve a cohesive appearance.

3.5 Access

The property is an existing residential dwelling accessed from Charville Lane West. The proposal retains the established residential use and does not indicate a fundamental change to the principal means of access to the site.