

To : The Planning Department
London Borough of Hillingdon
Civic Centre, Uxbridge

6th September 2022

Design and Access Statement

Re: 6A Norton Road, Uxbridge, UB8 2PT

Proposal Description:

Conversion of roof space to habitable use with an increase in building height and one front roof light and erection of two storey extension to the rear and alterations to existing side elevation fenestration including new window with obscured glass

Use:

Use of the proposed loft conversion and rear extension would be residential to create additional habitable floorspace (additional bedrooms, utility room and larger kitchen area).

Appearance:

The appearance of the property with the proposed extension would be changed to match the roof height and brick line of the neighbouring properties, contributing to the aesthetics and character of the Conservation Area. Matching the design and material finishes of the extension to the ones used in the existing dwelling would strengthen this feature.

The old asbestos tank in the loft and the concrete guttering of the current property both provide a health and safety hazard. The removal of these hazards and using quality materials for the roof, would make the property safer and more energy efficient and bring the design in line with the rest of the road.

Scale of development:

The proposed extension would bring the property's footprint in line with the neighbouring properties. The rear extension would extend back no further than the extensions of adjacent properties and the roof adjustments would be matching the height of the other properties on Norton Road. The rear extension would remain subordinate to the main part of the house and would not be visible from the road. The floor levels in the proposed extension would match the floor levels of the existing dwelling.

Access:

The proposed rear extension would include French doors at the back and two sets of windows to provide natural light and to match the existing configuration. An additional door at the back would provide access from the ground (potential to be wheelchair accessible). The proposed loft extension would require one Velux roof window at the front of the property to provide natural light. Only one window with obscured glass on the west side elevation would be required to provide natural light into a storage space area.

Transport:

The existing garage at the rear of the property is not suitable for most cars as the access past the house on the side is too narrow. There is room on the front drive to park cars.

Environment:

The rear garden where the proposed extension would be built is mainly part of the current lawn and no trees would be affected by the proposed extension.