Design and Access Statement

Erection of single-storey infill rear extension

at

103 Hercies Road, Uxbridge, UB10 9LU

for

Zaigham Kamal Malik

by

Articlus Ltd

March 2026

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Document Control:

Prepared by	SS
Checked by	AC
Revision	A
Date	10/03/2026

Preamble

This document should be read in conjunction with all the relevant Planning drawings and associated documentation produced by Articlus Ltd, alongside any other advice by the relevant consultants.

Please note that some statements within this document may be repeated in other supporting documentation.

1. Introduction

This statement has been prepared on behalf of our clients to support their application for planning permission to make alterations to their family home. The proposal is for an erection of a single-storey infill rear extension.

The relevant policies have been carefully consulted and taken into consideration to ensure that the proposal will have minimal impact to the local architectural appearance and character of the area.

2. Site Location and Background

Hercies Road is predominantly a residential area, located under the London Borough of Hillingdon.

On Hercies Road, there are similar buildings for residential use. The site is close to good transport links, shops and amenities, and located within an established residential area.

Hillingdon is a thriving neighbourhood which is becoming an increasingly attractive area and destination for families, commuters and businesses. The area offers good schools, great recreational facilities and a vibrant High Street.

3. Proposed Development

The ground floor is to be extended towards the rear to be in line with an existing bedroom which has a depth of 6m. This will expand the internal living area. UPVC double door access into the rear will provide the necessary lighting to the internal spaces. The extension will have a flat roof with eaves terminating at 2.75m.

The massing and positioning of the works were carefully designed to ensure no overlooking occurs to existing windows of neighbouring properties.

The design ensures that facing materials in colour and form support local character and distinctiveness, using rendered brickwork, with new roof covering and new glazing to match the neighbouring houses. The design will employ similar design motives for door and window frames. All architectural elements are to be treated to council's recommendations.

In designing the building, we have been mindful of the need to respect the living conditions of neighbours. The proposal is considered to be an acceptable addition when viewed from the street. The design and layout is considered to complement the character of the area.

We do not believe that the proposal would result in any material loss of sunlight or daylight to neighbouring properties and we believe that its modelling would avoid any sense of enclosure for those neighbours.

4. Access

The proposed property is situated near the main roads, with easy access to bus stops, local shops and other facilities.

The proposal shall not affect the off-road parking facility. No trees will be affected and the proposal will be constructed to modern standards. Throughout the floors, power sockets, light switches and other controls, such as for central heating, will be placed at a convenient height (between 450 and 1200mm from floor level). Door handles too will be set at a convenient height. Walls and ceilings will be reinforced, as appropriate and necessary, so that grab rails and hoists could be installed if required.

The proposal has been designed to conform to part M of the building regulations such as ensuring that all the people who will be living in the property will have equal access to local buildings and spaces and the public transport system through the doors from the ground floor.

The proposal has been designed to conform to part B of the building regulations in relationship to access for emergency services. Access for emergency services has been allowed via access to the front of the property.

5. Flood Risk

The site is shown to have no risk of flooding from surface water, and the proposed dwelling lies at no risk flood zone as per the Environment Agency and has no fluvial flood risk (risk of flooding from main rivers). There are no historic records of flooding occurring on this site.

It is proposed that the development will utilise and retain the existing permeable paving and proposed soakaway to manage surface water drainage and any impermeable areas run surface water to a soakaway to be dispersed of naturally.

6. Water Efficiency

The dwelling will comply with Building Regulations Part G 2010 and will be fitted with fixtures and fittings that achieve a target of 105 litres per person per day.

7. Summary

The proposed works will result in better utilisation of the site, allowing for higher occupancy and higher quality accommodation The proposed works would preserve the character and appearance of the local area, and would not result in a significant impact upon levels of amenity enjoyed within neighbouring residential properties.

8. Relevant Drawings and Documents:

AR-PL-1000 Site location Plan

AR-PL-1001 Existing Ground Floor Plan

AR-PL-1002 Existing First Floor Plan

AR-PL-1003 Existing Roof Plan

AR-PL-1004 Existing Elevations

AR-PL-2100 Existing and Proposed Block Plans

AR-PL-2101 Proposed Ground Floor Plan

AR-PL-2102 Proposed First Floor Plan

AR-PL-2103 Proposed Roof Plan

AR-PL-2104 Proposed Elevations