

Design and Access Statement
16 Culvert Lane, Uxbridge, UB8 2XB

The subject site for this application is a mid-terraced single family dwelling house situated along Culvert Lane in the Uxbridge area of the borough, which is in the Uxbridge Moor conservation area.

The proposal is to demolish the existing front porch and rear extension, and then to rebuild both, the rear extension to the width of the existing house, to maintain the existing depth of the property and to re organise the interior to provide a better internal living space. The porch is to be larger in depth, width and height to create a more comfortable entrance to the property.

The existing ground floor layout will become more open plan with the repositioning of the shower room from the rear of the property, to create a larger kitchen area with double doors leading into the rear garden.

The proposed rear extension will be built with the external materials matching the existing. The existing mono pitch roof will be replaced with a dual pitched roof with a gable end, with four roof lights.

The proposed boundary wall will be angled along the boundary line, and the rear facing elevation will comprise of double doors and two side lights.

The applicant is willing to change some aspect of the design should this be required by Hillingdon planning to obtain approval for this application.

All works involved in the proposal are shown on the supplied drawing and will be carried out in accordance with the current building regulation requirements.