

Design & Access Statement

22 Hillingdon Hill Uxbridge UB10 0JB

Proposed: Single-Storey Rear Extension, Loft extension and outbuilding (Following Demolition of Existing Conservatory)

1. Introduction

This Design and Access Statement is submitted in support of a householder planning application for extensions and alterations to the existing single-family dwelling. The proposal involves the demolition of the existing conservatory and shed to allow for an extension and loft space that will enhance the functionality and efficiency of the property for modern living. The development has been designed to provide an improved internal layout while respecting the character of the existing dwelling and surrounding area. A outbuilding is also proposed, which will provide a flexible space for future home office/gym use. The proposal has aimed to be in keeping with the pattern of development in the local area and is designed to ensure a quality and accommodating contemporary living to the property.

2. Site Location & Context





The site is located in a well-established residential area within the London Borough of Hillingdon. The surrounding area is predominantly suburban in character, comprising a mix of semi-detached and detached houses, many of which display mid-20th-century architectural styles typical of suburban expansion during the post-war period. Hillingdon Hill comprises a variety of residential properties, including semi-detached and detached houses, many reflecting interwar Metroland influences with Edwardian detailing.

The property benefits from strong transport connectivity. Uxbridge Underground Station is approximately a 10-minute walk away, providing access to the Metropolitan and Piccadilly Lines, offering direct links into Central London. The area is also well served by local bus routes,

and Hillingdon Hill (A4020) offers convenient connections to the A40/M40 and M25, facilitating wider regional travel. This accessibility makes the location attractive to families and professionals alike.

The immediate area offers a good range of local amenities, including high street shops, supermarkets, cafés, and essential services clustered around Uxbridge town centre. In addition, the property is close to green spaces such as Fassnidge Park and Hillingdon Court Park, both of which offer valuable recreational opportunities.

The local context reveals a history of residential adaptation, improvement, conversions and new build around the surrounding area to accommodate modern living needs. The proposed development at 22 Hillingdon Hill follows this established pattern, offering a well-considered and proportionate extension.

The site lies along Hillingdon Hill, a suburban street defined by a variety of interwar and post-war houses, many of which fall within the Metroland tradition—characterised by semi-detached layouts, hipped roofs, painted render or brick façades, and generous setbacks from the street. While there is some variation in detail and material, the architectural language is unified by a consistent scale, proportion, and rhythm of openings along the street frontage. Rendered finishes are common, particularly to rear and side elevations, and front façades typically maintain a simple and well-articulated appearance.

The proposal seeks to enhance the property's front appearance by removing the existing stone-effect cladding and replacing it with a clean, painted render finish. This will better reflect the original aesthetic of the dwelling and align it more closely with neighbouring properties, many of which feature rendered or painted façades. The scheme reinstates the old proportion of the front window rather than a single fixed glass panel—maintaining the rhythm and articulation of the façade. The building also proposes to change all windows to double-glazed units and upgrade the building's insulation to meet current building regulations and energy performance standards. The neighbour has done a similar loft and rear extension under the application ref: 66723/APP/2023/2844 (which was granted 27th September 2023).

The rear of the building is of less significance to the streetscape and wider character, allowing for more contemporary treatment. A large openings will be introduced at ground floor to maximise light for the ground floor. These design changes aim to offer a subtle, respectful upgrade that improves visual cohesion and material quality while preserving the home's architectural integrity.

Front photos



Rear photos



3. Access

The project design access:

- The ground floor will be accessed via a new side entrance to the living, enabling step-free entry and convenient access to the living room and garden. Due to the owner's condition, they require much of a level access from the side for ease of access to the house.
- The existing main front door will be retained.

There are two off-street parking spaces on the front drive. In addition, secure and weatherproof cycle storage will be provided in the rear garden. The side passage allows access to garden space and bin storage without requiring rear access via neighbouring land.

4. Planning History

There is no known relevant planning history for this site on the planning portal.

5. Proposed Development

Proposed Works

- Demolition of the existing front porch, temporary metal shed, and rear conservatory.
- Construction of a **single-storey rear extension** at ground-floor level.
- **Loft conversion with a rear dormer**, aligned with No. 24 on the south elevation to match neighbouring fenestration and ridge/eaves relationships.
- Installation of **replacement double-glazed windows and external doors**, matching the style and materiality of the host dwelling.
- Internal reconfiguration to improve layout and functionality (no change of use).
- New/retained **1.8 m close-boarded fencing** to define garden boundaries and provide privacy.
- **Secure cycle and refuse/recycling storage** located to the rear garden, sensitively screened.
- Soft landscaping enhancements to the front and rear to improve amenity and biodiversity.
- **Two off-street parking spaces** on the front driveway with permeable surfacing and soft-landscaped edging.
- Any necessary rooflights to the front roof slope (positioned to minimise overlooking and maintain street character).

- The outbuilding is intended to provide additional flexible space, supporting the growing need for home-based work environments. The residential use of the property will remain unchanged.
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6. Daylight and Privacy

The proposed have been carefully designed to minimise any impact on daylight, sunlight, and privacy for the adjacent properties at No. 20A and No. 24. The site benefits from a very long garden, approximately 40 metres in depth, which allows for a generous separation between the proposed extension and neighbouring properties.

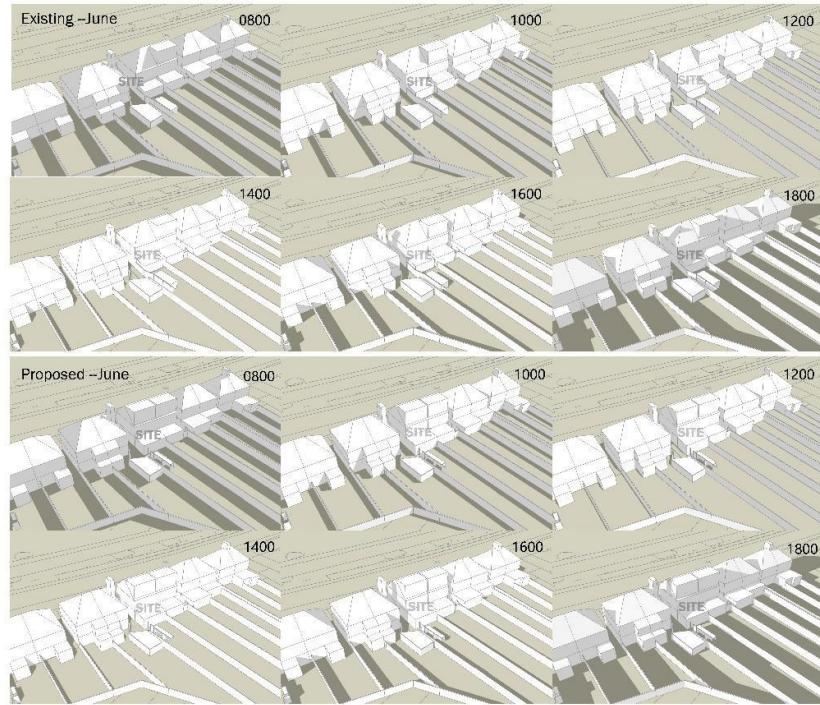
The overall massing of the building remains largely unchanged, with the only additions being a modest single-storey ground floor rear extension and a rear dormer. These elements have been positioned and scaled to ensure they do not result in any significant overshadowing or loss of light to the adjacent homes.

The proposed rear extension is single-storey with a non-accessible flat roof, eliminating the risk of overlooking or roof terrace use. The rear dormer is carefully positioned and aligned with neighbouring forms, avoiding any undue visual impact.

The extension's scale has been deliberately kept low and within the expected proportions of similar developments in the area.

Boundary treatment—including mature vegetation and 1.8m fencing—will remain, providing sufficient privacy between plots and neighbouring homes —help to maintain the existing level of residential privacy.

The 3D sunlight study shown given the site's configuration and the modest scale of the proposed changes, there is no adverse impact on the outlook, daylight, or privacy enjoyed by neighbouring properties. The design responds sensitively to its context and ensures that the amenity of existing residents is preserved. Overshadowing is not anticipated due to the limited height and depth of the rear extension, as well as its orientation relative to adjoining buildings.



7. Layout & Functionality

The proposal enhances the existing single-family dwelling through a modest single-storey rear extension and a loft conversion with a rear dormer. The reconfigured layout improves day-to-day functionality, maximises natural light and storage, and provides flexible spaces suited to modern living and home-working, while retaining the dwelling as one household.

Ground Floor (with rear extension)

- A generous open-plan kitchen / dining / living space spans the rear of the house, with wide glazed doors opening to the garden to strengthen the indoor–outdoor connection and optimise daylight.
- A practical utility space and ground-floor WC are introduced to improve functionality and free up kitchen/living areas.
- The front reception is retained as a quieter, more enclosed room—ideal as a snug, playroom, or home office.
- Circulation is simplified via a rationalised entrance hall, with improved built-in storage for coats, prams and household items.
- A level threshold to the rear patio improves ease of access to the garden.
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First Floor

- Existing bedrooms are retained and rationalised with improved circulation and built-in storage, alongside a family bathroom.
- Window positions are maintained or sensitively adjusted to protect privacy and outlook for neighbours.

Second Floor (loft conversion with rear dormer)

- The loft conversion provides a well-proportioned principal bedroom suite with an en-suite shower room and integrated storage.
- A rear dormer aligns with the neighbouring property to the south to ensure a coherent roofscape; rooflights to the front provide additional daylight and cross-ventilation.
- The arrangement secures comfortable headroom across main circulation and sleeping areas.

Daylight, Ventilation and Privacy

- Large rear openings, the dormer window, and carefully positioned rooflights provide excellent natural light and through-ventilation.
- New and adjusted openings are designed to avoid undue overlooking; side windows (where required) are limited and/or obscured as appropriate.
- The retained and improved 1.8 m close-boarded fencing to garden boundaries safeguards mutual privacy.

Parking and External Areas

- Existing Two off-street parking spaces are accommodated on the front driveway with permeable surfacing and soft-landscaped margins.
- Soft landscaping to front and rear enhances amenity, biodiversity and surface-water management.

Adaptability and Compliance

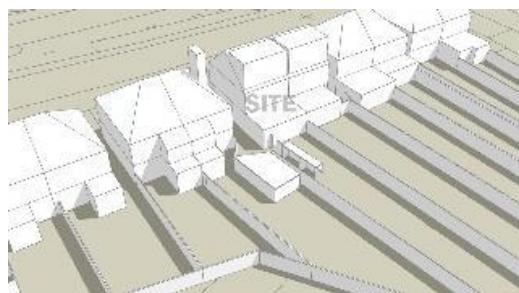
- The layout is future-friendly, with flexible rooms that can adapt to changing household needs (e.g., home-working, playroom, guest space).
- The works are designed to meet the relevant Building Regulations (including structure, fire safety, energy and ventilation), with material choices and detailing to match or complement the existing dwelling and street character.

Floor	Existing Area (sqm)	Proposed area (sqm)
Ground	56	73
First	44	44
Loft	29	29
Total (NIA)	129	146

8. Scale & Massing

The extensions proposed are modest and proportionate, responding to the scale of the host building and neighbouring context. The rear ground floor extension is single-storey and remains well within the limits of neighbouring rear additions. The dormer aligns with similar roof additions found along Hillingdon Hill and is set back from the eaves, maintaining a subordinate appearance.

The massing ensures that the development is visually unobtrusive and integrates seamlessly into the rear building line.



Similar build form in terms of scale around the surrounding area:



24 Hillingdon Hill



32 Hillingdon Hill



74 The Crossway

9. Landscaping

The proposal will not result in the removal of any trees, and the rear garden space will be retained.

A provision will be made for high-quality landscaping combined with existing mature plants will be used to enhance the setting of the rear garden. Soft landscaping, including lawn, planting beds, and hedging, will be incorporated.

10. Design Considerations

The proposal has been designed with care to the character of the existing property and surrounding area. The proposed white rendered finish to match the existing building will provide a contemporary yet sympathetic appearance, complementing the original house of white painted render look. This helping to brighten the rear garden space. The flat roof and ensures that the extension remains visually unobtrusive from street while respecting the established rear building line of neighboring properties.

The proposed loft will include a dormer finished with traditional slate cladding. This choice of material provides a high-quality, durable finish that aligns with the original roof covering and the broader architectural language of the area. The slate dormer adds usable internal space while maintaining a modest and respectful external appearance, ensuring the new development integrates seamlessly with the surrounding built environment.

12. External Materials & Appearance

The properties on Hillingdon Road tend to vary in their form, proportion, and appearance, representing a diverse mix of styles. Among them, the Metroland style with Edwardian influence is common. These buildings are typically characterized by a front façade featuring render, decorative timber lines, and red brickwork at ground level. In contrast, the side and rear façades are generally finished in plain white or off-white render.

The materials for the proposed extension have been selected to complement the existing property while also ensuring durability and low maintenance. The rear extension will be finished in an off-white render, matching the appearance of the existing rear elevation, and maintaining the overall consistency with the main house's rear wall.

The proposed the dormer design like existing No 24 neighbour, replacing it's current hip-roof to side gabled roof with two skylight facing the front.

The front fenestration would keep it's big windows, same proportion however replace with double glazing. The rear façade alteration would retain the first floor proportion, and allow 2 windows for the dormer and 1 big sliding door for the ground floor rear.

This approach ensures that the extension integrates well with the existing structure and remains in keeping with the broader character of the area, particularly reflecting the common rear-facing appearance found in Metroland-style properties along the street.

Existing rear & front building- referencing featuring mainly white painted façade



Example Render off white finish match existing finish on rear existing façade for both front and rear façade

Existing Boundary conditions:



Dormer clay cladding: Dark composite timber effect



Proposed Boundary fencing reinstated: Dark composite timber effect



The outbuilding will be positioned at the rear of the garden and finished in a timber-like material to blend with the garden setting. Dark composite timber effect



Please refer to the drawings for the proposed plan & elevation

Bin & Bike:

Existing Refuse is in accordance with Hillingdon council requirement.

Standard collection full set:

- One 240 litre wheelie bin for refuse
- One 240 litre wheelie bin for recycling
- One food waste box
- One garden waste sack

13. Sustainability

The proposal has been designed to high standards of energy efficiency and sustainability. The extension will incorporate high-performance insulation, energy-efficient glazing, Low-energy lighting and heating, water efficiency, compliant with Approved Document G and modern construction techniques to enhance thermal performance and comply with local regulations.

These measures contribute to lower emissions, reduced running costs, and long-term sustainability.

14. Vehicular Access

Two dedicated off-street parking spaces are provided on the front drive. The road has generous street parking along Hillingdon Hill Road if the future resident requires other parking.

The site's proximity to local bus stops and rail connections promotes sustainable travel modes. The site is also in sit in PTAL rating 2, with close proximity to the bus stop, and about 20 mins to Uxbridge station and resident will be encourage to take the public transport more often.

15. Environmental

The development will have no adverse impact on local ecology, as it is located within an established residential setting and with no TPO. The retention of existing soft landscaping will ensure that the garden remains a valuable green space, and reinstated 1.8m fence will be replace the existing.. Construction activity will be managed to prevent harm to neighbouring vegetation and minimise impact on local amenity

16. Summary

This Design and Access Statement demonstrates that the proposed single-storey rear extension and loft conversion (with rear dormer) are appropriate to the site and surrounding context. The scheme employs carefully selected, matching materials and a subordinate massing that respects the character of the host dwelling and its relationship with adjoining properties, while keeping the principal front façade unchanged.

The proposals deliver high-quality additional living accommodation within the existing home, improving functionality, daylight, and storage without intensifying residential use.

Supporting Documentation

A full set of architectural drawings and plans has been submitted alongside this application to provide further detail on the proposed development.