

Planning, Design & Access Statement and Heritage Statement

17 & 19 Newdigate Road, Uxbridge UB9 6EH

Proposal: Joint application for 17 & 19 Newdigate Road for a partial rear and a partial side ground-floor extensions; removal of existing unsympathetic extensions; external improvements; and internal reconfiguration to create two functional 2-bed family dwellings.

1. Introduction

This document sets out the Planning Statement, incorporating a Design & Access Statement and Heritage Statement, for the joint application concerning 17 and 19 Newdigate Road, Uxbridge. It demonstrates how the proposals comply with relevant national and local planning policy, as well as heritage and conservation requirements applicable to the Harefield Village Conservation Area.

2. Site and Surrounding Context

- **Location:** Nos. 17 and 19 Newdigate Road are semi-detached mirror-image properties located within the Harefield Village Conservation Area, in the London Borough of Hillingdon.
- **Adjoining context:** No. 17 benefits from a larger side and rear garden incorporating a garage, with side access to the internal parts of the property. No. 19 is terraced with No. 21 and has its principal entrance on the front elevation.
- **Current state:** Both properties are in a dilapidated condition, internally and externally. The existing rear and side extensions are unsympathetic, poorly detailed, and constructed of mismatched materials that detract from the original buildings and wider street scene.
- **Parking:** No. 17 benefits from one off-street parking space. No. 19 has no off-street parking provision.

3. The Proposed Development

- **Demolition:** Removal of existing rear and side extensions which are of poor quality and incongruous to the original houses.
- **New Extensions:** Erection of new ground floor extensions: partial side and partial rear, designed to be sympathetic in appearance, materials, and scale.
- **Scale:** Each dwelling will gain an additional 17 sqm of internal floor area at ground floor level, improving the internal layout and functionality.
- **Accommodation:** Each dwelling will remain as a two-bedroom, C3 single dwelling, with a total floor area of approximately 76 sqm.
- **External improvements:** Use of materials that match or are closely aligned with the host dwellings; repair of external fabric where required; reinstatement of characterful features where possible.
- **Internal layout:** Reconfigured to provide functional family houses with improved circulation, better living space, and adequate daylighting.

4. Design Principles

4.1 Subordination and Scale

- Extensions are designed to remain clearly subordinate to the host dwellings in terms of height, width, and depth.
- Rooflines will be set lower than the main roof, ensuring a clear visual hierarchy.

4.2 Architectural Character

- Roof forms will complement existing pitches, avoiding flat roof dominance.
- Window and door openings will be proportioned to match original fenestration styles.
- Detailing will reflect the traditional character of the Conservation Area.

4.3 Materials and Detailing

- Proposed materials will be high quality, durable, and sympathetic to the original dwellings:
 - Brickwork to match existing tone and bond pattern.
 - Roof tiles to reflect existing pitches and colours.
 - Joinery and windows to align with conservation expectations (timber or high-quality timber-look alternatives).

4.4 Layout and Functionality

- Internal layouts improved to provide logical circulation.
- Living areas enlarged and made more usable.

- Retention of adequate rear garden amenity space.
- Retention of off-street parking at No. 17.

5. Access Considerations

- **Vehicular access:** No change. No. 17 retains one off-street parking space. No. 19 continues without off-street provision in line with its existing situation.
- **Pedestrian access:** No. 19 retains its principal entrance at the front. No. 17 retains its side entrance, ensuring continued functionality.
- **Inclusive access:** Internal layouts improved to provide step-free ground floor circulation; improved accessibility to modern family standards.

6. Heritage Statement

6.1 Significance of Harefield Village Conservation Area

- The Conservation Area is valued for its architectural consistency, historic roof forms, traditional materials, and rhythm of façades.
- Nos. 17 and 19 contribute to the character through their semi-detached form and proportions, though current extensions detract significantly.

6.2 Impact of Existing Extensions

- Current extensions are unsightly, poorly proportioned, and materially inappropriate.
- They harm the visual harmony of the Conservation Area and disrupt the balance between the dwellings.

6.3 Proposed Works and Heritage Benefits

- Removal of unsympathetic additions represents a heritage benefit.
- Replacement with well-designed extensions ensures respect for Conservation Area character.
- Use of sympathetic materials and roof forms enhances local distinctiveness.

6.4 Level of Harm and Mitigation

- The scheme causes no substantial harm. On the contrary, it represents a **net heritage benefit**.
- By enhancing design quality and reinstating appropriate forms, the proposal preserves and enhances the Conservation Area's character.

7. Planning Policy Context

7.1 National Policy (NPPF, December 2024)

- **Section 12 – Achieving Well-Designed Places:** requires proposals to be visually attractive, sympathetic to local character, and maintain a strong sense of place.
- **Section 16 – Conserving and Enhancing the Historic Environment:** requires that heritage assets be conserved in a manner appropriate to their significance. Proposals must demonstrate understanding of the asset's significance and avoid harm.

7.2 London Borough of Hillingdon Local Plan

- **Part One Policy BE1:** All new development should achieve a high quality of design that harmonises with the local context.
- **Part Two Policy DMHD 1:** Extensions should be subordinate to the original building, harmonise with architectural character, protect neighbour amenity, and preserve adequate garden space.
- **Policy DMHB 1:** Requires development within Conservation Areas to preserve or enhance the character and appearance of the area.
- **Policy DMHB 4:** New development should respect materials, scale, massing, and detailing consistent with heritage assets.

7.3 Supplementary Guidance

- **Hillingdon Design and Accessibility Statement (HDAS):** Provides guidance on residential extensions, emphasising proportion, scale, materials, and subordination.

- **Hillingdon Townscape & Character Study (2023):** Identifies Harefield Village as an area of architectural and historic significance requiring sensitive design responses.

8. Parking and Highways Considerations

- **Existing provision:** No. 17 benefits from one off-street parking space which will be retained. No. 19 does not have off-street parking and will continue in this form.
- **Local policy compliance:** Policy DMT 6 of the Hillingdon Local Plan (Highways and Parking) requires adequate car parking to be provided in accordance with the Council's standards, whilst also recognising the need to reduce reliance on the private car in sustainable locations.
- **Assessment:** The retention of the single space at No. 17 is consistent with standards for a two-bedroom dwelling. No. 19, which has no existing off-street provision, is acceptable given that:
 - The proposal does not increase the number of bedrooms.
 - There is no intensification of use beyond two-bed family houses.
 - On-street parking in the vicinity can absorb existing demand, and the scheme does not exacerbate local parking stress.
 - Public transport accessibility and active travel opportunities are available in Harefield, consistent with sustainable travel objectives.

- **Conclusion:** The parking arrangements are policy compliant and acceptable in highways and amenity terms.

9. Neighbouring Amenity

- Proposed extensions have been designed to avoid loss of daylight, overshadowing, or overbearing impact on neighbours.
- Window placement ensures no harmful overlooking.
- Garden spaces remain of adequate size, ensuring residential amenity standards are met.

10. Sustainability

- Works provide an opportunity to improve energy efficiency through modern construction methods.
- Enhanced insulation and upgraded materials reduce long-term energy use.
- Retention and repair of existing building fabric minimises waste and supports sustainable conservation.

11. Conclusion

The proposed development:

- Removes existing harmful extensions.
- Introduces high-quality, well-designed, and sympathetic replacements.
- Improves internal functionality and habitability.
- Preserves and enhances the character of the Harefield Village Conservation Area.
- Provides parking arrangements consistent with relevant local policies.
- Aligns with national policy and local development plan policies.

It is therefore respectfully submitted that planning permission should be granted.