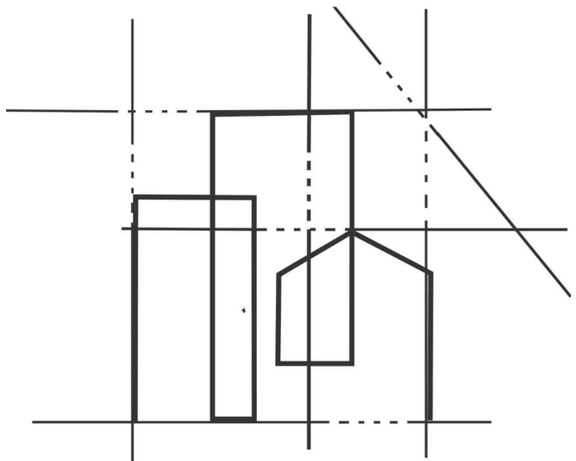
THE
PLANNING
STUDIO



Architectural Design
& Planning Services

PROJECT : 4 WINDRUSH CLOSE

SCAN ME

SM LONDON
CONSTRUCTION

The Planning Studio I **SM London Construction LTD**

Tel: 0208 226 5511 **Mob**: 07961 817 505 **E-Mail**: info@smlconstructionltd.com **Web**: www.smlconstrcutionltd.com

Address: **Buckinghamshire Office:** 24 Market Place, Chalfont St Peter's, SL9 9DU **London Office :** 198 Field End Road, HA5 1RF

SCAN ME

THE PLANNING
STUDIO

Design & Access Statement

Planning Statement & Design and Access Statement

1. Introduction

This Planning Statement and Design and Access Statement has been prepared in support of a full planning application for the proposed extension and alteration of the existing dwelling at 4 Windrush Close, Uxbridge, UB10 8EJ.

Pre-application is sought for:

- A ground floor and first floor side extension incorporating a double-pitched roof;
- A single-storey side extension with a flat roof; and
- A front porch extension with a double-pitched roof, together with the relocation of the principal entrance from the side elevation to the front elevation.

The proposals have been carefully developed to provide additional accommodation for a growing family whilst improving the functionality, appearance and long-term usability of the existing dwelling. The design responds positively to the site's context, respects the established character of Windrush Close and has been prepared to ensure there is no unacceptable impact on neighbouring residential amenity.

2. Site Description and Surrounding Context

The application site comprises a detached dwelling situated within Windrush Close, a small residential cul-de-sac characterised by detached and semi-detached family homes set within generous plots.

The property's location at the end of a quiet cul-de-sac results in a relatively low-traffic environment where the prevailing character is defined by domestic scale, landscaped front gardens and varied architectural styles. Many properties within the surrounding area have been altered or extended over time, contributing to a diverse yet cohesive residential streetscape.

The proposed development has been designed with full regard to this established character. The extensions remain proportionate to the host dwelling and preserve the spacious appearance of the cul-de-sac.

A key aspect of the proposal is the relocation of the principal entrance from the side elevation to the front elevation. This alteration creates a clearer relationship between the dwelling and the public realm, providing a more legible and welcoming entrance while reinforcing the property's presence within the street scene.

Overall, the development represents a sympathetic enhancement of an existing family home that complements the surrounding built environment without appearing visually dominant.

3. Planning Context

The proposal represents a sustainable form of residential development through the efficient enhancement of an existing dwelling within an established residential area.

4. Design Principles

The design has been guided by the following principles:

- Respecting the architectural character of the existing dwelling.
- Maintaining a subordinate relationship between the extensions and the original house.
- Preserving the visual character of the surrounding streetscape.
- Protecting neighbouring residential amenity.
- Creating a functional and adaptable home suitable for modern family living.

Purpose of the Development

The proposal has been designed to provide additional living accommodation for a growing family whose spatial requirements have evolved over time.

The existing internal arrangement no longer provides the level of flexibility required for contemporary family life. The proposed extensions create larger and better-connected living spaces, improve internal circulation and provide accommodation capable of adapting to future family needs.

By extending and improving the existing property, the proposal enables the dwelling to remain a suitable long-term family home without the need for relocation, representing a sustainable investment in the existing housing stock.

Design Approach

The ground floor and first-floor side extension of Side Elevation A adopts a double-pitched roof that reflects the form and proportions of the existing dwelling, ensuring the new accommodation integrates naturally with the original building.

The single-storey flat roof extension of Side Elevation B provides additional kitchen accommodation and facilitates the replacement and integration of the existing conservatory into the main living accommodation. The lower roof profile reduces visual bulk and ensures the extension remains subordinate to the host dwelling.

A new front porch creates a well-defined entrance feature that complements the existing architecture while providing greater visual balance to the front elevation.

The relocation of the front door from the side elevation to the principal front elevation significantly improves the property's relationship with the street. The new entrance creates a more logical and welcoming approach for residents and visitors while enhancing the overall composition of the dwelling.

These alterations collectively improve the functionality, appearance and architectural coherence of the property without detracting from the character of the surrounding area.

5. Scale, Massing and Appearance

The proposed extensions have been carefully designed to remain proportionate to the existing dwelling.

The first-floor extension follows the established roof form and sits below the exiting roof ridge line, ensuring the additional accommodation appears as a natural continuation of the original building.
The single-storey elements remain appropriately subservient through their reduced height and simple roof form, helping preserve the visual balance of the property.

External materials will closely match the existing dwelling, including matching brickwork, roof tiles, window styles and architectural detailing, ensuring a cohesive and high-quality appearance.

6. Character and Appearance

The proposal has been designed to preserve and enhance the established residential character of Windrush Close.

The extensions respect the scale, proportions and architectural language of the existing dwelling while maintaining appropriate spacing between neighbouring properties.

The development reinforces the character of the cul-de-sac through high-quality design, sympathetic materials and a balanced composition that allows the original dwelling to remain identifiable.

The relocation of the front entrance further strengthens the property's relationship with the street scene by creating a more traditional and visually coherent principal elevation.

7. Residential Amenity

The proposal has been designed to safeguard the amenities enjoyed by neighbouring occupiers.

The scale, siting and design of the extensions ensure there will be no unacceptable impacts arising from:

- Loss of privacy.
- Overlooking.
- Overshadowing.
- Loss of daylight or sunlight.
- Overbearing development.

Any new windows have been positioned to maintain appropriate levels of privacy, and the proposal remains compatible with the established pattern of surrounding residential development.

8. Residential Quality

The development significantly enhances the quality of the existing accommodation by providing:

- Improved internal circulation.
- Larger and more practical living spaces.
- Greater flexibility for modern family living.
- Better long-term adaptability.

The proposal enables the dwelling to meet the changing requirements of its occupants while improving the overall quality of the existing housing stock.

9. Access

Existing pedestrian and vehicular access arrangements from Windrush Close will remain unchanged.

The proposal introduces no changes to highway access, parking arrangements or vehicle movements.

The relocation of the principal entrance improves pedestrian legibility without affecting existing access arrangements.

10. Sustainability

The proposed extensions will be constructed in accordance with current Building Regulations and modern construction standards.

The development will incorporate improved insulation, energy-efficient glazing and enhanced thermal performance, reducing energy demand and improving the environmental performance of the existing dwelling.

By extending and upgrading the existing home rather than replacing it, the proposal represents a sustainable use of existing residential land and resources.

11. Conclusion

The proposed extensions and alterations to 4 Windrush Close represent a high-quality and sympathetic enhancement to an established family dwelling.

The development has been carefully designed to:

- Provide additional accommodation for a growing family.
- Improve the functionality and long-term adaptability of the home.
- Respect the scale, character and appearance of the surrounding area.
- Protect the amenities of neighbouring properties.
- Deliver a sustainable and well-designed form of residential development.

The proposals are proportionate, architecturally sympathetic and responsive to the site's context. They will enhance both the appearance and functionality of the property while preserving the established character of Windrush Close, and are therefore considered to accord with the objectives of local and national planning policy.

STAGE No:3 **DRAWING REF** : DA1 **PAGE REF** :01 **REV**:00

STAGE TITLE:Planning **DRAWING SCALE** : @A3 **DRAWING TITLE** : Design & Access Statement

DATE:2026.11.02 **PROJECT REF**:4 Windrush Close

Notes: These drawings remain the copyright of The Planning Studio and may not be reproduced or copied without written consent. Do not scale these drawings; use figure dimensions only. Any discrepancies between the drawings and the actual site conditions must be reported to The Planning Studio immediately. These drawings should be read in conjunction with the structural and mechanical & electrical engineers' drawings. Dimensions critical to the existing building works must be verified on-site before construction begins, as certain assumptions have been made due to limited accessibility and anomalies in the existing building. A detailed examination of the floor and/or roof construction has not been possible (except at the positions described), as gaining access would have caused material damage. Therefore, no statement can be made about the condition of the unexamined structure, and assumptions have been made accordingly. All information, including dimensions, is provided for Planning submission purposes only, and any further use is not permitted unless agreed to in writing by The Planning Studio. The designer is not liable for any discrepancies or issues arising from conditions not examined or verified on-site.All drawings must be verified on-site prior to construction. The designer is not liable for any discrepancies between the drawings and actual site conditions. It is the responsibility of the contractor or relevant party to ensure the accuracy of measurements and verify all details before proceeding with construction. All interior components are for illustrative purposes only.

The Planning Studio | SM London Construction LTD **Tel**: 0208 226 5511 **Mob**: 07961 817 505 **E-Mail**: info@smlconstructionltd.com **Web**: www.smlconstrcutionltd.com