**Design & Access Statement**

**28 Cowley Crescent, Uxbridge, UB8 2HE**

## 1. Introduction

This statement supports a householder planning application for extensions and alterations to a semi-detached single dwelling. The existing property is described as: *"a single domestic residence; semidetached property."* The proposal seeks to improve internal layout, modernise the building fabric, and enhance energy performance.

## 2. Proposed Development

The works comprise:

- Removal of existing ramp
- Removal of existing chimneys at ground and first-floor levels.
- Erection of single storey front/rear extensions and two storey side extension with internal alterations.
- Reroofing and installation of external insulation finished with K Rend and selected paint.
- Replacement of all external windows with double-glazed pvc units. Front door shall be composite. Folding doors shall be aluminium.
- New permeable paving around the house.

The proposal has been designed to comply with Hillingdon's guidance on scale, massing, roof form, materials, and neighbour protection.

## 3. Design & Appearance

The extensions are subordinate to the host dwelling and respect the established character of Cowley Crescent. The removal of outdated render and installation of new external insulation finished with K Rend improves thermal performance and visual consistency. Pvc double-glazed windows provide a contemporary but sympathetic upgrade. Rooflines, proportions, and detailing follow Hillingdon's Residential Extensions SPD to ensure the development integrates well with the surrounding streetscape.

## 4. Compliance with DMHD1

4.1A The openness of the neighbourhood and corner position of the site give sufficient space for an extension without affecting the quality of the existing street**.**
4.2A A satisfactory relationship with the existing is achieved by respecting the design of the original.
4.3A The extension is recessed at the front and rear, creating a lower roof line than the existing to make it subordinate to the existing house**.**
4.4A The extension is built in the same materials, i.e. rendered walls, slate covering to roof, double glazed doors and windows, etc with the same geometries.
4.5A There is no change to the outlook of neighbours as the extensions faces the road to the left and fence to the rear.

4.6A Adequate amenity space of 255sqm is retained.
4.7A There is no change to the existing off street parking.
4.8A Hedges and other landscaping features are retained.
4.9B Single storey extension is 3.6m, same as the neighbour at no 27
4.10B Flat roofed single storey extension is less than 3.0m. There is no access to the flat roof.
4.11B Two storey extension complies with 45deg line of sight. Distance to the rear elevation of no. 12 High Road is over 30m.
4.12B Pitched roof has been provided for the two-storey extension. It is of similar pitch and materials to that of the original roof and subordinate to it in design.
4.13C Side extension is 3.13m, which is less than half the width of the original property.
4.14C Openness of the area is maintained by the extension of the corner plot. The return building line is not exceeded
4.15C No works are proposed to the existing garage.
4.16C The two storey side extension is set back 1.5m from the front elevation
4.17D The front extension to the Hall, (porch) is only 3.6sqm. It does not alter the overall appearance or the house nor dominate the character of the street. It has been individually designed to respect the character and feature.
4.18D More than 50% of the front garden is retained.
4.19E The extended roof forms part of the side extension. It is located below the ridge tiles of existing roof and retains the whole of the original roof slopes above the eaves line.
4.20E Material and architectural details of the new roof will match the existing dwelling.
4.21F Patio and paving around the house shall be permeable.
4.22F Existing front boundary shall be retained.

**4. Layout & Internal Arrangement**

**Ground Floor:** A larger entrance hall and new staircase improve circulation. A front sitting room is retained. Rear extensions provide a kitchen (left) and dining/family rooms (right). The side extension accommodates a utility room, shower room, and a passage to a front study.

**First Floor:** Two new bedrooms are created within the side extension (front and rear) with a shared bathroom between them. The existing first floor is reconfigured to provide a master bedroom, ensuite shower room, and walk-in wardrobe.

The internal layout meets modern living standards and improves functional use of space.

**5. Access & Parking**

Level access is maintained throughout the ground floor. Internal movement is improved through the enlarged hall and new stair. Permeable parking surfaces reduce surface water runoff in accordance with Suds' principles. A separate highways application will be submitted for the proposed dropped kerb.

**6. Impact on Neighbours**

The proposal has been designed to avoid unacceptable overlooking, overshadowing, or loss of privacy. Window placement respects neighbouring amenity. The two-storey side

extension maintains appropriate separation distances and complies with Hillingdon's guidance on side extensions, ensuring no harmful impact on the character or openness of the street.

**7. Conclusion**

The development represents a well-considered, policy-compliant enhancement to the property. It improves living accommodation for young growing family, modernises the building fabric, and remains in keeping with the residential character of Cowley Crescent. The proposal accords with the London Borough of Hillingdon's Residential Extensions SPD and relevant development plan policies.

11.10.26