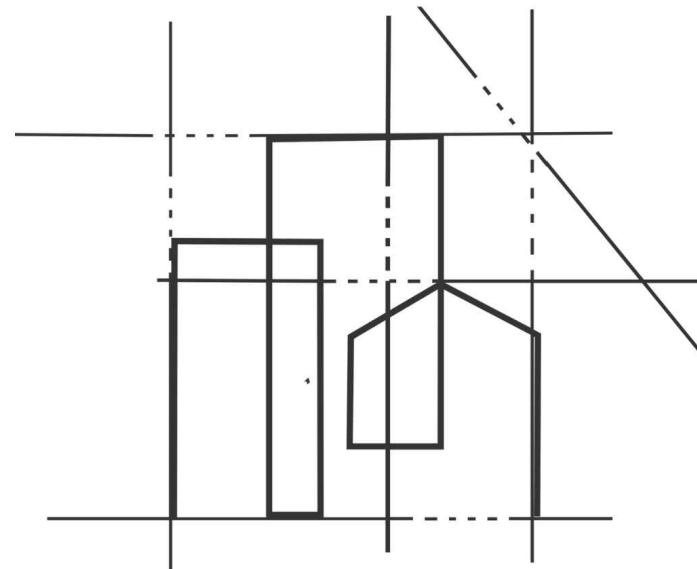


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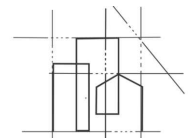
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Design & Access Statement

Introduction

This Design and Access Statement has been prepared in support of the proposed residential alterations and extensions at 46 Boundary Road, Eastcote.

The proposal seeks to provide a considered and high-quality extension and alteration to the existing dwelling, allowing the property to better accommodate the present and future needs of its occupants while respecting the character and appearance of the host dwelling, surrounding street scene and neighbouring residential properties.

The design has evolved through engagement with the London Borough of Hillingdon's pre-application advice service. In particular, the current proposal has been carefully revised in response to the comments provided within the Council's follow-up pre-application advice under reference **887/PRC/2026/93**, dated **17 July 2026**, and following the virtual meeting held on **16 July 2026**.

The revised design seeks to directly address the matters raised by the Local Planning Authority and to provide a balanced development that improves the functionality of the dwelling while maintaining an appropriate relationship with its surroundings and neighbouring properties.

Site and Surrounding Context

The application site comprises a two-storey detached residential dwelling located on the north-eastern side of Boundary Road, Eastcote, close to its junction with Boldmere Road.

The property benefits from an area of hardstanding to the front, providing off-street parking, together with a substantial private rear garden and side access.

The surrounding area is predominantly residential in character and contains a variety of established dwelling types and architectural forms.

No. 44 Boundary Road lies to the south of the application property, while No. 83 Boldmere Road is situated to the north. An access path serving Cannon Lane Primary School provides separation between the application site and No. 83 Boldmere Road.

The property is not located within a Conservation Area or Area of Special Local Character and does not contain or directly affect a Listed Building. The site is, however, located within a Critical Drainage Area.

The Proposed Development

- The proposed development comprises:
- A first-floor side extension;
 - A replacement roof - parapet roof- to the existing single-storey rear extension;
 - A new modest front entrance porch;
 - Conversion of the existing roof space to provide habitable accommodation;
 - A rear dormer extension;
 - An increase to the existing ridge height; and
 - Four modest side-facing rooflights.

The proposed development has been designed as a comprehensive alteration to the dwelling rather than as a series of unrelated additions. The architectural composition, scale and proportions of the proposed works have therefore been carefully considered to ensure that the development integrates appropriately with the existing property.

Materials are proposed to match or closely complement those of the existing dwelling, ensuring visual continuity between the existing and proposed elements.

Design Development and Response to Pre-Application Advice

The current design has evolved significantly through the pre-application process and has been amended to respond directly to the matters identified by the Local Planning Authority.

The Council's follow-up pre-application response acknowledged that there is scope to extend the property beyond its existing form and considered the overall revised scheme to represent an improvement over previous proposals.

The Council further advised that only minor adjustments would be required to make a subsequent formal planning submission more favourable.

First-Floor Side Extension

The Local Planning Authority confirmed through the follow-up pre-application advice that the principle of a first-floor side extension is considered acceptable.

In direct response to this advice, the proposed first-floor side extension has been **set in from the side boundary**, increasing the physical and visual separation between the proposed first-floor accommodation and the neighbouring property.

This amendment reduces the perceived mass and dominance of the extension when viewed from the neighbouring property and provides a more comfortable relationship between the two dwellings.

The setback also provides greater articulation to the side elevation, visually breaking up the previously proposed expanse of elevation and ensuring that the extension reads as a subordinate and carefully considered addition to the original dwelling.

The revised arrangement therefore responds directly to the Council's recommendation and seeks to address the identified concern regarding the potential sense of enclosure experienced by No. 44 Boundary Road.

The design is considered to achieve an appropriate balance between providing additional internal accommodation and protecting the residential amenity and outlook of neighbouring occupiers.

Proposed Ridge Height

The proposed development includes a carefully considered increase to the existing ridge height to facilitate the successful conversion and use of the roof space.

During the follow-up pre-application process, the Local Planning Authority noted the proposed increase in ridge height and requested that its relationship with the surrounding properties be appropriately demonstrated.

The application is therefore supported by contextual information illustrating the proposed ridge height in relation to the surrounding street scene and neighbouring dwellings.

The application property is positioned further back from the street than adjacent properties. This setback assists in reducing the prominence of the proposed roof alteration when viewed from public vantage points along Boundary Road.

The revised roof design maintains a coherent and traditional roof form and avoids an unduly dominant or visually intrusive appearance.

Accordingly, the proposed ridge alteration is considered to integrate appropriately within the varied roofscape and established residential character of the surrounding area.

Existing Single-Storey Rear Extension

The proposal includes a replacement roof to the existing single-storey rear extension.

The proposed parapet flat-roof form provides a simple and contemporary architectural treatment that remains subordinate to the main two-storey dwelling.

The simple roof profile limits unnecessary visual bulk and provides a clean transition between the existing dwelling and rear garden.

Given its position to the rear of the property, the proposal would have limited visibility within the wider public street scene.

Front Porch

The proposed front porch is modest in scale and has been designed to complement the proportions and architectural appearance of the existing dwelling.

The property is set back from the street relative to neighbouring properties, which further reduces the visual prominence of the proposed porch within the street scene.

The Local Planning Authority confirmed through the follow-up pre-application process that it would not object to the proposed porch.

The porch therefore represents a proportionate addition that improves the functionality and definition of the principal entrance without adversely affecting the character and appearance of the host dwelling or surrounding area.

STAGE No : 3		STAGE : Planning	
DRAWING SCALE : @A3	DRAWING REF :DA1	REV:00	DRAWING TITLE : Design & Access Statement 1
DATE : 2025.07.22	PROJECT REF :TPS - 1017 - 46 Boundary Road		

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Design & Access Statement Continued

Residential Amenity

The design has been carefully considered in relation to the residential amenity of neighbouring occupiers, particularly No. 44 Boundary Road and No. 83 Boldmere Road.

The Council's pre-application assessment did not identify a significant adverse impact upon neighbouring daylight or sunlight arising from the overall development.

The principal concern related to the potential sense of enclosure associated with the first-floor side extension adjacent to No. 44 Boundary Road.

As detailed above, the revised proposal directly responds to this concern by setting the first-floor side extension away from the side boundary. This reduces the perceived massing of the extension and improves the spatial relationship with the neighbouring dwelling.

In relation to No. 83 Boldmere Road, the existing access path between the properties provides an established physical buffer that assists in maintaining separation and reducing the potential for adverse amenity impacts.

Overall, the revised proposal is considered to maintain an appropriate relationship with neighbouring properties and would not result in an unacceptable loss of daylight, sunlight, outlook or privacy.

Private Amenity Space

This substantially exceeds the minimum standards applicable to a dwelling containing four or more bedrooms and ensures that the property continues to benefit from a generous and functional rear garden following completion of the proposed development.

The proposal would therefore maintain an appropriate level of private outdoor amenity space for the existing and future occupants of the dwelling.

Parking and Access

The existing vehicular and pedestrian access arrangements to the property would remain unaffected by the proposed development.

The existing off-street parking provision to the front of the property would be retained, and the proposal would therefore not result in the loss of existing parking provision or create additional highway safety concerns.

Access to and from the property would continue to operate as existing.

Materials and Appearance

The proposed extensions and alterations will utilise materials that match or closely complement the existing dwelling.

This approach will ensure that the new development integrates successfully with the host building and avoids the appearance of visually unrelated additions.

The overall design approach is based upon maintaining architectural consistency while introducing carefully proportioned contemporary interventions where appropriate.

The proposed materials, fenestration and roof forms will therefore contribute towards a cohesive and well-integrated overall development.

Conclusion

The proposed development represents a carefully considered evolution of the existing dwelling and has been developed through constructive engagement with the London Borough of Hillingdon's pre-application process.

The current scheme has responded directly to the matters identified within the Council's follow-up pre-application advice.

In particular, the first-floor side extension has been revised and set in from the side boundary to reduce its perceived massing and address the Council's concern regarding the potential sense of enclosure experienced by No. 44 Boundary Road.

The roof conversion has also evolved positively, with the rear dormer appropriately contained within the roof slope, the hipped roof form retained and modest side-facing rooflights incorporated.

The proposed increase in ridge height has been considered within the wider context of the street scene, taking into account the setback of the application property and its relationship with surrounding dwellings.

The rear extension roof and front porch have previously been considered acceptable in principle by the Local Planning Authority.

Overall, the proposal seeks to provide high-quality additional residential accommodation while respecting the architectural character of the host dwelling, the appearance of the surrounding residential area and the amenities of neighbouring occupiers.

It is therefore considered that the revised proposal has appropriately addressed the matters raised during the pre-application process and represents a proportionate and contextually responsive form of residential development. The proposal is consequently considered suitable for approval, subject to the detailed consideration of the Local Planning Authority.

