

38 The Drive,
Ickenham,
UB10 8AG

Proposed Side Extension & Kitchen
Alterations

Design & Access Statement

1912-DS-00-ZZ-RP-A-P600-S2

August 2019

stephen davy | architects
peter smith

Stephen Davy Peter Smith Architects Ltd
Fanshaw House, Fanshaw Street, London N1 6HX
Company Registration no:- 3883463
T: 020 7739 2020
F: 020 7739 2021

www.davysmitharchitects.co.uk



Aerial Site Plan

Key:



Site Boundary



Introduction

This Design and Access Statement has been prepared by Stephen Davy Peter Smith Architects on behalf of the current owner and occupier of 38 The Drive, Ickenham, UB10 8AG.

The intention of this statement is to present the proposal for a side extension and kitchen alterations to the existing property at 38 The Drive.

This statement sets out the proposal in the following terms:

- Use of Buildings and Open Spaces;
- Amount of Development;
- Scale;
- Layout and Access;
- Appearance; and
- Landscaping.

Executive Summary

The side extension was approved in 2016 and it is our opinion that the proposal is in keeping within the scale, massing and appearance of the existing property and the surrounding context.

There is no loss of trees / vegetation and no impacts upon the privacy and amenity of neighbouring residents.

Use of Building and Open Spaces

The use of the existing site and existing building is as a detached dwelling house.

The use of the proposed side extension / annex is for a carport to the front of the property and a gym / pool room to the rear overlooking the garden. The kitchen alterations are a rearrangement of spaces. The use of the site remains unchanged by the proposal.

The existing use along The Drive and in the surrounding area is as detached dwelling houses.

Amount of Development

The number of dwellings, ratio of people to number of bedrooms and use of the site remains unchanged by the proposal.

An additional 70sqm GIA is being provided by the gym / pool room as well as 6.5sqm GIA is being provided by the new bay window. Given that the existing site has an area of 1480sqm we feel that this level of development is appropriate and in scale and proportion with the surrounding context.

Layout and Access

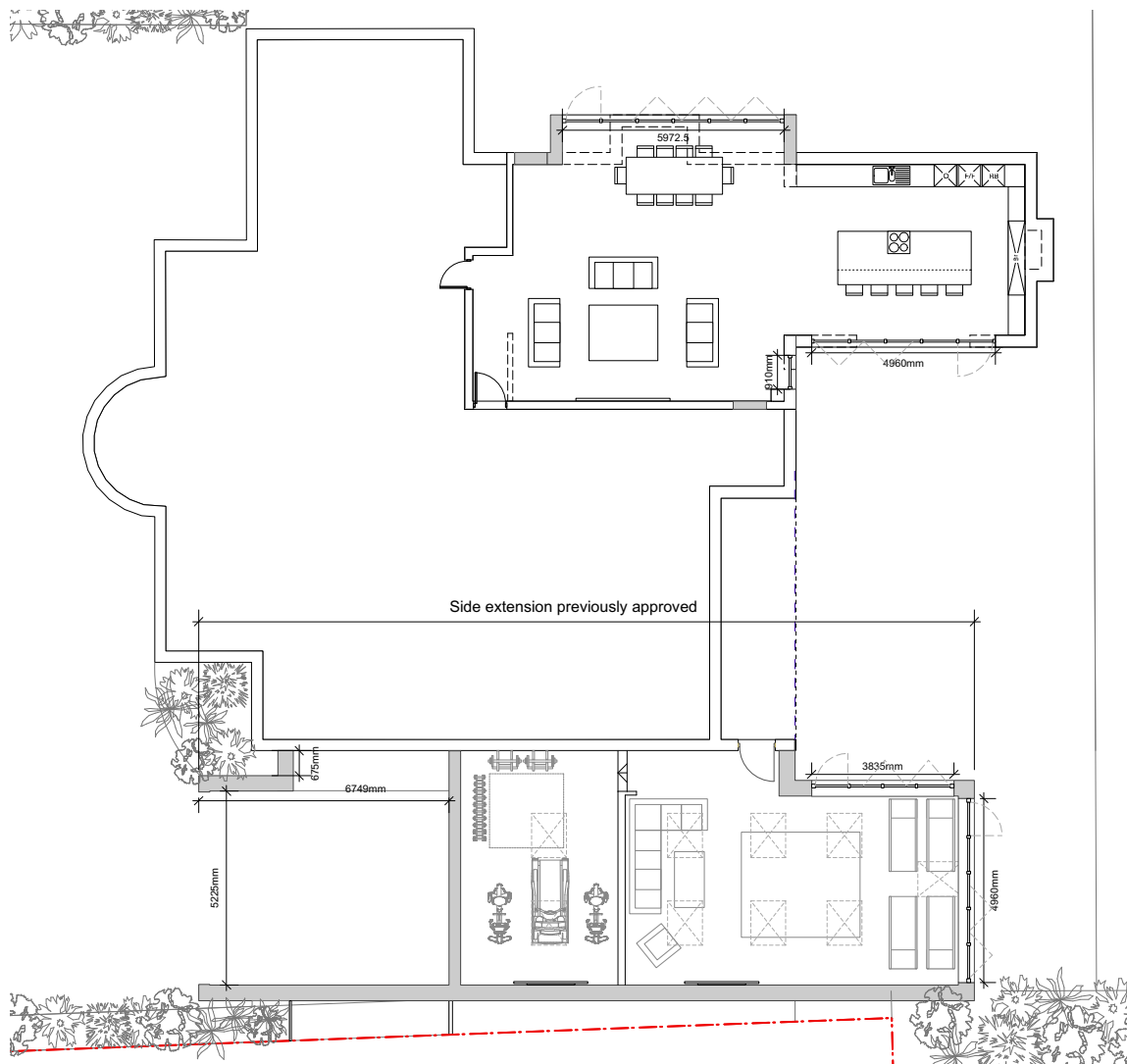
The layout and access to the existing building remains unchanged. The proposal to the side serves as an annex to the existing dwelling house whilst the internal alterations provide a arrangement of the living space.

Kitchen Alterations - This area is currently used as a kitchen, diner, lounge area. The proposal relocates the kitchen into the lounge area over looking the garden, whilst the new bay window creates a larger dining space with access on to the garden.

Car Port – The car port is located towards the front of the site with space for 2 cars and includes a storage and plant area which will serve the gym / pool room.

Gym / Poolroom – The gym / poolroom is located towards the rear of the property and opens out onto the rear garden. The gym / poolroom is accessed via the existing property.

Please see the proposed ground floor plan for the layout of the spaces and how these will be accessed

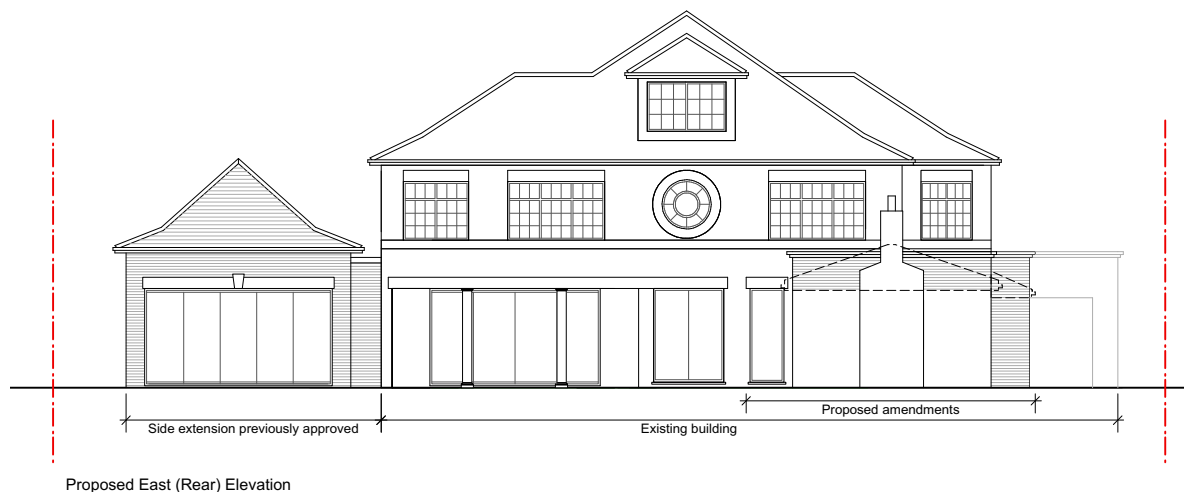


Proposed Ground Floor Plan

Key:

-  Existing
-  Proposed





Scale

The rationale behind the design of the scale of the proposal was to reflect the scale of the existing property and that of the neighbouring properties, both in the immediate vicinity at 36 & 40 The Drive, as well as the wider context.

The scale of the proposal steps down from that of the existing property to provide an overall balanced elevation.

The new bay window replaces an existing bay window widening the opening to create more light into the space, however it does not project any further than the existing bay window towards the boundary.

Appearance

The side extension is designed to appear as an annex to the existing property. The proposal has been designed to be harmonious with the existing building's form and scale by using the same architectural styling.

A hip pitched roof is proposed which reflects that of the existing building and is the predominant roof type within the surrounding context.

The kitchen alterations include a new bay window and a new roof to the existing extension. Replacing the existing shallow pitched roof with a new flat roof is in keeping with the existing building, which has an area of flat roofs, where the first floor is set back. Coping stones and roof levels will match the existing conditions.

The proposal will use the same brick, stone and window style as the existing property.

Landscaping

There is no loss of trees and any loss of soft landscaping will be replaced.



stephen davy | architects
peter smith

Stephen Davy Peter Smith Architects Ltd
Fanshaw House, Fanshaw Street, London N1 6HX
Company Registration no:- 3883463
T: 020 7739 2020
F: 020 7739 2021

www.davysmitharchitects.co.uk