

DESIGN & ACCESS STATEMENT

35 Campden Road, Ickenham, UB10 8EU

Proposed Single-Storey Rear Extension & Internal Alterations

1. Introduction

This Design & Access Statement has been prepared in support of a householder planning application for 35 Campden Road, Ickenham. The proposal comprises a single-storey rear extension and internal reconfiguration works designed to modernise the property, improve living accommodation, and create a more functional layout for contemporary family use.

The statement outlines the design rationale, site context, policy considerations, and impact on the surrounding residential environment in accordance with national and local planning guidance.

2. Site & Existing Property

35 Campden Road is a two-storey semi-detached residential dwelling located in a well-established suburban area of Ickenham. The property features a hipped roof (with dormers), traditional façade, attached garage, and a mix of formal and informal living spaces. Existing drawings demonstrate the current arrangement including a kitchen, dining room, living room, WC, hallway, and garage at ground floor level, with three bedrooms and a bathroom at first floor level and a room and bathroom in the loft area.

The locality is characterised by similar semi-detached houses, many of which have benefitted from rear/side extensions or internal refurbishment. The site is level, with rear garden space extending from the main dwelling. The area is predominantly residential and is considered suitable for modest extensions in line with local precedent.

3. Proposed Development

The proposed works include:

- A single-storey rear extension extending across the width of the dwelling
- Formation of an enlarged open-plan kitchen, dining, and living space
- Creation of a dedicated utility room and WC
- Introduction of a home office/study to support modern home-working requirements
- Realignment of internal partitions to enhance circulation and usability

The first-floor layout remains unchanged. The proposal is designed to maximise natural light, improve internal connectivity, and deliver a layout more suitable for contemporary family living needs.

4. Design Approach

4.1 Scale & Massing

The extension has been carefully designed to remain proportionate and subservient to the existing building. The single-storey height ensures minimal visual impact when viewed from neighbouring properties, while the depth of the extension is consistent with others found in the surrounding area.

4.2 Appearance & Materials

The proposed materials, including brickwork, roof finishes, and fenestration, will match or closely complement the existing dwelling to ensure architectural coherence. The inclusion of modern glazing to the rear elevates the aesthetic quality while maintaining harmony with the property's character.

4.3 Residential Amenity

The scheme has been designed to respect neighbouring amenity by:

- Complying with 45-degree light guidelines
- Avoiding overbearing massing
- Ensuring no harmful overlooking
- Retaining appropriate boundary setbacks

The rear-facing glazing does not introduce privacy concerns, as it overlooks the applicant's own garden.

4.4 Internal Layout

The reconfigured ground floor delivers a highly functional layout with:

- A large open-plan living area suitable for family use
- A separate study designed for quiet workspace
- Improved storage and utility arrangements
- Enhanced circulation and spatial flow

The upgrades represent a substantial improvement over the original fragmented layout.

5. Access

Access to the property is unchanged. The primary entrance remains via the existing front door with level access maintained. The proposal does not affect vehicular access or driveway arrangements.

Internally, the new layout improves accessibility through wider, more efficient circulation routes.

6. Planning Policy Compliance

The proposal accords with key national and local planning principles, including:

- National Planning Policy Framework (NPPF)
- The London Plan
- Hillingdon Local Plan Policies

In particular, the proposal:

- Represents a modest and proportionate extension
- Enhances residential quality and functionality
- Maintains the character of the area
- Protects the amenity of neighbouring occupiers

Rear extensions of this size and form are commonplace along Campden Road and sit comfortably within the context of the wider streetscape.

7. Conclusion

The proposed rear extension and internal alterations at 35 Campden Road constitute a well-designed and appropriate enhancement to the existing dwelling. The scheme respects neighbouring properties, aligns with planning policy, and significantly improves the living environment for the occupants.

The design is sensitive, proportionate, and in keeping with the established character of the area. It is therefore considered suitable for planning approval.