

Design and Access Statement

26 Boniface Road, Ickenham, UB10 8BE.



Site Description and Surroundings

The application site is occupied by a circa 1966 four bedroom detached home situated in a pleasant and secluded Cul-De-Sac in Ickenham.

The existing two storey property features a covered porch and hallway with rear living room with patio door onto the large garden. There is study to the rear of the property. The kitchen is accessed off the living room and hallway with forward views onto the road.

On the first floor there are four bedrooms and a Family bathroom.

To the right side of the property there is an integral garage.

To the front there is a block drive with parking for two cars.

The rear garden is laid to lawn with a paved patio and planted borders.

Design Statement:

This planning application is lodged to obtain planning permission to demolish the small single storey rear extension and construct a new single storey extension to the full width of the property. The integral garage will be converted to a ground floor bathroom and utility area.

The current owners would greatly benefit from a ground floor bathroom.

The proposal would future proof the house for older living requirements.

The neighbouring property number 24 has obtained approval for a large rear extension on 18-10-99 Reference 14519 /App/1999/2184.

Planning History

Built Circa 1966.

Date 1979. Reference 12169/B/79/0033.

Householder Dev. (Small extension, garage etc) Permitted.

Design Considerations:

We have given consideration to the following Design Principles when formulating the scheme.

The style and scale of the new extensions have been designed to be subordinate to the host building.

The proposed materials will match the adjacent house.

There is currently space for 2 cars and this will be retained.

In conclusion, our aims are to be sympathetic to the existing structure, using materials that relate to the existing area and surrounding buildings. Our proposals have tried to meet the needs of all those concerned, providing improved accommodation whilst retaining the appearance to the street scene and local amenity.



Photo showing view towards the rear of the house.



Photo showing view towards the back of the garden.