

224 SWAKELEYS ROAD

DESIGN AND ACCESS STATEMENT

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1.0

INTRODUCTION

1.1 INTRODUCTION

This design and access statement has been prepared on behalf of the applicant to support the planning application. It describes the context and proposal for the development at 224 Swakeleys Road, Ickenham, UB10 8AX.

This document is divided into the following sections:

1. Introduction
2. Site & Context
3. Planning Considerations
4. Design Proposal
5. Conclusion

This design and access statement should be read in conjunction with the drawings and reports submitted alongside this application (list of documents mentioned in the application cover letter).

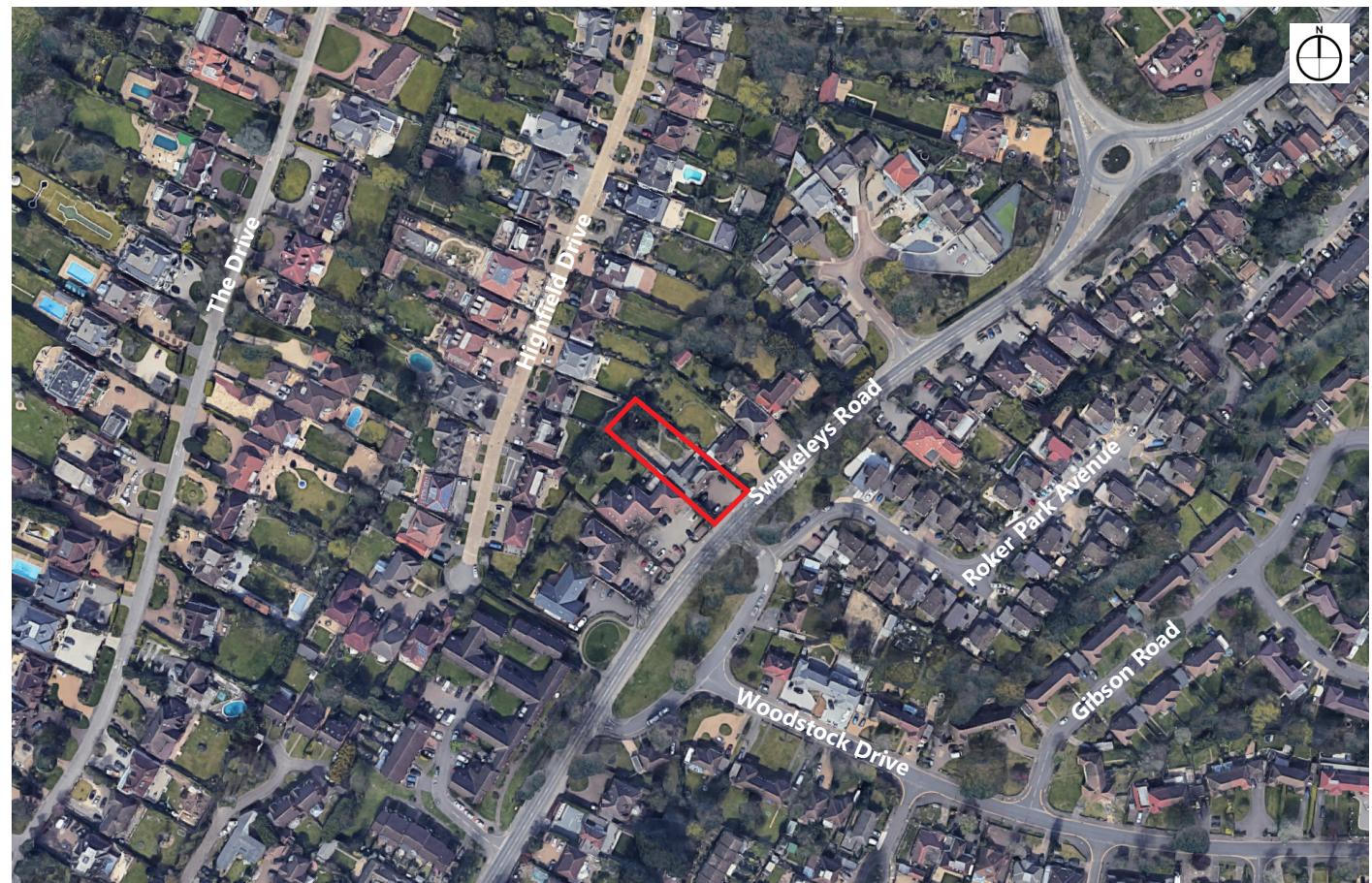
2.0

SITE & CONTEXT

2.1 SITE LOCATION

The application site is the property located at 224 Swakeleys Road, Ickenham, UB10 8AX. The site benefits from a strategic and accessible position within the suburban setting of Ickenham. Situated close to the A40, a major arterial route offering direct connectivity to Central London and the wider region, the site ensures excellent road access. Public transportation is readily available, with Ickenham and Uxbridge Underground stations nearby, providing services on the Metropolitan and Piccadilly lines. Additionally, several bus routes operate in the vicinity, enhancing connectivity.

The neighbourhood around 224 Swakeleys Road is predominantly residential, characterized by a mix of two-storey detached and semi-detached houses. Many of these properties have been extended with single and two storey side/rear extensions, enlargement of roof spaces, and conversion of garages into habitable rooms, reflecting the evolving needs of growing families in the area.



2.2 EXISTING PROPERTY

The existing property is a two-storey detached house. The site benefits from being situated in a large plot with spacious front and rear gardens. Front of the property includes a front driveway, side garage, bay window feature, front porch with hipped roof and a front roof light. The front forecourt is paved and has luscious green hedges at the side boundary.

The rear of the property includes a historic single storey extension with the pitch roof feature and a single rear dormer. The rear garden consists of a paved area connecting the main house to the rear garden with mostly green space through the rest of the garden, an existing outbuilding, and mature trees.

For more photographs of the application site, please refer to the document submitted alongside this application named 'Site Photographs.'



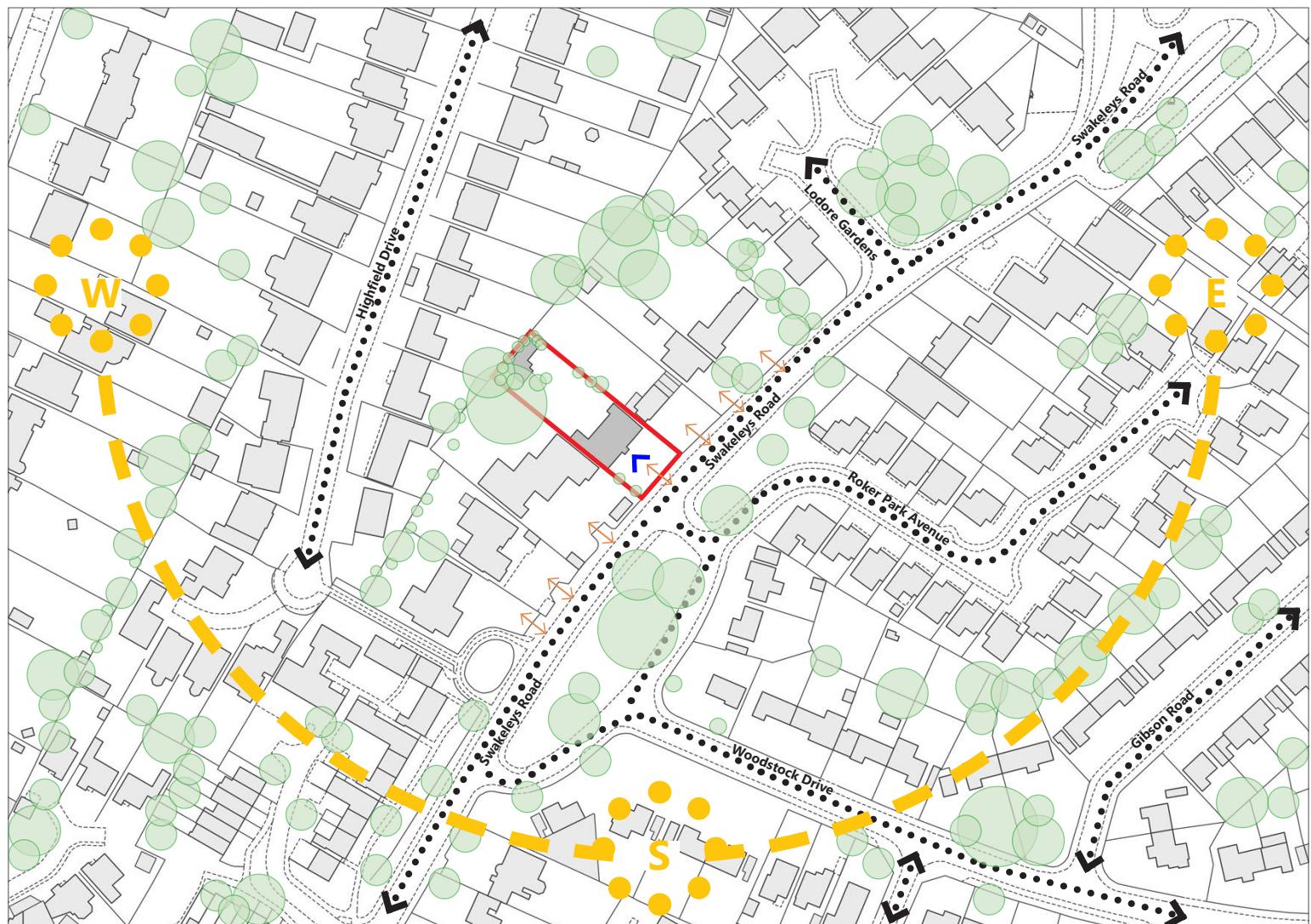
Front of existing property



Rear of existing property

2.3 SITE ANALYSIS

- Site boundary
- Entrance
- Sun path
- Vehicle access/crossover
- Local road
- Tree



2.4 SITE SURROUNDINGS

Aerial view of the application site.



2.4 SITE SURROUNDINGS

Aerial view of the application site.



3.0

PLANNING CONSIDERATIONS

3.1 SITE PLANNING HISTORY

The property has undergone a few planning applications in the past made by the previous owner. Below is a list of applications revealed by an online search. There are no other planning applications or pre-applications advice seek for this property.

Application Ref. No: 15571/APP/2018/4123

Proposal: Two storey building to provide 5 x 1-bed and 2 x 2-bed self-contained flats with associated parking, cycle store and amenity space

Decision: Refused, July 2019

Application Ref. No: 15571/APP/2018/234

Proposal: Three storey building to provide 4 x 1-bed, 3 x 2-bed and 1 x 3-bed self-contained flats with associated parking, cycle store and amenity space.

Decision: Refused, April 2018

Application Ref. No: 15571/APP/2000/687

Proposal: Erection of a two storey rear extension and first floor side extension

Decision: Approved, June 2000

3.2 PLANNING PRECEDENTS

Application Ref. No: 4000/APP/2023/3545

Address: 252 Swakeleys Road

Proposal: Erection of part single part two storey side and rear extensions, 2x Juliette balconies, conversion of roof space into habitable use to include 2x rear dormers and 6x front and side roof lights, conversion of garages into habitable rooms to include fenestrations.

Decision: Approved, December 2023

Application Ref. No: 1248/APP/2023/1941

Address: 43 Highfield Drive

Proposal: Erection of a front porch, single storey rear extension, double storey side extension, part double storey rear extension, conversion of roof space into a habitable room with rear facing dormer, roof lights, solar PV panels with alterations to materials of property.

Decision: Approved, July 2023

Application Ref. No: 41605/APP/2022/2365

Address: 112 Swakeleys Road

Proposal: Single storey side and rear extension and two storey rear extension and conversion of roofspace habitable use to include 2 no. side dormers and detached rear outbuilding.

Decision: Approved, July 2022

Application Ref. No: 20345/APP/2021/1037

Address: 155 Swakeleys Road

Proposal: Part two storey, part single storey side/rear extension, conversion of roofspace to habitable use to include a rear dormer and 3 rooflights and conversion of garage to habitable use with alterations to front elevation.

Decision: Approved, August 2021

Application Ref. No: 11217/APP/2019/4070

Address: 45 Highfield Drive

Proposal: Part two storey, part single storey side/rear extension and raising and enlargement of roof to include 2 front and 2 rear dormers with 1 side roof light to allow for conversion of roof space to habitable use.

Decision: Approved, December 2019

Application Ref. No: 13199/APP/2019/2328

Address: 269 Swakeleys Road

Proposal: Part two storey, part single storey rear extension, first floor front extension, single storey front extension, raising and conversion of roofspace to habitable use to include 5 rooflights and installation of bay window and canopy to front.

Decision: Approved, July 2019

4.0

DESIGN PROPOSAL

4.1 DESIGN PROPOSAL

A design led approach has been used to ensure that the scale, massing, and appearance of the proposal is considered and of a high standard. The proposed design will contribute positively to the local context.

Proposal

The proposal is for demolition of existing porch and erection of new porch, Erection of part single story, part double story rear extension, conversion of garage into habitable space, new crown roof with flat roof rear dormer window two front rooflight and solar panel onto side slope.

Location

The application site is not within a conservation area, world heritage site, a national park, an area of outstanding natural beauty, the broads nor it is within the grounds of a listed building.

Use

The existing use class is C3 for a single-family dwelling. The property will remain as such.

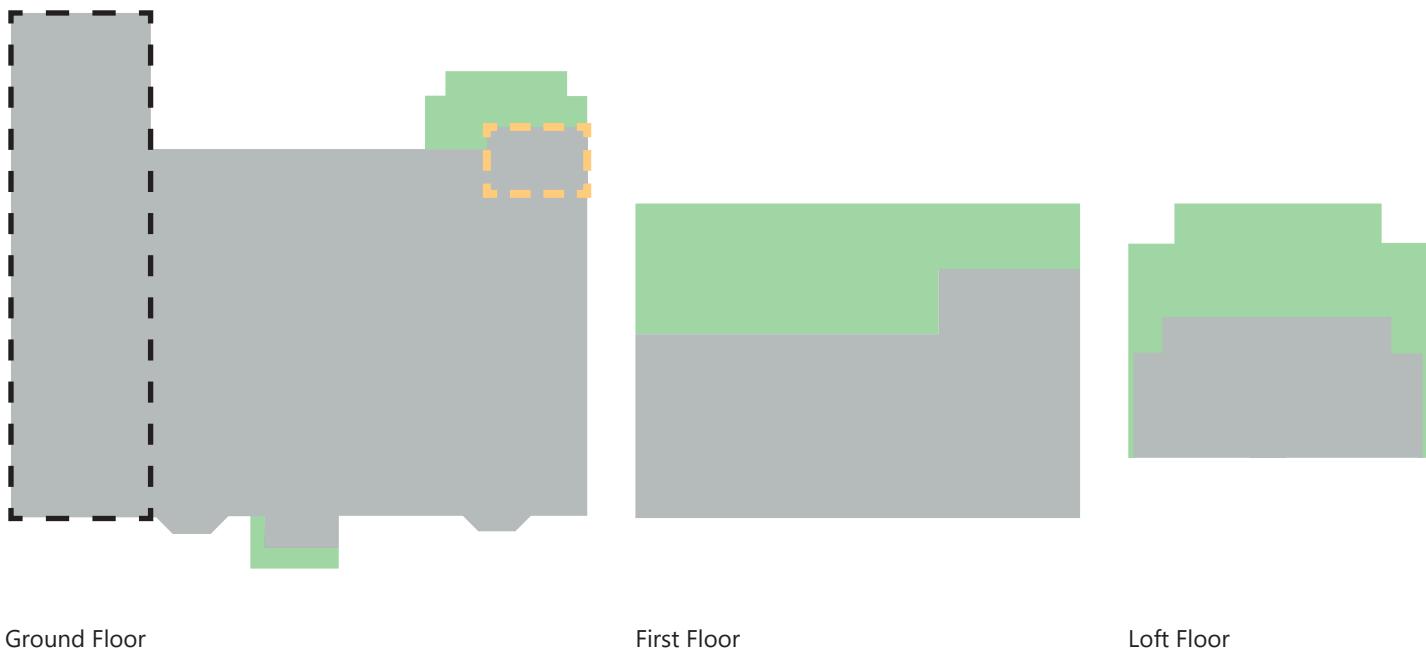
4.1 DESIGN PROPOSAL

The proposal aims to extend the existing footprint to accommodate more space. The diagram on this page shows the study of footprints to the application site. It demonstrates the existing footprint and proposed footprint.

Amount

The below table shows the existing GIA and the proposed GIA on each floor.

	Existing GIA (m ²)	Proposed GIA (m ²)
Ground Floor	188.08	200.01
First Floor	70.70	106.88
Loft Floor	30.37	55.89
Total	289.15	362.78



Community Infrastructure Levy (CIL)

The proposal falls below the 100m² (73.63m²) threshold and are therefore not subject to Community Infrastructure Levy (CIL).

- Existing footprint
- Proposed footprint
- Conversion of garage
- Existing canopy

4.1 DESIGN PROPOSAL

Front Porch

Demolition of existing porch and erection of a new front porch. The proposed front porch will be 1.50m x 2.65m and will feature a pitched roof up to a height of 2.96m. The porch is relatively modest, and the footprint is subordinate in scale and has been designed to respect the character and features of the original building. Hence, the extension of the new porch is minor and does not alter the overall appearance of the house or dominate the character of the street in accordance with Hillingdon Local Plan DMP A1.15. The new front porch will maintain the front driveway as existing.

Garage Conversion

The proposed conversion of garage into habitable room, uses the existing footprint of the garage and does not extend beyond it. The proposal aims to alter the front elevation with a double door to access the storage from front drive instead of the existing garage shutter door. The proposal would harmonise with the architectural composition of the original property and would not be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal therefore follow Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It should also be noted that there are a number of examples on Swakeleys Road with similar single storey side extension.

Replacement Windows

The proposal is to increase the width of two windows on the front elevation, one on the ground floor adjacent to the porch and second on the first floor above the porch. The proposed replacement of windows will have negligible impact on the front elevation of the property, this can be seen from the existing and proposed front elevations on the right here. It is evident that there is sufficient spacing between the existing bay windows, windows, proposed porch and the proposed replacement windows.



Existing Front Elevation



Proposed Front Elevation

----- Line of existing elevation

4.1 DESIGN PROPOSAL

Rear Extension

Ground Floor:

The site already has a single storey rear extension and the proposal aims to infill the existing canopy and extend beyond it keeping a clear 45-degree line from No.222 Swakeleys Road.

Given the size of the plot, coupled with the neighbouring extensions, the proposal would not appear out of character in accordance with Policy DMHD 1. Additionally, it should be noted that the overall ground floor rear extension as proposed (8m) can also be achieved via notification of prior approval process.

The ground floor rear extension will be flat roof to match the existing roof but will remove the mono-pitch roof to improve the rear elevation. The new side facing window and door would serve the kitchen and utility which would be obscure glazed. The door to the annex will remain as existing obscure glazed door.

First Floor:

The first-floor rear extension extends no more than 4m from the existing rear wall which would be set beneath the extended crown roof integrated with the existing dwelling. The first-floor rear extension will only extend towards the rear and will not protrude out on the sides beyond the existing side walls. The proposed design will also comfortably sit back from the ground floor rear extension. There are no windows on the side elevation facing either of the neighbours at first floor level.

The proposed rear extension on both ground and first floor level will not breach the 45-degree line of sight to either adjoining dwelling, ensuring no over dominance, overshadowing or loss of outlook to either adjoining properties.

4.1 DESIGN PROPOSAL

Roof Extension

The proposal aims to extend the roof space as the first-floor rear extension has been proposed. The existing house has already converted the loft space into habitable rooms (2 bedrooms and storage areas). The extension of first floor results in a more spacious area in the loft space and therefore the proposal aims to create more spacious bedrooms with ensuite and storage areas. The existing ridgeline of the house is maintained and will not be raised higher than existing. The proposed rear dormer would not detract from the character and appearance of the original dwelling or the surrounding area, in accordance with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

New photovoltaics panels are proposed on the side roof slope. The size and placement of the PVs are carefully located to ensure there is no adverse visual impact on the building or surrounding area, in accordance with Hillingdon Local Plan DMP A1.29 and contribute to the environmental benefits which the council supports.

Scale and Mass

Proposed development is designed to the highest standard and incorporates principles of good design including harmonizing with the local context and considering the scale, height, mass and bulk of its neighbouring properties, the street scene, and the mixed architectural compositions of Swakeleys Road to follow with DMHB 11.

Planning precedents mentioned on page 13 justifies the proposed development as the site is surrounded by similar scale properties. As the street has a mixed style and range of architectural composition, this proposed development has extracted elements from its existing house and neighbouring properties to create the current proposal in harmony with the street scene. The proposed roofline does not exceed beyond the existing roofline and the front elevation has no significant change in terms of scale and mass.



Existing Rear Elevation



Proposed Rear Elevation

----- Line of existing elevation

4.1 DESIGN PROPOSAL

Privacy Considerations

The proposal will not change the condition of privacy or overlooking to the neighbouring properties. Given the separation between application site and adjacent neighbours and existing rear development of the property, the proposal will not harm the neighbouring residential amenities.

Appearance and Materiality

All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity. The proposed development materiality will match with the existing main house safeguard the visual amenities of the area. The proposed roof light will not protrude 150mm beyond the roof slope and the PV panels will not project significantly above the roof slope. The proposed materiality and appearance is in accordance with policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Fire Strategy

To comply with the London Plan Policy D12(A) a fire safety information has been submitted along with this application. Please refer to "Fire Safety Information" document for further details.

4.1 DESIGN PROPOSAL

Private Amenity Space

The site is well-stocked with trees and green space therefore the proposal does not impact any of the trees and green space and aims to maintain them as existing. A spacious rear garden would be retained as existing. There has been no effect on landscaping and there are no significant trees likely to be affected by the proposal. This is considered to be adequate for the dwelling of this size and would be in compliance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Access and Parking

The proposal does not alter the access arrangement to the main house and the traffic/parking provision is unaffected. The proposal would not have a material impact on the safety and operation of the adjoining public highway. There is parking to the front of the building in the front driveway which can easily accommodate more than 3 cars, it has been retained and would be sufficient for the proposed development in compliance with policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).



5.0

CONCLUSION

5.1 CONCLUSION

Based on the information presented within this document, accompanying drawings and reports, we are confident that this proposal adheres to the relevant local and national planning policy. The proposal is respectful of the neighbouring properties and sensitive to the existing property and area. This careful and attentive design will provide a positive addition to the property and area. We trust that you will give favourable consideration to our application.

