

M. Smith
Architect

Bsc(Hons), Dip (Hons) Arch.
MSc Construction Law & Arbitration.
Dip Law

30 June 2025

Design and Access Statement for 32 Milton Court, Ickenham

Introduction

This document has been prepared using the publication 'Design & Access Statements – how to write, read and use them 2006' by the Commission for Architecture & The Built Environment

Use

The site is currently a single domestic dwelling. The proposal is to extend to the rear to form a part double storey extension, side single storey extension, front porch, garage conversion and a loft conversion.

Size

The site is approximately 436 M² in area and fronts Milton Court on a corner. The existing house is a two storey detached dwelling that has been previously extended. The building is set back some 7.5M from the public highway. There will be 138M/2 of useable amenity space remaining at the rear

Layout and proposal

The ground floor of the existing house consists of two habitable rooms, the first floor 3 habitable rooms. It is proposed to provide 4 habitable rooms at ground floor. There will be 3 bedrooms at 1st floor and a master bedroom in the loft conversion.

Scale

The size of the extension is within Hillingdon Local plan pt1&2 guide-lines for detached houses in a CA, the roof enlargement has been taken from the precedent established in the crown roof design in 38328/APP/2022/882.

Landscaping

No additional landscaping is planned

Appearance

See drawings

M. Smith.