

Design & Access Statement**Ref: 16533/APP/2021/3864****Re: 89 Swakeleys Drive, Ickenham, UB10 8QG**

The property is semi-detached single family dwelling situated on the south side of Swakeleys Drive. The property is in the Ickenham Village Conservation Area. The property is not listed. The property would be considered to be in a good quality and sought after residential area. The property benefits from having its own extensive garden, mainly laid to lawn and with shrubs and trees. There is a large front garden used for off-street car parking, but with a gardened area. The property is conveniently situated for local shops, amenities and transport links.

Design: The proposal is to remove an existing sub-standard single storey, flat roofed rear extension and replace with a full width rear extension with a flat roof concealed by a parapet wall to all three sides. The flat roof will include two roof-lights. The parapet wall will include a 'brick on edge' and creasing tile detail. The proposed extension will create additional living space for the applicant and his family. The proposed extension will have timber french style doors and side-lights leading onto the garden. Energy efficient features and sustainable materials will be employed wherever possible and practical.

Access: Access to the site will be as existing. The general movement to and through the site by all potential users is facilitated by a simple circulation pattern. Pedestrian access into and within the building complies with Lifetime Houses Standards as recommended by CABI and ODPM and Building Regulations. External spaces will be provided with an automatic hooded security light system.

In conclusion, it is felt that the proposal has minimal impact on neighbouring properties, by way of loss of out-look, natural day-light or privacy. There will be no alteration to the street scene. The applicant is committed to good design and is respectful of the need to maintain standards in the area where he resides.

Heritage: The property is a good quality 1930's semi-detached dwelling in the Ickenham Village Conservation Area designated January 1970 and extended in 1983, 1990 and 2008. The proposal fits the requirement to maintain good design on the site to service the property. The proposed extension will match similar structures on the estate.

M BURNAND.