



DESIGN & ACCESS STATEMENT

68 Thornhill Road, Ickenham, UB10 8SQ

THE EXISTING SITE AND NEIGHBOURHOOD CONTEXT

68 Thornhill Road is a detached property within the Borough of Hillingdon. The street is occupied predominantly by detached double storey houses and bungalows of a nice character with good sized front drive ways & rear gardens. The Street is lined with grass verges and trees.

Thornhill Road is in a sought after area within Ickenham and as such many properties have been extended to turn them into generous family homes for modern living. This is evident from the street scene and aerial view where many houses have had extensions carried out to improve their usability through loft extensions, rear extensions and side extensions.

68 Thornhill Road in its existing situation had a double storey (partial width) rear extension added in 1966. There is also an existing garage and shed to the right along boundary 66 along with multiple tall shrubs and bushes along both boundaries.

It has existing access to the rear garden on both sides of the property.



Boundary with #70



68 Thornhill Road, Front Elevation

Boundary with #66



Boundary with #66



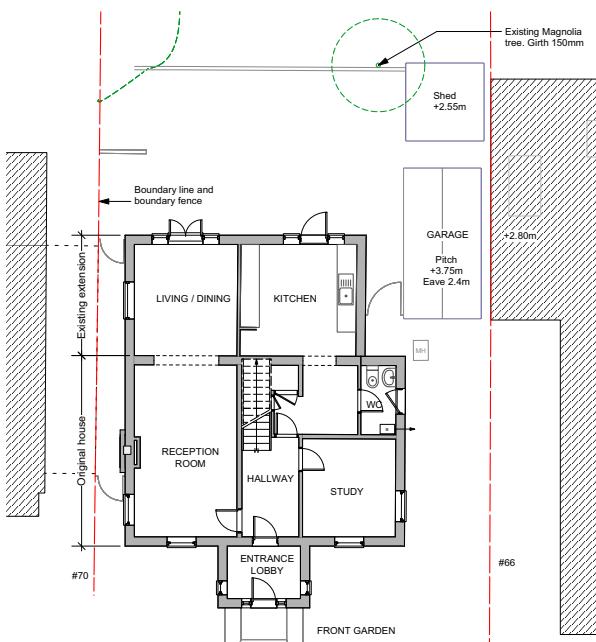
68 Thornhill Road, Rear Elevation

Boundary with #70

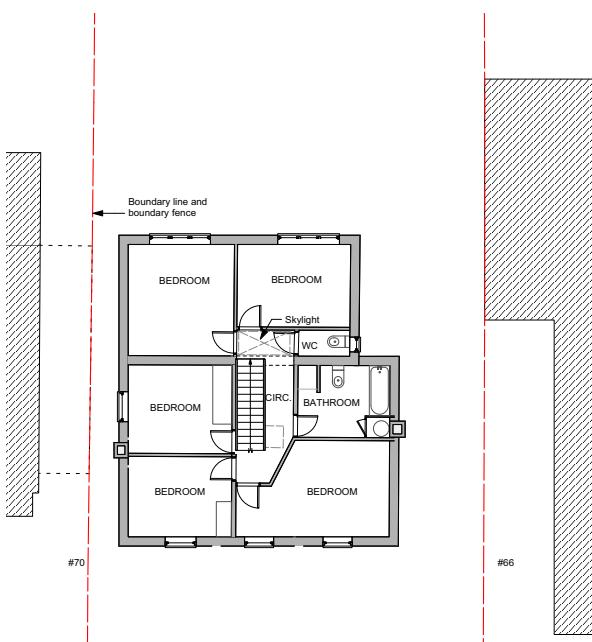


EXISTING SITE

These drawings show the existing site conditions



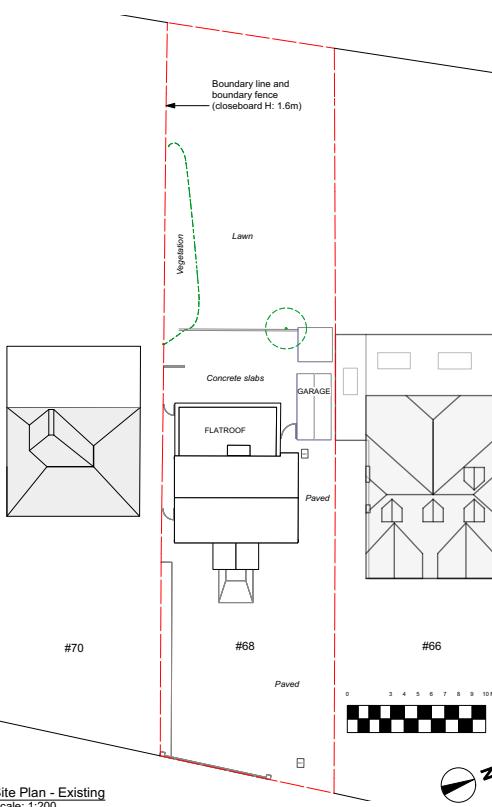
2 Ground Floor Plan - Existing
Scale: 1:100



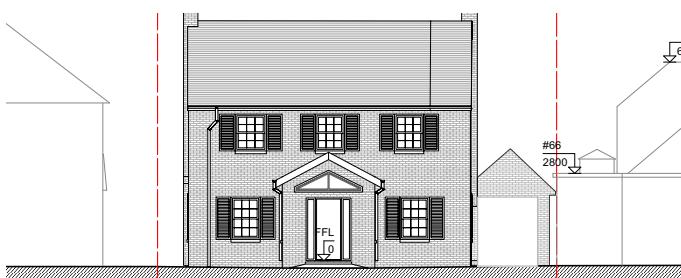
3 First Floor Plan - Existing
Scale: 1:100



0 3 4 5 M



1 Site Plan - Existing
Scale: 1:200





THE PROPOSAL

This proposed submission can be described as:

A single storey rear and side extension which together form a new wrap around extension.

The depth of the rear extension is 4.1m which when combined with the depth of the existing rear extension will be a total of 8m depth past the rear of the original dwelling.

The scheme height is designed to comply with the Hillingdon design guide with eaves proposed at 2.5m (less than max 3m eave heights) and maximum height of pitched roof proposed at 3.4m.

The design of the dual pitched roof is introduced for a practical and aesthetic point of view.

With the councils design guide showing a preference for pitched roofs, we came up with a dual pitch design which enabled us to combine a proposed mono-pitched roof to the side extension with the roof shape of the rear extension. The dual pitches were therefore created by mirroring this roof plane, thus creating two symmetrical pitched roofs. By limiting the roof spans we could also control the pitch height above natural ground level to a planning complaint height and at a suitable angle from a construction and maintenance point of view.

From an experiential point of view this enabled us to have two separate vaulted ceilings on the two ends of the open plan room, helping to zone the separate spaces internally.

The centrally positioned flat roof, skylight and rear central full height door provides a direct line of sight and circulation from the front hall to the rear garden.



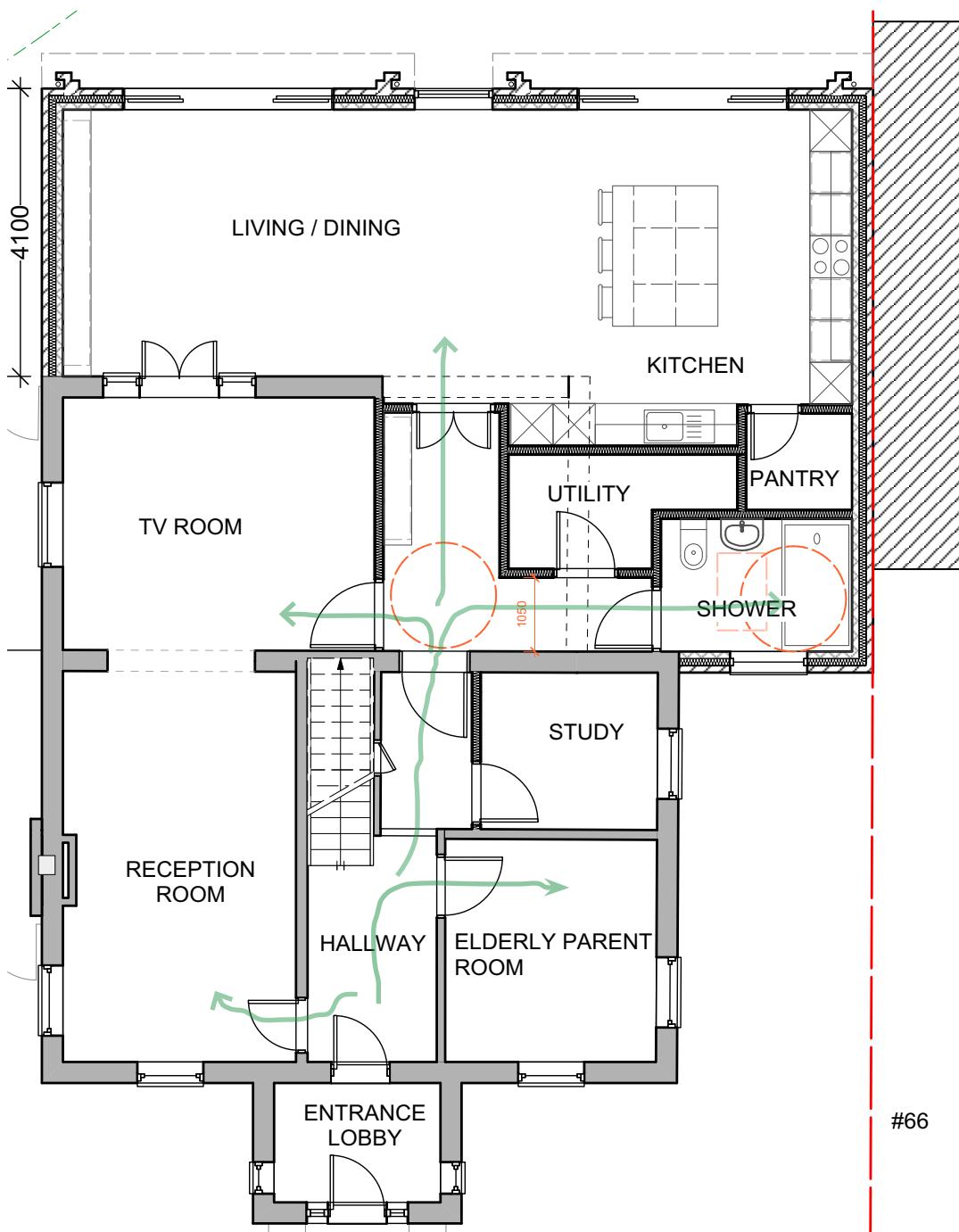




Designing for extended family needs:

The requirement to extend this home stems primarily from the family's need to accommodate changing requirements of the family members. The children are older and require more space and the family are preparing to care full time for an elderly disabled parent.

As such, the design has been drawn with consideration into circulation between the rooms, corridor and door widths, disabled friendly shower room with turning circles and a suitable bedroom space on the ground floor.

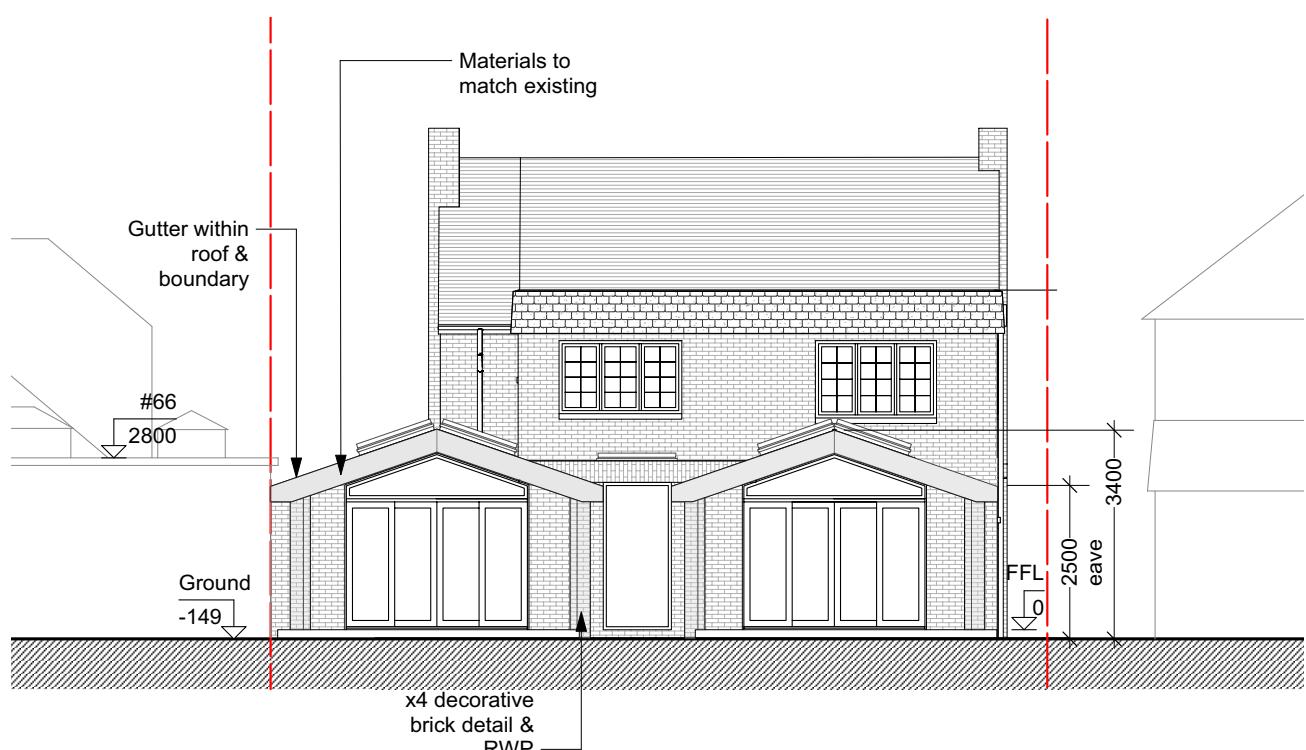
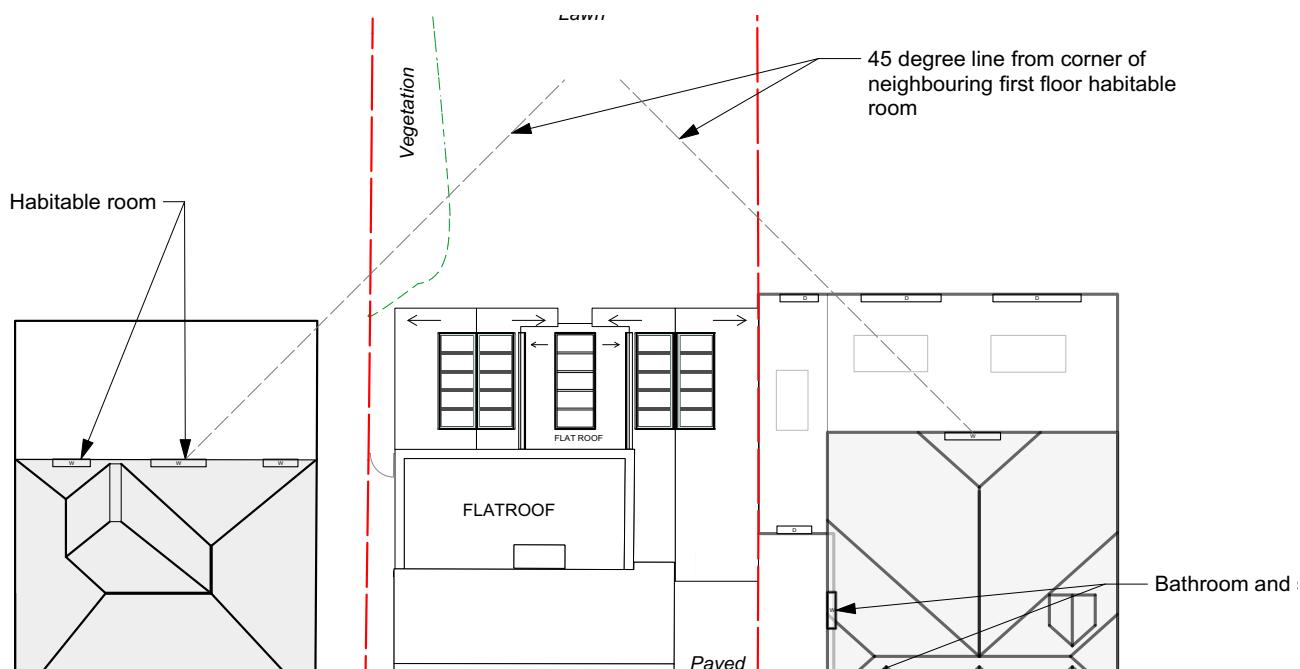




Height and Extent

The extent of the proposed extension has been designed with consideration into the neighbours properties who have both extended to the rear. As seen in the roof plan, the proposed extension is similar to #70 and slightly shorter than #66. The proposed heights of our scheme is also similar but overall lower in height than both neighbouring dwelling extensions.

Along the boundary lines are 1.6m close-board fences along with established shrubs which contribute towards the feeling that our extension will not have a negative impact on existing neighbours both sides.





Design & Materiality:

A lot of effort has gone into the design of this scheme with goals to enhance the Architectural character of this house and to make it suitable for a modern family.

The twin pitched roof design and central parapet detailing adds Architectural intrigue and reflects the Architectural language of the front porch.

Four brick protruding details to the rear elevation are also coordinated with positions of rainwater downpipes.

The gabled doors increase the light and sense of space for the inhabitants which when combined with the vaulted roofs will provide a wow factor which will enhance the Architectural experience when using this space and Architectural stock of the area.

The External finishes are proposed to reflect the original character of the home by proposing bricks to match existing on the extension.

Skylights, windows and doors to the rear are proposed in black colour which is already an accent colour on the existing home.





ACCESS

Access to the garden will be maintained to the side of the property along #70 and the garden space will remain more than adequate for the number of bedrooms in the dwelling. There is no change to front drive or parking spaces.

