



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



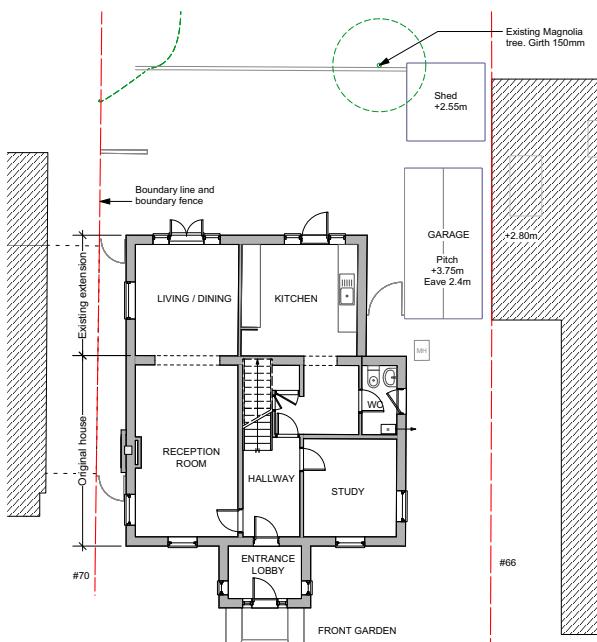
68 Thornhill Road, Rear Elevation

Boundary with #70

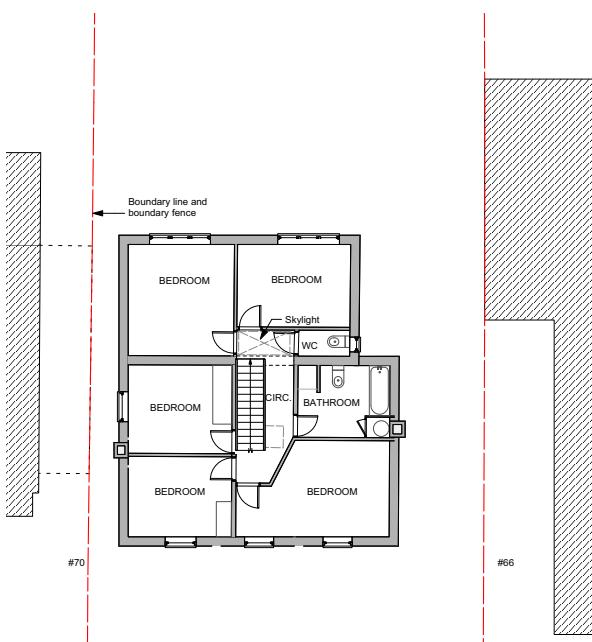


EXISTING SITE

These drawings show the existing site conditions



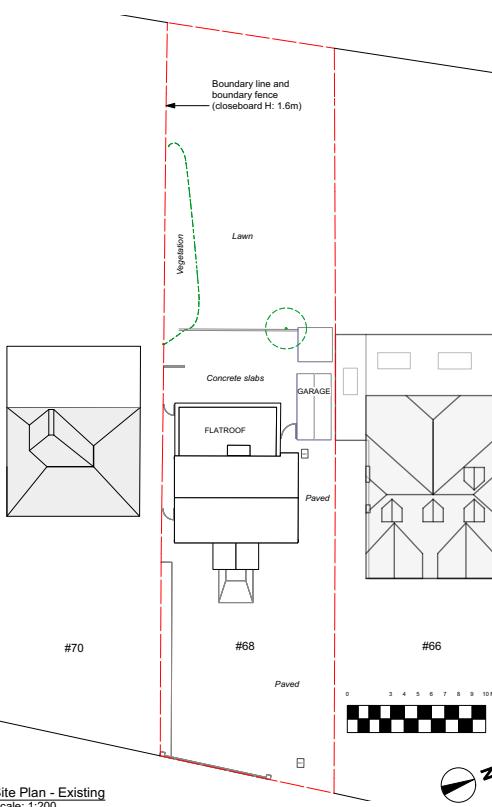
2 Ground Floor Plan - Existing
Scale: 1:100



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 (as per Approval 2031/APP/2022/3173).
- No change has been made to the approved ground floor scheme except for the removal of high-level window and replacement with two full height opaque windows in the TV room/old dining room.
- New first floor side extension of the existing rear double storey extension
- New pitched roof over rear extension to replace the flat roof

This submission shows the existing approved ground floor extension (approved under 2031/APP/2022/3173) and now combines it with a new proposal for a first floor extension to the existing extension along with a new pitched roof over the rear extension

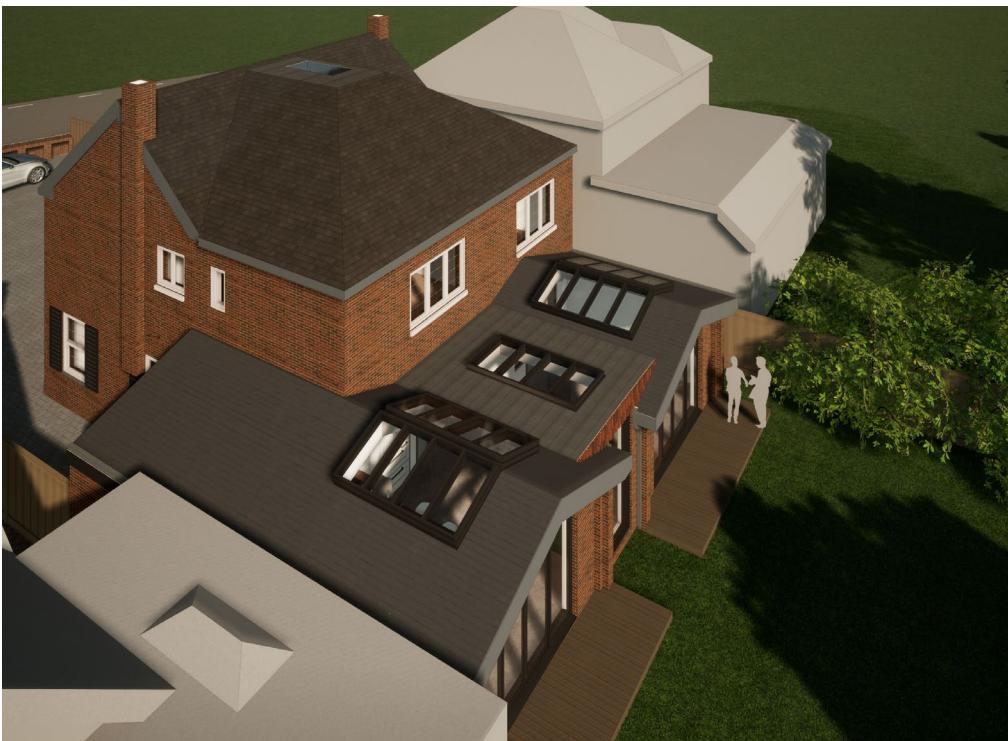
The reasons for the adjustment is to increase bedroom space and to enhance the aesthetics of the dwelling, namely the flat roof of the double storey rear extension. We also seek to improve the relationship between the new ground floor roof and its interface with the double storey extension - therefore creating a more robust junction without a roof valley detail.



This image shows the Ground floor wrap around extension

Approved scheme under 2031/APP/2022/3173.

The first floor and extension roof is as existing



This image shows the new proposed scheme

Roof design is pitched to angle similar to the existing roof. A small crown is created at the top in order to maintain roof height below the height of original roof. This also enables us to re-instate the existing flat skylight in the existing flat roof which provides natural light to the first floor central landing. The new roof is proposed to have a flat roof light too which provides light to this same area as no other external windows existing in the first floor hallway space.

Design & Materiality:

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.

The existing roof has dark coloured tiles. Proposed to have dark grey roof tiles to all roofs.

Access

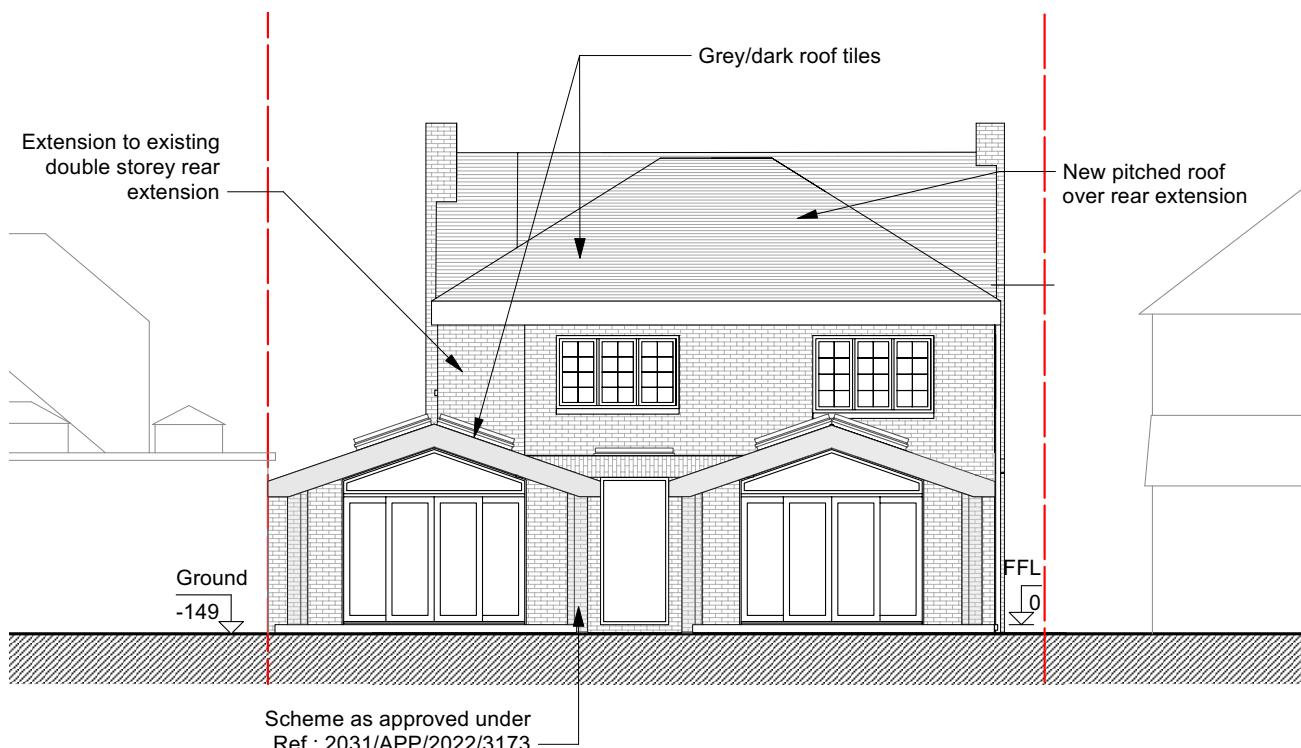
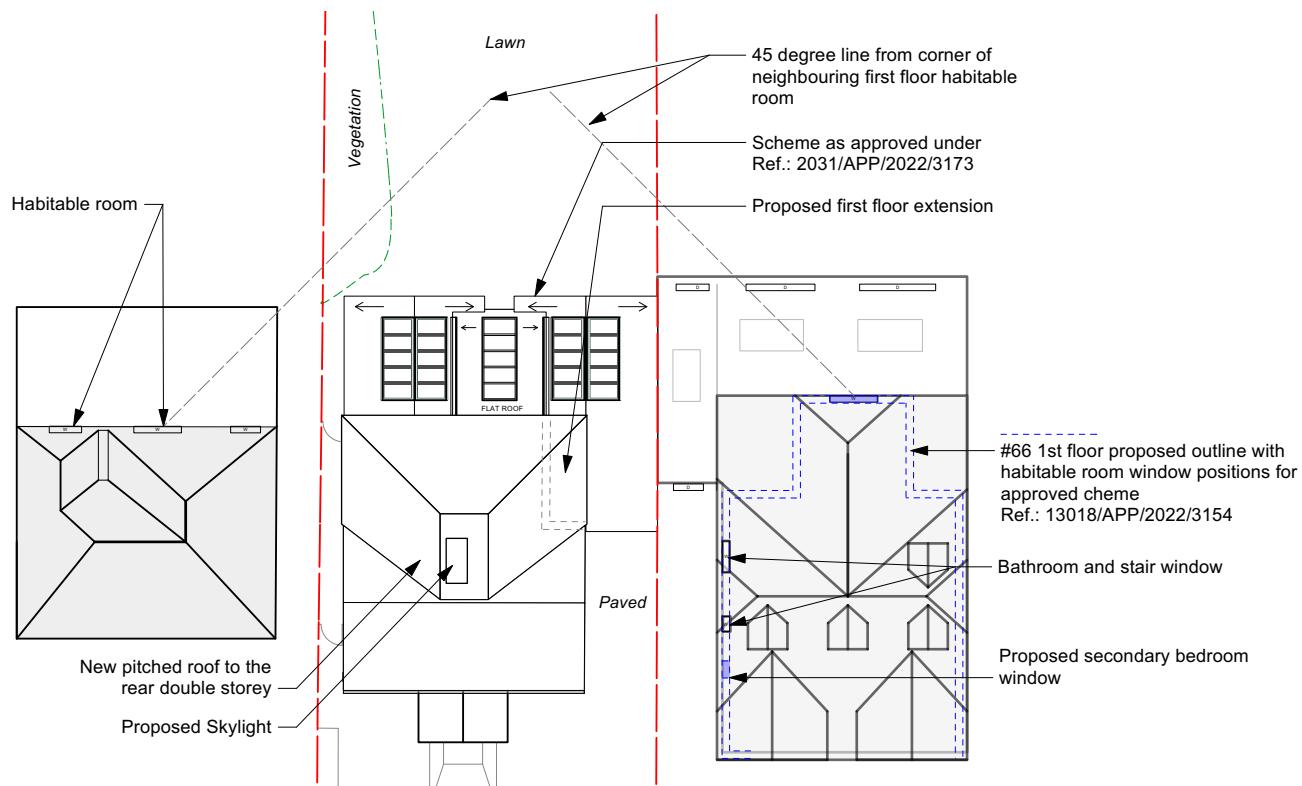
Access to the garden will be maintained to the side of the property along #70 and the garden space will remain more than adequate for the number of bedrooms in the dwelling.

There is no change to front drive or parking spaces.



Impact on neighbours

We have assessed the impact of the proposed double storey side extension in relation to existing built structures including the newly planning approved scheme for #66 and can report no habitable windows will be with a 45 degree line of this change.





This picture is of existing home



This image shows the new proposed scheme - rear elevation