

Design and Access Statement

Relating to

The erection of a 2m boundary wall to the rear and side of the property

at

**2 Boniface Road
Ickenham
UB10 8BU**

for

Dr. Amr Hamid

Prepared by

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Project ref: 2025.034

Description of Existing Site

The site is a detached 2 storey single family dwelling house on Boniface Road in Ickenham.

The application site is a **detached dwelling** situated on the **southern side of Boniface Road**, at the **corner with Rectory Way**. The immediate and surrounding properties are as follows:

- **East:**
 - 4 Boniface Road lies along the eastern boundary of the application site.
- **West (across Rectory Way):**
 - 1 Ashbury Drive
 - 3, 5, and 7 Rectory Way
- **North (across Boniface Road):**
 - 1 and 3 Boniface Road
- **South:**
 - 10 Rectory Way
 - Ickenham Village Conservation Area lies adjacent to the southern site boundary.

The site is also located within the **Tree Preservation Order (TPO) No. 4** area, indicating specific trees on or near the site are protected and subject to preservation controls.

Existing survey drawings and photo sheets are enclosed with the planning application.

Planning History

The application site has the following previous planning history:

Ref	Description	Decision	Date
21870/APP/2024/3334	Erection of extension to existing detached garage, and partial replacement of boundary fence with brick wall.	Refusal	20/12/2024
21870/APP/2024/3146	Erection of a single storey front extension and single storey rear/side extension. Amendments to fenestration.	Approval	28/11/2024

Planning

Part 1. Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHB 1 Heritage Assets

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP HC1 (2021) Heritage conservation and growth

LPP D6 (2021) Housing quality and standards

We urge the case officer to discuss the application with the Architects throughout the process in order to streamline the decision process.

The application drawings are listed in the appendix.

Brief

The applicant wishes to replace the existing high close boarded timber fence on the east elevation with a 2m high brick boundary wall and to extend the new boundary wall to enclose the existing hardscaping in front of their garage to the South of the property. This hardscaping is currently unused as there is no longer a dropped kerb in front of the garage and therefore it no longer has vehicular access.

Design

The proposed boundary wall will be in facing brick with piers, pier caps and brick on edge on tile crease. This design is in keeping with the area's character and will largely match other such examples.

The design of the proposal is to be subservient to the existing surroundings, including the existing high-level hedging on the adjoining property no. 10 Rectory way.



We encourage highways to discuss this and come back to us with feedback so that we can address any concerns early in the process.

We obtained pre-application advice from Richard Buxton, the duty planning officer and report as follows:

- *No PD restrictions regarding walls on that estate so anything over a metre adjacent to the Highway will require planning permission*
- *The decision notice (21870/APP/2024/3334) made no reference to the wall so one would assume that all was okay on that front.*
- *The extension of the wall to form the enclosure will trigger the need for planning permission and will definitely raise sight line issues for the occupiers of 10 Rectory Way as they reverse out. However, this was not given as a reason for refusal on the garage extension submission.*

We have also looked at the previous refusal of application (21870/APP/2024/3334) and note the following comments from the application relating to the proposed boundary wall:

- *The proposed brick wall would be located along the western site boundary, along Rectory Way. The proposed brick wall would extend 4.7m along the site boundary and would be attached to the extended garage at the rear of the site. The proposed brick wall would be 1.8m high with 2m high pillars. Part of the existing fence would be retained along the side of the dwellinghouse. The proposed materials would match the existing materials.*
- *The overall height of the proposed brick wall is considered to be acceptable and would not exceed the height of the existing boundary fence, part of which would be retained. The character and appearance of the proposed brick wall would not be significantly overbearing and so it is considered that the proposed brick wall would not cause harm to the character and appearance of the application property, the immediate street scene, the surrounding area and the neighbouring Ickenham Village Conservation*

Area. The proposed brick wall thereby complies with 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 (January 2020).

Access

The existing street access will be retained, off-street parking will not be affected as the garage is no longer accessible. Existing arrangements for refuse/recycling collections to continue.

The new proposals will comply with the Building Regulations current at the time of commencement.

Summary

In conclusion the proposed boundary wall appears to meet the policies stated above, please note the following:

- The existing height of the close boarded fencing is 2m, it is intended to match this with the boundary wall
- If Highways have concerns on the height of the wall adjacent to no.10 Rectory Way, we would appreciate the opportunity to discuss, amend or provide additional information in order to keep the rising cost of construction down

Appendix A

List of documents submitted with the application.

Drawing no.	Drawing title
S01	Site location plan
S02	Existing ground floor plan
S03-A	Existing Elevations
C01	Proposed ground floor plan
C02	Proposed Elevations
C03	Photosheet 1
DAS	Design and Access Statement

ends