

DESIGN & ACCESS STATEMENT - 72 Swakeleys Drive, Ickenham, UB10 8QF.

Submitted via the online Planning Portal 2021.04.28

PROJECT SUMMARY:

The homeowner is a young family in need of additional ground floor living and work space.

The property is a semi-detached Arts & Crafts style dwelling which dates from the 'inter-war' period (c.1937), situated to the north of Swakeleys Drive. The property is located within the Ickenham Conservation area. A preservation order relates to a large coniferous tree situated in the public domain, in the grass verge to the front of the property.

The original dwelling was enlarged in the 1970s, in a fairly sympathetic manner, to include a two-storey side extension with sloped terracotta tiled roof to match the original. Subsequent additions to the ground floor now accommodate the family's kitchen, dining & home office / playroom areas. These extensions perform poorly, thermally. A sub-standard glazed roof is located above a portion of the extension. These family rooms at the rear of the property are not suitably connected to the garden. The proposal is to upgrade and remodel this portion of the existing ground floor rear extension, bringing it up to current building regulation standards whilst increasing the natural daylight in the property with a number of additional rooflights.

PROJECT DETAILS:

The pre-existing extensions at the rear, which are single storey, form an 'L' shape, extending into the garden by 9.13m at the furthest dimension, and 3.1m at the shortest dimension. The proposal involves the addition of a small 'infill' area of just 7 sqm, which increases the depth of this portion of the extension from 3.1m to 4.55m, when measured from the rear wall of the original property (an increase of just 1.45m). The increase in floor area equates to 3.7% (increasing the existing dwelling of 187 sqm to 194 sqm) - calculated as Gross Internal area.

The pre-existing extensions have varying heights; parapet walls are 3.15m and 3.44m, and a sloped roof has an eaves of 2.5m and a ridge height of 3.73m. The proposed additional area of 7 sqm does not exceed these dimensions; no part of the remodelled extension will be greater than 3.73m. The taller of the two pre-existing parapet walls (3.44m) will be lowered to 3.25m. An existing flank wall to the adjoining property to the west (No.74), is currently 3.15m from ground, and it is proposed to increase this by just 100mm.

A hipped, pitched roof of shallow gradient is proposed to replace the existing sub-standard glazed roof. This new roof will have a ridge height of 3.65m. This new roof includes a pair of skylights facing toward the garden which are glazed on the top-facing plane, as well as the garden-facing elevation (in the style of an 'eaves window'.) These skylights are marked 'Skylight 01 and Skylight 02' on the submitted drawings.

On the opposite plane of this roof, two further rooflights serve to boost natural daylight levels in the rear extension. These 'velux-style' rooflights closely match the style of the existing rooflights elsewhere on the rear extension. They are marked 'Velux 7 & 8' on the submitted drawings.



DESIGN COOPERATIVE

Two additional rooflights ['Velux 5 & 6'] are proposed to the existing ground floor rear extension, above the room marked 'playroom'.

One conservation-style rooflight is proposed to the front-facing roof, which will not project more than 150mm from the existing roof plane. ['Velux 9']. The existing property, which is north-facing to the rear, suffers from low light levels and limited direct south sunlight in the hall and landing areas. A front-facing (southerly) roof light will boost light levels and improve energy performance through passive solar gain.

ACCESS:

The proposal does not result in any significant change to the access to the property and/or the curtilage. The existing property has the benefit of 2no. car parking spaces, and this will not be altered by the proposal.

PRE-PLANNING SYNOPSIS:

Pre-planning advice was requested. A virtual meeting was conducted on Mon 29th March with Mr. James Wells. On receipt of this advice, the proposal has been substantially amended as follows;

1. Depth of Ground Floor extension:

The proposed ground floor extension has been reduced in depth. The proposal put forward at pre-planning would result in a remodelled extension with a depth of 5m. The revised version reduces the depth to 4.55m, which more closely aligns with the adjoining property: No.74.

2. Rearrangement of accommodation at first floor:

The pre-planning proposal involved relocating the main bathroom into the room marked 'Bedroom 4', and the creation of a void where the current bathroom is located, to create a connection between ground and first floors, and to accommodate an access stairs to the loft floor above. This rearrangement of the first floor including the relocating of the bathroom, the floor void, and the access stairs have all been omitted from the revised proposal.

3. Loft conversion:

The pre-planning proposal included a conversion of the loft, to be made spatially feasible by creating the required headroom through the use of a box dormer. The loft conversion has been entirely omitted from the revised proposal.

The reduced scope of the project, as described above, results in a much diminished proposal. The revised proposal now being submitted, shows substantial compromise, and demonstrates the homeowners' commitment to putting forward a design proposal which does not detract from the character of the conservation area.

A copy of the pre-planning submission can be viewed at the following link:

<https://www.dropbox.com/sh/ii4wpd8ygd8f07k4/AAD3k8dnqB2hjaGmy07dFR3ka?dl=0>
