



DESIGN AND ACCESS STATEMENT

80 Swakeleys Drive

London

UB10 8QG

June 2024

The Design and Access Statement is to be read in conjunction with the Householder Application for 80 Swakeleys Drive UB10 8QG

Design and Access Statement

General

The attached planning application relates to alterations to a semi-detached house (80 Swakeleys Drive) in the Ickenham area of the London Borough of Hillingdon, TW9 3AX.

The proposed works comprise of alterations to the existing ground floor rear extension with new doors, windows and skylights positions, along with new windows on the side elevation.

This proposal is for changes to the existing shell that uses the same external materials as the existing house. While remaining complimentary, we have also proposed a more contemporary family kitchen space to the rear.

Consideration

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by all the family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

Use

- The proposed alteration will provide an improved kitchen space, in line with current standards and the way homes are now used.
- The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; we therefore feel this proposal is appropriate in this location.
- Other nearby properties (in the surrounding area), have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

Location

- We have taken the proposal's location into consideration and we are aware that the property is in the Ickenham Conservation Area.
- The property is surrounded by Semi-detached houses on all sides.
- The site is position on the south west side of the Ickenham Conservation Area.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

Visibility

- The proposed alteration will not be visible from any public roads.
- The existing extension cannot be seen from the street.

Design and Layout

- By reconfiguring the internal space and making use of the existing extension, the proposal will create a much more useable, lighter, and better configured space for a potential growing family to enjoy.
- We propose to replace/restore the existing roof including vaulting the ceiling and proposing new rooflights. The aim is to open the space internally and to get more light into the property.
- We propose not increase the current extension or change the materials.
- We aim to change the rear elevation with new windows and doors position. This is no different to the existing condition.
- As part of the works, we propose 2 new side windows.
- The proposed works will have no impact on to the neighbours.

Appearance

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- The materials include:
 - Tiled pitched roof (dark grey artificial slate) on the extension to match the existing roof.
 - Stock brickwork for the external walls to match the existing materials.

Sustainability

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

Conclusion

This proposal is for alterations to the existing extension of the semi-detached house, to enhance the image and function of the space in the existing ground floor extension. In formulating our proposals, we have considered the current conditions of the property which is currently configured as a large dwelling. We aim to enhance the fundamental values of the family home by creating a space that can be used by the whole family yet is still very much a part of the property. We have been sympathetic to the property and its surroundings.

- In preparing this design, we have been particularly mindful of:
 - Creating a contemporary, yet complimentary family hub.
 - Creating a complete relationship with the rear of the house to the garden.
 - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Conservation Policies for Ickenham.