

Design & Access Statement for:

17-19 Long Lane

Ickenham

UB10 8QU

Rev. A

15 May 2021

Robert Alexander Interior Design

& architecture

36 Waterways House

Bentinck Road

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Planning background

The current application is a re-submission of an application that was previously granted permission under reference No. 29266/APP/2016/3578 on 10 October 2016. The application proposal is exactly the same as the previously approved application. The policies applicable at the time has not changed in any significant way that would adversely affect the proposal. The previous application was approved after dialogue with the case officer and final amendments were made.

Design statement

Front facade

This application is for two additional flats in the roof space above a parade of shops. The alterations will not affect the appearance of the front façade other than the addition of 4 new rooflights. The adjacent buildings have dormers in the front façade and for that reason the rooflights will be inconspicuous by comparison. Furthermore, the rooflights enhances the balance and symmetry of the façade as it is spaced equally either side of the two gables.

Rear facade

The existing first floor flats are accessed from two staircases at the rear. The existing pitched roof will be converted into a rear access walkway to serve the two new flats in the roof. The adjacent properties have an existing walkway that serves the flats accessible from the rear.

The existing roof consists of two projecting hipped roofs in line with the two gable ends in the front façade. The proposed design fills in the space between the two hips and adds two dormers in the new roof plane. The dormers follow the pattern of the adjacent properties.

Space standards

Both flats are 50.5m² but are classed as studios because only 38.6m² are above 2.3m in height. In order to achieve this the floor will be lowered. The ceiling height in the flats below are currently 2.6m but will be reduced to 2.4m to accommodate increased height in the flats above.

Conclusion

The proposal does not affect the appearance of the conservation area from the street view. The alterations in the roof and dormers at the rear are in keeping with the neighbouring buildings which have already converted the loft space into habitable space.

The new apartments comply with the London space standards.

Access Statement

The existing flats are accessible by stairs only. There are two sets of stairs at the rear that give access to the two flats. These are retained and are extended to provide access to the two new flats in the roof space.

Photo survey



A view of the access walkway serving the adjacent flats



The walkway extends around the corner to serve as access to all the flats in the rest of the parade. There are dormers in the roof and the new dormers will be similar in appearance and clad in the same materials.



A view from Edinburgh Drive that partially shows the two projecting hipped roofs. The space in the middle will be filled in.



A view from Edinburgh Drive showing the dormers in the roof of adjacent properties