

**Proposed extension to Dwelling house at
41 Highfield Drive
Ickenham
UB10 8AW**

**Design and Access Statement
Planning Application**

20 April 2022



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A List of Drawings and Other Documents Submitted

1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared in support of a Planning Application for the external and internal alterations to the existing building to provide a larger and better organised modern house.
- 1.2 A single storey rear extension
- 1.3 A first-floor rear extension infilling the area to the side of the existing first-floor rear addition
- 1.4 A roof extension with two rear dormers to provide additional second floor living accommodation.
- 1.5 A two-storey storey front extension.

- 1.6 The application site is in the ownership of Gurinder Singh Madhan
- 1.7 The application site is currently occupied.
- 1.8 This statement addresses the planning and other issues resulting from the proposed development and is set out under the following sections:

2 SITE AND SURROUNDINGS

Description of the site and context

3 EXISTING BUILDINGS

Description of existing buildings

4 PLANNING HISTORY

Reviews planning history

5 THE DESIGN PROCESS

Gives details of the evolution of the design

6 AMOUNT OF DEVELOPMENT

Justifies the amount of additional intervention

- 7 **USE OF THE SITE**
Reviews past and proposed uses
- 8 **SITE LAYOUT**
Describes the layout of the existing buildings and the proposed alterations
- 9 **SCALE OF DEVELOPMENT**
Reviews the physical scale of the proposal
- 10 **APPEARANCE**
Describes proposed materials and detailing
- 11 **LANDSCAPING**
Describes the principles of proposed landscaping
- 12 **SUSTAINABILITY**
Describes the principles of the proposed approach
- 13 **ACCESSIBILITY**
Describes the design features ensuring access to the site
- 14 **WASTE AND RECYCLING**
Describes the principles of the proposed approach
- 15 **SUMMARY**
Summarises the application

2.0 SITE AND SURROUNDINGS

- 2.1 41 Highfield Drive is a two-storey detached dwelling house located on the east side of Highfield Drive in Ickenham, Borough of Hillingdon. It's a brick-built property with some alterations in the past. The property is set back from the street by a large driveway. The present house is a fairly ordinary without any unique architectural features and is built in red brick with tiled roof.
- 2.2 The dwelling is located on a private residential road which comprises of many individual styled detached houses many of them having been extensively remodelled.
- 2.3 The application site is not in an Area of Conservation or an Area of Special Character
- 2.4 No trees will be affected with the proposed development.

3.0 EXISTING BUILDINGS

- 3.1 Given the previous non-existence of any reliable survey information, the applicants commissioned a measured survey, a detailed topographical and an elevational survey of the land and existing buildings; this is submitted with the applications.

4.0 PLANNING HISTORY

- 4.1 Planning history relating to the site in this case, are as follows:

Application Ref.	Description	Decision
30871/APP/2001/2555	Erection of two storey side and rear extension	Appealed/allowed
30871/APP/2001/376	Erection of single storey rear extension	Approved

- 4.2 There is no history of Town Planning Enforcement Action on the site.

5.0 THE DESIGN PROCESS

- 5.1 The design was to the client's requirement to improve the design of the house and provide additional space

Pre-Application advice.

There was no formal pre-application, but advice was sought from the duty officer

- 5.3 Any proposed part demolition of the existing buildings will be undertaken only after erection of a full hoarding.

5.4 In order to reach the full potential for the site, within the constraints, it is considered that the most appropriate layout of the site will preserve, maintain, and enhance the following feature

- The existing ridge height is slightly increased, and the geometry of the roof is changed.

6.0 AMOUNT OF DEVELOPMENT

6.1 It is considered that the proposed design fully honours the importance of the existing building, the setting, yet at the same time allows insertion of the additional building volume in such a way that the overall setting is not compromised.

7.0 USE OF SITE

7.1 The existing use is as a dwelling house.

8.0 SITE LAYOUT

- 8.1 The layout of the scheme was dictated by the customers' requirements
- 8.2 The proposed alterations to the original building are proposed mainly at the rear and the front elevation and a remodelled roof
- 8.3 A landscape design has been suggested from the definition of the layout.
- 8.4 The layout of the development avoids any possible overlooking from habitable rooms within the existing adjoining properties, the application drawings show the adjoining buildings.

9.0 SCALE OF DEVELOPMENT

- 9.1 Section 6 dealt with the amount of development proposed in response to the brief and characteristics of the site.
- 9.2 It is considered that the proposals are in scale with their environment and respectful to the existing building and its surroundings.

10.0 APPEARANCE

- 10.1 The altered building is designed to be more balanced in its appearance whilst still retaining a traditional design.

11.0 LANDSCAPING

- 11.1 Landscape falls into the following areas - the entrance to the site and the rear gardens.
- 11.2 It is envisaged that if the planning application is acceptable in general terms, then reserved matters would apply to landscaping design and implementation.

12.0 SUSTAINABILITY

- 12.1 It is envisaged that in the event that the planning application is acceptable in general terms, then reserved matters would apply to detailed construction, services, design and implementation.

- 12.2 In overall terms the project is designed on the assumption that reuse of the existing buildings offers greater sustainability than through demolition and reconstruction.
- 12.3 It is considered that all new building elements, including services, will have to apply to national norms including all parts of the Building Regulations in force at the time of commencement of construction.
- 12.4 The existing fabric will where possible be upgraded in insulation to the latest standards, which will include double glazing throughout.
- 12.5 Across the whole project the following will be implemented at detail design stage:
- Low energy and intelligent lighting fittings
 - Movement activated lighting fittings in halls
 - Dusk/dawn activated external lighting fittings
 - Dual flush WCs
 - Improvement of U values
 - Use of variable speed fans to meet demand
 - Mechanical ventilation with a heat recovery system

13.0 ACCESSIBILITY

- 13.1 Vehicular and pedestrian access to the site will remain as existing.
- 13.2 The design in connection with accessibility has been considered and includes:
- Access for disabled users has been provided to the ground floor

- 13.4 Low level lighting will be provided in the external areas. Choice of external lighting fittings will be the subject of later design

14.0 WASTE AND RECYCLING

- 14.1 Normal household requirements as outlined by the local authority

15.0 SUMMARY

- 15.1 The need to redevelop of the site has been caused by the owner requiring a larger, more modern, and better organised house

15.2 The design has developed to ensure that the principal features of the site, the existing buildings, and their setting, are preserved, and enhanced by improvements.

15.3 The design of the proposal is of high quality and fully sympathetic with the character of the existing buildings and their setting

Ends

Appendix A List of Drawings and Other Documents Submitted

Drawing No.	Scale	Title
S01	1:1250 at A4	Location plan
S02	1:100 at A1	Existing site layout
DS03	1:100 at A1	Existing plans and elevations
C01	1:100 at A1	Proposed Plans
C02	1:100 at A1	Proposed site Layout
C03	1:100 at A1	Proposed elevations
C04	1:100 at A1	Front axonometric
C05	1:100 at A1	Rear axonometric
DAS		Design and Access Statement
MG		Planning Supporting Statement
CIL		Community infrastructure Levy