

Lawful development certificate

Client Name

Mae and Neil

Project Address

7 Windrush Close, Ickenham, Uxbridge, UB10 8EJ

Project Issue Date

08/03/2021

08/03/2021 20:29:55

Design and Access

Statement Project Description

The property is a detached house. It is not listed and is not located within a conservation area. The proposed works include a single storey rear and side extension and the conversion of the current garage into an habitable space. All of the new proposed work is to help create a better family home for the clients and to upgrade the home to meet modern living standards.

Amount, Form and Scale

The loft extension will consist of a gable end roof with full width rear dormer. The dormer has been designed to be stepped back by 737mm from the eaves and will not exceed the existing ridgeline of the roof. The dormer will have an internal height of 2.27m. The proposed loft volume is 47 m3 (within the 50m3 allowance under permitted development rights). The loft extension will be accessed through a new staircase from the ground floor. It will include two bedrooms and a bathroom. The rear and the side extensions will have a new flat roof, with a finish height of 2.67 from the ground level to the roof finish level.

Facade and Appearance

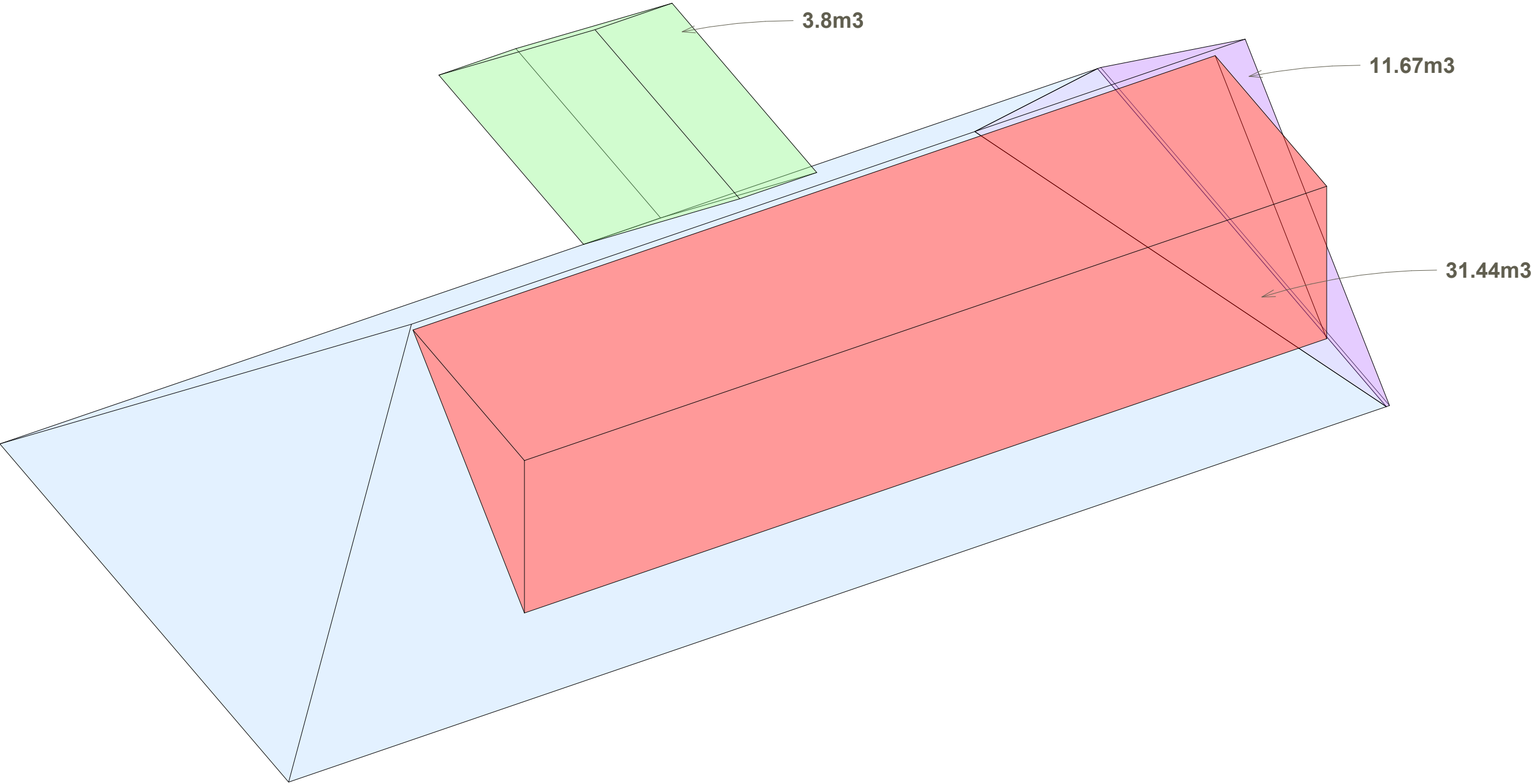
The appearance of the new gable end will be in keeping with the existing roof, whilst the dormer will have a render finish. Large glazing will maximise the natural light entering into the space. The rear and side extension will both have a matching brickwork.

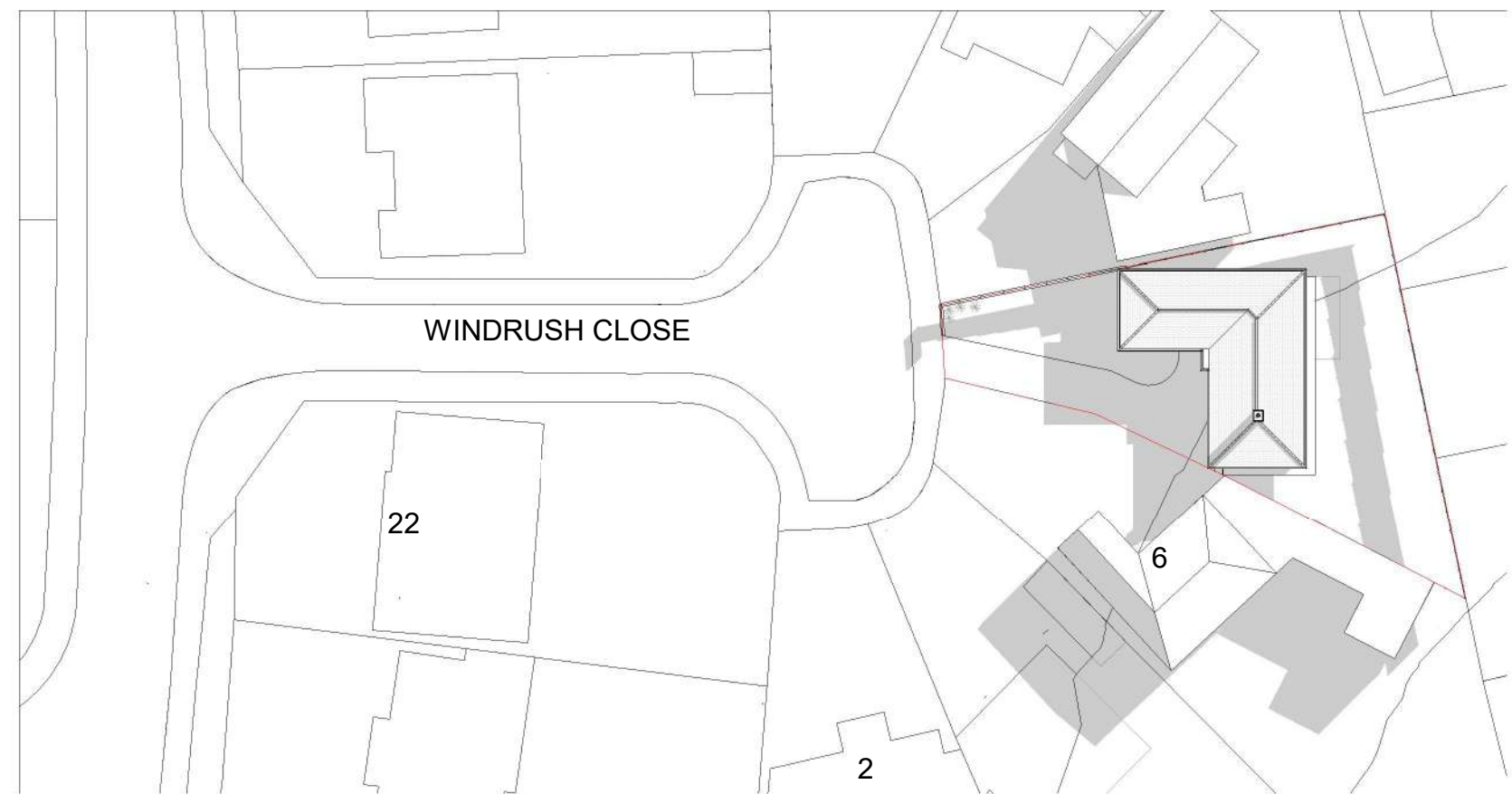
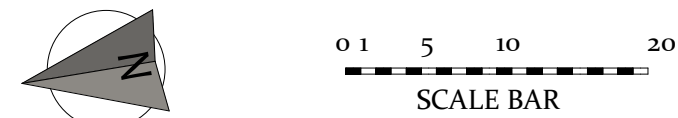
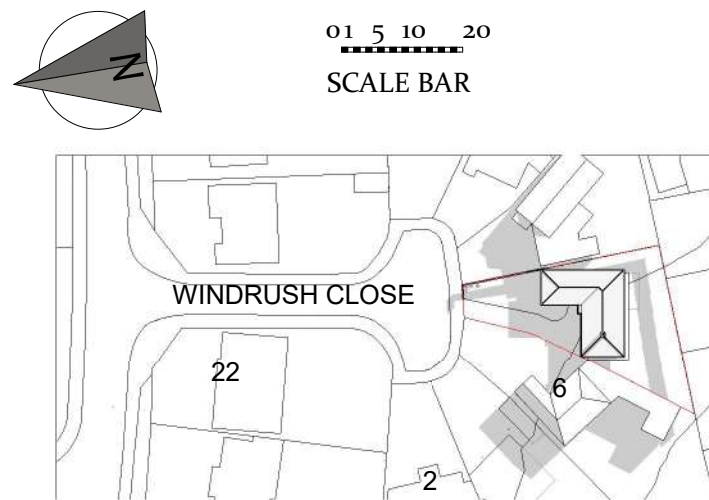
Property Access

Please note that no highway or public footpath is affected by this proposed development.



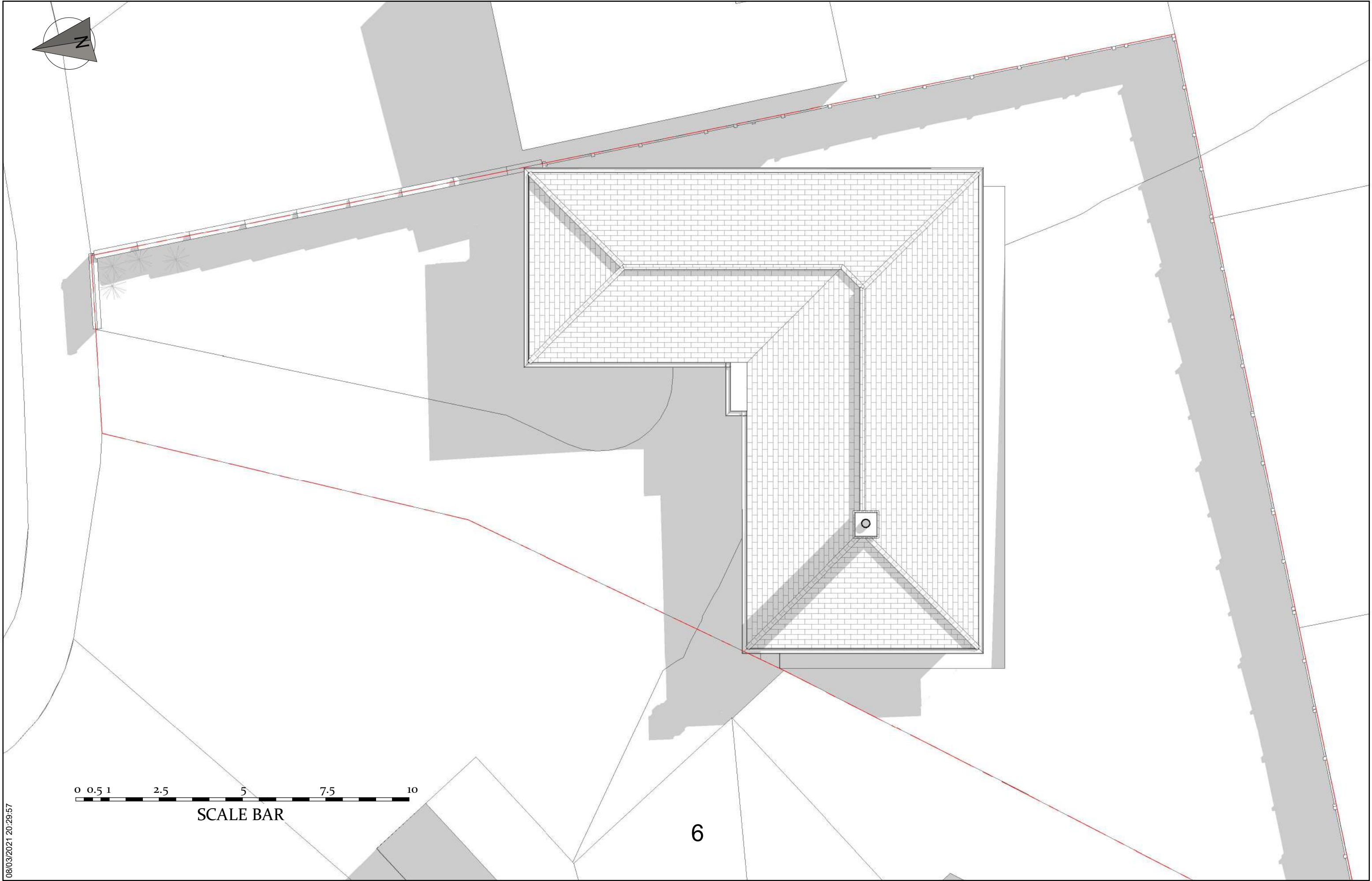
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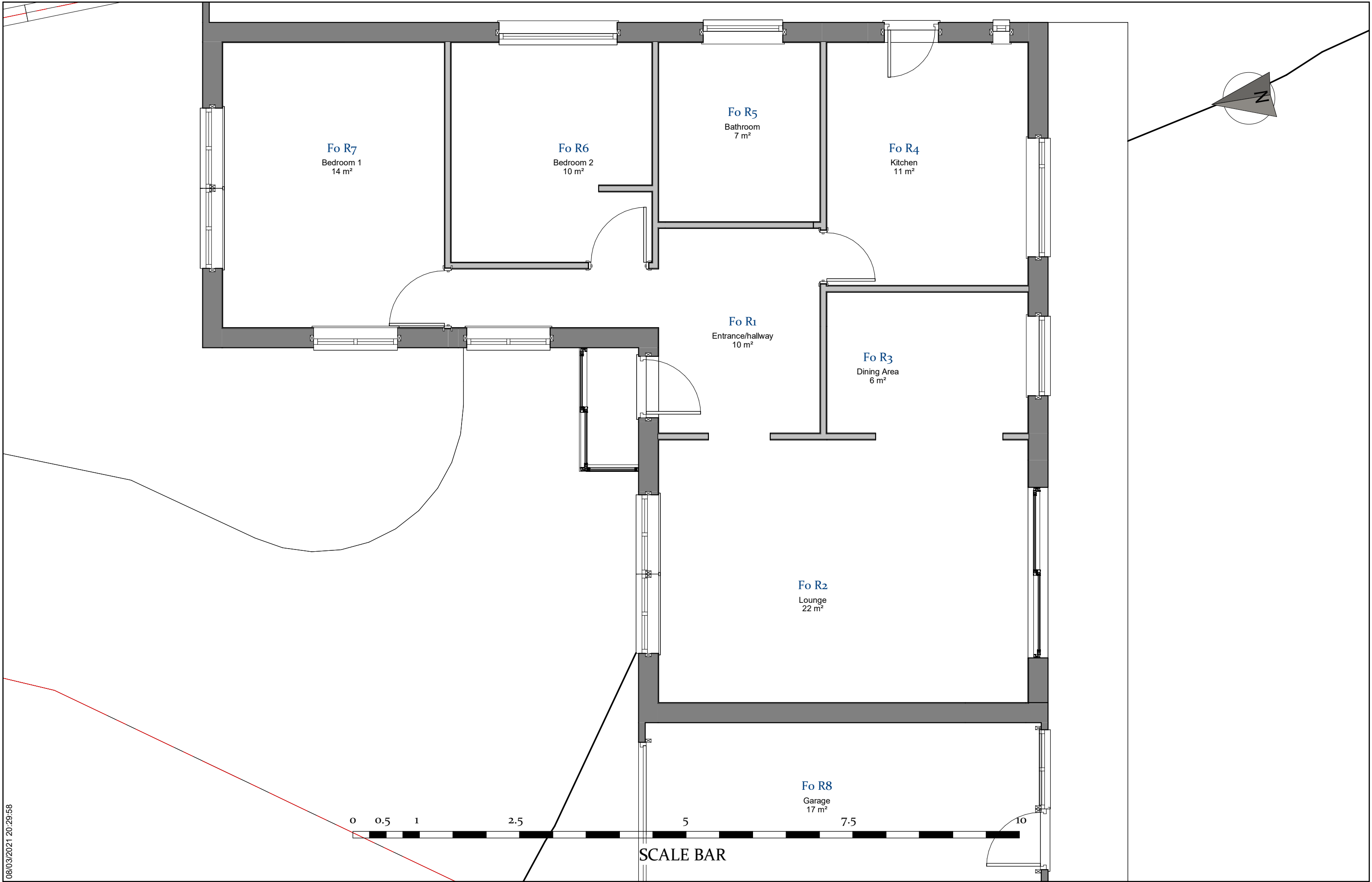


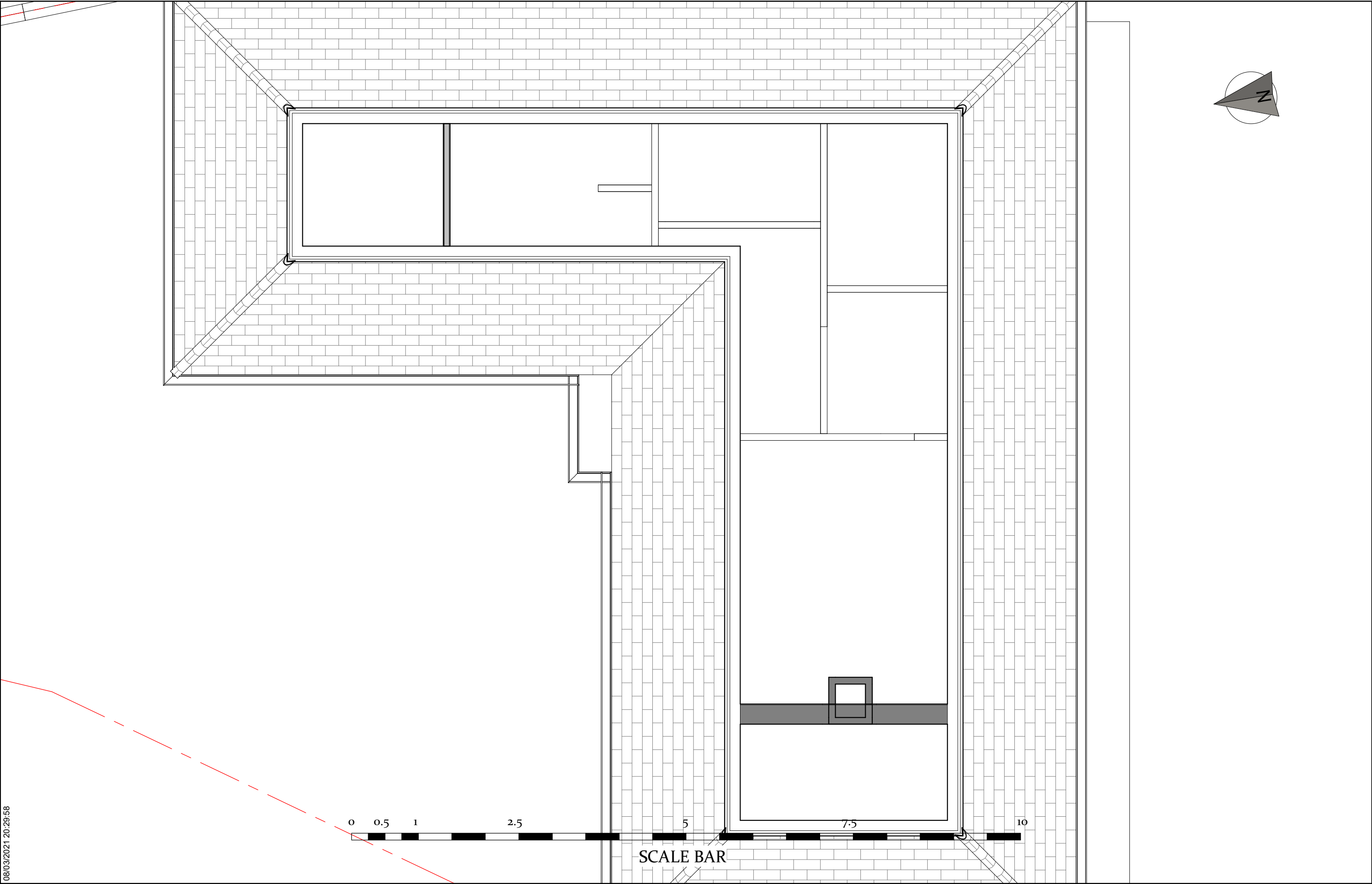


1 Site- EX - 1250
1 : 1250

2 Site- EX - 500
1 : 500







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Submitted For
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Project Stage
Creation Pack

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7 Windrush Close, Ickenham, Uxbridge, UB10 8EJ

NORTH AVENUE

ARCHITECTURAL, INTERIORS,
AND PROJECT MANAGEMENT
LONDON

Sheet name
EX. First Floor Plan

Page No.
B. EX. 2.2

Scale | 1 : 50

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Date: 08/03/2021

08/03/2021 20:29:59

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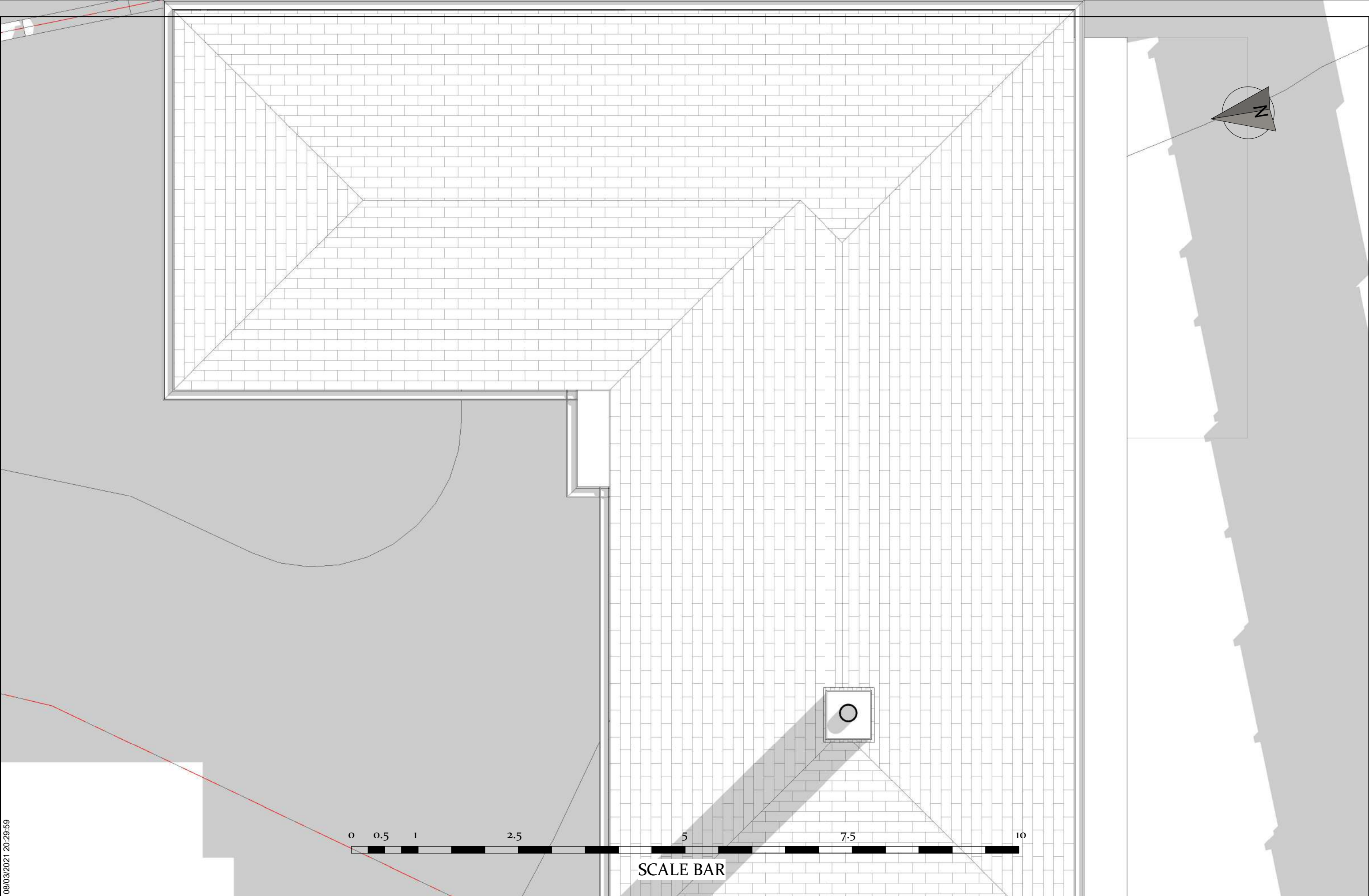
Sheet name
EX, Roof Plan

Page No.
B, EX. 2.3

Scale | 1 : 50

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08/03/2021 20:30:00



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08/03/2021 20:30:03



08/03/2021 20:30:04

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Sheet name
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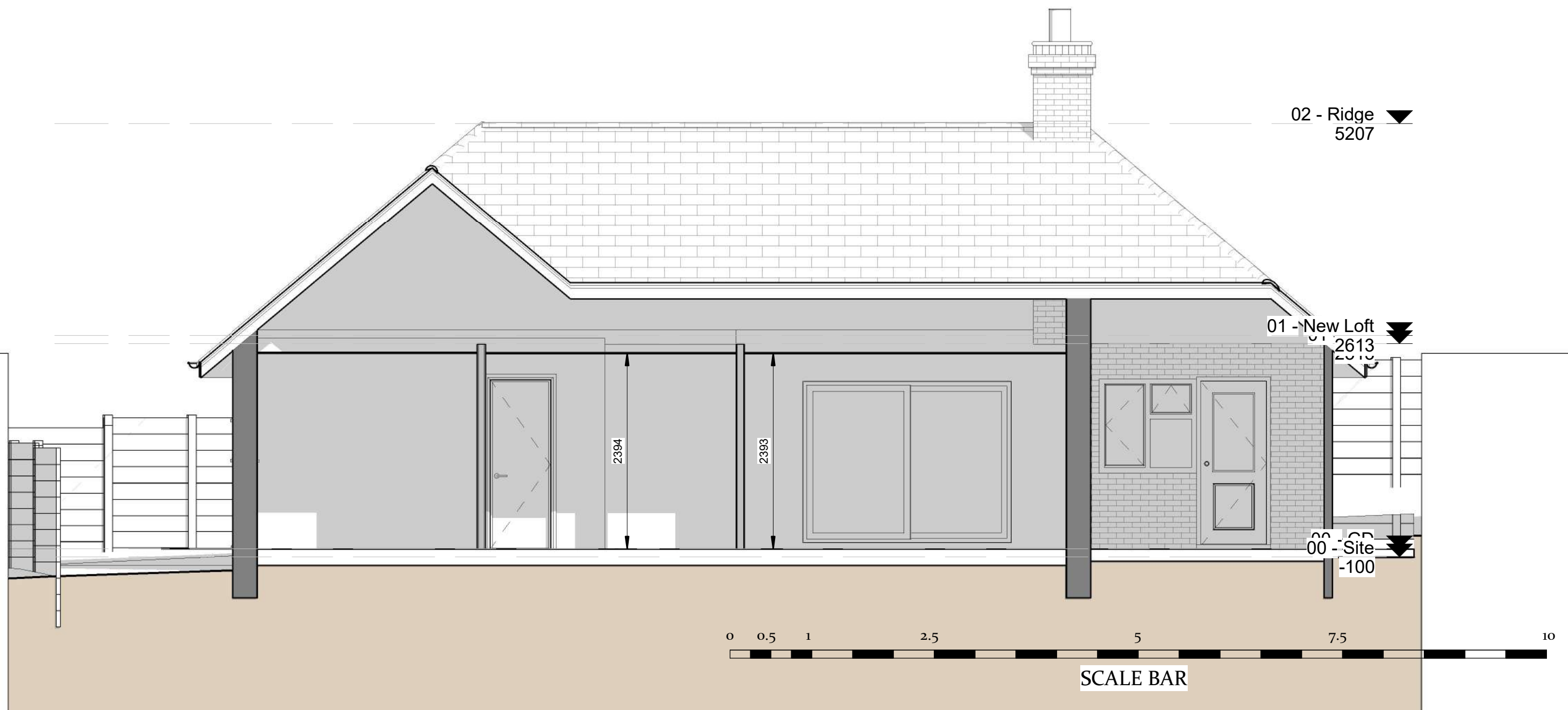
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B. EX. 4. 1

Scale | 1 : 50

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Date: 08/03/2021

08/03/2021 20:30:05



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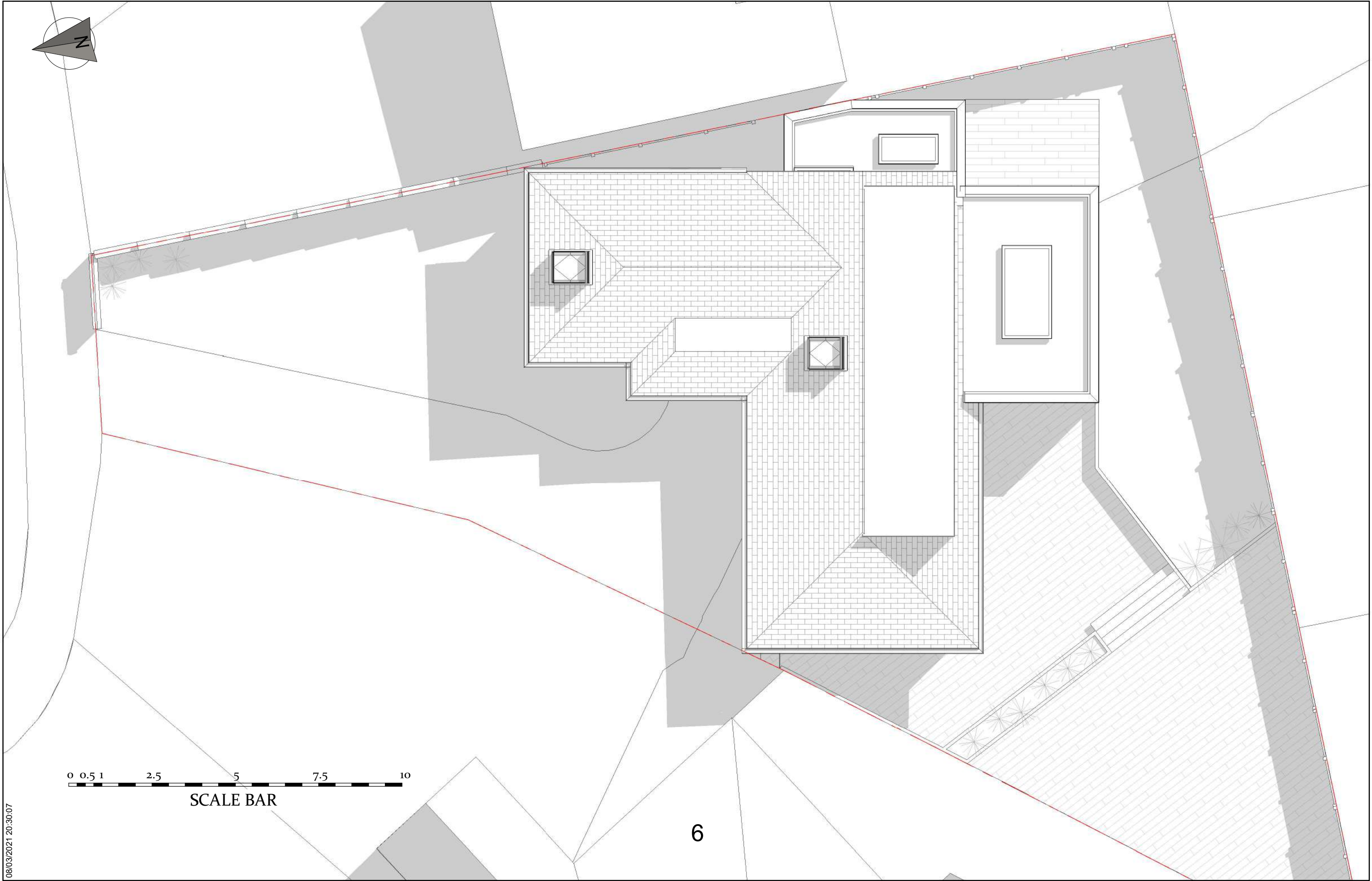
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Page No.
B. EX. 4. 2

Scale | 1 : 50

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Date: 08/03/2021



08/03/2021 20:30:07

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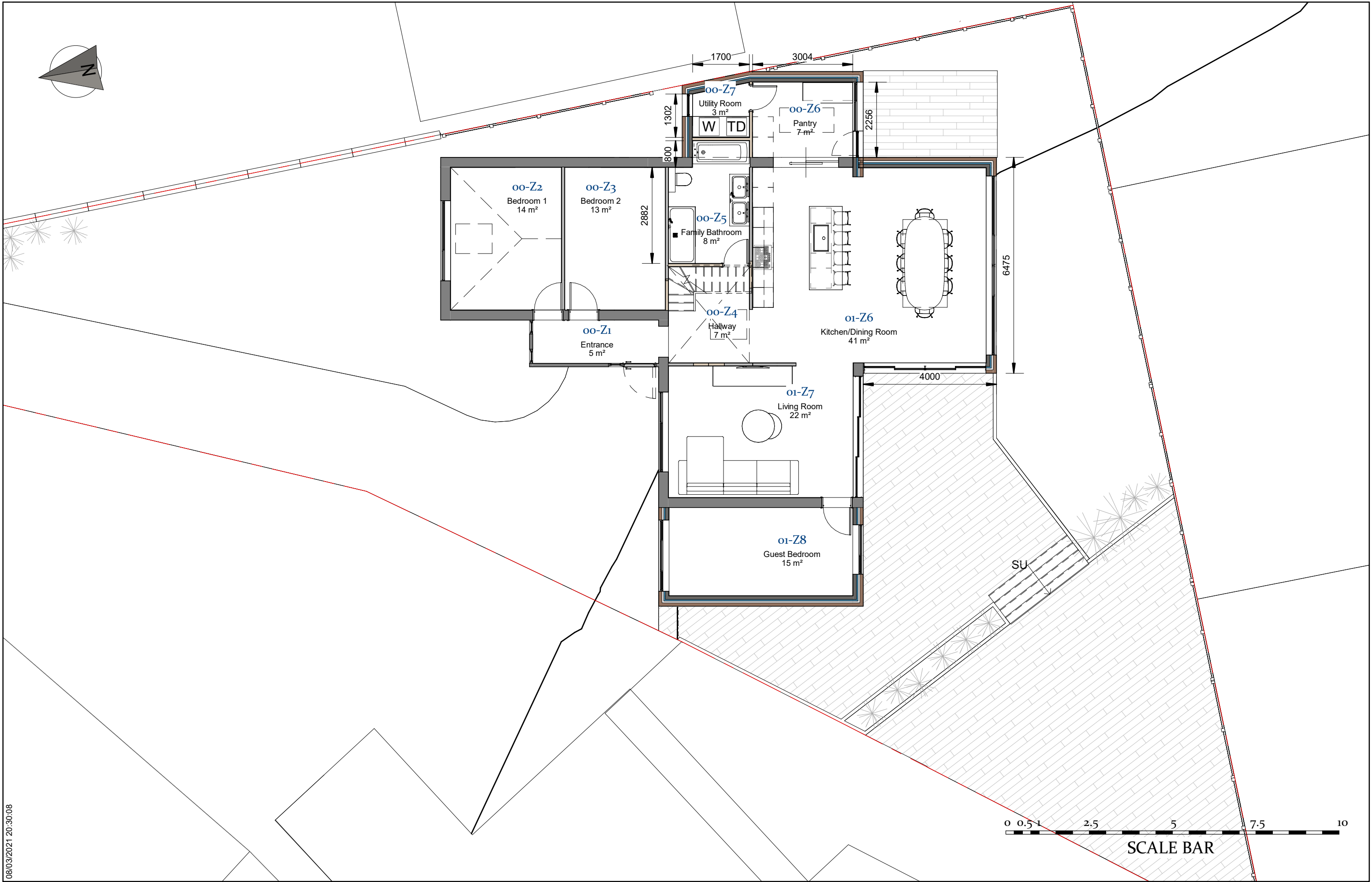
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PR. Site Plan

Page No.
D. PR. 0. 1

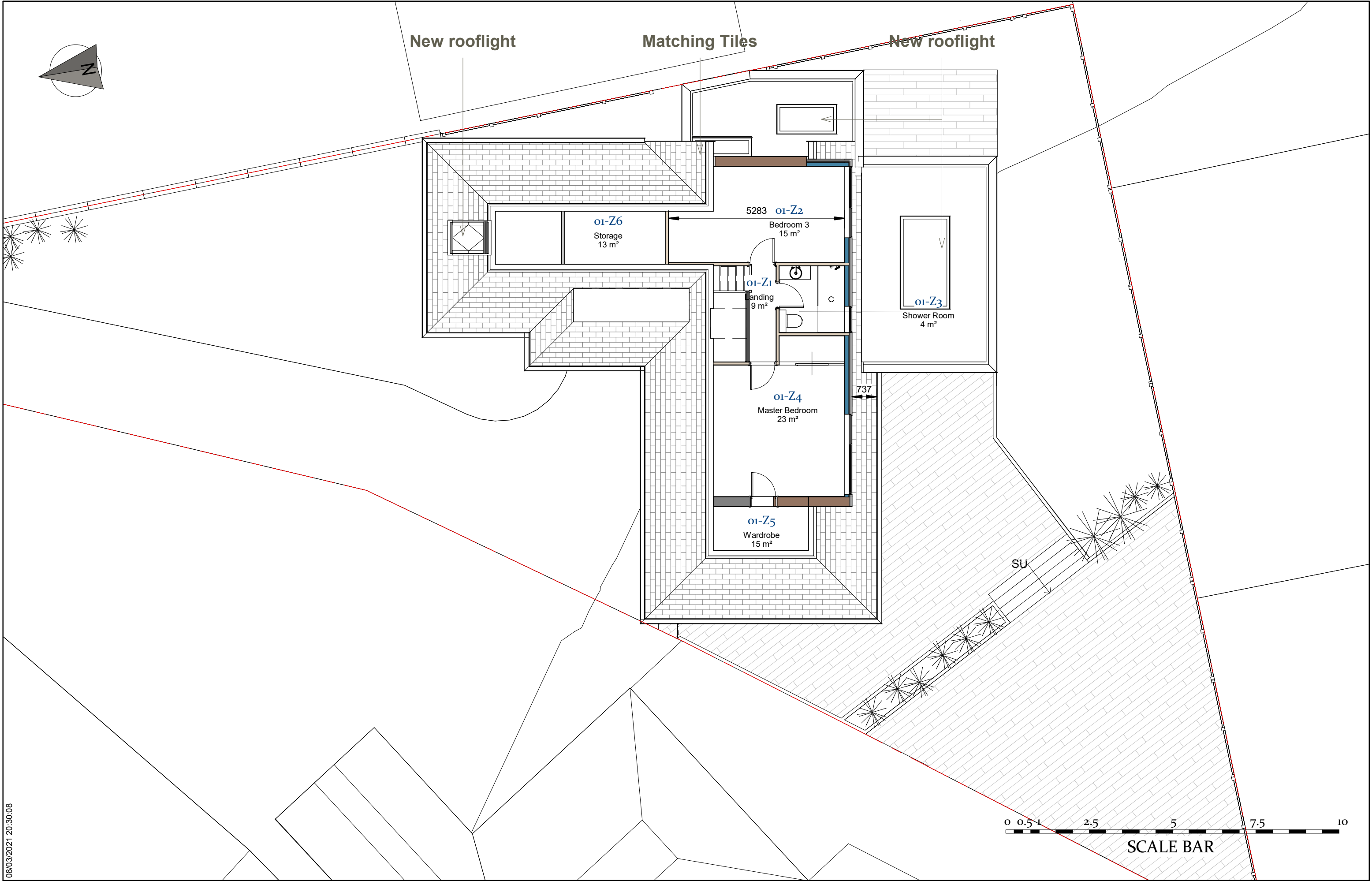
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08/03/2021 20:30:08



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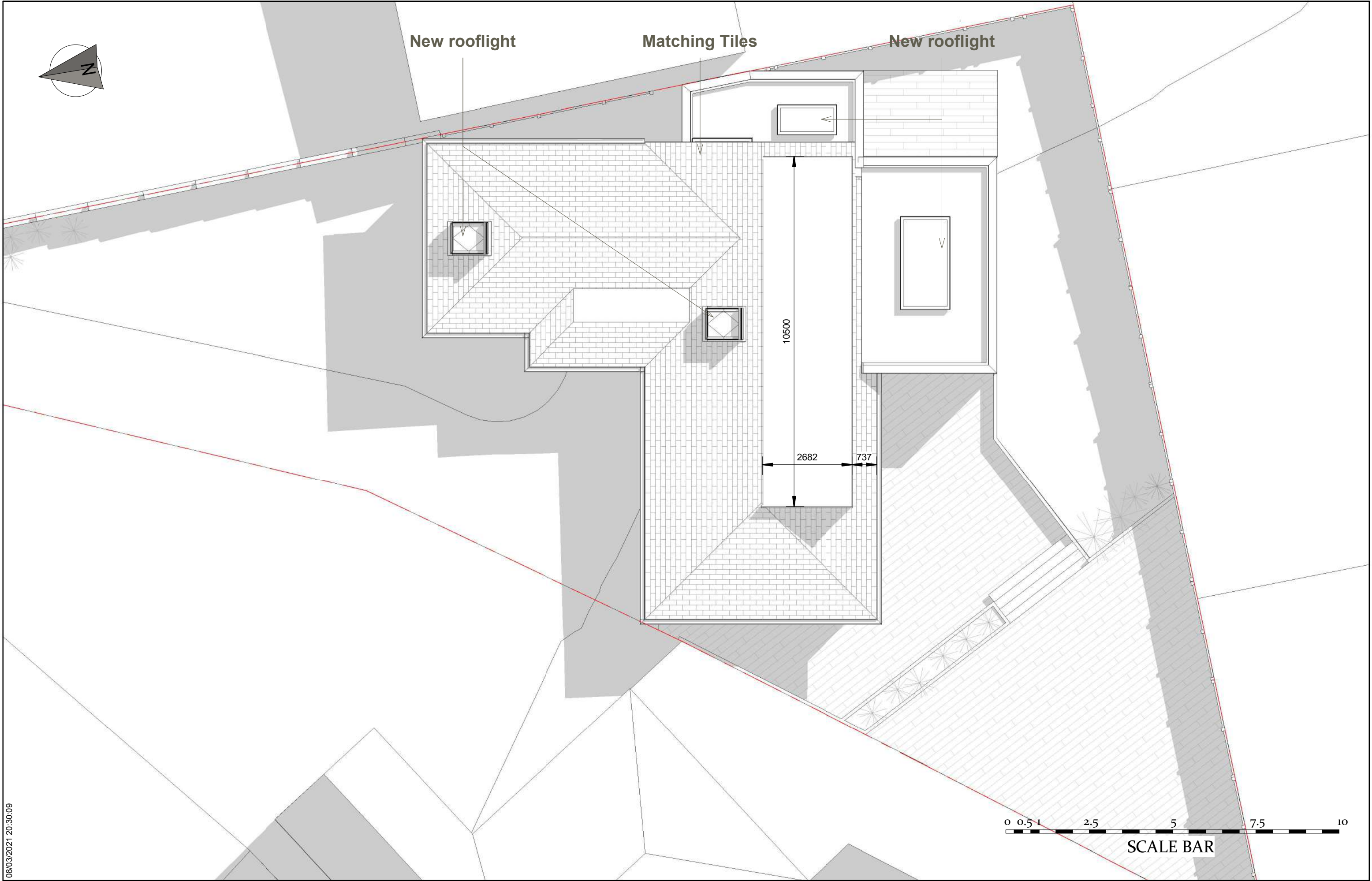
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PR. Loft Floor Plan

Page No.
D. PR. 2. 2

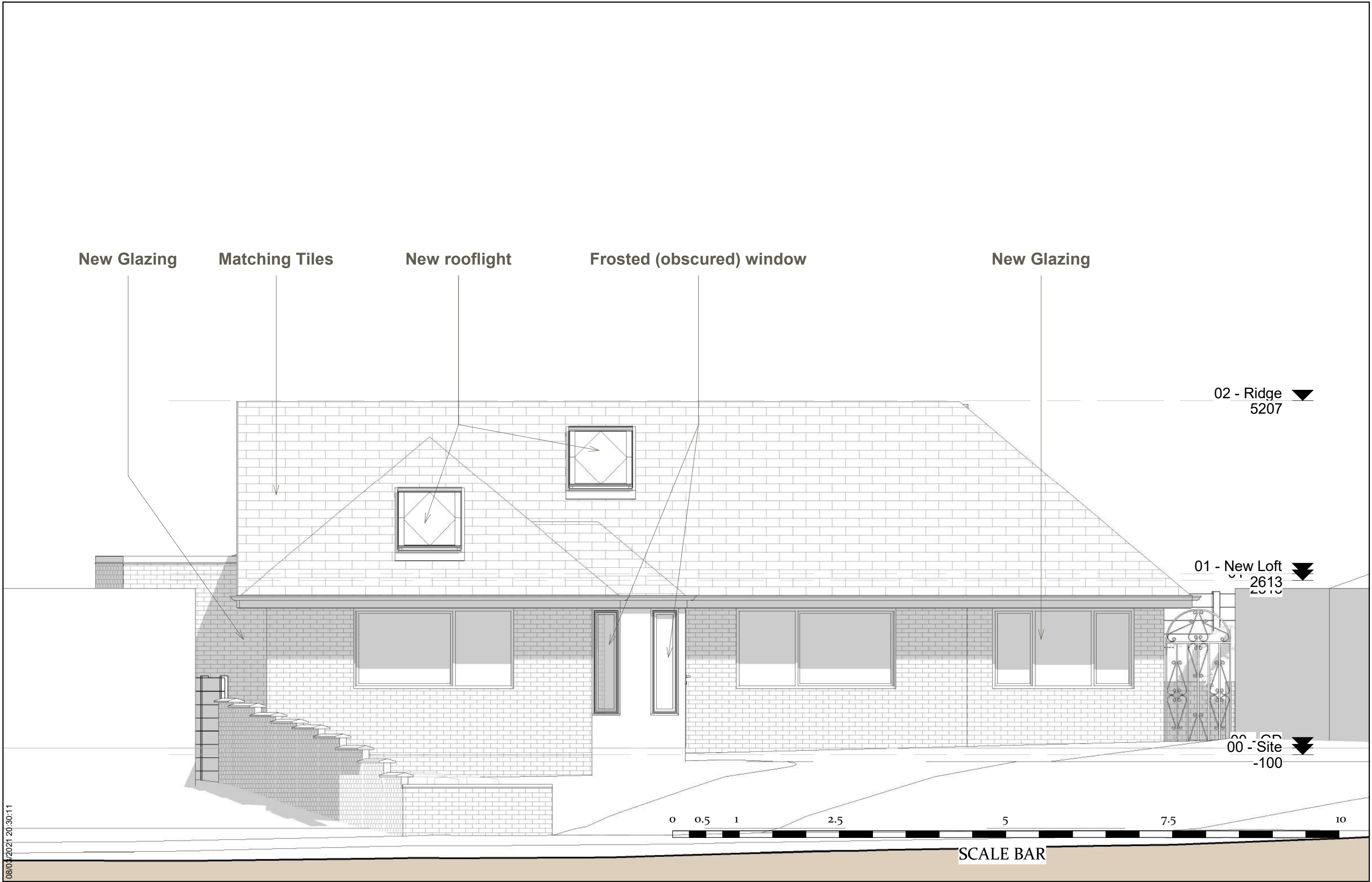
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08/03/2021 20:30:09



08/03/2021 20:30:11

Matching Brickwork

Light coloured
render

New rooflight

New rooflight

02 - Ridge
5207 ▼

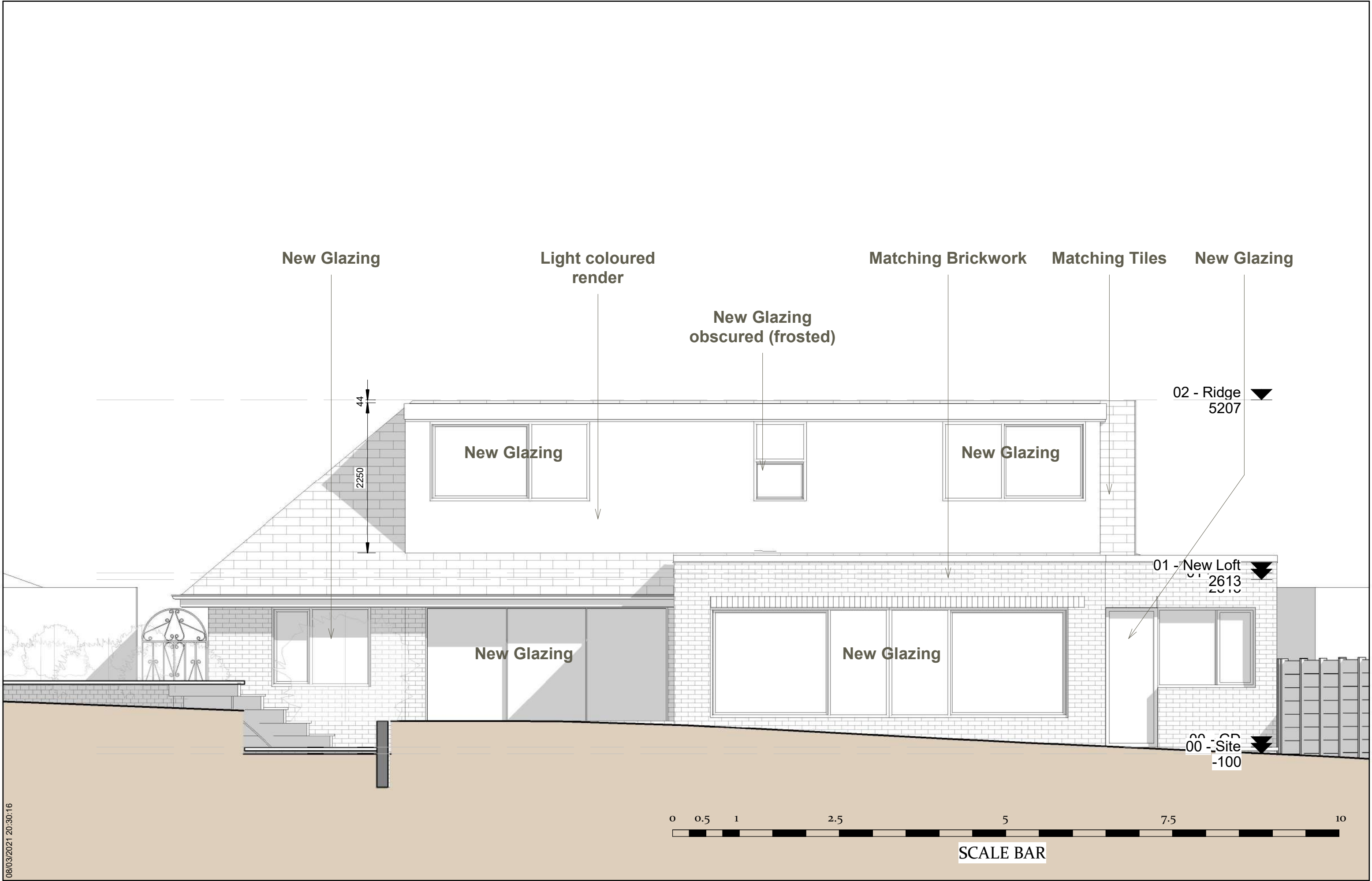
01 - New Loft
2613 ▼

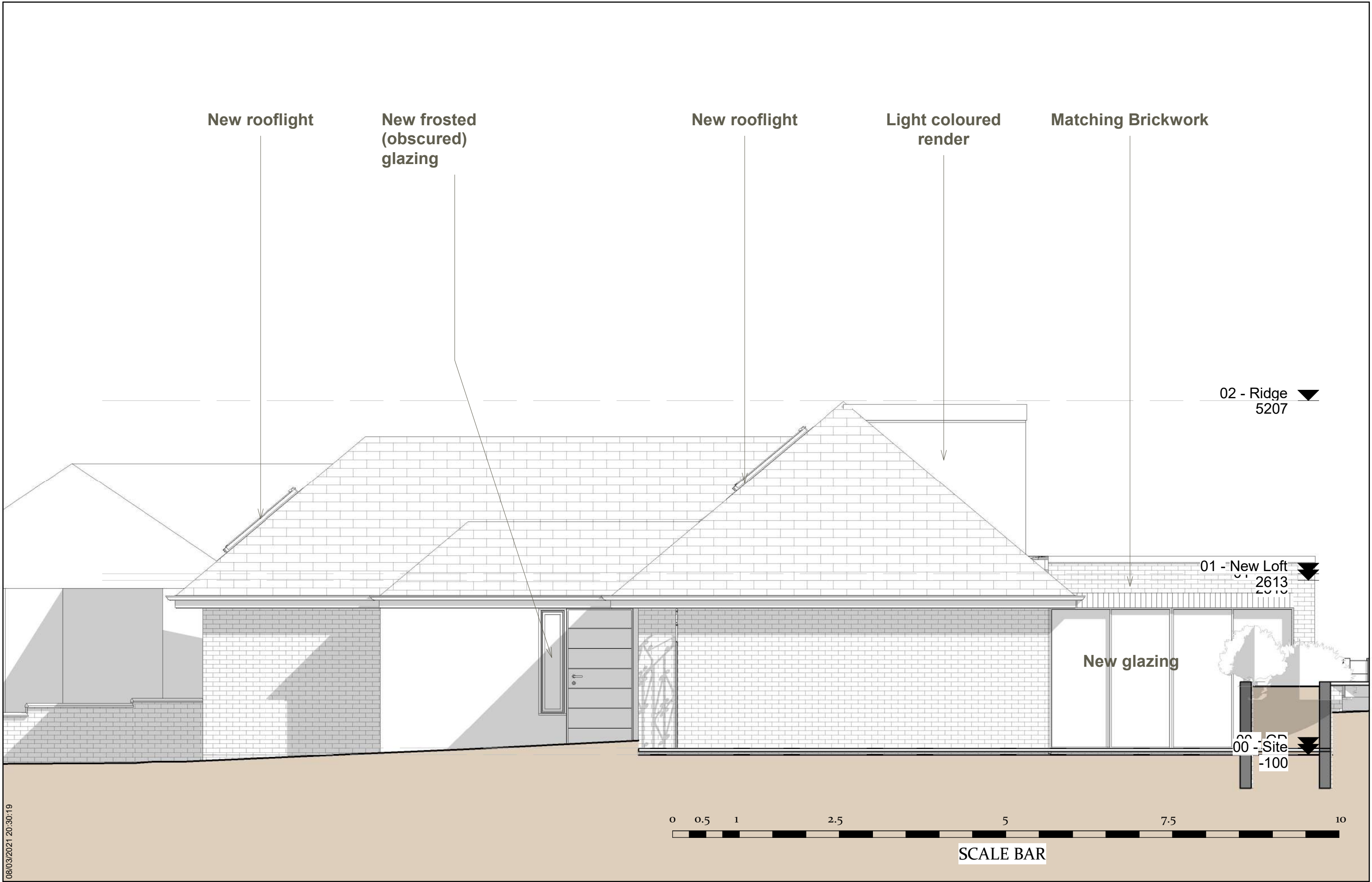
00 - Site
-100 ▼

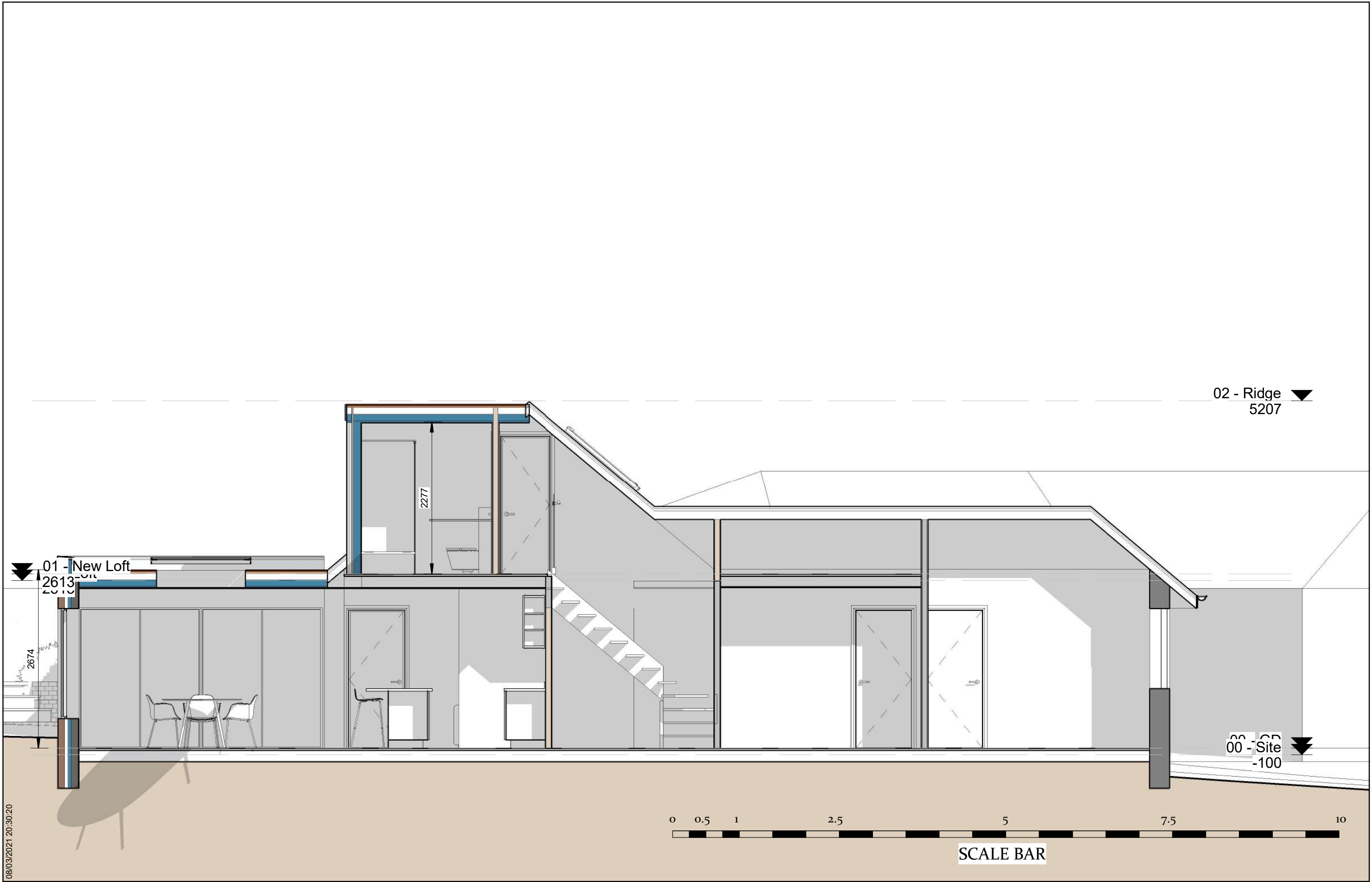


SCALE BAR

08/03/2021 20:30:13







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Sheet name
PR. Section - 1

Page No.
D. PR. 4. 1

Scale | 1 : 50

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