

ARCHITECTS DESIGN & ACCESS STATEMENT FOR:

Single Storey Rear Extension at 84a Long Lane, Ickenham UB10 0EQ

REV A



April 2023

THE SITE

Locality

Long Lane (B466) is a relatively busy road running between West Ruislip High Road to the north and Uxbridge Road (A4020) to the south. This street contains a mixture of residential and commercial buildings on both sides, with extensive green buffer zones between the road and buildings in some parts. The road is fairly long, so the character and architectural styles vary significantly. The property at No. 84a sits on the western side of the road and is located broadly half way between the Ickenham underground station and Hillingdon rail and underground station. The site is also served by a number of bus routes (278, 697 and U10), with West Ruislip High Road, which is located several hundred metres to the north), offers a vast number of amenities. Cycle lanes are available only in some sections of the road.

Setting

A variety of styles, materials and finishes can be seen on the buildings within this road and whilst this street is quaint in parts and forms a part of Ickenham Village Conservation Area, there is no clear established character to be seen on the existing elevations. The building itself sits on a site previously forming part of a larger plot belonging to the Woodlands Care Home, which itself recently received a planning approval for redevelopment. This site is bound by the care home to the south and the west, there is a residential property to the north. Whilst originally built as a residential dwelling, the building is in use as Class D2 day care centre in connection with the adjacent main care home since 2015. It is a two storey detached building, without loft accommodation with the care element on the ground floor and offices for the staff and management on the first floor. To the rear there is a considerable garden space, which is not landscaped and is very rarely used. The site is situated on the western side of Long Lane., with hardstanding area to the front of both building providing parking spaces (one of which is a dedicated space for disabled users).

History

The property has been subject to some minor internal modifications over the years, but its external appearance remains the same as when originally built. The only relevant applications to this proposal is the aforementioned conversion from C3 use class to D3 (3231/APP/2015/364), which did not affect the external appearance of the building.



Front view of No's 84 and 84A

THE PROPOSAL

Introduction

The proposal is for a 4m deep single storey rear extension, which would effectively fit within the permitted development rules if this was a single family dwelling. The height at eaves is no greater than 3m and the roof at its highest is at 3.9m. The new rear elevation would effectively replicate the existing, the only difference being that it would be pushed 4m into the rear garden. The materials used for construction would

match the existing (this applies to both brickwork and roof tiles), whilst the sliding existing patio door will be reused. The newly created area will basically enlarge the existing day space, which will also double up as additional lounge area for the increased capacity of the adjacent care home if and when required. Given that the existing rear garden is not being used (residents generally share the landscaped space at the rear of the main adjacent building), the proposed extension represents the best use of space on this site. The new floor area of the extension would be 51m².

Design/ Scale/ Massing

As explained above, the design fully complies with the permitted development criteria for the single storey rear extensions and it is thus assumed that this extension will comfortably fit into the local narrative.

Demand for Nursing and Specialist Care Accommodation

Woodlands Care Home on average receives ten enquiries per month whilst the Day Centre now has a waiting list of 10 persons living locally within the area. The fact that there is a strong demand for good residential care in the Borough was recently accepted by the Head of Direct Care Provision, as well as that the proposal for additional capacity would be providing exactly that.



Rear view

The Social Services department have also expressed their support for the expansion of the care home, given that it would provide additional support for the elderly residents within this borough that require care, especially those with dementia issues. The main reason for this is that there is a recognised demand for increase in capacity of institutions looking after the constantly growing older segment of population

Materials

The new extension will be constructed using traditional methods and will use matching finishes, such as the red brick and matching roof tiles, whilst the existing patio door will be reused in the newly created elevation. The disabled access ramp will also be reinstated in front of this door, whilst the existing fence would only be shortened to accommodate the new extension and the access gate moved accordingly.

Amenity of Neighbours

There are no concerns over loss of privacy, outlook or daylight to the adjoining properties since there are no material deviations from existing massing and window arrangements at the first floor. Additional volume is also set away from the existing north boundary by approximately 1.2m and from the nearest corner of the adjoining property by a further 1.8m, thereby not causing loss of light or outlook.

Access/ mobility

The proposal will not affect the existing access arrangements at the front of the building, whilst the ramp at the rear will be reinstated in front of the relocated patio door. No internal changes are proposed.

Landscape

Whilst the proposed extension would cover a fair part of the rear garden, there is still plenty of room on this plot left to maintain good separation between the new structures and the boundary to provide high quality landscaped spaces at the rear. The extension will also maintain the visual gap between the Care Home and its Day Centre and would therefore comply in terms of scale and location, as well as preserve the Conservation Area. Further enhancements will be implemented to the front courtyard landscaping as part of the redevelopment scheme for the main building.

Trees

No trees will be affected by the proposed development.

Traffic/ Parking

There are no changes to vehicular traffic or public pedestrian access to this scheme, although it is worth pointing out that as part of the main care home application some improvements will be made to the front parking are to increase the number of the disabled parking spaces and provide better manoeuvring room between the parking bays/ safer access of disabled users into both 84 and 84A.

The forecourt provides 12 No. parking spaces (including the disabled spaces), which exceeds the council's requirements of 1 space per 4 residents. The number of employees is 1 to every 5 residents and some of the spaces are likely to be used by the staff, but given the proximity of Hillingdon and Ickenham stations and frequent bus services passing the site linking Uxbridge with Ruislip, the staff will be encouraged to use public transport.

In addition to this, a covered store for 8 bicycles is provided between the outhouse and the fence at the rear garden of 84a, with bin store enclosure located along the back of the same fence.

Conclusion

The proposal has resulted in a solution that provides much needed additional day space of this property with minimal impact on the host building and the street scene as a whole. The building will not be visible from the street, only from upper floors of the care home and the adjoining residential dwelling.

The proposal would present a valuable contribution by providing additional care and specialist dementia care facilities, as well as being of economic and social benefit to the local ageing community.

We believe that the cumulative benefits of the proposals clearly outweigh any potential harm on the conservation area and therefore urge you to support this application.