

## **Design and access statement**

### **Site address**

**26A Ickenham Road, Ruislip, HA4 7BX**

The proposal:

The proposal is to extend to the rear of the detached property, through a partial single storey extension, with a extension of 1 metre to the existing patio.

The design:

The design of the extension is simple, the property is built using brick, and has tiles and flat roofs around the properties roof. The extension looks to use the same brick externally, so we have a matching external facade, with a flat roof design which matches the main roof. The rear and side elevation will have bifolding doors which would be in similar design to the main house.

The area:

The surrounding properties are all detached, which are all extended through two storey side and rear extensions, with many being extended to the rear of the house.

The conservation area:

The property has previously had historic extensions done to it, which are being done to the neighbouring properties, as the area develops, so have the houses. The extension is simplistic, and to the rear of the house. The extension will not be seen from the main front road, nor impact the character of the area. Its not a full width extension, and this is to keep the extension minimal respecting the architectural composition of the main house and not to over develop the land and property.

The conclusion:

Overall we believe the extension should be granted, it is 4 metre in depth, which would fall under the permitted development criteria for large detached houses such as ours. The extension is simple and simplistic. We hope this can be approved.