



Design & Access Statement

Single storey front, side and rear extensions

(following partial demolition of dwelling)

92A Swakeleys Drive, Ickenham

Middlesex

UB10 8QG

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Site Information

Street Address: 92A Swakeleys Drive, Ickenham, Uxbridge

Site Area: 1756.35m² / 18905.35 sqft

Contact Details

Applicant: Colin Jenkins

Architect: HAP Chartered Architects Ltd, The Old Registry, 20 Amersham Hill,
High Wycombe, Buckinghamshire, HP13 6NZ

Statement of intention



Existing house - different views from front and rear areas

This Design and Access Statement is submitted in support of a planning application seeking permission for single storey front, side and rear extensions (following partial demolition of dwelling); new rear pool including raising (following removal of existing); hard and soft landscaping changes; extension link from garage to the dwelling; new windows/doors and painting of existing cladding.

The purpose of this document is to give background information to the site and its context, and to put forward a pragmatic explanation of thinking which has led to this application. This document should be read in conjunction with the submitted drawings in order to give a full overview of the proposal.

Ordnance Survey information is reproduced under and aerial photography is derived from images accessed at [maps.bing.co.uk] / [maps.google.co.uk]

Overview

This report has been prepared in the context of the local authority design guides and local planning policy. It explains that the application has:

- Had regard to relevant detailed local and national design policies
- Considered the character and vernacular architecture of the existing house and local area.
- Analyzed the site and its surroundings to identify opportunities, constraints and design themes.
- Proposed a design which is complementary to the site and its contexts, and delivers a desirable and attractive living environment for the current and future residents.

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This document should be read in conjunction with the following, to give a full overview of the proposal:

- 2124-PL01 - Site Location Plan
- 2124-PL02 - Existing Site Plan
- 2124-PL03 - Proposed Site Plan
- 2124-PL04 - Existing Ground Floor Plan
- 2124-PL05 - Proposed Ground Floor Plan
- 2124-PL06 - Existing and Proposed SE Elevations
- 2124-PL07 - Existing and Proposed SW Elevations
- 2124-PL08 - Existing and Proposed NE Elevations
- 2124-PL09 - Elevations and Proposed NW Elevations
- 2124-PL10 - Existing Photos
- Tree Report

Previous Applications on site:

- 34228/APP/2016/4615 Refused - December 2016 - Two x 2-storey, 5-bed detached dwellings with garages, associated parking and amenity space involving demolition of existing dwelling
- 34228A/95/1827- Permitted - November 2015 - Erection of a single storey front extension.

The nature of the proposal and design rational

The planning application site is located on Swakeleys Drive, Ichenkam which is predominantly a residential area, where the adjacent houses are separated by fencing as well as vegetation. The site is located to the north side of Swakeleys Drive and is bounded to the north side by a lake. The existing property is a bungalow with a detached garage to the west side, parking area to the front, a large rear garden creating a beautiful overlooking to the lake and an existing swimming pool to the east side of the plot. There are no distinguished landscape features on site.

The proposal seeks to demolish the extension built in 1995 in order to reinstate the original front elevation of the building and to extend the existing bungalow to the rear, front and side by keeping the integrity of the house.

Further to the above, the visual qualities of the original bungalow are re-installed by using the original coloring: the brown timber cladding and fascia will be painted in white. The extension keeps one single storey, with the interior spaces opened to the rear garden and lake.

The aim of the proposal is to restore and keep the original ethos of the building, while introducing elements which will bring it to the 21st century.

Construction and Appearance

The construction will be traditional masonry with a mixture of facing bricks matching the existing and timber cladding to the rear (to soften the relation with the lake and surroundings). White fascias details and timber cladding painted white above the windows are a couple of the details which will create the connection between the existing house and the extension. The existing roof will continue over the new extension preserving the existing heights.



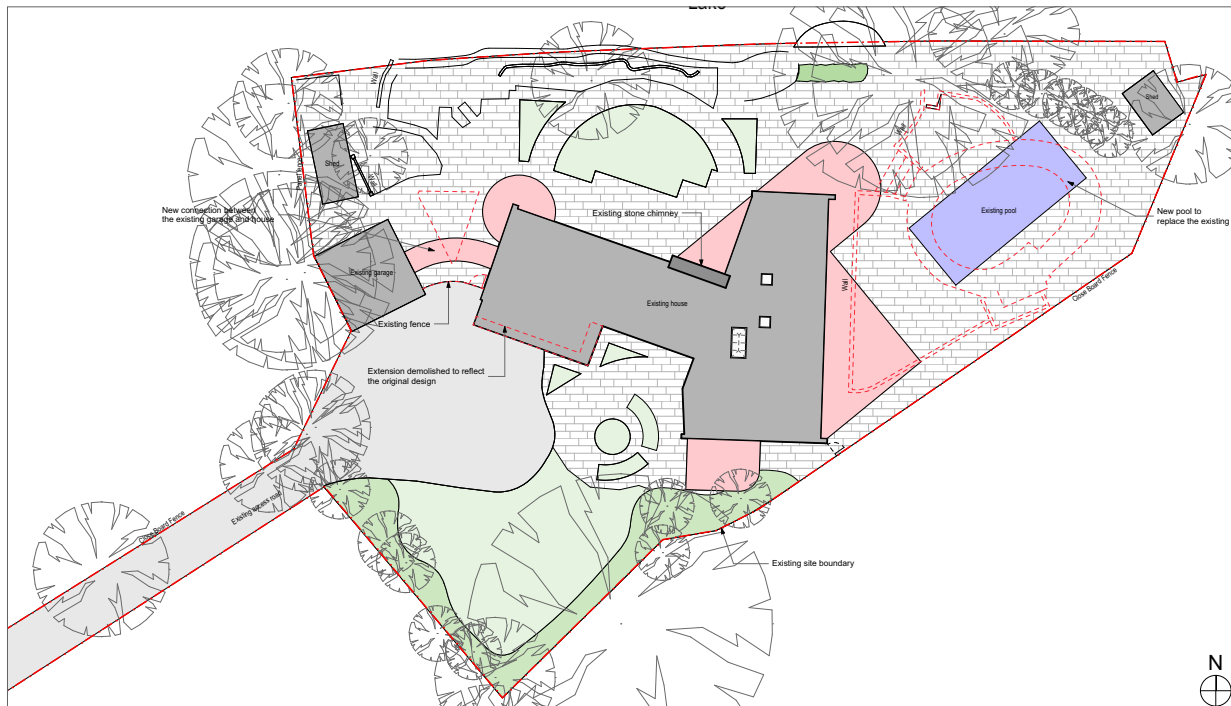
Existing building - old photos received from client



The site is part of the conservation area in Ickenham. Built in 1964, the existing house is described by Modernism features, where the shape and the orientation of the building creates a smooth relationship with the landscape and the surroundings. As it may be noticed from the pictures above, a few of the architectural elements which defined the bungalow aesthetics were: big glazing windows, white fascias, timber cladding painted white, the flat roof, the stone chimney as a vertical anchor to the site.

Except the minor extension created in 1995 which is still part of the current building, only minor amendments were made to the original design until today: e.g.: the timber cladding, windows frames and fascias were painted in brown.

The client is keen to keep the integrity and the ethos of the original design and to reinstate and rebuild the original design of the main elevation. Through integration and dialogue, the new extension introduces new elements which will bring the building to the 21st century context.



Proposed Site Plan

Vehicular & Pedestrian Access

The site is located within residential area of Ickenham. The vehicular and pedestrian access to the site will follow the existing access from Swakeleys with no changes generated by the new extension.

Conclusions

We trust that the information contained in this statement is sufficient for Hillingdon Council to understand the purpose of this application. As described and presented the proposal has taken into account the particularities of the site and the visual characteristic of the existing bungalow.

The proposal reinstates the original design of the house and responds to the particularities of the site and the surroundings, creating a great visual connection to the existing bungalow and the lake. The site would benefit from the proposal and it would add value to the site and local area.