
DESIGN & ACCESS STATEMENT

**PROPOSED
GARAGE CONVERSION
AND
PROVISION OF NEW SUPPORTING PIER
ON FRONT ELEVATION**

at

**26 IVY HOUSE ROAD
ICKENHAM
UXBRIDGE
UB10 8NF**



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4TH July 2022

DOCUMENTATION

This report is to be read in conjunction with drawings 22/26IHR/01 & 02.

HERITAGE STATEMENT

The property located in the Ickenham Village Conservation Area in an estate of properties of similar age and construction. Ivy Houser Road does not appear to be mentioned in the Ickenham Heritage and Character Assessment, dated November 2018. Nonetheless, the development seeks to be sympathetic to the architectural quality of the property, which broadly mirrors that of the neighbouring property at 24 Ivy House Road. The garage conversion is intended as a subtle, proportionate intervention that will not be harmful to either the existing character of the property or that of its historic setting within the conservation area.

BACKGROUND AND OUTLINE PROPOSAL

A garage extension has already been provided to the left-hand side of the property, as viewed from the front. The proposal is to simply convert the garage for habitable use, while also replacing the timber post between the two adjoining properties at the front with a brick pier.

DESIGN

The original garage door will be removed and infilled, with a window provided which seeks to be proportionate in terms of both size and scale with the existing. The top of the window will be aligned with the windows serving the ground floor reception room, making it appear more of a natural addition to the property.

Scarring will inevitably occur to the existing brickwork where the garage door is in-filled and to conceal this, the walls will be pebbledash rendered to match the existing.

No alterations are proposed to the roof.

The central pier astride the boundary at the front will be constructed in brickwork to match existing and is intended to improve the overall structural integrity of the building.

SUMMARY AND CONCLUSIONS

The property, although in the conservation area, is not subject to any Article 4 Directions and while it is important to respect any harm the work may cause to the historic asset, the setting of this property plays less importance to the protection of the Conservation Area as a whole.

Nonetheless, the alterations have been sympathetically designed and sit well within the architectural setting of the host property. The proposals are modest in both size and scale where there would be no harm caused to the character and setting of the conservation area.