

## Kalsi Design

25 SWAKELEYS DRIVE, ICKENHAM, MIDDLESEX, UB10 8QD

Design and Access Statement



Design access statement demolition of existing garage, conservatory and proposing Single Storey Side extension including an orangery to the rear.

### **Introduction**

This design access statement has been prepared to support the planning application made on behalf of our clients. The proposal is for a Single Storey Side Extension including demolition of a side garage.

### **Location**

This site is located at 25 Swakeleys Drive, Ickenham, Middlesex, UB10 8QD.

This property is located off the on the main road 'Long Lane'. This road is in a conservation area which is in the Ickenham Village Conservation Area. Key feature of this road is Swakelyes House. There are many public transport services within the area including trains, buses and over ground services.

The surrounding properties are all similar. Many of the properties have had large extensions to suit their needs.

### **Assessment**

The property is located in the London Borough of Hillingdon Council. Existing semidetached house dwelling house fronting along Swakeleys Drive. Along the road there are many properties which have recently applied and constructed a similar extension. This two storey semidetached building sits on a generous plot including front and rear garden and space on the side. This property has been extended in the past. There is over 3.4m between the properties where we are proposing a single storey side extension. The mature garden would not be affected due to this proposal. No trees or shrubs will be need to be removed.

Existing parking will not be affected as the existing garage was not used to store any vehicles.

There have been many extensions approved in the near past who have built to the boundary and also many properties have double doors to its porch. Photographs are shown at the end.

## History

<a href="#"><u>39588/APP/2021/1849</u></a>	25 SWAKELEYS DRIVE ICKENHAM	Single storey side/rear extension, single storey front extension and single storey rear extension	06-05-21	Approval
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<a href="#"><u>39588/APP/2015/1207</u></a>	25 SWAKELEYS DRIVE ICKENHAM	Single storey side/front extension, conservatory to rear and enclosure of existing porch involving demolition of existing conservatory to rear and carport to side	01-04-15	Approval
<a href="#"><u>39588/APP/2010/1293</u></a>	25 SWAKELEYS DRIVE ICKENHAM	Single storey detached outbuilding to rear for use as gym, involving demolition of existing outbuildings to rear.	04-06-10	Approval
<a href="#"><u>39588/APP/2009/2338</u></a>	25 SWAKELEYS DRIVE ICKENHAM	Single storey outbuilding to rear for use as gym.	29-10-09	Withdrawn (P)
<a href="#"><u>39588/C/93/1464</u></a>	25 SWAKELEYS DRIVE ICKENHAM	Erection of a single storey rear extension	08-09-93	Approval
<a href="#"><u>39588/A/88/0253</u></a>	25 SWAKELEYS DRIVE ICKENHAM	Erection of two storey side extension RET	10-02-88	Approval
<a href="#"><u>39588/87/0081</u></a>	25 SWAKELEYS DRIVE ICKENHAM	Erection of a side extension to form car port and front porch.	16-01-87	Approval

## **Design**

The ground floor extension would be set in 100mm from the boundary line. The extension would be in line with the existing porch and extend back to the original house. This would incorporate a study, ground floor shower room utility and enlargement of the kitchen. Families are now preparing for new COVID -19 measurements to stay home and work from home if viable. street character.

Studying the attached images below, there is evidence that many other properties have similar extension.



## **Proposal**

***This application is a resubmission to the previous application there have been no changes made externally. Reason to resubmission is that house which the family were moving too is not ready to move into so extension of time is needed.***

Considering the size and setting of the neighboring properties and Hillingdon's guidelines.

The main objective of the proposal is to make efficient use of the existing and proposed accommodation. The proposed works entail complete refurbishment of the house meeting the current building control requirements, including good standards of living and insulations.

The circulation area around the house and road shall be maintained.

The Proposal will not have any adverse impact on the amenities of the neighboring properties.

Permission for double doors to the porch had been granted previously. The footprint of the conservatory is not changing this was also granted in a previously.

## **Impact**

There will be minimal visual impact changes to the property to the street scene as the development as it will keep in character with the street.

## **Sustainability**

The materials proposed are of traditional nature which will ensure longevity of the building. High values of insulation required under the Building Regulations, installation of new condensing boilers and replacement of timber constructed windows to suit the existing house for a conservation area. Throughout will ensure energy saving.

Rainwater and Soil goods – to match existing property.

Doors and Windows – White uPVC windows to match existing.

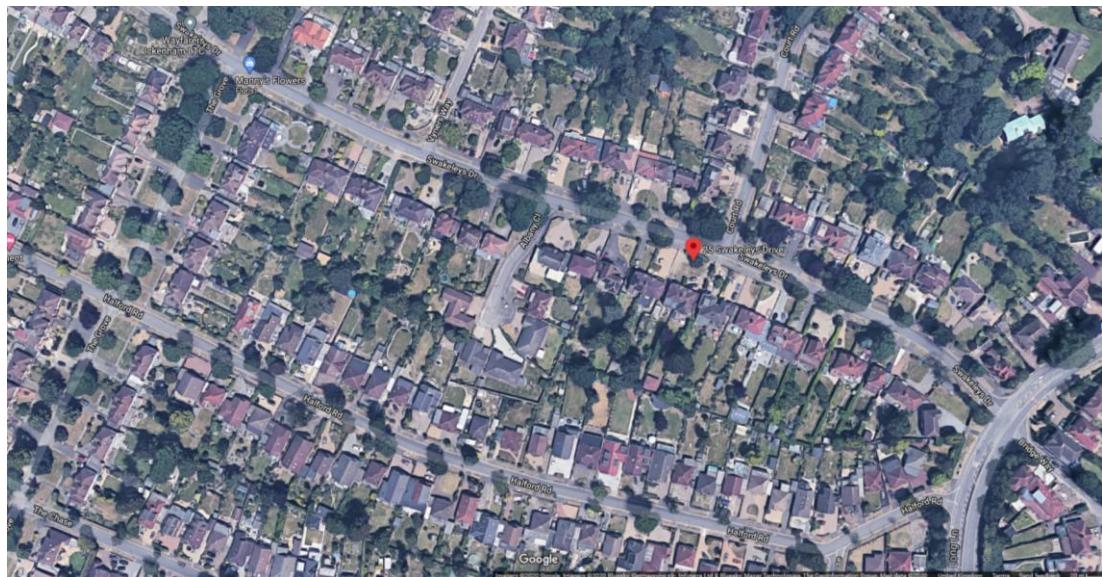
All new walls to be 300mm cavity walls, this will meet building control standards in u value insulations.

## **Conclusion**

This proposal provides the opportunity for upgrading and modernizing the existing residential dwelling. This application is suitable for this type of development in line with other neighboring properties who have already carried out similar extensions. There will be no loss of light and overlooking the neighbours.

The proposal seeks to enhance the general environment within the local area and providing modern and comfortable living accommodation.

We see this application to be suitable for this type of development within the Borough of Hillingdon and we look forward to working with you.



*Image of aerial view of Swakeleys Drive*

Further Photographs of properties with similar if not identical extensions.