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Design and Access Statement.

33 Parkfield Road, Ickenham, Uxbridge

This document has been produced in support of a full plans application to extend a relatively newly constructed detached single family dwelling

Existing Building and Access

The application site is located on the southern side of Parkfield Road adjacent to No.31A & No.35.

31A is part of a development of two new single family dwellings 31A & 31B.

The subject property was redeveloped approx. 15years ago from a single storey bungalow into a one & half storey 3/4 bedroom house with rooms within the roof space.

No. 35 is still the original single storey bungalow

Access to No.33 is directly from Parkfield Road with a large front drive.

Principle of the proposal

Parkfield Road is a road of change. Once predominantly large plots with single storey bungalows is now a mix of chalet style bungalows, large two storey houses & a few of the original single storey bungalows, so the principle of our proposal is not out of keeping with the pattern of the development in the Road.

History

The replacement development obtained planning permission in 2009
Ref: 40891/APP/2009/280

Proposed Design

The application seeks planning permission to extend the property single storey to the side & rear & convert the existing Garage to habitable space but still maintaining a Garage as part of the new side extension.

The application also seeks to raise the building enough to accommodate a full first floor, losing the slopes to the existing bedrooms & squaring off the North & South West corners thus creating a uniform crown roof.

As can be seen on the proposed street scene the new elevation is not detrimental to the neighbouring properties due to the spaciousness maintained at high level. As a precedence No.43 is a two storey house set between two original single storey bungalows Nos 54, 54A & 58 are also typical examples.

Access

Access to the new property will remain as existing

Amenity

Generous amenity space will remain as existing to the rear of the property