

DESIGN AND ACCESS STATEMENT

FOR

48 WARREN ROAD, ICKENHAM, UB10 8AD.

PROPOSAL TO DEMOLISH EXISTING 4 BEDROOM DETACHED HOUSE AND REPLACE WITH DETACHED TWO STOREY DWELLING ATS AND ASSOCIATED AMENITIES.

The proposed scheme is to demolish the existing detached house and replace it with a new two storey detached house. The existing crossover will be retained to allow access to the site.

DESIGN

USE

The existing use of the property is residential. The proposed use of the land will also be residential.

AMOUNT

The existing house has a floor area of 180 sq m. The accommodation comprises of four bedrooms, a study, lounge and kitchen dinner.

The proposal will be to demolish the existing house and replace it with one new detached property located on three floors as follows: -

Ground Floor - Total internal area = 182.5sqmt

To consist of:

Hallway
Living
Family
Dining
Kitchen
Bedroom/Office
Bath
Utility

First Floor - Total internal area = 143.8sqmt

To consist of:

4 Bedroom's with Ensuite
Hallway

Second Floor - Total internal area = 45.1sqmt

To consist of:

1 Bedroom with ensuite
1 Bedroom
Storage

There will be enough space to provide at least three off streetcar parking spaces in the front garden.

LAYOUT

The layout and size of the proposed rooms will comply with the minimum requirements of the council's guidelines. The positioning of the proposed building is in line with property no 50.

SCALE

At present the house is surrounded by two storey buildings on either side.

The height of the proposed building will be similar to the adjacent properties, three storeys to match the existing height of adjacent buildings.

LANDSCAPING

There will be soft and hard landscaping associated with the scheme. This will be designed at a later date and can form one of the conditions.

APPEARANCE

The appearance of the proposed building has been designed to enhance the existing street scene.

ACCESS

Access to site for cars will be from the existing vehicle crossover. Access for pedestrians will be via the existing path leading up to the front door.

SUSTAINABILITY

The property will be designed to achieve carbon reduction of 35% with solar panels and air source pump.