

MICHAEL OAKES, B.A.Hons

Dipl. Architecture

REGISTERED ARCHITECT
DESIGNER *and* ILLUSTRATOR
Member of the Society of Architectural Illustration
phone or fax 01895 235089

Design and Access and Heritage Statement

(submitted with the application, 23rd November 2016).

re; 15 Ivy House Road, Ickenham, UB10 8NF, a proposed single storey rear extension.

This is a full Planning Application for a single storey rear extension to the existing dwelling here.

The property is within the Ickenham Conservation Area .

Planning Background- planning and building control approval was granted for a 2-storey side extension c 1988; two further planning applications were approved in 2012; a further application to the front (not built, and unlikely now to be built) was approved on appeal in 2013.

An application for a slightly larger and slightly inaccurately drawn rear extension was submitted and refused planning permission in July 2016.

Site Survey and Analysis- Use- residential. This and adjacent roads are residential roads, with a variety of subtly different 2 storey terraces and semi-detached houses and detached dwellings.

There are no nearby trees of note here.

Planning designations- The property is within the Ickenham Conservation Area. There appear to be no adjacent or nearby listed properties. The site is not within a flood-risk zone.

Topography- the site is fairly level, rising slightly to the rear; there is front hardstanding. Assumed clay/ deep gravel here.

Existing land use and site history- the property appears to be c 1920's, and has been used as a dwelling for all this time.

Prevalent Building Pattern- covered as above.

Industrial past/ risk of contamination- there is no known or obvious contamination of this site, based on recent history.

Building line/ scale- the surrounding properties are generally 2 storey houses (some with front dormer windows approved in the recent past, and various rear and side extensions). As this is a conservation area, we are proposing our designs to follow the grain of the surroundings, eg, minimal change to the as- built front and set-in to side.

Boundary Treatment- The rear garden is walled/ fenced on all three sides, generally 2 metres high, all already enhanced with planting and hedging along these existing walls/ close boarded fences.

Access- The site is close to the Ickenham town centre and regular, reliable public transport bus services, and access to the Piccadilly and Metropolitan Line and Central line services are 7 minutes walk away approximately. There is a cycle path in the vicinity.

Proposed Design.. The proposed extensions are to exactly match the scale/ volume of nearby properties here (and in particular, the two detached properties opposite at 20 and 22 Ivy House Road, and 17 and 18 Almond Avenue).

The existing ground-floor rear of the property here can barely be seen from the public realm (please refer to our photographs taken from along Almond Avenue) . The proposed rear extension has now been redesigned and our drawings resubmitted to appear subservient to the existing single-storey rear kitchen wing here (eg, a lower overall height is achieved, whilst maintaining the existing soffit, eaves and guttering detailing here).

The proposed depth of this extension aligns with the existing kitchen wing, and is marginally under 4 metres in measurement.

The layout of the proposed extended dwelling maintains/ still gives sunlight to the retained large back garden and is distant from the private patio space of all other properties here.

The design broadly agrees with the safe, sustainable place requirements set out in 'Safer Places- the Planning System and Crime Prevention' (ODPM/ Home Office 2003).

Green measures- The property has existing south-east and south-west facing sloping roofs, ideal for integrating solar heating panels (but subject to a separate conservation area consent at a later stage if required). Rainwater harvesting systems (rainwater butts) will be provided in the garden, to conserve water. Any new domestic plants introduced will be simple, indigenous/ grown in europe and suitable to withstand periods of drought. To match with surroundings, contractors will be encouraged to source recycled salvaged/ secondhand bricks and tiles to both save energy/ resources and match in with both this property and the neighbouring properties.

Consultation- The client is aware of the previous issues as raised by the conservation officer re the previous (refused) planning application here, but he hopes that the improved overall design here may make this proposal palatable to the conservation officer. .

END