

DESIGN AND ACCESS STATEMENT



ADDRESS

79 Halford Road,
Ickenham,
Uxbridge UB10 8QA



Figure 1: Photograph of the existing front elevation of 79 Halford Road

This Design and Access Statement accompanies the planning application for the proposed development at 79 Halford Road, Ickenham, Uxbridge UB10 8QA. The proposal involves: Rear and side extension and loft conversion.

Site Context and Surroundings

The site is located at 79 Halford Road, Ickenham, Uxbridge UB10 8QA, within a residential area characterized by bungalows. The street comprises a mix of detached homes, many of which have undergone extensions and loft conversions.

The design has been developed to respect the character of the site and its surroundings, ensuring that it integrates harmoniously with neighboring properties.

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Extension

The proposal includes a part-rear and part-side extension to improve the internal layout while maintaining the overall proportions of the original dwelling. The proposed ground floor extension at 79 Halford Road consists of a 7m rear extension and a 1.8m side extension, designed to enhance the internal layout while maintaining the dwelling's proportions and respecting the character of the surrounding area. The rear extension, replacing the existing kitchen, garage, and conservatory, creates a modern open plan living area, integrating a kitchen with an island dining space, a family lounge, and a large pantry for additional storage. To enhance natural light and connectivity to the garden, two large bifold doors are introduced at the rear. The side extension, carefully designed to avoid impact on neighboring windows at No. 77, with no fenestration towards no 77 windows on ground floor and with 1.7m obscured window on roof.

At the principal elevation, a new porch aligns with the design character of area. Although the existing bay windows are removed, the proposal preserves architectural balance through thoughtful window positioning and roof design. The materials for the front elevation, including render finish and roofing, have been selected to match the existing surrounding homes, maintaining the heritage and character of Halford Road.

Loft Conversion

The proposal includes a loft conversion with a new staircase providing access to space. The loft will accommodate three new bedrooms and three bathrooms. A side dormer is proposed on the north side, while a hip-to-gable roof is introduced over the extended section of the proposal to create additional living space while maintaining visual harmony with the surrounding properties. Both the dormer and hip-to-gable roof are set down from the ridge, ensuring they remain subordinate to the principal elevation and preserve the existing character of the property. Velux skylights are included to maximize natural daylight, enhancing the quality of the interior space. The dormer will be clad in materials matching the existing roof, allowing it to blend with the architectural style of the surrounding homes and maintain continuity within the streetscape.

This extension allows for a new four-bedroom layout, significantly enhancing the functionality of the dwelling without compromising the area's aesthetic integrity. The loft conversion has been carefully proportioned to ensure it remains sympathetic to the existing roofline, preventing any sense of overdominance. The ridge height is consistent with No. 75, maintaining visual harmony within the streetscape. Additionally, the overall building height of 7m ensures that the development does not appear overbearing in relation to No. 81, preserving a balanced and proportionate relationship with the surrounding properties.

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Scale

The proposed extensions are proportionately scaled, with an overall height of 7m, ensuring they remain subordinate to the original dwelling while maintaining harmony with the surrounding properties. The hip roof ridge height matches buildings, preventing overdominance, and remains in proportion with No. 81. The design respects the existing architectural character of the area.

Access

The proposed development retains existing vehicle and pedestrian access, ensuring no disruption to circulation or entry points. The driveway and parking layout remain unchanged, maintaining the current off-street parking provision. As a result, the proposal has no impact on traffic flow or parking availability within the surrounding area, preserving accessibility and functionality for residents.

Conclusion

The proposed development at 79 Halford Road enhances the property while maintaining proportion, architectural harmony, and compliance with local planning policies. The extensions are designed to respect the character of the streetscape and have no adverse impact on neighboring properties, access, or parking. This proposal represents a well-balanced and policy-compliant enhancement, contributing positively to the surrounding built environment.

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Annex



Figure 2: Existing Back Elevation (Showing: kitchen, Garage and conservatory)



Figure 3: Area for proposed side Extension



Figure 4: House No 81 on the right side of the property

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Figure 5: Street View Showing 77, 79, 81 Halford Road



Figure 5: Rear Garden of 79 Halford Road