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Design and Access Statement

(application dated 24th November 2021).

re; 16 The Avenue, Ickenham, UB10 8NP.

This is a full Planning Application for the retention of the existing conservatory footprint and volume, with construction of an insulated tiled roof here and varied window/door fenestration.

Planning Background- The present building is a c 1930's two storey detached dwelling that has been extended over the years. **The existing conservatory here was approved by the council on 21st December 2004 and built/ completed in 2005.**

Site Survey and Analysis- Use- generally residential.

Planning designations- The site is not within a flood-risk zone. The site is within the Ickenham Village conservation area. A tree preservation order exists nearby. See tree protection information

Topography- the site is generally flat and lawned. No 'planting' is present. There is a large front hardstanding area. The rear garden is an area that has been laid to lawns and has a number of trees /bushes towards the boundaries.

Existing land use and site history- it appears that the land has always been a domestic residence, since its construction.

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 proposals do not affect the existing building line/scale. The property sits in the middle of The Avenue; the surrounding properties are generally detached houses (some semi-detached).

Boundary Treatment- The existing rear garden is fully enclosed by timber panels and green hedging. The existing boundary treatments will be retained. No changes are proposed to the front garden.

Access- The address is easily reached by road and bus. The flat nature of the surroundings make cycling eminently feasible here.

Proposed Design

Whilst every planning application is different and will be considered on its own merits, this proposal meets the council's stated planning requirements.

By improving the insulation of an existing planning-approved part of this property, the proposal already meets the local authority requirements regarding maximum heights and

volumes.

No changes are proposed to the front drive and car parking spaces.

There is no loss of garden area at this site, as the existing conservatory construction / foundations are reused, unextended.

The widening of the existing conservatory garden doors will not require the patio to be redesigned here; the proposals will not result in any further 'urbanisation' of the surroundings 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- To match with surroundings, contractors will be encouraged to source recycled salvaged materials to both save energy/ resources and match in with existing construction methods.

Consultation- the client has spoken to family members and/or consulted with the council duty planning officer about this site before making any strategic decisions.

END