

CONSERVATION AREA AND DESIGN AND ACCESS STATEMENT

FOR 3d COURT ROAD, ICKENHAM

SUMMARY

This Heritage Statement, comprising a Desk-Based Assessment, has been prepared for a proposed raised rear patio and decking at 3d Court Road, Ickenham, Uxbridge, UB10 8TE. The site is a detached house located at the north-east end of Court Road. The property was built in c.1965. The contribution of setting and the level of proposed impact of the rear patio is considered to be modest.

The assessment has concluded that the Site:

- Lies within the Ickenham Conservation Area, but the rear patio cannot be seen from Court Road or Long Lane. The patio will only be visible from the immediate rear windows or gardens of adjacent properties in Court Road.
- Is **NOT** within an Area of Special Local Character.
- Has no Scheduled Monuments within the wider Study Area.
- Has no Registered Parks or Gardens within the wider Study Area.
- Is not situated within an Archaeological Priority Area.
- Is not a Locally Listed Building.
- Has a low potential for archaeological deposits from all periods.

ASSESSMENT OF SIGNIFICANCE & IMPACT

The primary significance of the site is that it lies within the Ickenham Conservation Area. The proposed works involve the construction of a raised patio and decking at the rear of the property, designed to match the internal finished floor level of the house. This will create a seamless, level transition from the indoor living space to the outdoor amenity area, before stepping down to connect with the lower garden level.

Because these works are confined entirely to the rear garden, the form, structure, and appearance of the front façade of the building within the conservation area will be completely unaffected. Consequently, from a heritage perspective, it is considered that the proposals will create very little impact on the wider setting of the Conservation Area. The 1960s building and its setting form a significant frontal character within the varied street scene of Court Road. It is therefore not considered that this rear addition will cause any harm to the character, appearance, or significance of the Conservation Area.