

Design and Access Statement

Relating to

Demolition of existing outbuilding and erection of a new proposed outbuilding to front/side garden of the application site

at

**100 Long Lane,
Ickenham
UB10 8SU**

for

Mr & Mrs Baljit Gill

Prepared by

Stones Architects Ltd

25 September 2025

Project ref: 2025.020

Description of existing house

The application site comprises a brick-built two-storey dwelling located within a Ickenham Village Conservation Area, the property is in use as a single-family dwelling.

Key considerations are as follows:

- The application site is a single residential dwelling.
- The existing use did not arise because of permitted development rights or a change of use.
- No Article 4 Direction applies to the site.

A full set of existing survey drawings has been submitted alongside this application.

Brief

The applicant seeks planning consent to demolish the existing outbuilding, which is no longer fit for purpose, and replace it with a new outbuilding for a new games room ancillary to the main house. The scheme respects the scale, character, and setting of the host dwelling and surrounding area

Planning

The proposal has been assessed against the following policies:

Hillingdon Local Plan Part 1:

- PT1.BE1 (2012) – Built Environment

Hillingdon Local Plan Part 2:

- DMHB 11 – Design of New Development
- DMHB 12 – Streets and Public Realm
- DMHB 18 – Private Outdoor Amenity Space
- DMHD 1 – Alterations and Extensions to Residential Dwellings

London Plan (2021):

- Policy D3 – Optimising Site Capacity through the Design-Led Approach
- Policy D4 – Delivering Good Design
- Policy D6 – Housing Quality and Standards

We kindly request that the case officer discuss the application with the Architect during the application period to support the decision process.

Planning History

The site has the following planning history, we have also included other relevant planning history:

Application Ref.	Proposal	Decision & Date	Decision
54716/APP/2000/2279	Erection of a two-storey side extension and side conservatory (involving demolition of existing side garage)	01 November 2001	Appealed/Approved
54716/APP/2000/269	Erection of a two-storey side extension and single storey side conservatory (involving demolition of existing detached garage)	01 August 2000	Refused

Design

The design of the proposed outbuilding has been informed by the character of the host property and the Conservation Area.

Key elements include:

The Architects liaised with the Duty Planning Officer at LB Hillingdon and the response is noted below with our design input:

- The building is designed to be subservient to the main dwelling, using sympathetic materials and proportions to ensure it preserves the character of the area.
- Historic imagery shows that trees were present on the site in 2021. While these no longer remain, the proposal is accompanied by a **landscaping scheme** which has been prepared by Tim Pursey Arboricultural Consultant, which introduces new trees that soften the outbuilding's appearance and enhance the verdant quality of the conservation area.
- Please note the client previously applied for the trees to be removed.
 - CA/2840 - Section 211 Notice - Proposal to carry out tree works in a Conservation Area. These trees were removed in the year 2022.
- Another proposal to the front garden was made earlier this year in April 2025 and deemed dangerous with permission to be removed.
 - CA/3179 - Section 211 Notice - Proposal to carry out tree works in a Conservation Area.

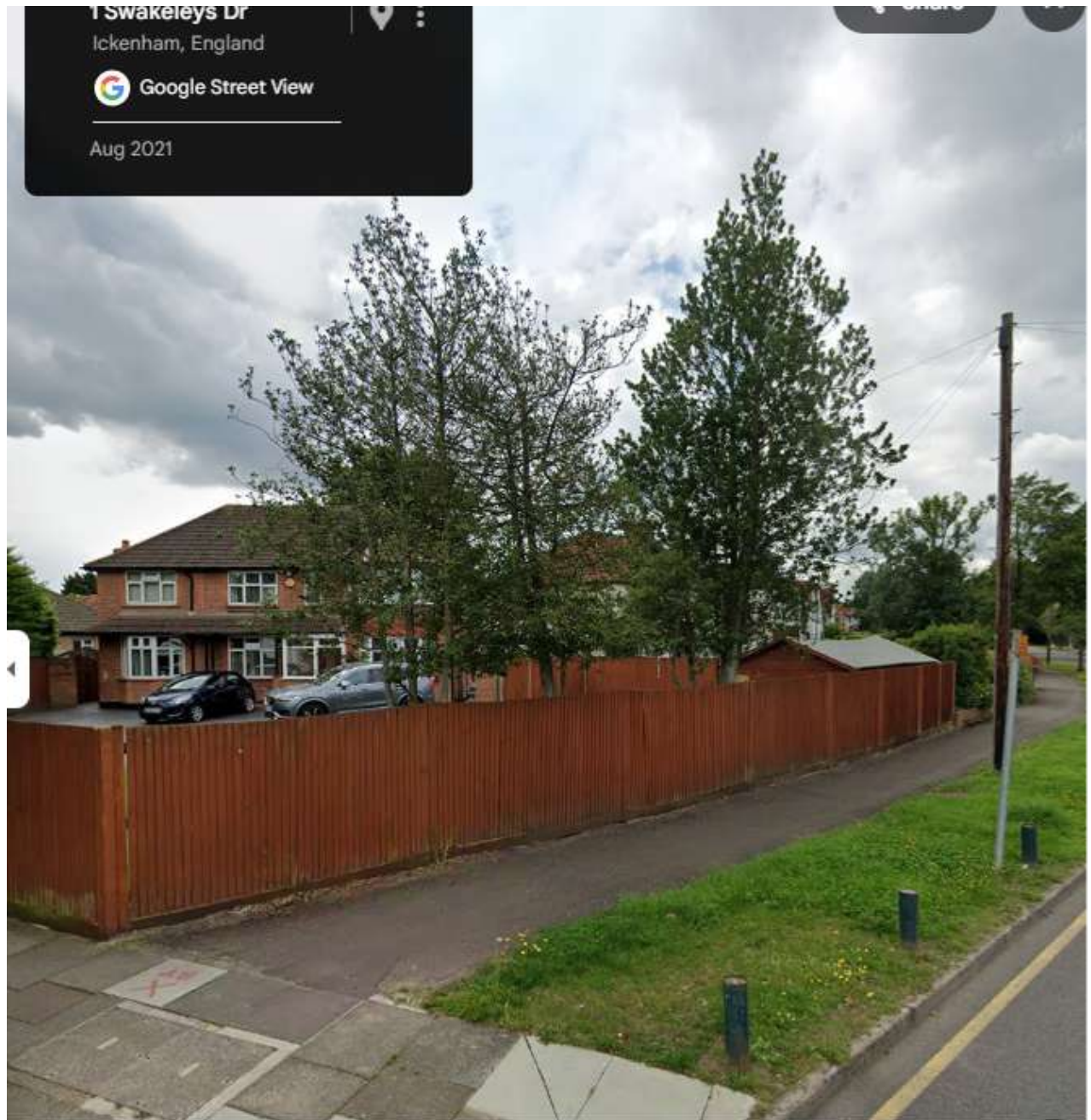


Image 1

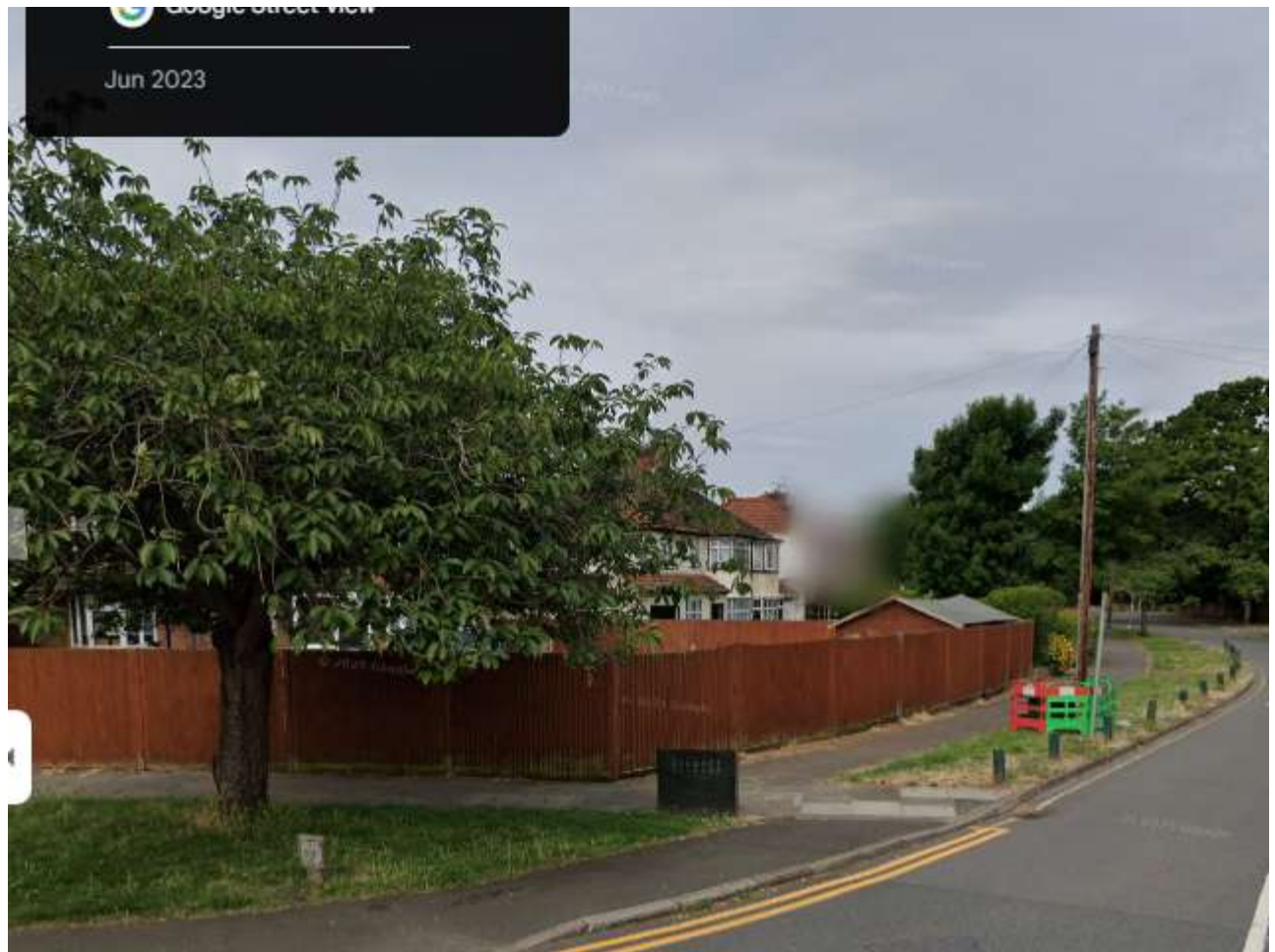


Image 2

- The development accords with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant Hillingdon Local Plan policies, as it will not harm the character or appearance of the conservation area.
- Given the modest scale of the proposal and the supporting landscaping scheme, it is considered appropriate to proceed directly with a full planning submission.
- Fenestration incorporating windows, external doors, and side lights.
- Facing brickwork to match the existing dwelling.
- A pitched sedum roof has been designed to soften its setting in a Conservation Area.
- Setbacks of 2m from the neighbouring boundary wall and 1m from the boundary adjacent to Swakeleys Drive.
- The building to be partially sunken below external ground level to reduce visual impact.
- A gross internal area (GIA) of 27m².
- The design ensures that there are no adverse effects on the amenity of neighbouring properties in terms of overshadowing, overlooking, or loss of privacy. Its scale and design ensure it remains subservient to the main dwelling – This is further improved by reducing the ground level of the proposal.

Existing photos

It is considered that the new outbuilding at this location will have no adverse effects on the adjoining properties, see photographs below:



North view of application side and Long Lane street view



South view of No.1 Swakeleys Drive and application site



East view of application site



West view of application

Access

The existing street access will be retained and will not be affected by the proposal. The new proposals will comply with the Building Regulations current at the time of commencement.

Summary

The proposed outbuilding is modest, well-designed, and supported by a robust landscaping scheme that responds to both the site's historic context and the wider conservation area. The development will not harm the character or appearance of the conservation area and instead offers the opportunity to enhance the site through appropriate new planting.

On this basis, planning permission is respectfully sought.

Appendix

List of documents submitted with the application:

Drawing no.	Scale	Drawing title
S01	1.1250 at A3	Site location plan
S02	1.100 at A1	Existing ground and roof plans
S03	1.100 at A1	Existing elevations
S04	NTS	Existing photo sheet
C01	1.100 at A1	Proposed plans
C02	1.100 at A1	Proposed elevations and sections
C03	1.500 at A1	Proposed site model
C04	1.200 at A3	Proposed site layout
DAS	NTS	Design and Access Statement
Tim Pursey Arboricultural Consultant	NTS	PLD - Proposed landscaping design

ends