

Design & Access Statement

This supporting statement is written on behalf of the applicant, in support of the householder application for the proposed ground floor side/rear extensions, loft conversion complete with roof extension, demolition of existing garage, floor plan redesign and all associated works at 2 Halford Road.

The Existing Site

The site is a detached, 2 bedroom bungalow that is situated at the entrance of Halford Road off of Long Lane B466 Road. It is also situated on the outside fringe of Ickenham Village Conservation Area.



Halford Road is a long residential road with many similar bungalows of varying shapes and sizes, and whilst we have followed the advice provided in the council's supplementary design guidance and pre-application feedback, these bungalows are what have acted as strong precedents for the following design proposal.

(Left, an image of site, 2 Halford Road)

The Proposal

We are proposing works that will improve the current living layout of the property whilst providing it with an additional floor space also. The new roof extension will provide new floor space and add two additional bedrooms and a bathroom to the property. This will alleviate the space used on the ground floor for necessary habitable spaces and can leave the rest of the space to be utilised by improved social and leisure spaces such as the new kitchen/dining room and gym. The proposal will also convert the existing garage into a new bedroom with an en-suite, so to be used by an additional family member.

Overall these proposed works aim to improve the quality of living and facilitate adequate space that this family home requires. We have designed the proposal to be in keeping and similar to many works featured within the surrounding area, whereas we carefully considered the featured palette of materials to ensure that it is an addition that exhibits longevity, quality and promotes architectural merit. We believe that the proposal would not have an overbearing impact, loss of light or privacy to adjoining properties and would not detract from the character and appearance of the area.

Local Precedents

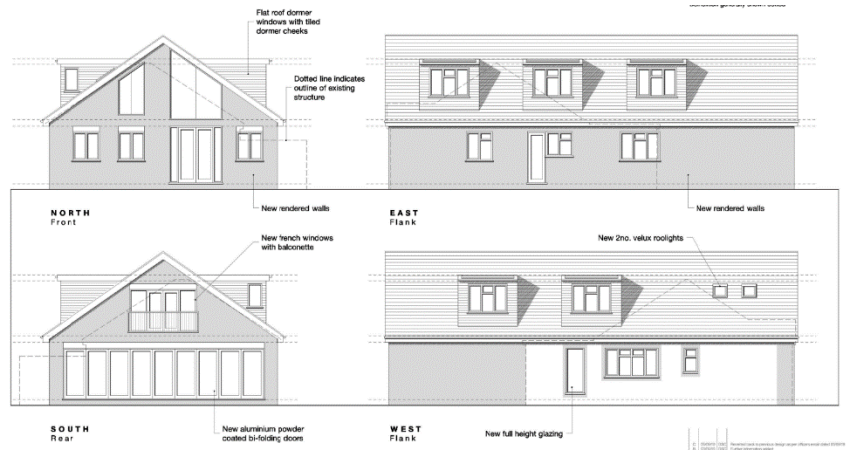
Below we have included two recent developments that have taken place on Halford Road. These two proposals have both involved major changes to the facades that interact with the street, alongside greatly increasing their project height to incorporate an additional storey, similar to our proposal. We have observed these two developments and ensured that our proposal does not have a greater impact than these two already have done on the local area.

No.3 Halford Road

Ref: 18476/APP/2019/2199

Decision: Approval - 26/09/2019

Rear/side/front extension and raising and enlargement of roof to include 4 side dormers and 6 side rooflights to create habitable roofspace and installation of new boundary wall and gates to front involving the demolition of the existing garage



No.3 Halford Road, Proposed Elevations

No.38 Halford Road

Ref: 73860/APP/2018/2011

Decision: Refusal (P) (Appealed) - 19/12/2018

Single storey side extension involving demolition of existing garage and raising and enlargement of roof to create habitable roofspace.



No.38 Halford Road, Proposed Elevations

Policies

We are proposing this development from the recent pre-application advice that we sought from the council. When curating this design for the property, we closely consulted the written advice and policies that we received and have worked in conjunction with the following documents;

Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document
Residential Extensions – December 2008

National Planning Policy Framework – 2021

London Borough of Hillingdon - Local Plan Part 1
Strategic Policies – 2012

London Borough of Hillingdon - Local Plan Part 2
Development Management Policies – 16/01/2020

Conclusion

We hope the Hillingdon Council sees merit in our proposal and agrees that the proposed development would in no way be of detriment to the host dwelling, site, or the surrounding context for its proposed use. These updates have been designed to improve the spaces within this family home whilst minimising impact on the property and the local area.

It is also noted that along Halford Road and within local area there are many other properties that have undertaken similar or larger developments. We take precedence from these developments and hope our proposal will be given similar consideration for approval.