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Design and Access Statement for 4 Almond Avenue, Ickenham

Introduction

This document has been prepared using the publication 'Design & Access Statements – how to write, read and use them 2006' by the Commission for Architecture & The Built Environment

Use

The site is currently a single domestic dwelling. Planning permission (61421/APP/2024/2854) has been granted for a double storey rear extension and single storey side extension and construction has begun, this scheme has been shown on this proposal as it utilises the enlarged loft space. The additional proposal is to provide habitable space in the original and recently granted scheme.

Size

The site is approximately 336 M² in area and fronts Almond Avenue. The existing house is a two storey detached dwelling that is under conversion as above. The building is set back some 8M from the public highway.

Layout and proposal

The ground floor of the existing house consists of two habitable rooms, the first floor 3 habitable rooms. Planning permission, 61421/APP/2024/2854, provides for 3 habitable rooms at ground floor and 4 bedrooms at 1st floor, this application includes a further bedroom at 2nd floor in the loft conversion.

Scale

The size of the extension is within Hillingdon Local plan pt1&2 guide-lines for detached houses in a CA.

Landscaping

No additional landscaping is planned

Appearance

See drawings

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