

DESIGN & ACCESS STATEMENT - ALTERATIONS TO EXISTING HOUSE; LOFT CONVERSION
No. 56 Highfield Drive, Ickenham UB10 8AN

RESUBMISSION OF PREVIOUS APPLICATION REFERENCE 61899/APP/2024/3262



STONES
ARCHITECTS

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1.0 Introduction & Location

We seek planning consent to convert no. 56's existing loft to a habitable space and create a new dormer window on the South-West (rear) elevation. The new revised proposal omits the side gable ends and retains the original roof design.

2.0 Existing site & Planning context

Our client wishes to extend their home with a new second floor to provide additional space for their family. Our clients would like to provide a better planned dwelling more suited for modern living.

3.0 Concept Design

4.0 Design Development

5.0 Energy & Sustainability

6.0 Access

7.0 Summary

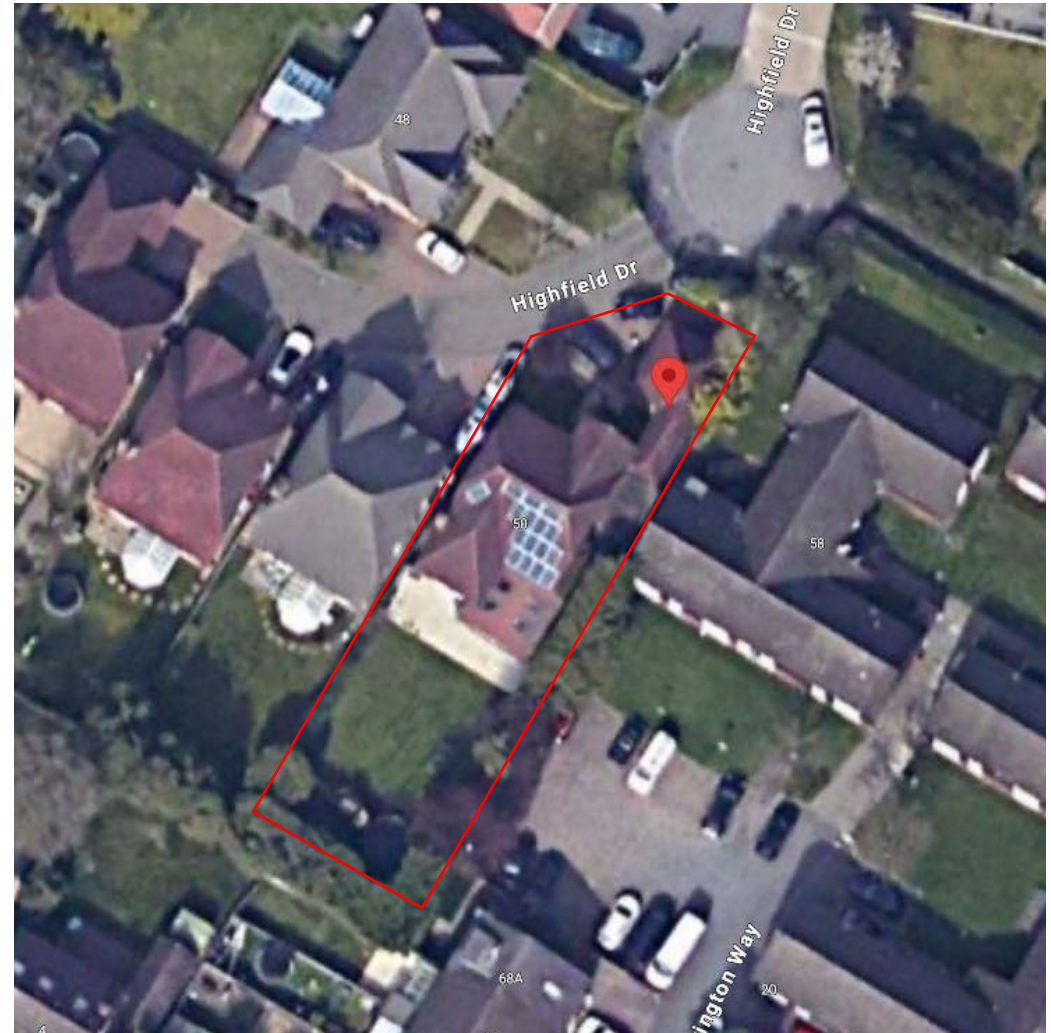
8.0 Application drawings

1.0 Introduction & Location

The site at no. 56 Highfield Drive is comprised of a detached double storey house with exposed facing brick walls and a dutch gable-end roof located within a gated partition of this residential street. The front of the property has hardscaping with provision for 4no. car parking spaces (including the double garage), and the rear has a garden with softscaping.

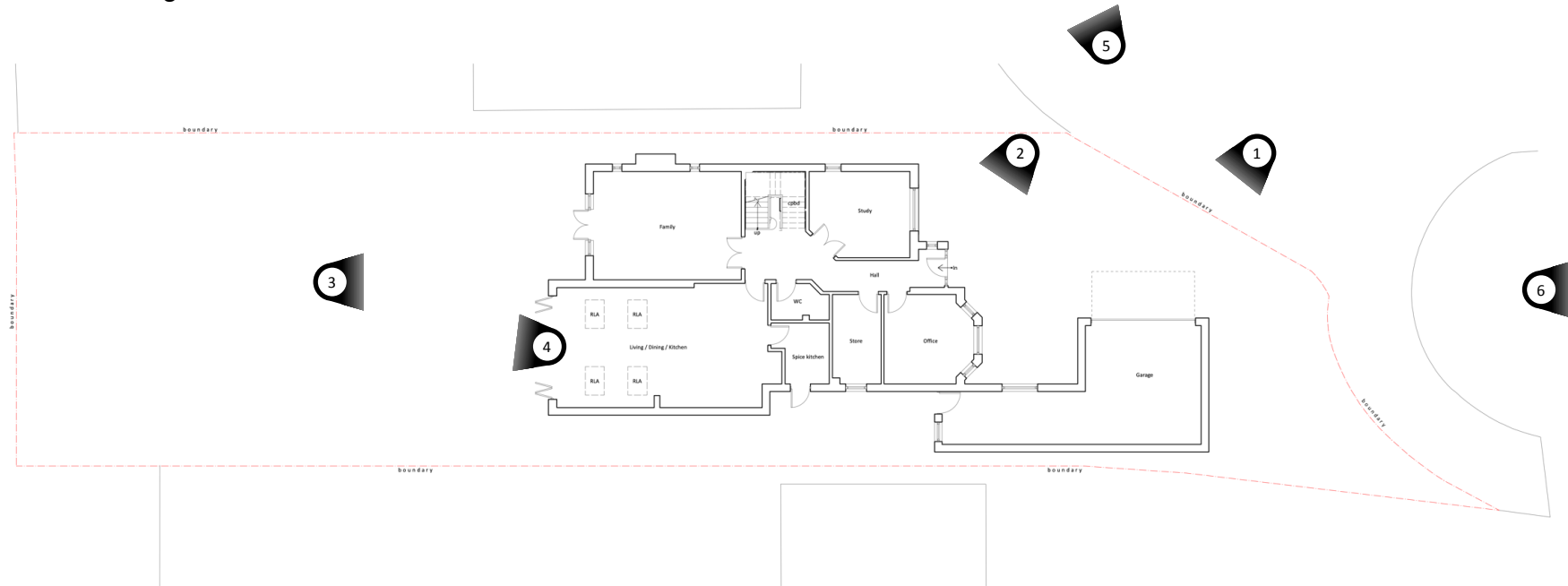
With a public transport accessibility level of 1a, there is ample off street parking. There are also plenty of car parking spaces on the property. Further to the 2 external spaces mentioned above, there are additional spaces in a garage connected to the house.

Other properties located on Highfield Drive are varied in architectural style and many have existing alterations such as those proposed at no. 56.



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2.0 Existing Site & Planning Context



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2.1 Planning Context

Planning history for no. 56 is as follows:

Reference	Proposal	Received	Status
61899/APP/2024/3262	Conversion of roof space to habitable use to include rear dormer, hip to gable end conversions, installation of 5no. front facing roof lights, 2no. side facing roof lights, 1no. rear facing roof light, alterations to rear facing solar panel array, and amendments to fenestration.	12/3/25	Refusal The new revised proposal omits the side gable ends and retains the original roof design.
61899/APP/2017/3200	Single storey rear extension with 4 roof lights involving removal of existing conservatory	3/9/17	Approval
61899/APP/2016/4527	Part two storey, part single storey rear extension and conversion of roof space to habitable use to include a rear dormer and 2 front roof lights.	19/12/16	Appealed
61899/APP/2006/3263	Erection of a single storey, pitched roof side extension attached to rear of existing garage.	20/11/06	Approval
61899/APP/2006/2456	Erection of a single storey pitched roof side extension attached to rear of existing garage	24/8/06	Refusal
61899/APP/2006/1571	Erection of a single storey rear conservatory	30/5/06	Approval

Applicable planning policies are as follows:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 DMHB 12 DMHB 18

LPP D3 LPP D4 LPP D5 LPP D6

Design of New Development Private Outdoor Amenity Space

Managing Transport Impacts

(2021) Delivering good design

(2021) Inclusive design

(2021) Housing quality and standards

NPPF12

DMHD 1

DMT 1 DMT 2 DMT 6

NPPF 2021 - Achieving well-designed places Alterations and

Extensions to Residential Dwellings Vehicle Parking

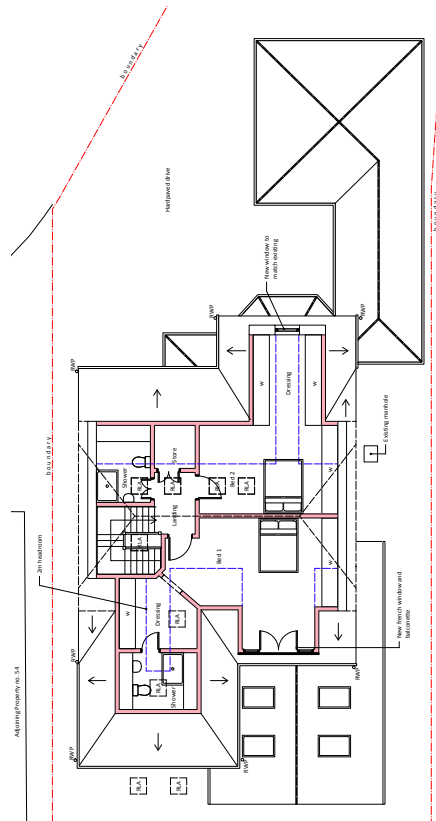
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4.0 Developed Design

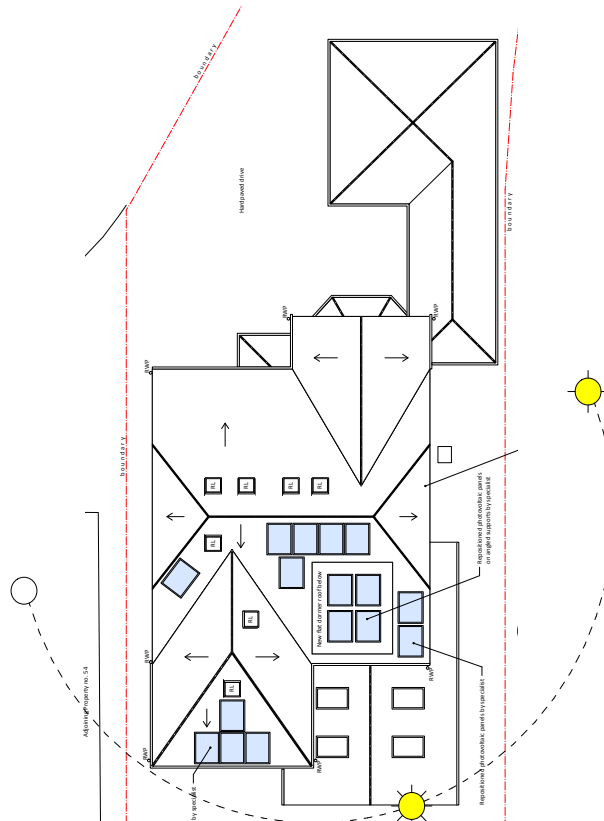
Following a refusal of planning application reference 61899/APP/2024/3262 for the following reason;

- The proposed roof additions in the form of a double hipped to gable extension by reason of their siting, scale, bulk, height and design would be incongruous and disproportionate, resulting in poor design that would fail to respect the architectural integrity of the host dwelling and the wider uniform design of the gated development it forms apart of.

This new application retains the existing half-hipped roof. We therefore hope that the amends address the reason for refusal.



Second Floor



Roof Plan

5.0 Energy & Sustainability

Low impact in construction

Every effort will be made to reduce the impact of materials and products used in the construction.

Any surplus material that is produced on site will be carefully managed and segregated in skips for off-site recycling. The Site Manager will have overall responsibility to ensure that construction is carried out in accordance with best practice and with the aim of achieving as close to Zero Waste to Landfill as possible.

Materials and services will be sourced locally where possible with any timber sourced from sustainable managed forests. All insulation will CFC and HCFC free, with water based paints used where possible, and any coating and preservative treatments factory applied wherever possible.

Water use

We will aim to reduce the overall consumption by using the following:

- Dual/low flush WC's
- Rainwater storage for garden irrigation in water butt
- Aerators and flow regulators on taps and showers

Low energy in use

The buildings external envelope will be highly insulated and detailed to minimise air leakage.

The buildings external envelope will be highly insulated in accordance with AD L of the building regulations.

All circulation areas will be fitted with motion activated light switches.

Smart metering will be provided to allow the occupants so that energy usage can be monitored.

The re-positioning of the PV panels around the new dormer insertion was welcomed by the duty planner.

6.0 Access

The proposed design will not disturb the arrangement of no. 56's existing hardpaved driveway or garage, and will therefore retain the existing on-site car parking spaces. No further parking will be required.

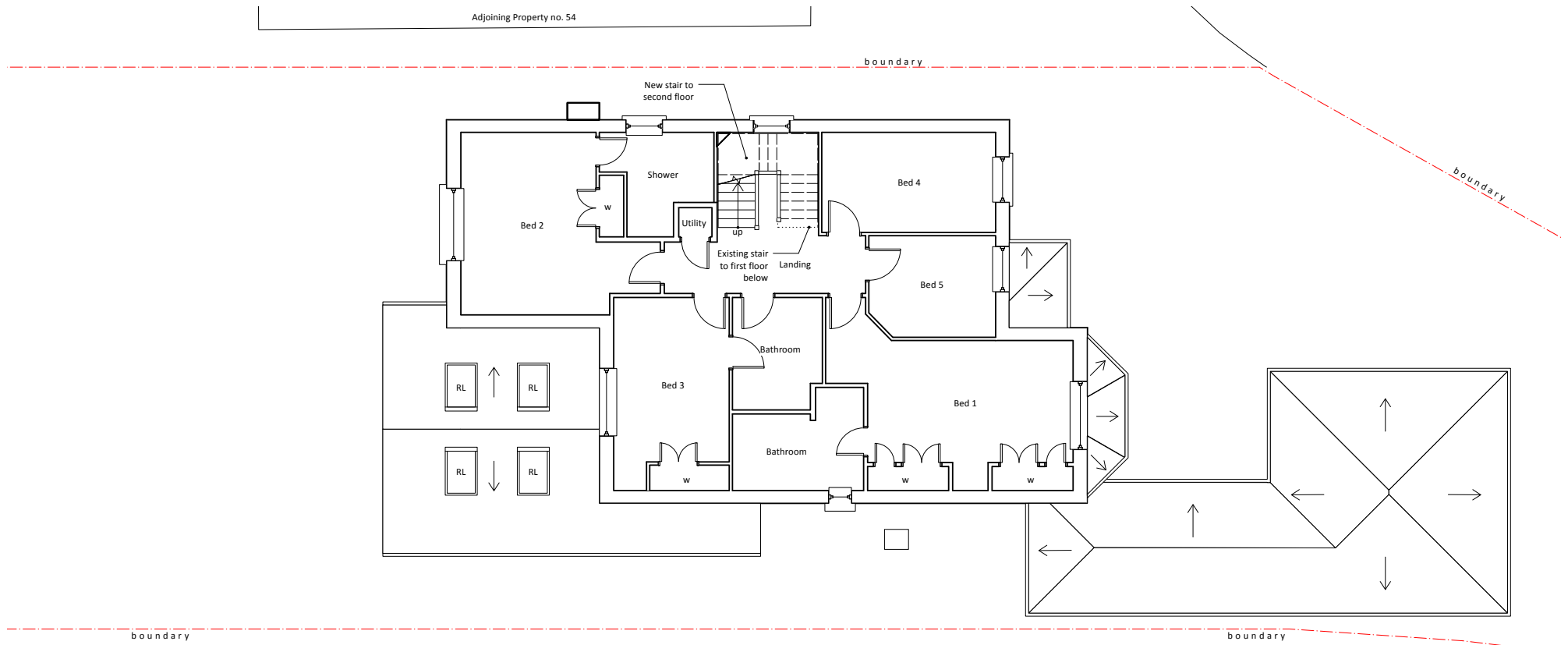


7.0 Summary

The application has been amended to reflect the reasons of refusal for application reference 61899/APP/2024/3262. The proposed design will provide the applicants with greater space in a better planned dwelling more suitable for modern living. The scheme respects 45° lines of sight from adjoining properties on either side, and the proposed dormer will be subordinate and set down substantially from the ridge. The amount of visible development to the house is minimal, not visible from the street at all, and is in keeping with the character of other houses on Highfield Drive.

Subject to consent the scheme will be designed to comply with the latest edition of the Building Regulations.

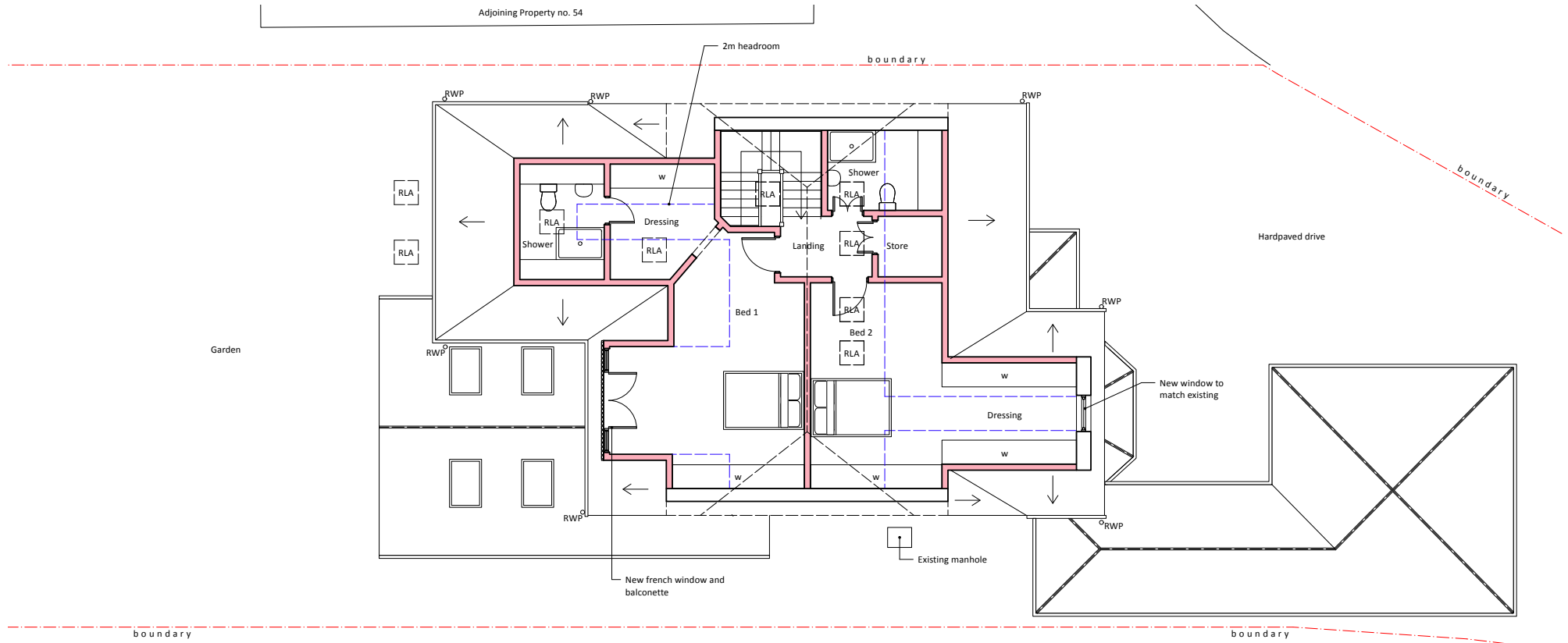
8.0 Application Drawings



FIRST FLOOR

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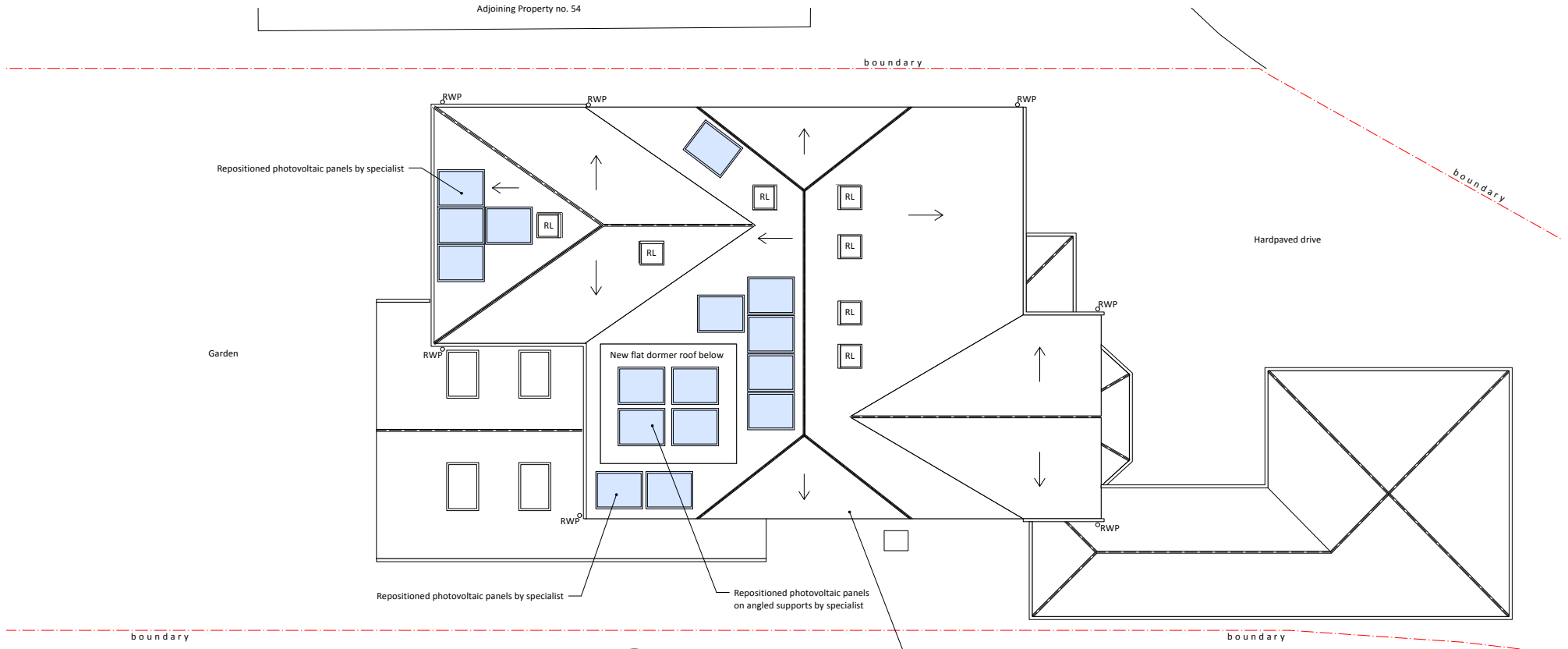
8.1 Application Drawings



SECOND FLOOR

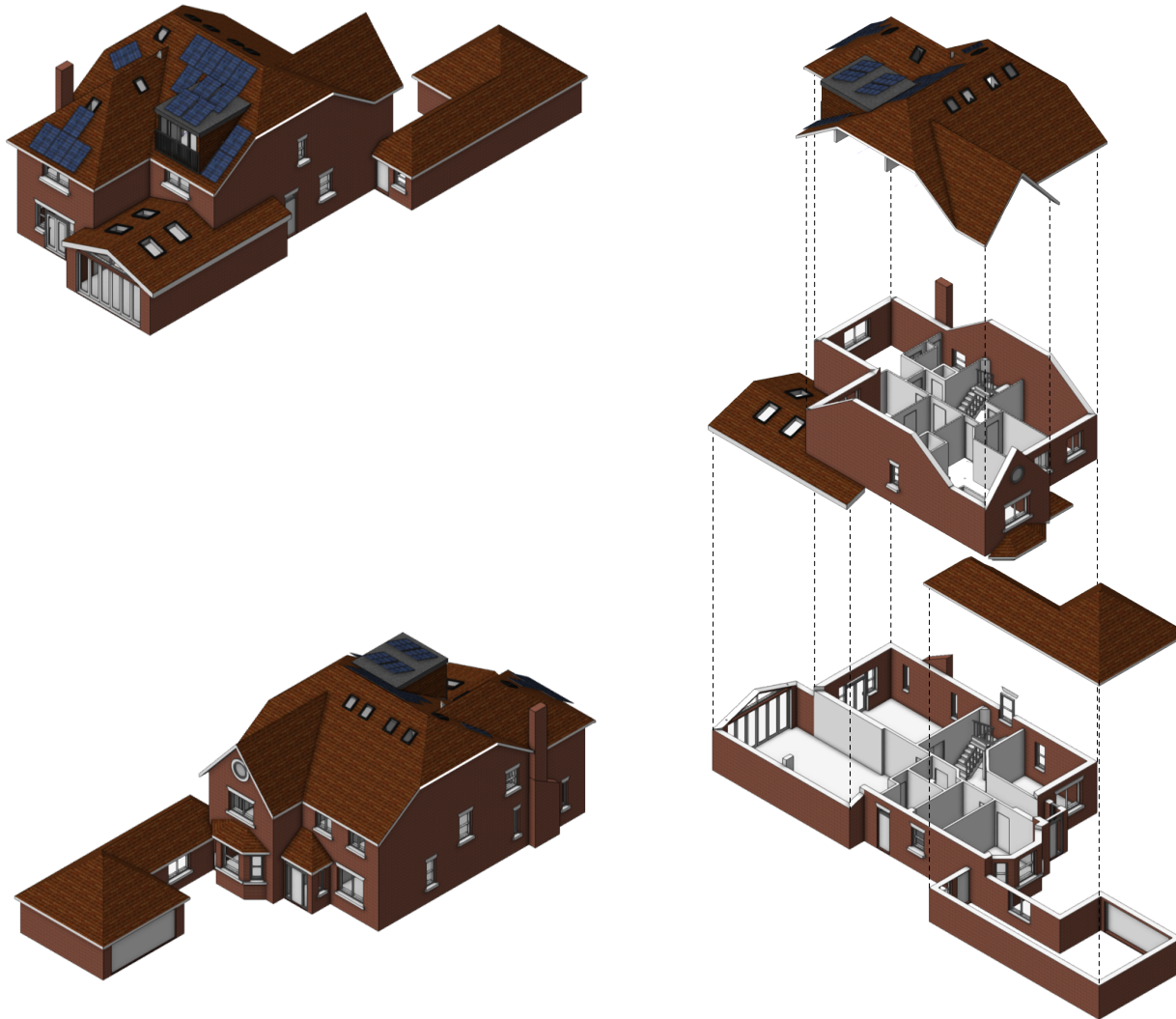
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8.2 Application Drawings



ROOF PLAN

8.3 Application Drawings



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8.4 Application Drawings



8.5 Application Drawings

