

Design and Access Statement

1. Introduction

This Design and Access Statement supports the application for the demolition of an existing conservatory and the construction of a modest single-storey rear extension at the above property. The proposed development is located within the Ickenham Village Conservation Area, and as such, careful consideration has been given to the design, materials, and impact of the proposals on the character and appearance of the area.

2. Site Context

The property is a two-storey detached property situated within the Ickenham Village Conservation Area. The property is constructed from external facing red brick to the front with a tile hung roof and render to the rear. There is an existing rear outbuilding to the rear which is also rendered. The site is surrounded by residential properties, with a mix of architectural styles and periods, reflective of the historic village character.

The existing building includes a conservatory at the rear, which is proposed to be demolished to make way for the new extension. The conservatory is a non-original structure that does not contribute positively to the character of the property or the conservation area. The rear of the property is relatively secluded from the street, with views of the existing conservatory primarily from the neighboring gardens.

3. Proposed Development

The proposal involves the demolition of the existing conservatory and the construction of a modest single-storey rear extension to create additional living space for the household. The key elements of the design are as follows:

- **Form and Massing:** The new extension is designed as a modest single-storey structure with a flat roof that will sit comfortably within the rear garden. The extension is aligned with the existing rear elevation of the house, ensuring that it does not protrude excessively and remains subordinate to the main dwelling.
- **Materials and Finishes:** The external materials for the extension will be in keeping with the traditional aesthetic of the property and the surrounding area. The walls will be constructed from brick to match the existing dwelling and then rendered white, with a modest proportion of glazing added to ensure the light weight form of the structure is maintained and the roof be constructed of fibreglass and finished with a conservation style rooflight. The windows and doors will be made of timber, finished in a natural or painted shade to complement the character of the property.
- **Design and Detailing:** The design incorporates traditional architectural elements, glazing, a fibre glassed roof and a conservation roof light, to respect the proportions and appearance of the main dwelling. The design avoids excessive ornamentation and reflects the modest scale of the extension, ensuring it does not overwhelm the original house or the surrounding buildings.
- **Landscaping:** The rear garden will be retained in its current form, with minimal impact from the new development. Any landscaping adjustments required for the

construction will be undertaken sympathetically, ensuring that the character of the garden and the wider conservation area is maintained.

4. Impact on the Conservation Area

The proposed extension has been designed with careful consideration of its location within the Ickenham Village Conservation Area. The demolition of the conservatory and the construction of the new extension will have a negligible impact on the broader conservation area, as the rear of the property is not visible from public viewpoints. Furthermore, the design of the extension respects the historic character of the area through the use of appropriate materials, scale, and detailing.

While the extension will increase the footprint of the property, it has been designed to respect the proportions of the existing dwelling and will not dominate or overshadow neighboring properties. The overall impact on the conservation area is considered to be positive, enhancing the functional quality of the dwelling without compromising its appearance or the character of the area.

5. Conclusion

The proposed demolition of the existing conservatory and construction of a modest single-storey rear extension is a sensitive and well-considered proposal that respects the character of the existing property and the Ickenham Village Conservation Area. The design retains the scale, massing, and materials appropriate to the area while providing the necessary modern living space for the occupants. The proposal will not result in any harm to the conservation area or the surrounding environment, and it is anticipated that it will enhance the overall quality of the property.

This Design and Access Statement demonstrates that the proposed development has been designed with due regard to the local context, the character of the property, and the principles of good design, and we respectfully request approval for the application.