

**DESIGN  
&  
ACCESS  
STATEMENT**

Project: **54 Swakeleys Drive  
Ickenham  
UB10 8QE**

Project No.: **10520**

Issue Date: **August 2022**

**DESIGN & ACCESS STATEMENT  
FOR**

**CONVERSION AN EXISTING GARAGE INTO HABITABLE USE**

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## **1.0 INTRODUCTION**

The proposal relates to the conversion of an existing garage into habitable use.

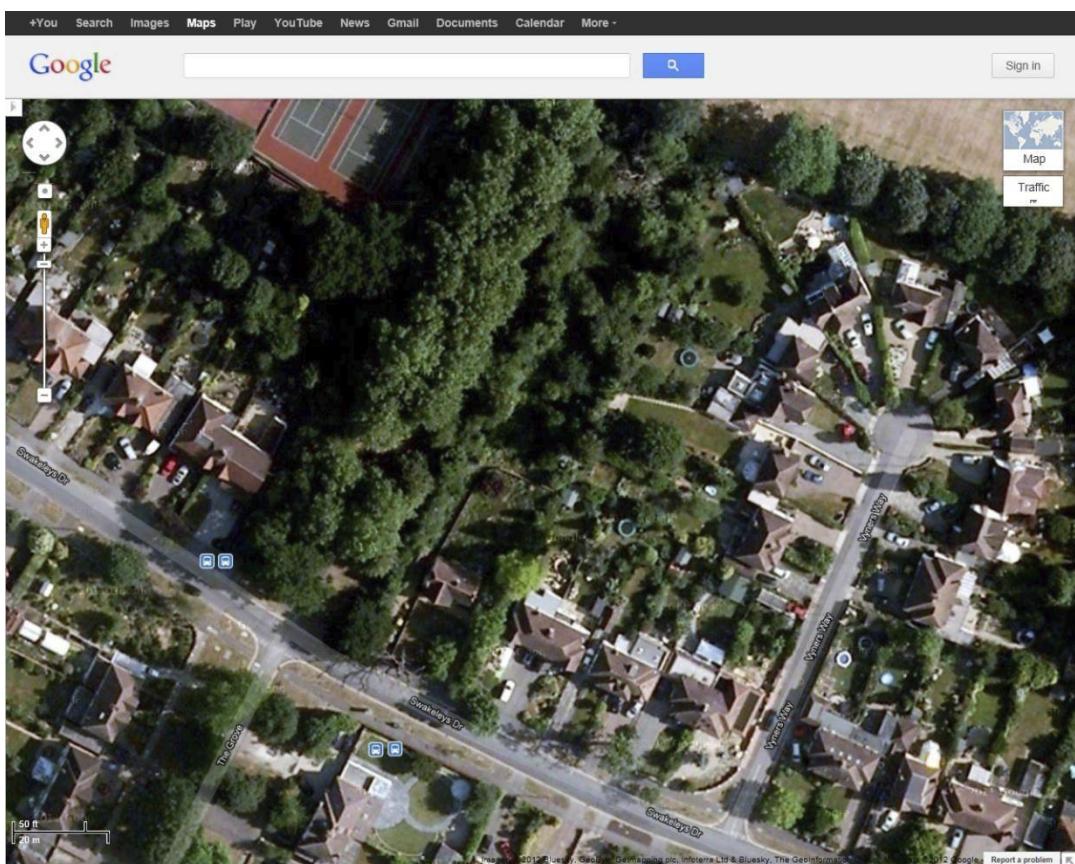
This Design & Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

## **2.0 POLICY CONTEXT**

In particular the following policies form the basis and reference for this report.

Local Plan Part 2, Development\_Management\_Policies 16 January 2020

## **3.0 SITE LOCATION & CHARACTER**



The existing development of Swakeleys Drive was constructed in the early to mid 1900's. The subject property is located on the northern side of Swakeleys Drive, which is mainly characterised by large detached properties and semi-detached houses set back from the road frontage with long rear gardens. The

area has an open character and appearance. The eastern boundary of the subject site abuts the side boundary of No.52 Swakeleys Drive and the rear gardens of Nos. 2-12 Vyners Way, a more modern residential cul-de-sac. The western boundary of the site abuts a gated, tree-lined drive, which runs northwards to Swakeleys house, a Grade 1 Listed building set in 1.2 hectares of grounds, to the rear of the subject site. The drive to Swakeleys House is located within the 'development area' as identified in the saved UDP, with the grounds of Swakeleys House, immediately to the north of the subject site forming part of the Green Belt. The subject site, surrounding residential properties and Swakeleys house and its grounds also form part of the Ickenham Village Conservation Area.

## 4.0 THE SITE / EXISTING PROPERTY

The property consists of two storeys in the 880 m<sup>2</sup> site area with 140 m<sup>2</sup> ground floor footprint. The site has a wider frontage of 18 meters, dwelling set approx. 16 meters back from front boundary line.

The ground floor consists of living room, kitchen, study, TV Room, Bathroom and integrated garage.

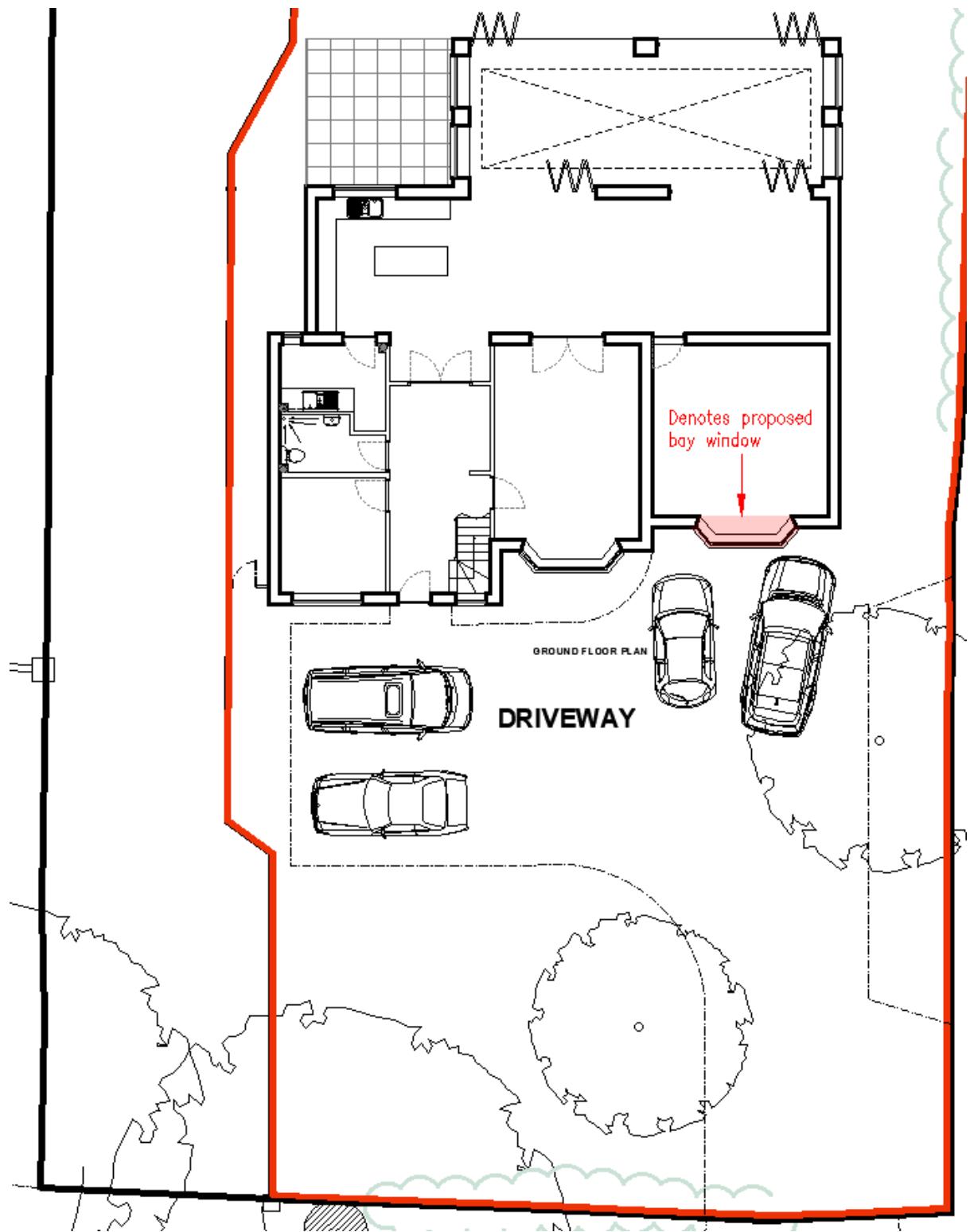
The first floor consists of five bed rooms with bathroom and en-suites facilities. The first floor walls have mansard walls approx. 78° angle with hanging tiles on exterior.



*Existing front elevation*

## 5.0 THE PROPOSAL

The proposal relates to the conversion of the existing integrated garage into habitable use. The proposal will intend to replace the existing garage doors to form a bay window feature to serve the habitable use. The proposal illustrates parking provision for four cars to satisfy the minimum requirements for dwelling with curtilage; to provide 2 car spaces per 3 or more bedroomed units.



## **Material**

The fronting materials mainly consist of off-white render, tiles to the main roof, tile hanging and mock Tudor timber wall planks.

The proposal will match the existing materials to harmonise with the scale and form of the established residential development.

## **6.0 ACCESS**

There will be no change on access of the dwelling.

## **7.0 SUMMARY**

The proposal will preserve or enhance the character and appearance of Ickenham Village Conservation Area.

We ensure the proposal will not result in an incongruous form of the development out of keeping with the existing street layout and detrimental to visual amenities of the street scene.