

DESIGN & ACCESS STATEMENT

Project: **9 The Avenue
Ickenham
UB10 8NR**

Project No.: **10729**

Issue Date: **September 2017**

DESIGN & ACCESS STATEMENT FOR

**TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION TO
THE EXISTING DWELLING**

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1.0 INTRODUCTION

The proposals relate to two storey rear extension to the existing dwelling house and single storey side extension which is currently form courtyard.

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

London Borough of Hillingdon, Unitary Development Plan (adopted 1998) Saved Policies 27th September 2007

Policies:

BE 4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or compliment the character of the area.
BE23	Extensions must preserve external amenity space

3.0 SITE LOCATION & CHARACTER

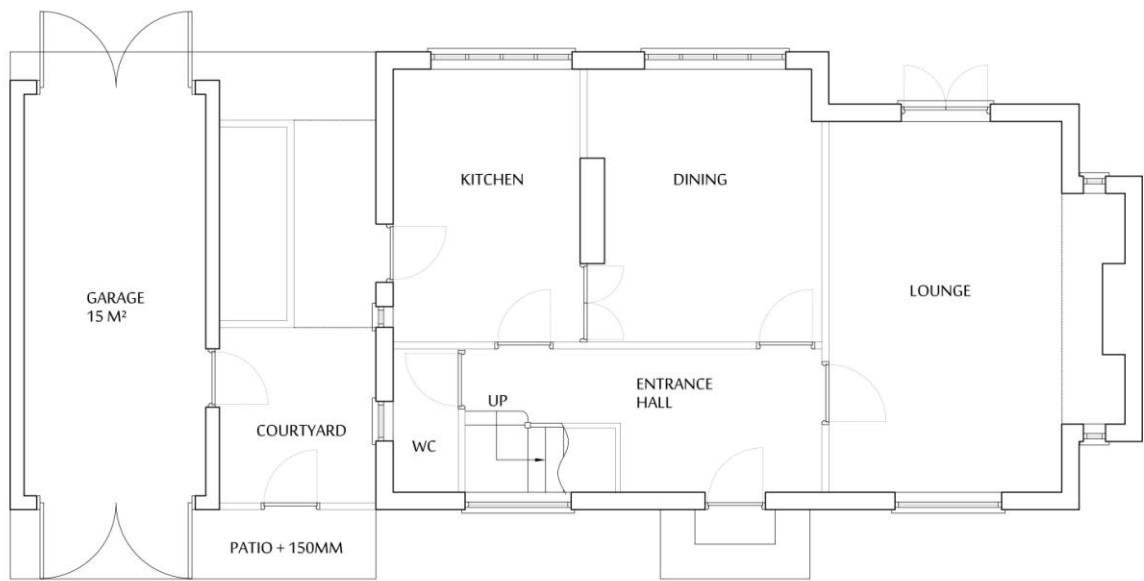
The site is located within the Ickenham Village Conservation Area as designated in the Hillingdon Unitary Development Plan (Saved Policies September 2007). The road which is private and residential in character has large detached and semi-detached houses of individual design and styles. The site is located near to junction/roundabout of Swakeleys Road (B467) and The Avenue.

4.0 THE SITE / EXISTING PROPERTY

The application site relates to a detached house set in line with the adjoining residential dwellings fronting The Avenue. The application site has a site area of 1719 m², existing ground floor at 59m² and first floor at 56m², respectively.



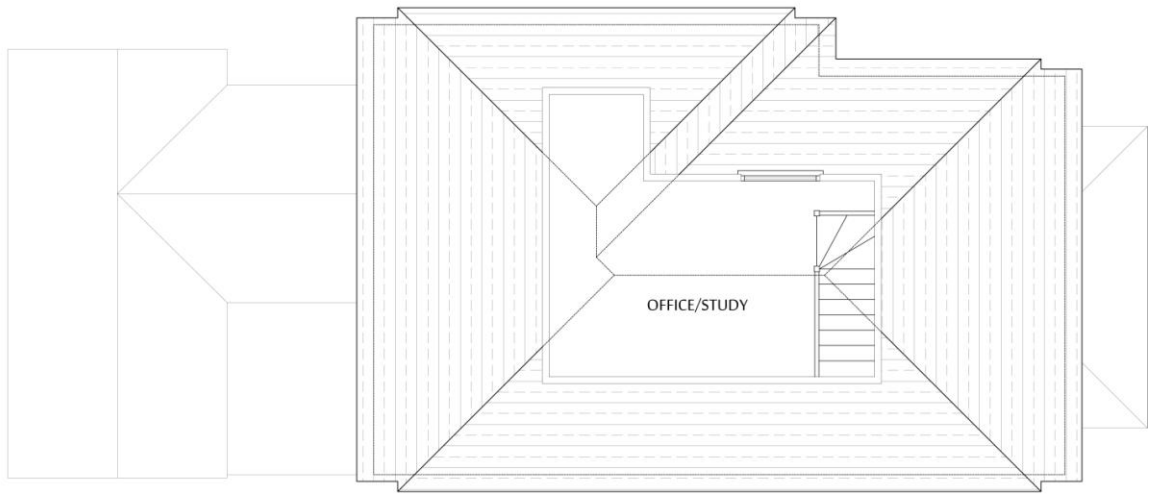
Site Location Plan



Existing Ground Floor Plan



Existing First Floor Plan



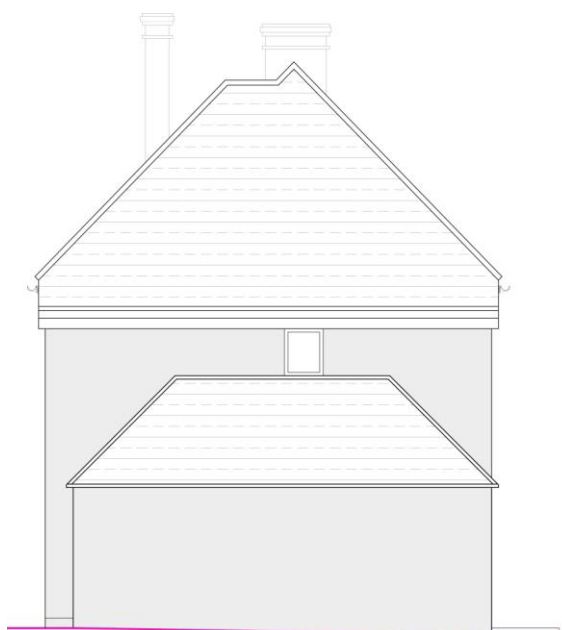
Existing Roof Plan



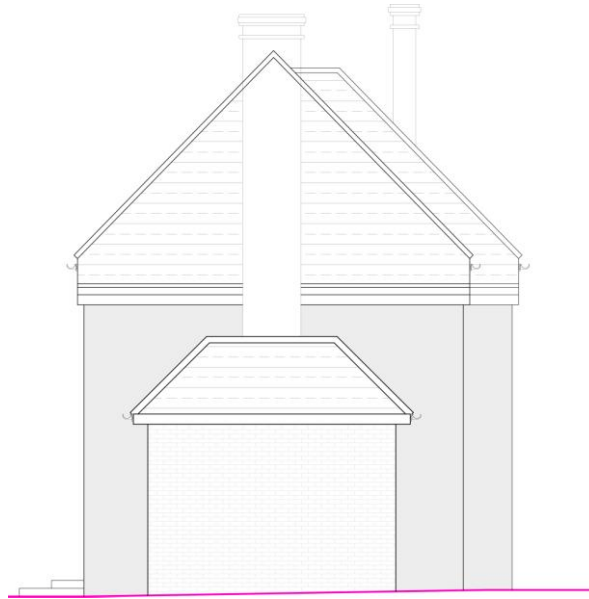
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation facing No. 07 The Avenue



Existing Side Elevation facing No. 11 The Avenue

5.0 THE PROPOSAL (Design context)

The proposals account for the creation of a two storey rear extension to the existing residential dwelling house. As per our clients requirements; to primarily enhance the existing property to create more useable internal family space.

The proposals additionally account for the partial enclose courtyard on side of the property. The courtyard is covered with pitched roof which is connected to garage.

Proposed rear extension will be 6.0m to 6.75m deep two storey extensions with crown roof. Proposed extension will not encroach within 45 degrees of the centre of a neighbouring dormer window.

Number of properties approved with crown roof extension previously.

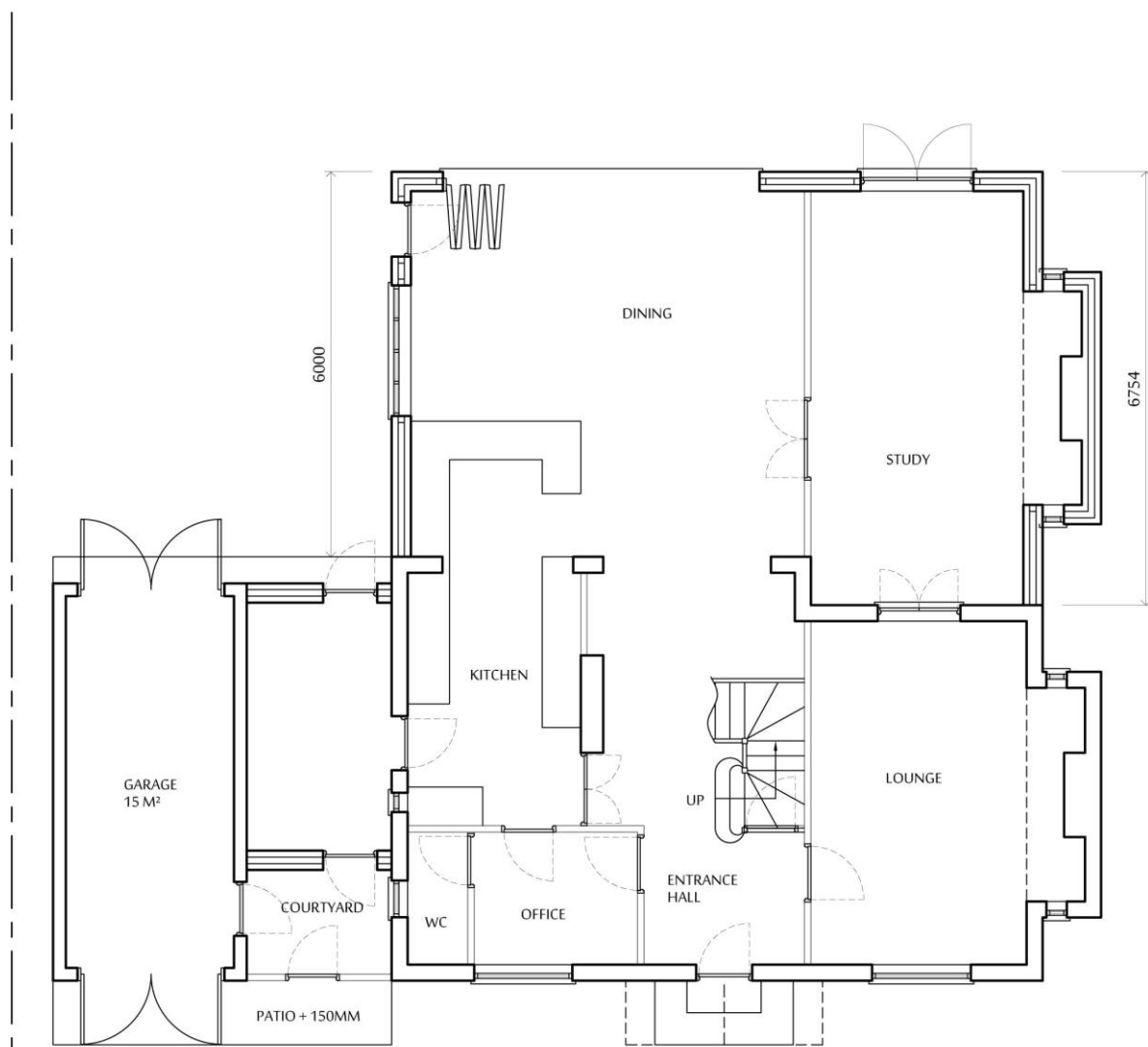
27 The Avenue (991/APP/2017/802) recently approved on July 2017 for extension of the property.

28 The Avenue (15138/APP/2006/171) Granted in March 2006 with crown roof.

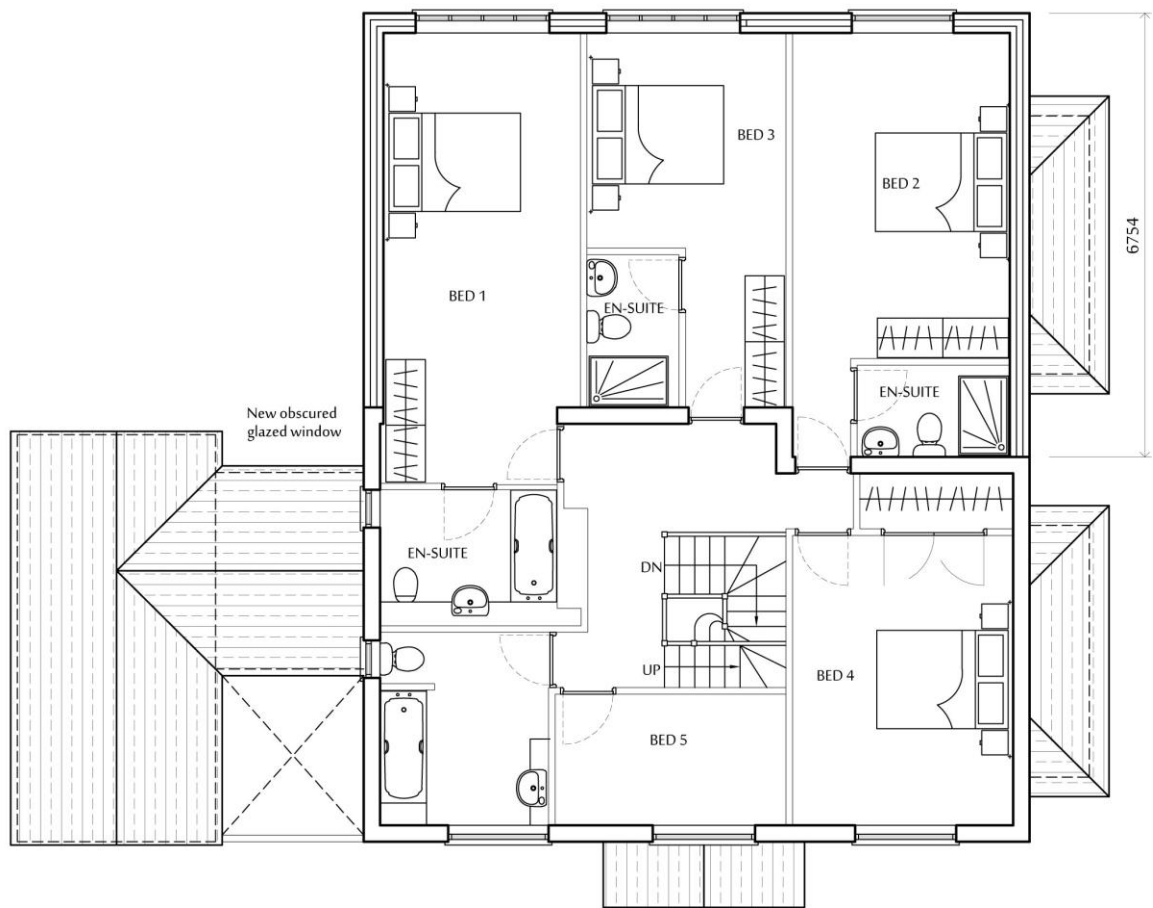
Partially enclose courtyard together with part two storey rear extension approved under (71241/APP/2015/3479) on January 2016.

In general, by reason of the overall design and appearance would not be detrimental to the character of the existing appearance of the dwelling and will not impact on the appearance of the street scene. They are considered to add to the character of the existing house and to harmonise with the character and appearance of the original house.

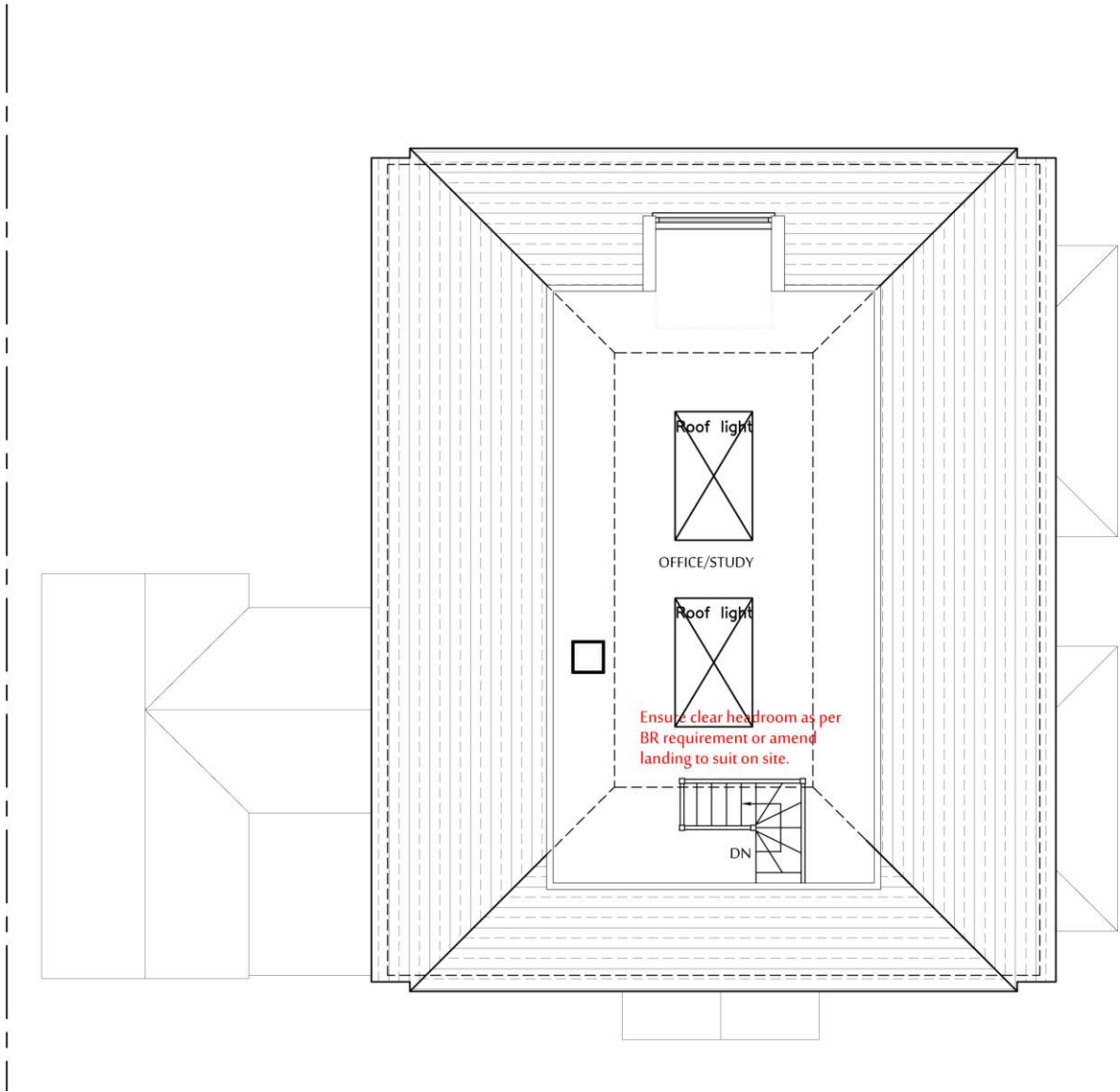
Parking arrangement will not change.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



FRONT ELEVATION

Proposed Front Elevation



REAR ELEVATION

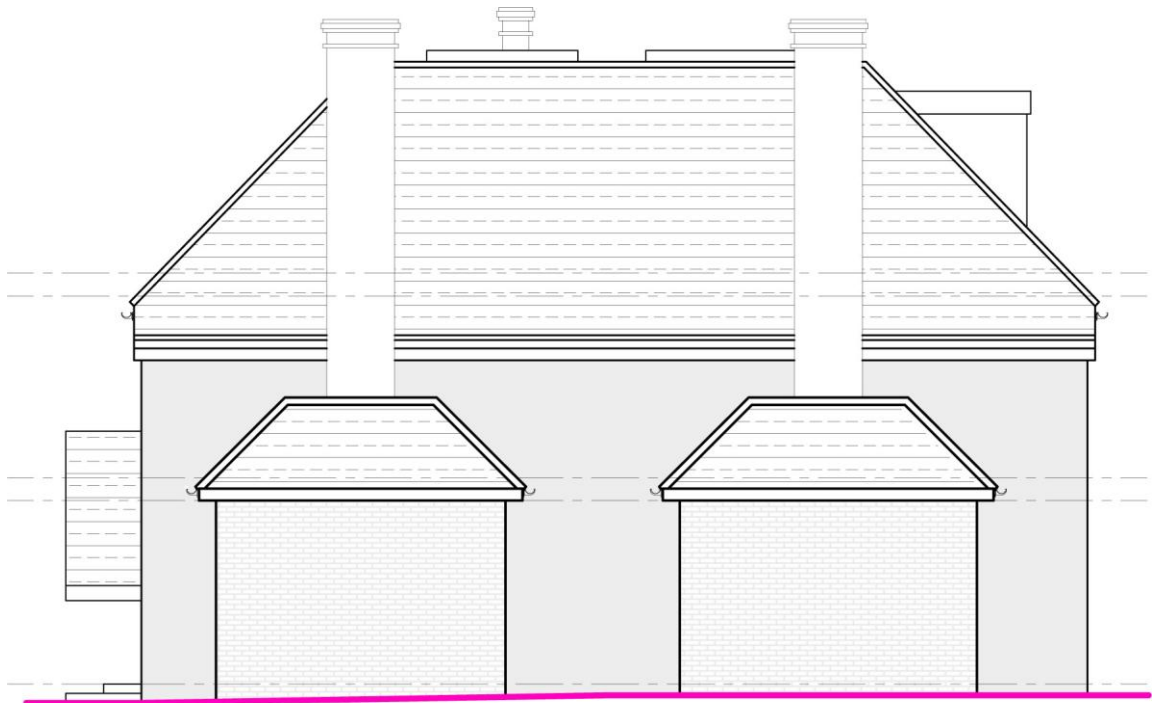
EXTERNAL
FINISH TO
MATCH WITH
EXISTING

Proposed Rear Elevation



SIDE ELEVATION
FACING NO. 07

Proposed Side Elevation facing No. 07 The Avenue



SIDE ELEVATION
FACING NO. 11

Proposed Side Elevation facing No. 11 The Avenue

6.0 ACCESS

No changes would occur to the existing use.

7.0 SUMMARY

The proposals 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. The proposals will also preserve or enhance the character and appearance of the Ickenham Village Conservation Area. The proposals are considered to be in accordance with policies BE4, BE13, BE15, BE19 and BE23 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).



