

2A AUSTIN'S LANE, ICKENHAM, UXBRIDGE, UB10 8RH

DESIGN AND ACCESS STATEMENT FOR DEMOLITION OF OUTBUILDING AND ERECTION
OF SINGLE STOREY SIDE AND REAR EXTENSION WITH GLAZED ROOF OVER PATIO.



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1. Front view of the property

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1.0 Site analysis

1.1. Introduction

This Design and Access Statement has been put in support of the householder planning application for 2a Austin’s Lane, Ickenham, UB10 8RH, and should be read in conjunction with all submitted documentation.

The specified matters of use, amount, layout, scale, appearance and landscaping are addressed in the statement as well assessment of the proposal against the NPPF, Regional and Local Planning Policies and Guidance.

1.2. Site location

The property is located within the Bedford Park conservation area of London Borough of Hounslow.
The property , semi-detached double storey family dwelling, had gone through extensive renovations with addition of loft conversion and conservatory to the rear back in 2000.

Located site is within Flood Zone 3 marked as special control area.



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1.0 Site analysis

1.3.Planning Policies

This planning application accords with relevant planning policies in London Borough of Hounslow, namely:

National Planning Policy Framework 2019:

- S12- Achieving well-designed places
- S14- Meeting the challenge of climate change, flooding and coastal change
- S16.-Conserving and enhancing the historic environment

Development plan, including Local plan in :

- CC1 - Context and Character
- CC2- Urban Design and Architecture
- CC4- Heritage
- SC7 Residential Extensions and Alterations
- EQ3- Flood Risk and Water Management

Supplementary Planning Guidance:

Section 4.3 Single Storey Rear Extensions

Section 6.2. Extensions in Conservation Areas

2.0 PROPOSAL

2.1.Design Summary

The proposal consist of primarily two elements:

1. Demolition of exisitng outhouse and erection of side extension to allow for garden room, utiltuy/ WC and storage.
2. Erection of glass roof over the patio to the rear for the enjoyment of the outdoor amenity spaces.

2.2. Impact on Neighbours.

Number 2A Austin's Lane is end of terrace. The impact on the neighours will be minimal and will not cause loss of privacy or afect neighbouring amenity spaces. Side extension is fully 'wedged' between exisitng house and high hedge, as well as there is a side garden on the neighbouring land with the negibourign property set away from the boundary.

The rear glass enclosure, will be constructed in lightweight and visually neutral materials , with glass alowing the daylight to the property. The impact will be lesser than that of the numerous rear extension on other properties in the area, with depth of 3meters from the rear wall.

2.3. Design and Volume

The proposed extension is design to be in keeping with the exisitng materials and to be sympathetic to the host dwelling and neighbourhood.



3. Front view of the proposed extension.

2.0 PROPOSAL



4. Proposed rear sketch view,

2.0 PROPOSAL

2.4 Hedges

There is existing hedge alongside boundary with number 3 Austin's Lane. The Hedge is fully contained within number 3's land and there is no intention to have any part of the hedge removed. The extension will sit tight against the boundary at the rear and 'pull away' by approximately 50mm to the front (due to angled boundary line). Foundations and new walls will be contained within the boundary of number 2A.

2.5. Access

There will be no change to the vehicle access nor the main approach to the property , however the front door will be repositioned to the new side extension.

2.6.Flooding / Flood Risk Assessment

The property is located within Zone 2 , and full flood risk assessment has been submitted with the application, outlining the mitigating measures proposed for the development.

3.0 PRECEDENCE



5.Example of glass roog terrace



6. Example of glass roof terace

4.0.SITE PHOTOGRAPHS



6. Front of the property, 2 and 2a Austin's Lane



8. Front of the property

4.0. SITE PHOTOGRAPHS



10. View of the rear showing existitng hedge and outdoor buildingt to be demolished.



11. View of the rear towards number 2 Austin's Lane.