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Design and Access Statement for 53 Ivy House Road, Ickenham

Introduction

This document has been prepared using the publication 'Design & Access Statements – how to write, read and use them 2006' by the Commission for Architecture & The Built Environment

Use

The site is currently a single domestic dwelling. The proposal is to extend to the rear to form a double storey extension to 'square off' the extg house; providing a study at ground floor and en-suite facilities off the master bed room at first floor.

Size

The site is approximately 548M² in area and fronts Ivy House Road. The existing house is a two storey semi-detached dwelling that has been previously extended. The building is set back some 10M from the public highway.

Layout and proposal

The ground floor of the existing house consists of two habitable rooms . It is proposed to provide a new study. The first floor of the existing house consists of three habitable rooms . It is proposed to provide a washing / dressing facility.

Scale

The size of the extension is within HDAS guide-lines for detached houses vis a vis the extended adjoining property.

Landscaping

No additional landscaping is planned

Appearance

See drawings



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