

CONTEXT
// Architecture

info@context-architecture.co.uk

www.context-architecture.co.uk

+44 (0) 20 7043 1020

Design and Access Statement

98 Long Lane, Ickenham, Uxbridge UB10 8SX / 0825 – October

Contents

1.00 Context	3
2.00 Planning History	3
3.00 Executive Summary	3
4.00 Design	3
5.00 Materials	4
6.00 Accommodation	4
7.00 Scale	4
8.00 Landscaping	4
9.00 Access	4
10.00 Photos	5

Drawing Register

0825 EX 01 – Location Plan

0825 EX 02 – Existing Ground Floor Plan

0825 EX 03 – Existing Roof Plan

0825 EX 04 – Existing Elevations

0825 EX 05 – Existing Elevation and Section

0825 PR 01 – Existing and Proposed Block Plans

0825 PR 02 – Proposed Ground Floor Plan

0825 PR 03 – Proposed Roof Plan

0825 PR 04 – Proposed Elevations

0825 PR 05 – Proposed Elevation and Section

1.00 Context

The site is located along a busy A Road on the corner of the busy Long Lane and Swakeleys Drive. The dwelling is a large red brick house covering 2 stories. The building is characterised with prominent brick gable arranged asymmetrically. The site is located on the southern edge of Ickenham Village Conservation Area.

2.00 Planning History

To date there have been three planning applications on this site.

- 75417/APP/2020/1309 First floor rear extension 25-04-20 **Refusal (P)**
- 75417/APP/2020/610 First floor rear extension 20-02-20 **Refusal (P)**
- 55385/APP/2000/1450 ERECTION OF A SINGLE STOREY SIDE EXTENSION AND A FRONT PORCH 19-06-00 **Approval**

3.00 Executive Summary

Demolition of existing garage and shed to construct new garage and single-storey extension.

4.00 Design

It is our opinion that the previous refused applications failed to respect the existing character of the dwelling and therefore not acknowledge the Conservation Area the site lies within.

This application seeks to obtain planning permission for a new garage replacing the existing dilapidated one with a single-storey at the rear. The proposals have been carefully designed to pay homage to the existing dwelling by borrowing one of the smaller brick gable ends. We feel this design completes the composition so that once complete, the proposed scheme will not only appear as it was always there but improve the existing principal facade.

Other iterations of the principal facade were looked at, including the one below which is much simpler however it was felt that the proposed design helps weave the new with the old seamlessly and is better suited within the Conservation Area.



To complete the garden (internal) elevation a colonnade helps bridge the gap between the new single-storey extension and the details seen in the existing house.

5.00 Materials

The palette of the existing building is red brick with a light mortar laid to a stretcher bond. This proposal looks to retain the existing palette of materials so that the proposed scheme respects the local area and appears as if the extension was always there.

A tiled roof, matching the existing roof ties into the new gable end above the garage. We feel this section of roof helps to soften the mass of the extension so that the streetscene feel is retained.

All windows and doors will be low-e white in-keeping with the rest of the main dwelling.

The design of the conversion will use as much of the existing fabric as is possible. The roof on the main part of the garden extension will be a flat roof constructed in a high performance GRP.

6.00 Accommodation

The proposal looks to create a new garage replacing the old dilapidated one. The extension behind the garage will house a gym overlooking the garden with shower room and garden store.

7.00 Scale

The scale of the development will be within all current building lines.

8.00 Landscaping

The proposed landscaping at the rear will be stone slabs with brick pavers at the front drive to match the existing.

9.00 Access

This application will not affect the existing access to the site as is existing. Access to the site will remain as existing from the lane. The proposal will confirm to all current building regulations and legislation.

10.00 Photos



Above: Main, street facade.



Above: dilapidated garage to be demolished.

Above: garden shed to be removed.



Above: photo showing existing brick work. The proposed replacement garage and extension will use the same brick, mortar and bond as seen here.