

DESIGN & ACCESS STATEMENT

Project: **47 Swakeleys Road
Ickenham
UB10 8DG**

Project No.: **11080**

Issue Date: **October 2020**

DESIGN & ACCESS STATEMENT FOR

ERECTION OF DETACHED OUTBUILDING TO USE AS STORAGE ASSOCIATED WITH RESTAURANT

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1.0 INTRODUCTION

The proposal relates to erection of detached outbuilding associated use with restaurant at rear of No 47 Swakeleys Road Ickenham UB10 8DG.

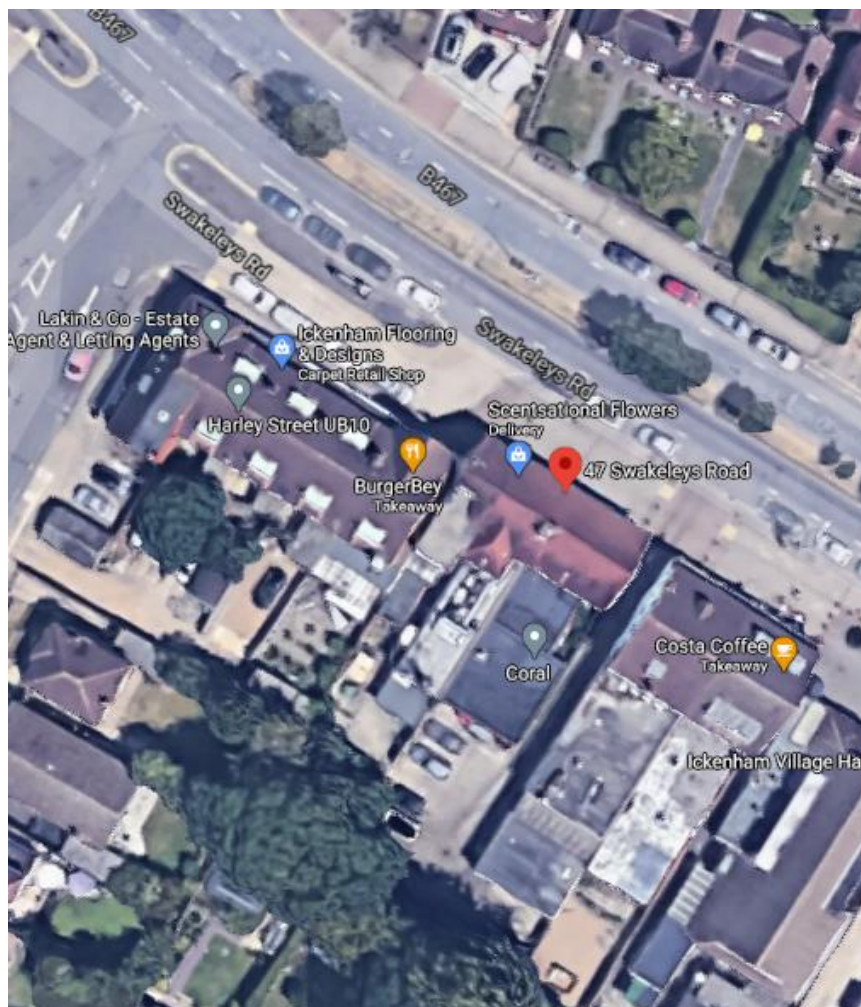
This Design & Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

2.0 POLICY CONTEXT

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

Local Plan Part 2- Development Management Policies – Adopted 16 January 2020

3.0 SITE LOCATION & CHARACTER



The site is located on south of Swakeleys Road near to junction with Ivy House Road and Rectory Way. The location of the site is within the local shopping parade within uniform block of properties No. 45 to 49. The either side of the properties are similar in scale but provides larger roof area with front dormers.

The subject site and surrounding properties are providing ground floor retail units and residential accommodation on upper floors.

The site is within the Ickenham Local Centre and forms part of the Ickenham Village Conservation Area.

4.0 THE SITE / EXISTING PROPERTY

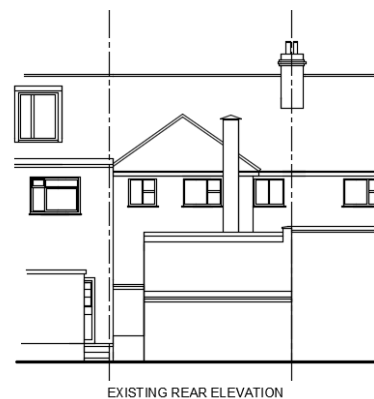
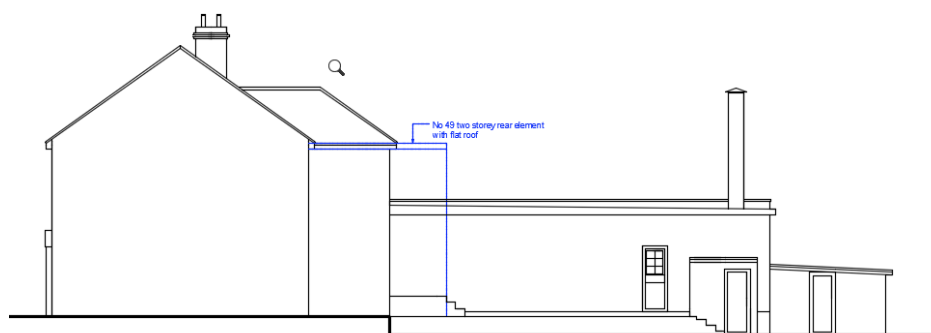
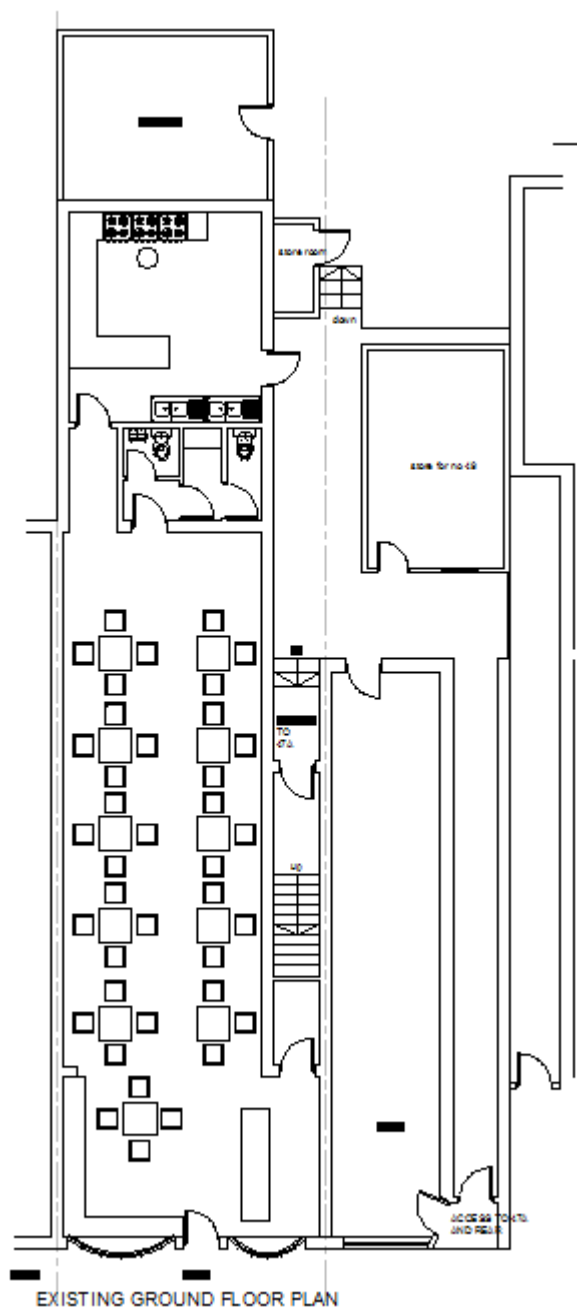
The property is a mid-terrace plot accessed mainly off Swakeleys Road and also from rear, consisting of a two storey as characterized in the locality.

The ground floor is A3 use class unit accessed through from Swakeleys Road. First floor is two bed flat accessed from rear of the property via separate, secure staircase.



At rear the property single storey extension to restaurant/cafe together with small storage shed. The existing extension at ground floor is similar to adjoining property No 45.

The property is mainly provides white render and roof tiles externally.

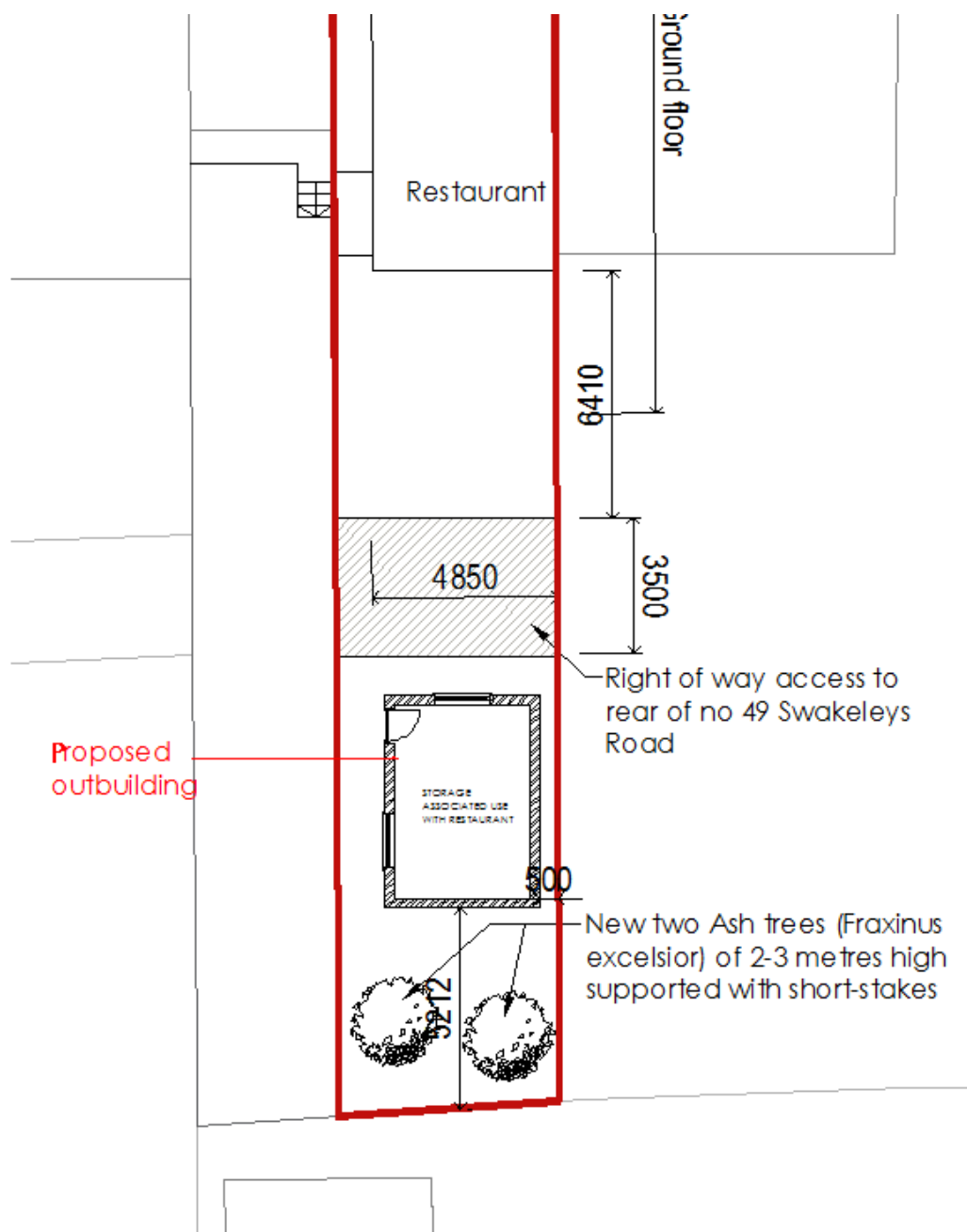


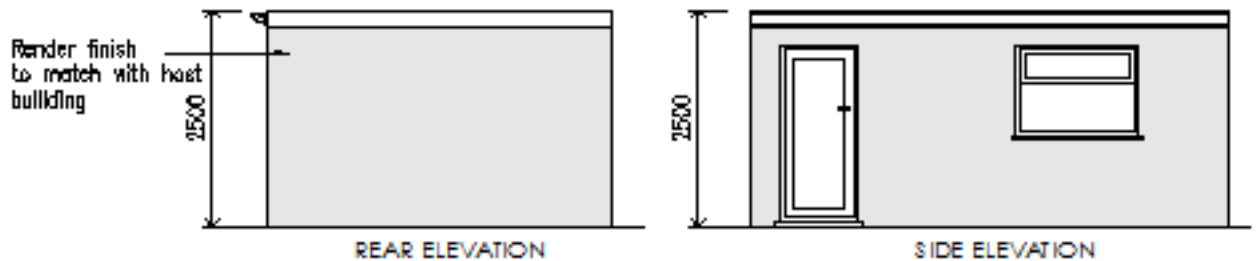
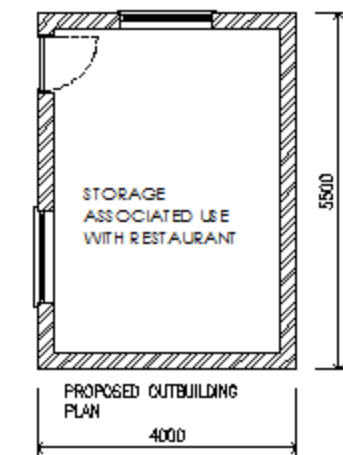
5.0 THE PROPOSAL

The proposal relates to erection of detached outbuilding associated with restaurant storage use.

At the rear of the property the site divided by access road/right of access for adjoining property. The 3.5metre wide access road is located at 2.7 metre distance from existing cold storage. The other side the remaining site is approx. 5.7m wide and 11.8 metre deep.

The property at rear is end-up with awkward divided space. Also the site is slopping from front to back approx 1.2m. The proposal for 1-bed unit will well fit and utilised the remaining site closer to building.





Proposed outbuilding will be at rear part of the site. The outbuilding will be detached set 0.5m from side and 5.2m from rear boundary. The outbuilding will be 4.0m wide and 5.5m deep with flat roof no more than 2.5m high. The entrance door and windows proposed on side and front facing service road. The use of the outbuilding associated with restaurant storage.

The impact to the existing street scene will be minimal as majority of the development will remain hidden.

Material

Proposed materials to be used is intended to match that as existing; to harmonise with the form of the established development. Outbuilding externally will be white render to match with host building.

6.0 ACCESS

Access arrangement will be similar to existing. The site provides rear access for existing first floor flat via service road. Outbuilding will have similar access.

7.0 SUMMARY

The proposed building will have no impact on the amenity of the adjacent residential and retail properties. The proposal site is a sustainable location and will make use of the suitable space available for development. We intend to improve the site by providing a positive contribution to Swakeleys Road where there is good public transport accessibility. The proposal will enhance positive contribution to the building, street scene and local area.