

DESIGN & ACCESS STATEMENT



Date:

October 2023

Site Address:

47 Swakeleys Road, Ickenham, UB10 8DG

Introduction:

The proposal relates to the Ground Floor shopfront and First Floor Windows at the application site 47 Swakeleys Road, Ickenham, UB10 8DG.

This Design & Access Statement forms one of the supporting documents for the planning application and should be read in conjunction with the plans document on behalf of the client, Freeholder & leaseholder.

Site Location:

The property is a commercial building, one of many along Swakeleys Road, Ickenham. Ickenham is an area in Greater London, forming the northern part of Uxbridge and it is one of the 12 wards within the London Borough of Hillingdon. Shops along this road were built shortly after much of the land owned by Swakeleys Manor was sold in 1922 (the Manor itself is still standing).

Access:

The site is accessed from the Main Entrance.

History:

The application site has undergone works that required remediation, as per the case raised, a proposal will need to be submitted to the Local Authority to ensure an open dialogue.

The original main entrance was off centre as seen below:



The client is eager to work with the Local Authority to ensure implementation of the shop are agreed and works are constructed by a reputable and competent company/installer.

Chosen Contractor:

The contractor is called United Timber who is a specialist Timber Shopfront Company dedicated to providing traditional & contemporary design to the retail & commercial sector. The company is also known to engage in conservation & listed building developments.

Timber selected under the watchful eye of their experienced joiners guarantees the strength & durability of the chosen product for installation purpose. As this is a special case, this does require a suitably qualified tradesperson.

Website for Contractor – www.unitedtimber.co.uk

Proposed Works:

The concern raised regarding the installed shopfront did not add to the existing character and feel of the Ickenham Village Conservation Area. The pre-existing provided a set in entrance with Georgian style glazing and dark brown timber.

The proposal in its essence will reflect the character of the original design by inheriting the original features by providing a Timber shopfront with Georgian style windows, the main entrance set inwards from the street and have a white plane on the bottom of the shopfront to match the original design.

The proposal is for the alteration of the frontage of the shop involving the windows, frame and riser. Hardwood timber is to be used. The windows will be Georgian style, as per the original, and the offset door design as per the original. The entrance will however be shallowed.

The proposal has fewer panes for the upper floor windows as the squares are larger. There will be the insertion of modern casement windows at first floor level, which will be replaced with flush steel framed windows and with traditional lead detailing to match the first-floor windows to the neighbouring attached properties (Numbers 45 and 49). This would match neighbouring buildings in terms of appearance, colour, glazing arrangement, lead detailing, materially and opening mechanism. The original windows can be seen in Figure 2 below with a copy of the architect notes.

The image below is extracted from the Proposed Drawing showing the intended design.



Conclusion:

The proposal as shown in the drawings and the heritage statement has provided a positive design that reflects the conservation area.

Given the site is not within an Archaeological Priority Zone and the neighbouring properties have undergone a number of changes historically, the proposal has captured its essence and will reflect the character of the original design by inheriting the original features, by providing a Timber shopfront with Georgian style windows, the main entrance set inwards and off centre from the street and have a white plane on the bottom of the shopfront to match the original design.

The modern casement windows on the first floor front elevation will be replaced with flush steel framed windows with traditional lead detailing matching adjacent properties as seen from the Proposed Floor Plans. All debris and plant will be removed on completion of the works.

Proposed plans for improving/reinstating an aesthetic front similar to the original design is in keeping with the Conservation Area.

The proposal will result in a slight loss of internal floor area, however, the client is willing to compromise to ensure the design is accepted by the Local Authority and though it is not an exact replication of the original, it is very similar to the original design, and revives the aesthetics of the original building.