

MICHAEL OAKES ARCHITECTS LTD.

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Design and Access and Heritage Statement

(2nd application, submitted with the application, 22nd May 2021).

re; 6 Almond Avenue, Ickenham, UB10 8NA, a proposed first-floor side extension, high level first-floor obscure glass side window and veluxes to rear and other associated works.

This is a full Planning Application for alterations, extensions and improvements to the existing dwelling here.

The property is within and on the boundary of the Ickenham Conservation Area .

Planning Background- a planning refusal was issued by the council in 2020; a planning appeal was lodged and subsequently refused on 8th march 2021 (see plans and photographs). **This second application addresses the main issue of the Appeal decision ‘the effects of the proposal on the character and appearance of the conservation area’, by replicating an original feature of other properties on the estate (and other properties which would have received planning permission here too).**

Site Survey and Analysis- Use- residential. This and adjacent roads are residential roads, with a variety of subtly different semi-detached houses and detached dwellings, many already considerably extended.

There are no nearby trees of note here.

Planning designations- The property is within the Ickenham Conservation Area. There appear to be no adjacent or nearby listed properties. The site is not within a flood-risk zone.

Topography- the site is fairly level, rising to the rear; there is front and side hardstanding. Assumed clay/ deep gravel here.

Existing land use and site history- the property appears to be c 1920's, and has been used as a dwelling for all this time.

Prevalent Building Pattern- covered as above.

Industrial past/ risk of contamination- there is no known or obvious contamination of this site, based on recent history.

Building line/ scale- the surrounding properties are generally 2 storey houses (some with similar extensions/ works approved in the recent past). As this is a conservation area, we are proposing our designs to follow the grain of the surroundings, eg, minimal change to the as- built front.

Boundary Treatment- The rear garden is walled/ fenced on all three sides, generally 1m - 2 metres high, all to be kept as-is.

Access- The site is close to the Ickenham town centre and regular, reliable public 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

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transport bus services, and access to the Piccadilly and Metropolitan Line and Central line services are 7 minutes walk away approximately. There is a cycle path in the vicinity.

Proposed Design. The proposed extensions are to exactly match the scale and design of nearby properties here, as identified in the recent Planning Appeal application.

This new application removes an area of crown roof on the previous refused design, the only aspect of the previous design that the Planning Inspector found to be 'failing to harmonise' with its surroundings'.

The design would exactly match the 'as-originally built' details of the properties at 10 and 11 Almond Avenue; and at 48 and 50 Long Lane, and other later extended properties at 8 Almond Avenue, plus eight other properties on the estate that have been extended to larger dimensions (and in particular, it would be smaller in volume to the side extension added to the nearby property, number 44 Long Lane alongside/ parallel to Milton Court, approved and built in recent years- see the attached photograph), and also less in volume than the nearby property that has recently received approved on appeal at 15 Milton Road, Ickenham (granted on 5th April 2016, your reference 20764/APP/2015/2836). And also 10 Milton Court, 2 storey side extension approved in 2014).

The layout of the proposed extended dwelling maintains/ still gives sunlight to the back garden and private patio space of all properties here.

The design broadly agrees with the safe, sustainable place requirements set out in 'Safer Places- the Planning System and Crime Prevention' (ODPM/ Home Office 2003).

Green measures- The property has south-facing sloping roofs, ideal for integrating solar heating panels (but subject to conservation area consent at a later stage if required). Rainwater harvesting systems (rainwater butts) will be provided in the garden, to conserve water. Any plants introduced will be simple, indigenous/ grown in Europe and suitable to withstand periods of drought. To match with surroundings, contractors will be encouraged to source recycled salvaged/ secondhand bricks and tiles to both save energy/ resources and match in with both this property and the neighbouring properties.

Consultation- We have spoken to council officers about this site before making any strategic decision. The client is in the process of notifying his neighbours of his proposals..

We have carefully re-read the helpful appeal decision document by Tim Wood (Planning Inspector)

END