
No.4 Harvil Road, Ickenham, UB10 8AJ
DESIGN AND ACCESS STATEMENT

Variation Application Submission



No.4 Harvil Rd, Ickenham, UB10 8AJ – Design & Access Statement (Rev 2)



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APPENDIX A – PLANNING DRAWINGS

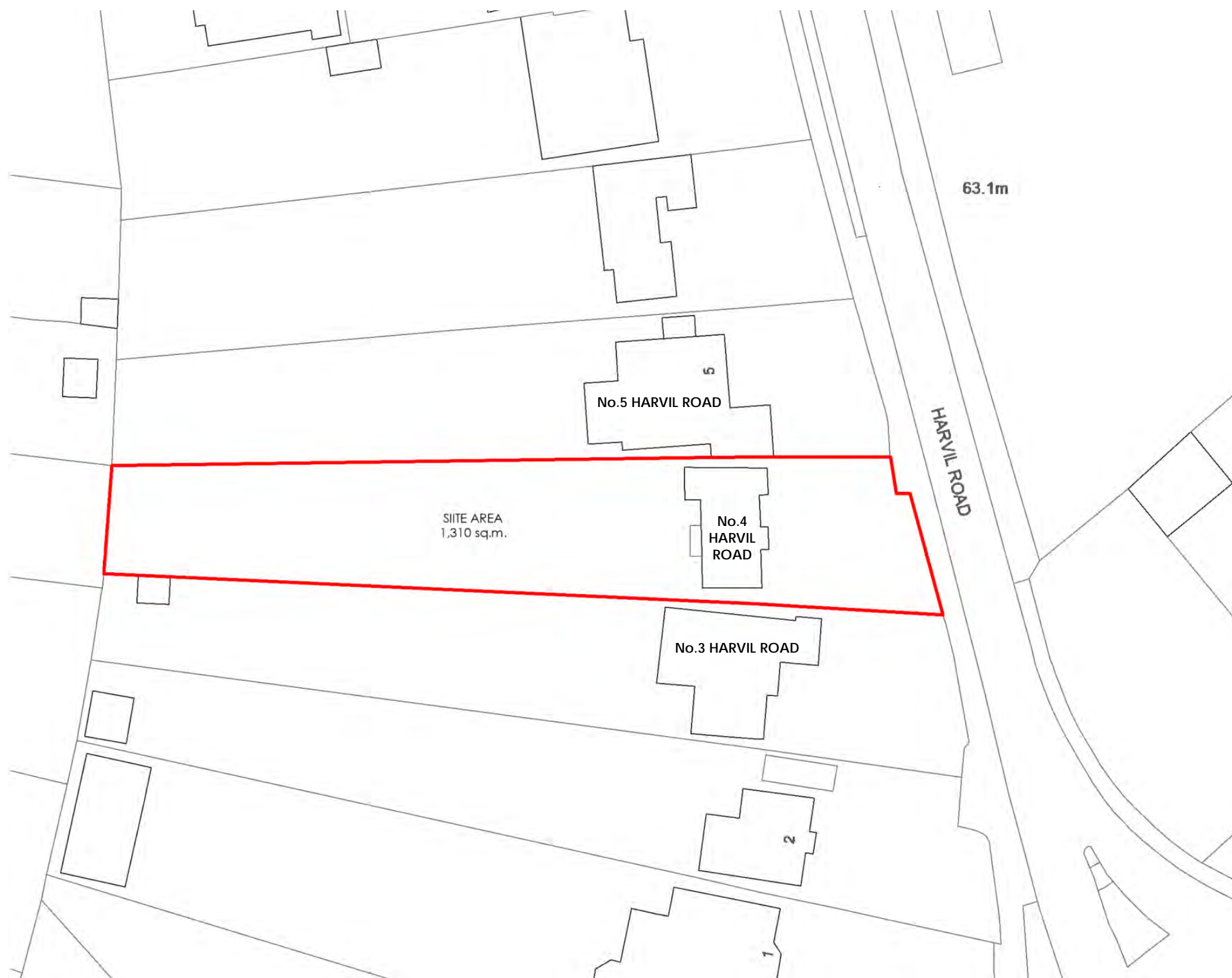
Prepared by:

Vas Manga BA (Hons), DipArch, RIBA
TEN POINT FIVE *architecture*

Introduction:

The Statement explains the design thinking behind the planning application for the demolition of the existing detached house and the erection of a new detached house.

Firstly, the statement details the character of the area and then explains design methodology behind the proposal.



Locality:

The site is located on the west side of Harvil Road which itself is north of Swakeleys Road (B467).

Swakeleys Roundabout, further along the B467, gives access to the motorway network (A40, M40 & M25).

The site is well located for the amenities of Frays Valley.



LOCALITY



TO M25 & M40

No.4 Harvil Road, Ickenham, UB10 8AJ



01. Front view of 4 Harvil Road



02. Rear view of No.4 Harvil Road from the garden



03. Side / rear view of Nos 4 and 5 Harvil Road



04. Rear view of Nos 3 and 4 Harvil Road



05. Side / rear view of Nos 3 and 4 Harvil Road



06. Front View of No.3 Harvil Road



07. Front view of No.5 Harvil Road

Existing Building & Adjacent Buildings:

The existing detached two-storey house is rendered with a tiled roof.

It is situated between two houses; No.3 Harvil Road to the south and No.5 Harvil Road to the north.

Mature screening on both sides of the frontage provides significant levels of privacy. 1.8m close boarded fencing at the rear provides normal screening between properties.

Buildings Within the Local Area:

The local area has a variety of architecture.

Delegated reports and appeal decision for nearby new-build houses include the following descriptions of the local area:

3 Harvil Road - 24486/APP/2016/4106 (page 1, item 1.1)

This part of Harvil Road comprises largely detached dwellings of highly individual character and set in large plots.

11 Harvil Road - 72109/APP/2017/3767 (page 1, item 1.1)

This part of Harvil Road comprises largely detached dwellings of highly individual character and set in large plots.

No.15 Harvil Road- 21253/APP/2019/3299 (page5, para. 05)

The street scene is characterised by large detached properties set within spacious plotsand set back form the road. This application proposes the raising of the roof to create a first floor and habitable roofspace....

The consented drawings for this scheme are included later within this document.

19 Harvil Road - 32126/APP/2020/3182 (page 8, item 3.1)

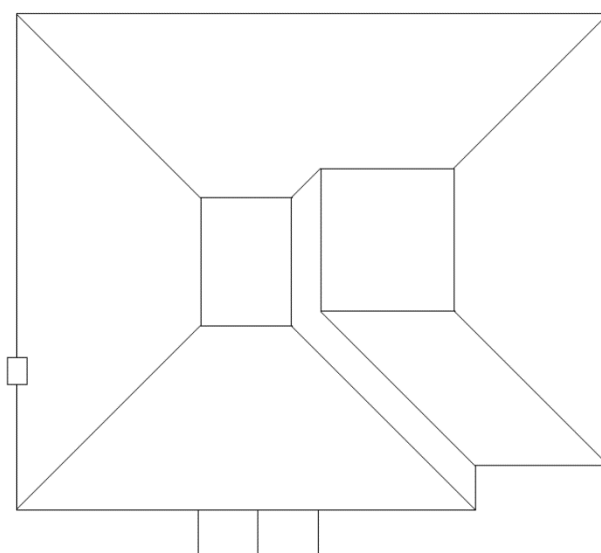
Harvil Road consists of large detached properties located on large plots with a variety of design, height and appearance. Many of the properties benefit from either large extensions or redevelopment of the dwellings. .



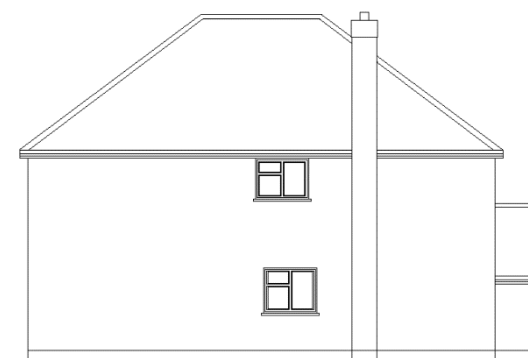
01. CONSENTED GROUND FLOOR PLAN



02. CONSENTED FIRST FLOOR PLAN



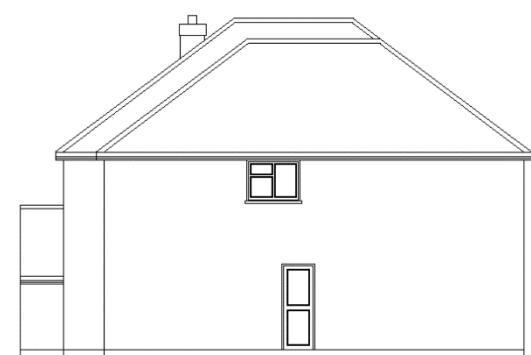
03. CONSENTED SECOND FLOOR PLAN



04. CONSENTED SIDE ELEVATION (FACING No.3 HARVIL RD)



05. CONSENTED REAR ELEVATION



06. CONSENTED SIDE ELEVATION (FACING No.5 HARVIL RD)



07. CONSENTED FRONT ELEVATION

No.4 Harvil Rd - Consented Scheme (76195/APP/2021/4423):

A two storey side and rear extension was consented on 4th July 2022.

This included for the raising of the main roof ridge and alterations to window to the front elevation.

The appeal decision included the following description of the local area:

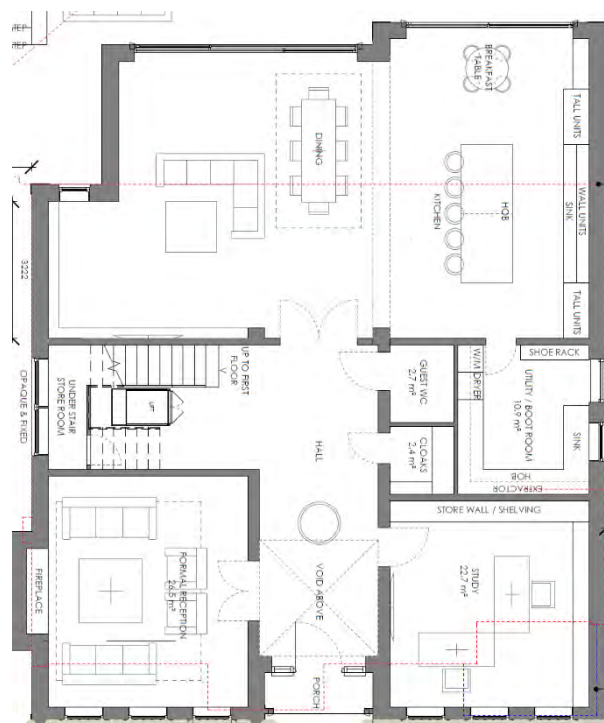
Harvil Road is characterised by large two-storey detached houses, which are set back from the road within spacious plots featuring established planting. However, there is a large degree of individuality of building style, including significant variation in roof size and form with gable, hipped and crown roofs all present. Some incorporate large dormers or front projections adding further to the variety in the street scene.

The appeal decision has the following comments on the new roof:

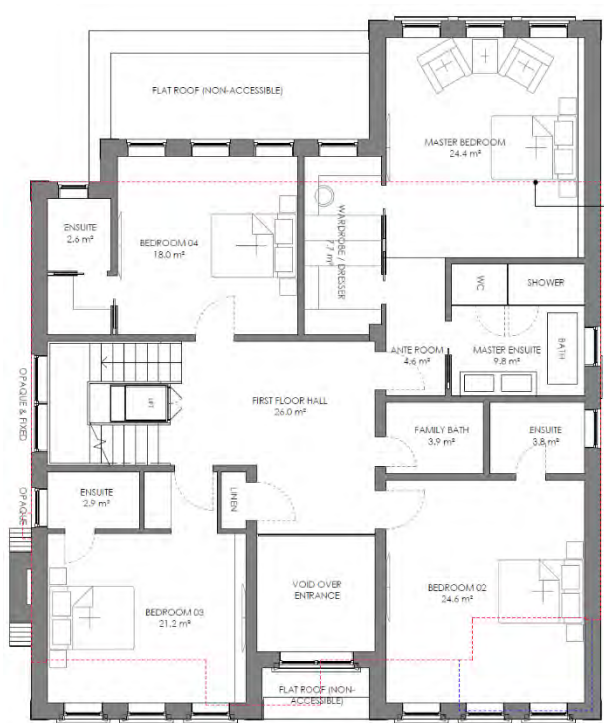
The new roof would be comparable to the height of the existing, and although of much greater bulk, would not be harmful in the context of the varied roof sizes and styles of the surrounding houses. Concerns are raised over the use of crown roofs, but these elements would not be overly large, or prominent from the public realm, and in any event are not an uncharacteristic feature of the area.

The appeal decision has the following comments on the bulk of the proposal:

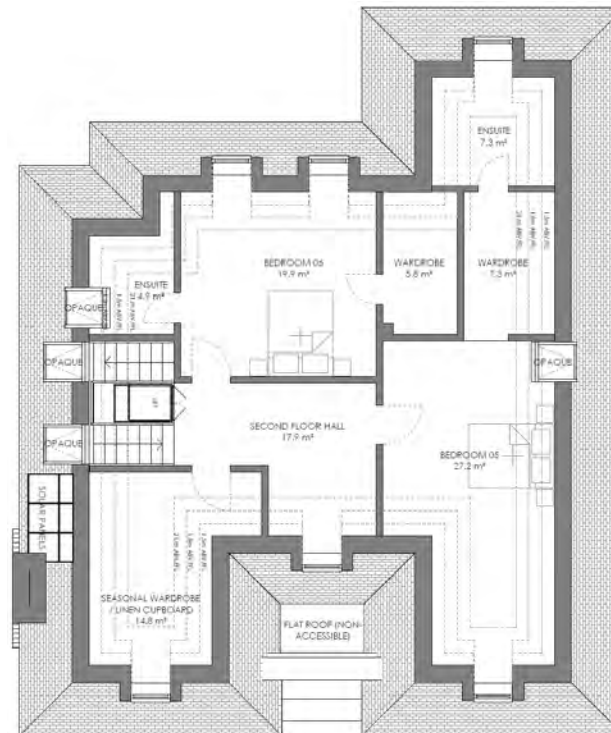
The majority of the massing would be located to the rear of the house, but the properties here have long rear gardens. As such, the extensions would not appear overlarge in the context of the overall plot size. Furthermore, the depth of the extensions would be consistent with other houses along the road and would maintain the spacious rear garden setting.



01. CONSENTED GROUND FLOOR PLAN



02. CONSENTED FIRST FLOOR PLAN



03. CONSENTED SECOND FLOOR PLAN

No.4 Harvil Rd - Consented Scheme (76195/APP/2023/2332):

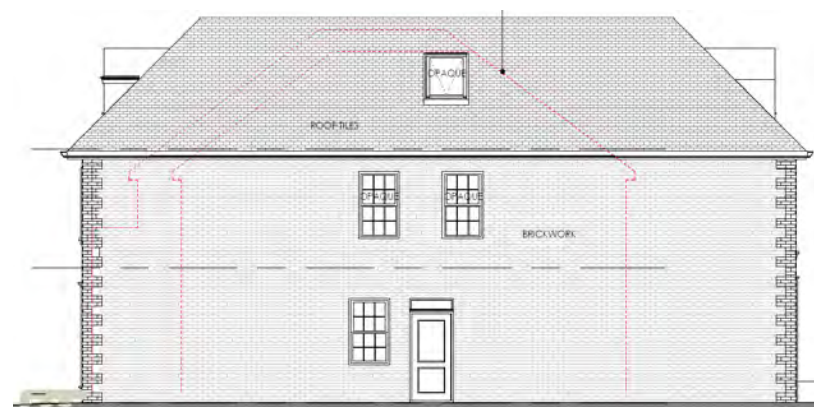
A two storey new-build house was consented on 13th November 2023.
The variation drawings includes the outlines of the consented scheme.



04. CONSENTED FRONT ELEVATION



05. CONSENTED REAR ELEVATION

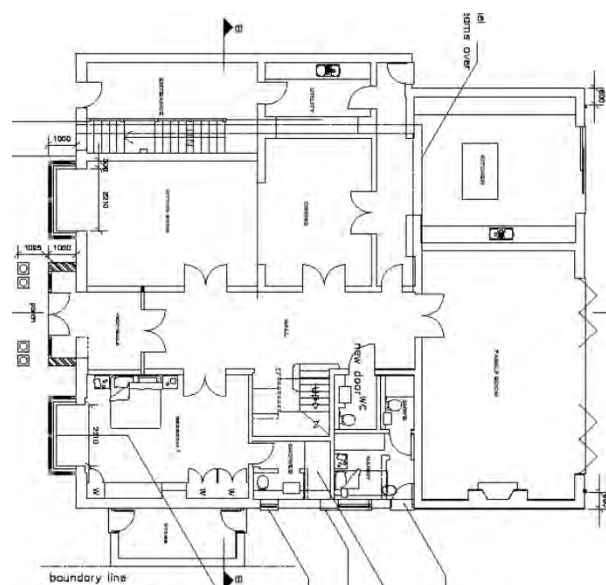


06. CONSENTED SIDE ELEVATION (FACING No.5 HARVIL RD)

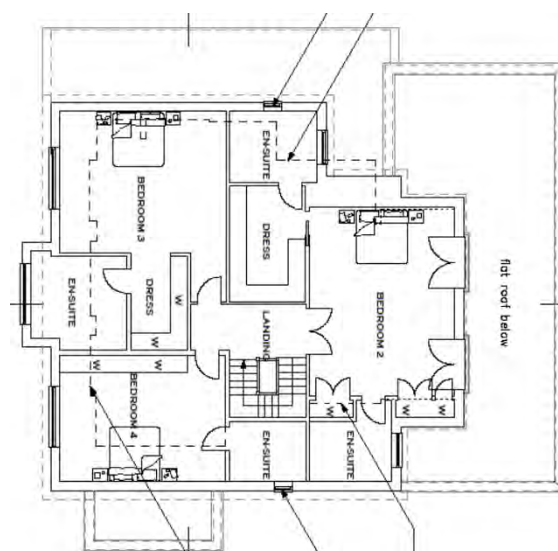


07. CONSENTED SIDE ELEVATION (FACING No.3 HARVIL RD)

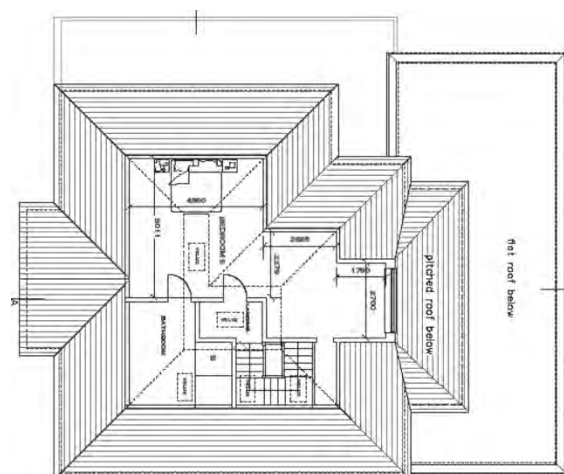
CONSENTED SCHEME – 4 HARVIL ROAD



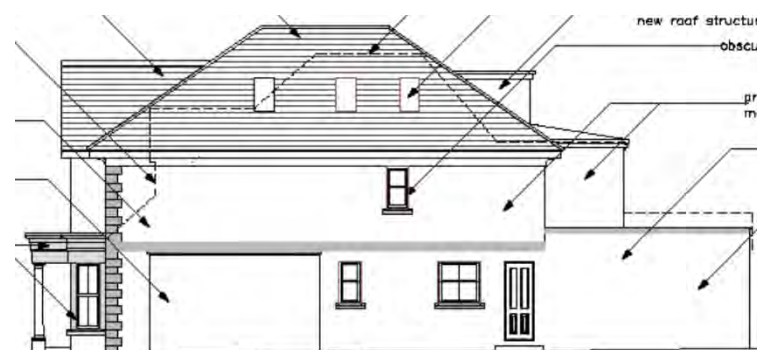
01. CONSENTED GROUND FLOOR PLAN



02. CONSENTED FIRST FLOOR PLAN



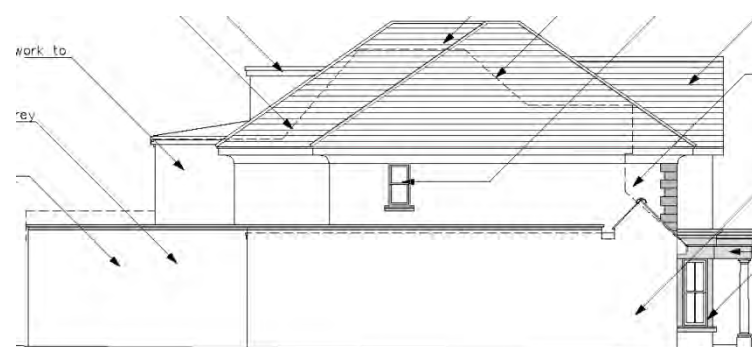
03. CONSENTED SECOND FLOOR PLAN



04. CONSENTED SIDE ELEVATION (FACING No.16 HARVIL RD)



05a. CONSENTED REAR ELEVATION



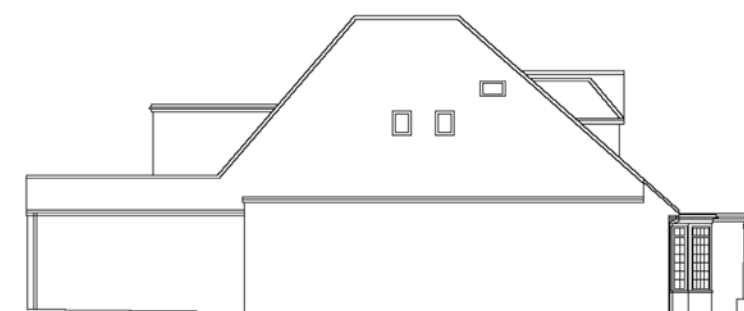
06a. CONSENTED SIDE ELEVATION (FACING No.14 HARVIL RD)



07a. CONSENTED FRONT ELEVATION



05b. EXISTING REAR ELEVATION



06b. EXISTING SIDE ELEVATION (FACING No.14 HARVIL RD)



07b. EXISTING FRONT ELEVATION

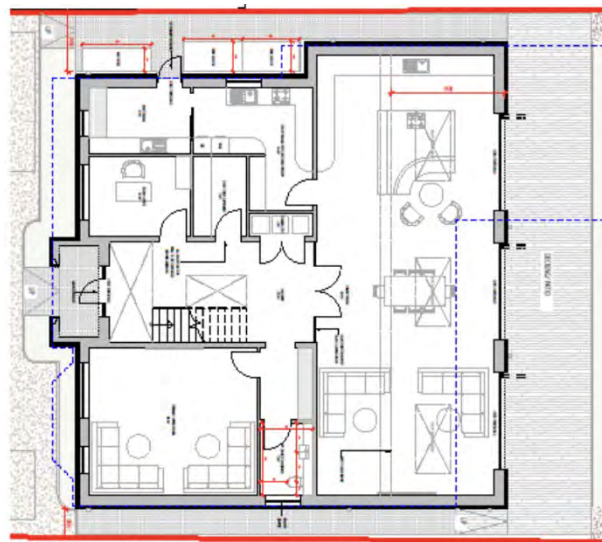
No.15 Harvil Road- Consented Scheme (21253/APP/2019/3299):

An application at 15 Harvil Road consented an existing chalet bungalow to be extended vertically to form a two-storey house with loft accommodation.

The application consented the following:

Raising of roof to create first floor and habitable roofspace, single storey side extension and installation of basement swimming pool.

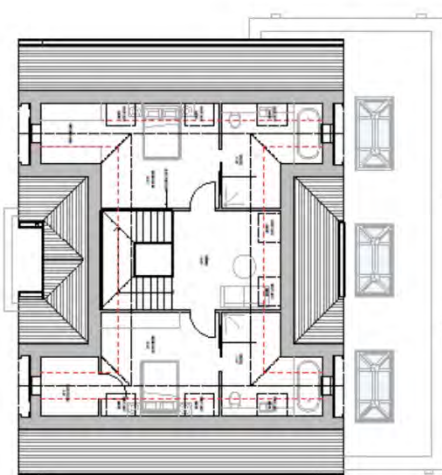
The planning consent allowed the ridge to be raised by 1.0m and allowed for a dormer rear elevation.



01. CONSENTED GROUND FLOOR PLAN



02. CONSENTED FIRST FLOOR PLAN



03. CONSENTED SECOND FLOOR PLAN



04. CONSENTED SIDE ELEVATION



05a. CONSENTED REAR ELEVATION - GARDEN



06a. CONSENTED SIDE ELEVATION



07a. CONSENTED FRONT ELEVATION - WARREN RD

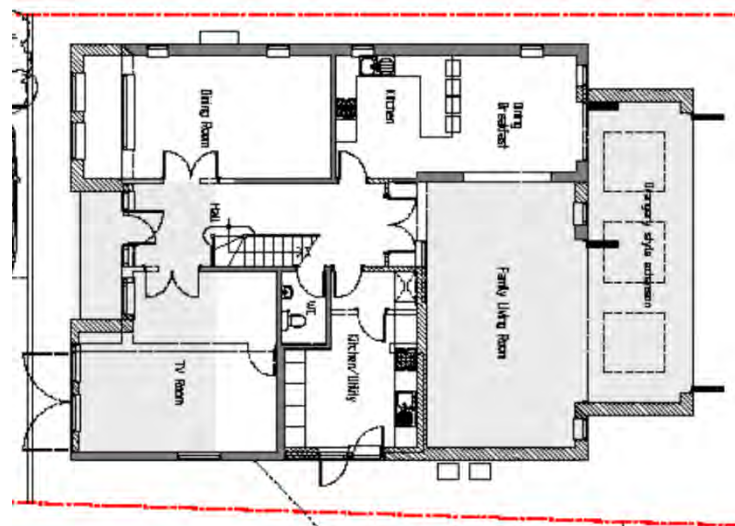
No.25 Warren Rd- Consented Scheme (77289/APP/2022/3836):

Warren Road, is south of Swakeleys Road and includes a number of recently consented schemes for new-build houses with No.25 being a notable consent.

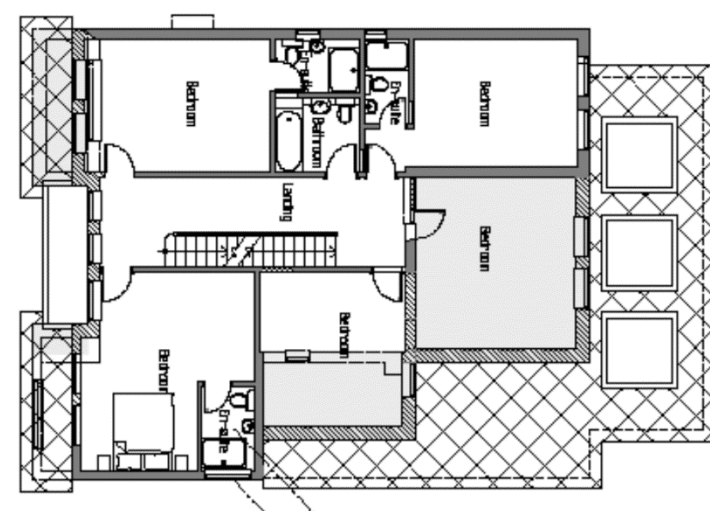
The application consented the following:

Demolition of existing 4-bedroom dwelling and erection of 5-bedroom dwelling with 3 no. off street parking spaces, private amenity space and cycle/refuse storage.

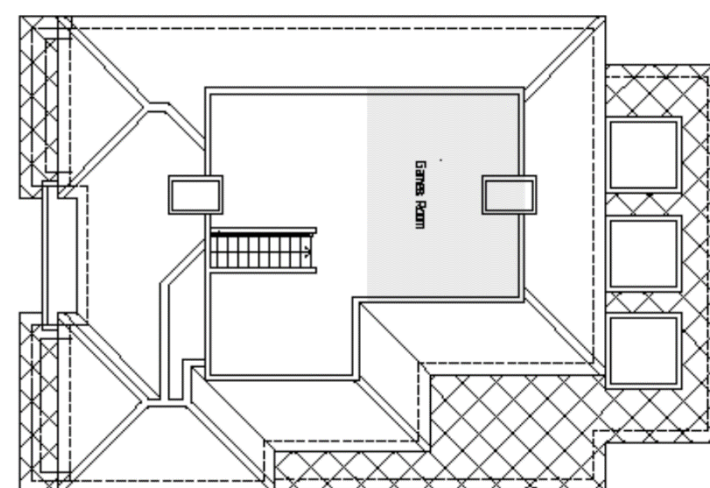
The planning consent allowed for two gables facing the front and rear with habitable room windows within gables.



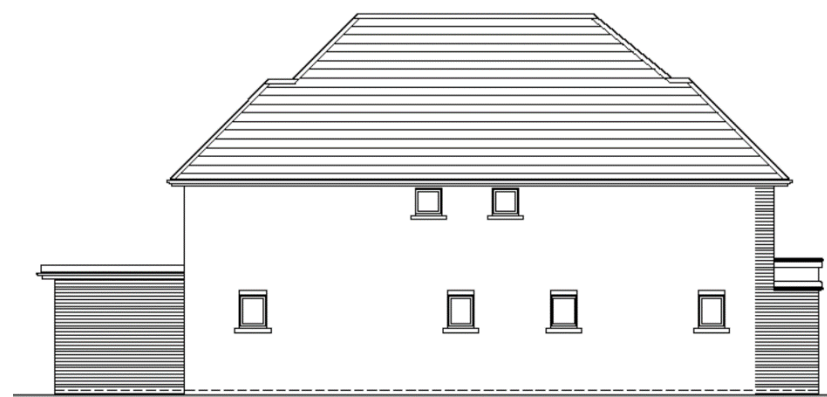
01. CONSENTED GROUND FLOOR PLAN



02. CONSENTED FIRST FLOOR PLAN



03. CONSENTED SECOND FLOOR PLAN



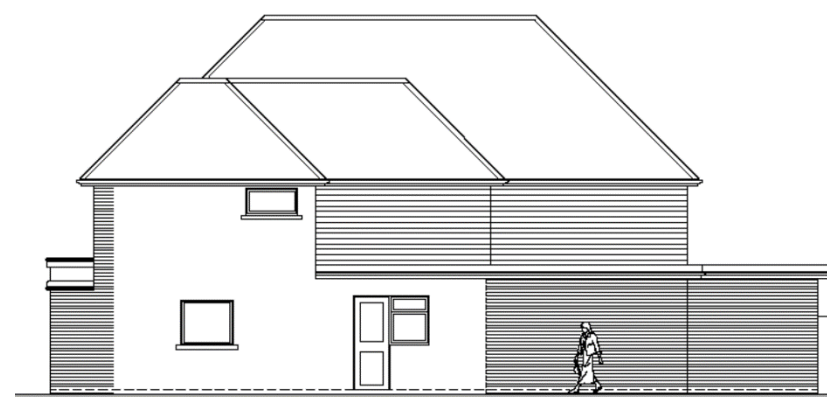
04. CONSENTED SIDE ELEVATION (FACING No.16 HARVIL RD)



05a. CONSENTED REAR ELEVATION



06a. CONSENTED FRONT ELEVATION



07a. CONSENTED SIDE ELEVATION (FACING No.3 HIGHFIELD DR)

No.1 Harefield Dr - Consented Scheme (6653/APP/2016/967):

An application at 1 Harefield Drive consented an existing house on a visible location to be extended significantly rearward.

The application consented the following:

Part two storey, part single storey rear extension, two storey front extension, extension to roof to rear to allow for additional habitable roof space and conversion of garage to habitable use involving alterations to front

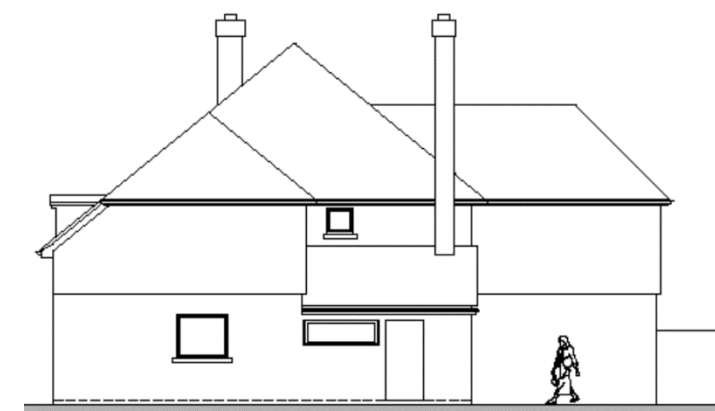
The planning consent allowed a crown roof which the delegated report, item 1.2 describes as 'a small crown roof'



08a. PRE-EXTENSION STREETVIEW - 2015



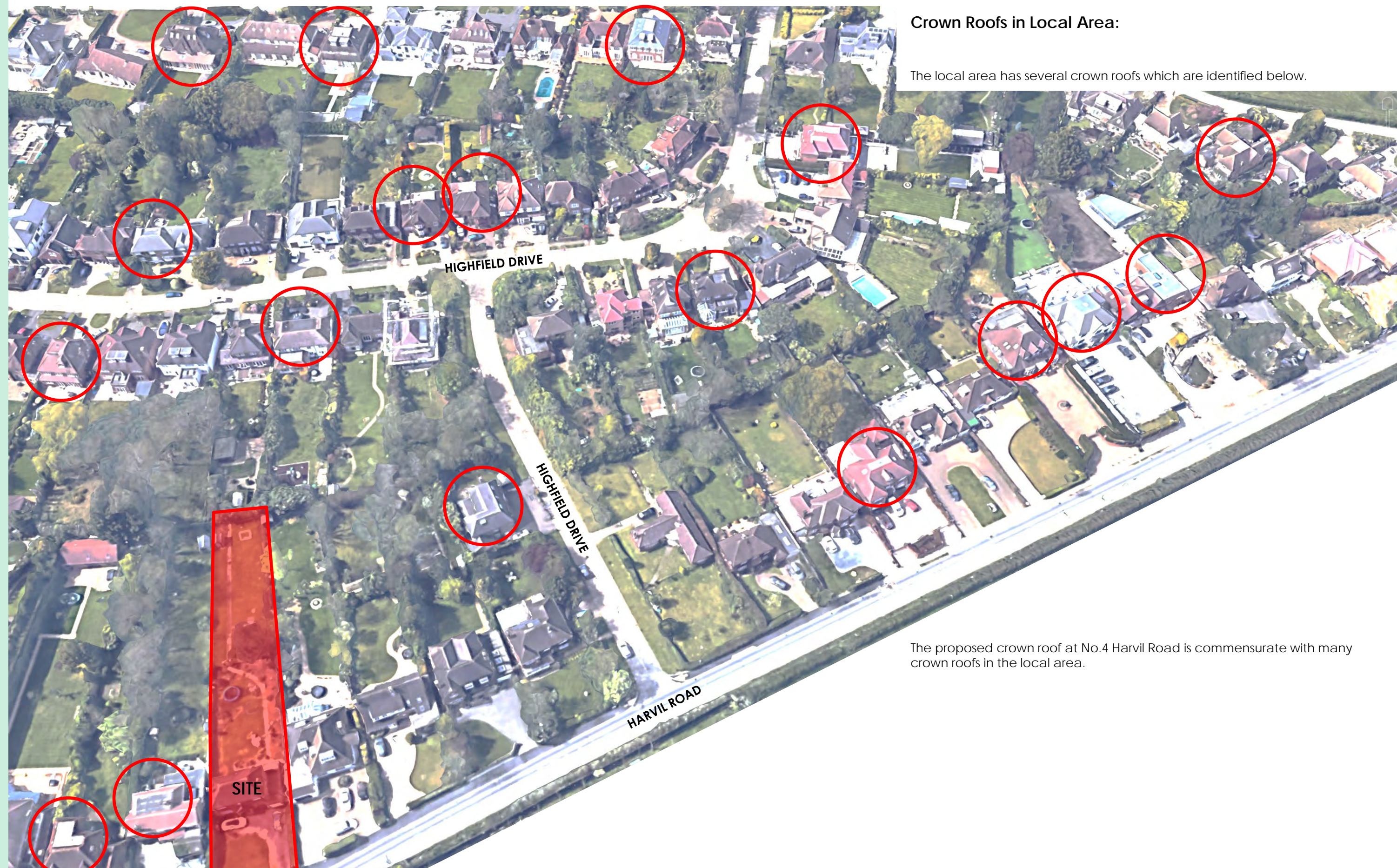
08a. POST EXTENSION STREETVIEW - 2018



07b. EXISTING SIDE ELEVATION (FACING No.3 HIGHFIELD DR)

CONSENTED SCHEME – 15 HARVIL ROAD

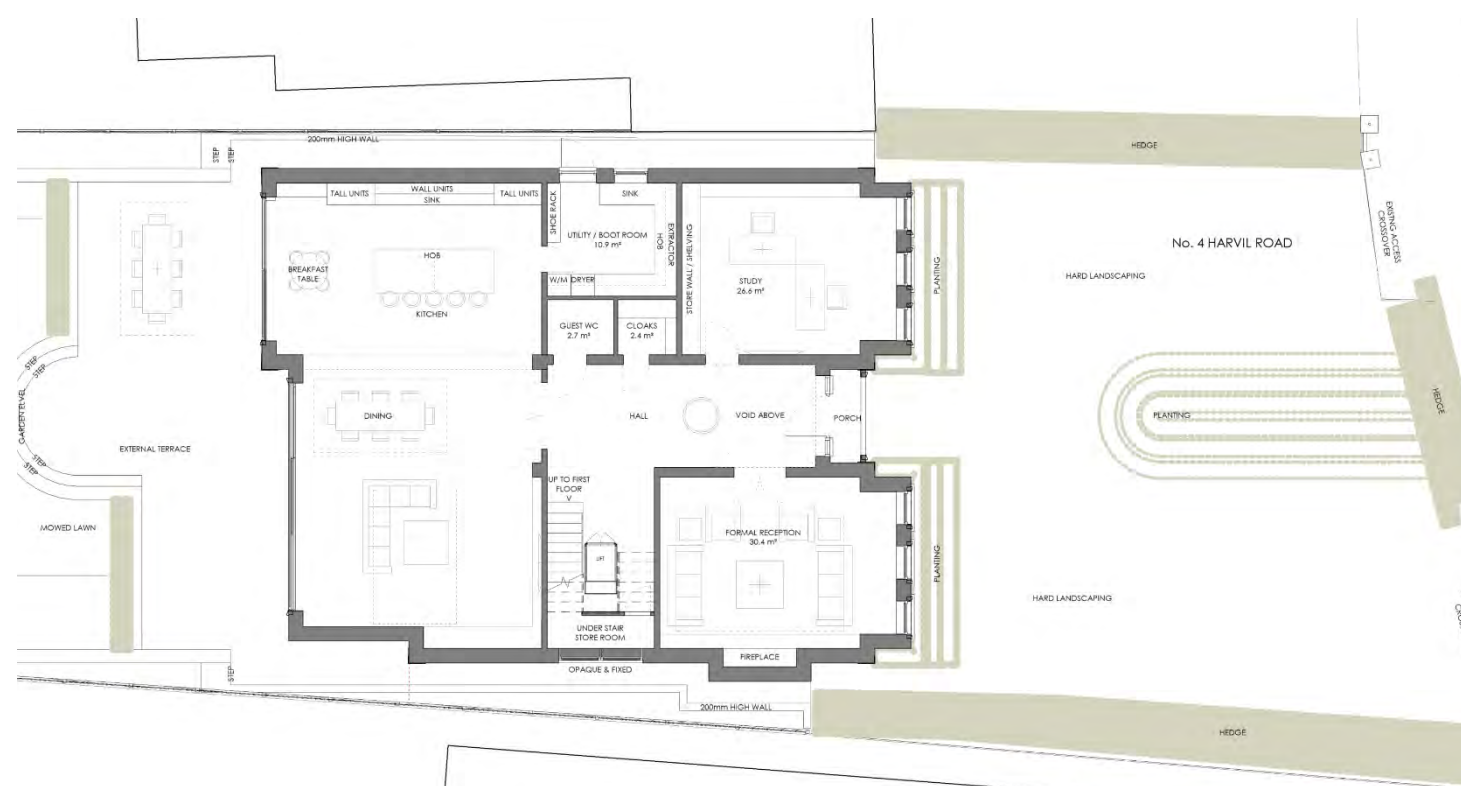
No.4 Harvil Road, Ickenham, UB10 8AJ



Crown Roofs in Local Area:

The local area has several crown roofs which are identified below.

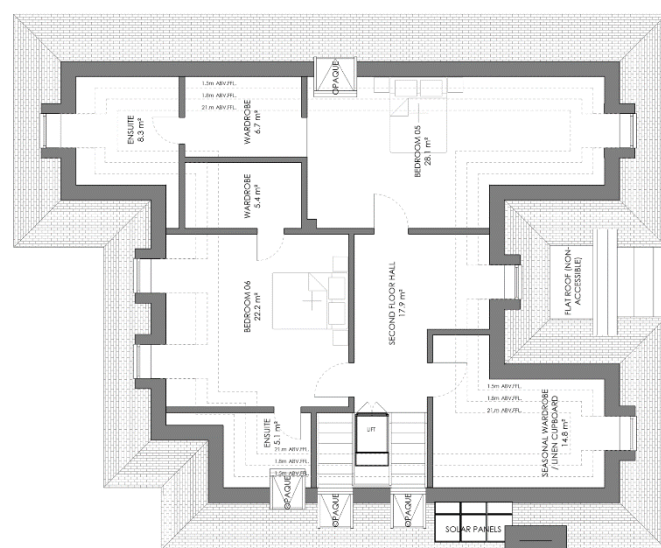
The proposed crown roof at No.4 Harvil Road is commensurate with many crown roofs in the local area.



01. PROPOSED GROUND FLOOR PLAN



02. PROPOSED FIRST FLOOR PLAN



03. PROPOSED SECOND FLOOR PLAN

PROPOSED PLANS

Proposed Plans:

ACCOMMODATION:

Following the demolition of the existing building the proposal provides for the following accommodation.

Ground Floor	197 sq.m.
First Floor	175 sq.m.
Second Floor	102 sq.m. (at 1.5m above F.F.L.)
TOTAL	474 sq.m.

DEPTH

The depth of the building at 17.7m at ground floor which is commensurate with the neighbouring properties No.3 and No.5 Harvil Road which have depths of 17.1m and 16.4m (excluding conservatory), respectively

AMENITY SPACE:

The rear garden space extends to some 700sq.m. with an additional 65sq.m. external terrace. This does not include the large frontage garden.

CAR PARKING:

The existing vehicular access is off Harvil road which is reused.
A new dropped kerb is proposed to allow for a carriage driveway.

BICYCLE STORAGE:

The rear garden will provide sufficient space for secure storage for bicycles.

REFUSE COLLECTION:

Refuse bins will be stored at the side of the house and brought to the frontage on bin collection days.

ACCESS:

The main access is via a level threshold with a covered entrance.

SUNLIGHT & DAYLIGHT:

The scheme does not affect the sunlight or daylight to either property.

A 45-degree line taken from the rear ground floor window of No.3 Harvil Road is not compromised.

No.3 Harvil Road is entirely south of No.4 Harvil Road.



Proposed Elevation:

Brickwork has been selected as the main material to reflect the existing house for the longevity this material has.

White render is used on the ground floor single storey elements which tie in with stone surrounds and cornice.

The tiled pitched roof will match the colour of the neighbouring properties.



Access - Lifetime Homes and Disability Discrimination Act:

1. **Car Parking Width**
Of the three designated parking spaces one is designed as an accessible space.
2. **Access From Car Parking**
Gently sloping access is provided from the car parking spaces to the front door.
3. **Approach Gradients**
Approach is greater than 1:20.
4. **Entrance**
Entrance is illuminated with a level and covered access.
5. **Communal Stairs and Lifts**
Not Applicable
6. **Doorways and Hallways**
Entrance door will be a minimum of 900mm clear width.
Internal doors 775mm clear width (or wider).
300mm door nib to leading edge of all doors on pull side.
7. **Wheelchair Accessibility**
Turning circles of 1,500mm or ellipse of 1,700mm & 1,400mm provided.
8. **Living Room at Entrance Level**
The main living space is at entrance level for all units.
9. **Entrance Level Bedspace**
The ground floor study can be used as a temporary bedspace.
10. **Entrance Level WC & Shower Drainage**
An entrance level guest WC will meet this requirement.
11. **Bathroom & WC Walls**
Bathroom and WC walls reinforced thus capable of taking adaptations.
12. **Stair Lift / Through-Floor Lift**
A lift is proposed giving access to the upper floors.
13. **Potential for Fitting of Hoists and Bedroom / Bathroom**
Potential direct link with master ensuite or bathroom is possible.
14. **Bathrooms**
Master bathroom is greater than 2,100mm wide x 2,100mm deep.
Layout complies with example layout.
15. **Glazing and Window Handle Heights**
Principle living space has full height glass doors with all other glazing starting at 800mm.
16. **Service Controls**
All services controls to be placed between 450mm and 1,200mm above finished floor level.

APPENDICES

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Appendix A: Planning Drawings

The following drawings list form the formal planning submission:

EXISTING DRAWING (REV B)

- C354 -
- 00 Site Location Plan

01 Site Photographs

02 Existing Block Plan

03 Existing Ground Floor Plan

04 Existing First and Loft Floor Plans

05 Existing Front and Rear Elevations

06 Existing Side Elevations

PROPOSED DRAWINGS (REV C)

- 10 Proposed Block Plan

12 Proposed Ground Floor Plan

13 Proposed First and Second Floor Plans

14 Proposed Front & Rear Elevations

15 Proposed Side Elevations

16 Proposed Sections

17 Consented & Proposed Contextual Elevations