

Design and Access Statement

11 Court Road. Ickenham. UB10 8TF.

Site Description and Surroundings

The application site is occupied by a 1930s two storey three bedroom semi detached house with integral garage to one side, located on the south-east side of Court Road. The Site lies within the Ickenham Village Conservation Area, a designation which protects trees. In the back garden there is a large mature oak which is protected by TPO 717, T1 on the schedule.

The existing 1930s property has a front facing circular Bay Window. The proposed design has been approached with sensitivity to the area and developments that have been carried out on similar houses in the road.

As the plots are exceptionally generous many of the houses have been modernised and extended to provide additional accommodation. The Family like the area and have lived in the property since November 2013 they have three young children and would like each child to have their own bedroom.

Design Statement:

This is a revised resubmission planning application lodged to obtain planning permission for a two storey side extension, involving the demolition of the existing attached garage, part two, part single story rear extension to provide enlarged family accommodation. The new extension will incorporate one additional bedroom with en suite facilities.

Planning History

Refusal Application number 76354/APP/2021/1502

Design Considerations:

We have given consideration to the following Design Principals when formulating the scheme.

The style and scale of the new extension has been designed to be subordinate to the host building following the Hillingdon Planning Guidelines.

The new roof is set down 500 mm below the main roof ridge line to reduce the visibility and impact of the new side extension. The eaves have also been stepped down to ensure the side extension is subordinate to the host building.

The first floor side extension has now been set back 1m from the front building line as required by Hillingdon Council design guidelines. Policy DMHD 1C(V) WITHIN HILLINGDON'S LOCAL PLAN PART 2 (HLPP2, JANUARY 2020).

The side extension width complies with the 50% front building width guidelines. Ample space in excess of 1.1 m has been retained to the side of the property to allow rear access.

The first floor rear extension wall and roof junction has been set in 500 mm to ensure the original building line is visible and the rear extension concealed from the street scene. This revision to the original scheme was introduced to remove the wrap around effect which was a concern to the planning team.

The side and rear extension comply with the 45 degree site line test as outlined in BRE Digest Right to Light guidelines.

The ground floor rear extension roof height has been reduced in height to a maximum of 3m in line with planning guidance.

The proposed materials will match the existing house. Clay tiles to roof. Painted render to the upper elevation. A matching red facing brick to the ground floor with header brick lintels over the ground floor windows.

The integral garage provides space for one car whilst the existing block paved drive has space for three additional cars.

The existing drainage will be maintained in its current position with 2 existing manholes and will be subject to a Thames water agreement as the sewer also serves the neighbouring house.

A detailed Tree Survey has now been included with this application with an Arboricultural Method Statement to BS 5837. A Tree Protection Plan. Also an Arboricultural Implications Assessment from Merewood Arboricultural Consultancy Services.

Prepared by Simon Hawkins N.D. Arbor M, Arbor, A.

A construction method statement is included with the application.

In conclusion, our aims are to be sympathetic to the existing structure, using materials that relate to the existing area and surrounding buildings. Our proposals have tried to meet the needs of all those concerned, providing improved accommodation whilst retaining the appearance to the street scene and local amenity.