

DESIGN & ACCESS STATEMENT – 24 MILTON ROAD

ADDRESS OF DEVELOPMENT:

24 Milton Road, Ickenham, Uxbridge, UB10 8NJ

DESCRIPTION OF WORK:

New external door to the rear of the ground floor flat, creation of a porch at the front door and internal alterations.

INTRODUCTION:

This document has been provided to support the planning application made for internal and external alterations at 24 Milton Road.

A young family now occupy this flat and would like to make adaptations to ensure that the property has the space needed for the children as they grow up.

SITE CHARACTERISTICS AND PLANNING BACKGROUND:

The property is a ground floor flat within Ray House and situated on Milton Road with vehicle and public access to the front.

The area is predominantly residential, positioned between a main road and Swakeleys Park.

The property does fall under the Ickenham Village conservation area, and this has been considered while designing this scheme, ensuring that it is consistent with the character, elements and features of the area.

In the past, permission has been granted for side and rear extensions to other properties along the street of a much larger scale than the porch we have proposed.

DESIGN BRIEF:

The proposed alterations have been designed to create a comfortable and practical home for the young family.

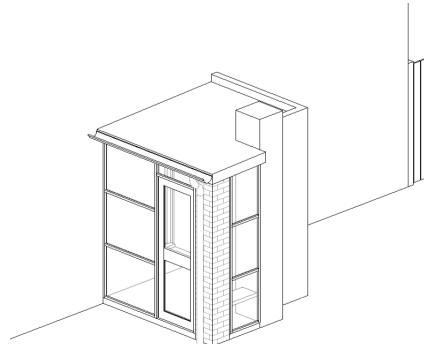
The current layout of the property lacks much needed storage and does not provide direct access to the garden from the property, you need to walk outside and around the property.

The proposed layout allows the communal rooms (living room and kitchen) to overlook the garden, this is important so that the children can safely make use of the outside space and be supervised.

The addition of a front porch area creates a comfortable space where the children can be assisted to get ready to go outside/come inside rather than have to walk through the house or gather in the narrow corridor.

LANDSCAPING AND APPEARANCE:

The front porch has been designed to match the appearance of the properties opposite.



As you can see in the image above the entrances of the surrounding properties feature a brick column on the corner with three horizontal glazing panels which has been followed when designing the proposed porch for 24 Milton Road.

The only other external change is the new door and window in the proposed kitchen. This is not visible from the street but will still match the existing by using white uPVC.

COMPLIANCE WITH REGULATIONS:

We are committed to ensuring that the proposed alterations and additions comply with all relevant building regulations and standards.

TRANSPORT:

There are no changes proposed to the vehicular access to the site.

ACCESS:

The only change to access would be the addition of a door allowing the residents to enter their garden directly from their home rather than leave through the front door and enter the garden from the side.

CONSULTATION AND COMMUNITY SUPPORT:

The family have shared their plans with the management company of the building, who have not expressed any concern at this point. We believe that the extension will not adversely affect the local community and is respectful to the character of the village

In light of the information in this statement, we respectfully request that permission is granted.