
DESIGN AND ACCESS STATEMENT

For

9 Milton Road, Ickenham, UB10 8NH

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1. Introduction

This Design and Access Statement has been prepared as additional information in support of an application for planning permission process for a proposed rear extension at the ground floor, internal alteration and an outbuilding.

The scope is to construct a rear extension and outbuilding with flat roof to accommodate a master bedroom with ensuite at the ground floor.

2. Site Description

The application site is a four-bedroom detached house located at 9, Milton Road, Ickenham, UB10 8NH. The site is located within a conservation area of Ickenham. The existing property is constructed with rendered solid masonry work.



Figure 1: Location Plan

3. Scheme Design

We have designed the scheme with the conservation area in mind, therefore the existing front elevation of the main building and its roofline remains unchanged, with relatively minimal alterations required to the rear and side. This approach maintains the visual harmony of the neighborhood.

The proposed rear extension and outbuilding at the ground floor would be difficult to view by the surrounding neighborhood and public from the front. This means that the proposed works present no impact whatsoever with regards to privacy or overlooking any of the neighboring residential dwellings.

Natural daylighting to the neighbors, and particularly the adjacent property, would remain unaffected, as there will not be any work at the roof level.

The rear extension enhances the living space by providing additional floor area, making the space more practical and usable. The additional space created by the rear extension can be used for various purposes, such as extra bedrooms, an office, or a playroom. This flexibility is a significant benefit for homeowners looking to maximize the utility of their property.

The design of the outbuildings follows the aesthetic cues from the main houses, ensuring a cohesive look. This includes matching materials, colors, and roof styles. Outbuildings can significantly enhance the functionality of the property, offering additional space without the need for major modifications to the main house.

4. Materials

Traditional materials are to be used to construct both dormer walls with brickwork walls to match the existing building and steel/UPVC doubled/glazed sash style windows to match the existing property. The roof construction to the rear extension and outbuilding will be finished to match the style and color of the existing property.

5. Access

The site is served by good road infrastructure and is highly accessible by car and bicycle. Its location is close to the local bus network and trunk roads / motorways.

The frontage of the house is on a well-planned and lit, easily accessible conventional terraced street. Access to the rear of the house is via a side path which leads to the rear of the properties. The rear garden is accessed from here via a secure gate. Steps up to the rear access of the property will be relied on.

6. Site Assessment

There are other properties nearby in the same road that have constructed rear extension as well as outbuildings. The rear extension and outbuilding will be like others on the road.



● Outbuilding

● Rear Extension

7. Conclusion

We believe that the proposed works presents little impact on the surrounding neighborhood and integrates well with the existing street scene. The proposed works would be well obscured from public view and there will not be any work at the roof level.

There is no significant impact to the adjoining neighbors with regards to the privacy/overlooking issues. Additional screening can be provided if required to alleviate any perceived privacy issues.

The proposals maintain the style and character of the existing building, whilst creating important additional living space for the property owners.