

TOWER DRAWING SERVICES

Harefield Oil Terminal,
Harvil Road, Harefield,
UB9 6JL

Tel: 01895812822

peter@towersdrawings.com

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London Borough of Hillingdon

3 North, Civic Centre
High Street, Uxbridge
UB8 1UW

Planning Application Statement

Site: 161 Hoylake Cres Ickenham, UB10 8JJ

We are applying for removal of the existing crown roof and high-level flat roof in the corner of the house, and proposing a replacement pitch roof with roof lights, and conversion of the roof space to a bedroom.

The existing dwelling is a two-storey detached house in a corner plot. The building is out of keeping with the street scene and a one-off unusual looking building because of the crown roof, high level flat roof, different eaves levels and having a lower ridge level than the adjacent buildings.



Figure 1- Street view from Hoylake Cres which shows the existing ridge level is lower than the adjacent buildings

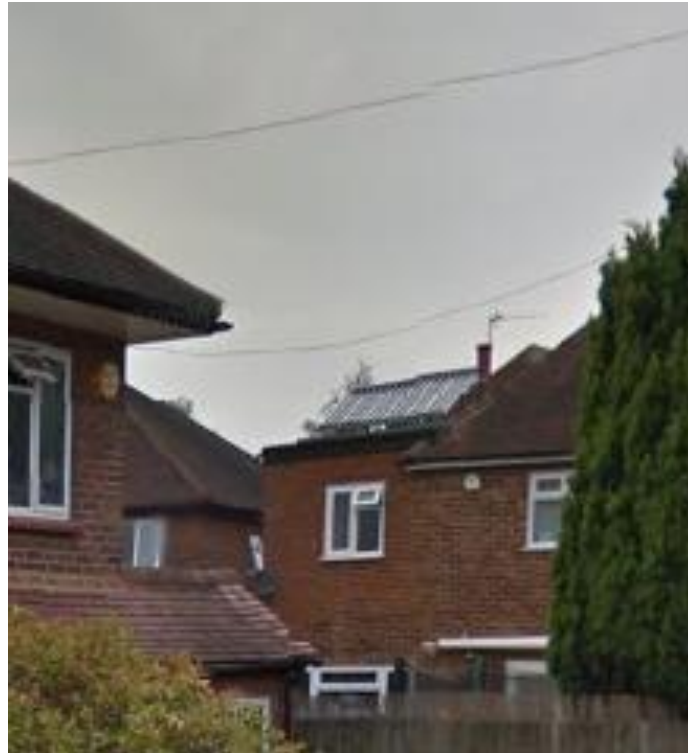


Figure 2 - View from Pynchester Close, the existing high-level flat roof in the corner of the building and different eaves levels of 161 Hoylake Cres

The proposed design will have a less angular roof appearance, similar roof design with surrounding houses, and a consistent eaves level, therefore, it will be keeping with the street scene. The proposed ridge level will be still lower than the adjacent houses.

The proposed roof design will be similar to the roof of No 146 (which is opposite to the proposed house), No 142, No 140, etc. in Hoylake Cres. We can change pitch roof of the front bay window to a gable end similar to No 146, if that is required.



Figure 3 - Location plan that shows No 142 and 146



Figure 4 – No 146 has proposed similar design

There is at least 150 sqm amenity spaces, which is bigger than the requirement. There will be no change to the number of bedrooms.

There are two off-street parking spaces available in front of the property, which complies with Hillingdon Policies.

We trust that this will meet with your approval. If you require any further information please do not hesitate to contact me.

Yours faithfully,

Sevda Kucuk

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