

**DESIGN
&
ACCESS
STATEMENT**

Project: **3C Court Road, Ickenham**

Project No.: **10639**

Issue Date: **SEPT 2023**

**DESIGN & ACCESS STATEMENT
FOR**

**TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE
EXTENSION AND PART FIRST FLOOR SIDE EXTENSION
INCLUDING DEMOLITION OF EXISTING ATTACHED GARAGE,
PITCHED ROOF OVER SINGLE STOREY REAR EXTENSION**

Project: **3c Court Road Ickenham UB10 8TE**

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CONTENTS:

- 1.0 INTRODUCTION**
- 2.0 POLICY CONTEXT**
- 3.0 SITE LOCATION & CHARACTER**
- 4.0 THE SITE / EXISTING PROPERTY**
- 5.0 THE PROPOSALS**
- 6.0 ACCESS STATEMENT**
- 7.0 SUMMARY**

1.0 INTRODUCTION

The proposal relates to two storey side and rear extension, front elevation and external finishes to match existing render. The existing side garage also to be demolished. A pitched glazed roof over the rear extension.

This Design & Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

2.0 POLICY CONTEXT

In particular the following polices form the basis and reference for this report.

HDAS Residential Extensions (December 2008)

3.0 SITE LOCATION & CHARACTER

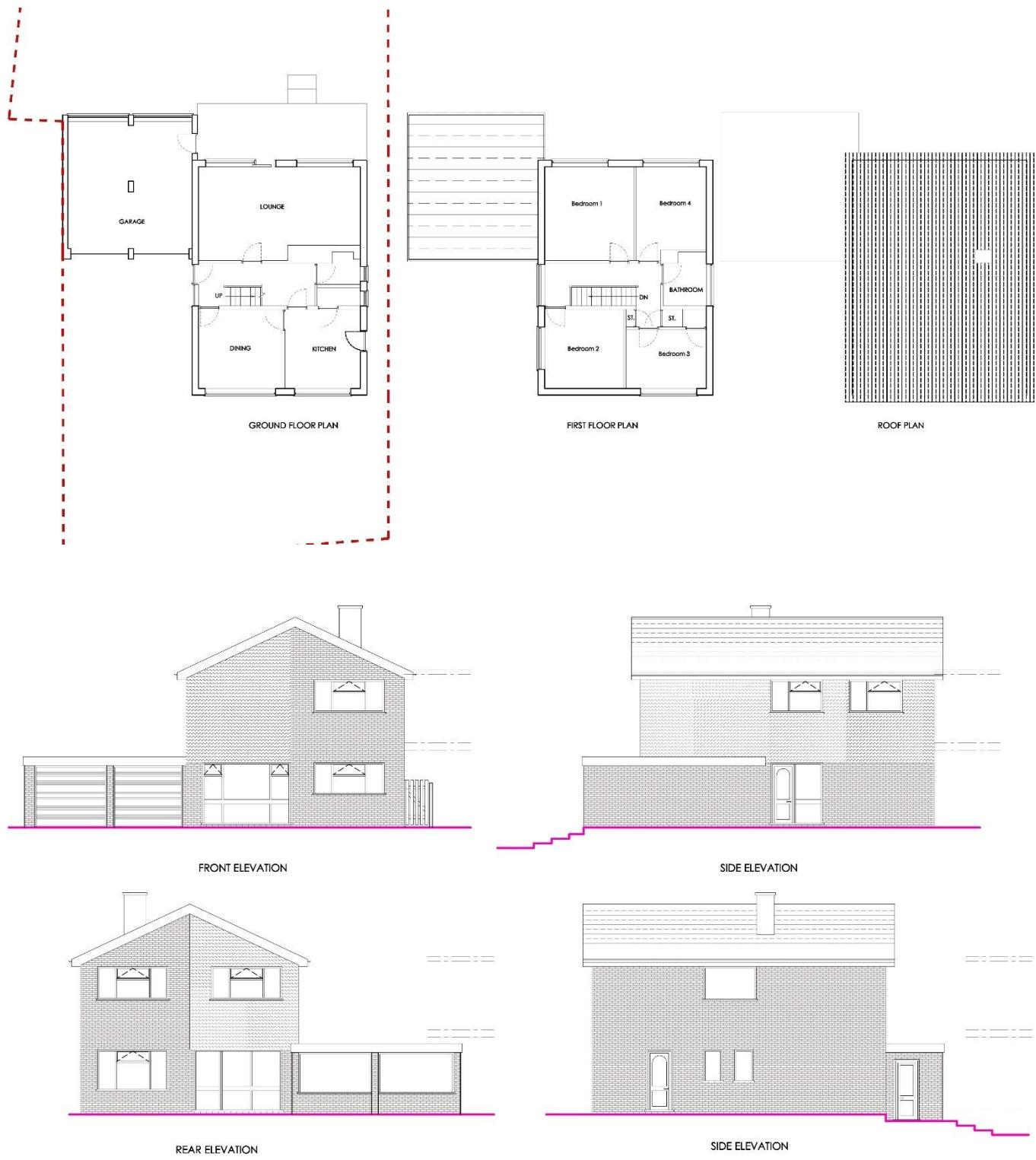


The property is located within the Ickenham Conservation Area, and close to the junction of Court Road and Long Lane.

The surrounding properties vary in scale and character and most have been modified and extended at some time. The subject property is one of a pair of similar properties (3c & 3d), 3d has previously been extended and modified.

The local shops are a short walking distance from the site and it is approximately 800m from Ickenham tube station. There is also a good bus service in the area.

4.0 THE SITE / EXISTING PROPERTY

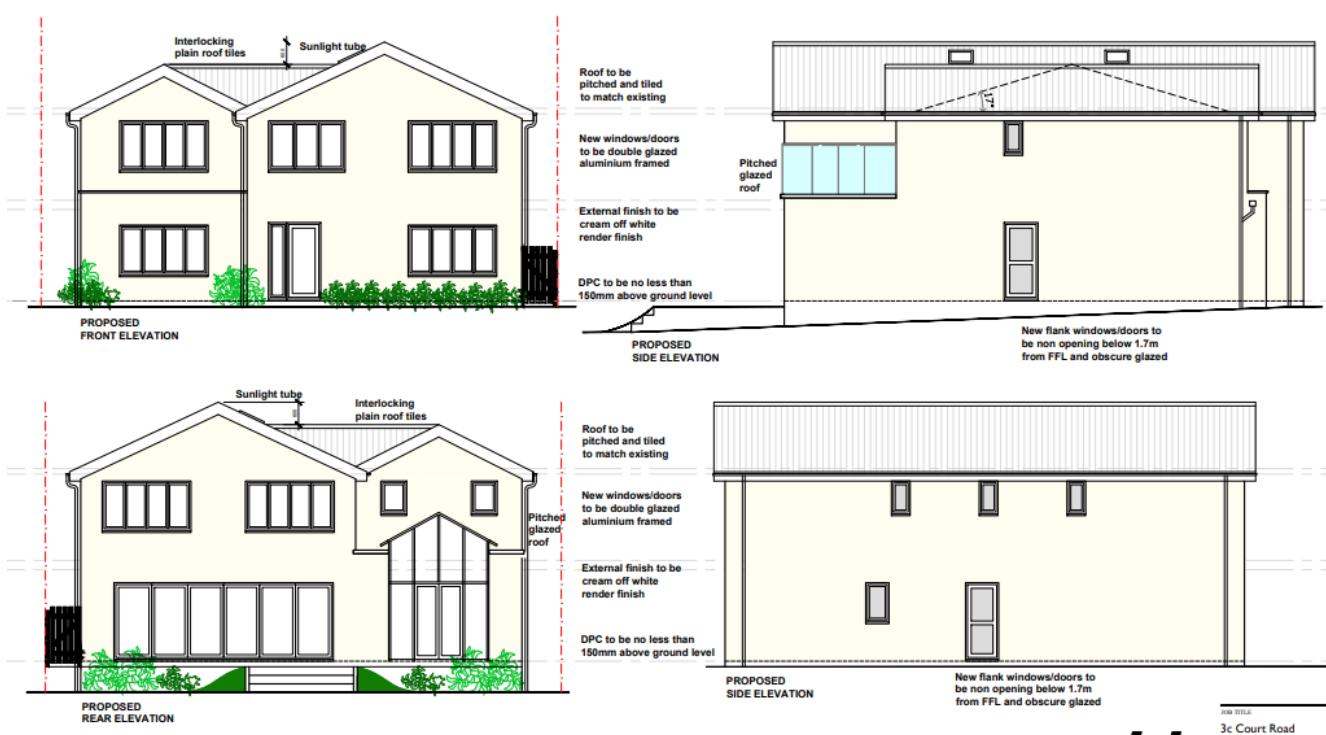
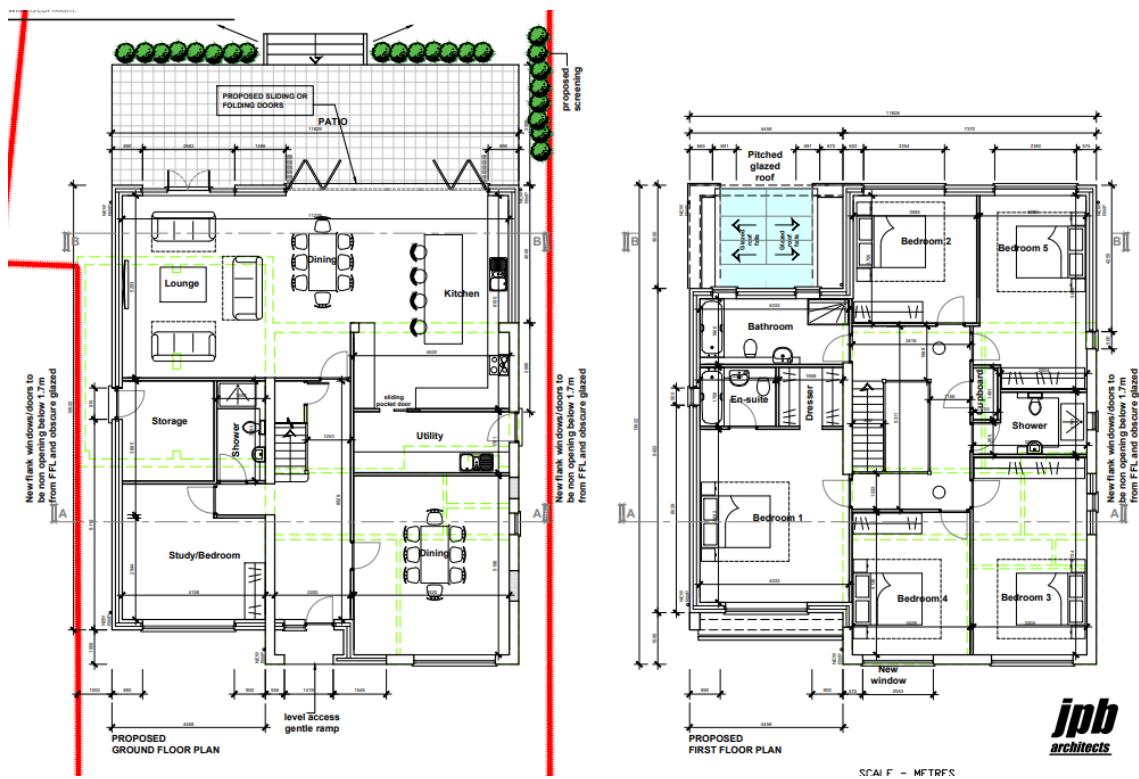




The property is currently a four bedroom detached house with a double attached garage to the side. The property has an entrance on side near to garage. The elevations have part brick and part cladding tiles. The site area is approx. 562 m².

5.0

THE PROPOSAL



The proposal relates to demolition of existing side double garage, erection of part single, part two storey rear and side extension. The proposal also incorporates alterations that match the existing external.

Two Storey Side Extensions

The existing garage will be removed and re instated as proposed. The proposed two storey side extension will be set in 1m from side boundary and 500mm from original front elevation in compliance with policy.

The two storey side extension will have gable roof to appear subordinate to main roof. The roof will be set lower than main ridge by at least 600mm.

Single Storey Rear Extension

A 4m deep ground and first floor extension proposed according to Residential Extension- two storey rear extension HDAS. The proposed roof will be extent of existing main roof over rear extension.

Layout

Proposed ground floor side and rear extension allowed wrap around extension and property will be benefit large living kitchen and dining area at rear with folding doors.

The garage will be converted into storage and a shower room. With the front room study/bedroom. And one additional bed room with en-suite and dressing facilities added.

The proposal will provide larger family dwelling with gentle ramped access. Also a pitched glazed roof over rear extension which will bring lots of natural light into the new bigger space.

Front elevation and external finish alterations

The front elevation proposed additional window on first floor to balance the elevation. The main entrance relocated to front elevation via level access

The new finish will be to match surrounding in cream or off white render proposed.

Roof tiles will be interlocking plain tile.

6.0 ACCESS & PARKING

The main access to the dwelling will be via relocated front entrance. The driveway to the front of the property will be retained and garage replaced with an integral garage as part of the works. One garage parking will be minus due to reduced size proposed garage, however the property held 5.4m wide existing drive way and additional parking can be easily incorporated.

7.0 SUMMARY

The proposal will preserve and enhance the character and appearance of Hillingdon villages Conservation Area.

Proposed additions to the dwelling are considered to harmonise with the scale and form of the established residential development, whilst being subordinate to the host property.

The proposals will not result in an incongruous form of the development or be out of keeping with the existing street layout, have any adverse impact on surrounding properties or detrimental to visual amenities of the street scene.

Finally the proposal previously approved under 9667/APP/2014/1511 and Variation of condition 2 (Approved Plans) 9667/APP/2015/1824.