

JavensDesign

Design and Access Statement

137 Swakeleys Road, Ickenham, Uxbridge, UB10 8DL

Site -

The site is located approximately half way along Swakeleys road adjacent the Thornhill road junction. It is conveniently within 10 minutes walk to Ickenham tube station and 15 minute walk to West Ruislip Station.

The area is predominantly occupied by single dwellings - mainly detached and semi detached properties. The houses are all of the same architectural style and period.

The neighbouring property to the east side is a more recently built block of 5 flats.

The existing property is a large detached house located to the middle of the site, similar in footprint to the neighbouring block of flats.

Many previous works have been done to the house and as a result; the house has become very awkward in terms of layout in particular.

The house extends to both east and west boundaries at ground floor and to the east boundary at first floor level. It is felt the extension at first floor level should not have been built like this as it creates a very narrow gap.

Design -

The proposal is to demolish the existing house and replace with a block of 4 two-bed flats and a three bed penthouse within the roof space.

The block will be similar in scale to the adjacent block of 5 flats.

The plan for the new site is to utilise the existing parking to the front to accommodate up to 8 parking spaces (including 2 disabled). A new bin and bike store will also be located here.

The newly built block of flats will be positioned to the middle of the site being set back from the facade of the existing block of flats.

A large communal garden will be positioned to the rear to include a patio / seating area and grass lawn and garden shed.

The ground floor flats will consist of 2 two-bed flats, each generous in size (approx. 77sq meters). They will each have large bedrooms, one with en-suite, a bathroom off the hallway and a large open plan kitchen / living / diner. The ground floor flats will enjoy private entrances and their own private gardens, bike store and bin store.

There will be through access to the communal garden to the rear via a central hallway from the main covered entrance. This hall will accommodate storage to maintenance facilities.

The communal garden will have a large grass lawn with patio / seating area and a garden shed. Existing planting will be best maintained where possible and added to.

The first floor will contain two larger two-bed flats of a similar design to the ground floor, except they will have larger kitchen / living / diners.

The top floor three-bed penthouse will enjoy three larger than average bedrooms all with fitted wardrobes, one with en-suite and walk-in dressing room. There will be a storage room and main bathroom off the hallway. The kitchen / living / diner will also include a separate larder / utility. The kitchen area will be large with an island / bar.

All materials used are as indicated on the proposed drawings. They are thought to blend in with the area in keeping with the neighbouring properties. Lots of planting will be introduced to soften the appearance.

The volume of the block reflects that of the neighbours and its impact is considered to be minimal (a marginal increase of the existing house). The front facade will be built in the same line as the existing house which maintains the existing relationship with the neighbouring properties, however the block will be brought away from the boundary by approx. 1.5 meters at both ground and first floor levels which will drastically reduce the impact and improves the street scene.

Pre-app Advice has been sought from the council, and it is felt the design implements all comments and requirements.

Access -

Access to the site will remain as existing. The existing pea shingle drive will be replaced with macadam to increase accessibility for disabled users. Level access will be provided to all ground floor entrances.

Conclusion -

The proposal is thought to be an improvement from the existing with a modern and yet traditional design, full of character and interest. The new properties will be desirable places to live and comply with the latest regulations, with particular note to access.