



Fluent Architectural Design Services LTD - Design and Access Statement

Birchwood House (previously land adjacent to London School of Theology), Green Lane, Northwood, HA6 2UZ

TABLE OF CONTENTS

1.0

Introduction

- 1.1 The purpose of this document
- 1.2 The vision

2.0

Context

- 2.1 Introduction
- 2.2 Site Location
- 2.3 Site Description
- 2.4 Aerial Photos
- 2.5 Context - Block Plan
- 2.6 Approved Scheme - Site Plan
- 2.7 Approved Scheme - Floor Plans
- 2.8 Approved Scheme - Elevations

3.0

Design Process

- 3.1 Introduction
- 3.2 Planning History
- 3.3 Proposed Scheme

4.0

Summary

- 4.1 Summary

1.0 Introduction

1.1

The purpose of this document

This document has been prepared by Fluent Architectural Design Services on behalf of Westcombe Homes Lt. It assesses the opportunities to evolve the current planning approval 0112/APP/2019/1244 which sought the erection of a residential building comprising of 15 apartments with associated parking, cycle storage, motorcycle parking, disabled parking, and bin storage following demolition of existing residential block and pair of semi detached houses.

1.2

The vision

This document explores the opportunity to enhance the existing consented scheme which consisted 15 no. 1, 2 and 3 bedroom apartments. Our clients wanted to explore if it were possible to provide a larger number of 3 bedroom family size dwellings within the envelope of the consented scheme, the aim of this was to provide a better mix of units with more 3 bedroom apartments which the local authority has a higher demand for, also by reducing the numbers of units but retaining the same amount of cycle storage, car parking spaces and amenity space it would provide a higher standard for future occupiers,

The proposals would also look to improve on the consented affordable offering despite the reduction in unit numbers.

2.0 Context

2.1

Introduction

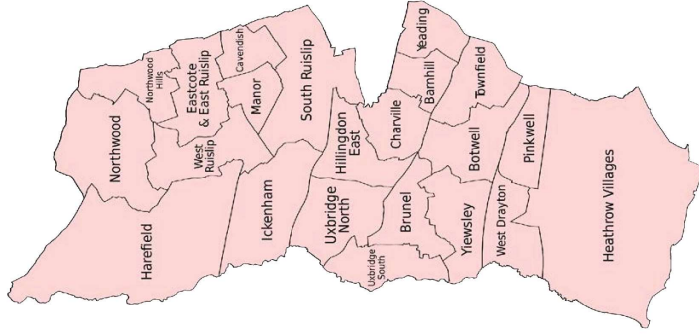
This section analyses the existing character and setting of the development site. We also look at the existing planning approvals for the development

2.2

Site location

The site is located in the centre of Northwood, which is located within the London borough of Hillingdon on the border of Hertfordshire. The site is situated on Green lane which is between Rockmansworth Road and Northwood Way. The application site is approximately 300m from the parade of shops on Green Lane and a short walk from Northwood train station.

London Borough of Hillingdon
Ward Map, 2002-present



Map highlighting the London Borough of Hillingdon



Aerial view of Birchwood House

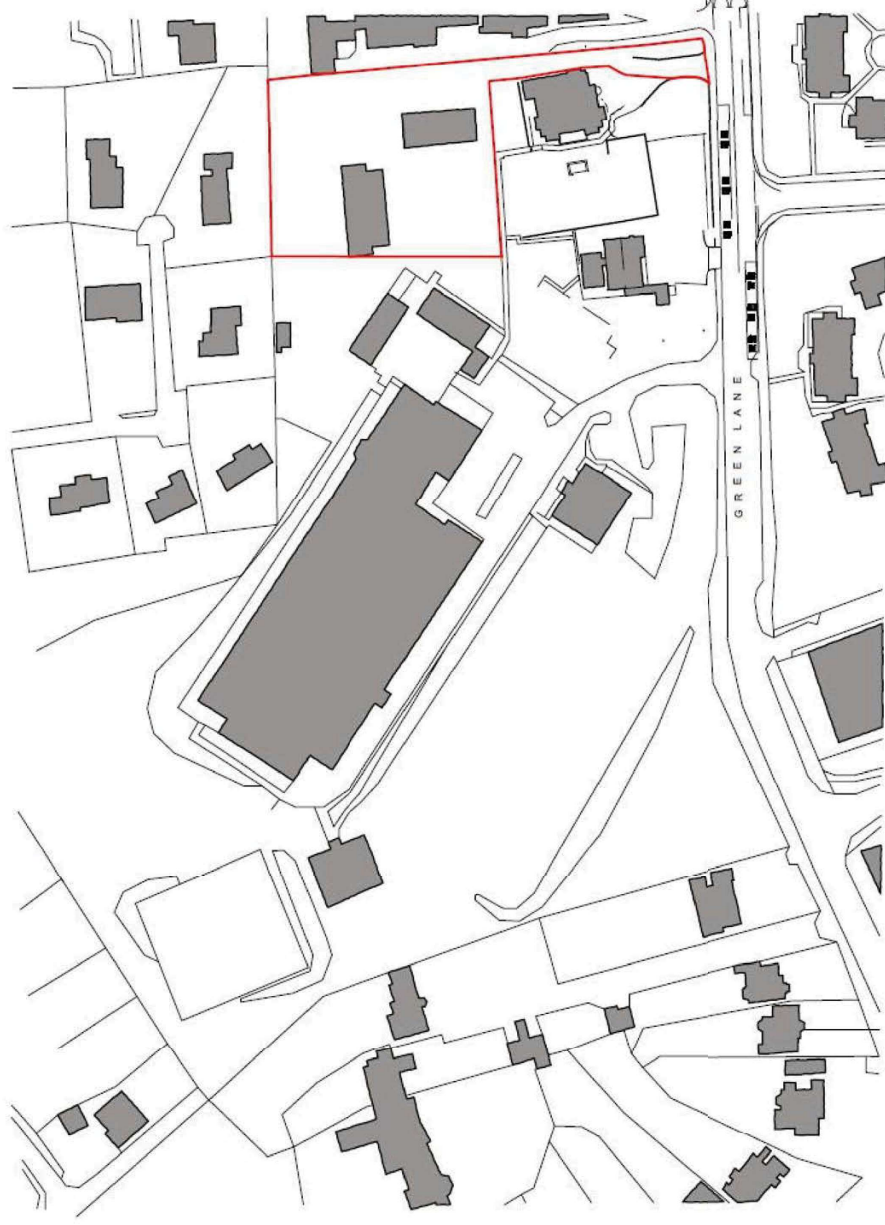
Existing site description

The proposed development site forms the eastern side of the grounds of the London School of Theology. It is accessed from Green Lane. The main college buildings are located to the west of the proposed development site. The site comprises two residential buildings which are now redundant. There is a change in levels across the college site, with this site occupying higher ground to the north. Adjoining the site to the north and west are traditional residential areas. The application site is surplus to college requirements. The existing buildings date from the late 20th century and are undistinguished, being partly student accommodation in a two storey block, and a pair of semi-detached houses, surrounded by lawn. Between the site and Green Lane is Aldis Hall, a locally listed building. The main campus building to the west is predominately three storeys.

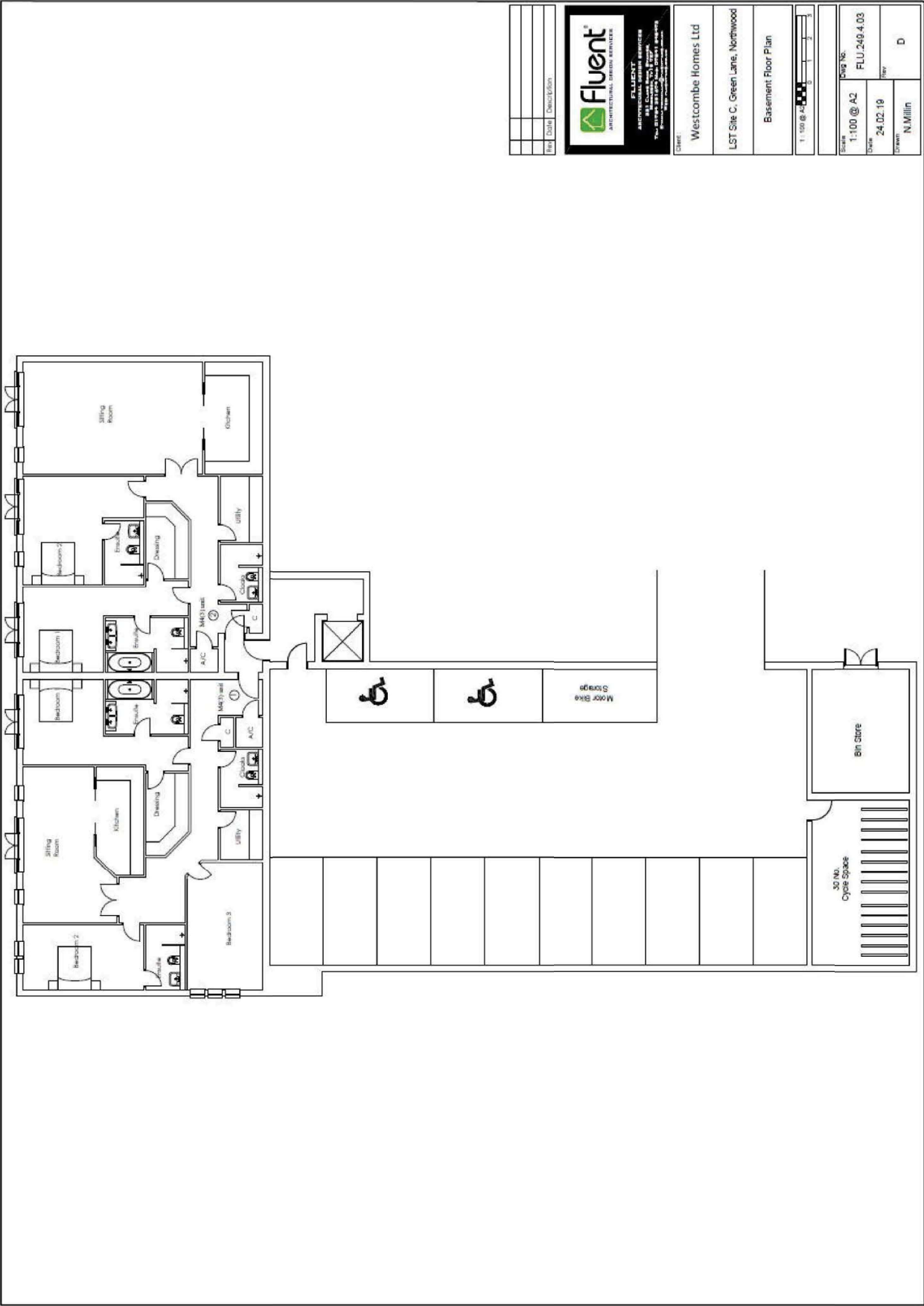


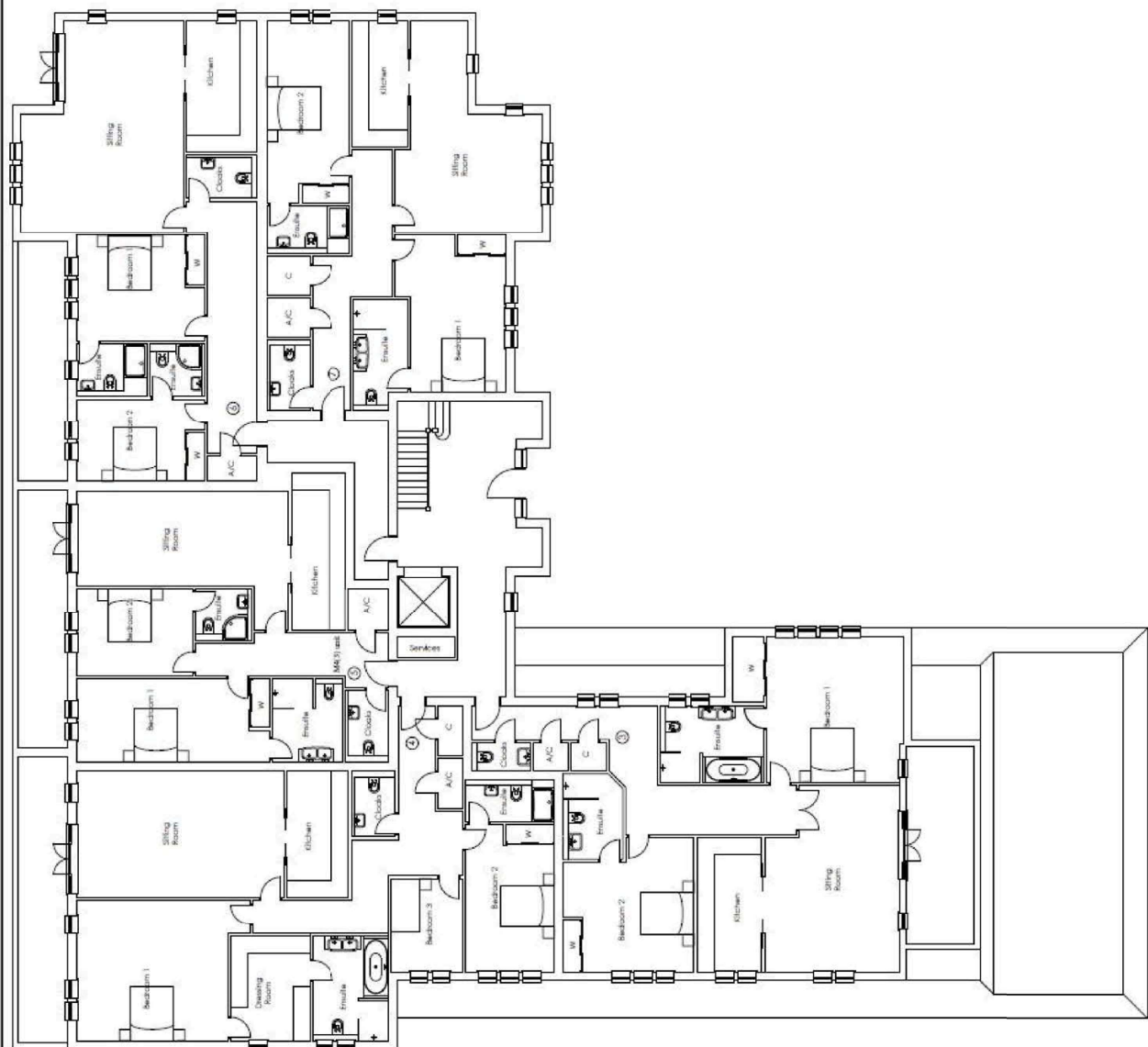
Buildings on site









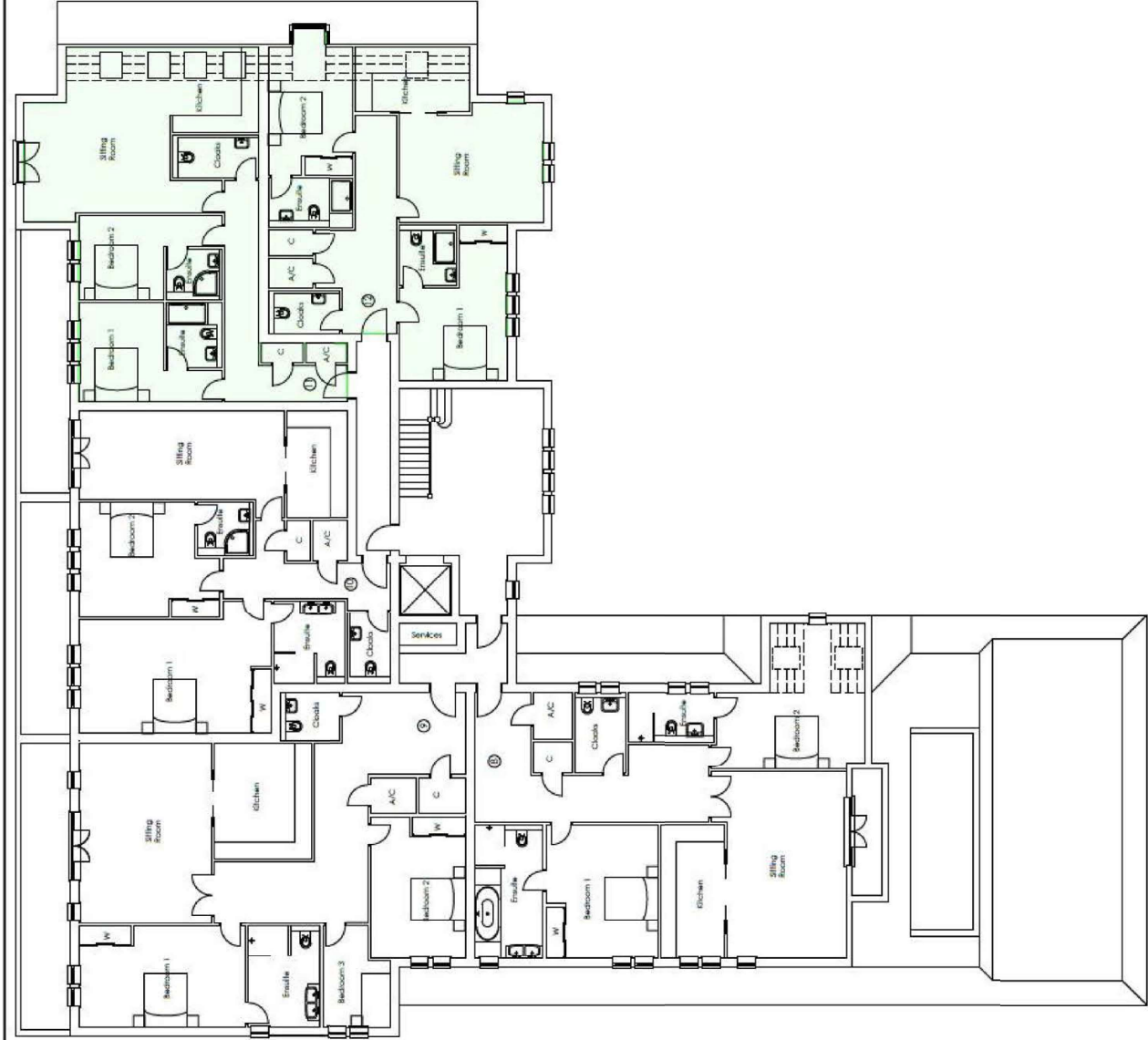


Rev	Date	Description

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LST Site C, Green Lane, Northwood	
Ground Floor Plan	
1:100 @ A2	
Scale	Drawn: N. Millin
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Date	Rev
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Discount Market Unit- 11
(95.5sqm)

Discount Market Unit- 12
(98.0sqm)

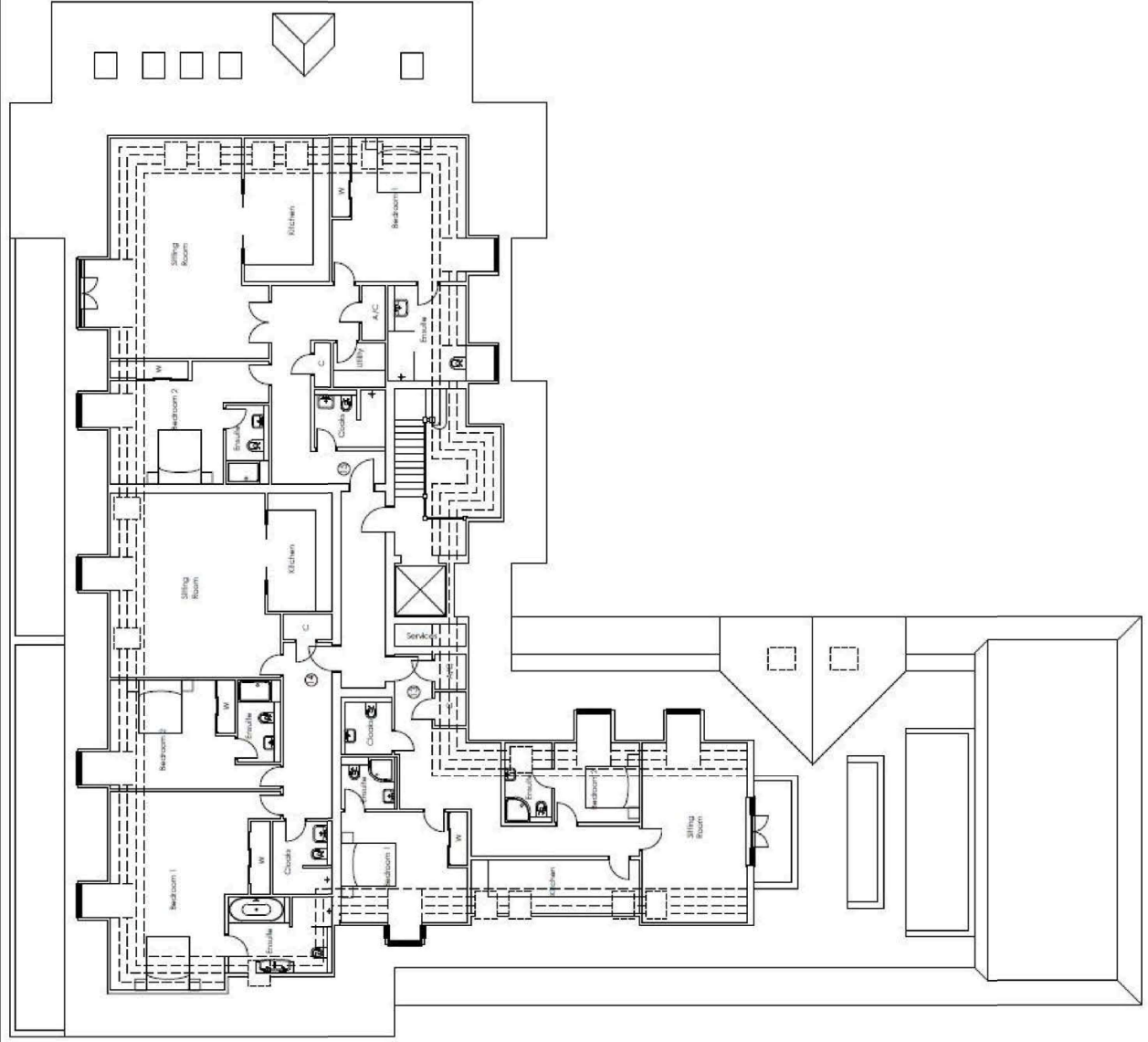
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	LST Site C, Green Lane, Northwood
	First Floor Plan
Scale:	1:100 @ A2
Drawn:	24.02.19
Checked:	N.Millin
Proj. No.:	FLU/249.4.05
Rev:	C





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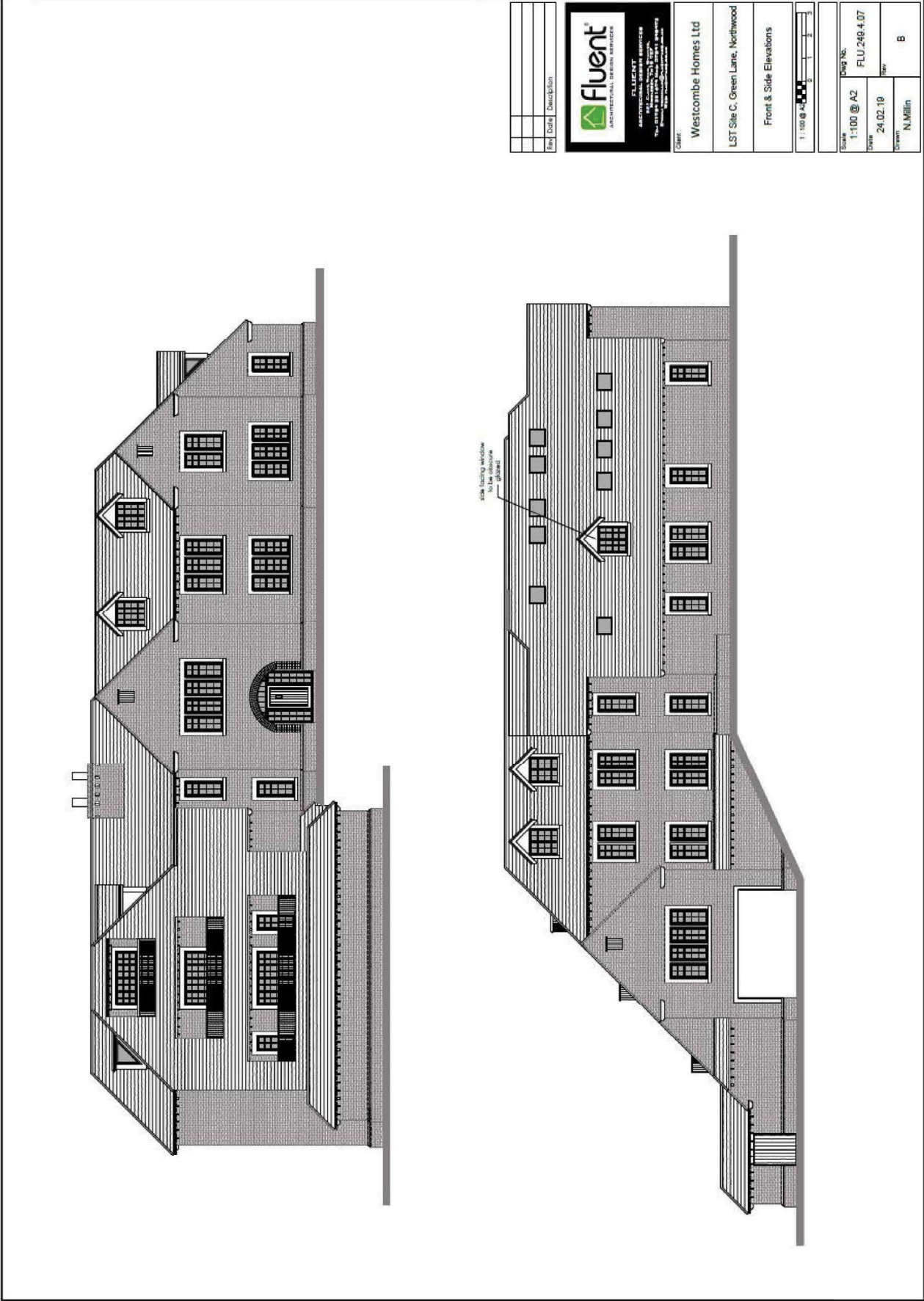
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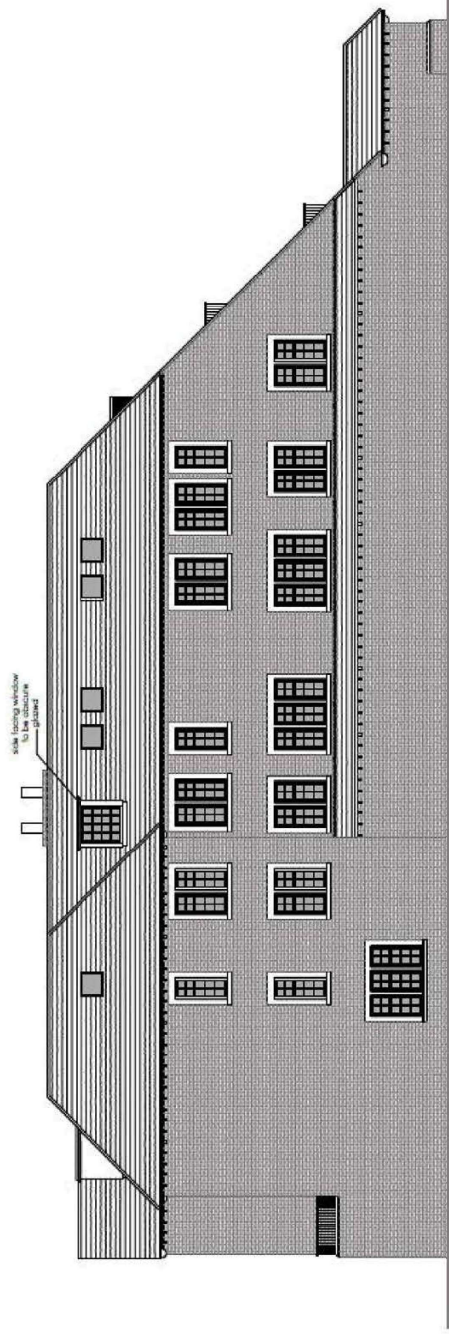
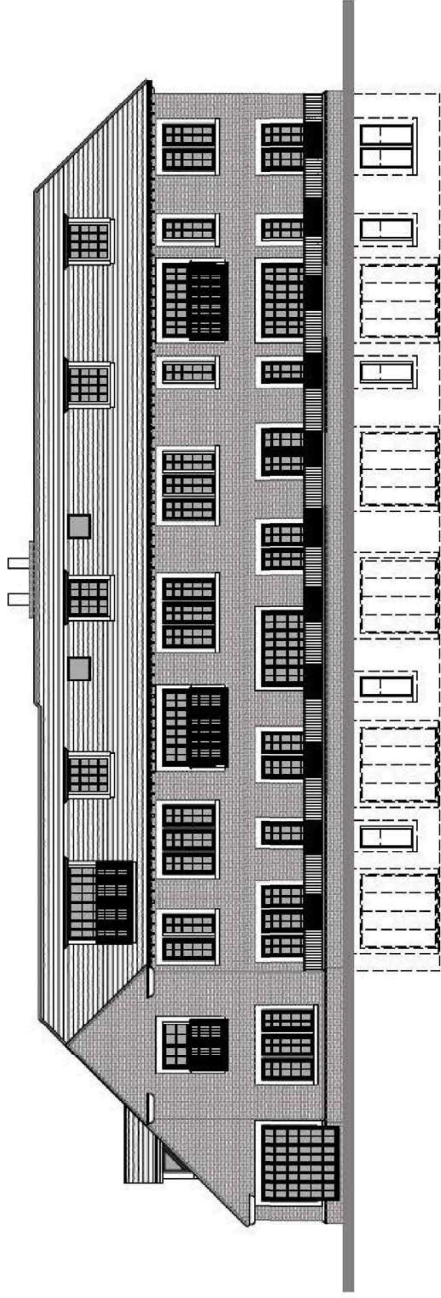
LST Site C, Green Lane, Northwood

Second Floor Plan



Scale	1:100 @ A2	Dwg No.	FLU 249.4.06
Date	24.02.19	Rev	
Drawn	N.Millin	Check	C





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Client : **Westcombe Homes Ltd**

LST Site C, Green Lane, Northwood

Rear & Side Elevations



Scale	1:100 @ A2	DWG No.	FLU_249.4.08
Date	24.02.19		
Drawn	N.Millin	Rev	C

3.0 Design Process

3.1

Introduction

The site presents a number of opportunities and constraints that have been considered to inform the design strategy which derives the design process and subsequent scheme proposals.

3.2

Planning History

The most relevant planning application on the records is the application which we seek to vary (first application below). There was also an earlier application that sought planning permission for 12 units which is no longer of any interest.

10112/APP/2019/1244

Erection of a residential building comprising 15 flats with associated parking, cycle storage, motorcycle parking, disabled parking, and bin storage following demolition of existing residential block and pair of semi detached houses.

APPROVED

10112/APP/2017/2077

Erection of a residential building comprising 12 flats with associated parking, cycle storage, motorcycle parking, disabled parking, and bin storage following demolition of existing residential block and pair of semi detached houses.

APPROVED

Planning Policy

The proposed development would be assessed against the Development Plan Policies contained within Hillingdon's Local Plan: Part 1 & 2, the London Plan, the NPPF and supplementary planning guidance by both the London Borough of Hillingdon and GLA.

Design Proposals

The market and potential buyers requirements in the current climate is very different to those when the approval was granted, hence the need to revisit the approved layouts to better suite the housing market and also the need for larger family units.

On the original approval themain focus was to not only create an attractive building that would sit comfortably in its surroundings but to also limit the impact on neighbouring properties, some of the design features such as the large cat slide roof was introduced during the planning process and habitable rooms and windows carefully located to limit any overlooking to the surrounding homes.

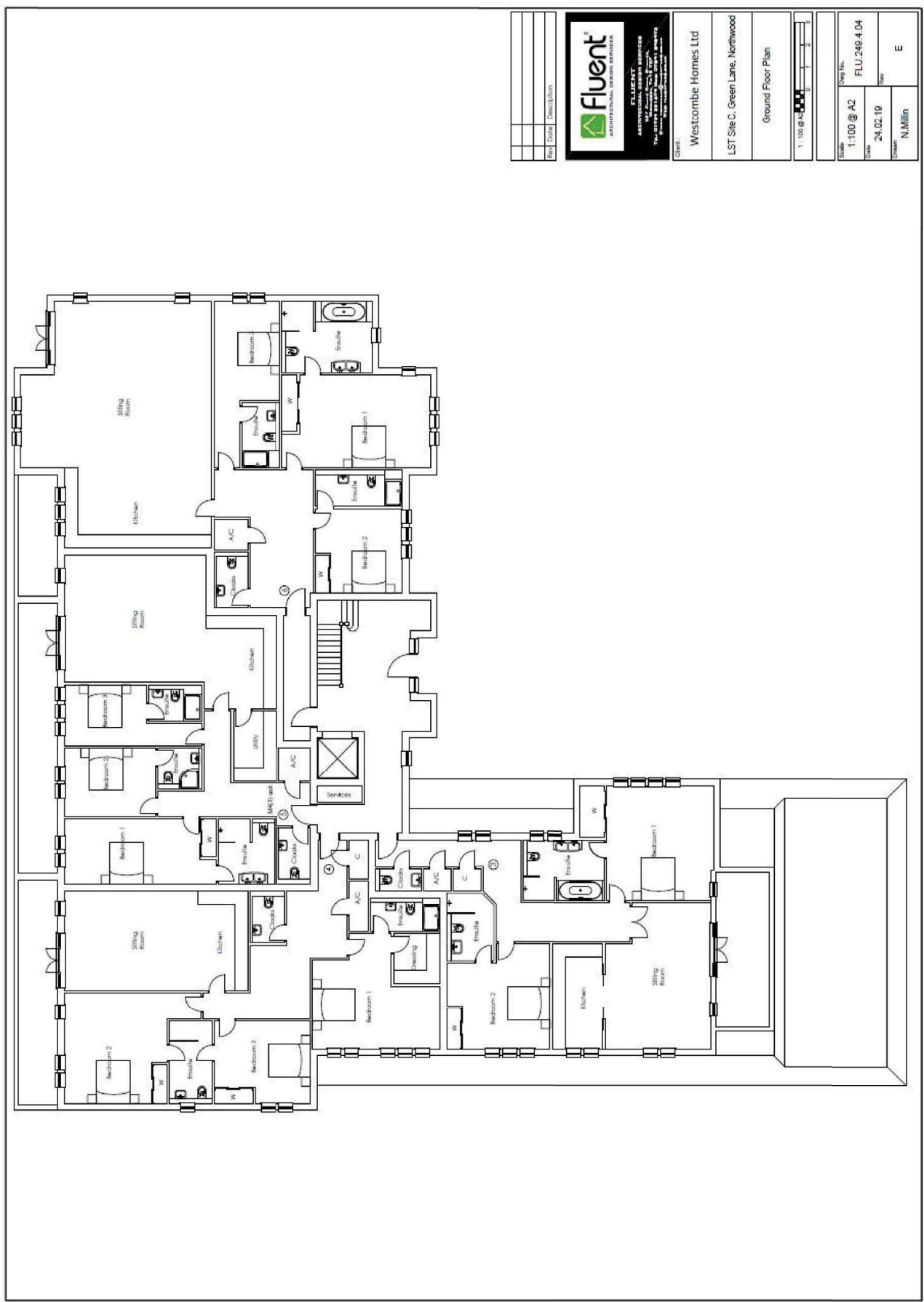
During the redesign of the building we felt it was important to retain the approved shell of the building and keep windows and external space in the same locations as to not introduce new elements that could cause harm to both future occupants and neighbours.

In order to increase the number of larger units within the envelope of the approval we looked to combine some of the floor space already allocated. flats 5, 6 and 7 on the originally consented scheme have been combined to turn the approved 3 x 2 bedroom apartments into 2 x 3 bedroom units. unit 4 has been re worked to improve the living accomodation by reducing the size of some of the bathrooms, ensuites and dressing room.

On the first floor the consented flat 8 has been redesigned by providing a jack and jill bathroom arrangement to bedrooms 2 and 3 which has allowed the footprint of these bedrooms to be increased which will allow for more storage within the rooms. on the approved plans a seperate kitchen was included which has now been re designed to provide an open plan living/kitchen/dining space which will feel more open and light.

Similar to the proposals on the ground floor approved apartments 10,11 and 12 have been combined and replaced with 2 x 3 bedroom units.

The discount market units have been re located to the basement level which has resulted in an increase of floor space of 192.4m2 to 292.08m2, the consented scheme provided 2 x 2 bedroom units and the new proposals are for 1 x 2 bedroom and 1 x 3 bedroom both with access to a private terrace areas at the rear of the building as opposed to access to communal gardens as per the consented scheme.





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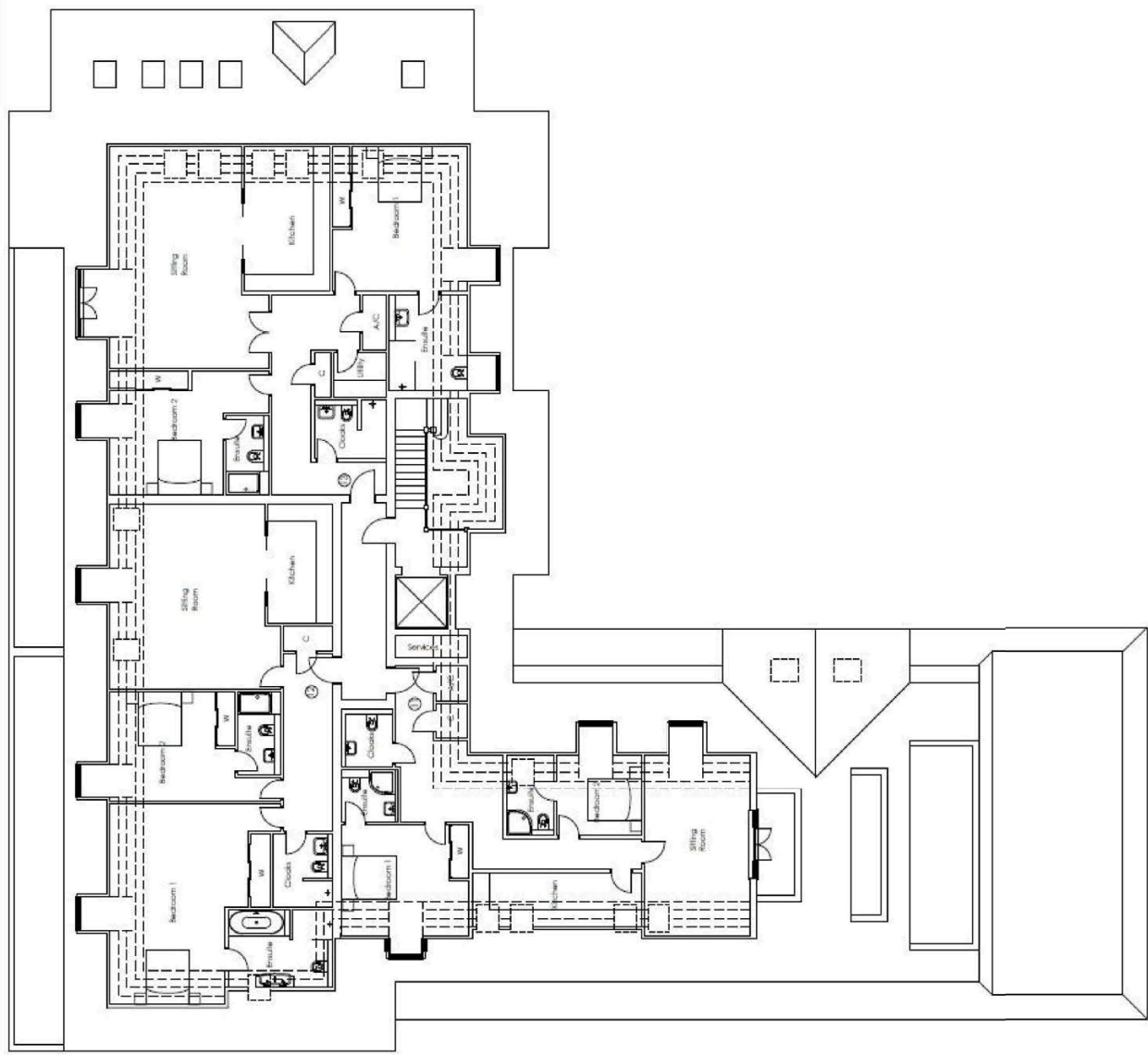
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LST Site C, Green Lane, Northwood

Ground Floor Plan

1:100 @ A2

Draw No.	FLU.240.4.04
Date	24.02.16
Drawn	N.Millin
Checked	E

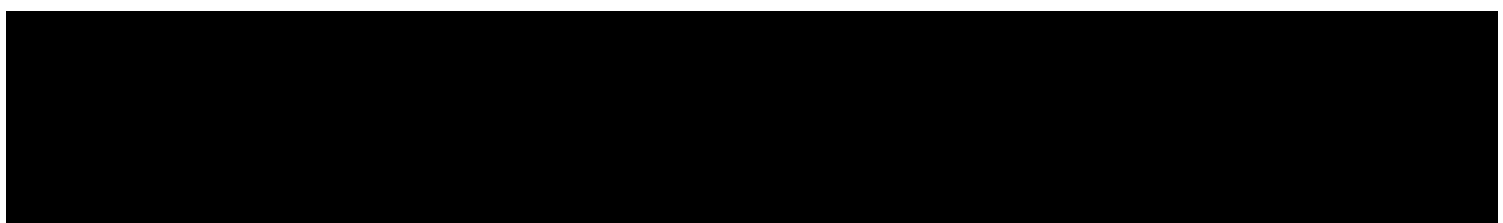


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Second Floor Plan	
Scale:	1:100 @ A2
Drawn:	24.02.19
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Drawn:	FLU 240.4.00
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4.0 Summary

4.1

Summary

The client seeks to improve upon the original consented scheme, reduce the number of units down from 15 to 13, in order to provide a higher number of larger 3 bedroom dwellings which provide a higher level of accommodation, more open plan feel with additional space for storage and layout options.

The external shell of the building will remain as per the approval, with the character and feel of the building retained.

The proposed alterations would not intensify the use of the site and the reduction in unit numbers would make the ancillary spaces / services such as parking and external amenity, more generous for future occupiers. The new mix would increase the number of 3 bedroom family sized units which the Council has greater demand for.

