

117 Pinner Road Northwood Hills HA6 1FD

Design and Access Statement

30th April 2022



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**Prior notification to add additional 2 floors
above existing residential and mixed-use scheme to erect 11 flats
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This report has been issued and amended as follows:

Revision	Description	Date	Signed

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1

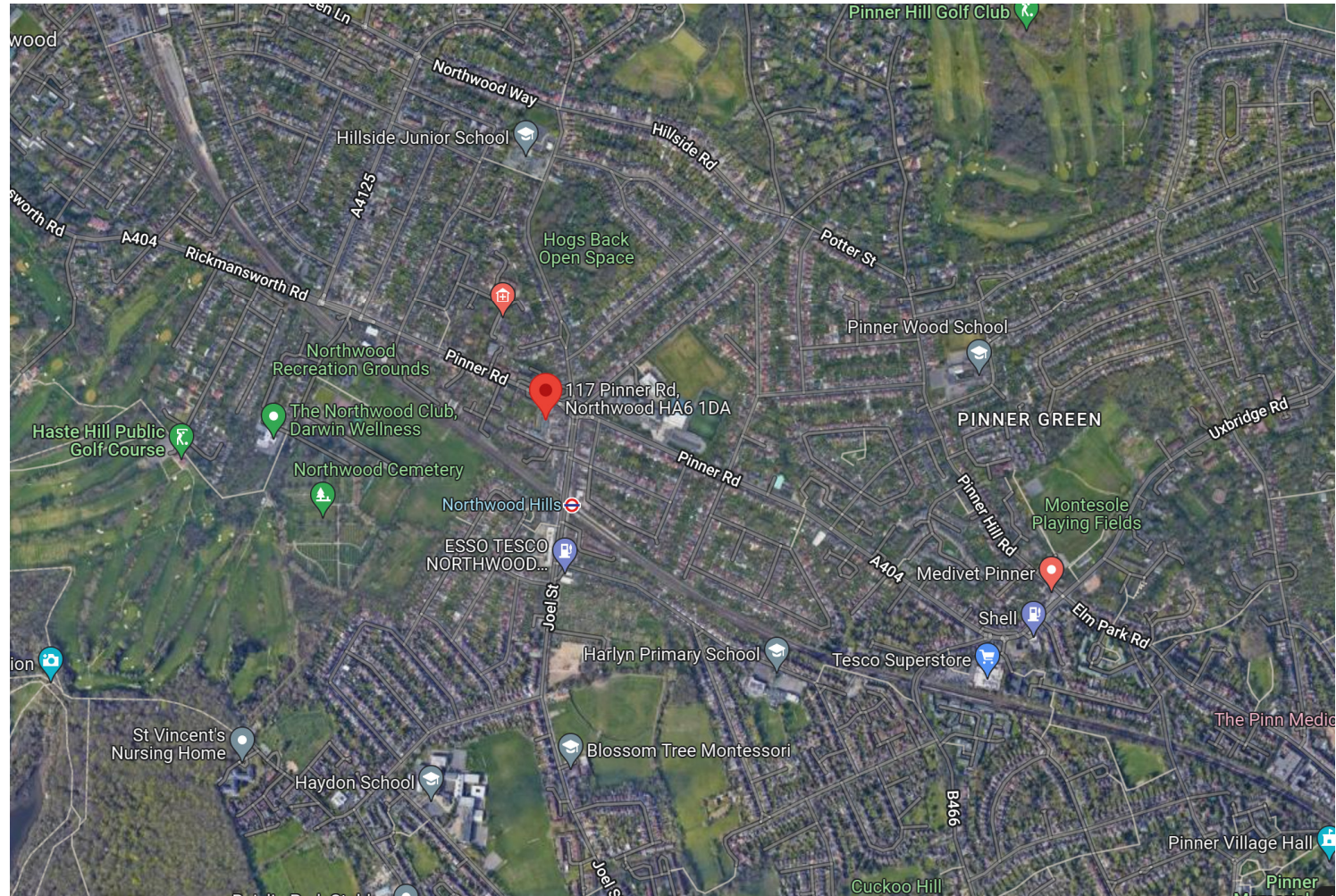
Introduction

This statement provides supporting information to a planning application on behalf of Lithium Properties Ltd to erect additional 2 storey's under Class AA.

The site is located on Pinner Road which connects Pinner to Northwood and Rickmansworth.

2

Site & Surroundings



2.1

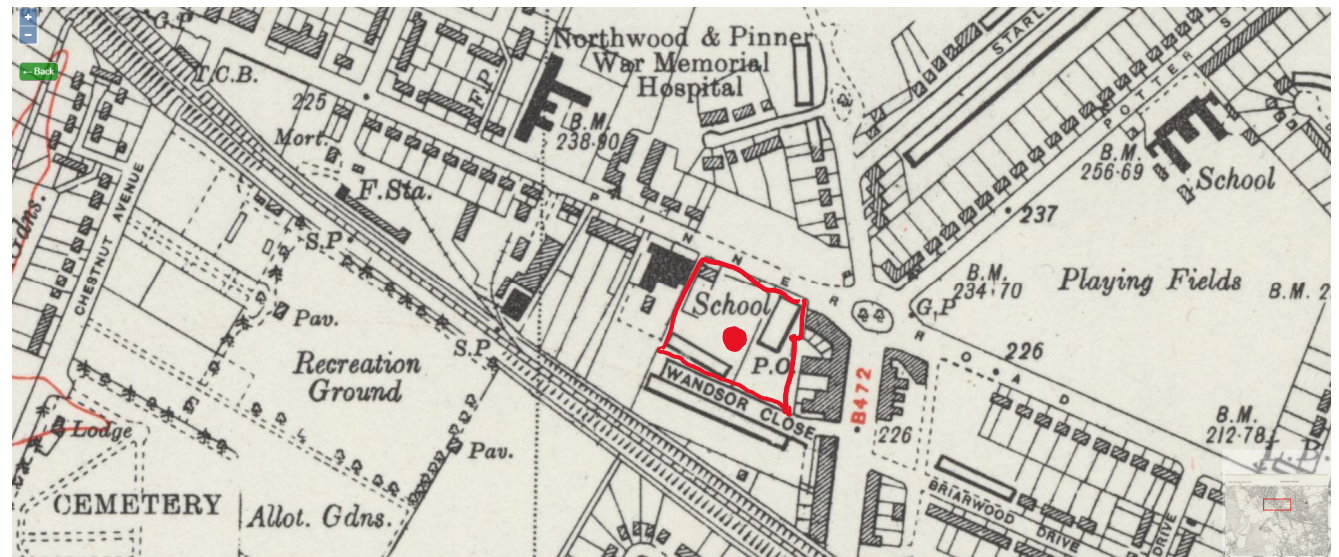
Site Location

The application site is situated in the London Borough of Hillingdon.

The site is well located to public amenities, including parks and transport.

Historically the original Somerfield store had a bigger footprint and which present to the public as large building, bigger than the surrounding.

Prior to this site was part of the school. Thus site has always had larger buildings than the surrounding area.



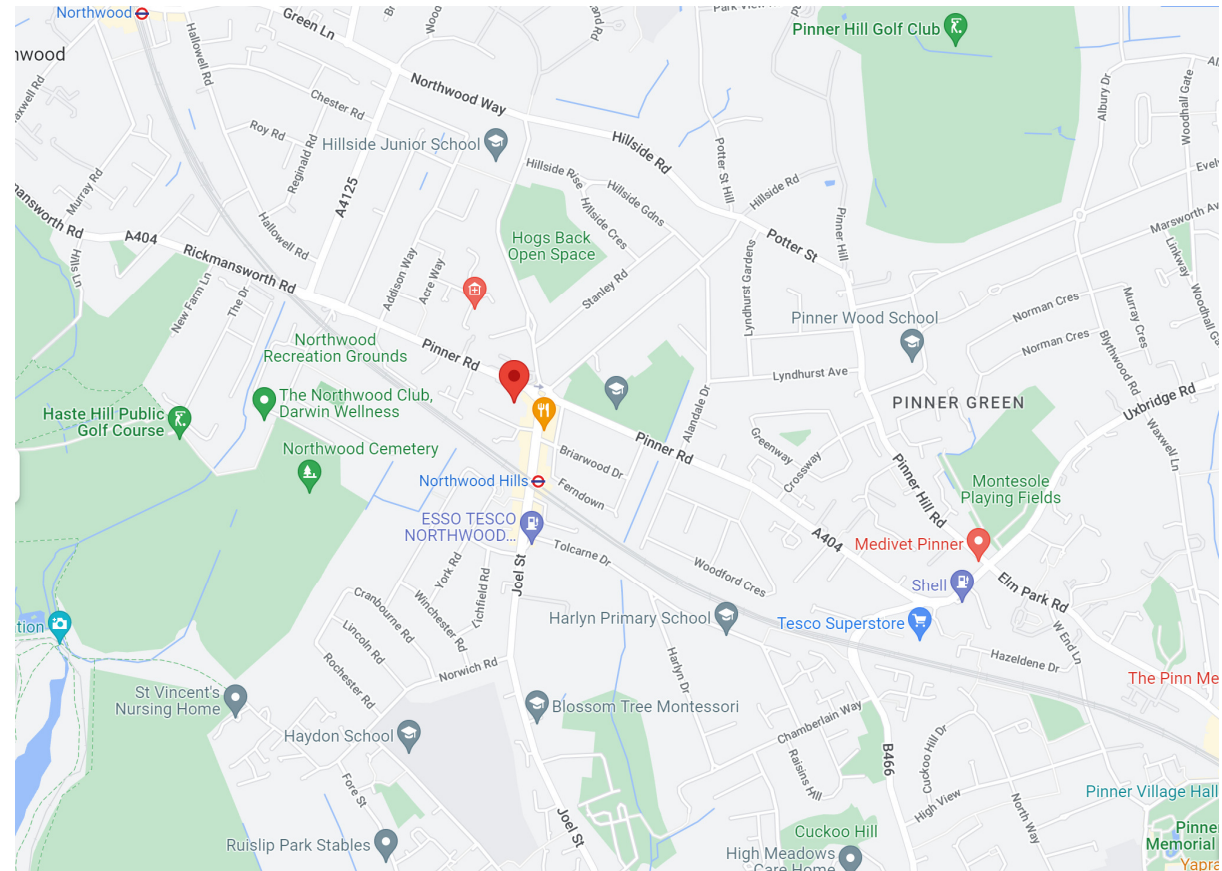
2.2

Site Context

The area is predominantly commercial with residential upper parts.

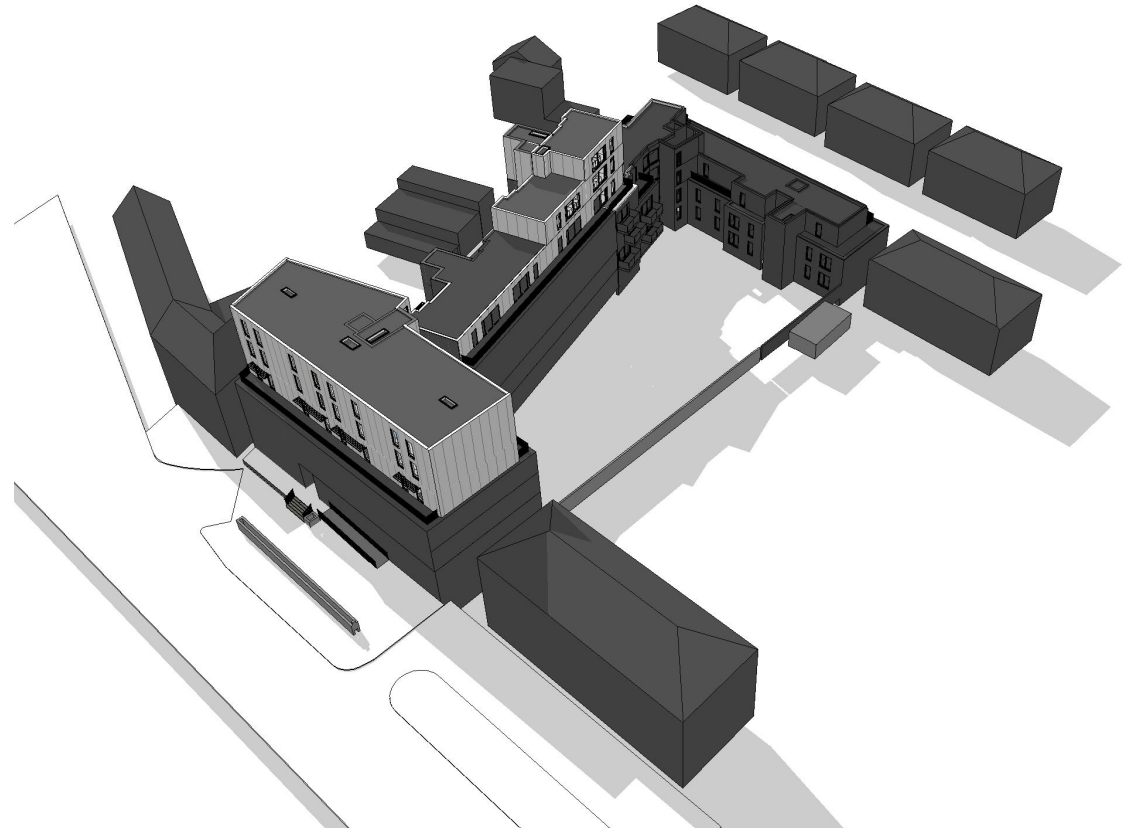
In terms of height, the existing building is 4 storeys.

The immediate vicinity comprises of 3-4 storey properties.



3

Form & Site Layout



3.1

Site layout

The form and layout of the scheme has been developed with the context in mind as well as good urban design principles. The scheme respects the streetscape and building line, relationships with neighbouring properties, movement and amenity.

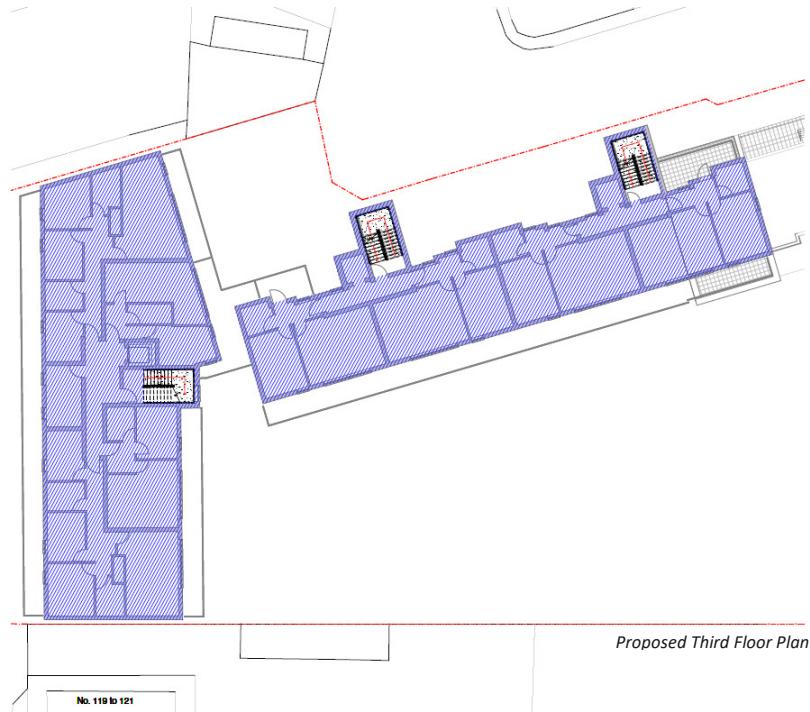
The works involves extending the upper part to create additional housing.



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Building Layout and Access

- The basement, lower ground, upper ground, first and second floors will remain unchanged
- Existing staircases are extended from the third floor to access the proposed additional 11 flats.
- The upper floors follow suit the layout of the existing third floor.



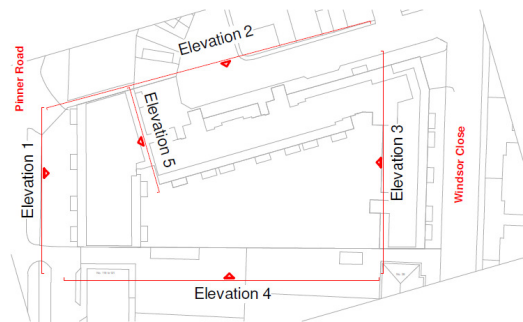
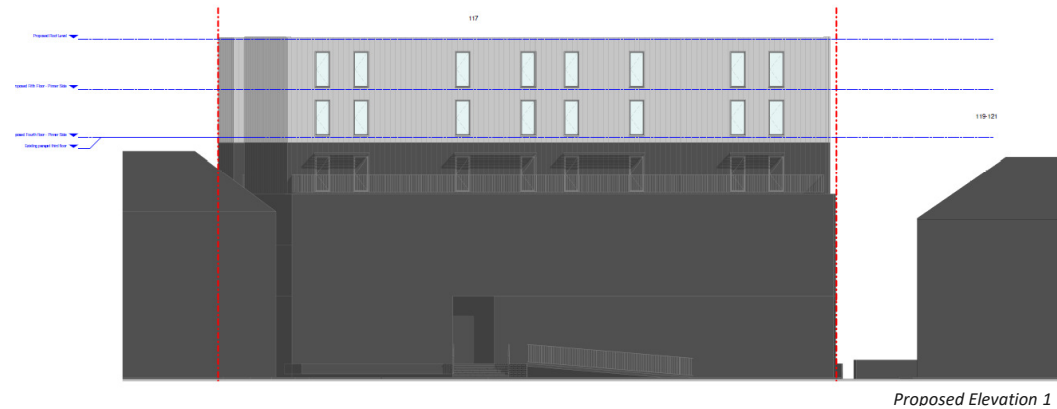
4.1

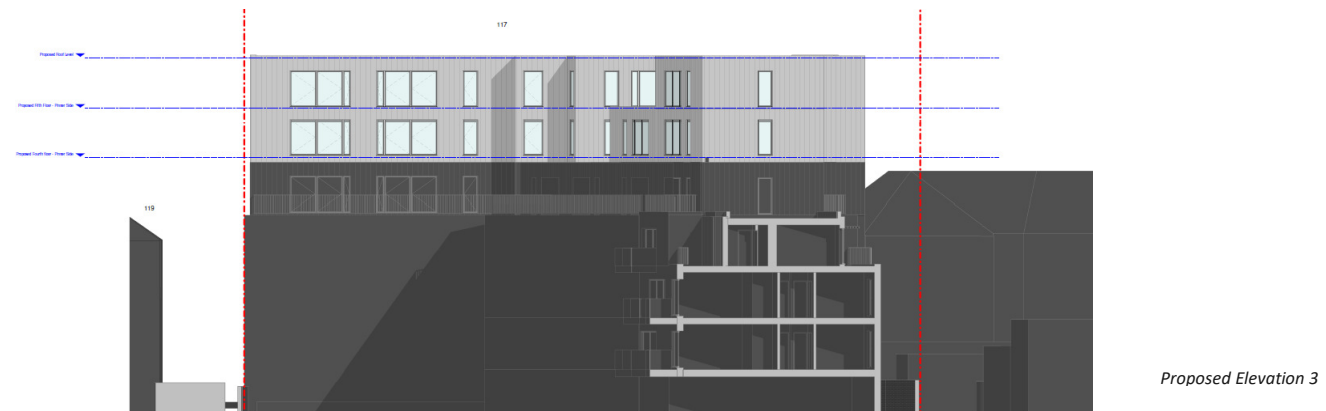
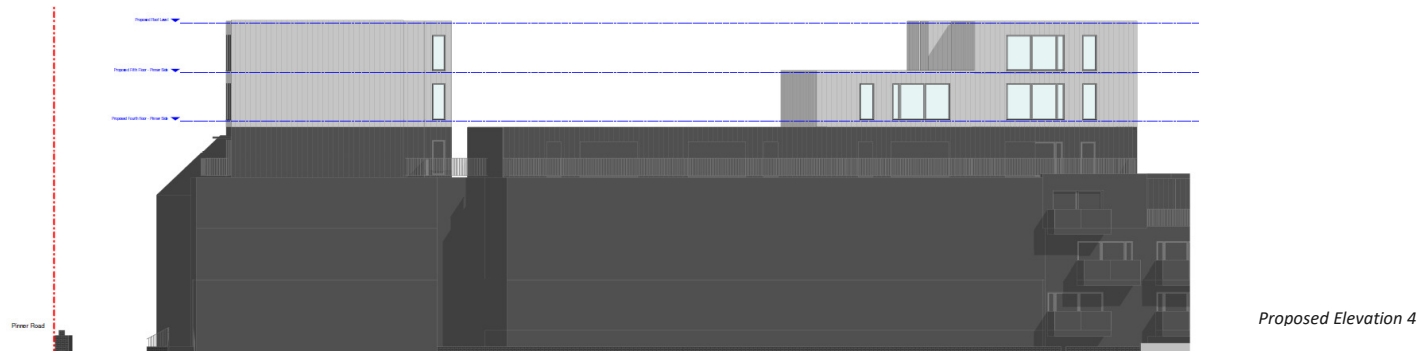
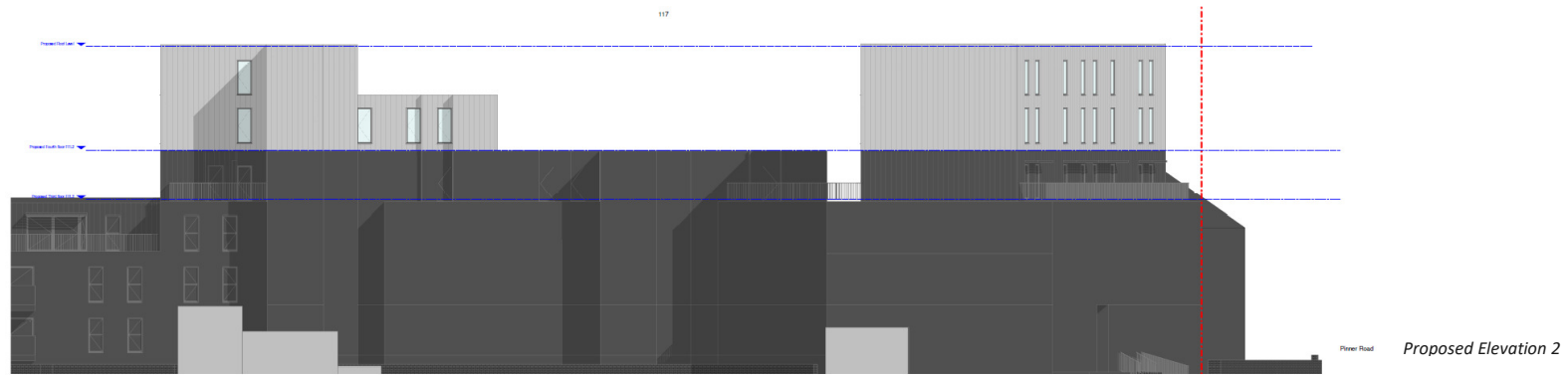
Elevation

We adopted a contemporary design for the new building with the powder-coated zinc cladding.

The upward extension follows the same material and style of the host building.

Apertures on the extension align with the floor below in a same principle.



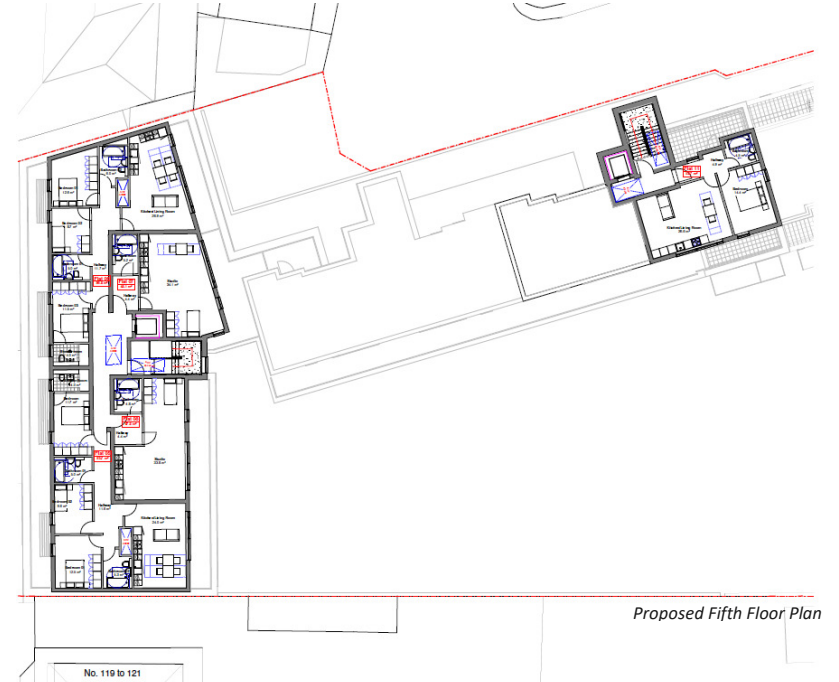
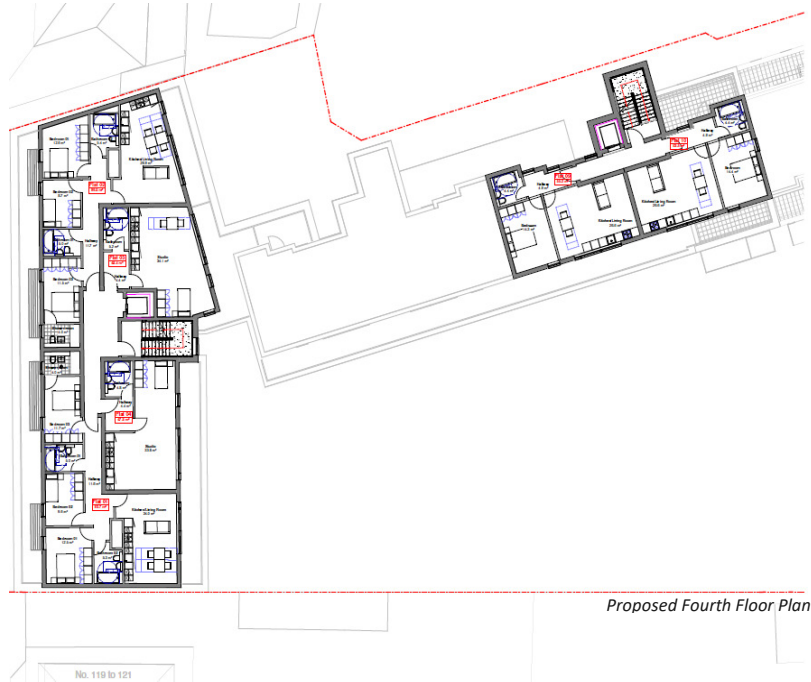


4.2

Accommodation Summary

The scheme provides,

- 2No. 2P Studio, 2No. 1B2P Flats and 2No. 3B5P Flats on the fourth floor;
- 2No. 2P Studio, 1No. 1B2P Flats and 2No. 3B5P Flats on the fifth floor



5

Scale & Massing



5.1

Tall Buildings Guidance

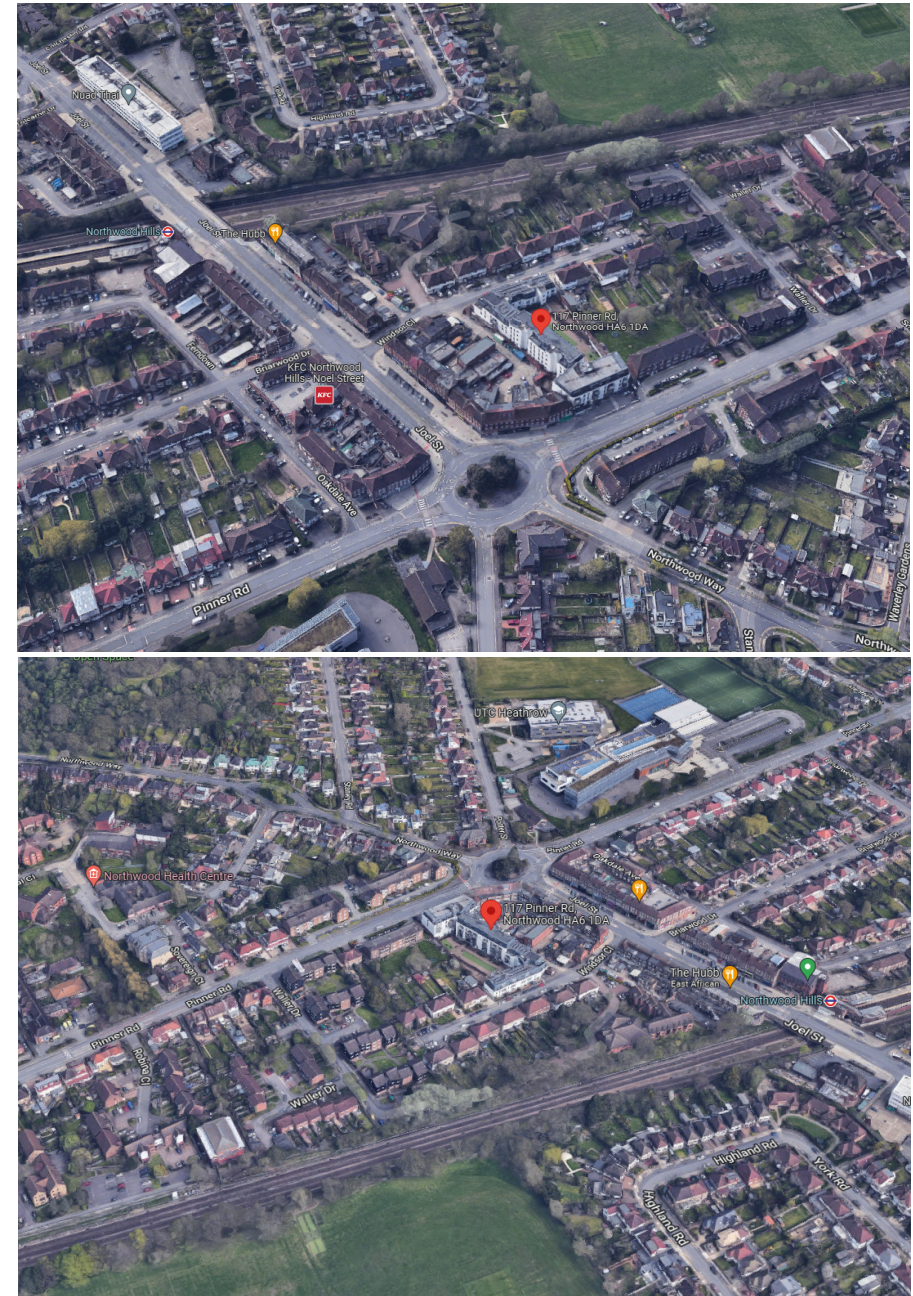
We have considered CABE/EH Guidance on the tall buildings. The following criteria are relevant:

The **relationship to context**, including natural topography, scale, height, urban grain, streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas, and the effect on the skyline. Tall buildings should have a positive relationship with relevant topographical features and other tall buildings; the virtue of clusters when perceived from all directions should be considered in this light.

The **relationship to transport infrastructure**, aviation constraints, and, in particular, the capacity of public transport, the quality of links between transport and the site, and the feasibility of making improvements, where appropriate. Transport is important in relation to tall buildings because of the intensity of use, as well as density, that they represent.

The **architectural quality of the building** including its scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. The design of the top of a tall building will be of particular importance when considering the effect on the skyline. The design of the base of a tall building will also have a significant effect on the streetscape and near views.

The **sustainable design and construction of the proposal**. For all forms of development, good design means sustainable design. Tall buildings should set exemplary standards in design because of their high profile and local impact. Proposals should therefore exceed the latest regulations and planning policies for minimising energy use and reducing carbon emissions over the lifetime of the development. The long-term resource and energy efficiency of tall buildings will be enhanced if their design can be adapted over time.



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The **effect on the local environment**, including microclimate, overshadowing, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building.

The **contribution made to the permeability** of a site and the wider area; opportunities to offer improved accessibility, and, where appropriate, the opening up, or effective closure, of views to improve the legibility of the city and the wider townscape.

The **provision of a well-designed environment**, both internal and external, that contributes to the quality of life of those who use the buildings, including function, fitness for purpose and amenity.

5.2

Building Height Rationale

We note the CABE Tall Building Guidance doesn't apply to this site, however it does set the benchmark for the design principles. In establishing the principle of the height within the borough and the natural transition we developed without compromising the local amenity of the amenity of the area.

The following diagrams illustrate the process and rationale with the proposed height and whether they respond to the initial objectives:

- Creating a landmark
- Informing the height based on what is pleasing to the eye and appropriate in scale.

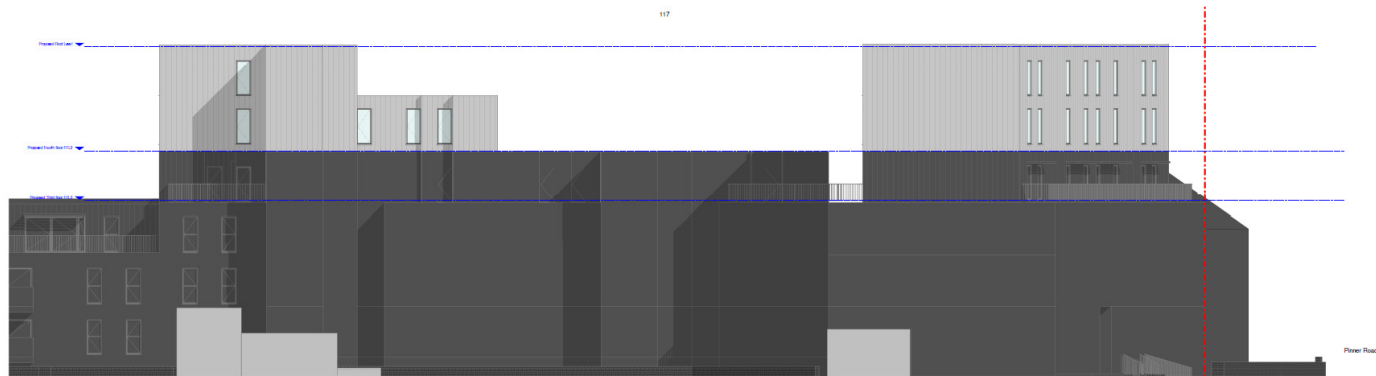


Existing Massing

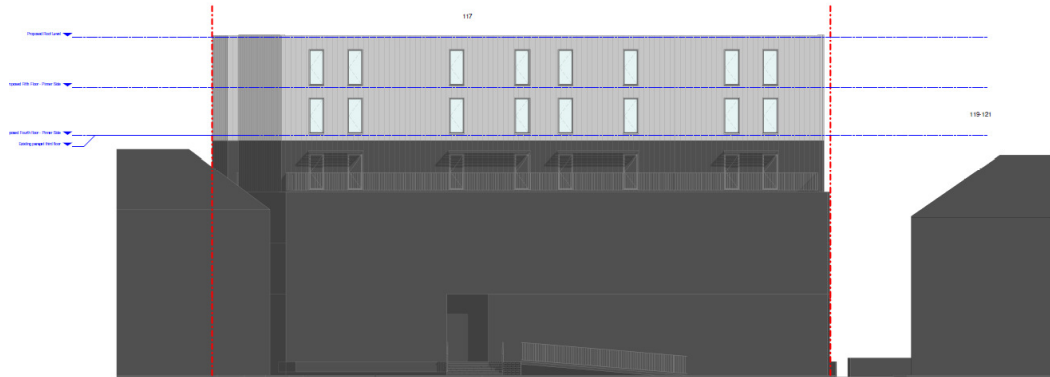


Proposed Massing

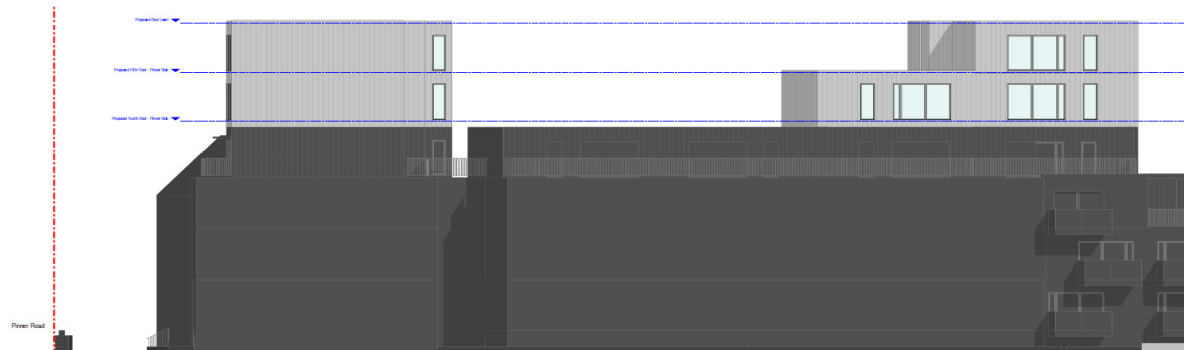
6 Design



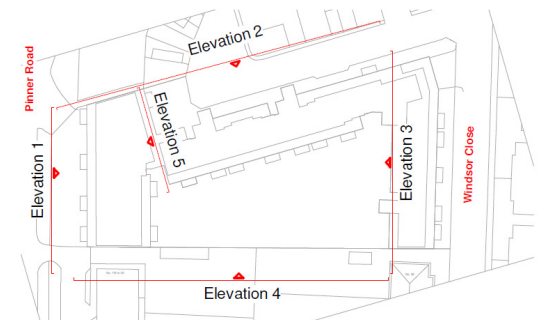
Proposed Elevation 2



Proposed Elevation 1



Proposed Elevation 4

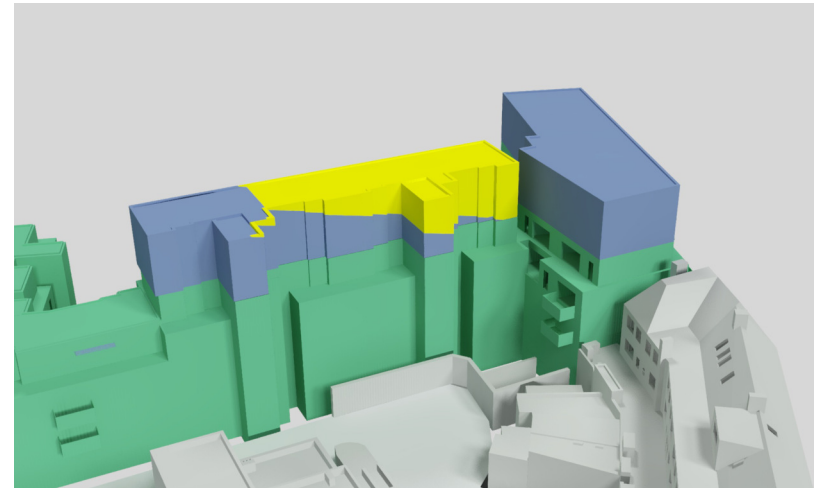


6.1

Design Principles

We have looked at the local architecture to inform our design. The buildings in immediate vicinity are contemporary in nature. The host building is contemporary in nature. Thus, a contemporary approach has been taken on this site with the use of metal cladding. As described earlier, the building is surrounded by buildings in similar height, thus will within the conservation area.

We introduce a set back design at the top floor to give the transparency across the area. It also cross referencing to the Vertical Sky Component (VSC) and Daylight Distribution study to provide enough light access to all the existing and new flats.



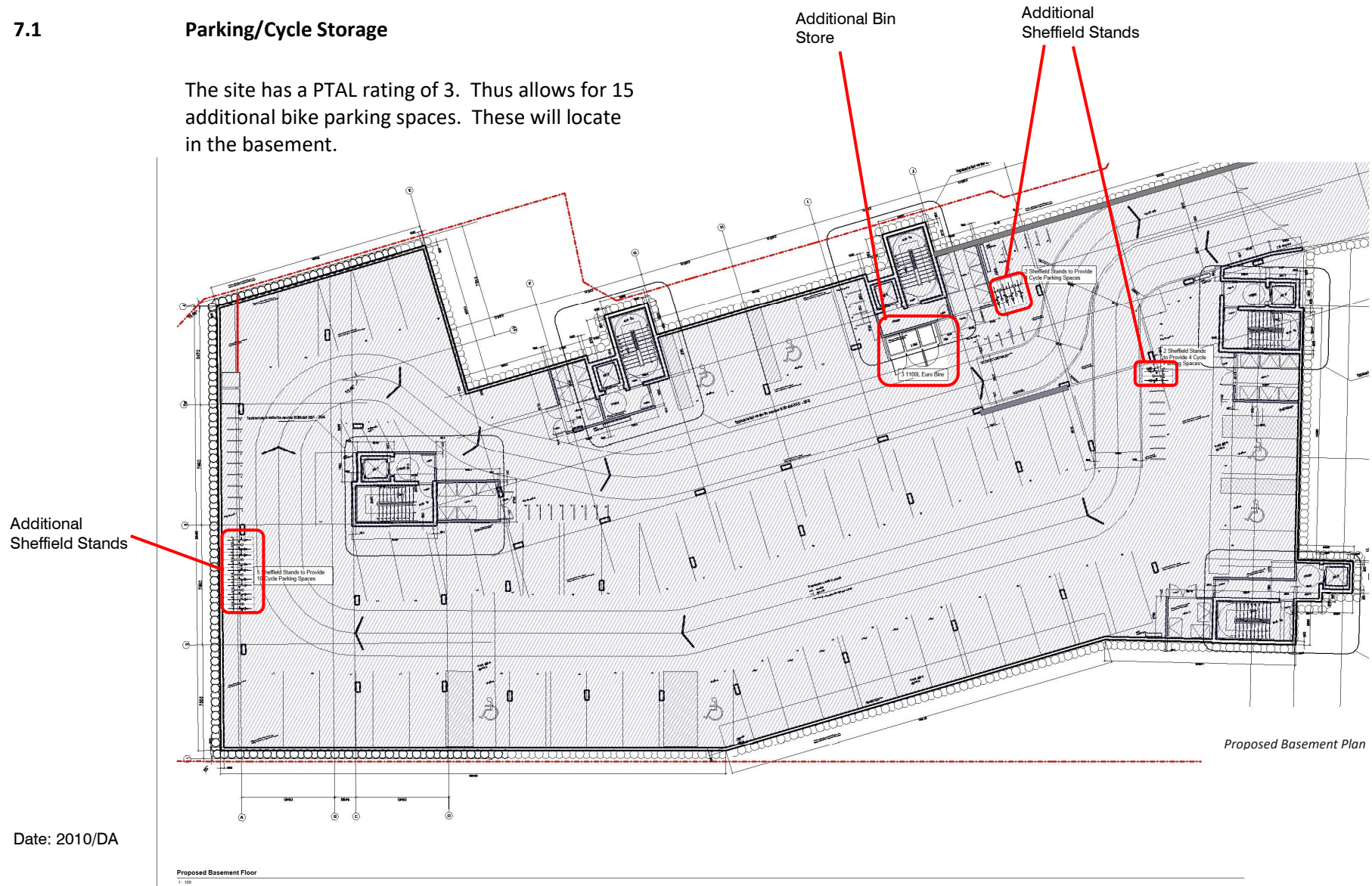
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Access

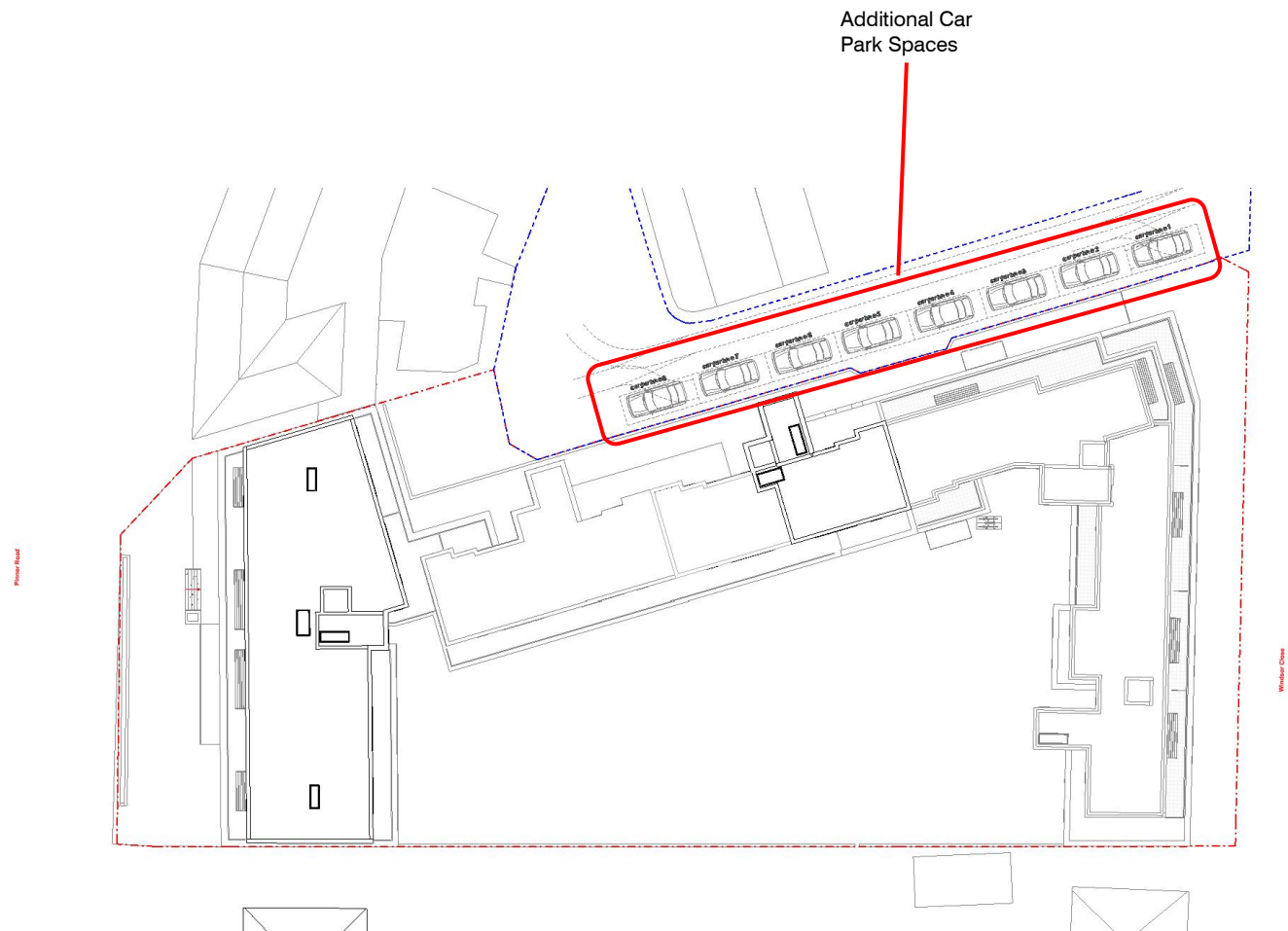
7.1

Parking/Cycle Storage

The site has a PTAL rating of 3. Thus allows for 15 additional bike parking spaces. These will locate in the basement.



Additional Car Parking Spaces of 8 will be provided on the land adjacent to the Application Site East, where under the same ownership.



8

Conclusion

The Design and Access Statement illustrates the design rationale behind the erection of additional 2 floors to the existing building to create 11 flats. The application is supported by daylight sunlight analysis and fulfils requirements under the class AA.

The proposed scheme provides high quality architecture, meets both national and local planning policies.

The scheme meets the following criteria:

- A sustainable development which reflects the housing needs and is environmentally responsible.
- Contemporary design with use of robust and high-quality materials which responds to the local heritage.
- Justifies the need to allow an upward extension in an area which is surrounded by high rise buildings.

Our proposal is sensitively designed, and which will contribute to the architecture of the area.