



45 A&B STATION ROAD
DESIGN AND ACCESS
STATEMENT



PLANNING HISTORY

This is a resubmission of planning application with reference number 53924/APP//2019/3814.

This application has been amended to comply with the reasons for refusal listed in the decision letter dated 20 January 2020. Therefore the proposed full width rear dormer has been omitted from the proposal.

Confirmation has been received from the Planning Department at London Borough of Hillingdon that if this change was made to the application it would be supported. Please see appendix.

1 DESCRIPTION OF PROPOSAL

Create new separate entrance to second floor flat, removal of chimney breasts and small chimney to front of house, new windows to front and rear, and complete internal refurbishment, to two flats above shop.

2 USE

The property at 45 Station Road is currently split into three separate units. The ground floor is occupied by a branch of Halifax (occupies 45 and 47). The first and second floor is divided into two flats, A (first floor) and B (second floor).

The proposal will not change the use of the property.

Below: View of no. 45 from the high street looking north east.



3 AMOUNT

The first floor measures approximately 66 sq m GIA and the second floor measures approximately 46 sq m.

The proposal will add a minimal amount of floor space to each unit by the removal of chimney breasts.

Photo of existing rear elevation showing the two existing dormers and the terrace above ground floor shops.



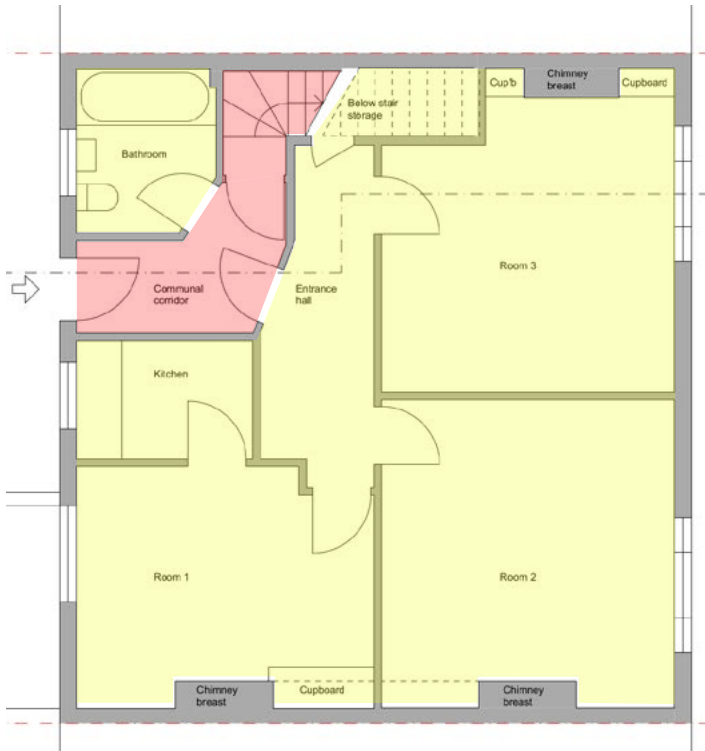
4 LAYOUT

The existing layout has an unsuitable entrance arrangement that this proposal seeks to amend. Flat A and B are currently sharing a single entrance door. Behind this shared entrance there is a corridor that leads to the stair to flat B on the second floor. This corridor divides flat A into two parts, which means that occupants have to leave their flat to use the bathroom.

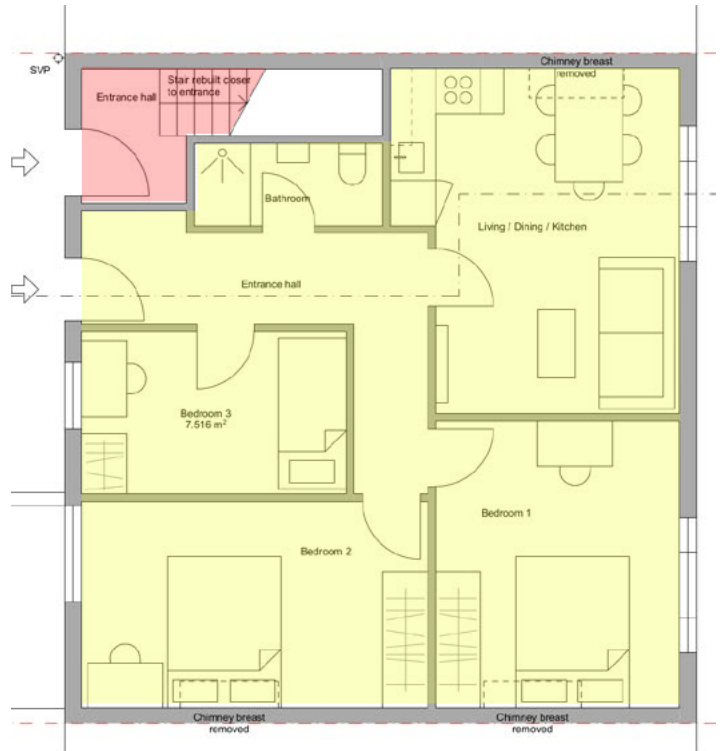
The new layout proposes to rearrange the layout on the first floor so that each flat has its own entrance. This is done by relocating the bathroom on the first floor and making the current bathroom window into a new entrance door exclusively for the second floor flat.

This new layout creates a more efficient plan where a higher percentage of the floor area can be used as habitable space.

Existing first floor plan with flat A in yellow and access to flat B in orange.



Proposed flat A in yellow and access to flat B in orange. The new layout resolves the access issue.



5 SCALE

The proposal will add floor space on both floors by removing the chimney breasts and rearranging the layout to create a more efficient plan. This gain in habitable floor space is proposed used to increase the bedroom count by one, on each floor.

6 LANDSCAPING

The proposal does not include or affect aspects of landscaping.

7 APPEARANCE

The property is part of a terrace along the high street with shops on the ground floor and flats above. This terrace is designed with a symmetrical motif consisting of Tudor style gables and front dormers with both gabled and hipped roofs. The property is located centrally in this terrace.

To preserve the character and visual unity of the terrace minimal changes are proposed to the front facade of the building. The windows are in a bad state and needs to be replaced. Several of the neighbouring flats have already replaced their windows with double glazed uPVC windows. The proposal includes replacing the existing windows on the front facade with uPVC windows to match.

Photograph showing existing windows in need of repair and the neighbouring property's replacement double glazed windows.



The symmetry of the terrace is only broken by the access road that no. 45 spans over, and a chimney next to the right front dormer (when seen from the high street). The proposal includes removal of this chimney and make good the roof in matching material. This will remove a redundant building element, creating more habitable space inside, and will enhance the symmetry of the terrace.

Right: Photograph of chimney that is proposed removed, next to right front dormer.



Below: Image taken from Google Maps showing the terrace with symmetrical front facade and Tudor style gable walls.



8 ACCESS

The flats are accessed via an access road that passes under the building. At the back there are stairs leading up above the roof of the shops below and a walkway that takes you to a terrace area that is used for accessing three properties: no. 45 as well as no. 47 and no. 49.

There are not proposed any changes to the access arrangements, except for the second floor flat receiving its own entrance from this terrace area.

Below: Image taken from Google Maps showing the rear of the terrace with existing dormers and terrace above ground floor shops. Access route shown in red.



APPENDIX

- Email from Planning Officer

Subject: Re: 45A and B Station Road
From: Nicola Taplin <ntaplin@hillingdon.gov.uk>
Date: 24/01/2020, 10:35
To: Anders Luhr <anders@officeten.co.uk>

Dear Anders

Thank you for your email which outlines our discussions this morning. I can confirm the concerns related just to the scale of the rear dormer. If the scale of the dormers remain I would be in a position to offer a favourable recommendation on a revised application

Best regards

Nicola

On Fri, 24 Jan 2020 at 10:12, Anders Luhr <anders@officeten.co.uk> wrote:

Dear Ms Taplin,

Thank you for calling back earlier. This email is to summarise what was discussed.

We discussed the various changes to the external appearance of the building proposed in the planning application:

- enlarged dormer to rear,
- new windows,
- removal of small chimney to front roof slope and
- new entrance door to the second floor flat.

From this conversation I gather that your department only have issues with the enlarged rear dormer and that, if we resubmit the application, keeping the rear dormers as they currently appear, the application would be supported.

Unless you have any other concerns, we will resubmit the application shortly with the change to the rear dormer and 2nd floor plan.

--

Kind regards,
Anders Luhr

OFFICETEN

anders@officeten.co.uk

+44 (0) 752 1471 419

+44 (0) 208 9613 196

www.officeten.co.uk

--

Nicola Taplin
Planning Officer
Resident Services | London Borough of Hillingdon

3N, Civic Centre | London Borough of Hillingdon

Tel: 01895 250230

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.