

PLANNING, DESIGN AND ACCESS STATEMENT

incorporating

SUSTAINABILITY & ENERGY STATEMENT

for the proposed development at:

PARKSIDE HOUSE
DE SALIS ROAD
UXBRIDGE
UB10 0TG

DECEMBER 2020



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PROPOSAL & SITE ASSESSMENT

Amasia Architects Ltd has prepared this statement on behalf of Ash Properties Limited in support of a full planning application, which seeks permission for two additional storeys to the existing building at Parkside House, De Salis Road, Uxbridge, to provide a net increase of 8 x two-bedroom flats.

The existing building is a flatted development located on the north-western corner of De Salis Road and Uxbridge Road, and presently contains 4 x one-bedroom, 10 x two-bedroom and 1 x three-bedroom flats. The building measures three storeys in height with further accommodation in the roof space served by roof lights and dormer windows, plus a basement car park accessed by a ramp off De Salis Road. Flats are served by private balconies and/or an area of shared amenity space, although the site also benefits from close proximity to Knights Gardens to the east.

Surrounding development is largely residential. To the west of the site is Crimson House, which is also a three-storey building with rooms in the roof, albeit its storey heights are noticeably taller. To the north is a terrace of two-storey terraced houses, comprising 1, 3, 5 and 7 De Salis Road. And on the opposite side of Uxbridge Road to the south is another three-storey block of flats.

Previous planning applications include the following:

15407/APP/2009/1838

Erection of new health centre and 12 residential units with ancillary car parking and landscaped amenity space (involving demolition of existing building) (Outline application for approval of access, appearance, layout and scale.)

APPEAL ALLOWED

15407/APP/2014/534

Change of use of ground floor medical centre (Use Class D1) to 3 residential units (1 x 3 bed and 2 x 2 bed) and regularisation of the departures from the approved drawings of application 15407/APP/2009/1838, to retain the building as constructed with amendments to the roof, glazing, elevation treatments and parking.

APPROVED

DESIGN & ACCESS

The proposal involves demolition of the existing uppermost storey containing 4 x one-bedroom flats within the roof space, and construction of 8 x two-bedroom flats over two full storeys and 4 x replacement one-bedroom flats within the new roof. Proposed storey heights are the same as those beneath, and the building measures a new total height of 18 metres from street level, which is the maximum height allowed under Class AA of permitted development. (Although the proposal does not satisfy all the requirements of permitted development, it has been informed by design principles that have been deemed acceptable under current legislation.)

An overshadowing assessment demonstrates the proposed increase in height does not impact adjacent properties for the majority of the year. There is already an acceptable level of overshadowing onto neighbouring amenity during the winter.

The new flats have been designed to satisfy the Nationally Described Space Standards and Part M4(2) of Building Regulations. In order to comply with these requirements, the roof pitch has increased from 36 degrees to 45, nonetheless the external materials and overall appearance of the new storeys otherwise match the existing building. Likewise, where existing flats have obscure glazed windows to avoid overlooking, these are copied onto the new storeys. And flats facing Uxbridge Road on the new fourth and fifth storeys are served by private balconies of equal size to those beneath.

The development is served by an existing basement car park with vehicular access off De Salis Road. Supporting the application is a survey measuring current usage of the car park, which has determined that the existing parking provision of 17 spaces is sufficient for the additional eight dwellings, therefore no further parking spaces are proposed.

The site has a Public Transport Accessibility Level (PTAL) of 2. The nearest bus stops are a minute's walk from the application site, and provide regular services to Uxbridge, Ruislip, Acton, Central London and Heathrow Airport.

SUSTAINABILITY & ENERGY STATEMENT

The intention is to provide well-designed, low-maintenance flats, sited in a sustainable location for development. The application is supported by a detailed energy assessment, which describes how the proposed development achieves the greatest possible reduction in carbon emissions in accordance with the London Plan Energy Hierarchy.

Although it is not practical to improve the energy efficiency of the existing structure, the proposed and replacement storeys will be constructed to achieve at least a 35% reduction on the Target Emission Rate set out in Part L of the current Building Regulations, which may be achieved through low and zero-carbon energy technologies, and/or improvements to the energy performance of the development. Standard Assessment Procedures (SAPs) have been completed to produce an indication of the overall energy efficiency of the new dwellings.

The proposal seeks to implement the following measures to ensure the development achieves a high level of sustainability:

- Installation of photovoltaic panels on the roof;
- Installation of low-energy electric equipment wherever practical;
- Installation of low-flow appliances with restrictor valves, spray taps and dual flushes;
- Ventilation by natural means of opening windows and trickle vents, with mechanical extractors for kitchens and bathrooms;
- All materials used in the construction process to derive from sustainably managed sources, including FSC certified timber;
- Construction material from demolition to be reused or recycled wherever possible;
- The choice of external materials to reflect future requirements in terms of maintenance, redecoration, and component replacement;
- Where possible, main living areas are located to take advantage of solar gain;
- Rainwater run-off to be directed to soakaways;
- Secure bicycle storage to be provided within the development to encourage sustainable travel;

Overall, the development will be constructed to the most up-to-date legislation, and utilise energy and water resources in a sustainable and efficient manner.

CONCLUSION

The proposed development provides a net increase of 8 x two-bedroom flats over two additional storeys. The proposal is well-suited to the site, and should be supported for the following reasons:

- The new total height does not exceed 18m;
- The proposed increase in height does not adversely impact adjacent properties in terms of overshadowing;
- All new flats comply with the Nationally Described Space Standards and Part M4(2) of Building Regulations;
- The external materials and architectural style of the proposed storeys match the existing building;
- A survey has determined the development is served by an adequate provision of off-street parking within the existing basement car park;
- New dwellings will achieve at least a 35% reduction on carbon emissions against the requirements set out in Part L of Building Regulations;
- Overall, the proposed development will be built to a high quality, and provide accommodation suited to that of modern day living and the requirements of future occupants.