



139 BELMONT ROAD

Uxbridge, UB8 1QZ

DESIGN & ACCESS STATEMENT

May 2022

KRUSZELNICKI LEETCH ARCHITECTS

75a Regent Studios, 8 Andrews Road, London E84QN

T. 020 8985 5888

info@klarchitects.co.uk

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1 INTRODUCTION

1.1 The purpose of this document

The following report has been prepared by Kruszelnicki Leetch Architects on behalf of NARRD LTD for the redevelopment of the site 139 Belmont Road, Uxbridge UB8 1QZ.

This Design & Access Statement has been prepared in support of the planning application for the redevelopment of the above site and comprises the demolition of the existing detached house and erection of 3no. 4B7P terraced houses with associated car parking and amenity space.

1.2 Application documentation

The application is supported by the following documentation:

- Planning Statement - prepared by Boyer
- Planning drawings & Design & Access Statement - prepared by Kruszelnicki Leetch Architects
- Daylight/Sunlight Assessment - prepared by Daylight & Sunlight UK Ltd
- Transport Statement - prepared by Motion
- Ecology Report - prepared by Arbtech Consulting Ltd

● Site

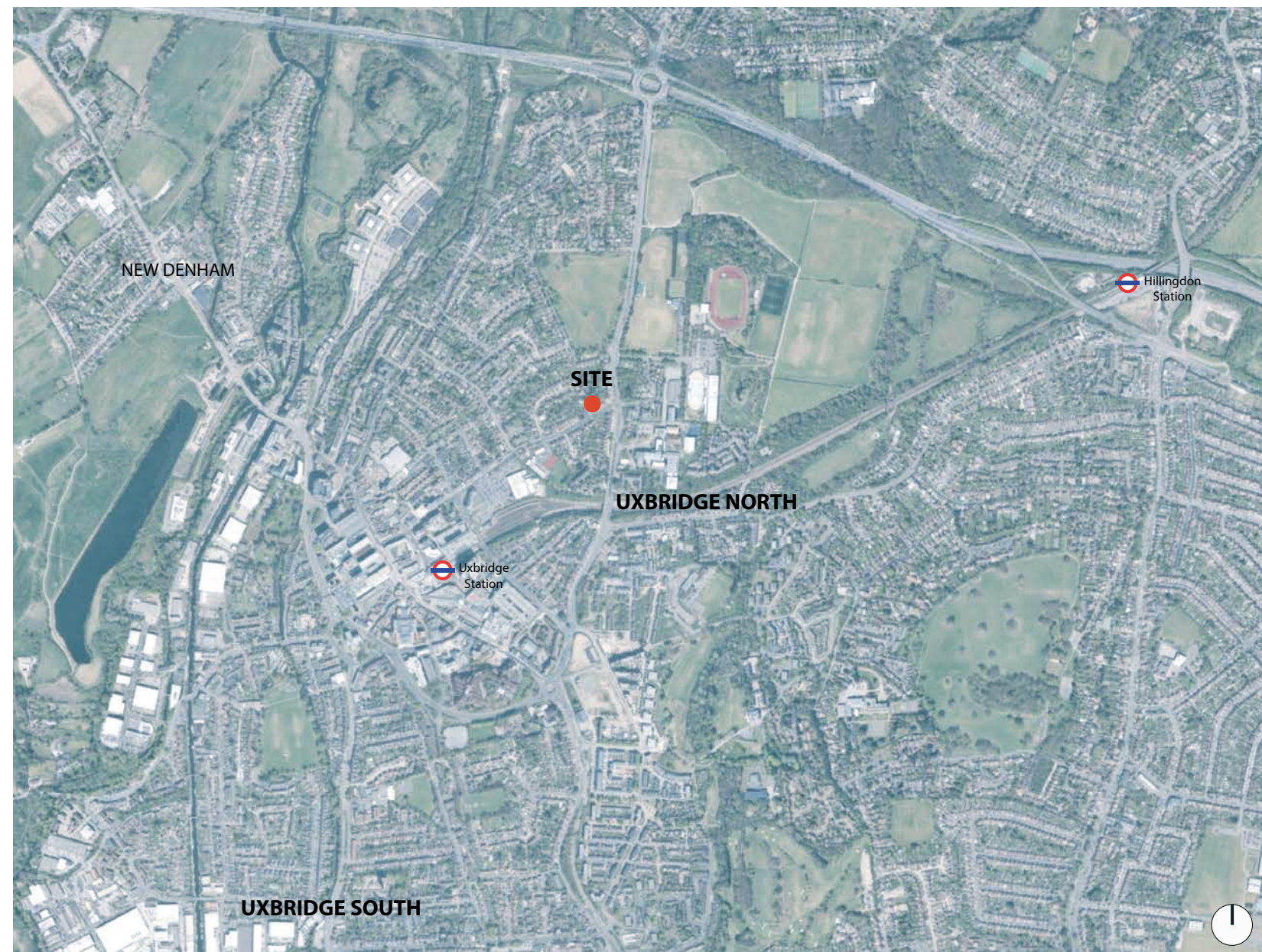
2 SITE INFORMATION - LOCATION

2.1 Site Location

The application site is located on Belmont Road close to its junction with Park Road. The road is comprised principally of 1930's – 1950's detached villas in a suburban context. The architectural character of the buildings can be defined by their tiled hipped roofs, large glazed openings, first floor windows under eaves, prominent chimneys and set back front gardens. The buildings are predominately clad in brick with render detail.

2.2 Key facts about the site

Address: 139 Belmont Road, Uxbridge UB8 1QZ
Council: London Borough of Hillingdon
Site Area: Approx. 988 m2



— Application Boundary

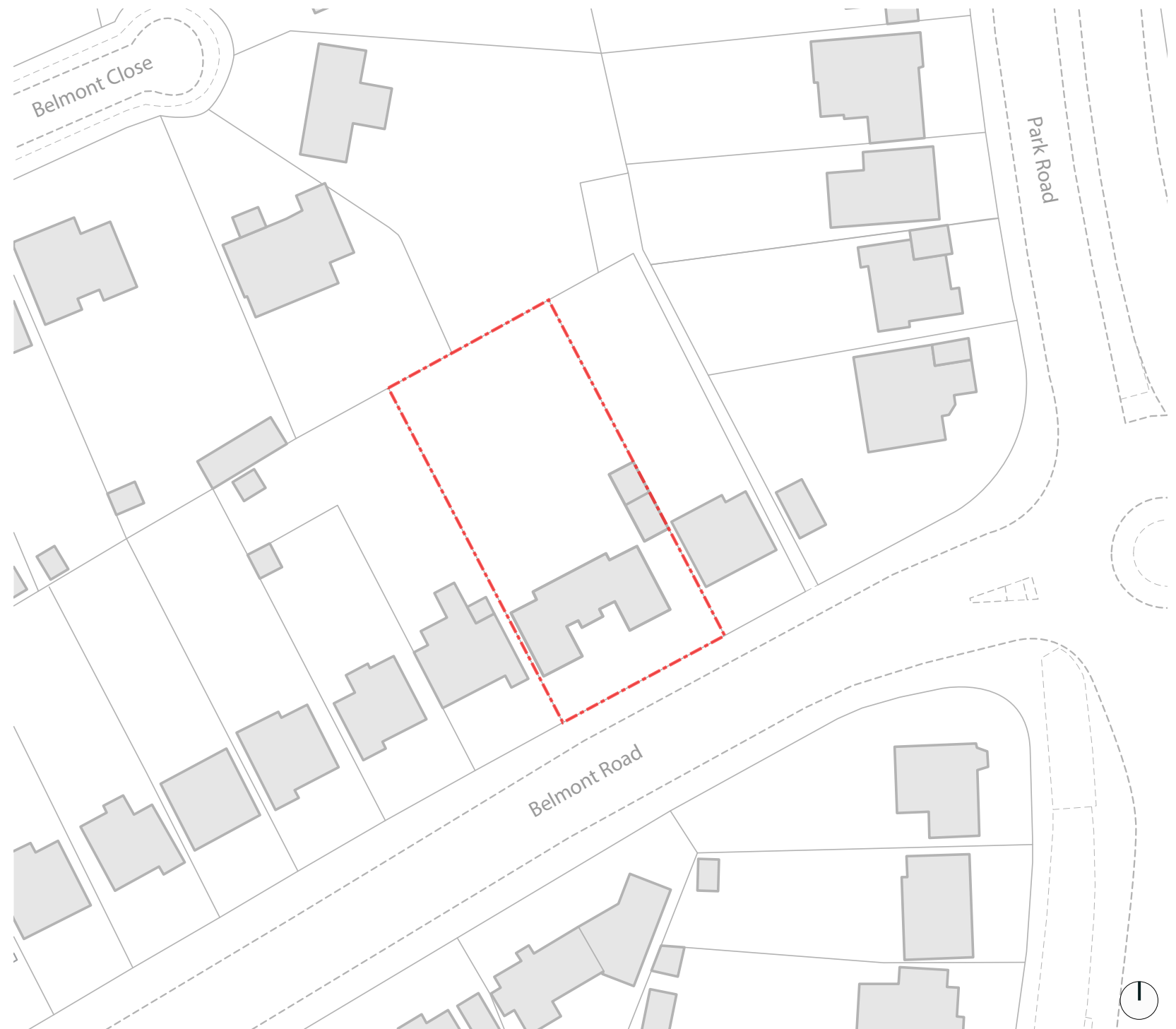
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SITE INFORMATION - LOCATION

2.3 Current uses and condition

The site is located North of Belmont Road in a primarily residential area. The site is characterized by a deep layout.

The site currently comprises a one and a half storey dwelling house. The street elevation is divided into two wings with entrance in the middle and a tiled roof over. The house sits on a very large site of almost 1,000 m².



2.4 Site photos





1. 137 Belmont Road



2. The site, 139 Belmont Road



3. 141 Belmont Road



4. View of the site from the neighbouring property



5. View of the dependance in the back garden



6. View of the back garden



7. View of the site from the back garden

2.5 Site context

The buildings in the vicinity of the site are characterized by their tiled hipped roofs. Most roofs are generally well designed, however this doesn't apply for all roofs; the flashing detail of the ridges and hip rafters shown on this page presents poorly constructed details.

Our proposal (see design statement starting at page 25) seeks to implement a high quality of design. Extra attention to detail will be paid to the construction and detailing of the roof. For more information of the proposed materials please see page 44.



Tilton Court, 2A Fairfield Road



Hampton Court, 2 Fairfield Road



Hampton Court, 2 Fairfield Road



2 Norfolk Road

2 SITE INFORMATION - HISTORY

2.6 Hisorical pattern and development

- 1899
This map shows that in the late 1800's a lot of the urban structure of Uxbridge has already been established, including main roads (Belmont Road included) as well as several important buildings. The site is surrounded by agricultural lots.
- 1910
The map shows further development. The core of Uxbridge slightly expanded.
- 1935
A lot of the original agricultural lots have been redeveloped into fine grain residential sites.
- 1944-1990
The past decades Uxbridge and surrounding areas have been intensified and expanded.



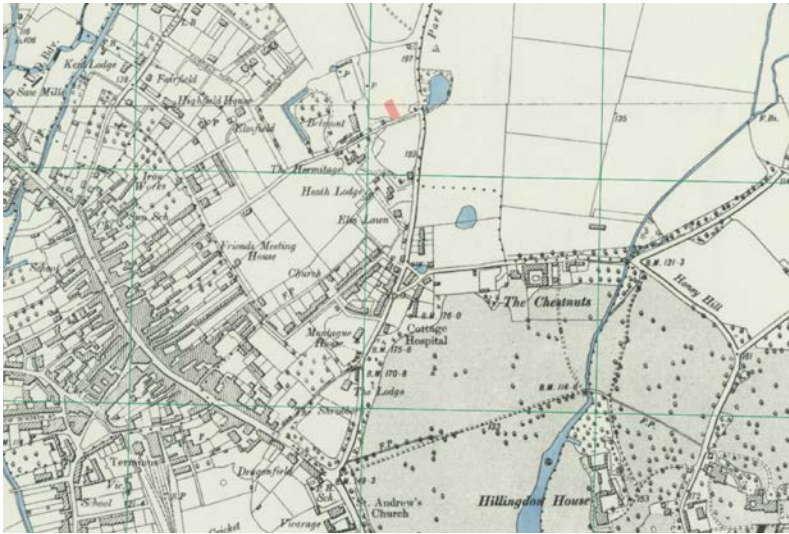
1899



1910



1935



1944-1990

- Site
- Pedestrian routes
- ➡ Primary traffic routes
- ➡ Entrances
- ➡ Secondary traffic routes
- ➡ Site entrances

2 SITE INFORMATION - ANALYSIS

2.7 Boundaries and access

The site is bounded by Belmont Road to the South, detached houses to the East & West and rear gardens of adjacent houses to the North. The site has two vehicular entry points with dropped kerbs.



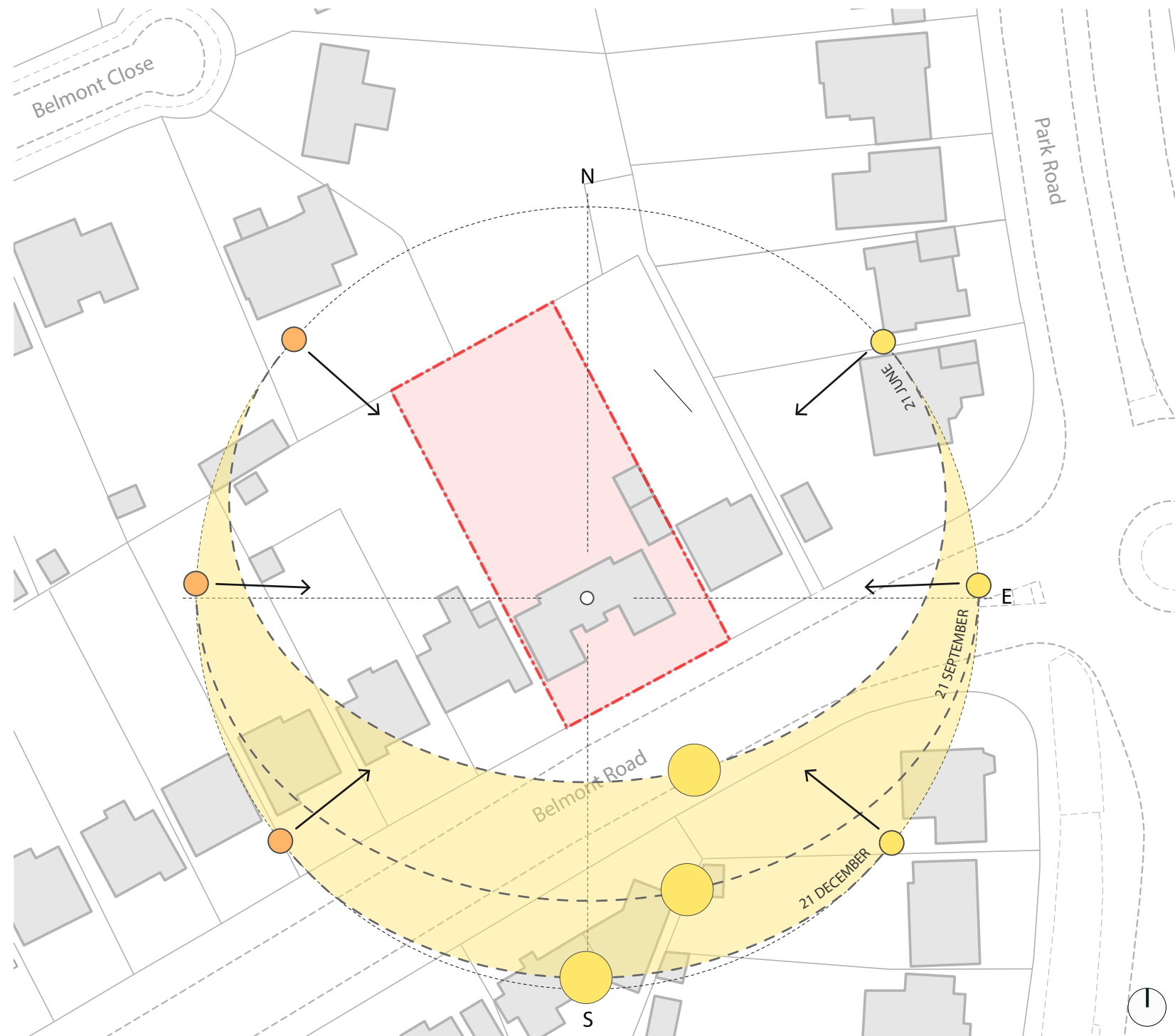


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SITE INFORMATION - ANALYSIS

2.8 Sun path diagram

The site's main axis runs approximately North to South where majority of afternoon light will be available to rooms facing Belmont Road.



- Site
- 3 Storey
- 1 Storey
- 2 Storey

2 SITE INFORMATION - ANALYSIS

2.9 Surrounding building heights and scale

All buildings in the immediate vicinity are residential (combination of houses & flats), all two storey with pitched roofs. Some of these have accommodation in the loft space.



- Site
- Shop & services
- Community facilities
- Health facilities
- Sport & leisure
- Education
- Employment

2 SITE INFORMATION - ANALYSIS

2.10 Amenities

Local facilities are predominantly clustered to the South of the site and around the Uxbridge underground station. The site is also in close distance to several schools and sports facilities.

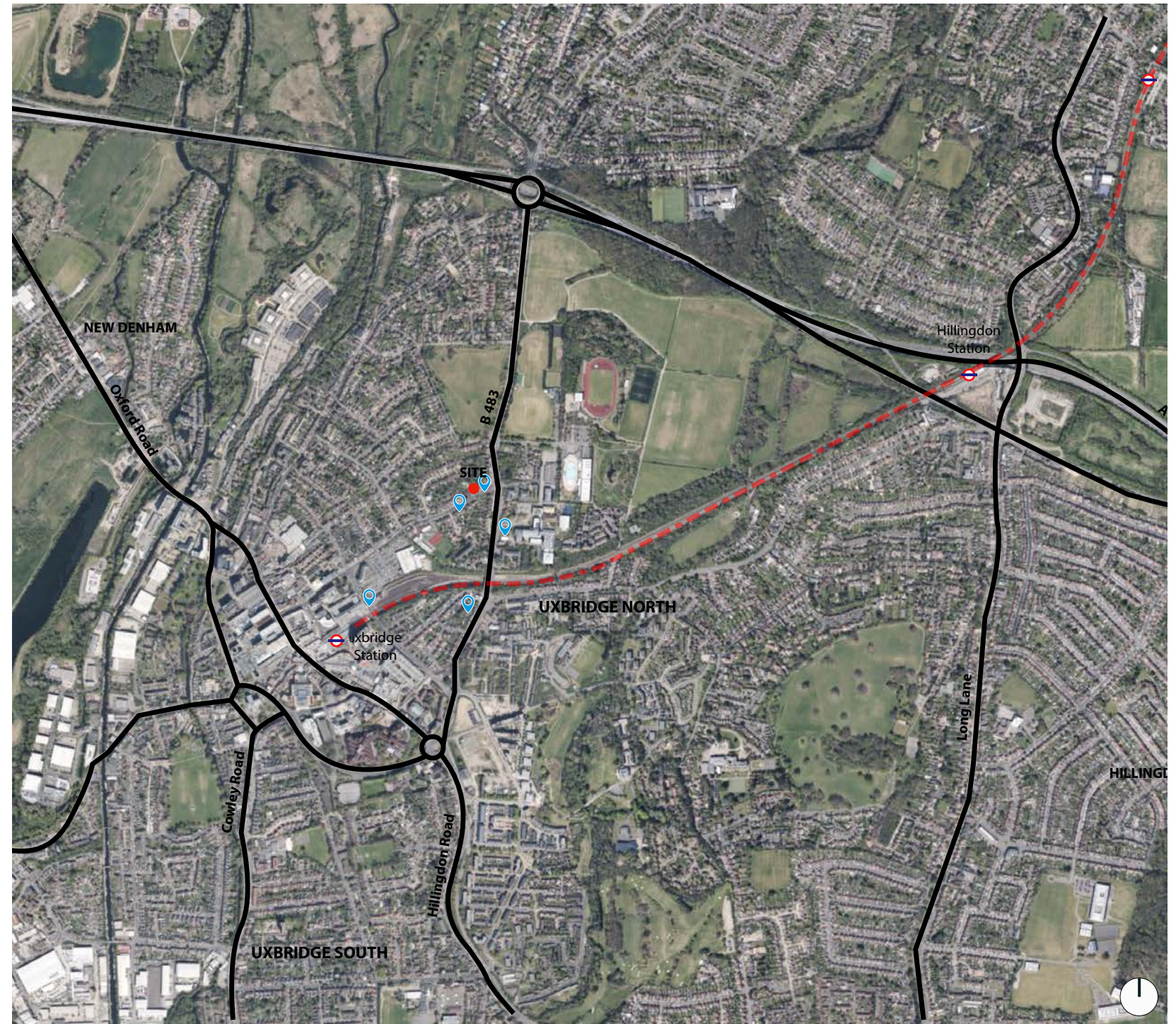


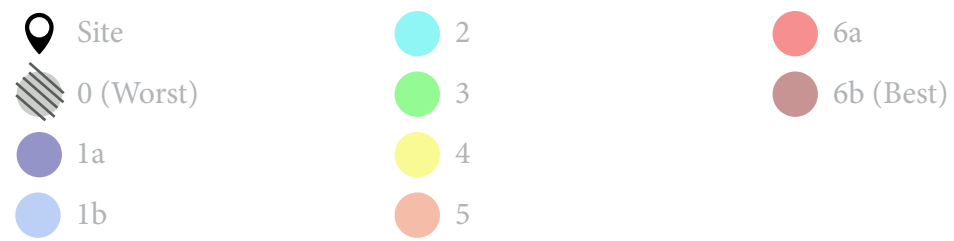
- Site
- Bus stop
- Railway
- ⊖ Underground
- ⊖ Overground
- ⚡ Railway Station

2 SITE INFORMATION - ANALYSIS

2.11 Transport links

The site benefits from several bus stops within 1 minute walk and Uxbridge underground station, which is also within walking distance.

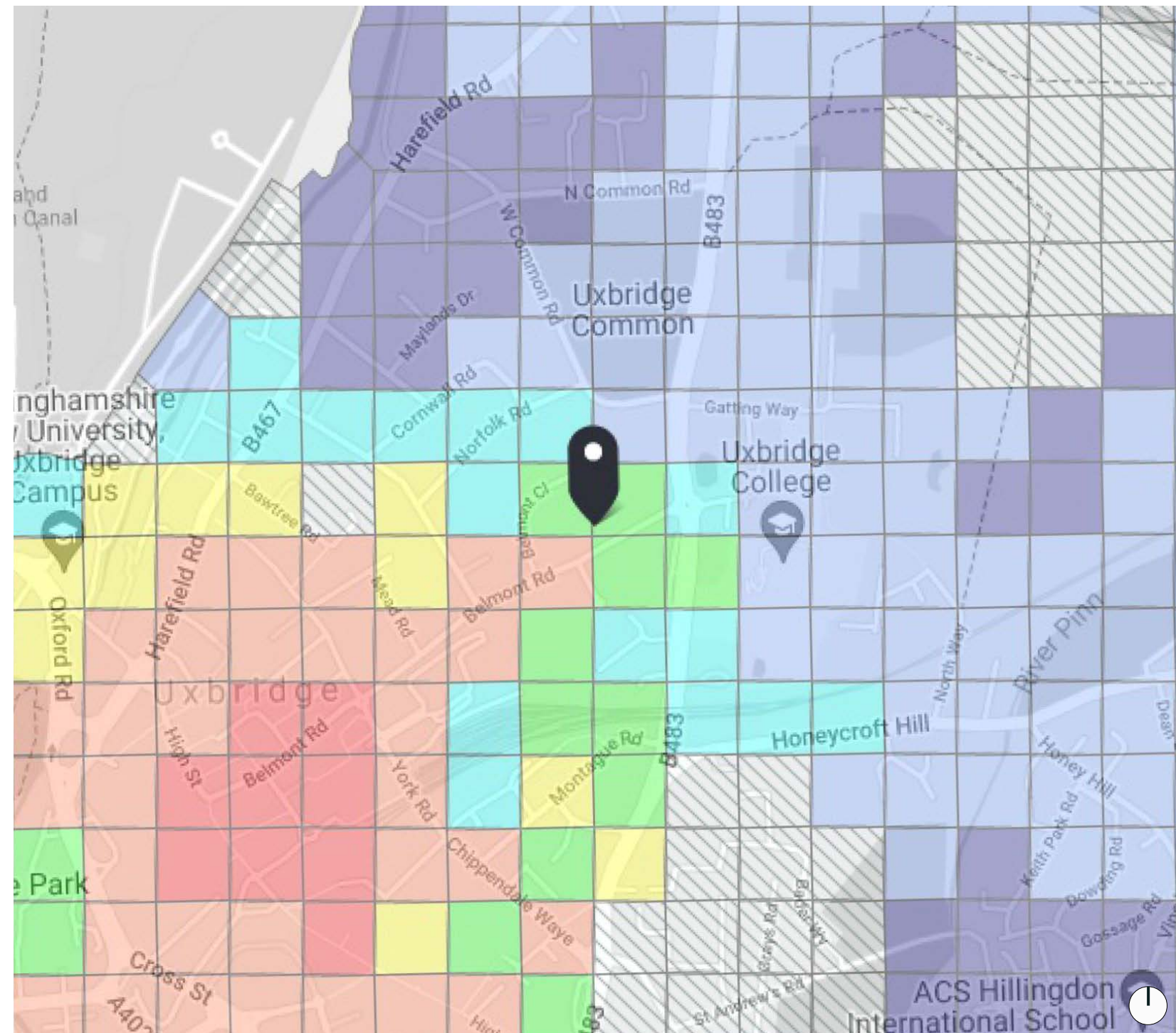


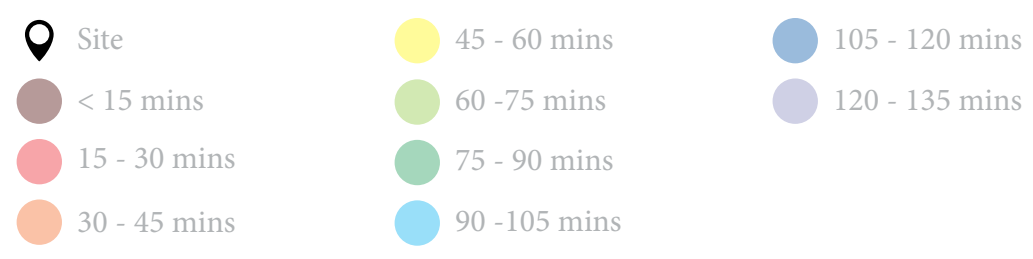


2 SITE INFORMATION - ANALYSIS

2.12 PTAL Map

The site benefits from a moderate level of accessibility and has a PTAL rating of 3.

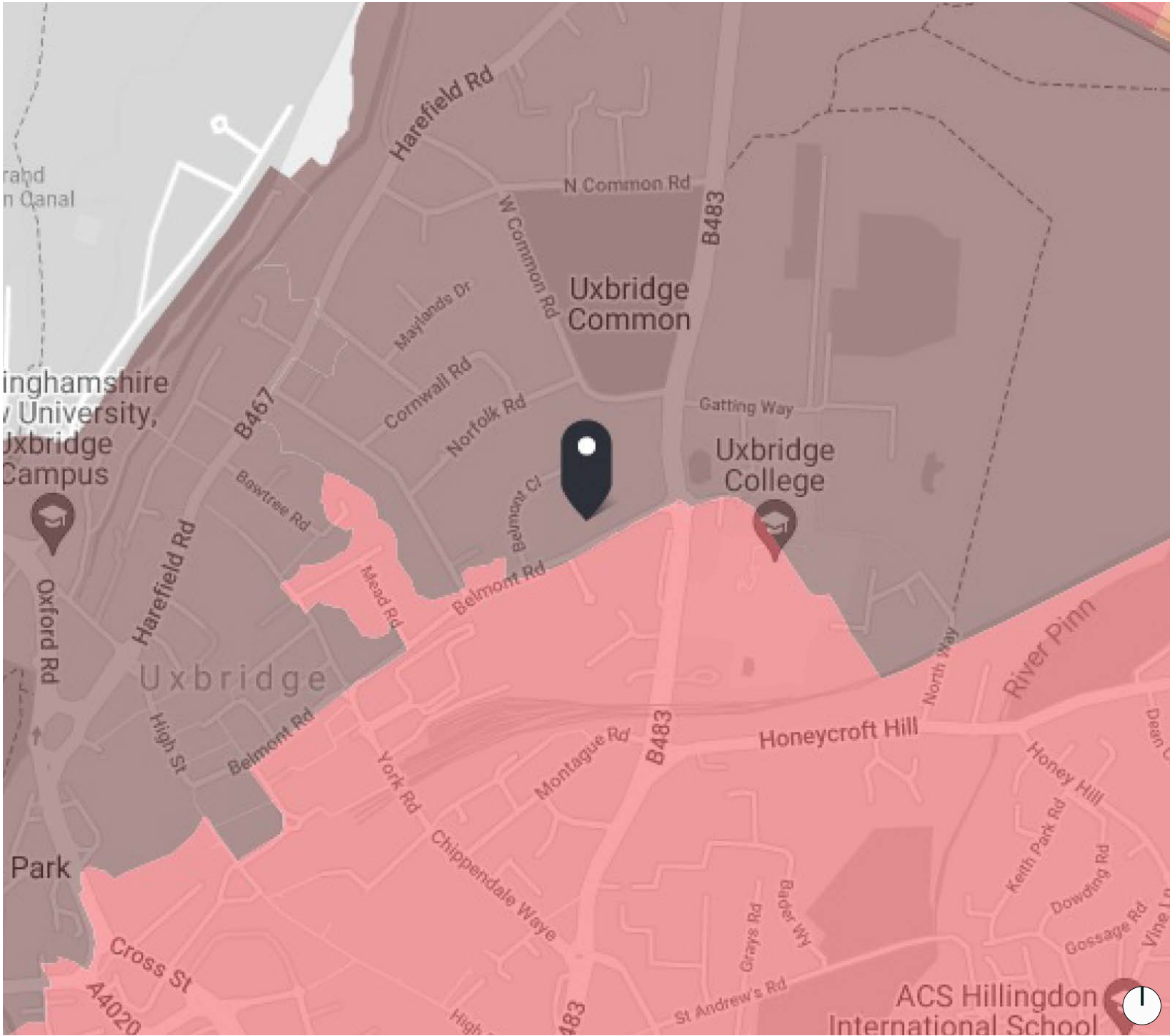




2 SITE INFORMATION - ANALYSIS

2.13 TIM Map

The map on this page shows the site in relation to the travel distances by foot.



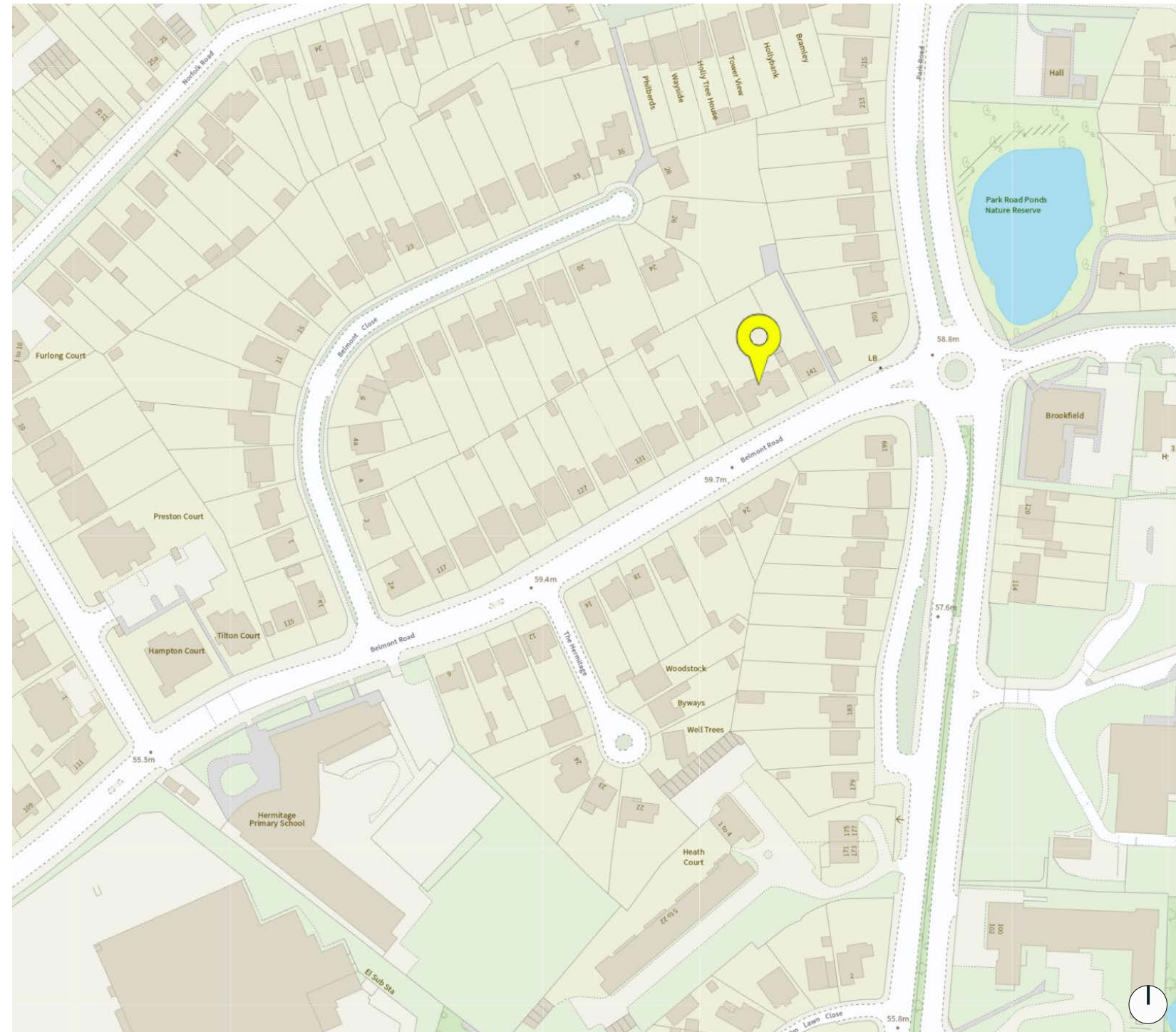


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SITE INFORMATION - ANALYSIS

2.14 Flood risk assesment

The site is located within Flood Zone 1 (lowest risk).



○ Site boundary

3

PROPOSAL

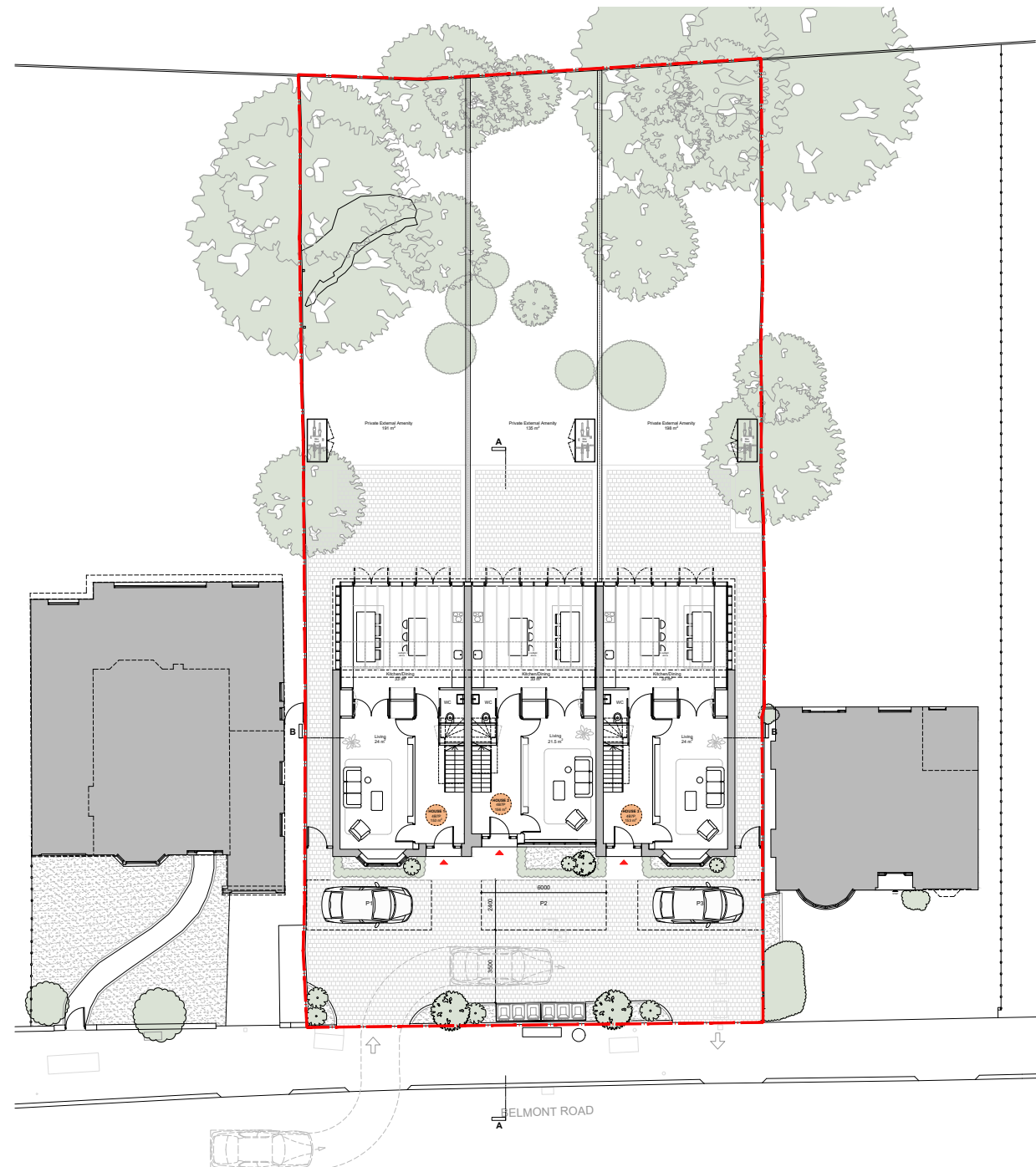
3.1 Proposed development

The proposals include the redevelopment of the existing detached house and erection of 3no. 4B7P terraces houses, each with private amenity space located to the North and associated landscaping and parking (1 car parking space per house). Access to the site will be provided via Belmont Road. There will be new hard and soft landscaping both to the front and rear. The site will benefit from 3 car parking spaces in the forecourt. Each house has a secured bicycle shed for 2 bikes in the rear garden.

The design of our proposal seeks to harmonise with its residential suburban setting by interpreting common characteristics in proportion, material and detail, whilst subtly allowing the buildings to read as a contemporary addition to the street.

The proposal takes as its starting point the existing neighbouring buildings on the street and is also organised into two wings with the central house set back, giving it the impression of a detached house. The building line is set back and in line with no. 137 and no. 141 Belmont Road. The roof is hipped again in common with neighbouring properties.

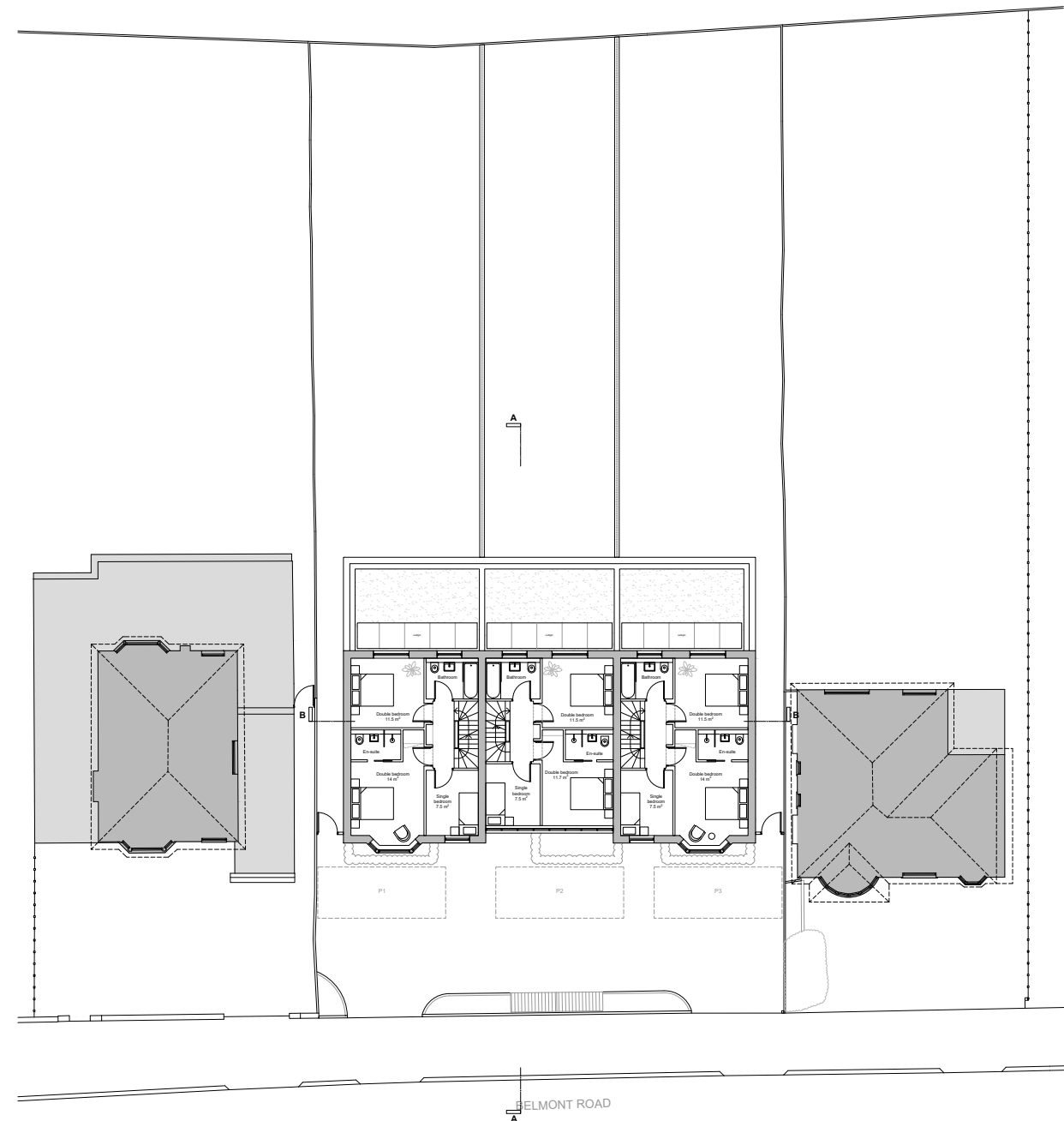
The building is set on a limestone plinth with brickwork over. The plinth organises the facades of the building and continues into the landscaped elements of limestone & cobblestone paving, kerbs and vegetation beds.



Proposed first floor plan

The proposal comprises 3no. 4B7P terraced houses. The ground floor benefits from a generous extension at the rear, creating a reception-living room area at the front and kitchen-living area at the back with a minimum combined floor area of 72 m².

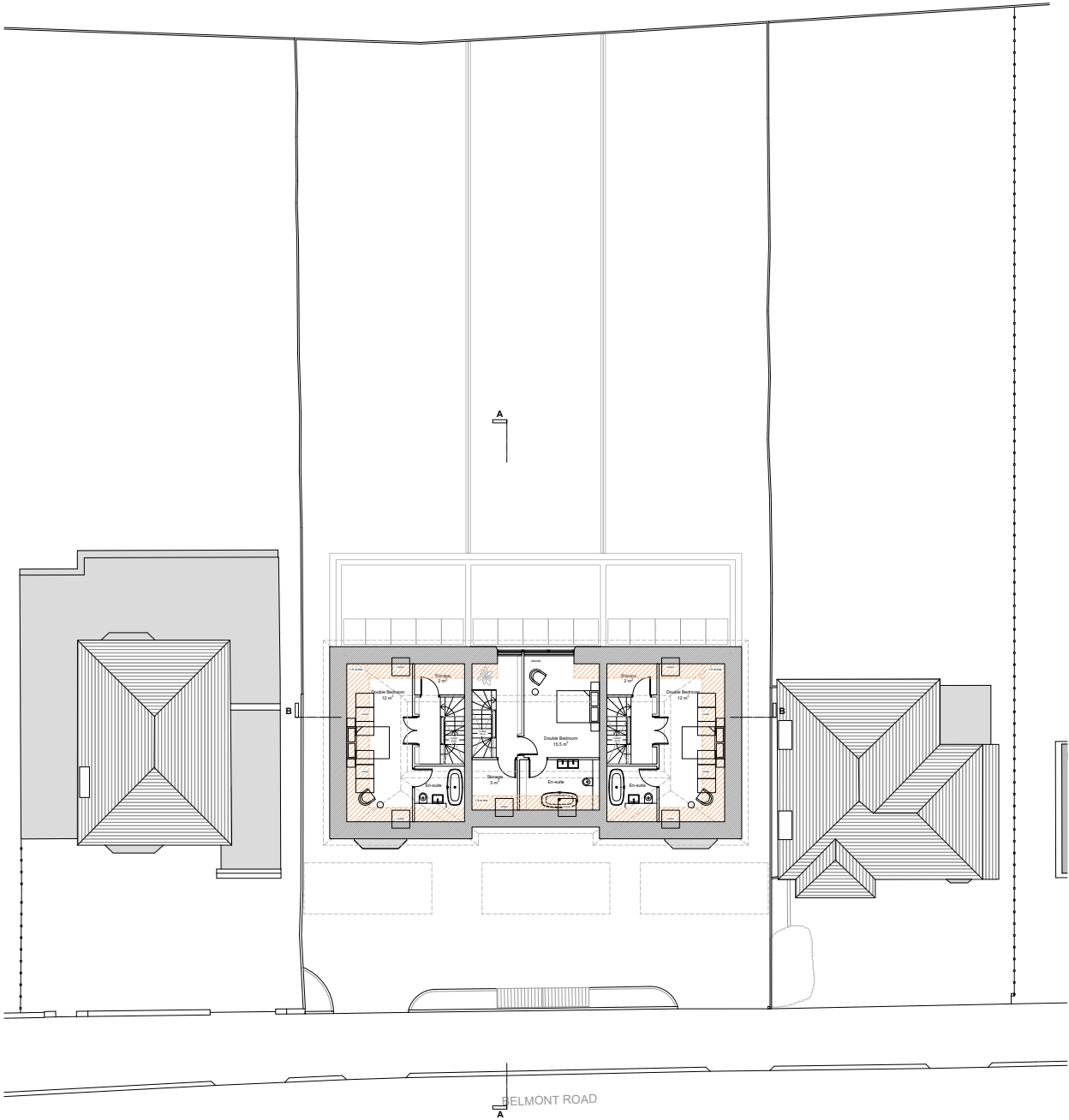
The staircase forms a continuous element in the building, bringing light to the interior by the addition of a rooflight at the top. The first floor comprises two double bedrooms (one benefitting from an en-suite) and a single bedroom that can be used as a study, as creating an option for working from home would be considered a benefit for any future developments.



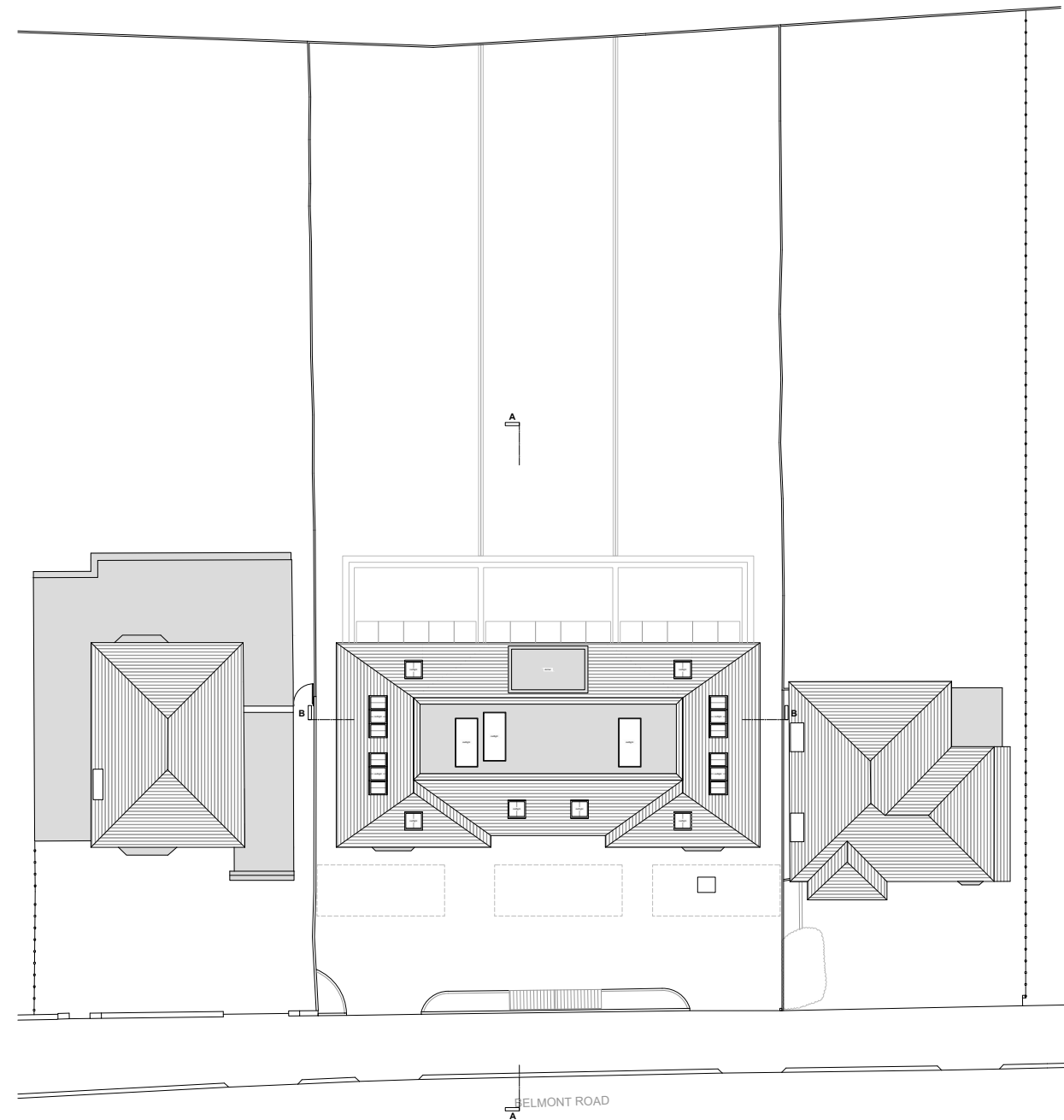
3 PROPOSAL

Proposed second floor plan

The second floor or roof space comprises a generous master bedroom with en-suite and additional storage space. Rooflights ensure sufficient daylight will enter and a dormer is proposed to the middle house at the rear.



Proposed roof plan



PROPOSAL

Proposed north & south elevations

The residential proposal is classical in character. Symmetry forms an important element in the design. The symmetry is expressed in a continuous manner from level to level throughout the building, creating a balanced architectural language.

The proposed massing is reflecting the existing neighbouring buildings on the street. The proposal is organised into two wings with the central house set back, giving it the impression of a detached house. This creates a sense of depth in the façade and gives the building a framed character. Living rooms are benefitting from generous window openings or bay windows. The roof is hipped again in common with neighbouring properties.

The massing has been refined through the use of simple and legible proportions. Generally, horizontal orientation accentuates residential expression, accentuating the width of the scheme and reducing its perceived height. In this case, the choice of horizontal orientation also matches the architectural expression of neighbouring properties.



Proposed South Elevation



Proposed South Elevation (Street Elevation)

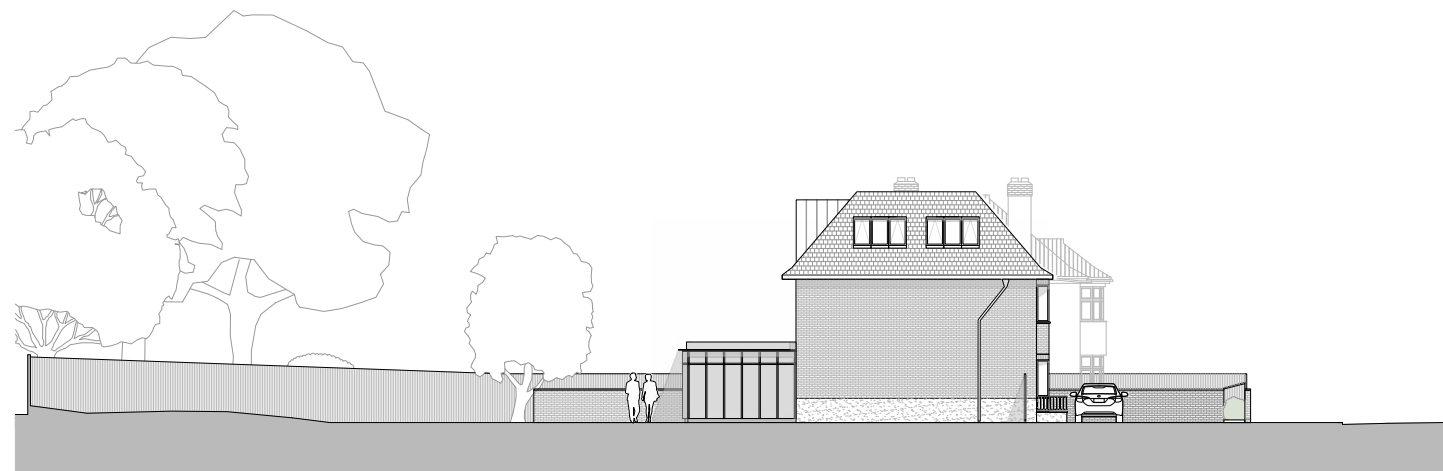


Proposed North Elevation

Proposed east & west elevations



Proposed East Elevation



Proposed West Elevation

Proposed street elevations (proposed & existing)

To show the impact on the street elevation of Belmont Road, the drawings on this page show the proposed and existing situation.



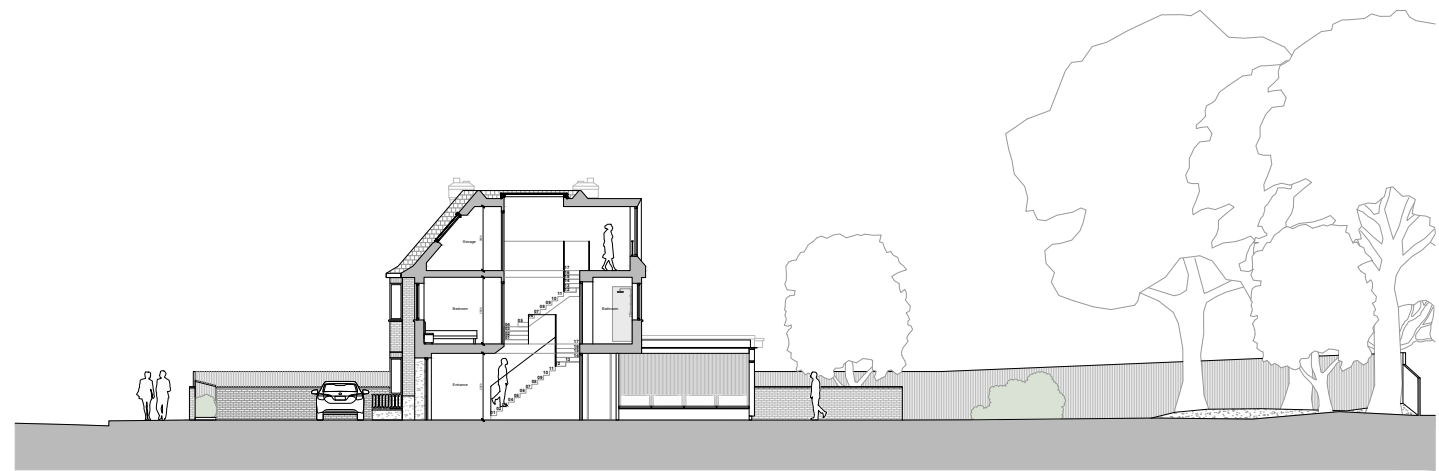
Proposed Street Elevation (Belmont Road)



Existing Street Elevation (Belmont Road)

Proposed section AA & BB

The floorplan are designed with a sequence of spaces in mind; the entrance is set back, offering a transition between the public and private domain. The stairs forms the core of the house, the rooms positioned around the stairs. The reception room is situated at the front, the kitchen towards the back for more privacy. A flexible, circular route throughout the ground floor plan is created.



Proposed Section AA



Proposed Section BB

The proposed scheme presents...

Summary of proposal

- The proposed development would assist Hillingdon in achieving its housing target whilst utilising land that would otherwise not be maximised in its potential to deliver benefits. The proposal will provide 3 dwellings and contribute towards housing choice in accordance with London Plan Policy H10 (Housing Size Mix) and Local Plan Part 2 Policy DMH 2.
- The proposal would provide high quality residential accommodation and has been carefully designed in response to the site's context. The architectural language seeks to connect to the neighbouring residential properties. Attention has been paid to the massing of the proposal, minimize overlooking and overshadowing of existing neighbouring properties. The proposed accommodation would each meet and exceed technical space standards as set out in the National Space Standards, the London Plan and the Local Plan. Each dwelling will have access to private amenity space in the form of gardens.
- The dwellings have been designed to ensure suitable levels of daylight/sunlight, outlook and privacy. Emphasis has been placed on passive strategies, including natural ventilation and daylighting. All homes are dual aspect or more, window openings are carefully positioned to allow for generous amounts of daylight and sunlight to enter the properties. Natural ventilation is maximized by the proposed dual aspect design, accommodating for cross ventilation.
- The proposals represent the optimum volume that not only responds to the site constraints but also environmental factors that impact on the building's energy performance. We propose a high performance building envelope - e.g. the use of super insulation, high performance windows and airtightness to minimise heat loss.
- Biodiversity is promoted by introducing new planting across the site, including soft landscaping measures such as tree planting and lush vegetation.







South-west view from Belmont Road



North-east view from Belmont Road



Front elevation - Belmont Road



Street elevation - Belmont Road



South-west view



Bird's eye view



North-east view



Bird's eye view



North-west view



Rear elevation



Rear view



Interior view of rear extension



Interior view of rear extension





Interior view of rear extension

3.3 Materials and colours

The material palette seeks to resonate with the local context. We studied textures and colours to be found in the area and have incorporated this into our design.

The building is set on a limestone plinth with cream coloured brickwork over. Windows are constructed in timber and clad in metal. Warm hardwood doors are proposed for the entrance doors. At the rear, the main materials proposed are timber and metal. A warm, earthy brown colour is proposed for the metal elements; almost giving the sheer appearance of copper.

For the interior natural and high-quality materials are proposed: concrete, timber and marble kitchen tops.

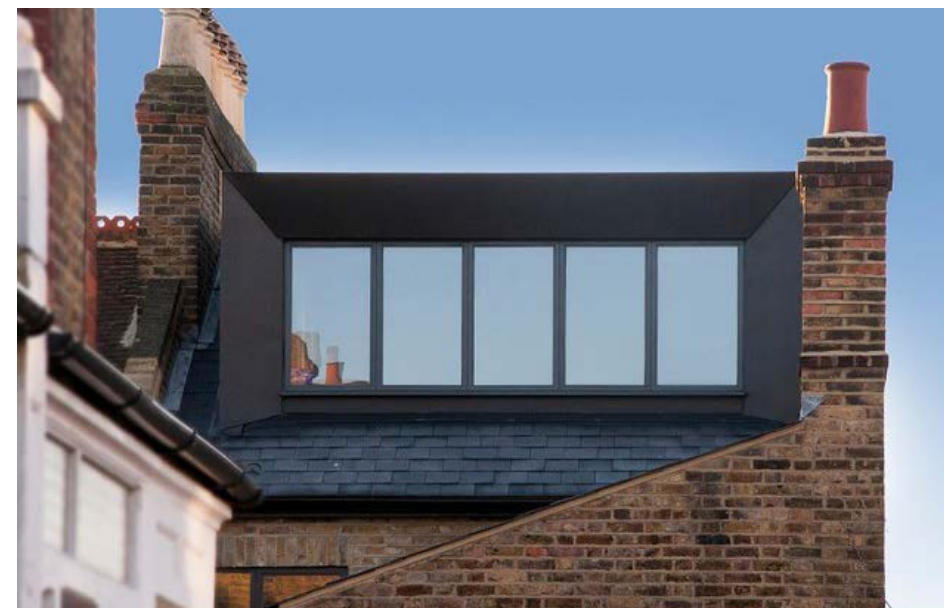
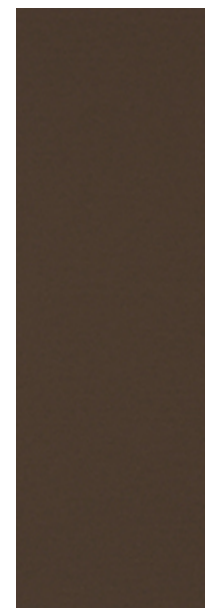


Roof materials & colours

A timber structure is proposed for the hipped roof. The existing building on site has got terracotta clay roof tiles and we're proposing the same type for the new build. Clay or concrete tiles can be found widely in the area, mostly in a terracotta colour, sometimes anthracite. Instead of a plain terracotta colour, we are proposing a mixed brindle to give it a bit more depth. We believe the hipped shape of the roof and proposed materials and colours fit in well within the local context, blending in with the neighbouring buildings on Belmont Road. Extra attention will be paid to the detailing of the roofing hips and ridges, to avoid any poorly executed roofing like mentioned on page 13. An assorted roofing aggregate is proposed for the flat roof areas.

A warm, earthy brown colour is proposed for the windows and all metal elements; The dormer at the rear elevation is constructed in a metal cladding and has chamfered eaves, giving it a modern appearance, whilst still relating to the local context.

Precedent image: Modern metal clad dormer and high level windows. Design by PLANSTUDIO



3.4 Precedent images



Exposed timber beams and warm, natural materials
Concrete Plinth House in London Fields, East London by
DGN studio



Large window for dual-aspect orientation, allowing generous
amounts of daylight and sunlight to enter the dwellings.
Dewsbury Road by O'sullivan Skoufoglou



Timber beams & high level windows
Studio Nencini / Alder Brisco

3.5 Fire strategy

The following elements are implemented to ensure the proposal complies with all relevant recommendations:

- Separating walls between dwellings will provide 60 minutes fire resistance. Internal walls and doors between the kitchen and living area will provide 30 minute fire resistance.
- All habitable rooms are opening directly onto a hall leading to a final exit. All habitable rooms have one or more emergency escape windows or doors. First floor windows in habitable rooms will be used as emergency egress windows. An alternative escape route is proposed for the roof space in the form of adequately sized emergency escape windows. Locks (without removable keys) and opening stays (with child-resistant release catches) will be fitted to escape windows.
- Construction materials proposed will have a Class 0. PIR insulation will not be used.
- All dwellings will have fire detection and alarm system (mains operated) in accordance with the relevant recommendations
- Fire appliance vehicle will be positioned on Belmont Road, directly in front of the main residential entrances and all areas of the building can be reached with a standard 45m hose.

