

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION FOR NEW LIFT TO FLAT 2 AT THE ELMS, RICKMANSWORTH ROAD, NORTHWOOD, HA6

1.0 INTRODUCTION

- 1.1 This supporting Planning, Design & Access Statement has been prepared by Connolly Architects, 8 Albion Buildings, 1 Back Hill, London, EC1R 5EN
- 1.2 The Statement forms part of a planning application for a new two storey extension to the front elevation which will house a new domestic passenger lift serving Flat 2 only.
- 1.3 The current proposal has been designed by Connolly Architects. The drawings to accompany the application are:
 - P 01: Property as existing.
 - P 02: Proposed showing lift extension to front elevation.
 - P 03: Site location plan outlined in red.

2.0 THE SITE AND SURROUNDING AREA

2.1 The application site is situated within the London Borough of Hillingdon. The location of the site is shown on the site location plan drawing P 03. The present property consists of a detached Edwardian house of character which has been sub divided into three separate flats. We understand the subdivision to flats was carried out in the 1950s / 60s but no records exist of the conversion.

3.0 USE

3.1 The use of the existing property is as a private family residence. Flat 2 is a self-contained flat with entrance up a flight of stairs to the rear.

4.0 AMOUNT

4.1 The total site area is 12,135 sq m / 1.21 ha including front and rear gardens.

4.2 The proposed area of the new lift shaft is 2.9 sq m

5.0 PLANNING CONTEXT

5.1 The Elms is an Edwardian two and a half storey building which originally served as a single-family dwelling house until it was subdivided into three separate flats in the last century. Flat 2 is situated on the first floor of the building and is accessed by an external iron staircase to the rear elevation.

5.2 The Mayor of London has identified the growing and changing requirements for housing older people in London as one of the most important emerging planning issues for the capital. It is anticipated that between 2020 and 2036 the over 65 age group could increase by 64% and the over 90 age category could grow in number by 89,000. (1)

5.3 Most older residents are likely to prefer to remain in their own homes and some will require support to enable them to do so. More generally, London's changing urban environment must respond positively to the needs of an ageing population, including through the principles for inclusive design and those to develop and extend Lifetime Neighbourhoods set out in Policies 7.1 and 7.2 (2)

5.4 Hillingdon Local Plan: Part 1 – Strategic Policies (Former Core Strategy) LB Hillingdon 2012. Strategic Objective SO6: Promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the borough, particularly for residents living in areas of identified need.

5.5 Strategic Objective SO6, paragraph 7.14 – The Council will seek to provide robust neighbourhoods which are attractive and capable of being used for many purposes, by different people and with the potential for change and adaption. The Borough recognises that 15% of the population have an impairment, mobility or otherwise, and provision should be made to allow equal, easy and dignified access to buildings, places and spaces.

5.6 Accessibility for disabled people is legislated under the Disability Discrimination Act (DDA) 1995 (amendment) Regulations 2003 and is included within the London Plan. The requirement is for new and existing buildings to be accessible

6.0 DESIGN

6.1 The proposed new through lift is situated to the front and side of the existing building. A new housing is proposed to form a two-storey lift shaft which will be all clad in materials to match existing finishes so that the extension harmonises as closely as possible with the extant built fabric.

7.0 SUNLIGHT, DAYLIGHT AND PRIVACY

7.1 The design would have no effect on the privacy or cause any overlooking to surrounding dwellings. No neighbouring habitable rooms are overlooked.

7.2 The design would not affect any neighbouring amenity.

8.0 ACCESS

8.1 The design would not affect any neighbouring amenity.

8.2 Access is proposed for a wheel chair user by the use of a private domestic through lift.

(1) The London Plan, Mayor of London, the Spatial Development Strategy for London, consolidated with alterations, 2016.

(2) The London Plan, Mayor of London, the Spatial Development Strategy for London, consolidated with alterations, 2016.