



Introduction

This Design Statement has been prepared in support of a Planning Application for the redevelopment of the site (44 Murray Road). The project will deliver a high-quality residential scheme for the local area, comprising of 5no. 2 bedroom apartments with associated parking following demolition of the existing dwelling.

Project Background

The Design Team has been developing the design in conjunction with the client whilst ensuring that the design responds to all practical issues including local authority requirements to deliver an achievable scheme.

The Design Process

The Design Team have worked closely to develop a scheme with an appropriate approach and design to the specific constraints and opportunities. The design development has been included within this document as a record of the evolution of the scheme.

The Proposal

Context

The proposed built form fits within the context of the area.



Context Plan

Layout

The layout of the site was defined by the presence of the existing built forms facing the road. The scheme has been sited appropriately, to respect the privacy and separation distances of the neighbouring properties.

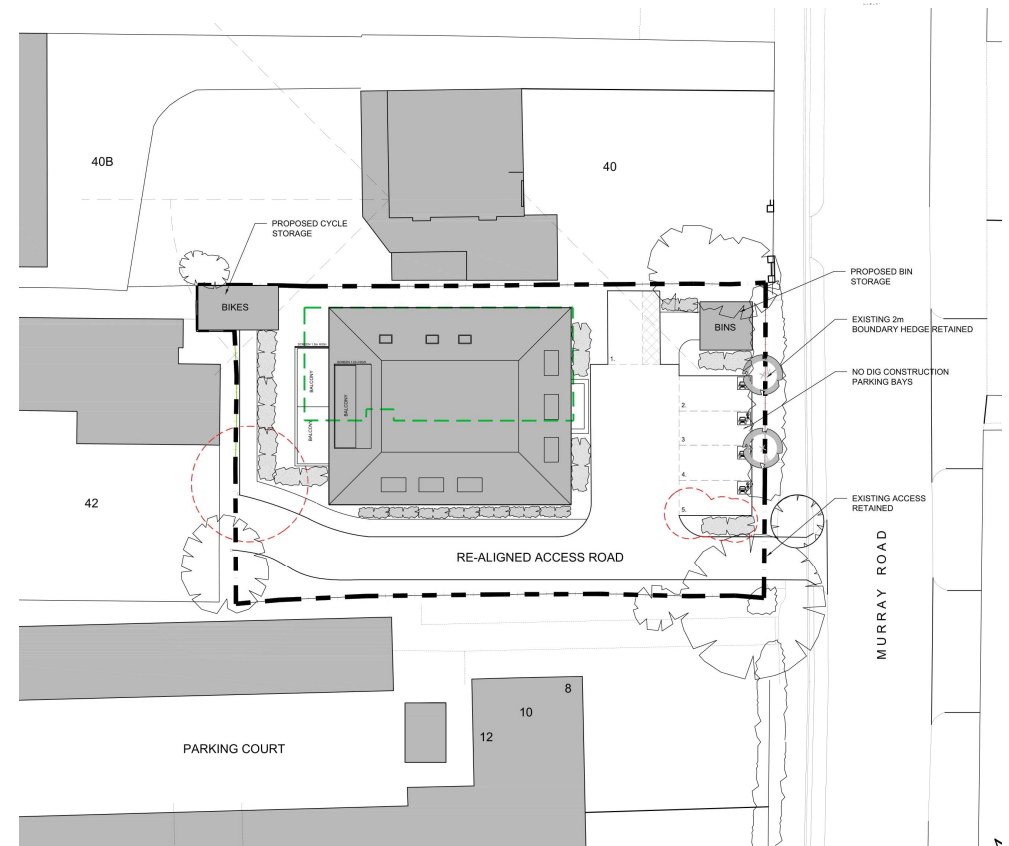
The site is adjacent to the 3 storey flats of Lingfield Close and opposite St Johns Court also 3 storey flats.

The private amenity space has been proposed together with individual balconies, all to the rear of the property, all west facing. The balconies have obscurely glazed 1.8m high screens, to north, ensure privacy to the adjoining neighbour (No40) and to the balcony user themselves.

There are only 2 windows to the proposed north elevation, both are for shower rooms, with both fitted with obscured glazing and restrictive opening. The velux roof lights, for the rooms within the roof space, will be a minimum of 1.7m high off the finished floor level.

The north and east elevations have been positioned on the line of the existing dwelling and so is no closer to the adjacent dwelling, no 40 and to Murray Road itself. The west elevation has a separation distance of 7.5m with the neighbouring building of No.42, which is greater than the existing relationship.

The proposed building will be 6.2m away from No 40 and 11.7m away from the Lingfield Close flats.



Site Plan

The parking has been positioned to the front of the building together with the refuse storage, to allow easier highway logistics. Cycle storage is positioned to the rear. The buildings form and shape have been driven with the intention of fitting in with the current varied street scene.

Landscaping

Existing boundary trees and hedging will be retained where possible and enhanced. New planting around the new building is proposed together with two front boundary silver birch trees. All new planting will be evergreen and native to respond to the local area.

The Proposal

Amount

The proposal is for 5 dwellings, 2-bedroom apartments, across three floors of accommodation. The apartments all exceed minimum space standards throughout alongside being M4(2) and M4(3) Accessible Dwelling compliant to provide accessibility.

Access

The proposal for the vehicular access is for the retention of the existing driveway access off the highway, then re-aligned along the southern boundary to maintain access to No 42. The entrance driveway will provide 5 spaces. Vehicle turning has been provided for on site. In line with The London Plan standards, all the spaces have electric vehicle charging points.

The proposal also includes cycle storage which is positioned to the rear of the scheme within the amenity area. The dedicated storage area provides 10 cycle spaces.

The refuse has been positioned at the front of the property to allow the easy moving of the storage containers to the roadside position. The refuse storage is positioned within 25m from the position of the stopped refuse lorry for the operatives to collect the containers, all in compliance with the local authority details.

The site is within a 350m walk from Northwood underground station, on a local bus route and within 400m walk to the local shops on Green Lane

The Proposal

Appearance & Character

Murray Road has a very varied and eclectic street scene with traditional pre-war styles to the north of the road and more modern 60's 70's and 80's architecture to the south.

There is a mixture too, of 2, 2 and a half and 3 storey buildings. Dormer windows are common within the street scene, together with the mixture of render, stone and brick.

Most roofs are hipped and gabled with many loft conversions using either velux roof lights or dormer windows.



Examples of dwellings and flats in surrounding area



Examples of dwellings and flats in surrounding area.

In the process of design, a modern 3 storey building was considered, with its main entrance to the side. The flat roof reflected the neighbouring block to the south and the dark grey cladding, joinery and buff detailed brick panelling, gave a fresh new approach to the scheme.

Ultimately though, it was been decided, that for the proposed plot, it would be the less imposing, if we orientate the dwelling, so that its main façade faces road and the style of architecture also has been changed from modern to a traditional one. This would be more domestic in scale and blend better with its surroundings.

The objective was to create an attractive two and a half storey building of a high-quality design, drawing from the other traditional houses in the street. Its front elevation is symmetrical in appearance and is highlighted by an elegant, rendered porch, finished with stone profiles that correspond to stone banding spread along all elevations. The front elevation has been divided by vertical pilasters and rendered to its central part within the width of the porch. Double sash windows with stone sills and stone keys with brick lintels balance proportion of the whole, which is topped with clay roof tiles and three discreet lead finished dormers.

All materials will be of high quality and has been chosen to reflect the bricks and render used throughout Murray Road. All the proposed materials will be subject to the approval of the LPA.



The modern approach to the design



Final front elevation of proposal

The Proposal

Material Schedule



Red facing brickwork in dark multi-stock blend to match in similar appearance to local conservation style colours



Lead finished dormer



Red/brown plain clay tile for tile hanging on elevations to match surrounding style and colour



Stone banding



Double sash window with brick lintel and stone sill

The Proposal

Conclusion

Murray Road has a very varied and eclectic street scene with traditional pre-war styles to the north of the road and more modern 60's 70's and 80's architecture to the south.

The planning application provides for replacement building on the site to provide new accommodation of a very high quality in architectural terms. The proposal meets in full the Council's adopted Local Plan policies and should be supported for the following reasons:

- The application site falls within a location where the principle of redevelopment is acceptable.
- The siting of the new building has taken into account the positioning of adjacent dwellings and ensures that the proposal would not result in any loss of amenity to occupants of adjoining properties.
- The proposal provides for a form of development that is in keeping with the character and appearance of the surrounding area in terms of its size, scale, layout, height and design. The proposal dwellings will be of a high standard of architecture, finish and landscaping, therefore will enhance the existing street scene significantly and add positive value to existing area.
- The proposal is designed to reflect the scale, proportions and spacing of existing development within this location and regard has been given to the design process including the evaluation of the site and surrounding area as set out within the CABI guidance "Design and Access Statements".
- The existing trees and other significant landscape features will be retained and will be further enhanced.
- The site is accessible to public transport modes and provides for unrestricted access to the elderly and disabled.