

Supporting Planning Statement

Incorporating Design and Access Considerations and a Daylight / Sunlight Assessment

for

A Full Planning Application for the Creation of Two Additional Residential Apartments and Associated Works

at

173-175 Field End Road, Eastcote, Pinner, HA5 1QR

for

Mr Joseph Muscat

Prepared by

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1.0 Process

1.1 Introduction

This Supporting Planning Statement and the associated drawings form the submission documentation for a Full Planning Application for the proposed addition of two new residential apartments at 173-175 Field End Road, Eastcote, Pinner, HA5 1QR. The property currently accommodates 3 existing residential apartments on the first and second floor levels and it is proposed that through the refurbishment of the existing building and the introduction of a modest extension to the rear 5 residential apartments may be provided in total with much improved accommodation and amenity provision.

This statement is to be read in association with the completed planning application forms, existing and proposed drawings and accompanying site photographs.

BLOCK 3 Architects have been appointed by the current owner of 173-175 Field End Road, Mr Joseph Muscat, to develop proposals for the provision of both improved and additional residential accommodation at the property which is currently mixed use with a commercial (retail) usage at ground floor level which is proposed to remain unchanged. The proposed scheme and submission documentation has been prepared by BLOCK 3 Architects and developed in accordance with the guidance provided by Hillingdon Council to ensure the appropriateness of the proposals submitted.

1.2 Site Location and Description

173-175 Field End Road is a prominent three-storey mid terraced building situated on the north eastern side of Field End Road in Eastcote, Pinner. Field End Road is an arterial route connecting Eastcote Village to Northolt Park and the A40 to the south. 173-175 is taller than the adjacent terraced properties either side and characterised by a well-proportioned symmetrical façade and central front gable. As with the adjacent properties the predominant external wall finish is brickwork below a pitched tile roof. The attached terrace 177 – 195 Field End Road is locally listed.

At ground floor level 173-175 and the neighbouring buildings are predominantly utilised for commercial use such as retail, banking, food outlets and services. These units are generally serviced by extensions to the rear and 173-175 has a large single storey flat roof extension that covers the majority of the site albeit for the exception of a small external yard area / access adjacent to the north-east boundary wall.

On the upper floor levels, within this location, the use changes to predominantly residential which is accommodated at first floor level and within the dormer windowed pitched roof spaces above. Access to this accommodation is both communal via the High Street and from the rear via an access road that runs from North View to Abbotsbury Gardens.

The road to the rear of the 173-175 provides access to local public car parking and service access for the High Street commercial units. Many of the existing residential properties are also accessed from this road which is evident from the numerous entrance doorways present at first floor level. The road is also serviced by waste and recycling collection, both commercially and domestically, with bins and bags brought to the roadside on the relevant collection days.

1.3 Pre-Application Planning Advice

Pre-application planning advice has been sought prior to the submission of this planning application to establish whether the principle of the proposed development is acceptable –

ref no. 1919/PRC/2020/136. The advice received confirmed that the proposed development is acceptable in principle whilst outlining what criteria would need to be met when considering a future planning application submission. This advice has been fully acknowledged and is reflected in the proposals and supporting information submitted.

2.0 Heritage Statement

2.1 Conservation Area Considerations

173 – 175 Field End Road, Eastcote is not located in a conservation area.

2.2 Listed Buildings

173 – 175 Field End Road, Eastcote is not listed.

3.0 Use

3.1 Project Brief

This submitted planning application proposes the residential refurbishment of an existing mixed-use property to include the conversion of an existing third floor loft / roof space and the construction of a new first floor roof top extension to facilitate two additional residential apartments (five in total) and associated external amenity space. The existing ground floor commercial space is proposed to remain unaltered.

Two of the three existing residential apartments require refurbishment and suffer from poor internal spatial planning / layouts. There is also considerable space within the existing roof / loft space that is not currently used and it is clear that this could be more effectively utilised to improve the quality of the residential accommodation available. The introduction of a single storey first floor new build element to the rear of the existing development also affords the opportunity to provide private external amenity space to three of the proposed apartments where none is currently available.

3.2 Accommodation

The submitted proposals outline the provision of the following accommodation: -

(1) Ground Floor – Communal Entrance, from the High Street and the rear of the property to remain as existing. Residential access will be security controlled with electronic access fobs and apartment intercoms controlling the access for non-residents.

(2) First Floor – Three Apartments as follows:

- Apt. One 1 Bed Apartment – (54.0 sq.m) Internal layout to remain as existing.
- Apt. Two 1 Bed Apartment - 1B 1P (44.5 sq.m) – Refurbishment.
- Apt. Three 2 Bed Apartment - 2B 3P (63.0 sq.m) – New build.

(3) Second Floor (Plus Roof Space) – Two Apartments as follows:

- Apt. Four 3 Bed Duplex Apartment - 3B 4P (89.0 sq.m) – Refurbishment + Loft.
- Apt. Five 3 Bed Duplex Apartment – 3B 4P (85.0sq.m) – Refurbishment + Loft.

The proposed new apartments (Apts. Two - Five) acknowledge the space standards outlined in the Nationally Described Space Standards 'Table 1' and seek to attain these with well proportioned and efficiently planned accommodation.

The new 2 bed Apartment (Apt. Three) will also be provided with 26.0 sq.m of private external amenity space whilst the new 3 bed duplex apartments (Apt. Four & Apt. Five) will each have 30 sq.m of private external amenity space. This provision accords with current planning policy requirements. Whilst the two 1 bed apartments (Apt. One and Two) will not have any dedicated private amenity space they will have direct access onto the external communal entrance terrace.

4.0 Amount and Design

4.1 Layout

The layout of the proposed accommodation is arranged to make more efficient and effective use of the space that the existing building has to offer on the first, second and third floors (roof space) whilst retaining the existing residential access arrangements from both the High Street and the rear of the building. Both entrances will bring residents to a communal first floor terrace from which 4 of the 5 apartments can be accessed, two at first floor and two at second floor. The remaining apartment (Apt. Two) is entered directly from the existing first floor internal hallway.

At first floor level Apt. Two has been reconfigured so that the internal spaces are more appropriately proportioned and all habitable rooms have an adequate outlook and source of natural light. This ensures, as with the existing retained layout for Apt. One, that all first-floor rooms within the existing building that directly address the communal access terrace are kitchens, bathrooms and hallways. Whilst these spaces may have a more restricted outlook than others they do still have external windows and a source of natural light / ventilation where necessary.

Also at first floor level is a proposed new apartment constructed above the existing single storey flat roof of the ground floor commercial units below. This apartment is orientated out from the rear of the existing building providing a good outlook and ensuring excellent levels of natural daylight to the internal spaces with full height doors and windows to the main habitable spaces all of which have access to a private external amenity space.

The remaining two apartments at second floor level are accessed by a new external stair from the first-floor communal terrace. The stairs lead to an upper level landing that provides a separate access to each apartment. Both apartments are 3B 4P duplex units that extend up into the third-floor roof space. Each has a direct access to private external amenity space at the rear of the main building / above the new first floor extension.

Residents post boxes will be located in the communal hallway off the High Street, as existing. Provision has also been made for the secure covered storage of waste and recycling sacks / boxes at the first-floor communal terrace level to allow residents to conveniently take these items to the roadside for collection on the appropriate days.

All the proposed apartments have been arranged to best utilise the space available and create open plan living spaces and well-proportioned bedrooms through careful and flexible planning. Internal circulation has been kept to a minimum to provide efficient apartment layouts with well proportioned rooms and appropriate levels of internal storage. Consideration has also been given to the need for both amenity and privacy whilst also

providing a significant communal element to the scheme that provides a clear coherence for the residents.

4.2 Scale and Massing

The scale and massing of the existing building on the south-west (High Street) elevation is to remain unaltered. To the rear of the existing building (north-east elevation) the massing of the building will increase with the introduction of the new first floor 'rear' apartment and the associated external access stairs and balustrading required for both access and safety around the proposed external amenity spaces.

The existing flat roof upon which the new single storey rear extension is to be built is flanked both sides by two storey rear extensions serving the neighbouring properties. The new apartment is therefore readily assimilated into this building grouping and very much acts as an 'infill' that will be masked from view along much of the public highway on approach to the site.

The balustrading and boundary treatment to the second-floor external amenity areas does provide additional verticality to the scheme but the balustrading is not solid and is designed to be a lightweight intervention so as not to increase the scale or prominence of the proposal unnecessarily. Equally the entrance canopy over the second-floor apartment entrances is cantilevered to reduce its significance in the overall elevational composition. The only further alteration / addition to the building's massing are the two new dormer windows proposed in the existing rear pitched roof.

4.3 Appearance and Materiality

Architecturally the submitted scheme is proposed to be both 'crisp' and contemporary with the adoption of a restrained but considered and complementary palette of external materials. As the new build is from the first floor upwards the scheme is very much 'of the roof' and the external materials proposed reflect this whilst seeking to provide a clear distinction from the rear elevation of the existing building.

The use of a vertical standing seam zinc cladding is proposed to provide a material richness and robustness that will be durable long term. To complement this a vertical Siberian Larch timber cladding is proposed to provide a softer more tactile finish around the communal and private external amenity spaces. The timber, whilst treated, would be left to weather naturally and silver over time providing a positive tonal relationship with the grey zinc.

The remaining main architectural elements proposed are the balustrading and external circulation. As these are both significant in the new build composition their design has been considered far beyond that of pure function and the necessity to meet current Building Regulations requirements. The balustrading is proposed to 'crown' the new zinc clad apartment with a strong rhythm of vertical flat steel fins with concealed posts and integral fixings that create an unbroken continuity and more unified appearance. All of the steelwork is proposed to have a galvanised finish to both complement the zinc but also lighten the appearance and lessen the prominence of the guarding against the main building volumes. All new powder coated aluminium windows are proposed to be set back into the façade to provide a depth and variation in shadow.

4.4 Landscaping

Little alteration is proposed or required to the area to the front or rear of the existing building. Permeable paving will be adopted at the first-floor communal terrace level to allow the roof below to drain as existing. The private external amenity spaces will adopt a mixture

of finishes including a composite decking, permeable paving and turfed areas. These spaces will also allow for the inclusion of potted plants and shrubs increasing the ecological diversity on the site.

5.0 Accessibility

5.1 Location

173-175 Field End Road is situated within the Eastcote Town Centre and the primary shopping area which is a very accessible location and situated on a prominent commuter route. The site has a PTAL score of 3. It is situated near to a number of local bus stops and a train station just a few minutes' walk away therefore significantly reducing the reliance on cars as the primary means of transport. Future residents would benefit from a wide range of local services and facilities available within the local area including a number of public open spaces.

5.2 Vehicular Access / Parking Provision

The submitted planning application acknowledges that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. There is currently no on-site parking serving the existing three residential apartments or the ground floor commercial premises and no option for providing any parking provision for the two additional residential apartments proposed. Considering this, a Traffic and Transport assessment has been submitted with this application to provide commentary on this aspect of the proposal to ensure it may be appropriately considered and addressed accordingly.

5.3 Pedestrian Access

The pedestrian access into the site is proposed to remain unaltered by retaining the existing residential access arrangements from both the High Street and the rear of the building. Both entrances will bring residents to a communal first floor terrace from which 4 of the 5 apartments can be accessed, two at first floor and two at second floor. The remaining apartment (Apt. Two) is entered directly from the existing first floor internal hallway.

Main apartment entrances will be covered and fully illuminated as necessary and the new communal external stairwell will be designed to meet all current Building Regulations and access requirements. Each apartment is designed to be well proportioned with open plan living areas that meet the requirements of the Nationally Described Space Standards

5.4 Cycle Storage

Considering the significance of cycling as a means of transport / travelling around all the new apartments will be provided with the ability to utilise a covered and secure cycle storage. Provision will be made for a minimum of one secure and accessible bicycle space per 1 and 2 bed apartment. This will be facilitated with a covered external bike store located on the first-floor communal terrace level. The 3 bed duplex apartments will also be able to utilise this storage area with the provision of two spaces per apartment. All apartments will have the option of additional internal wall mounted cycle storage facilities, within the apartments themselves, with the use of a proprietary bracket such as a Huxlo MAURAD or similar if required.

6.0 Daylight and Sunlight Assessment

6.1 Process

The proposed scheme has been developed so as not to create any potential loss of amenity to existing or proposed residential units on site or within neighbouring buildings. This includes not having any adversary impacts on the daylight and sunlight of adjacent properties and open space. Considering this, the proposed scheme ensures that all the habitable spaces for each of the existing and new apartments have appropriately adequate outlooks and sources of natural light / ventilation.

6.2 Design

The residential apartments at first floor level have been orientated such that the rooms overlooking the communal access area, facing each other, are those considered as non-habitable such as bathrooms and entrance hallways / lobbies. Whilst these spaces may have a more restricted outlook than others, they do still have external windows and a source of natural light / ventilation where considered necessary. The kitchen in the retained Apt. One is not a kitchen dining space and will still retain its two existing windows one of which will maintain a good outlook and associated daylight / sunlight levels.

It is therefore considered that the proposals submitted will not have any adverse over bearing impacts or create any loss of amenity to the dwellings on site or neighbouring. With this considered, no further Daylight / Sunlight assessments have been provided with this planning application.

7.0 Drainage and Flood Risk

7.1 Flood Risk

The application site is not within a flood risk area and the proposals do not include any additional new build elements at ground floor level. No increase to the area of external hard landscaping is proposed and the existing, fully established, foul and rain / surface water drainage system will be utilised. Considering this a flood risk assessment is not believed to be required.

7.2 Foul Drainage

To utilise the existing mains drainage connection to the rear of the property.

7.3 Surface Water Drainage

To utilise the existing mains drainage connections at the rear of the property.

8.0 Sustainability

- 8.1 In fulfilment of the Greater London area planning application information requirements the Environmental Impacts section of the planning application forms has been completed as necessary. To demonstrate the validity of the information provided an associated SAP Assessment has been produced, to accompany this submission, outlining the proposed approach to meeting the current sustainability targets for any future building works.

9.0 Refuse Statement

9.1 Strategy

All household waste and recycling will be taken from the individual apartments to a designated communal bin store area located on the first-floor communal terrace level. This facility will provide the secure storage of waste and recycling bins / sacks in a location that is convenient for residents in terms of both storage and transfer to the roadside on collection days.

The ensure that no unpleasant odours are encountered the external bin store doors will be secured at all times and only accessible to residents who will be able to manage their own storage accordingly.

9.2 Collections

As per the current Local Authority timetable. The collection of waste and recycling in the allocated bins / bags will be managed as per the arrangement for the three existing apartments.

9.3 Bin Store Capacity

The 5 apartments will benefit from having a proposed waste and recycling storage allocation to suit the Local Authority's collection requirements. This may typically include the following: -

Typical container requirement for storage of waste and recycling (per apartment):

Waste type	Refuse	Recycling	Garden Waste
Container type	Refuse Sacks	Refuse Sacks	N/A
Total Capacity	200 litres	200 litres	N/A

For details of the proposed bins store and location please refer to the accompanying drawings.

10.0 Summary

This Supporting Planning Statement and the associated drawings outline the proposals for the sympathetic refurbishment and extension of an existing mixed-use building. The proposals seek to significantly improve the quality of the residential accommodation on offer through the more effective and efficient spatial planning of the existing building and the construction of a modest single storey first floor extension to the rear.

Through considered spatial planning all the proposed new apartments would attain current Nationally Described Space Standards and provide external amenity space for residents where none currently exists. This will create homes that are not only functional and practical but also enjoyable places to live.

Whilst it is accepted that it is not possible to provide any on-site parking for the two additional apartments proposed it is considered that the area is sufficiently accessible with adequate public transport links and alternative options for car parking, if required, within the locality.

Architecturally the proposals seek to provide a sense of coherence and identity to the development with a high-quality new build intervention that is carefully detailed and has a material richness which will only serve to enhance and provide an additional visual interest to the local street scene and wider Eastcote area.

11.0 Drawings

The following drawings are included, in support of this application, to be read in conjunction with the Supporting Planning Statement.

BLOCK 3 Architects Drawings

L-(90)-000_RevA	Site Location and Block Plans – Existing
L-(10)-001	Ground and First Floor Plans – Existing
L-(10)-002	Second and Third Floor (Roof Space) Plans – Existing
L-(10)-004	Elevations and Sections – Existing
L-(10)-005	Elevations and Sections - Existing
L-(PH)-000	Site Photographs - Existing
L-(90)-001	Block Plan - Proposed
L-(--)-001_RevB	Ground and First Floor Plans – Proposed
L-(--)-002	Second and Third Floor Plans – Proposed
L-(--)-003	Roof Plans – Existing and Proposed
L-(--)-004_RevB	Elevations and Sections – Proposed
L-(--)-005_RevB	Elevations and Sections – Proposed
L-(--)-006_RevA	Sectional Elevations - Proposed