



DESIGN AND ACCESS STATEMENT

**103 Pinner Road
Northwood
London
HA6 1QN
ENGLAND**

Prepared by
USL Architects
Suite 3J Argyle House
Joel Street,
Northwood Hills,
HA6 1NW
usl@uslarchitects.co.uk

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1.0 INTRODUCTION

1.1 SUMMARY

This Design and Access Statement has been produced by USL Architects.

This document supports an application for the addition of an external residential staircase on the east facing elevation, for direct access to the flat above the dental clinic.

The purpose of this document is to provide further information relating to the design and accessibility of the proposed scheme. The document provides an overview on key parameters such as use, access, layout, scale, landscaping and context. The document also demonstrates the steps taken to appraise the context of the scheme and how the design adheres to the context following the identification of constraints on the site.

This statement should be read in conjunction with other material submitted, as well as:

Planning Application Form

Planning Application Drawings (Existing & Proposed)



Figure 1. Existing front elevation



Figure 2. Existing side elevation

1.2 DESIGN TEAM

CLIENT

Dr. Nish Patel
Oakland Dental practice
103 Pinner Road
London
Northwood
SW15 5BQ

ARCHITECTS

USL Architects
Suite 3J Argyle House,
Joel Street,
Northwood Hills,
HA6 1NW
usl@uslarchitects.co.uk
Tel: +(44)1923 450632

1.3 PLANNING HISTORY

No other relevant planning history

2.0 DESIGN PROPOSAL

2.1 DESIGN PURPOSE

The design of the external steel staircase aims to create a residential access staircase on the east elevation of the dwelling. The dwelling is accommodated by private residents in a flat on the first floor, shared with a dentist clinic which accommodates the ground floor and various rooms on the first floor.

Currently the flat's only access is through the internal staircase within the dental clinic. This makes for an improper access route for the residents, having to enter through the dental surgery to reach their accommodation.

Therefore, adding a residential staircase that reaches the landing of the internal stairs would provide more direct access for both users and allow the internal stairs to function independently for the dental staff.

2.2 POLICIES

The policies and documents shown below have helped ensure that the proposal aligns with the regulations of Hillingdon Council.

- DMHD 1: Alterations and Extensions to Residential Dwellings (Local Plan Part 2).
- Accessible Hillingdon SPD (Supplementary Planning Document, adopted September 2017)

The proposed external staircase / access works are considered under DMHD 1 — Alterations and Extensions to Residential Dwellings (Local Plan Part 2). The design respects the existing building's character, does not constitute over-development, and will not adversely impact neighbouring properties.

Accessibility of the new external entrance/stair meets the guidance set out in the Accessible Hillingdon SPD, which requires stair access to dwellings to comply with the national building regulation standards.

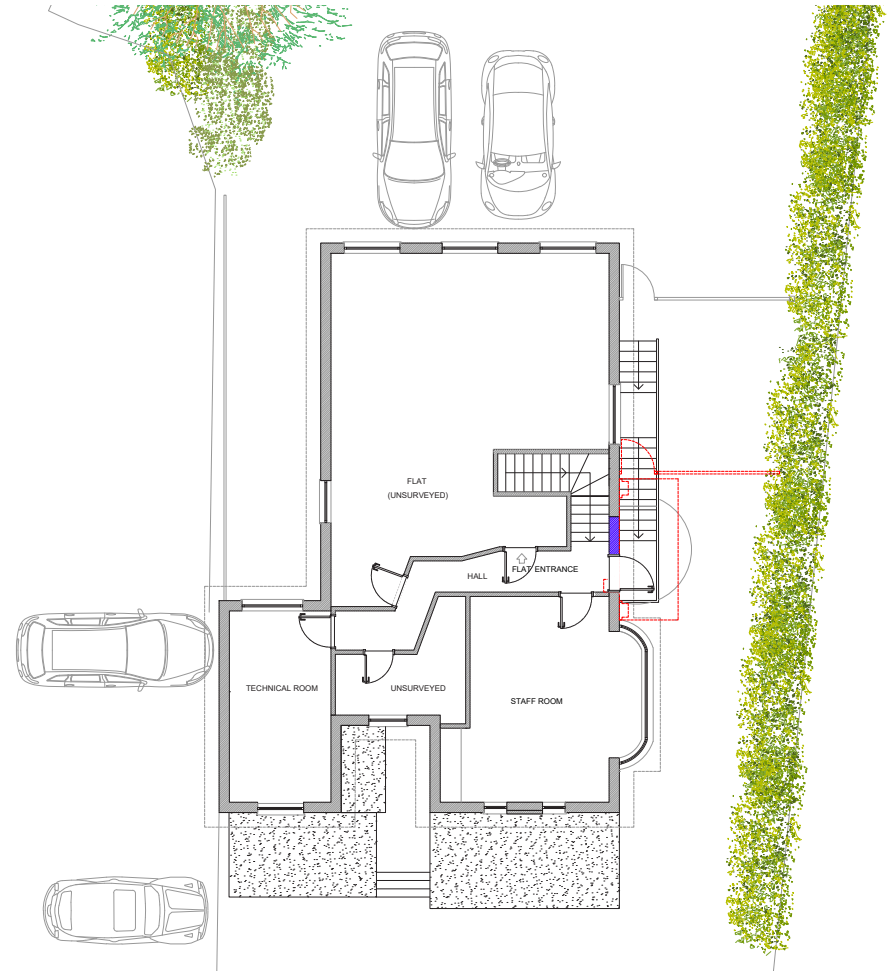


Figure 3. Proposed First Floor Plan.

2.3 DESIGN JUSTIFICATION

The proposed external staircase complies with the requirements for residential access as set out in Approved Document K and the Accessible Hillingdon SPD. The linear stair has a 900 mm flight width and landings exceeding 1000 mm in length, with uniform risers of 188 mm and treads of 250 mm, all of which fall within the recommended standards for safe and accessible design.

The the only impact to the existing elevation involves the demolition of a small canopy and exterior brick columns of a pre-existing entrance but doesn't affect the existing structure significantly.

The design aims to limit the disturbance off the facade by limiting the obstruction of windows. This gives reason to the positioning of the intermediate landing avoiding obstruction of ground floor windows and reducing visibility into first floor flat window.

The site involves a security gate that will need to be removed and replaced in front of the stair access to retain security into the rear of the property.

The external entrance is located at the top of the internal staircase landing, nearby the flat entrance reducing disruption between the dental clinic and residents.



Figure 4. Existing east elevation

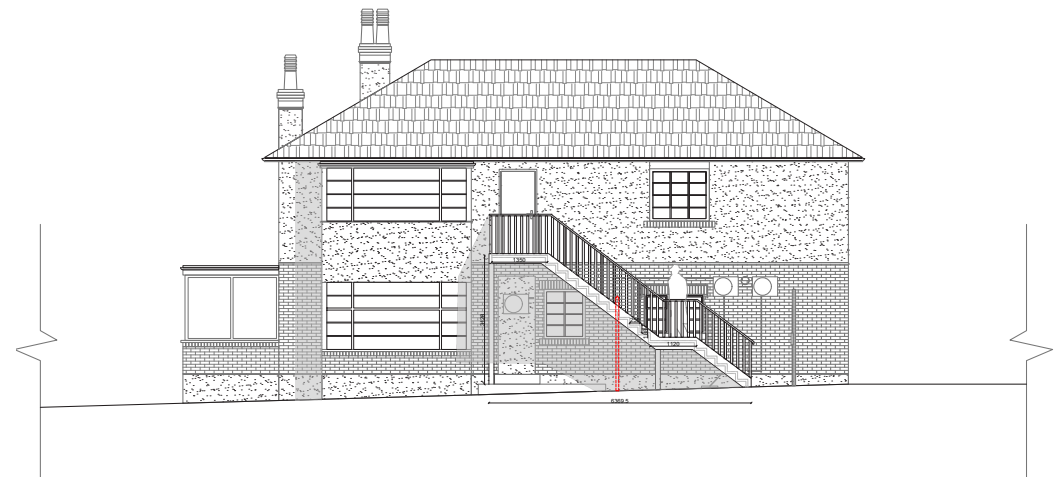


Figure 5. Proposed east elevation

3.0 CONCLUSION

The proposal has been carefully and sensitively designed to provide a high quality staircase and residential access point that responds positively to the local context and scale. The design follows the requirements for an external residential staircase that deems suitable for the client's situation. The design additionally respects the character of the area whilst maintaining good outlooks and privacy for the occupants of the existing neighbouring properties.

We believe that the reasons and justifications set out in this document demonstrate a well considered scheme that reflects the relevant policies and building standards, and so we hope that the council would find the proposal acceptable and support this application.