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Design and Access Statement

79 Bridgwater Road, Ruislip, HA4 0EE

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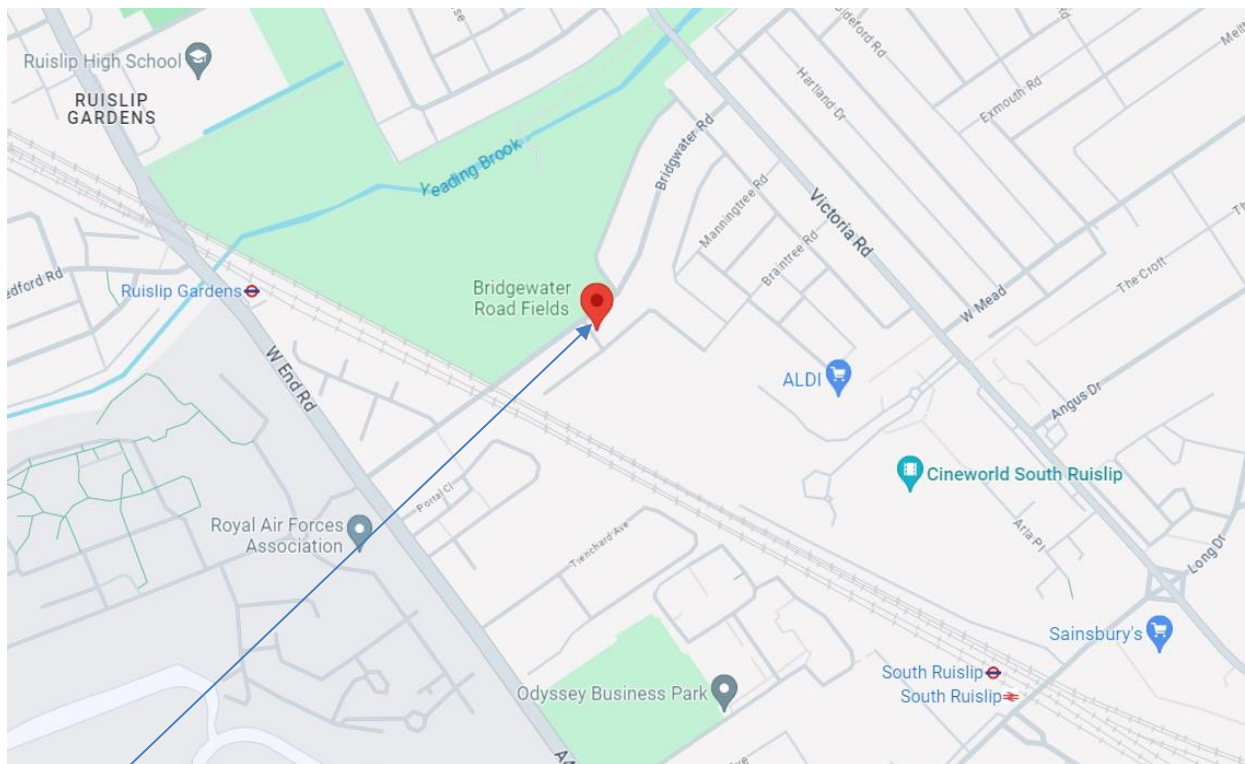
Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the conversion of a single-family dwelling into two self-contained flats.

1.0 Existing Context

1.1 The Site and Surrounding Context

The application site is a two-storey single-family dwelling located on Bridgwater Road at the junction with West End Road (A4180). The existing property benefits from a recent planning permission for a double-storey rear extension, and outbuilding. The application property is located near a main highway which has excellent transportation links with a good retail area. The application site is also located 0.4 miles from Ruislip Gardens Station and 0.8 miles from South Ruislip Station.



Application Site

The existing property lacks any historical or architectural value and is neither statutory listed nor locally listed. The site area is 278m² of which none of the land is within a conservation area.



Application Site – Street View

Application Site | 79 Bridgwater Road



Application Site – Rear View

1.2 Parks & Amenities

Bridgewater Road Fields Park and Garden is located directly in front of the application site. Bessingby Park is located close to the application site at 0.8mile away.



2.0 The Proposal

Our proposal is for a double-storey rear extension already approved under REF: 2708/APP/2023/2540, Outbuilding already approved under REF: 2708/APP/2023/1832, and the conversion of the existing two-storey dwelling into 2no. self-contained flats, with associated front and rear landscaping, bin store and cycle store.

Proposed Apartments:

2 x 2 Bed, 3 Person Flats

In more detail:

Accommodation Schedule							
Flat Number		Floor	No. of Bedrooms	Occupancy	Living/Kitchen Area	GIA (Proposed)	Area of 2.3m High>
Flat 1		Ground	2	3	31.7m ²	72.0m ²	72.0m ²
Flat 2		First	2	3	27.0m ²	68.0m ²	68.0m ²

Both residential units' internal floor areas are above the minimum unit sizes as stated in Hillingdon's Supplementary Planning Guidance and the London Plan and provide a good level of living for the occupants of the flats. All floor areas stated above are taken from areas of 2.5m or higher.

3.0 Design

Our design approach to the site is to produce a scheme that is particular to this site; and to create a proposal that grows out of the site characteristics and features, allowing the site and its immediate neighbourhood to directly integrate and form part of the development.

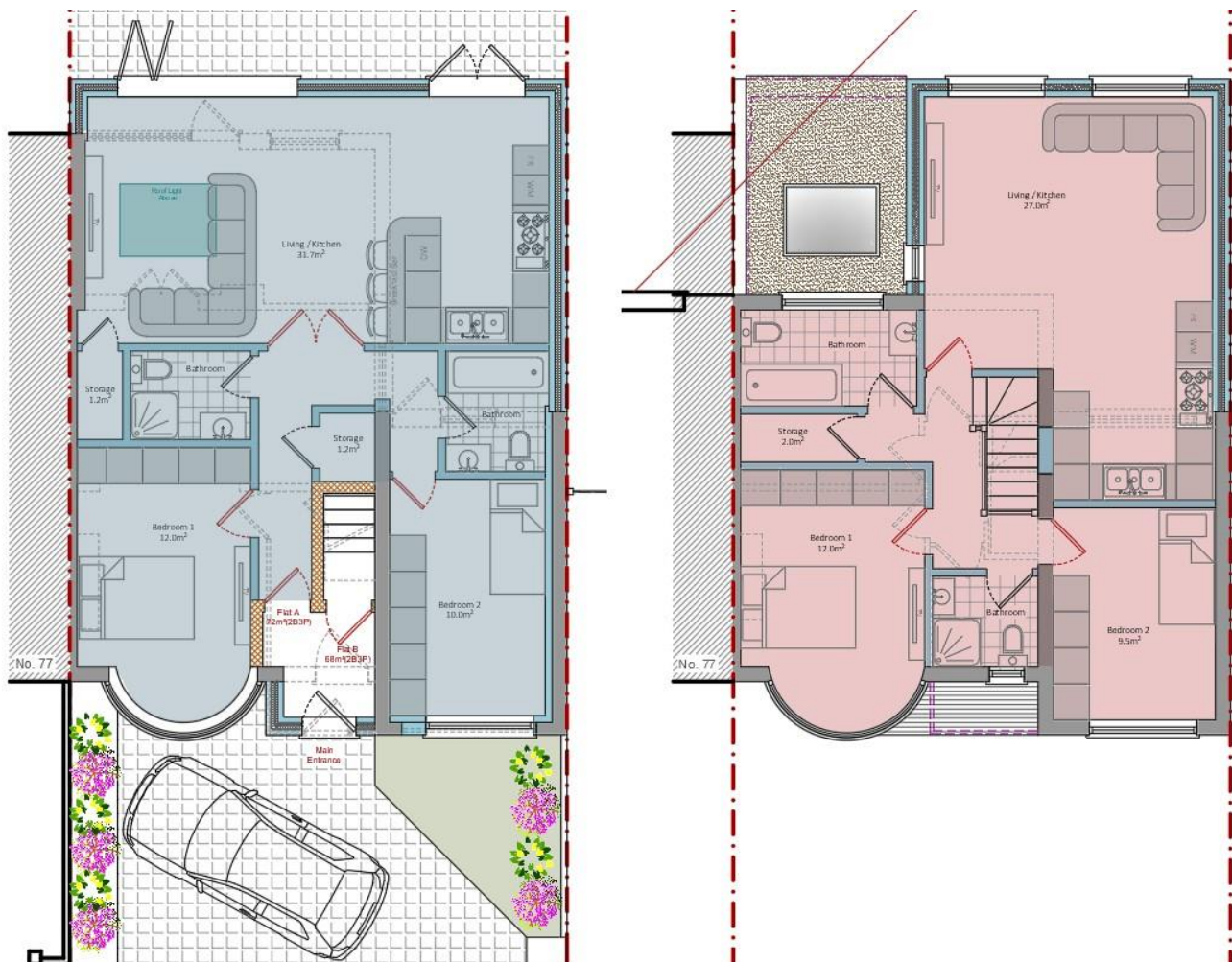
The key design criteria which have driven the design approach are:

- Working with the shape and constraints, not against them
- Creating internal environments that are light, and pleasant to occupy.
- Respecting the proximity of the neighbours by utilising fast and relatively clean construction materials and methods.
- Creating a design within this economic slowdown.

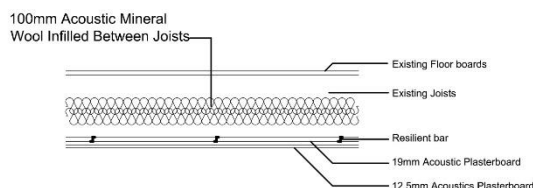
Taking these design criteria into account we have developed an original design which enhances the site and the surrounding area. Throughout the design process, we have used 3D CAD modelling techniques to review and modify the scheme with regard to the surrounding area.

3.1 Apartment Layouts

All apartments meet or exceed the local council's guidelines as demonstrated in section 2.0.



The apartments stack to ensure that bedrooms are on top of each other wherever possible. All floors and walls adjoining apartments will be sound insulated to minimise sound transmission.



Sound Proof Ceiling System



1. First an assessment of the size of joist must be made, this will depend on the span of the room and the number of joists that you require (joist centres) these are typically at 400mm.

2. New joists can be hung via joist hangers across the room from solid walls (not stud walls) Note that the new joist must not come in contact with the existing ceiling or joists (if you are removing ceiling). If joist hangers are not possible due to the position of stud walls then the joists can be attached into wooden battening running the length of the stud wall.

3. Noggins should be added to this structure to maintain rigidity between the new joists.

4. Acoustic mineral wool needs to be friction fitted in between joists across the entire surface leaving no gaps, 100mm ARW 60 kg is ideal

5. Perpendicular to the run of the joists fit resilient bars at 400mm centres. The resilient bars should be fitted with the 32mm dry wall screws provided. Resilient bars should end close to walls. At the ends of the room resilient bar noggins need to be cut and fitted in the line of the joist where the joist runs near the wall. Where resilient bars need to be joined overlap them by 60mm.

6. 19mm Planc boards are then screwed to the resilient bar flange with 32mm screws at 230mm centres. It is important to screw into the hanging flange of the resilient bar and NOT the joist. (This is critical to reduce impact sound from above) These should be fitted snugly to the wall leaving no gaps, where possible. Any gaps to be sealed with acoustic mastic provided.

7. 12.5mm soundbloc plasterboard is affixed next, with 42mm screws screwing into the flange (mark line of resilient bar flange with chalk line or laser level, or pencil). The joints of the soundbloc board should be staggered so that joints don't coincide with 19mm planc boards.

8. The perimeter of the ceiling should be carefully checked for gaps and filled with acoustic mastic that should be run around the perimeter.

9. Taping and finishing with Easifill compound or by skim plastering can finish ceiling.

3.2 Access

Both flats will have access through the existing front door, to give the appearance of a single-family dwelling.

3.3 Rear Amenity Space

All units have been provided with private amenity space accessed through the existing alleyway on the side of the building. All private amenity areas will be fenced off with 1.8m high close-boarded fence panels.

3.4 Proposed Materials

All materials have been selected to match the Existing Materials

Walls – To Match Existing Brick and Render

Roof Tiles – To Match Existing Roof Tiles

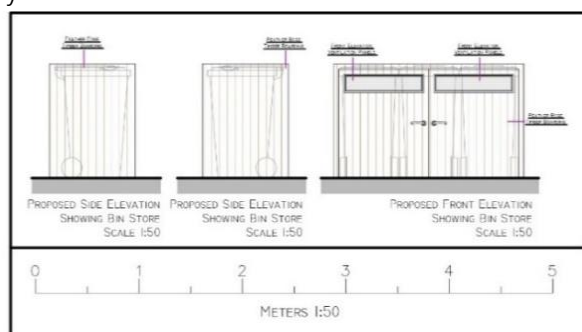
Windows – White uPVC, Double Glazed

3.5 Parking

We propose to keep 1 existing off-street parking space within the front forecourt.

3.6 Bin Store

Bins will be stored at the rear of the building out of view from the front forecourt. All bins will be enclosed and fully ventilated. All bins will be moved to the front on collection days and returned to the bin store after collection.



PROPOSED BIN STORE DETAILS

4.0 Conclusion

It is considered that the existing property can easily accommodate 2 self-contained residential units and that these units are appropriate for the local built-up area. The proposed extensions are modest in size and blend in within the surrounding area. We believe that the proposal fulfils the design criteria we set ourselves at the beginning of the design process and creates an imaginative response to this site. The scheme has the opportunity to be a very exciting project that could enhance the image and quality of 79 Bridgwater Road. The development would provide a more efficient use of the existing building to satisfy the varied housing mix demand in the local area whilst respecting the established 2-storey character.

The changes would not materially harm the amenities of the neighbouring buildings.

The site is located close to a range of community, shopping and transport facilities and all within a walking distance from the application site.

The NPPF document encourages sustainable development and this development is considered to fall into this category.

Hillingdon is a bustling multi-cultural borough and it is experiencing an increasing demand for residential accommodation for all types and sizes. Our proposal has been designed in order to accommodate all types of family sizes and therefore would cater to the broad residents or future residents of Brent.

It is hoped that officers will be able to support the current proposal to improve and regenerate this area to the benefit of existing and future residents alike. If for any reason, there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.