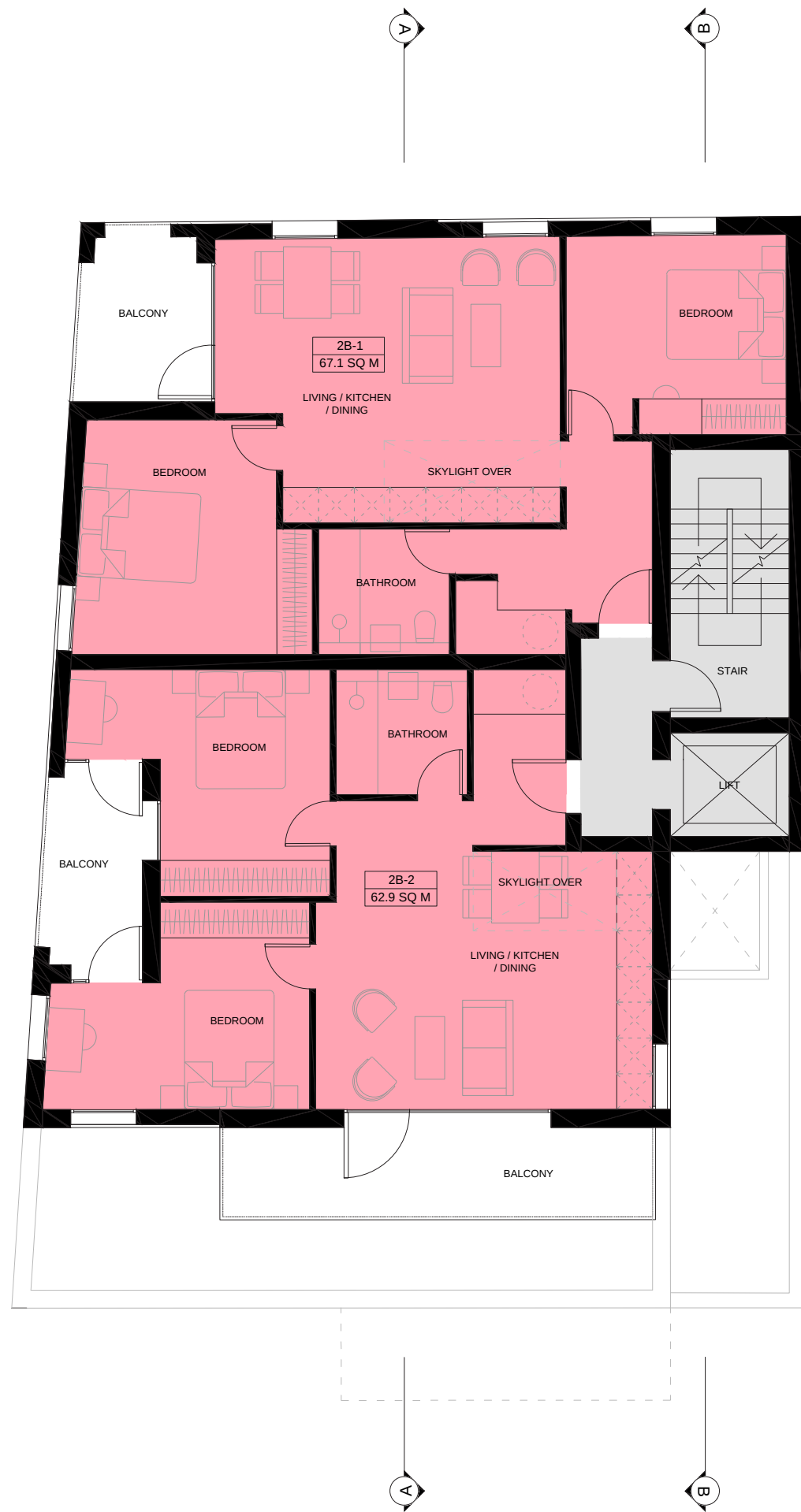
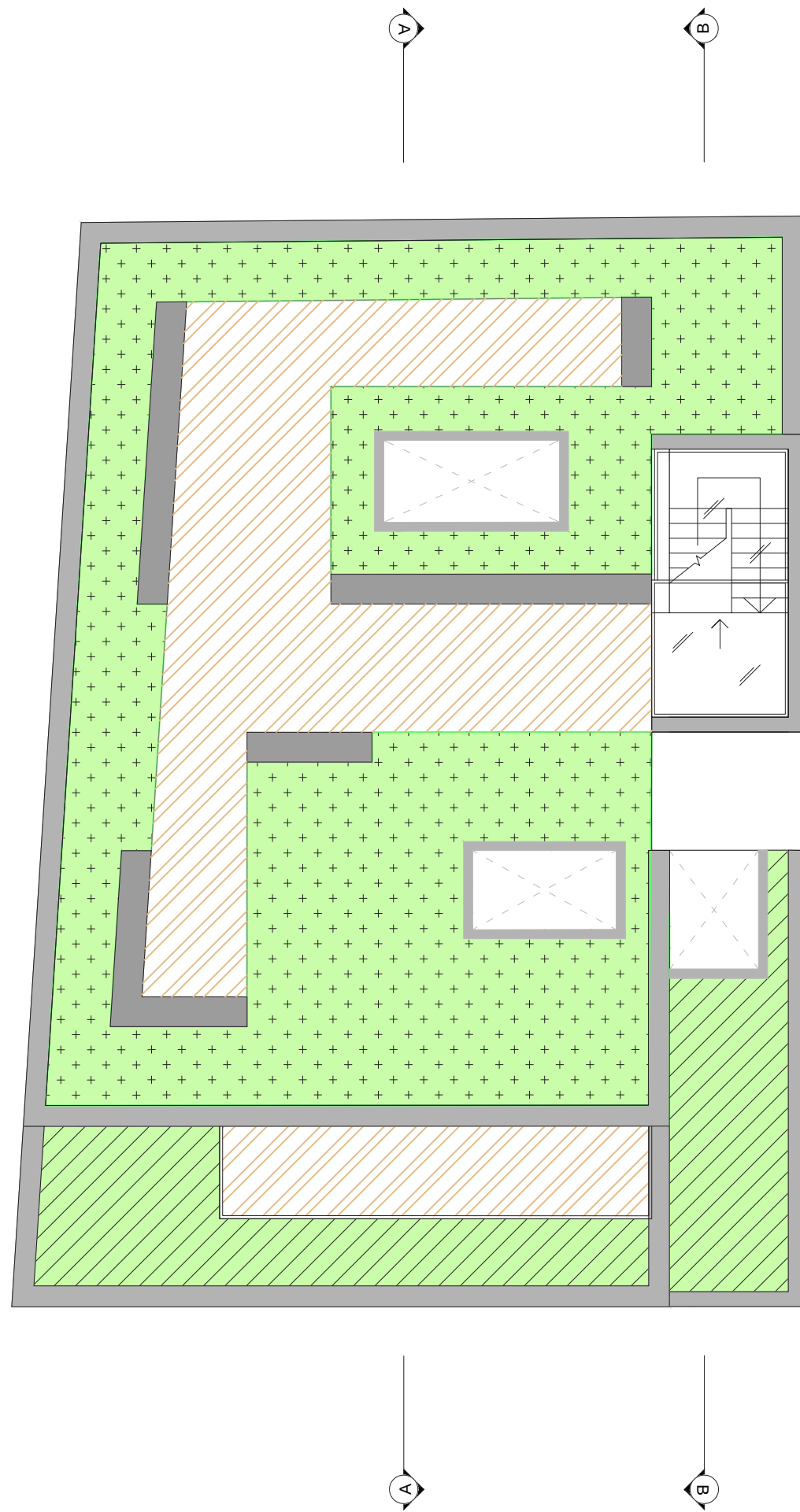




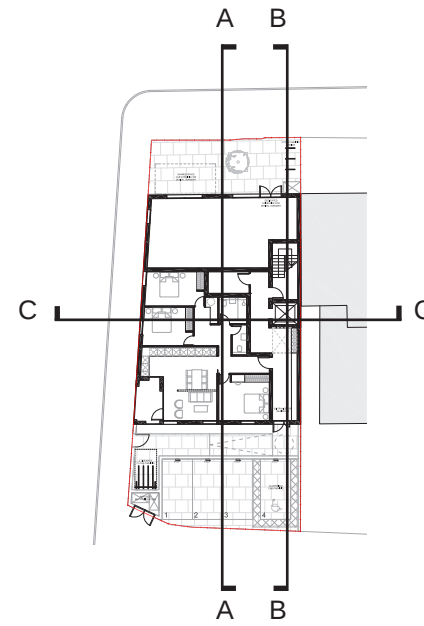
Schedule of Accommodation				
LEVEL	USE	TYPE	GIA (sqm)	GIA (sqft)
L00	E(e)	Dental Surgery	60	646
	C3	Apt 3Bedroom-1	93.7	1009
		Sub Total	153.7	1654
L01	C3	Apt 1Bedroom-1	51.0	549
	C3	Apt 1Bedroom-2	51.1	550
	C3	Apt 1Bedroom-3	54.8	590
		Sub Total	156.9	1689
L02	C3	Apt 2Bedroom-1	67.1	722
	C3	Apt 2Bedroom-2	62.9	677
		Sub Total	130	1399
		Total	440.6	4743



Proposed Second Floor Plan
1:100 @ A3

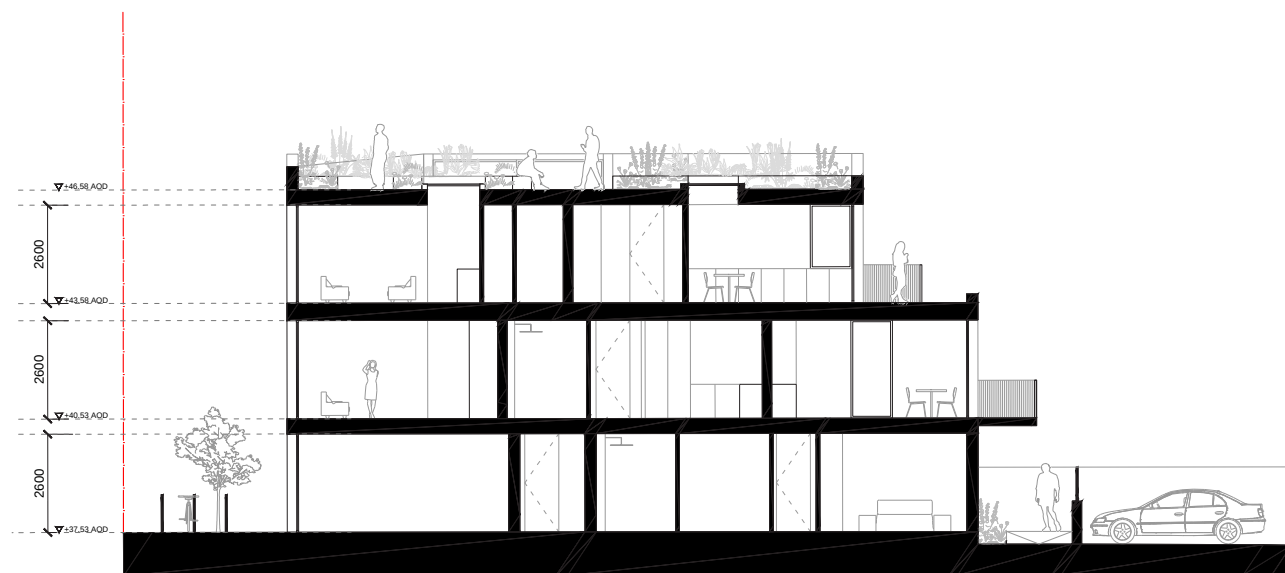


Proposed Roof Plan
1.100 @ A3

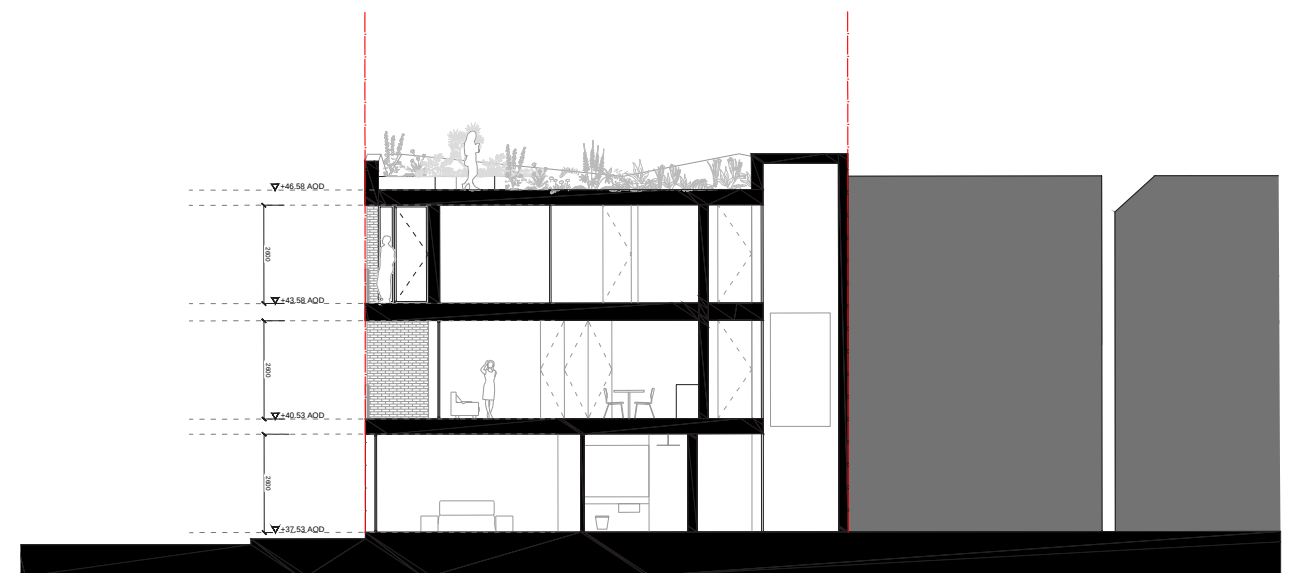


Proposed Sections 1:200 @ A3

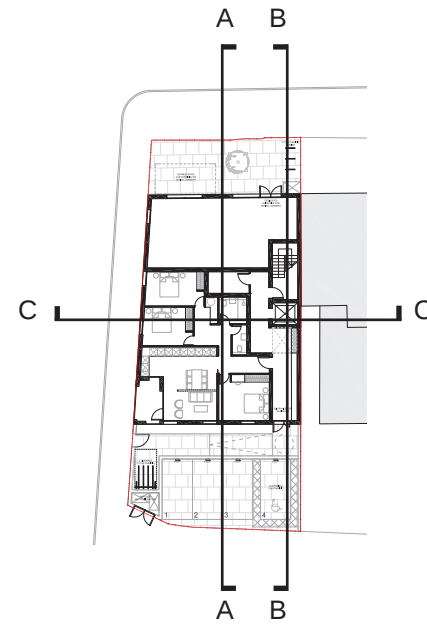
These section on the left shows a long cut through the length of the building, and on the right a short section through the inset balconies. Rooms have been positioned to stack on top of one another, to allow for an efficient layout of structure and services.



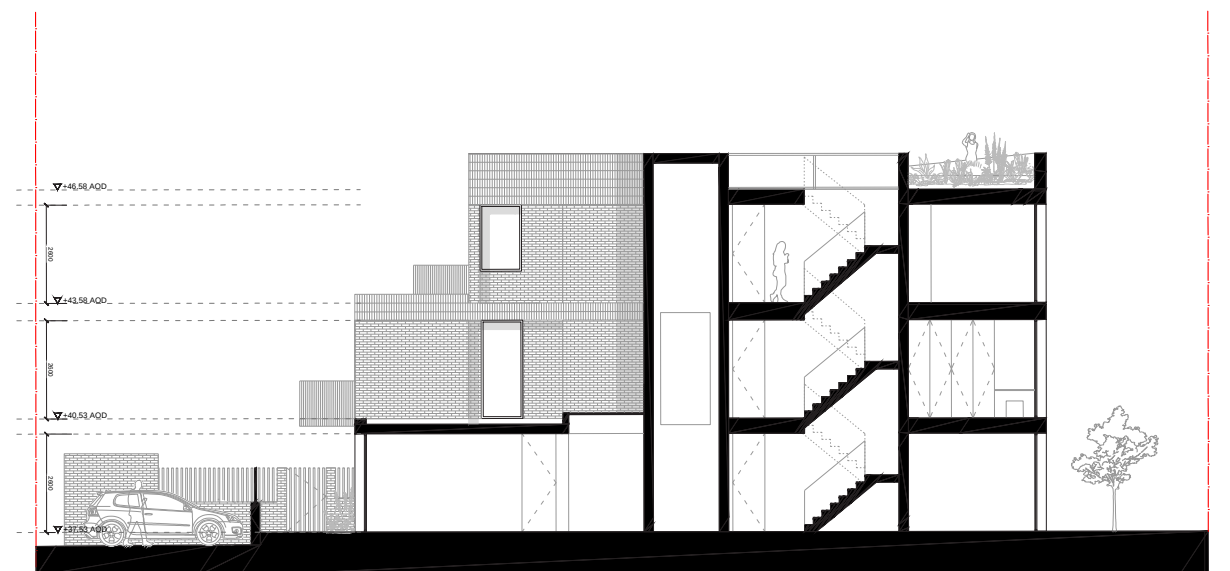
Section A-A



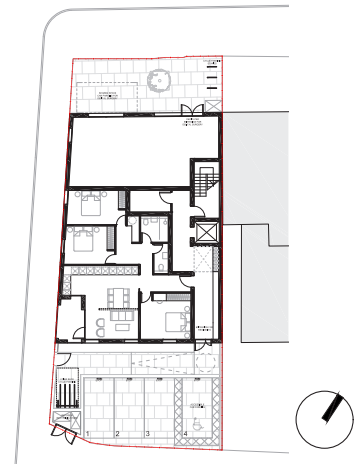
Section C-C



This section shows the single storey entrance to the residential dwellings, and the building core.



Section B-B



Proposed Elevations 1:200 @ A3

The elevations show the material pallet of mainly brick, with different laying patterns, and the pre-cast concrete elements to the ground floor.

The elevations are broken up by pockets created from brick elements and windows. The inset balconies also create some negative space to ensure the facade does not appear too dominating or severe.

Bands of soldier course bricks between and above windows break up the pattern further, and the pitched parapets create the feeling of individual dwellings. Vertical lines between the 'dwellings' will be created by pulling back a vertical line of bricks, to create a brick 'shadow gap'. This is also where movement joints will be incorporated if necessary.

The pitched parapet also helps to reveal subtle planting to the roof terrace. The pitched parapet, along with the set back, also means the core access on the roof will not be visible from the ground.



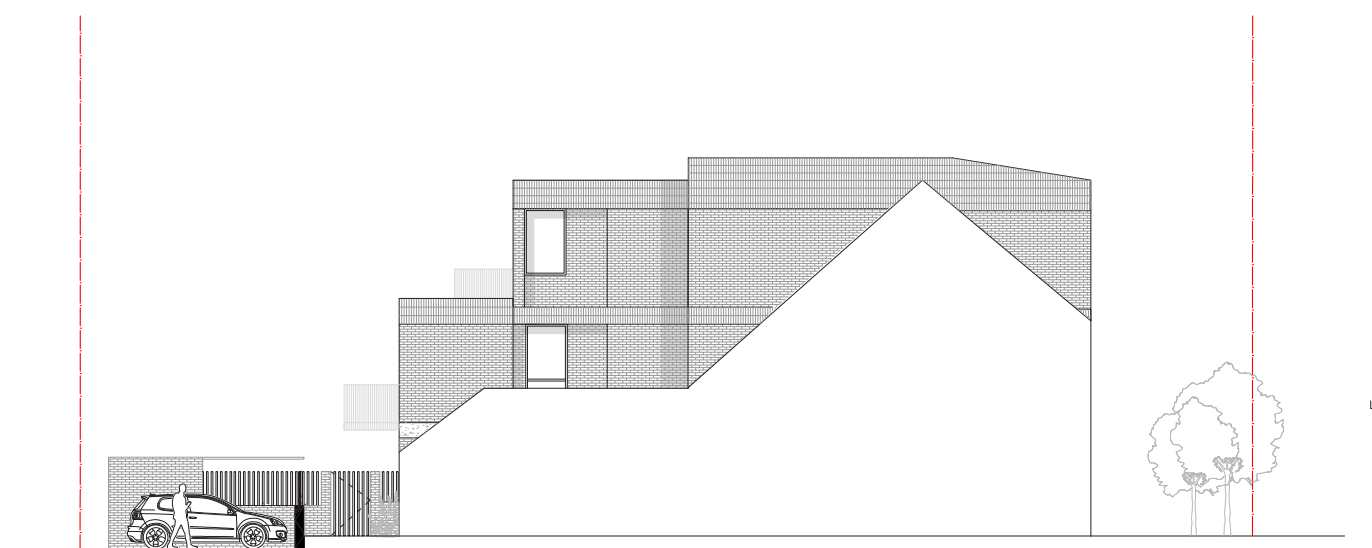
North Elevation



West Elevation



South Elevation



East Elevation



Proposed Elevations
1:100 @ A3



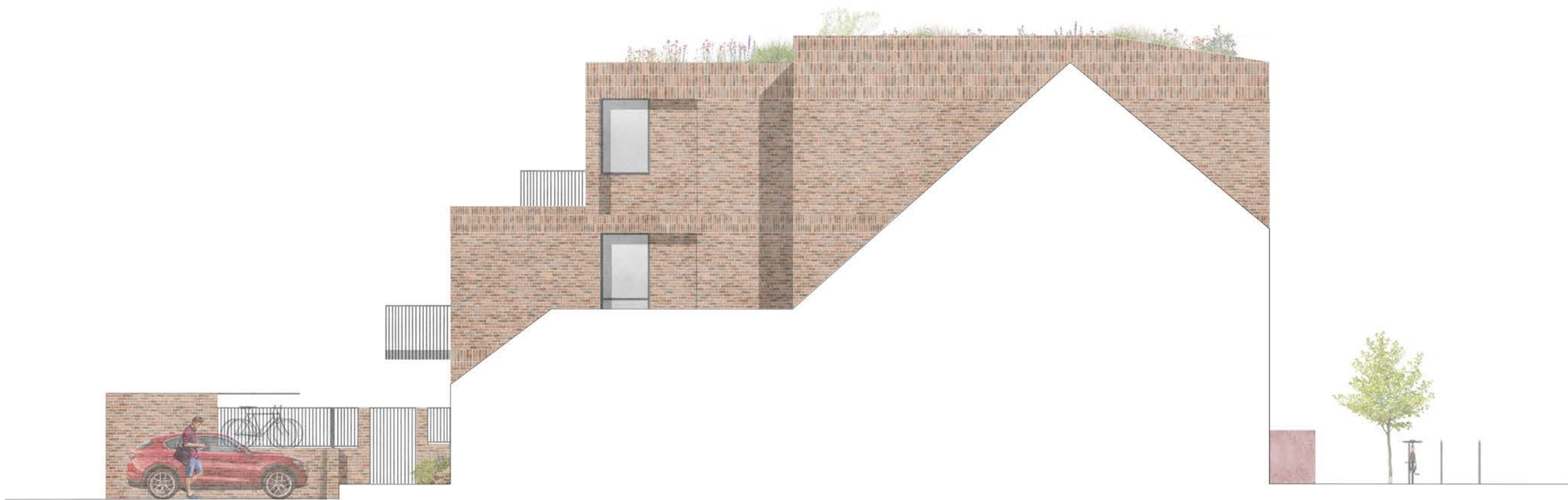
North Elevation



West Elevation



South Elevation

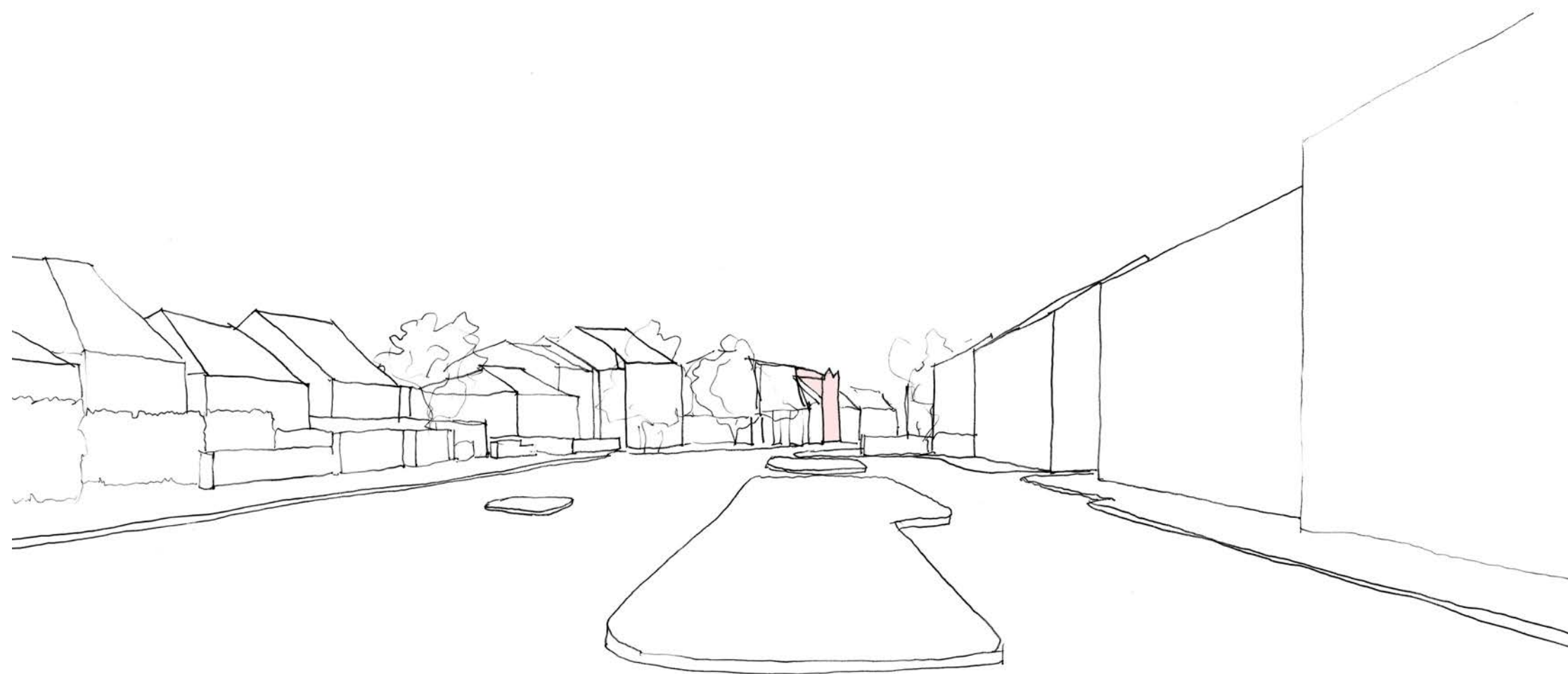


East Elevation



External Views in Street Context

View facing South West toward site, from the front of South Ruislip Underground Station. Looking along Station Approach.



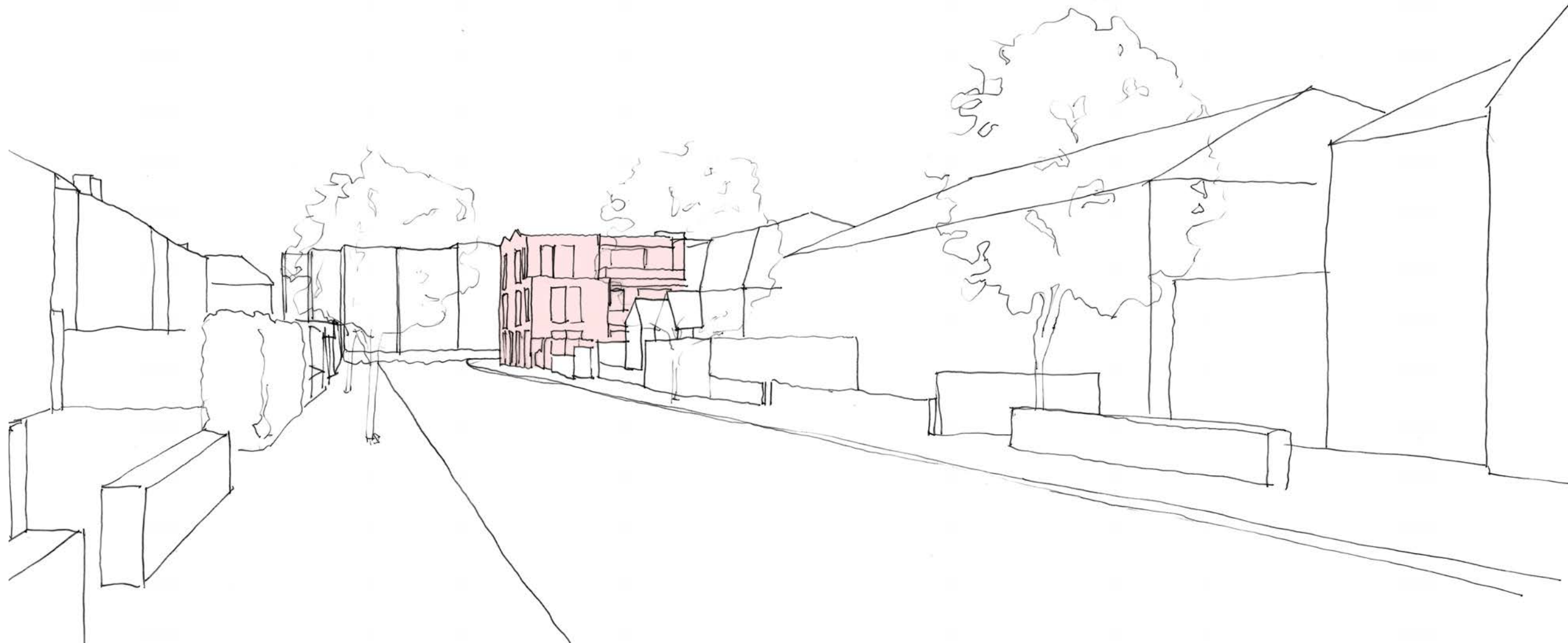


View facing South West toward site, from the Bourne Court / Station Approach junction. Looking along Station Approach with Acol Crescent development visible on the right hand side of the road.



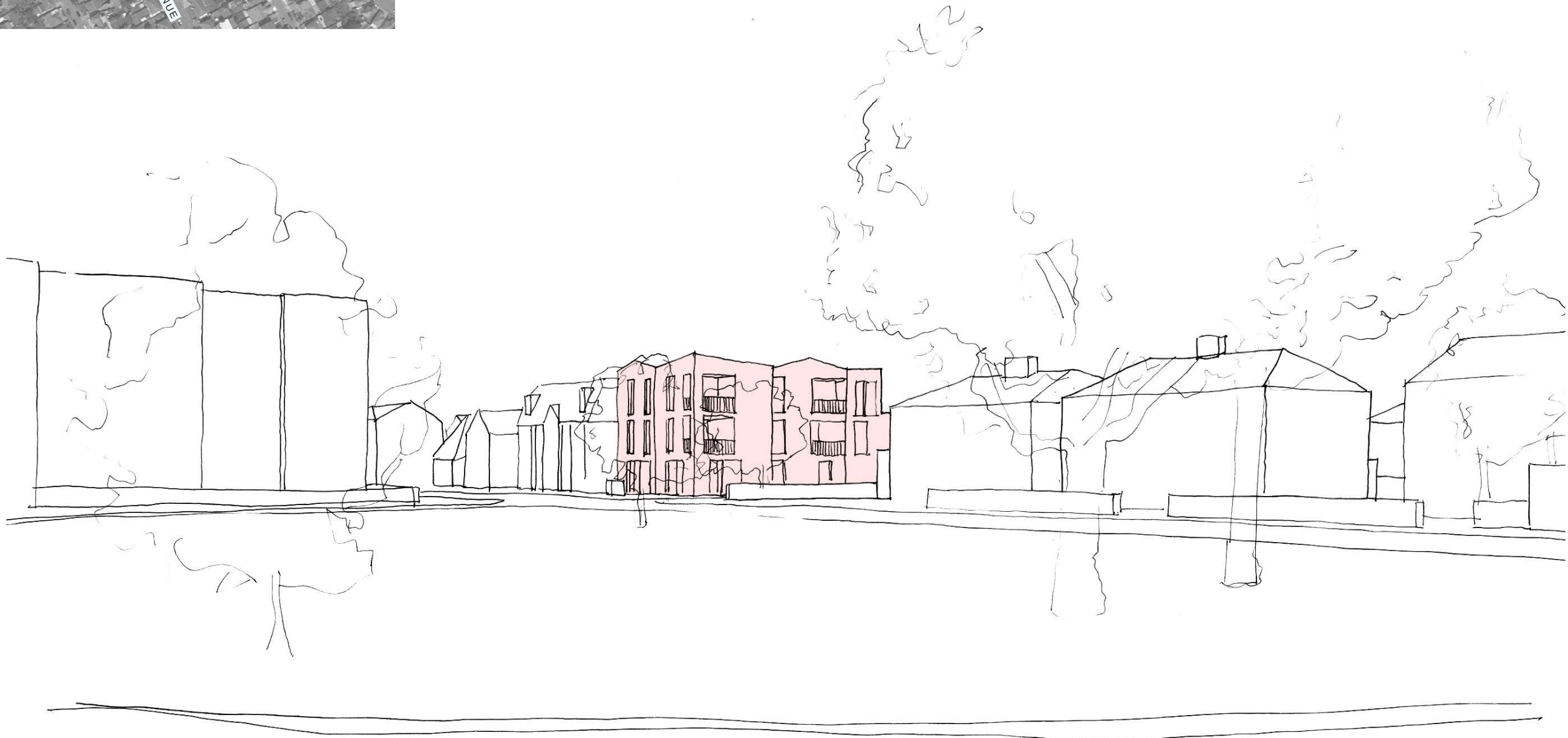


View facing North toward site from Northolt Avenue. Proposed site is seen at the end of the road with the Acol Crescent development across Station Approach visible at the end of Northolt Avenue.





View facing East toward site, from across Acol Crescent, outside Langham Court. Looking across the green space within Acol Crescent, with Acol Crescent development also visible across the green on the left hand side.





View facing South East toward site, from the opposite site of Acol Crescent green space. Looking across the green space within the crescent. Acol Crescent development is seen on the left hand side of the green.



9.0 Conclusion

This proposal seeks to establish a new level of design quality through considered contemporary elements. The proposal seeks to benefit and enhance the local area, both in terms of high quality design, and also in terms of use. Retention of the Dental Surgery ensures this key public service can continue and an up to standard space, and the addition of 6 new dwelling units provides necessary housing suitable for today's requirements, and for the foreseeable future. The mix of dwelling sizes satisfies the need for a wide variety of new inhabitants, including single people, couples, small families and large families.

We consider the scheme in line with both local and national policies as set out in this document. The scheme will provide high quality residential units whilst also generating a much improved space for the Dental Surgery.

The proposal seeks to strike the right balance between the domestic dwelling houses close to the site, and the new highly contemporary residential housing on Acol Crescent. The material palette has been taken from the surrounding existing architecture, whilst bringing a level of 'softness' to the corner site.

Ultimately this Design and Access Statement has demonstrated our interpretation of the urban context, and the proposal aims to use this to utilise and redevelop the existing site in a positive and enhancing manner.