

40 STATION APPROACH, RUISLIP, HA4 6RZ (REF: 27354/APP/2021/1291)

RESPONSE TO ISSUES RAISED IN PETITION



02/06/2021

Petition Issue Number	Issue Raised by Petitioner	How the scheme addresses issues raised
1.	<i>"The height impact on the character of the surrounding area given the proposed development is on a prominent corner plot"</i>	No. 52 to No. 40 Station Approach, the neighbouring buildings within the station approach parade, maintain a strong building line which the current building on the Site deviates from. This currently creates a disjointed visual appearance and flow. The proposed building would match the established building line of the Station Approach buildings to the east and enhance the visual appearance of the site. The proposed development matches the height of the adjoining buildings on Station Approach and a height less than recent development in the immediate area such as Acol Crescent. Figure 1 below shows the street scene elevation and how the height of the proposed development is no greater than the buildings in the immediate vicinity.
2.	<i>"Overlooking and privacy of neighbouring residents in Northolt Avenue"</i>	The massing of the building takes account of the first floor residential dwelling at No. 42 and has being pulled away from this elevation to allow a 45 degree from the rear of No. 42. In addition, the building is pulled back from the side of No. 1 Northolt Avenue creating a good separation distance between the proposed development and No. 1. The side elevation of No. 1 Northolt Avenue has no windows into habitable rooms where there would be any potential window to window overlooking. Notwithstanding this, the separation distance between No. 1 and the proposed development prevents any adverse overlooking or privacy issues.

3.	<i>"Additional parking stress as a direct result of the proposed development"</i>	The submitted Transport Note has assessed the potential parking provision and demonstrated that the Site has good accessibility (both to transport links and amenities), has an appropriate level of parking for local car ownership levels and is in an area with no evidence of significant parking stress. The proposed development will provide five car parking spaces are also proposed which is an appropriate provision and policy compliant level of parking. Given the Site's accessible location (both to public transport and local amenities), the low parking stress of the surrounding area, the sustainable transport methods already utilised by users of the dental surgery and the policy requirements to shift to more sustainable transport methods the parking proposed is wholly compliant.
4.	<i>"the development is not in keeping with the street scene"</i>	The existing building on this corner plot is of little architectural merit. The proposal has been designed to create a high quality, appropriately proportioned building that respects and responds to its surrounding context. The parade of buildings the Site resides in, from No. 52 to No. 40 Station Approach, has a mix of styles, masses and appearances. The proposal takes the opportunity to provide a modern and interesting design through pulling design elements from the mixed character of the local area. The materials and light colour palette proposed would utilised brick in a push pull pattern to create interest and break up the elevation which will ultimately enhance the quality of a key corner site which is currently of poor quality.
5.	<i>"Insufficient amenity space"</i>	Please see Table 1 below which demonstrates how the proposed development wholly complies with both London and local policies with regard to amenity space.

FIGURE 1. STREET SCENE: STATION APPROACH



TABLE 1		POLICY REQUIREMENT:			SCHEME PROVISION:			
Level	Unit	LBH shared/private amenity (sqm)	London plan private balcony width x depth (m)	London plan private amenity (sqm)	Shared roof garden (sqm)	Min width x depth (m)	Private balcony area (sqm)	Complies?
L00	Apt 3 Bedroom - 1	30	2 x 1.5	7	31.1	3.2 x 1.6	7.1	Yes
L01	Apt 1 Bedroom - 1	20	2 x 1.5	5	20.7	2.8 x 1.7	6.2	Yes
	Apt 1 Bedroom - 2	20	2 x 1.5	5	20.7	3.1 x 1.6	5.8	Yes
	Apt 1 Bedroom - 3	20	2 x 1.5	5	20.7	5.4 x 1.5	8.8	Yes
L02	Apt 2 Bedroom - 1	25	2 x 1.5	6	25.9	2.8 x 1.7	6.2	Yes
	Apt 2 Bedroom- 2	25	2 x 1.5	6	25.9	7.2 x 1.5	11.7	Yes
Total		140		34	145		45.8	Yes