

DESIGN AND ACCESS STATEMENT

FULL PLANNING APPLICATION – 15th October 2020



[Introduction]

The existing site was originally a sport centre. It is green belt land although the existing buildings are not noteworthy - they are of a utilitarian aesthetic and sit within a large tarmac car park. The complex is now used by a charitable community organisation known as the Navnat Vanik Association (NVA).

The NVA organise events for the local community such as free lunch for community elders every Friday lunchtime. The venue is also available for hire for events such as weddings. No alcohol is allowed to be consumed on site and all food is vegetarian.

The existing complex comprises three main building components – the double height main hall (the old sports hall), the single storey main entrance building (including dining, ancillary and other smaller rooms) and the two storey office / storage building (the old squash court). There is also a flat roof toilet block building to the rear.

The NVA was granted planning approval in 2019 for a dining hall extension. The main reason for the extension being that the current dining facilities are not sufficient to cater for the number that attend the larger events such as weddings.

This new application is seeking approval for a small side extension that will create storage areas in support of the new larger dining hall and also a small library / IT area.

These drawings include the (not yet built) dining hall extension proposal and we highlight the design development that has taken place since the original dining hall application.

- Registered Office 39-43 Putney High Street London SW15 1SP. Registered in England no. OC400574. fsp@floydslaski.co.uk. www.floydslaski.co.uk.
 - Directors: ■ David Whitestone BA (Hons), Dip Arch, ARB, RIBA ■ Hal Jones BSc (Hons) BArch, ARB, RIBA

This document is to be read in conjunction with:

[List of Drawings]

Location plan - Proposed	1:1250	A3	5321-FLO-ZZ-XX-DR-A-PA11
GF plan - as Existing	1:200	A3	5321-FLO-ZZ-00-DR-A-02110
FF plan - as Existing	1:200	A3	5321-FLO-ZZ-01-DR-A-02111
Roof plan - as Existing	1:200	A3	5321-FLO-ZZ-R-DR-A-02112
Section R1 - as Existing	1:200	A3	5321-FLO-ZZ-XX-DR-A 02211
Elevations - as Existing	1:200	A3	5321-FLO-ZZ-XX-DR-A 02310
GF plan - as Proposed	1:200	A3	5321-FLO-ZZ-00-DR-A 01110
FF plan - as Proposed	1:200	A3	5321-FLO-ZZ-01-DR-A 01111
Roof plan - as Proposed	1:200	A3	5321-FLO-ZZ-R-DR-A 01112
Section R1 - as Proposed	1:200	A3	5321-FLO-ZZ-XX-DR-A 01211
Elevations - as Proposed	1:200	A3	5321-FLO-ZZ-XX-DR-A 01310
Site elevations comparison	1:1000	A3	5321-FLO-ZZ-XX-DR-A 01311
External 3D renders – as Proposed	N/A	A3	5321-FLO-ZZ-ZZ-DR-A-05601

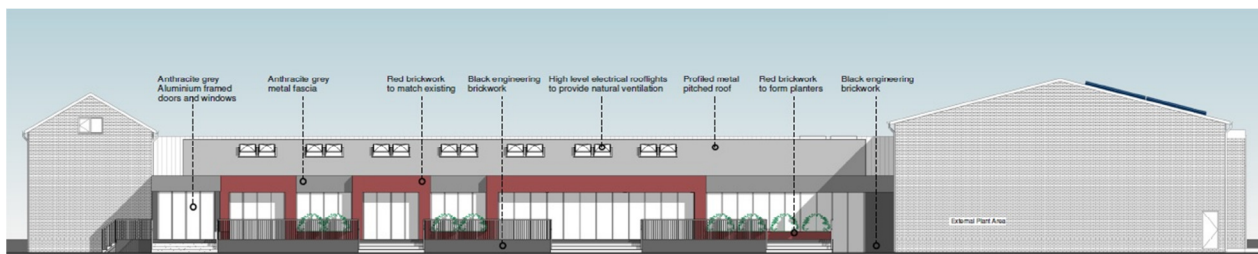
[Consultation policies]

- Hillingdon Local Plan PT1.CI2, PT1.EM2, PT1.EM4
- Saved Unitary Development Plan Various
- London Plan (2016) 7.4, 7.6
- National Planning Policy Framework Protecting Green Belt Land
- Building Regulation Part B – 2015
- Building Regulations Part M - 2015
- Building Regulations Part L – 2015

[Planning history]

2019 Planning approval – Ref: 4210/APP/2019/2370

Full planning approval was received for a rear Dining Hall extension on the 18th Oct 2019. The planning scheme rear elevation as shown below features extensive glazing and red brick arches and planters. Black engineering bricks are used to complement and emphasize the red brickwork arches.



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[Side Extension Planning proposal]

This new planning proposal is for the erection of a single storey side extension containing a Library & IT area and dedicated storage.

The side extension is visible from the street, on the right hand side of the existing building and infills the corner between the single storey main building and the 2 storey office / storage building.

The proposed extension is subservient to and is set back from the street elevation, is proposed to have a green roof and reflects the existing building's architecture through the use of red bricks and the same style windows.

[Area data table]

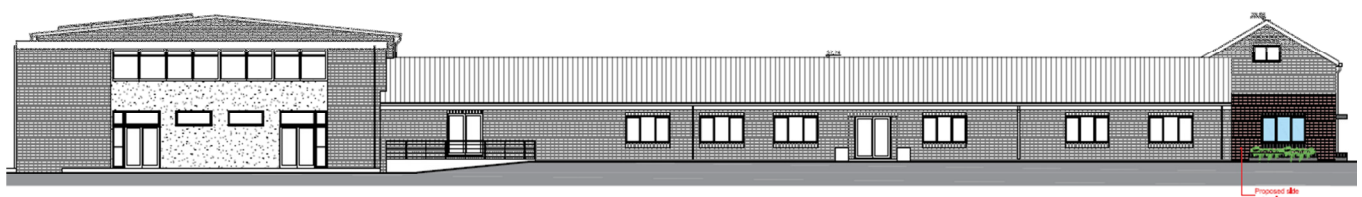
Site area: approx. 71ha

Navnat Community Centre	Footprint (m ²)	Percentage of existing (%)	Volume (m ³)	Percentage of existing (%)
Existing building	1524	-	8184	-
Proposed Rear extension	400	26.25	1482	18.1
Proposed Terrace	225	14.75	130	1.6
Proposed Side extension	74	4.86	250	3.05
TOTAL Proposed (Rear extension and terrace only)	625	41	1612	19.7
TOTAL Proposed (Rear extension, terrace and side extension)	699	45.86	1862	22.75
Existing and proposed TOTAL	2223	-	10046	-

[Side Extension Scale]

When designing this extension special attention was given to scale and appearance so that the result is considerate of the existing building.

The choice of a flat roof keeps the overall height of the extension lower while allowing the existing 'squash court' block to be read as a distinct building element beyond.



STREET ELEVATION

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[Side Extension Appearance and Materials]

The existing Community Centre is predominantly built in red brickwork with corrugated metal panels used locally as wall cladding and for all the pitched roofs. Black bricks are used as an accent around part of the windows.



The new side extension echoes the existing vernacular through the use of red bricks as the main material. Black engineering bricks are to be used locally to complement and emphasize the red brickwork (i.e. window surrounds and new planters which becomes a recurring design element).

Red bricks



Black engineering bricks



Dark grey Aluminium framed windows



[Side Extension Access]

Access to the site from the street and access around the broader site is unaffected by the proposed extension. The new side extension will be level with the main entrance lobby and all dining halls.

[Side Extension Noise Impact Assessment]

In terms of visitors and building use there is no change to acoustic impact.

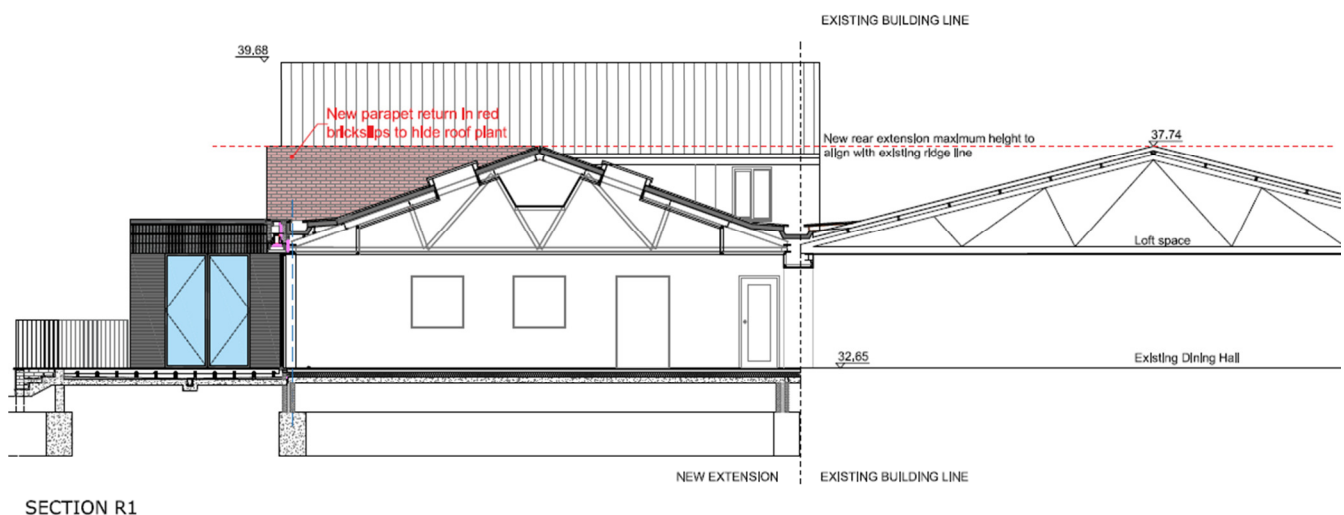
[Summary of Side Extension Goals]

- Creating a Library area which is currently lacking in the Community Centre.
- Creating storage space in support of the dining hall extension – space for tables, chairs etc.
- Extending while visually improving the massing relationships between the 3 main building components – the main hall to the south, the dining hall and the office building to the north.
- Increasing the area of green by building on the existing car park and adding a green roof.

[Amendments to the 2019 Planning approval – Ref: 4210/APP/2019/2370]

The rear dining hall extension façade design has progressed, in particularly following development of the mechanical and electrical engineering design.

A key objective has been to conceal the energy efficient roof plant at each end of the dining hall and this has been achieved by continuing the feature brick arches around the roof plant zones, for a fully integrated design solution. These brick arches match the height of the existing ridge line – as shown in proposed section R1 and visual below.



[Conclusion]

The Navnat Vanik Association is committed to investing in their charitable community centre so that its facilities are both fit for purpose and of uplifting architectural quality.

The vision is to begin the transformation of the current bland utilitarian buildings with high quality architectural and interior design that is fit for a vibrant community centre.

In recognition of the requirements of green belt development, it is our view that special circumstances can be demonstrated. The designs offer a dramatic improvement in architectural quality and the extensions will help with the successful continuation and function of a worthy community organisation.

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