

DESIGN AND ACCESS STATEMENT

FULL PLANNING APPLICATION – 27th July 2020



[Introduction]

The Navnat Centre is a community centre which consists of a community building, car park, a sports field and tennis courts. The existing centre comprises three main building components – the double height main hall, the single storey main entrance building (including dining, ancillary and other small halls) and the two storey office / storage building. There is also a flat roof toilet block building to the rear.

- 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 - Existing	1:1250	A3	5321-FLO-SE-XX-DR-A-01101
GF plan - as Existing	1:200	A3	5321-FLO-SE-00-DR-A-01110
FF plan - as Existing	1:200	A3	5321-FLO-SE-01-DR-A-01111
Elevations - as Existing	1:200	A3	5321-FLO-SE-XX-DR-A-01310
GF plan - as Proposed	1:200	A3	5321-FLO-SE-00-DR-A-01120
FF plan - as Proposed	1:200	A3	5321-FLO-SE-01-DR-A-01121
Elevations - as Proposed	1:200	A3	5321-FLO-SE-XX-DR-A-01320

[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 of 390m² on the 18th Oct 2019.

Rear elevation below features extensive glazing and red brick arches and planters. Black engineering bricks and dark grey metal cladding are to be used locally to complement and emphasize the red brickwork.



2020 Pre-app – Ref: 4210/PRC/2020/54

Advice was received regarding the erection of a larger Dining Hall extension at the rear and a side extension for a new library area.

- 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

[Planning proposal]

This planning proposal is for the erection of a new 2 storey side extension containing a Library & IT area with dedicated storage.

This new extension is situated to the front of the building, on the right hand side and is infilling the corner between the single storey main building and the 2 storey office / storage building. The proposed extension is double storey, has a flat roof and reflects the existing building's architecture through the use of red bricks.

[Area data]

Site area: approx. 71ha

Existing footprint: **1390m²**

Proposed side extension footprint: **82m²** which represents **6% of the existing building's footprint**.

Previously approved Dining Hall extension footprint: **390m²**

➔ Total proposed developments would add up to: **472m²** which still only represents **34%** of the existing footprint.

[Scale]

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

The height of the new extension is matching the height of the Main Hall block (the flat roof, street facing part of the block). This creates a 'book end' effect 'framing' the main entrance block of the Community Centre.

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.



- 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

[Appearance and Materials]

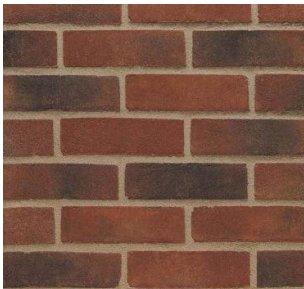
The existing Community Centre is dominantly built in red brickwork with corrugated metal panels used locally as wall cladding and for all the pitched roofs. Black bricks are used as an accent around part of the windows.



The new 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 (new planters which becomes a recurring design element and window surrounds).

This mix of brick colours creates interest and playfulness on the new façades, elevating the street 'presence' of the building.

Red bricks



Black engineering bricks



Dark grey Aluminium framed windows



[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.

[Noise Impact Assessment]

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

[Summary of Goals]

- Creating a Library area which is currently lacking in the Community Centre.
- 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.
- Improving the architectural quality and overall appearance of the street elevation.

[Conclusion]

The design language and scale of the proposed side extension should be seen as an overall improvement to the general aesthetics of the existing building, while also creating an architectural design precedent that will encourage an overall rejuvenation in a predominantly industrial area.