

Location: 1 Nicholls Avenue, Hillingdon, UB8 3JL

Project: Replacement of existing store building with new sunroom containing gym, games and hobby amenities.

Associated documents: NA10-01 Local street plan
NA10-02 Proposed site layout plan
NA10-03 Proposed new sunroom details

Proposal:

To replace an existing garden store building due to its age, condition and asbestos content.

History:

The building was constructed as a vehicle garage and store in 1955 by the owners of 95 Harlington Road. In recent years it has been used as general storage, although due to age, vandalism and water ingress it is now in a state of dilapidation.

Statement:

It is intended to dismantle the existing structure and recycle the materials for use as hardcore in the new construction; asbestos components will be disposed of by a specialist contractor.

Remove the existing 37.5 sqm concrete base and replace it, with an additional 34.5 sqm of a new reinforced concrete raft foundation, raised 100mm above nominal ground level.

The new building will consist of a fabricated cold-rolled steel framework, clad with fire rated insulated cladding with a core thickness of 60mm, giving a thermal rating of 0.31 W/m2K. The vertical walls are proposed to be externally coloured Juniper green (BS12B29) in a ribbed box profile, with the roof Anthracite coloured (RAL7016), with an imitation pantile form to match the neighbouring workshop and adjacent detached garage. The south facing roof will incorporate two double glazed inset roof-lights and solar PV panels supplying a battery storage facility which will eventually be linked to the domestic residential system.

The south facade will include non-structural brick piers, enhancing the only noticeably visible elevation. Doors and windows will consist of a new insulated roller shutter, high security 900mm wide access door and double glazed PVC bi-fold doors, all with level thresholds, as shown on drawing NA10-03.

Internal walls will be of steel studwork and plasterboard with mineral wool insulation. All internal doors will be 900mm wide. The WC facility will be accessible by wheelchair users and be connected to the existing main drainage on the site.

Roof rainwater will be directed to a new 2000 litre underground storage tank and be used for toilet flushing, car washing, automatic garden irrigation etc., this will also be linked with other site storage facilities to increase capacity and flexibility.

Motion detection lighting and CCTV cameras will be installed where shown for added security. The area will eventually be landscaped to the approximate scheme with new grass, shrubs and trees.

Conclusion:

Owing to the distant location from any dwellings, and shrouding from trees, buildings, fences etc., it is not felt this amenity building will have any detrimental effect on the living standards of occupants in the surrounding properties. It is therefore hoped it will be recommended for approval.

Site photographs



Aerial view No. 1 Nicholls Avenue UB8 3JL



Replacing building behind shipping container



Left: 1 of 2 new garages in combined block at rear of 93 & 95 Harlington Road UB8 3HZ.

Timber clad workshop at rear of 91 Harlington Road UB8 3HZ



Existing building to be replaced



Damaged windows and failing frames, west elevation



Neighbouring detached garage at rear of No.1a