DESIGN STATEMENT

IN SUPPORT OF PLANNING APPLICATION

AT

28 STATION APPROACH
SOUTH RUISLIP
HA4 6RY

KKR PLANNING & DESIGN LTD

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PROJECT NO: KKR - 1477

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Design Statement

Introduction

The existing mid-terraced house is located at 28 Station Approach, HA4 6RY. The property has undergone extension work, including the conversion of the loft space with a rear dormer extension. Additionally, a single-storey rear extension has been added to the property prior to this flat conversion application.

The application site is located on the eastern side of Station Approach and opposite the crescent of Acol Crescent.
The application site comprises a three storey property with large front hardstanding and rear garden amenity on a rectangular plot which is south facing. There is a detached outbuilding in the rear garden.

The area is residential in character and is located with in the Developed Area as identified within the Hillingdon Local Plan.

The application property is not located in the Conservation Area.

The Proposal

- The proposal is for the 'formation of two self-contained residential flats'. 1 no. 1 bedroom /2 persons flat at ground floor and 1no. 2bedroom/3 persons flat at first and loft levels.

THE SITE: SCHEDULE OF ACCOMMODATION

Existing Site Details:

Total Site Area: 198m^2

The total gross internal ground floor area
63.0m^2

The total gross internal first floor area
51.0m^2

The total gross internal second floor area
35.0m2

The total gross internal flat area
149.0m^2

Proposed Site Details:

The total gross internal ground floor area (Flat A)

Flat A (1Bedroom/2 Persons) ➔ 56.5m² GIA
Bedroom 1 (1P) 16.67m²
Kitchen/dinning/living 33.00m²

Amenity area - 42.0m2
Garden Outbuilding – 14.0m2

The total gross internal first & second floor area (Flat B)

Flat B (2 Bedrooms/3 Persons) ➔ 87.41m² GIA

Bedroom 1 (1P) 7.5m²
Bedroom 2 (2P) 13.60m²
Kitchen/dinning – 17.45m2
Living room - 25.29m²

Car Parking
3 no. space provided (for both flats)
2no. Cycle parking spaces provided (1 Bike per flat)

Design

The extended single family dwelling has the gross internal floor area of 149m2 over the three floors. The property has Ground floor kitchen/Living with reception room 4 large rooms, 3 shower rooms. The existing single dwelling property can accommodate 7-8 persons.

The conversion of the large 4 bedroom house, on a street where the Area of Potential Intensification ought to be deemed acceptable. The existing property with a GIA of 149.0m2 is capable of providing two units of an acceptable size, that afford suitable living conditions for future occupiers.

it is considered that the proposed conversion would be in keeping with the surroundings and would not result in any adverse harm to the character and appearance of the area.

The neighbouring residential amenity would not be affected by this change of use and given the residential use, it is considered the proposal would not give rise to an undue impact through noise and disturbance

The area is residential in character and is located with in the Developed Area as identified within the Hillingdon Local Plan.

The applicant property is positioned within the developed area as identified within the Hillingdon Local Plan. It is therefore, argued that this location could be considered to be within a locality where no outdoor space for an upper floor flat could be considered acceptable.

The applicant property is also located just a 6 minute walk from public outdoor amenity park (Stone Field Park & Out door Gym area), 8-10 minute walk from McGovern Park (which has sports & social activities) , with this close enough for the occupants of the upper floor flat to reach easily. Overall, it is therefore argued that the lack of outdoor space for the upper floor flat ought to be considered acceptable in this case, where alternative amenity space and public transport to wider recreational areas are easily accessible for the occupants of the flat. Moreover, the flat has a higher GIA than required for a 2 bedroom (3 persons, min. required 70m2)) dwelling and therefore the additional internal space helps to mitigate against the lack of outdoor amenity.

The property is a 4 minute walk from South Ruislip Station and there are various bus services available. The local neighbourhood shopping area is also located within walking distance from the applicant site.

The development has transformed a previously four-bedroom house into two smaller yet high-quality affordable units of accommodation. Situated within a highly sustainable area, directly within the Developed Area and the local district center—identified as one of the Council's target areas for additional housing—the project contributes to meeting housing demands within an established residential setting. Importantly, this conversion has been executed without compromising the character of the area. Therefore, these flats should be deemed acceptable, enabling them to continue offering a high standard of accommodation to future occupants

Transport, Vehicular Access and Parking:

Existing property does offer minimum 3no. off-street car parking facilities at the front drive. The proposal also offer 3 no. parking facilities within the front drive which comply with council parking standard.

The proposed development unlikely to lead to any increase in vehicle movement.
It is therefore asserted that the proposed development would have no greater impact on existing parking arrangement.

Cycle Storage:

Two no. cycles storage is proposed. I space at front drive for flat B and another space noted at rear garden for ground floor flat A which had secured with protected enclosure.

Refuse and Recycling:

The Front drive accommodate covered bin enclosure at the front driveway.

Energy Conservation

The orientation of the development makes maximum use of natural resources such as daylight and sunlight.
Natural daylight and ventilation have been considered important factors in the design in order to minimize the use of artificial lighting and mechanical ventilation within the flats.
Windows will be specified with low E, high transmission glazing (transmission level of up to 70%), thereby maximizing the light levels whilst minimizing heat loss from window openings.

Energy Efficiency

The building fabric will be upgraded and insulated where possible against heat loss to at least the current requirements of the Building Regulations.
Specific measures would be delivered on the proposed development including:
To minimize carbon dioxide emissions from use of heating, hot water systems and lighting and appliances.
Improved thermal efficiency of the building envelope through enhanced 'U' Values. The boiler will be a Class 5 with maximum NOx rating of 40mg/kwh, and will incorporate heat recovery technology, such as 'Zenex Gas Saver'. This will preheat the incoming water to the boiler by making use of the waste exhaust heat and condensate in the flue, thereby increasing the boiler performance for producing hot water and reducing energy requirements of the system.
Incorporation of 'A' or 'A+' rated appliances for energy and water consumption.
Provision of energy efficient internal and external lighting with appropriate
controls to minimize electrical demand.
Provision of internal retractable washing lines and drying space in each unit Provision to all flat owners' information about efficient use of energy installations within the units.

Ventilation & Lighting

Where mechanical ventilation is required under Building Regulations within Bathrooms and Kitchens, standard heat recovery ventilation systems will be specified whenever practicable. The system operates by extracting energy from the warm expelled air and uses this to preheat the incoming, cooler air. Localised lighting with user controls and low energy fittings will be specified. The use of low energy lighting will be maximized throughout the design. It will be positioned, controlled and focused such that its energy provides efficient, safe and secure access.

Water Conservation & Recycling

A water meter will be installed in each unit and a water leakage detection system installed together with water saving appliances will be specified. All flats will be specified with modern, efficient low water use appliances (Washing machines and dishwashers) and equipment to minimize water usage.
Basins and Kitchen sinks will be fitted with flow restrictors or aerated taps as Standard.

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