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Project Team

Applicant
Berekdar Properties Ltd

Planning Consultants
Planning Resolution



Architects
KPR Architects

KPR
Architects

Local Planning Authority
Wandsworth Borough Council



1 . 0 I N T R O D U C T I O N

1.1 Document Scope

This supporting document is submitted on behalf of Berekdar Developments Limited in support of a section 73 application for the development of the residential site located at 37 Edward's Avenue in Ruislip.

The scope of the document is to provide details of the proposals to improve the previously approved scheme under Full Planning Application with the reference number 65680/APP/2011/36 and planning condition discharge with the reference number 65680/APP/2014/2485.

1.2 Site Description

- Location: Edward's Avenue is located in the London Borough of Hillingdon. The residential dwelling on the site has been demolished in line with the planning approval and condition discharge (see references above. The site is currently empty, covered with rough grass and some minor shrubs to the back of the site.
- Current use: C3 Residential
- Address: 37 Edward's Avenue, Ruislip HA4 6UP
- Site area: 0.0511 Ha



— application extent



2 . 0 P R O P O S A L C O M P A R I S O N

2.1 PROPOSAL COMPARISON - PLANS

The following amendments are proposed to the plans:

- Building and openings set out to metric brick sizes
- Entrance doors and glass side panels revised
- External building design modernised, whilst referencing it to 1940s/50s dwellings of similar nature found in the close vicinity of the site (see precedent image 1 for

reference)

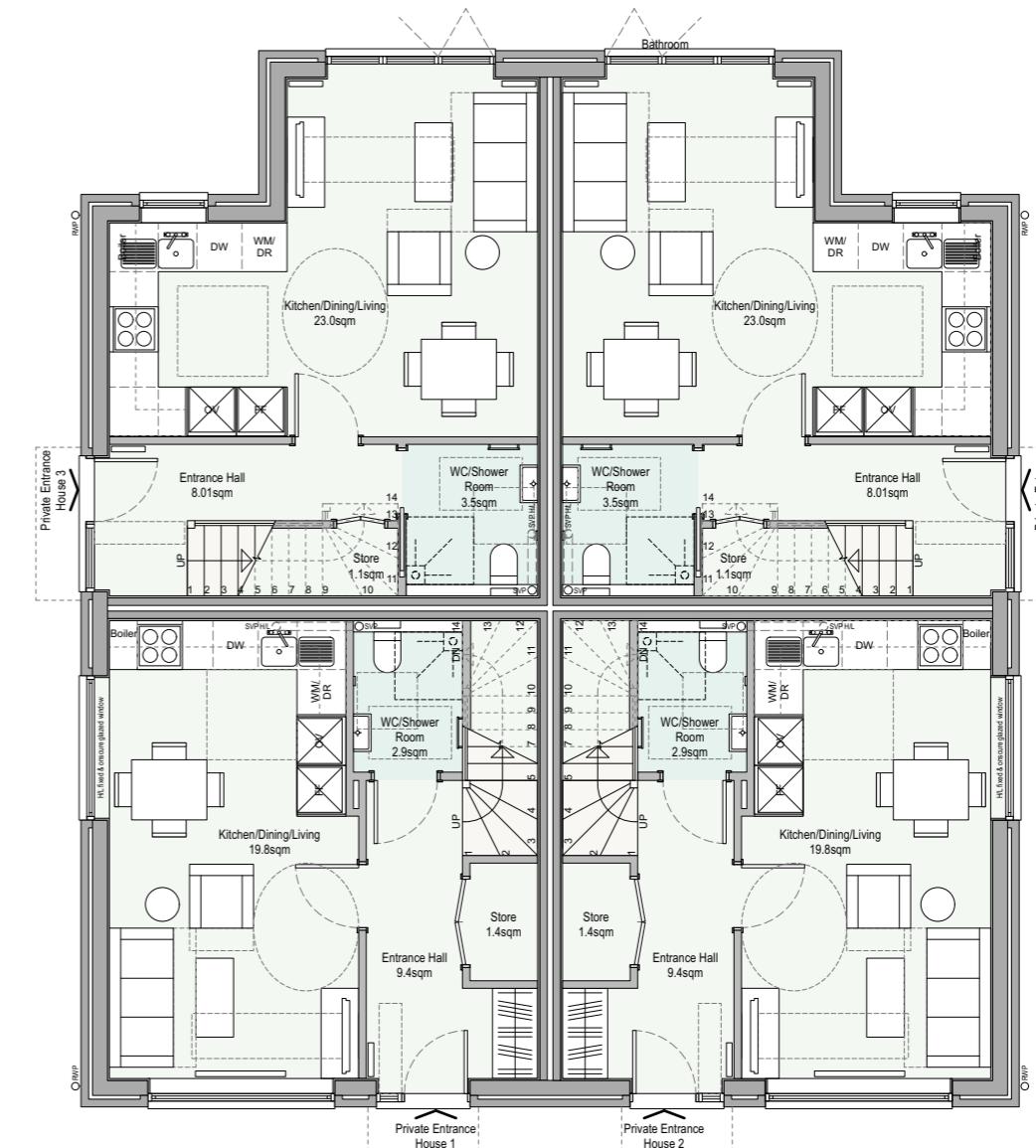
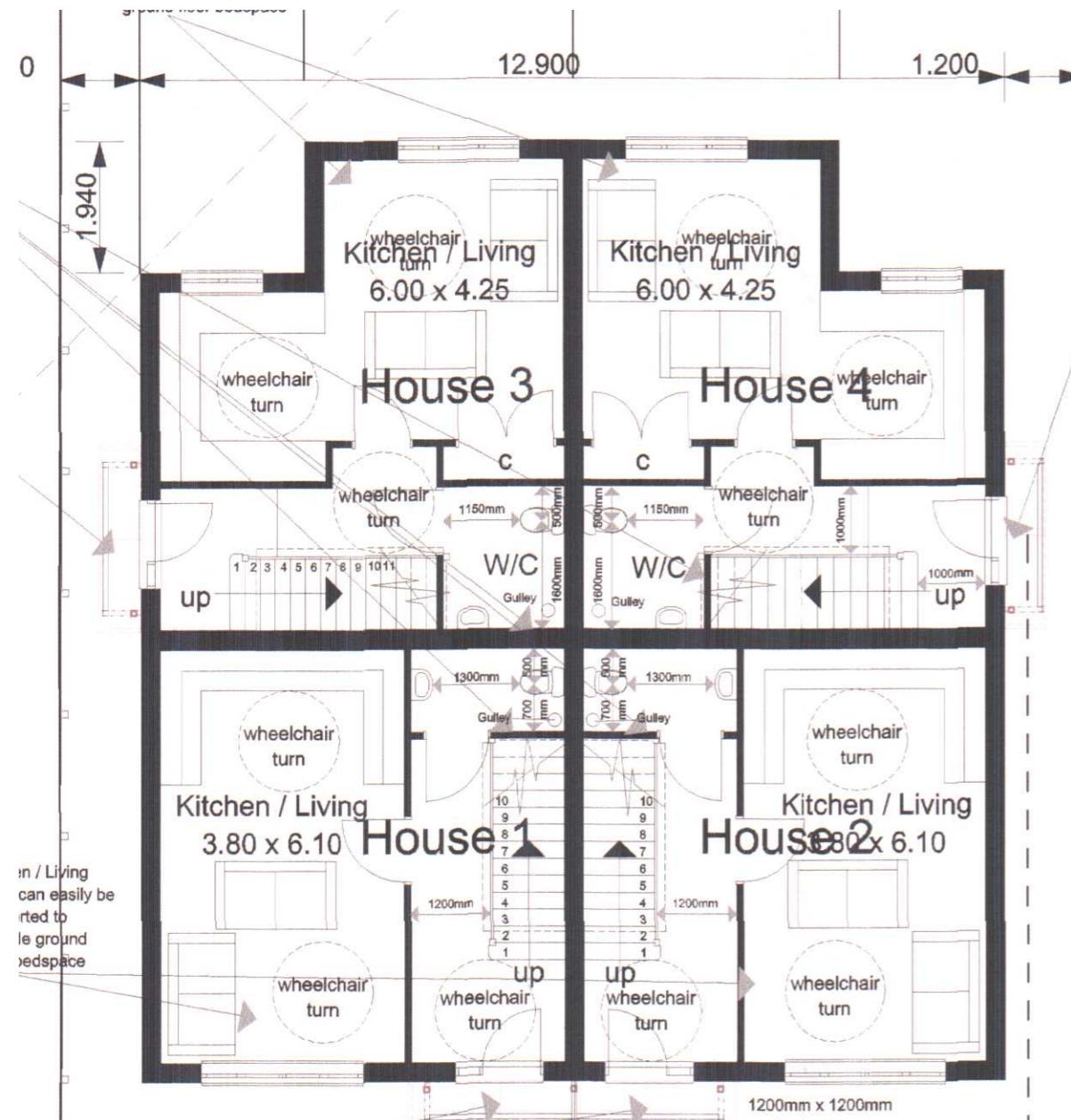
- Level thresholds provided to access the building
- Pitched roof canopies replaced with flat roof canopies
- Rear facade bifold doors provided to living rooms
- Building shell thickness adjusted to conform to current Approved Document Part L1 thermal performance

requirements, resulting in reduced unit sizes, whilst still meeting nationally described space standards

- Internal layout arrangements adjusted to conform to current planning policy 'Accessible Hillingdon SPD 2017, to the London Plan 2021 and Approved Document Part M 4 (2) Accessible and Adaptable dwellings
- Internal layout arrangements adjusted to conform to

technical housing standards, nationally described space standard

- Rainwater goods introduced
- Roof form corrected as it was drawn incorrectly on the approved plans.
- Roof pitch has been retained.



2 . 0 P R O P O S A L C O M P A R I S O N

2.1 PROPOSAL COMPARISON - PLANS (CONTINUED)

The following amendments are proposed to the plans:

- Building and openings set out to metric brick sizes
- Entrance doors and glass side panels revised
- External building design modernised, whilst referencing it to 1940s/50s dwellings of similar nature found in the close vicinity of the site (see precedent image 1 for

reference)

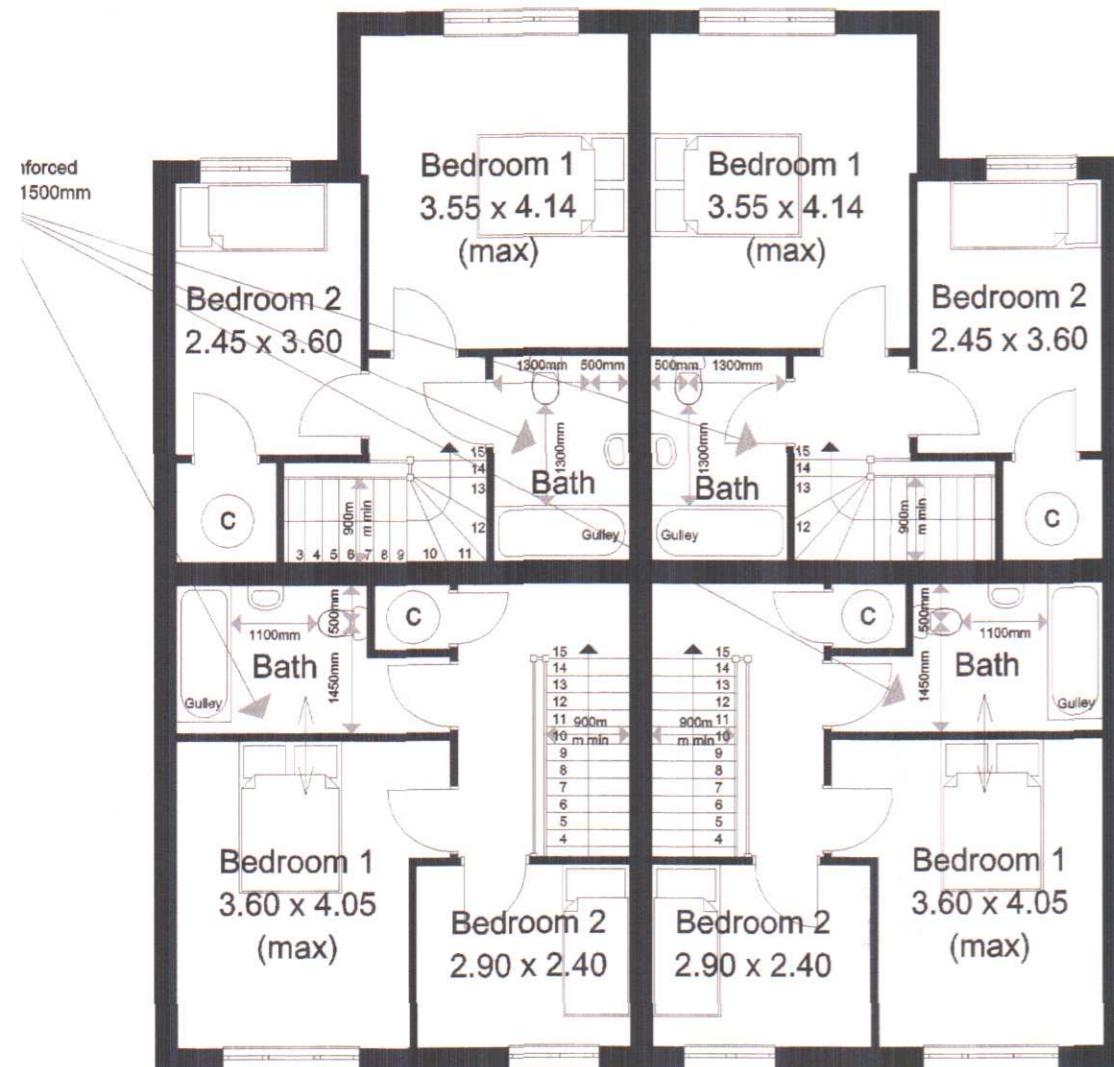
- Level thresholds provided to access the building
- Pitched roof canopies replaced with flat roof canopies
- Rear facade bifold doors provided to living rooms
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requirements, resulting in reduced unit sizes, whilst still meeting nationally described space standards

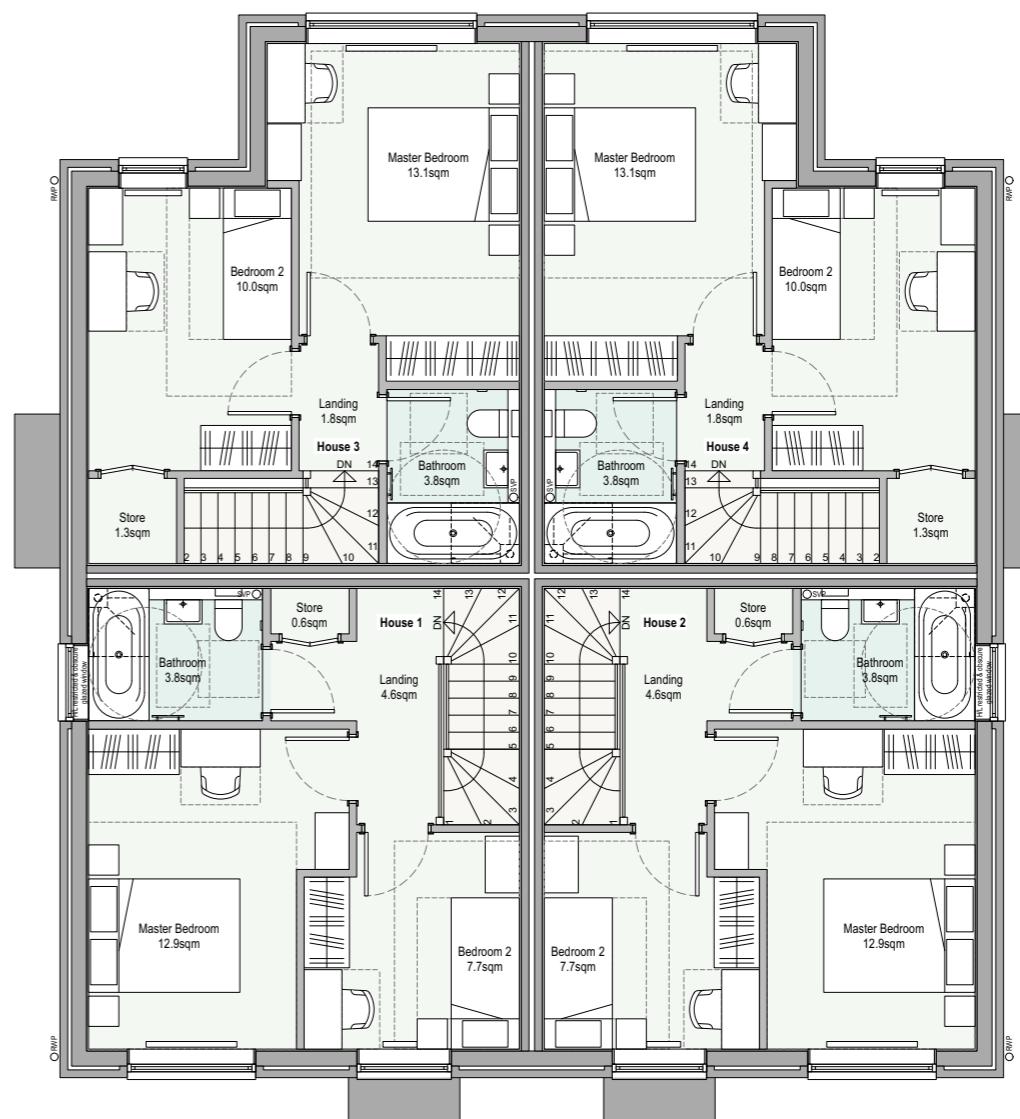
- Internal layout arrangements adjusted to conform to current planning policy 'Accessible Hillingdon SPD 2017, to the London Plan 2021 and Approved Document Part M 4 (2) Accessible and Adaptable dwellings
- Internal layout arrangements adjusted to conform to

technical housing standards, nationally described space standard

- Rainwater goods introduced
- Roof form corrected as it was drawn incorrectly on the approved plans.
- Roof pitch has been retained.



Approved first floor plan under application 65680/APP/2011/36 (not to scale)



Proposed first floor plan (not to scale)

2 . 0 P R O P O S A L C O M P A R I S O N

2.1 PROPOSAL COMPARISON - PLANS (CONTINUED)

The following amendments are proposed to the plans:

- Building and openings set out to metric brick sizes
- Entrance doors and glass side panels revised
- External building design modernised, whilst referencing it to 1940s/50s dwellings of similar nature found in the close vicinity of the site (see precedent image 1 for reference)

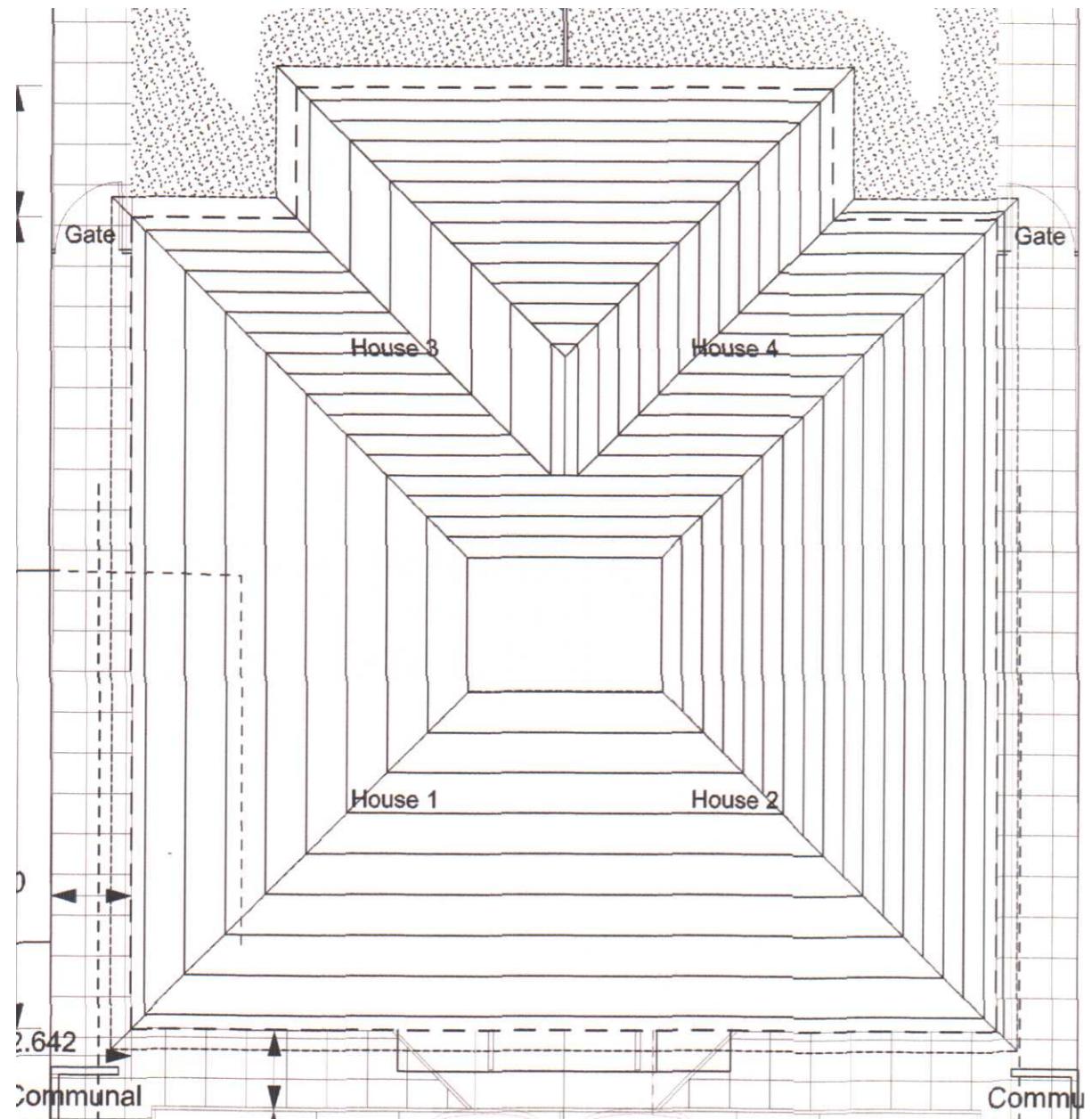
- Level thresholds provided to access the building
- Pitched roof canopies replaced with flat roof canopies
- Rear facade bifold doors provided to living rooms
- Building shell thickness adjusted to conform to current Approved Document Part L1 thermal performance

requirements, resulting in reduced unit sizes, whilst still meeting nationally described space standards

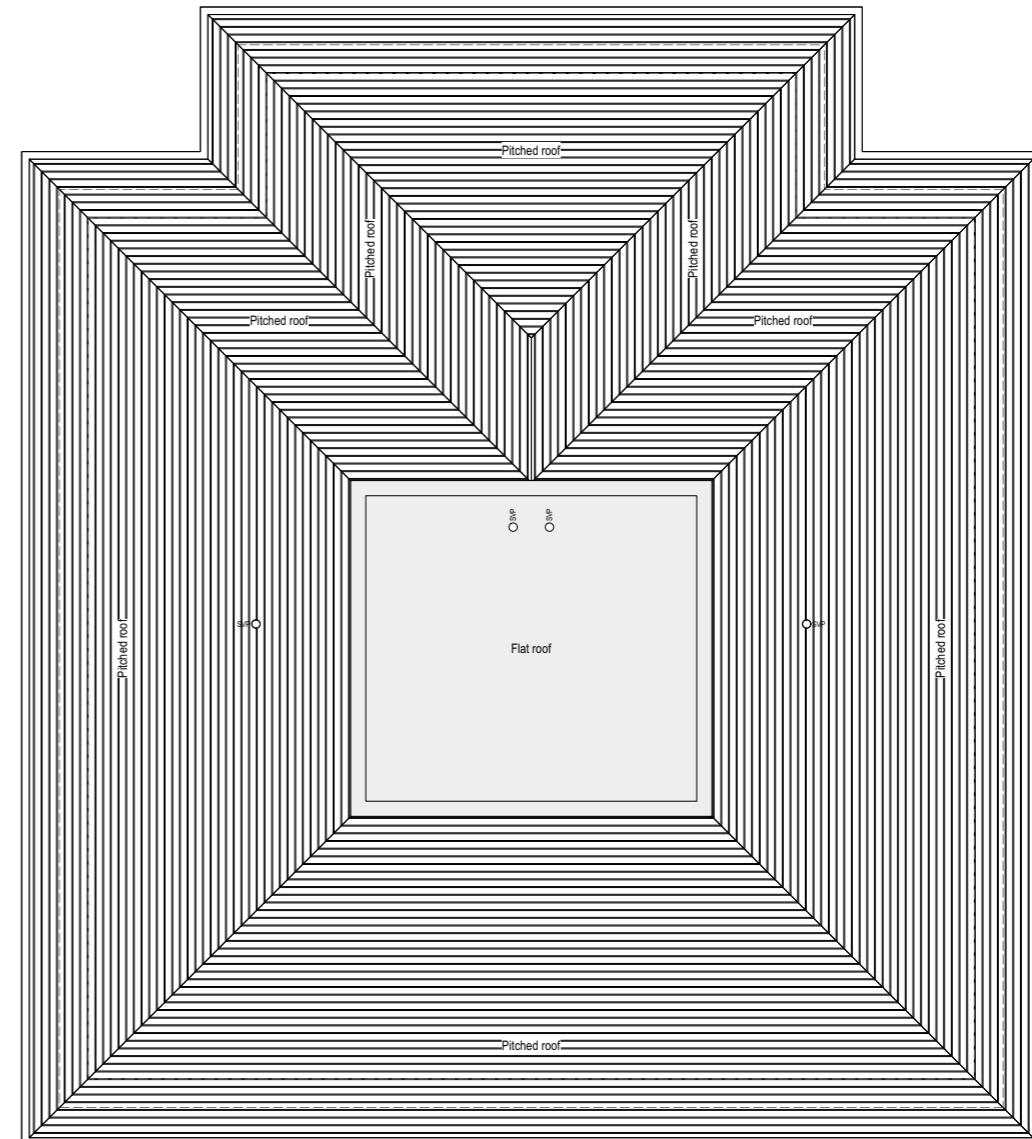
- Internal layout arrangements adjusted to conform to current planning policy 'Accessible Hillingdon SPD 2017, to the London Plan 2021 and Approved Document Part M 4 (2) Accessible and Adaptable dwellings
- Internal layout arrangements adjusted to conform to

technical housing standards, nationally described space standard

- Rainwater goods introduced
- Roof form corrected as it was drawn incorrectly on the approved plans.
- Roof pitch has been retained.



Approved roof plan under application 65680/APP/2011/36 (not to scale)



Proposed roof plan (not to scale)

2 . 0 P R O P O S A L C O M P A R I S O N

2.2 PROPOSAL COMPARISON - ELEVATIONS

The following amendments are proposed to the elevations:

- Building and openings set out to metric brick sizes
- Entrance doors and glass side panels revised
- External building design modernised, whilst referencing it to 1940s/50s dwellings of similar nature found in the close vicinity of the site (see precedent image 1 for

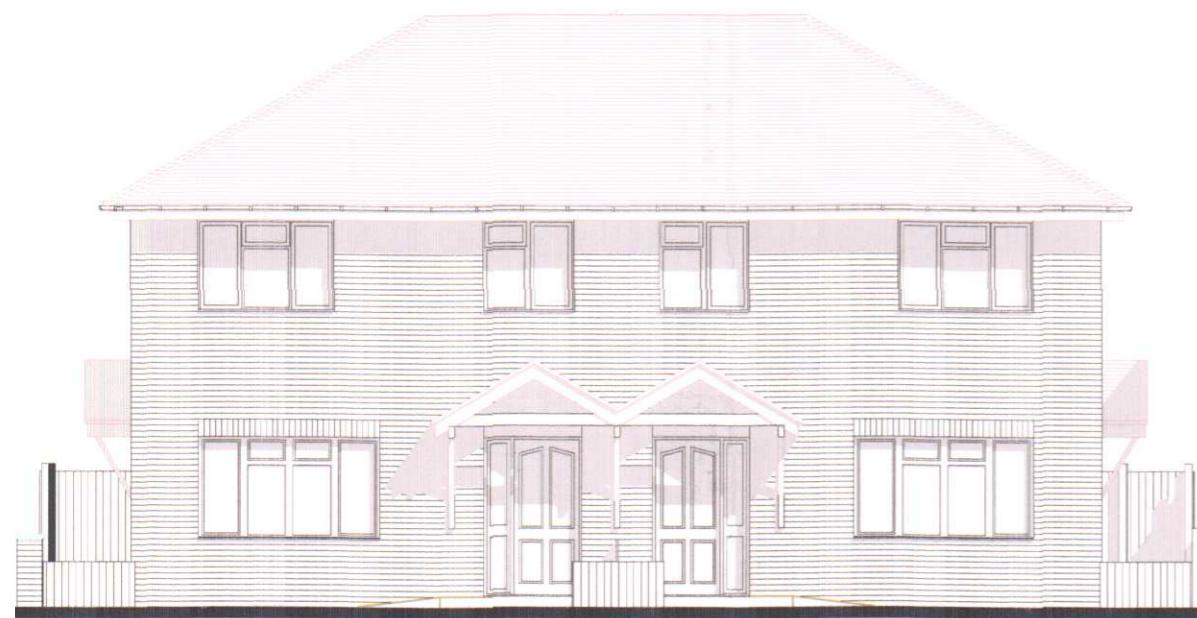
reference)

- Brick detailing such as soldier courses and window cills in brick proposed
- Level thresholds provided to access the building
- Pitched roof canopies replaced with flat roof canopies
- Rear facade bifold doors provided to living rooms

- Rainwater goods introduced

- Window design amended, providing energy-efficient aluminium framed glazing in dark grey, with muntins to imitate heritage window
- Rendered plinth introduced
- Dark red/brown concrete roof tiling proposed

- High-level obscure glazed, restricted or fixed shut windows to site elevation proposed
- Roof form corrected as it was drawn incorrectly on the approved plans.
- Roof pitch has been retained.



Approved southeast elevation under application 65680/APP/2011/36 (not to scale)



Proposed southeast elevation (not to scale)

2.2 PROPOSAL COMPARISON - ELEVATIONS (CONTINUED)

The following amendments are proposed to the elevations:

- Building and openings set out to metric brick sizes
- Entrance doors and glass side panels revised
- External building design modernised, whilst referencing it to 1940s/50s dwellings of similar nature found in the close vicinity of the site (see precedent image 1 for reference)

- Brick detailing such as soldier courses and window cills in brick proposed
- Level thresholds provided to access the building
- Pitched roof canopies replaced with flat roof canopies
- Rear facade bifold doors provided to living rooms

- Rainwater goods introduced
- Window design amended, providing energy-efficient aluminium framed glazing in dark grey, with muntins to imitate heritage window
- Rendered plinth introduced
- Dark red/brown concrete roof tiling proposed
- High-level obscure glazed, restricted or fixed shut windows to site elevation proposed
- Roof form corrected as it was drawn incorrectly on the approved plans.
- Roof pitch has been retained.



Approved northwest elevation under application 65680/APP/2011/36 (not to scale)



Proposed northwest elevation plan (not to scale)

2.2 PROPOSAL COMPARISON - ELEVATIONS (CONTINUED)

The following amendments are proposed to the elevations:

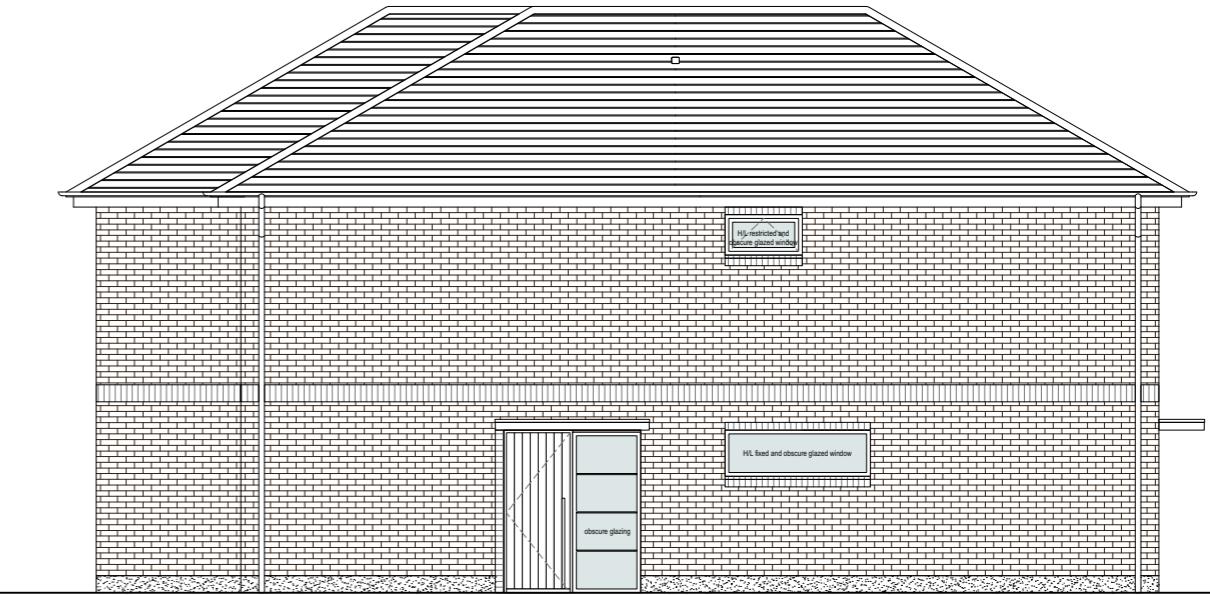
- Building and openings set out to metric brick sizes
- Entrance doors and glass side panels revised
- External building design modernised, whilst referencing it to 1940s/50s dwellings of similar nature found in the close vicinity of the site (see precedent image 1 for reference)



Approved southwest elevation under application 65680/APP/2011/36 (not to scale)

- Brick detailing such as soldier courses and window cills in brick proposed
- Level thresholds provided to access the building
- Pitched roof canopies replaced with flat roof canopies
- Rear facade bifold doors provided to living rooms

- Rainwater goods introduced
- Window design amended, providing energy-efficient aluminium framed glazing in dark grey, with muntins to imitate heritage window
- Rendered plinth introduced
- Dark red/brown concrete roof tiling proposed
- High-level obscure glazed, restricted or fixed shut windows to site elevation proposed
- Roof form corrected as it was drawn incorrectly on the approved plans.
- Roof pitch has been retained.



Proposed southwest elevation plan (not to scale)

2.2 PROPOSAL COMPARISON - ELEVATIONS (CONTINUED)

The following amendments are proposed to the elevations:

- Building and openings set out to metric brick sizes
- Entrance doors and glass side panels revised
- External building design modernised, whilst referencing it to 1940s/50s dwellings of similar nature found in the close vicinity of the site (see precedent image 1 for

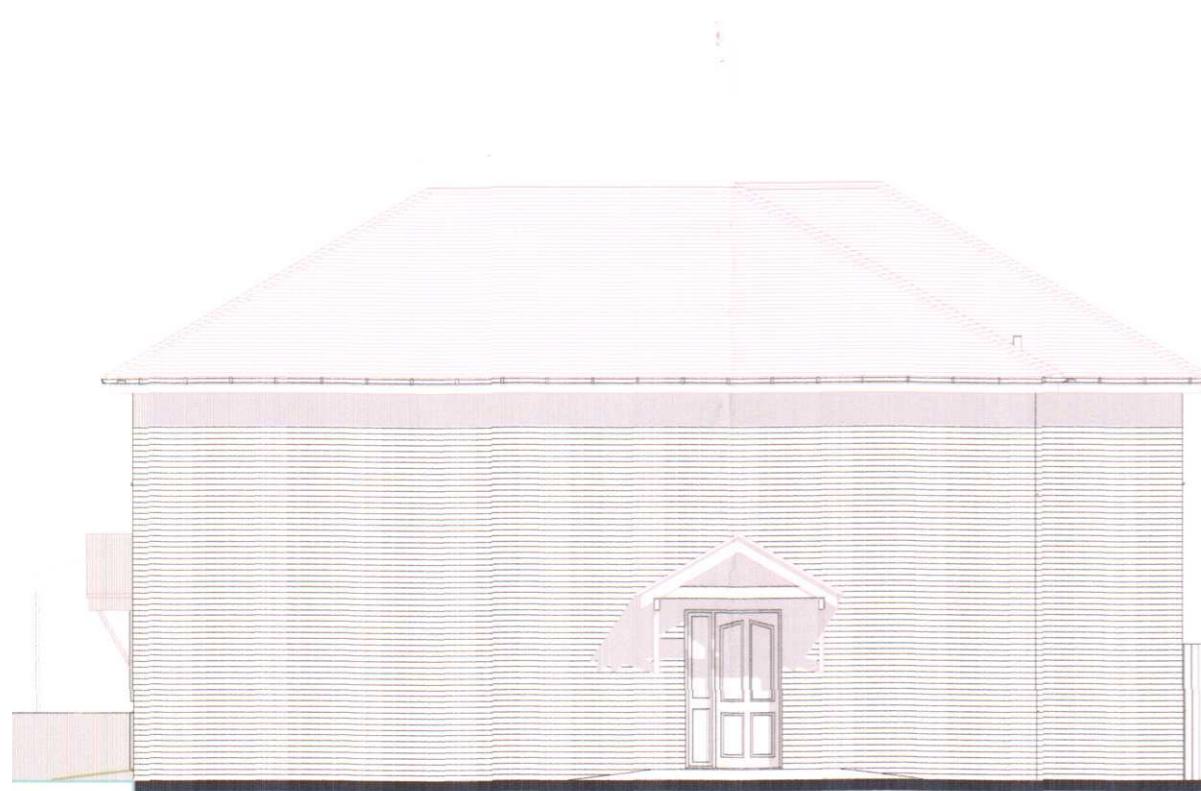
reference)

- Brick detailing such as soldier courses and window cills in brick proposed
- Level thresholds provided to access the building
- Pitched roof canopies replaced with flat roof canopies
- Rear facade bifold doors provided to living rooms

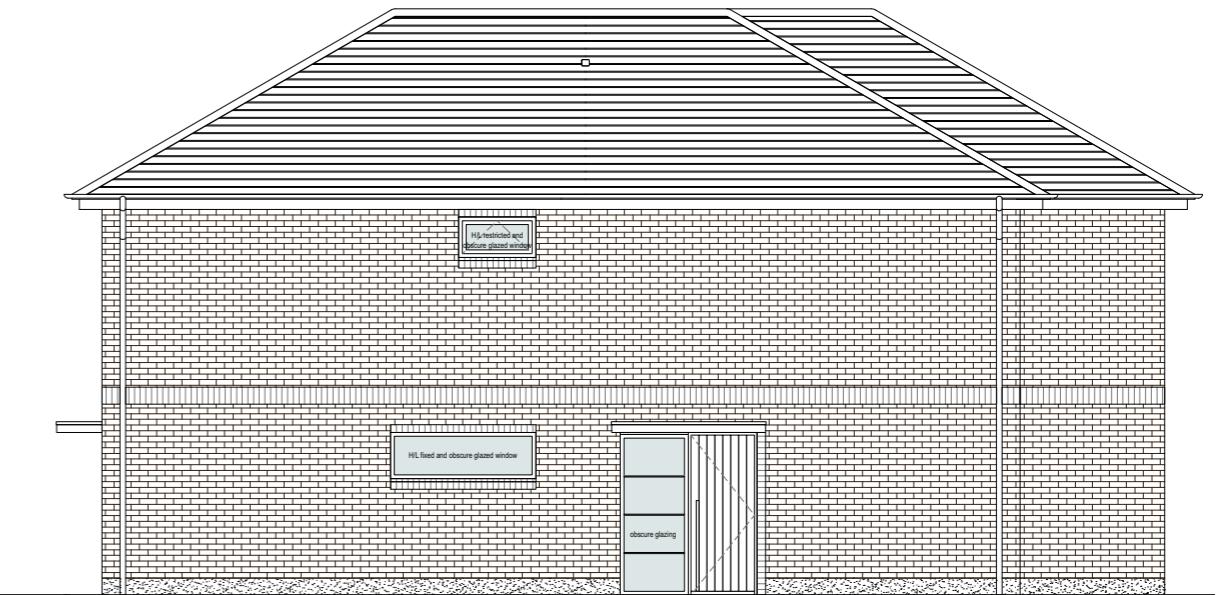
• Rainwater goods introduced

- Window design amended, providing energy-efficient aluminium framed glazing in dark grey, with muntins to imitate heritage window
- Rendered plinth introduced
- Dark red/brown concrete roof tiling proposed

- High-level obscure glazed, restricted or fixed shut windows to site elevation proposed
- Roof form corrected as it was drawn incorrectly on the approved plans.
- Roof pitch has been retained.



Approved northeast elevation under application 65680/APP/2011/36 (not to scale)



Proposed northeast elevation plan (not to scale)

3 . 0 P R O P O S E D M A T E R I A L S

3.1 PROPOSED MATERIALS

The external building materials have been chosen referencing the design of 1940s/50s dwellings of similar nature found in the close vicinity of the site (see precedent image 1 for reference).



• Vandersanden Purple GS red/brown brick



• Redland Concrete Plain Roof Tile - Natural Red



• Heritage style dark aluminium framed windows and bifold doors



• Precedent image no.1

