



Design & Access Statement
67 Horton Road, West Drayton

March 2020



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The Design Process

AndArchitects are committed to producing high quality schemes, using innovative designs that respond to the needs and opportunities of the site. The company has successfully delivered many projects sensitive to their surroundings.

In 2010, AndArchitects were finalists for the national Grand Design Awards 'Best Redesign' for a residential project located in a London Local Authority. The practice have also been shortlisted for the BD Architect of the Year Awards 2017 for their contributions to the Sport and Leisure sectors.

AndArchitects are RIBA Client Advisers.

This document is submitted to as part of a full planning application for a new residential building on the site of 67 Horton Road, Yiewsley, UB7 8ET.

The proposed development at 67 Horton Road, is a one to four storey detached building with a amenity and parking spaces.

Design

Use and Context

Use

The site is currently being used for two dwelling houses, gardens and parking.

The client would like to retain the land for residential C3 class use and look to optimise the use of the site by providing seven new dwelling houses (net increase of five units). These would be a mixture of one and two bed apartments.

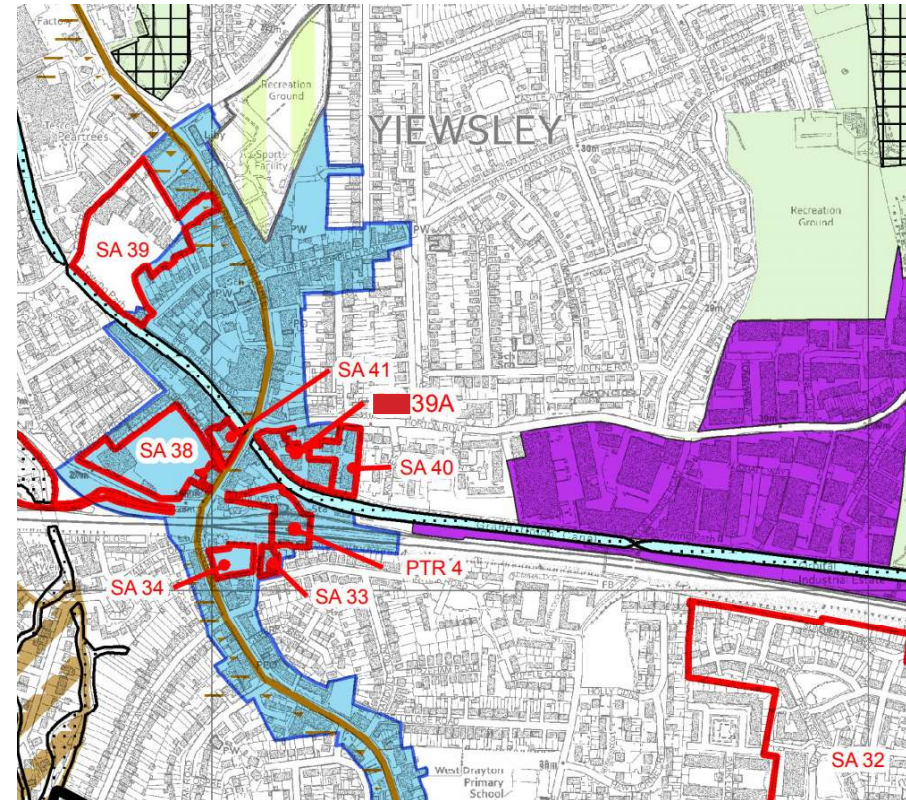
The property is not listed nor is it in a conservation area.

Context

The application site is based in West Drayton, in Hillingdon Borough. It borders Yiewsley Town Centre as defined in the Hillingdon Council policies map.

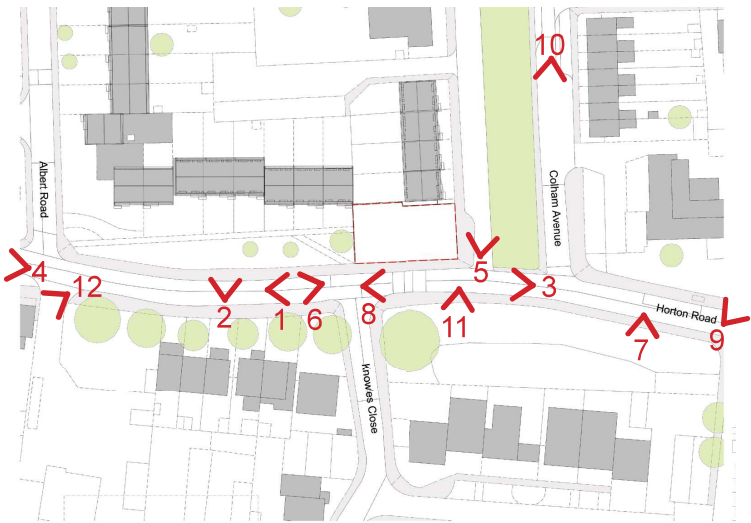


67 Horton Road front facade



- Yiewsley Town Centre indicated in blue
- 67 Horton Road indicated in the red box

Design
Context



No.1



No.2



No.3



No.4

Design Context



No.5



No.6



No.7



No.8



No.9



No.10

Design Context



No.11 - Opposite of 67 Horton Road



No.12 - Otter Way Developments



Continental House, 191 High St, West Drayton



21 High Street

Design Context



Aerial view of the site

The neighbouring properties on Colham Avenue are a mixture of terraced houses, detached and semi detached properties and infill development. These are all of mixed character and proportions.

The units on the South side of Horton Road are characterised by taller developments, new apartment buildings and industrial development. There is a great variation of the massing, size and scale. There is also a large variation on the streetscape along Horton Road.

The site is at the edge of Yiewsley Town Centre which is characterised by commercial and residential development.

The design has been developed taking into consideration its corner plot location at the edge of the town centre, on Horton Road.