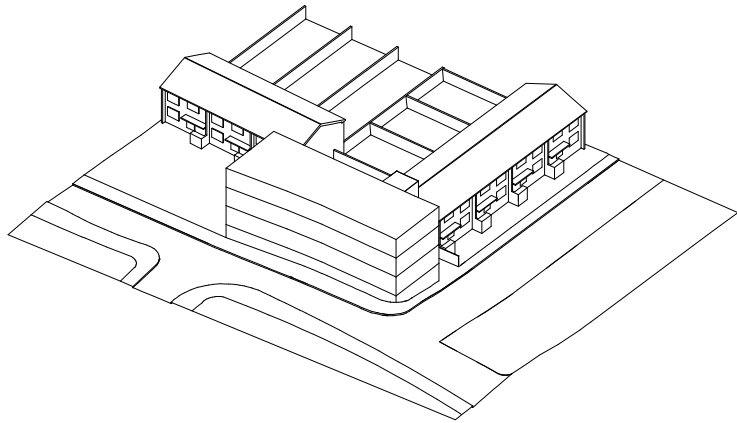
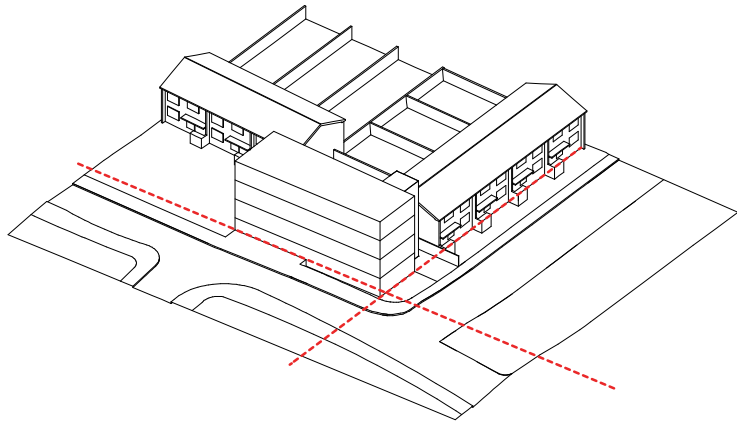


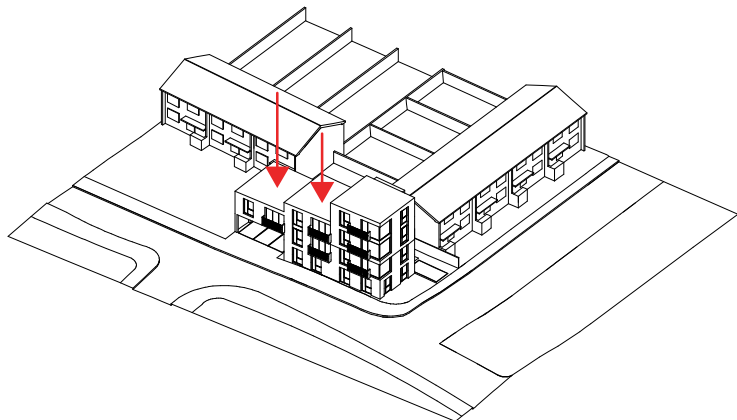
Design Scale



Overall mass on site



Cut building back in line with properties on Colham Avenue. Step building back from Horton Road to create amenity space around building. Surrender land to widen pavement at corner of roads.



Step building down and break up massing with materiality

Design Access



Currently there are two dwellings and 6 car parking spaces on the site of 67 Horton Road.

We are retaining parking in the same locations. Horton Road is well served by transport links and has a PTAL score of 3. It is a 6 minute walk from West Drayton train station with links to Paddington and Reading, as well as several bus services from Yiewsley Town Centre.

Design

Internal Amenity Spaces:

The revised proposal would comprise of five one-bed two person units and two, two-bed units. All of the one-bed units would either comply with or exceed the 50sq.m of internal floor space required by the London Plan, whilst the two-bed units would exceed the required 61sq.m of internal floor space.

External Amenity Space:

The proposed 7 unit development would provide private balcony amenity space for the 5 one-bed units and 2 two-bed units. It would also provide shared amenity space to the rear and green space to the front, benefiting the streetscene.

Highways

The proposed development would have bin and bike storage accessed via the street. The emerging London Plan requires 12 covered and secure cycle parking spaces and this would be provided within the bike store. The bin storage has been located to allow refuse collectors ease of access to the bins without having to pass through the entrance lobby.

Daylight and Sunlight

See daylight and sunlight report



Design

SuDS

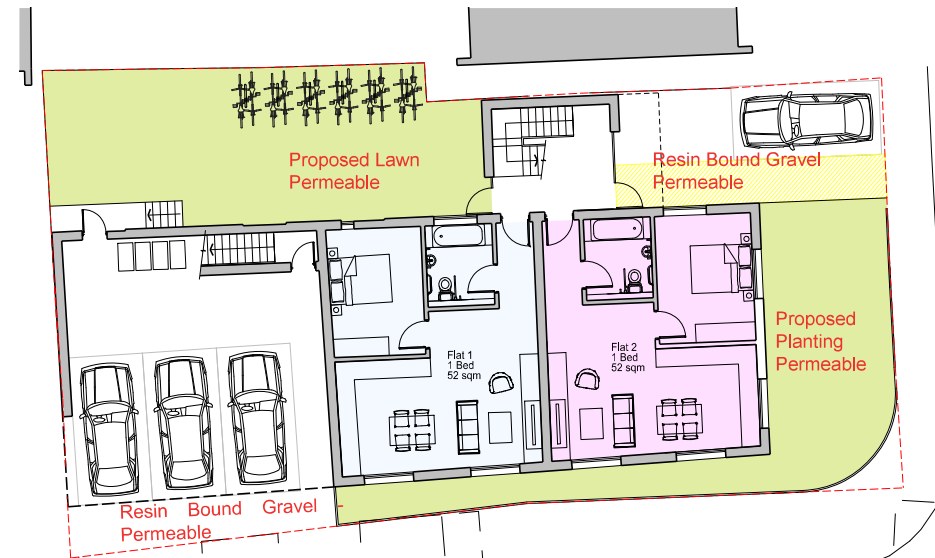
Sustainable Drainage

Drawings 503PL(0)002 and 503PL(0)103 set out the existing and proposed external surface treatments and their permeability. The proposed development seeks to increase the area of permeable drainage area on the site. This will be done through a combination of permeable resin bound gravel, decking, lawn and planting beds.

The area of permeable surface is increasing and therefore no additional water attenuation will be required. The development is also suitable for green or blue roof construction.



Existing landscaping



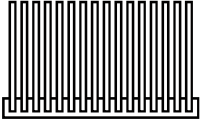
Proposed landscaping

Design Sketches



Facade

Balconies

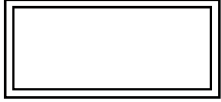


Balconies create amenity space and help break the massing up further, while defining individual blocks. Balconies can tie together the window materials.



Facade

Window Profiles



Using a range of window profiles can create a hierarchy of areas of the importance throughout the building as well as visual interest to those passing by.



Precedents

Horton Road

Contextual Precedents

Within the local vicinity there is a series of approved applications indicated below. It is on this basis that we feel the implementation of such a scheme would complement the already varying character of the Horton Road area.

The list below indicates local applications that provide significant precedent for this proposed application.

Ref: 26628/APP/2009/2284 - 21 High Street, Dated 16/10/09. Redevelopment of site for mixed use development comprising a 44-unit apartment hotel, 1,320 m² of office space and 135 m² restaurant/bar, with associated access, car parking and landscaping (Outline application for approval of access)

Ref: 36996/A/86/2072 - Erection of housing development, Dated 14/11/86

Planning history

Four applications have been submitted for the site since 1992. None of these are relevant for the evaluation of the present proposal.



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