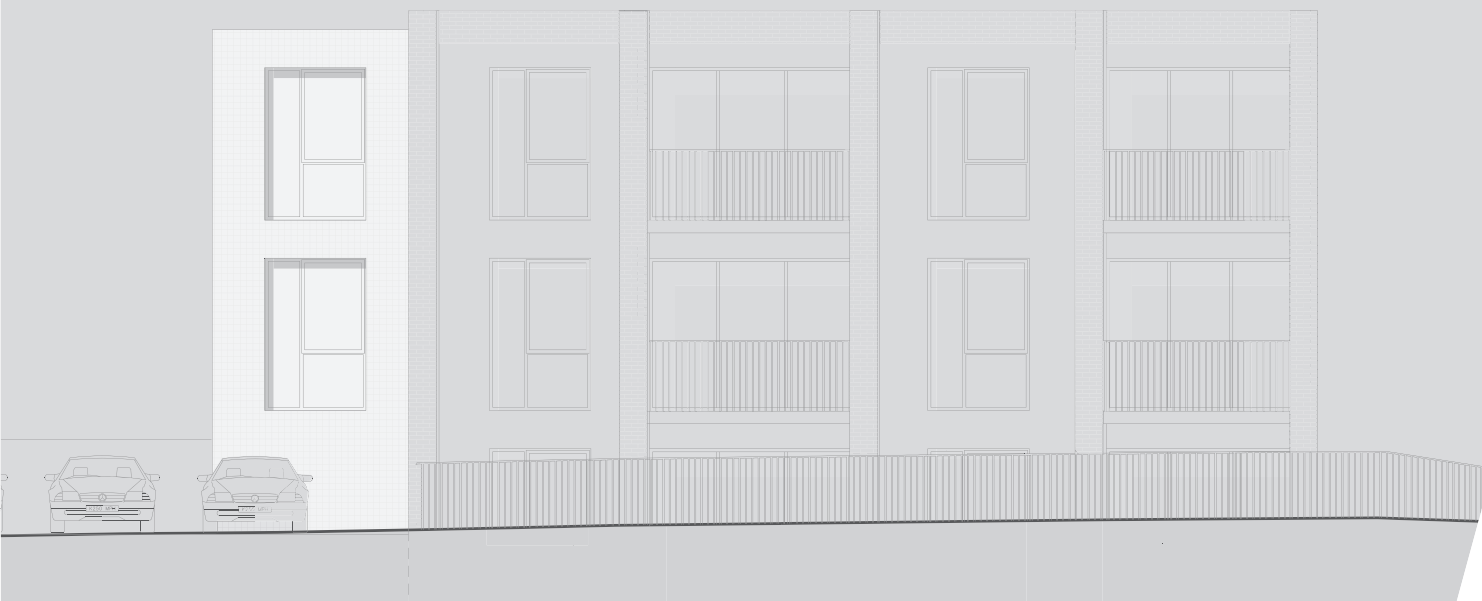


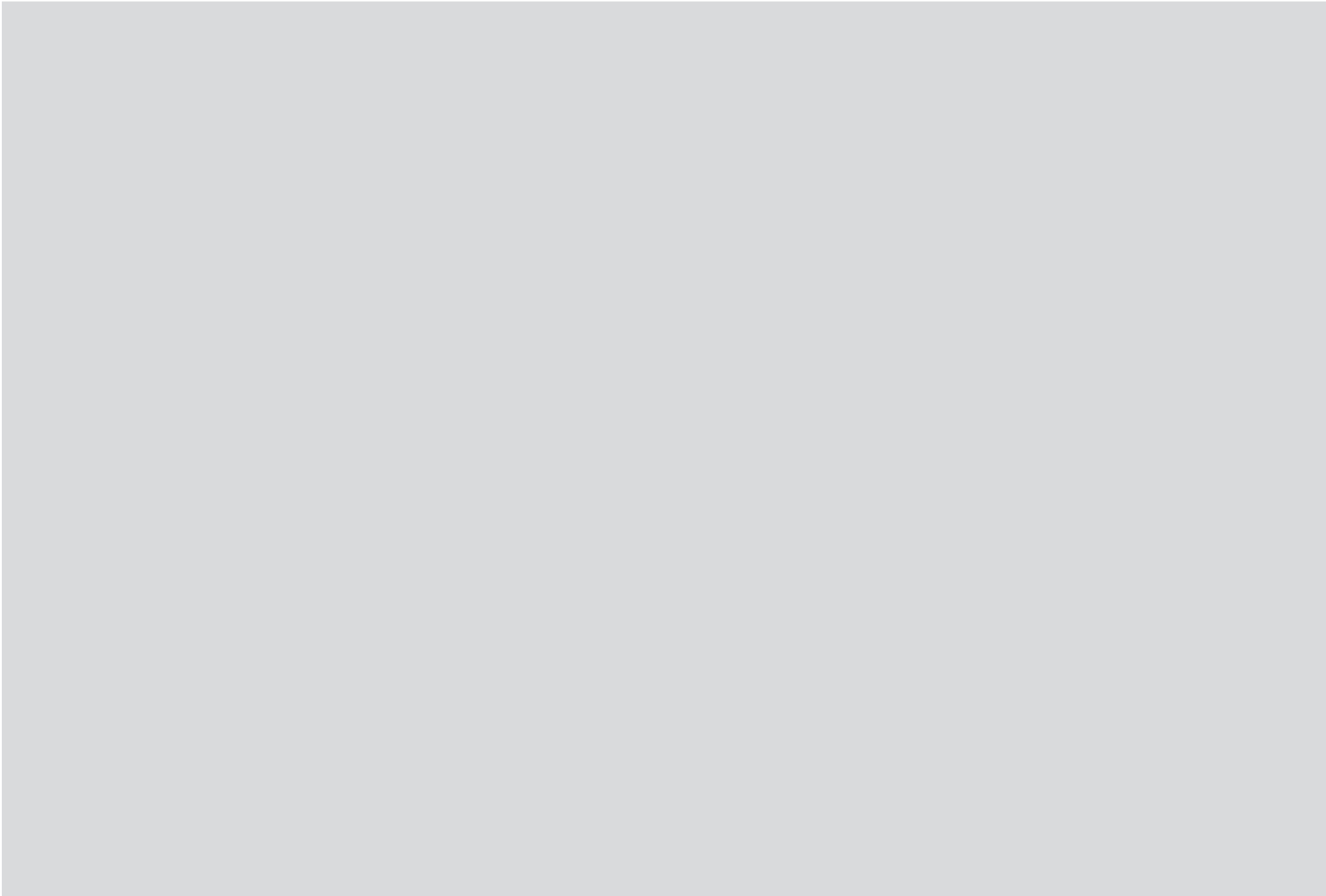


Design & Access Statement 67 Horton Road, West Drayton

September 2021



- 1.0 Design Approach
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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 three 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 six new dwelling houses (net increase of four units). These would be a mixture of one and two bed apartments.

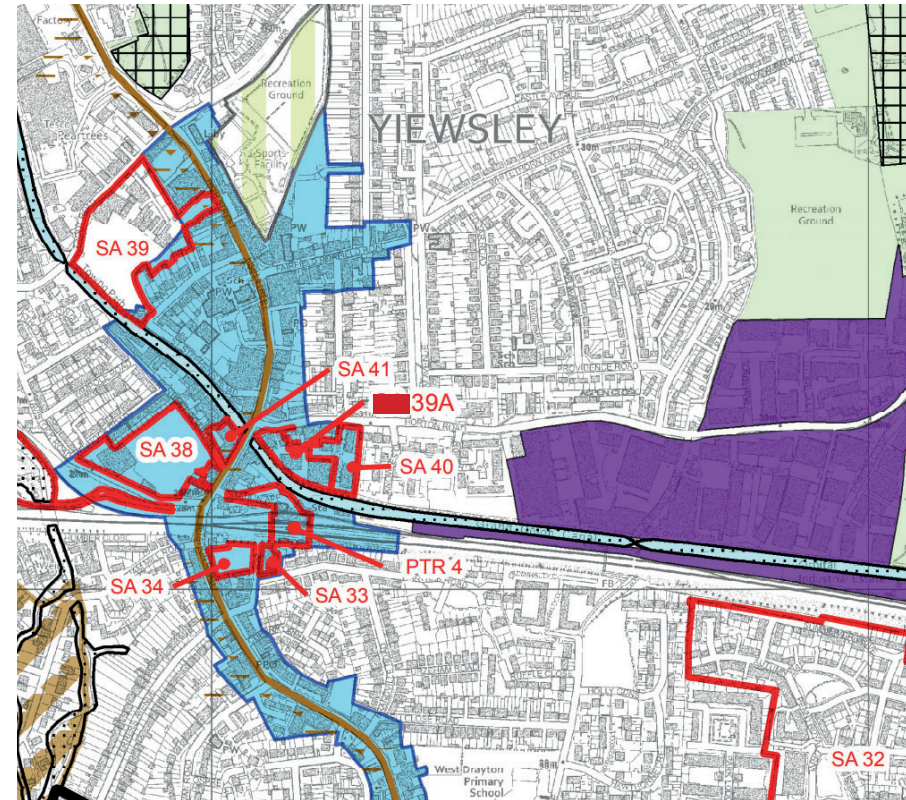
The property is not listed nor is it in a conservation area.

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.

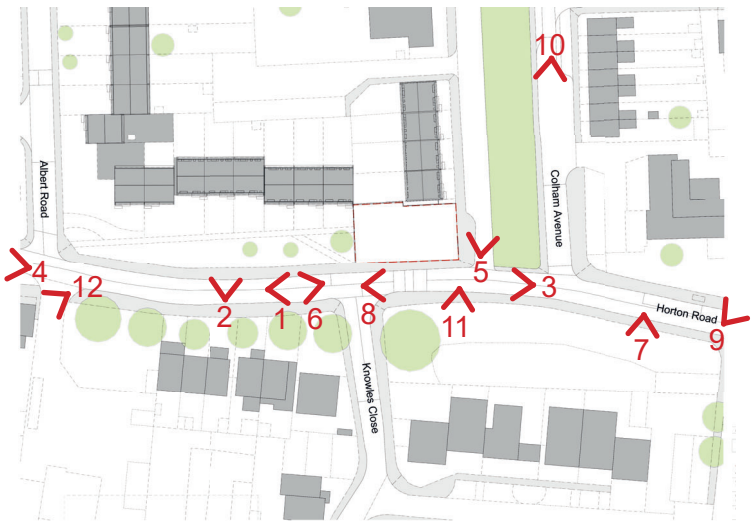


67 Horton Road front facade



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

Design Context



Aerial map



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

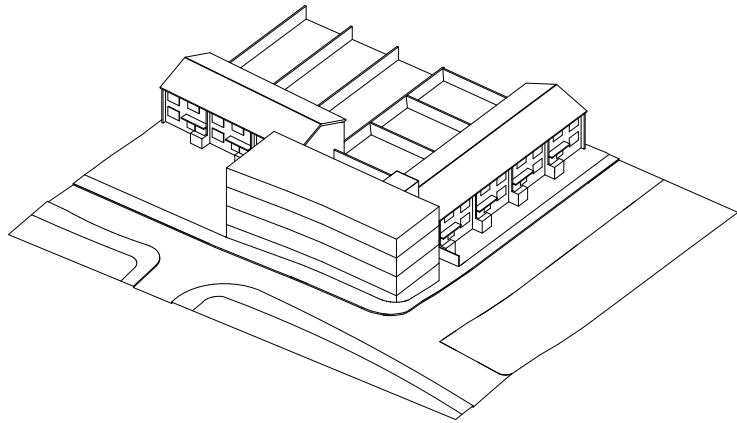
The neighbouring properties on Colham Avenue are a mixture of terraced houses, detached and semi detached properties and infill development. These are all of mixed character and proportions.

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.

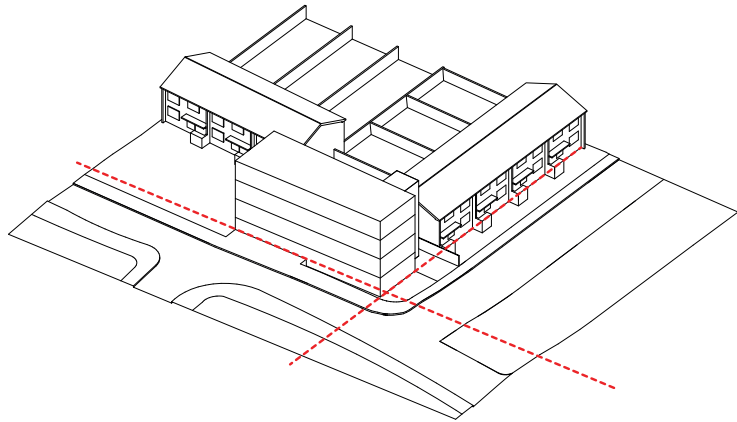
The site is at the edge of Yiewsley Town Centre which is characterised by commercial and residential development.

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

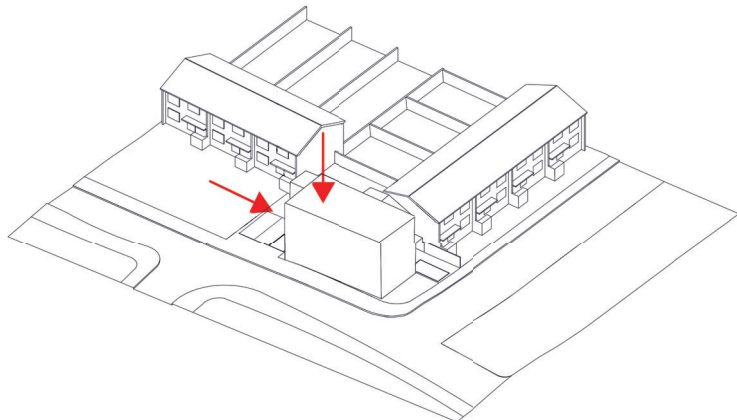
Design Scale



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.



Cut building down and side so that it is more in scale with the neighbouring buildings. Break up massing with textured brickwork.

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 three one-bed two person units and three, 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 6 unit development would provide private balcony amenity space for all units. It would have green amenity space in front, side and rear including a shared amenity space benefiting the streetscape and privacy.



Highways

The proposed development would have bin and bike storage accessed via the street. The emerging London Plan requires 11 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

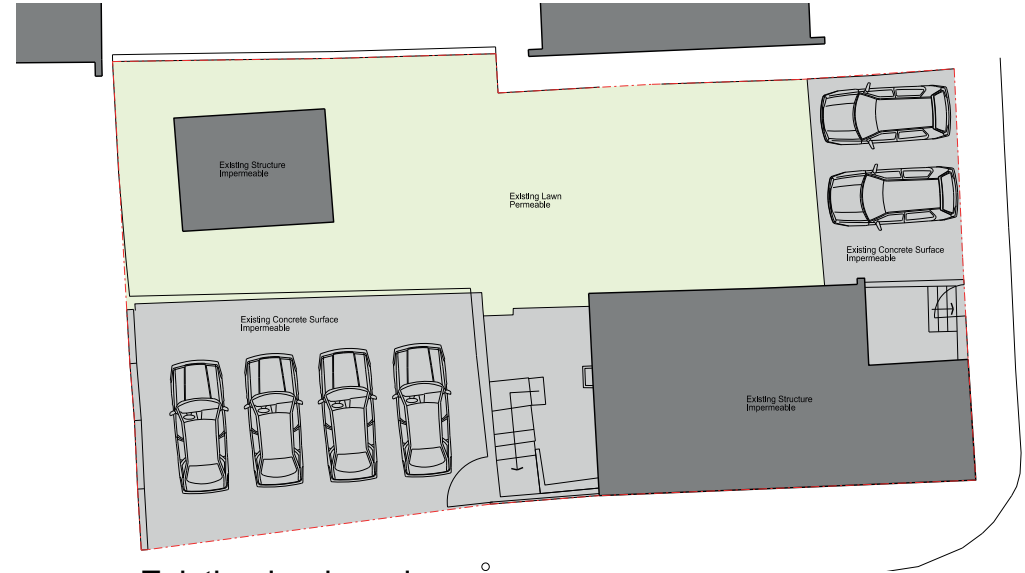
See daylight and sunlight report

Design SuDS

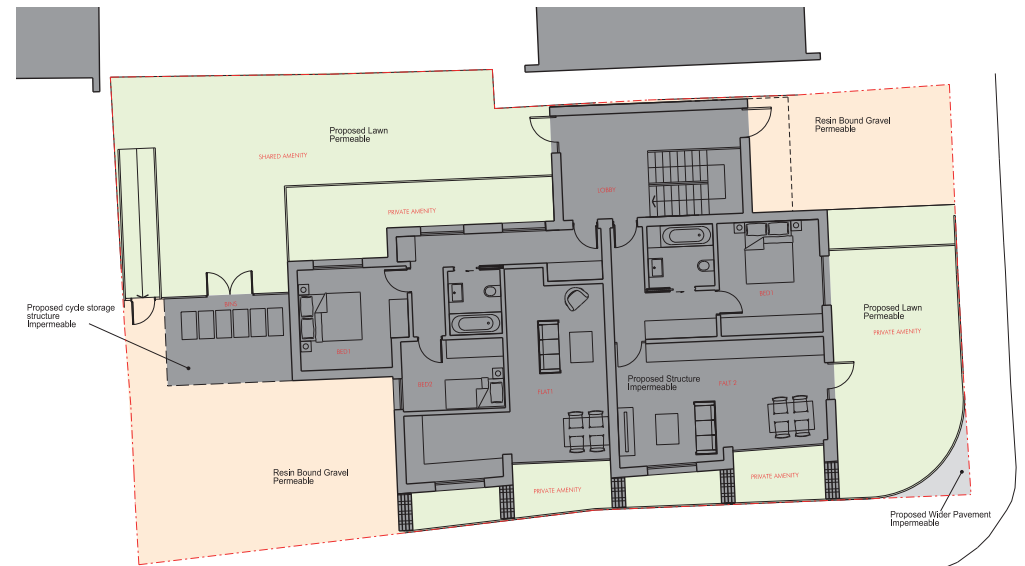
Sustainable Drainage

Drawings 503PL(0)002 and 503PL(0)102 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

Proposed Elevations



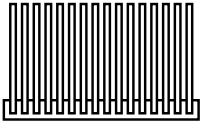
View from Horton Road



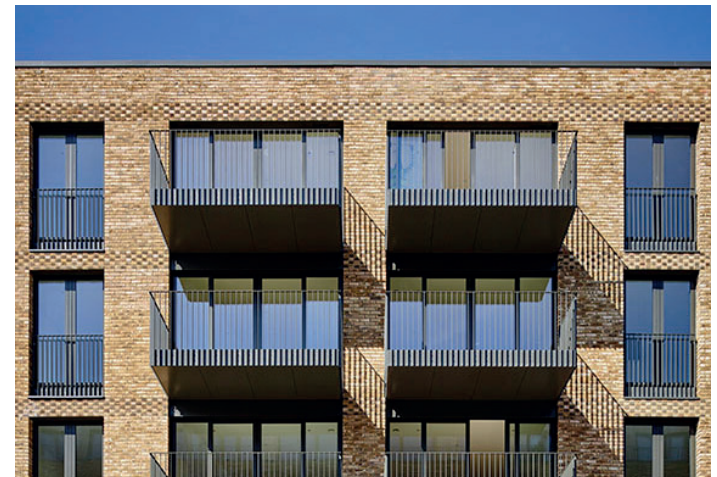
View from Colham Avenue

Facade

Balconies

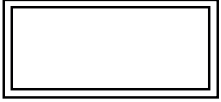


Balconies create amenity space and help break the massing up further, while defining individual blocks. Balconies can tie together the window materials.



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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