

Design and Access Statement

1 Gatehill Road

Northwood

HA6 3 QB



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Introduction.

This statement relates to the proposal by ISK Architects to create a garage at the front of the property at 1 Gatehill Road, Northwood. The owner, is keen car collector and needs extra space to secure his cars.

This statement has been produced to assist the London Borough of Hillingdon in their determination of the application and to provide others who are interested in the application with background information regarding the site and this proposal, and illustrates the process that has led to the development proposal and to explain and justify the scheme in a structured way.



Figure 1 Site Location

Site Analysis and Evaluation.

General.

This analysis takes into account the parameters of the site in context with the development pattern and the relevant policies of the London Borough of Hillingdon Local Plan with respect to environmental, social and economic issues where the site is located.

This statement has been prepared in support of an application for full planning permission and listed building submitted to London Borough of Hillingdon.

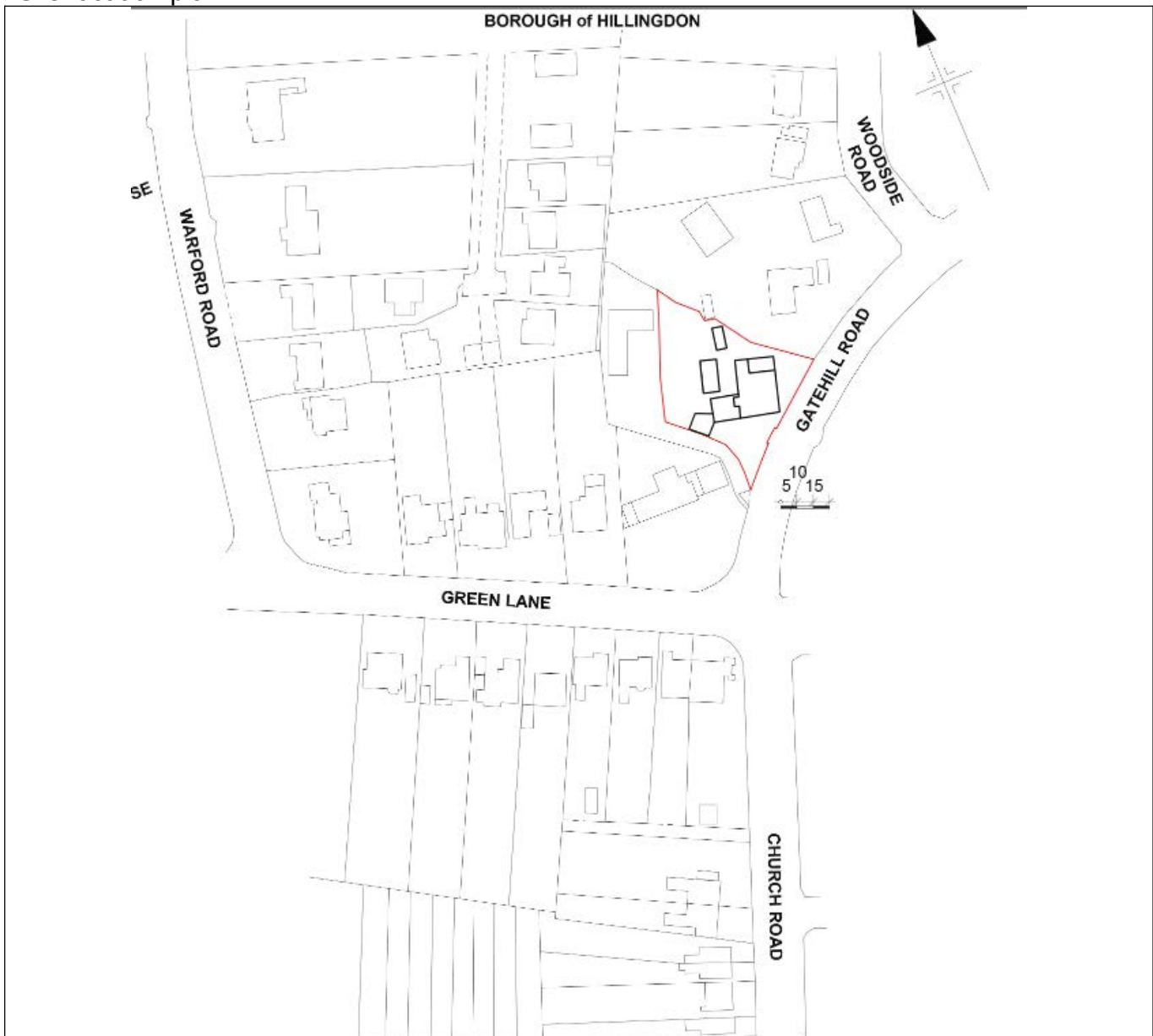
The purpose of this statement is to set out the details of:

- the site and surroundings and relevant planning history
- the nature of the proposed development, and relevant planning policy
- an assessment of how the proposal can be considered against such policy and other material considerations.

Topography.

1 Gatehill Road is a listed building. Generally the site is surrounded by medium-density exclusive detached housing to the north-east, north-west, south-west and south-east, mostly built around the first quarter to middle of the 20th century. The architectural styles are mixed with no single predominant character or theme present.

The site, which extends to approximately 1.2 hectares (1,200sqm), is on Gatehill Road at the junction with Green Lane. The site is not in a flood risk plain as defined by the Environmental Agency, the building is listed and it is in a Conservation Area.

Site location plan

Existing Buildings.

Existing building is a listed building



View of the rear garden where the proposed garage is to be built.

Proposed form and location of Garage



Site plan of the garage



Elevations of the garage

The proposed garage is located on the south west side of the plot next to the existing garage. At present the site is overgrown with undergrowth and Leylandii trees in a bad condition. Five leylandii will have to be felled. The existing fence and hedge behind will be retained.

The garage will be 2.5 m high with a flat roof.

Coping will match to the entrance porch and there will be arch detail above the doors, similar to the existing. External bricks will be yellow London stock to match to the existing brickwork.

The appearance will be maintained by the choice of robust materials, good detailing and construction methods. The new roof to the garage makes direct reference to the existing roof scape with a section of flat roof. The garage will be subordinate to the host building and would not be obtrusive from the street.

The proposal represents the effective reuse of land currently overgrown and covered by old leylandii cypress trees which need to be felled. Using land effectively is a key consideration in respect of planning for housing and is in line with local and national planning policy.

Example of roof coping similar to be created for garage.



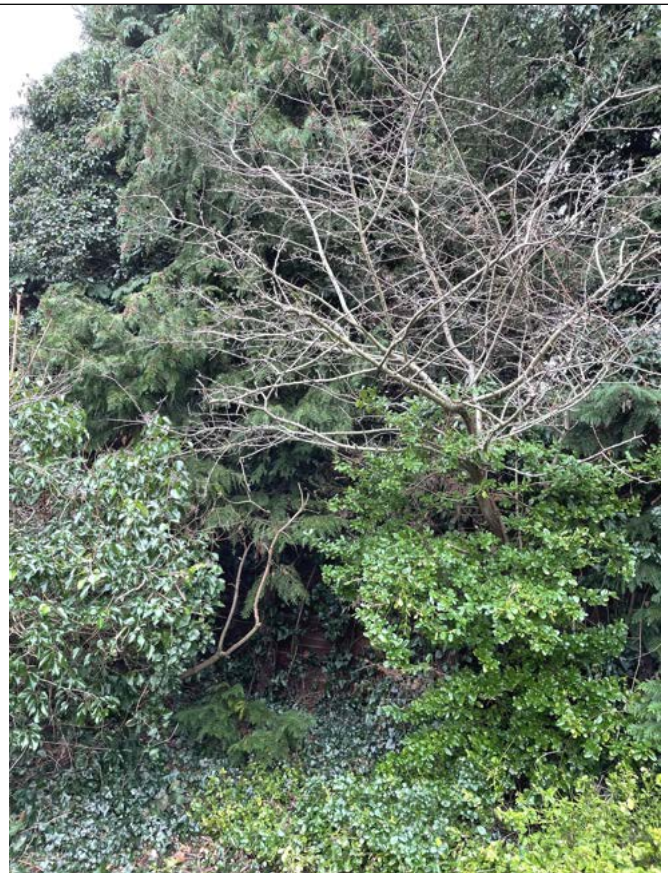
Example of similar roof coping to be created for garage.



Example of arch above entrance to the garage



View of proposed garage from garden



Undergrowth & trees to be removed

Conclusion.

The proposal is to build a garage at the side of the property specifically designed for the site. The height, bulk and mass of the proposed design is in sympathy with the area. The design has been formed with due consideration to the impact on, and privacy of, adjoining properties and gardens.

In conclusion, the modeled design proposal for the garage represents a reasoned sympathetic and measured approach which complies in all respects to the designs aims and saved policies as defined in London Borough of Hillingdon Local Plan.

Proposed materials to be used (flat roof covering, yellow facing brick, stone detail and permeable paving) are shown below:



Stone coping on parapet wall



Arch above garage doors

All external facing materials will be of the highest standard.

The other principle relevant issues are:

- a. The retention of a suitable landscape.
- b. The effect of the proposals on the residential amenities of neighbours.
- c. The retention on site of important trees, particularly openness at the rear of the site beyond the residential curtilage outlined in red.

In conclusion, the modeled design proposal for the new garage represents a reasoned sympathetic and measured approach which complies in all respects to the designs aims and saved policies as defined in the Local Plan.

Access Statement.

The garage is a short distance from main house.
The drive will be finished with permeable surfaces.

Sustainability Statement.

The new garage will meet the energy efficiency and CO2 requirements.
Renewable energy technology will be incorporated into the design.

1. It is planned to use sustainable construction materials
2. It is proposed to meet the sustainable drainage requirements set out in policy CS26 by using:
 - a) rainwater collection
 - b) permeable surfacing.
 - c) permeable surface water pipelines and soak away storage.

Energy conservation.

Improvements to the heat losses are proposed through the following U values

- Roof insulated at rafter level 0.14.
- Windows 20mm double with low E glass and argon filled void 1.80.

Windows and doors will be efficiently sealed to prevent heat loss.

Heating.

The garage will be provided with radiators thermostatically controlled thus removing the possibility of overheating. It is expected that the use of this systems will easily achieve 20% energy saving.

Low energy light fittings will be installed in accordance with building regulation.