



Design & Access Statement
Land at 45 Berkeley Close
Ruislip
HA4 6LE

24/07/2019

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This Design & Access Statement is written in support for our proposal to demolish and replace the existing garages on the site with a new two-storey detached building with 2 self contained flats on Berkeley Close, Ruislip HA4 6LE.

The existing site is located in the London Borough of Hillingdon. Running from North to South along the West Boundary Line is a long underutilised set of garages. The garages are quite old and not fit for purpose for modern day vehicles.

The new proposed dwelling is a two storey building with two self contained flats (2 and 3 bedrooms), one to the ground floor and the other to the first floor. Both flats have a private rear garden to the ground floor. Two car park spaces will be allocated to the front of the building. Two cycle spaces per flat and bin storage will be accommodated on site.

The dwelling is accessed from the front Berkeley Close via a shared driveway. Both, pedestrians and vehicles will share the existing driveway. Access to rear gardens is provided through a side path to each side of the building. GF flat access to private garden is located to the right of the building and First floor to the left. Access to GF flat is level with the car park to the front.

The internal area meet National Housing requirements and London Plan.

One out of two units (Ground Floor unit) is wheelchair adaptable and comply with Lifetime Homes requirements.

The design of the proposed building has been developed by carefully considering the neighbouring properties at Berkeley Close and in line with London Borough of Hillingdon Council's planning policies.

The purpose of this Design and Access Statement is to explain the approach adopted towards the design treatment, accessibility and landscaping of the scheme.

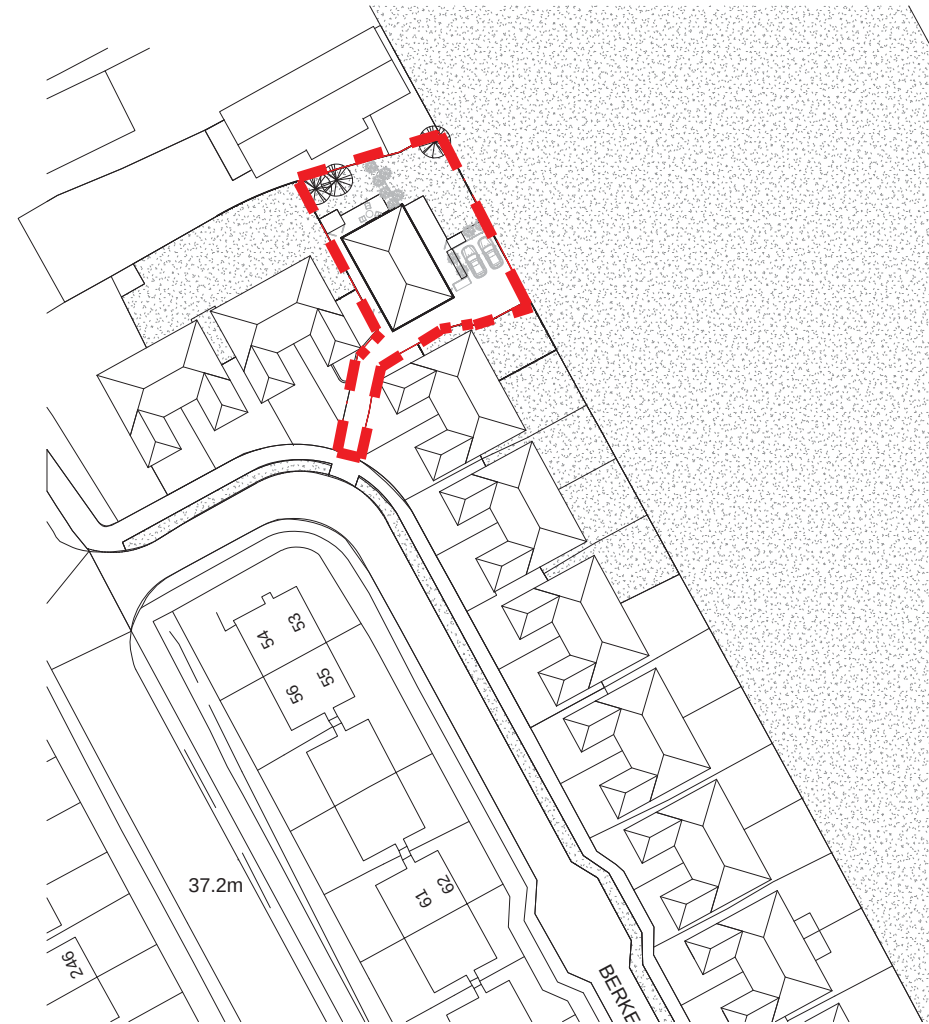
Location

The site is located at the Northern end corner of Berkeley Close. The site is accessed via an existing driveway from Berkeley Close.

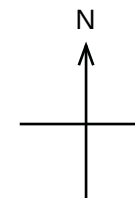
The immediate area is characterized by residential including two-storey semi-detached terraced houses with front and rear garden. The buildings of the area are typically two to three storey houses.

The site is adjacent to a Metropolitan Open Land - Ruislip Manor.

The site is located 7 minute walk (0.3 mile) away from the Ruislip Gardens tube station.



Location Plan



Aerial View



Birdseye View looking West



Birdseye View looking East



View into Site

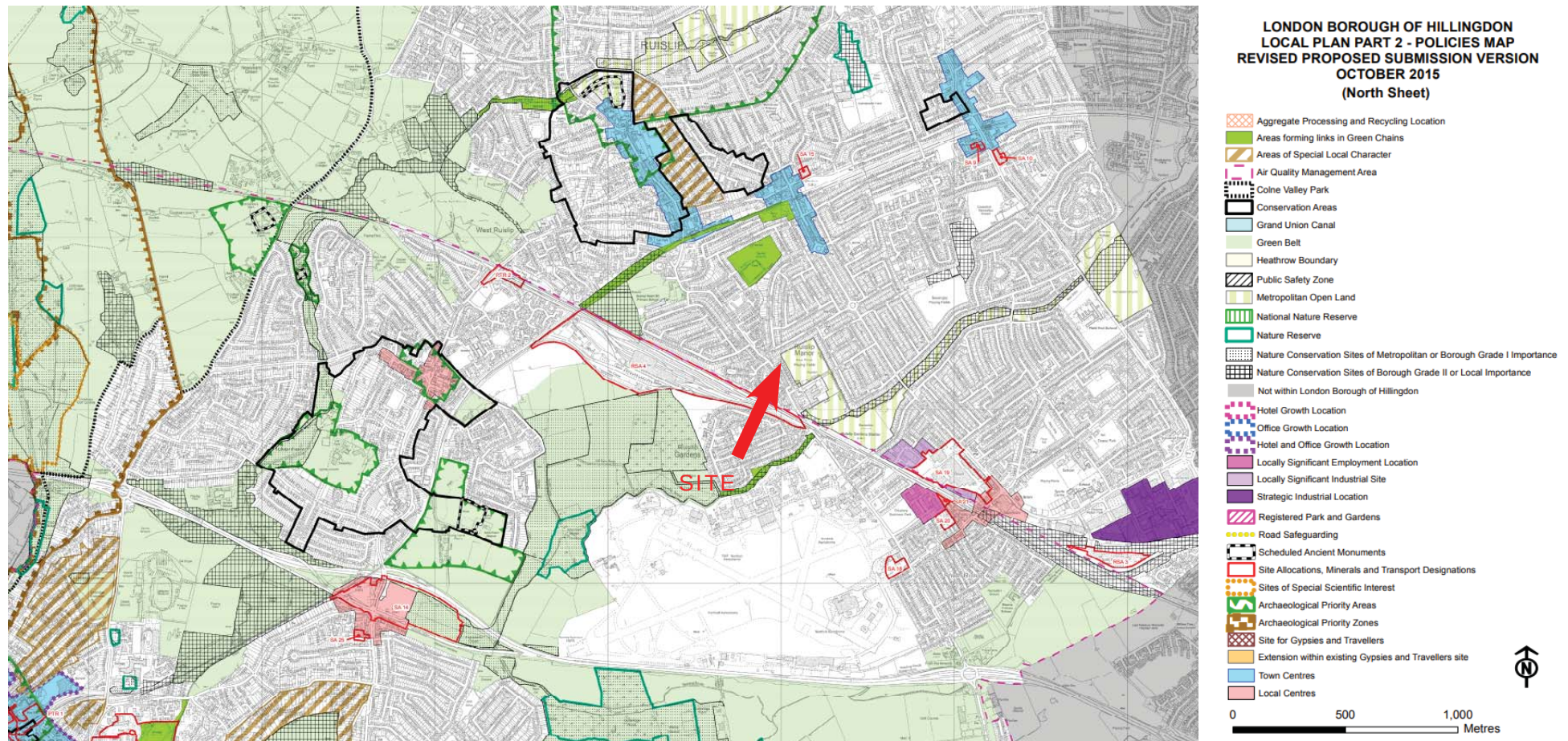
Hillingdon Local Plan

There are no site constraints. The site is not located in a Conservation Area or within a Designated Site of Importance for Biodiversity and Geological Conservation.

The site is adjacent to a Metropolitan Open Land (Ruislip Manor).

Flood Risk

The site lies within a Critical Drainage Area and a Flood Risk Assessment will be submitted as part of this application.



Full Planning Application ref no 69863/APP/2014/3297

The proposed development for a three storey building to create 3x2-bed self contained flats with associated parking was refused by the council on 13/11/2014.

The PlanningDepartment found the scheme unacceptable for the following reasons:

- The proposal by reason of its siting, design, layout, size and proximity to boundary, would result in a intrusive visual element that would fail to harmonise with the layout and appearance of the existing street scene and the surrounding area.
- The proposed development by reason of its lack of separation distance from nearby residential properties, would be detrimental to the residential amenity of the occupiers of the proposed development by reason of overdomination and outlook.

Full Planning Application Site Layout, ref no69863/APP/2014/3297

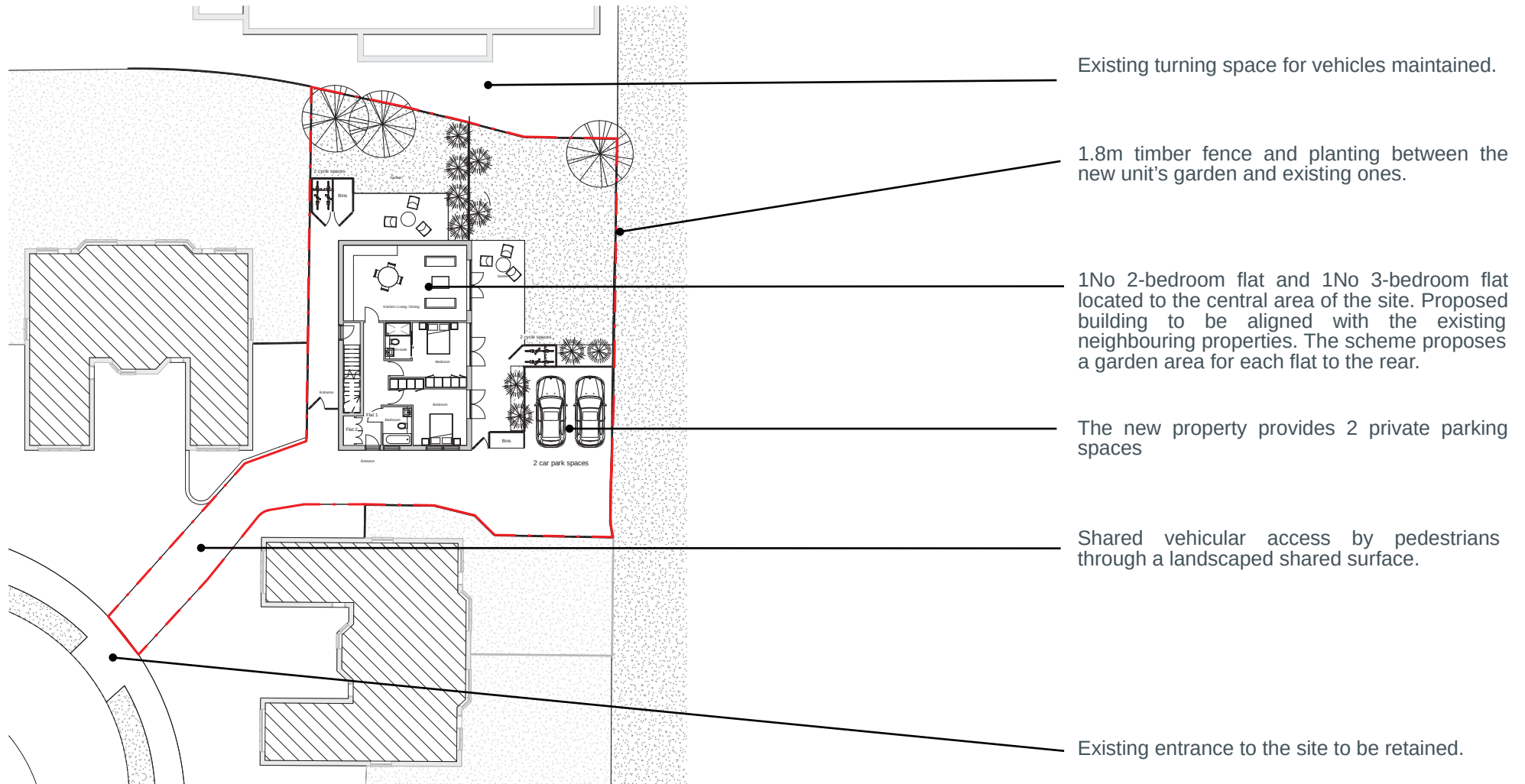


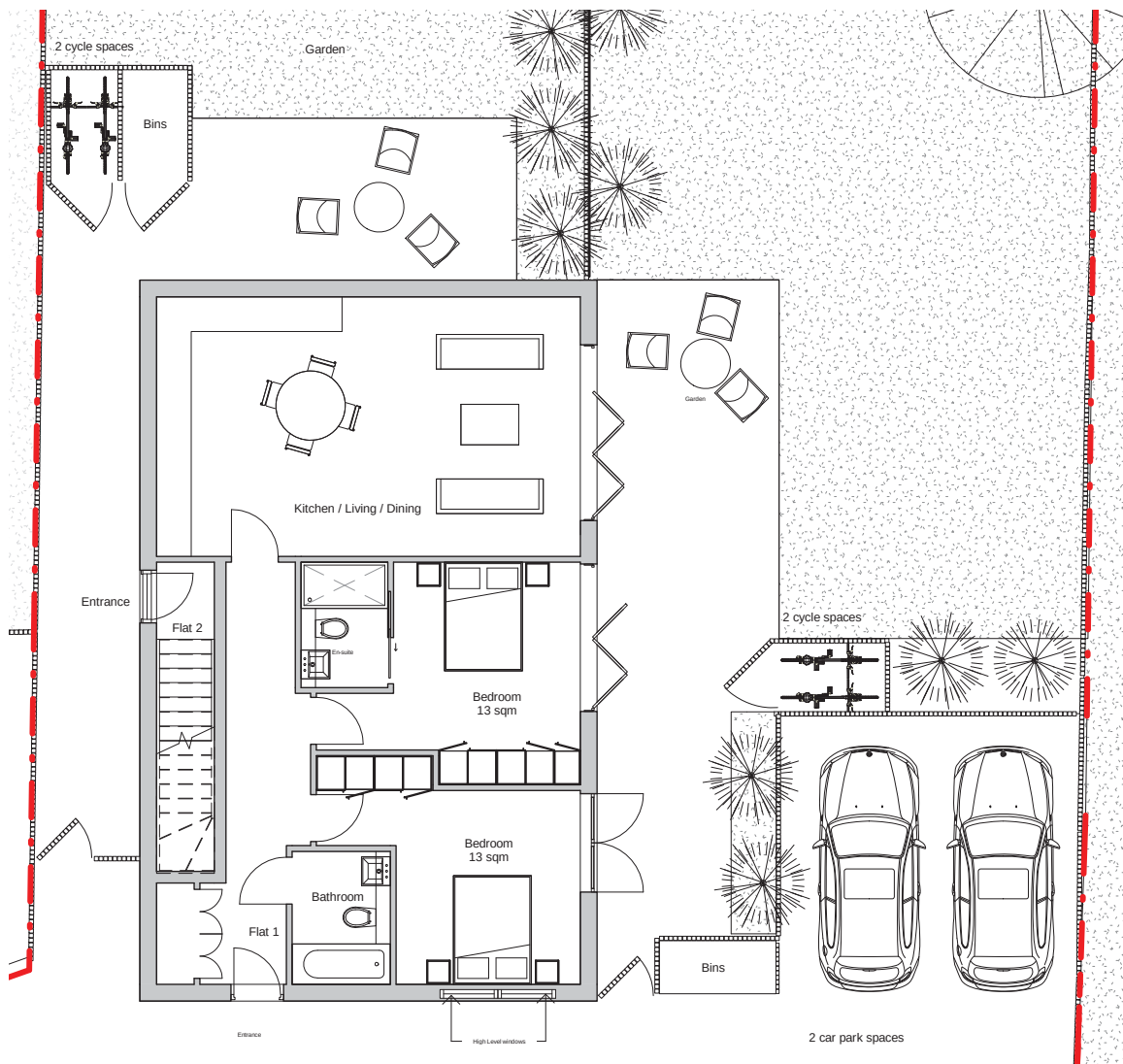
Pre-Application Advice ref no 74606/PRC/2019/40

The proposed development for a two storey building consisting of 2x2-bed self contained flats with associated parking and amenity space was consulted on 11/06/2017.

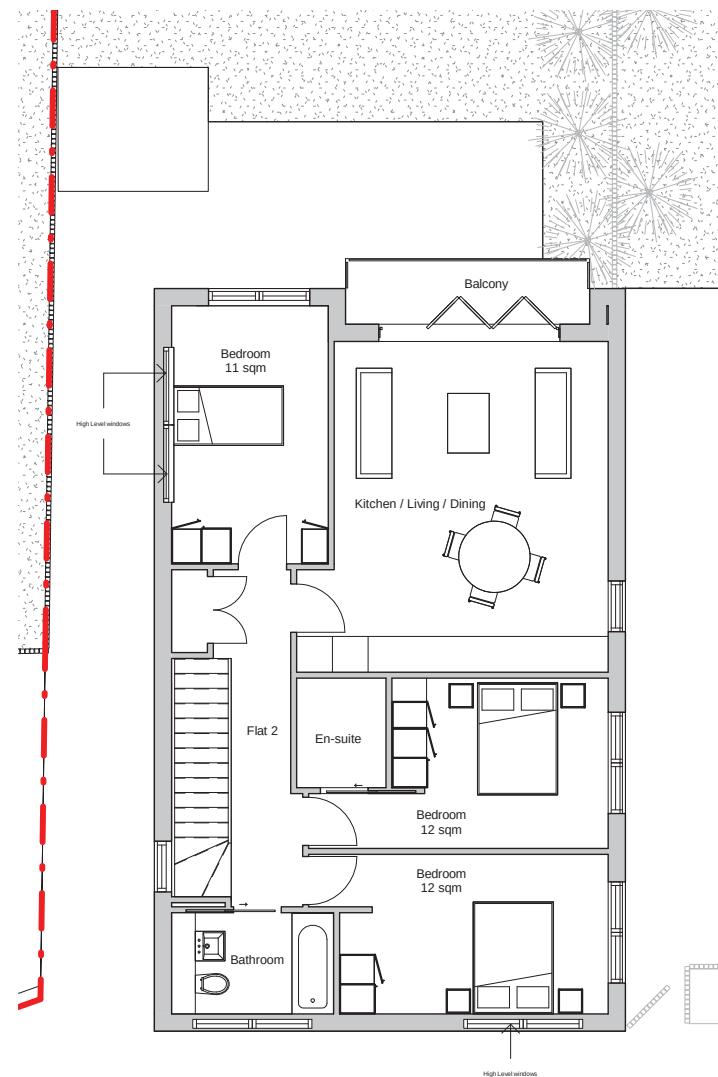
The PlanningDepartment found the scheme acceptable subject to the current use of the garage site. The size, scale bulk and design of the proposed building is acceptable as it would satisfactorily integrate with the prevailing character of the surrounding area, however objections are raised with regards to a rise in overlooking and loss of privacy to the detriment of the adjoining occupiers of 45-46 Berkeley Close and the poor levels of outlook and light achieved into the habitable rooms.

4.1. PROPOSED FLOOR PLANS AND ELEVATIONS

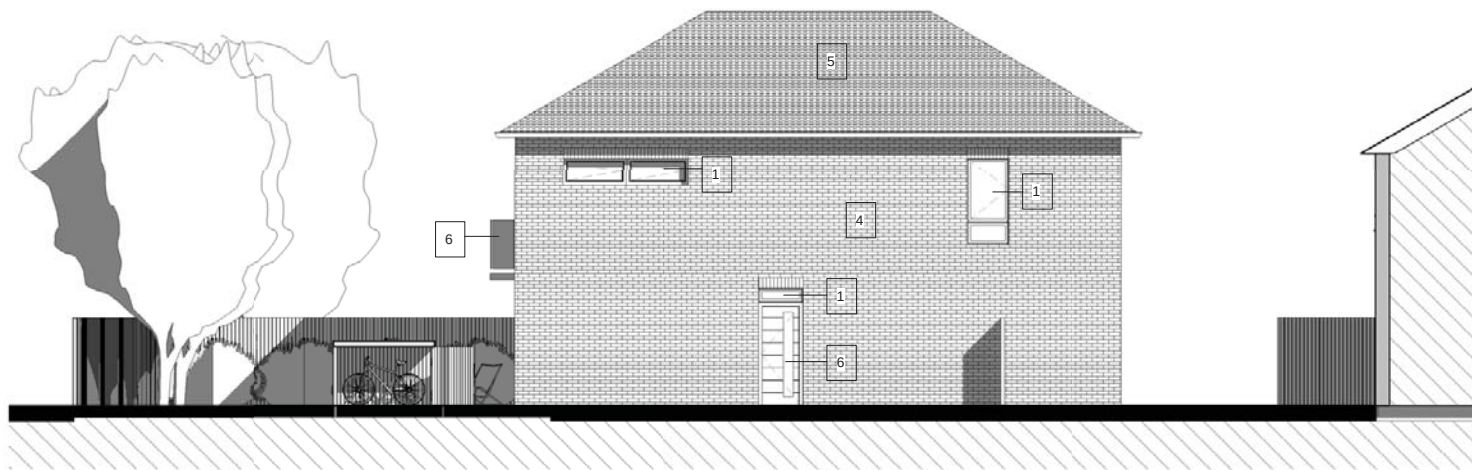




GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100



Proposed Front Elevation

MATERIAL KEY:

- | | |
|---|--|
| 1 | PPC Aluminium double glazed window.
Colour: Dark grey |
| 2 | PPC Aluminium double glazed folding door.
Colour: Dark grey |
| 3 | PPC Aluminium double glazed door.
Colour: Dark grey |
| 4 | London Stock Brick |
| 5 | Clay roof tiles |
| 6 | Timber entrance door |
| 6 | Glazed balustrade |

FLAT 1 (2 BEDROOMS)

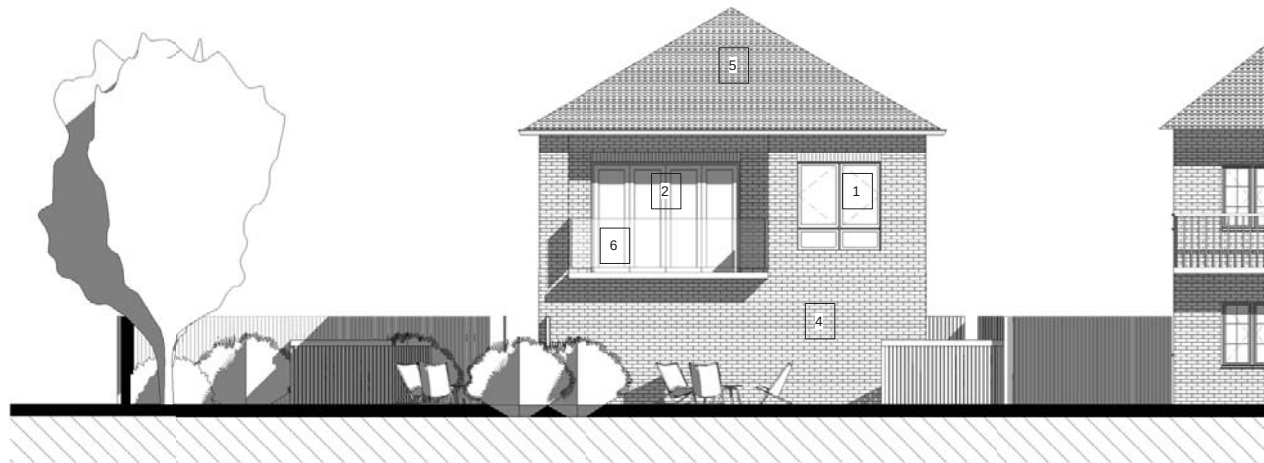
GIA: 70 sqm

FLAT 2 (3 BEDROOMS)

GIA: 79 sqm



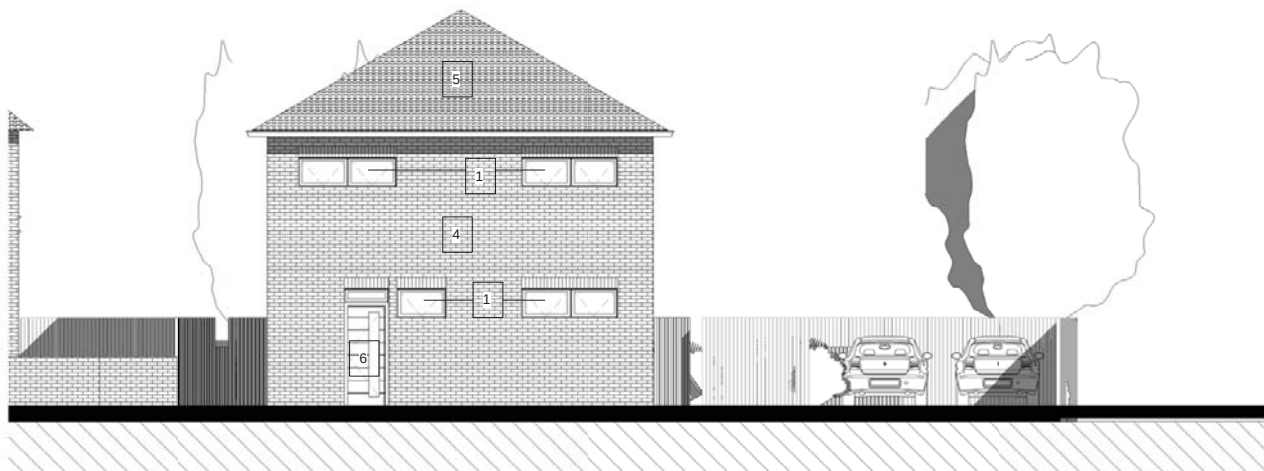
Proposed Rear Elevation



Proposed Side Elevation

MATERIAL KEY:

- | | |
|---|--|
| 1 | PPC Aluminium double glazed window.
Colour: Dark grey |
| 2 | PPC Aluminium double glazed folding door.
Colour: Dark grey |
| 3 | PPC Aluminium double glazed door.
Colour: Dark grey |
| 4 | London Stock Brick |
| 5 | Clay roof tiles |
| 6 | Timber entrance door |
| 6 | Glazed balustrade |



Proposed Side Elevation

4.2. PROPOSED DESIGN VIEWS



Proposed 3D View looking to the rear.



Proposed 3D Street View

FACADE TREATMENT - MATERIALS AND PRECEDENTS



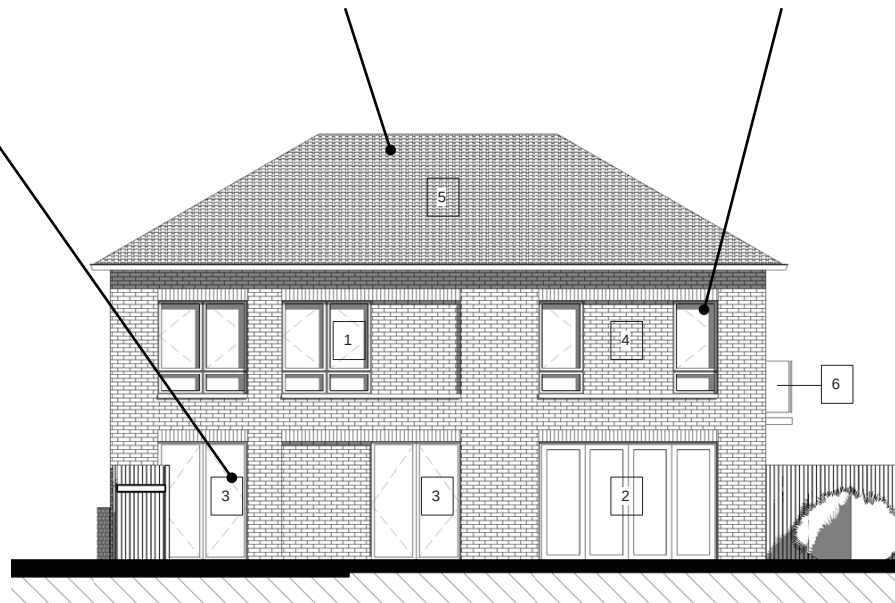
Metal window frames



Clay roof tiles



London stock brick to match existing





This application is submitted to build a new 2-storey hipped roof building with two self-contained flats. The scheme will create two new apartments including one 2-bedroom and one 3-bedroom flats in the borough.

The proposed design, both internally and externally, has been designed by carefully considering the adjacent buildings and the streetscape of Berkeley Close. It retains the character and the appearance of the neighbouring houses.

High quality materials will be used - clay roof tiles and london stock brick - which are sympathetic to the surrounding properties. Overlooking issues have been avoided to maintain the privacy of the adjacent neighbours.

Hillingdon Council's planning requirements/policies have been met.

For the reasons above the design team believes that the planning application should be approved.