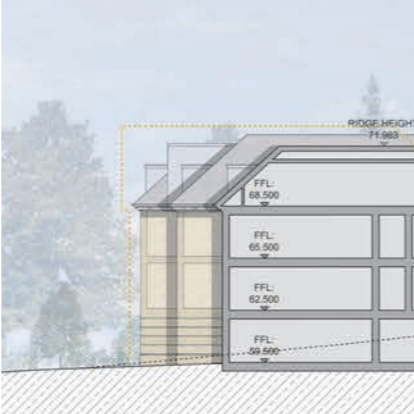




Rickmansworth Road, Northwood

Design and Access Statement
Revision 01. June '16



Introduction

This Design and Access statement has been prepared in support of the Planning Application to redevelop No's 36-40 Rickmansworth Road.

This revised application is prepared in response to the comments received in regard to the planning submission made in March of this year ref 69978/APP/2016/1280 which was subsequently withdrawn.

The revised proposal is for the demolition of the 3 dwellings on site and the construction of 3 linked buildings housing 25 apartments with associated parking and high quality amenity and landscape.

The revised scheme is the result of a lengthy and in depth consultation with Senior Planning Officers at Hillingdon Borough Council. The scheme has evolved and been amended, reduced and refined in its scale, form and design as detailed in this document.

The proposal makes efficient use of this previously developed site and proposes a high quality development that would sit comfortably in its surroundings, and creating an appropriate development on this Brownfield site.

Site Context

The site is located on land currently comprising no's 36,38 and 40 Rickmansworth Road, Northwood. The total site area is 3466sqm. The existing properties are 2 storey dwelling houses. Rickmansworth Road runs to the south of the site with Greenheys Road to the north. The site falls from north to south and west to east with a fall of over 5m from north west corner to south east corner.

The site is accessed from an existing crossover on Rickmansworth Road. There is a secondary access to number 38 which will be closed.

There is substantial planting and some mature trees protected by TPO along the Rickmansworth Road frontage. The landscape will be protected and enhanced by these proposals.

The wider setting of the site is a mixture of flats and houses. Adjacent to the west of the site there is a 5 storey block of flats. To the East there are detached properties with Greenheys drive to the north. The level change meaning the 2 storey house within this cul-de-sac sitting relatively high up above the proposed site. Further flatted blocks sit on the corner of Murry Road and Rickmansworth Road.

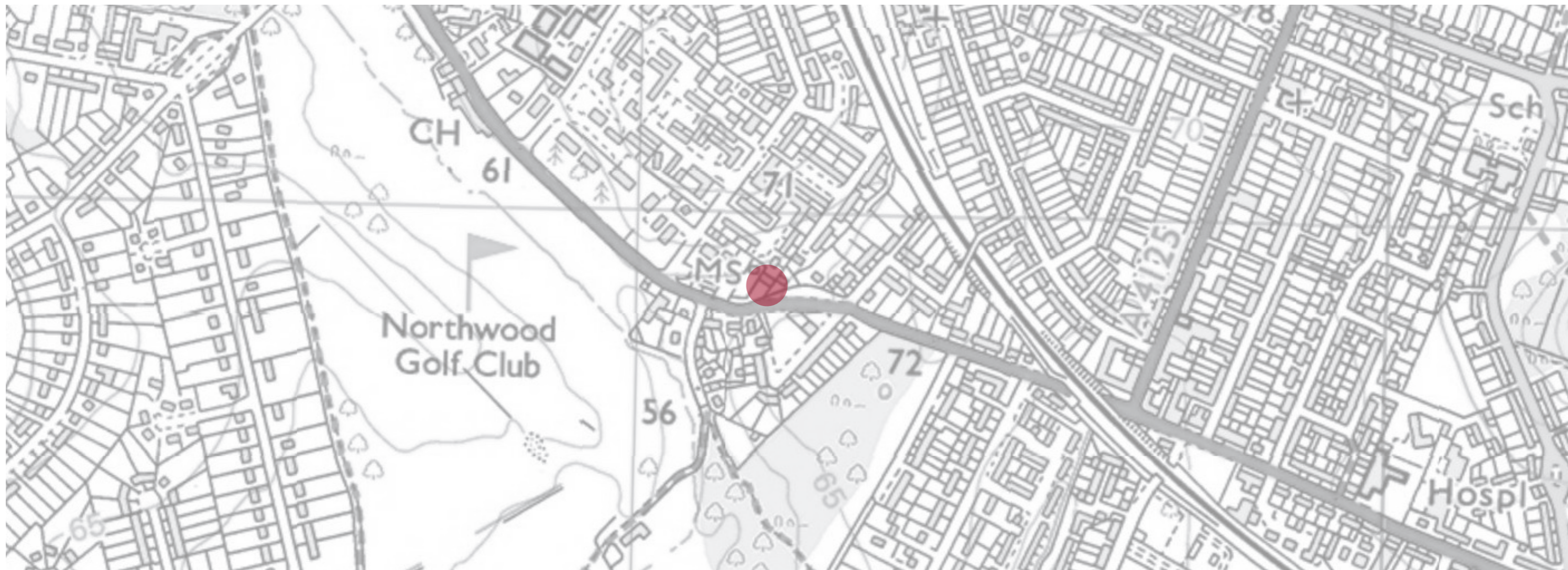
Rickmansworth Road is a classified road but is fronted by mainly residential properties and is subject to a 30mph speed limit. The site has a PTAL of 2 and falls within the Developed Area urban settlement of Northwood as identified in the policies of the Hillingdon Local Plan.



Aerial View



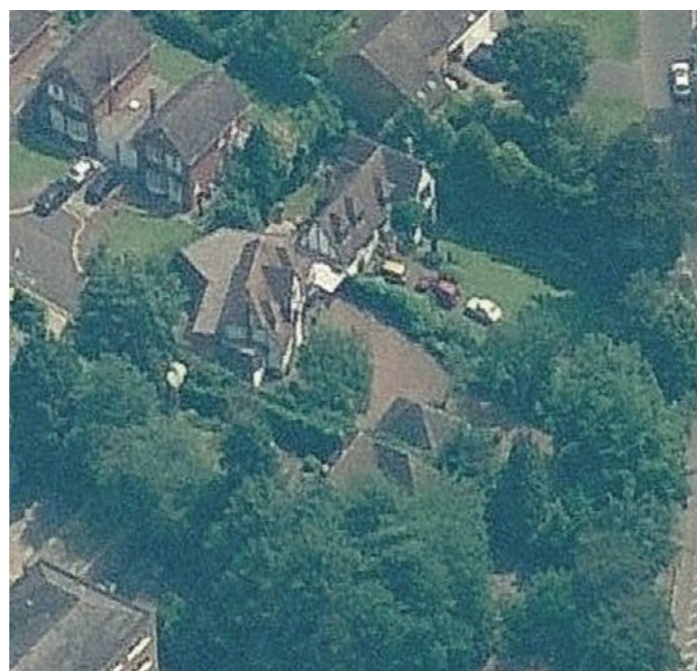
Site Location



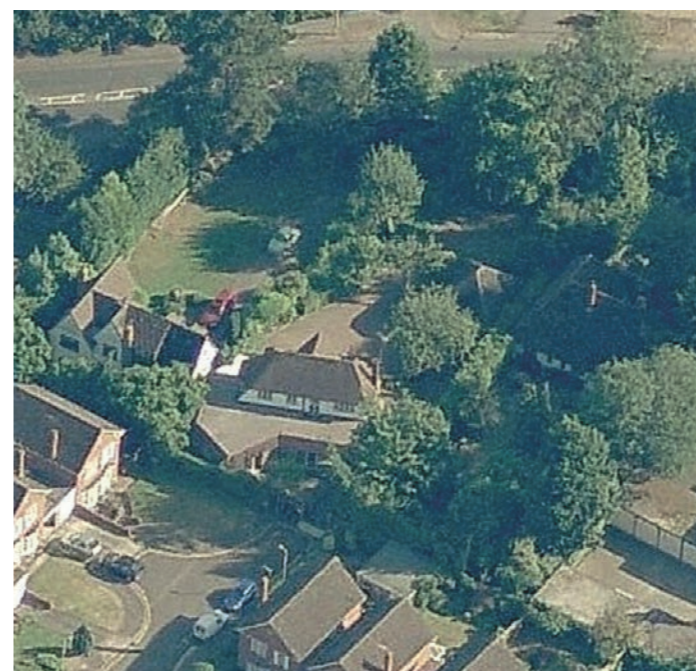
North Axo



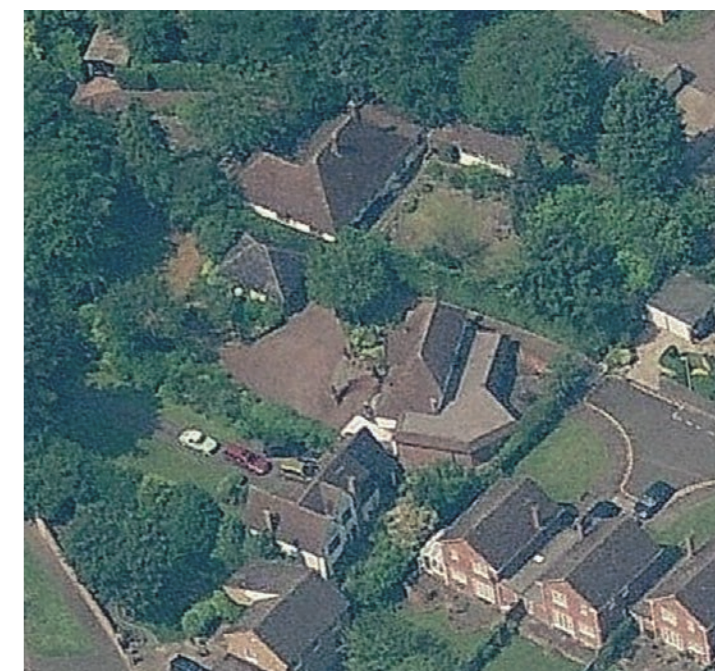
East Axo



South Axo



West Axo



Location Plan



Site Analysis - Opportunities and Constraints



Site Analysis - Topography

