

Tavistock House, 5 Rockingham Road. Uxbridge. UB8 2UB

Design & Access Statement

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1. Introducing the Scheme

INTRODUCTION:

1.1

This Design and Access Statement has been produced in accordance with Planning Practice Guidance published March 2014. This provides guidance and information required for validation and for what should be included within a Design & Access Statement. In particular, a Design & Access Statement must;

- Explain the Design principles and concepts that have been applied to the proposed development, and
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes context fully into account.

THE PLANNING APPLICATION:

1.2

This Design & Access Statement explains the proposals to support the Full Planning Application for the provision of 3no. Studio Apartments at Ground Floor Level.

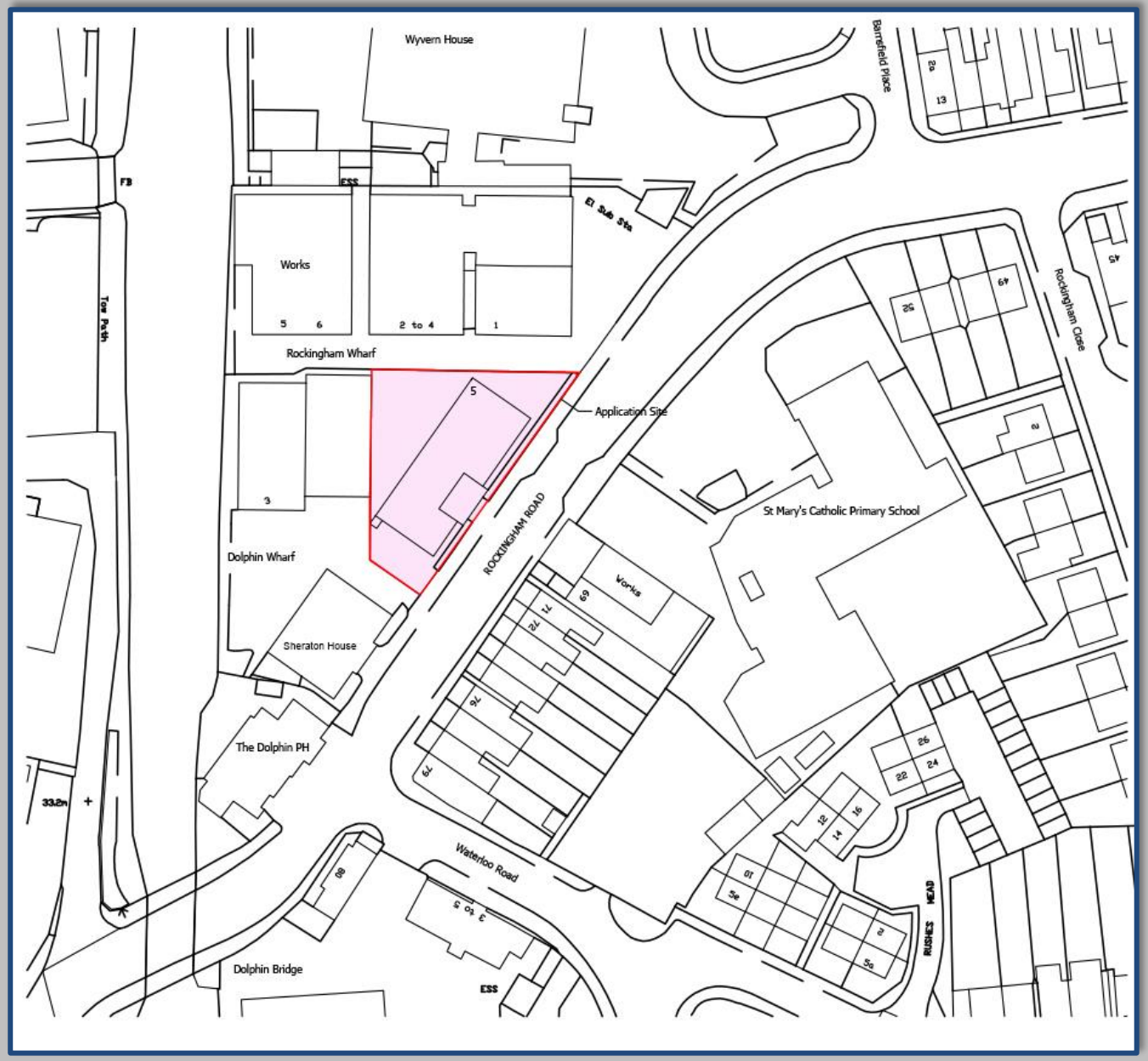
1.3

This application has been developed and sets out the Design details of how the development parameters will be achieved within the context of the site character and Street Typology.

1.4

The purpose of this Design and Access Statement is to demonstrate the procedure of the Design stages and considerations from the Concept Design stage to the shaping of the detail Scheme Design.

SITE LOCATION AND DESCRIPTION: (Fig 1.1)



1.5

The Application Site is accessed from the existing point of access to Rockingham Road, for both vehicles and secondary pedestrian movements. The main pedestrian access shall be via pedestrian links through the Landscaped Gardens, direct from Rockingham Road.

1.6

The Application site and it's Building is bounded to the north and east with the existing commercial buildings. Existing Buildings are of blank facades, thus avoiding any Potential of overlooking. Furthermore, the soft landscaped resident's amenity space will afford a sense of separation, screening and enhance the Buildings placement & setting.

To the West the Building shares access with Sheraton House, being a 3 Storey Building, which in recent times has obtained Planning Consent for change of use from Office to Residential. This change of use has been implemented and the Building is now of established residential status.

To the south the Building responds to Rockingham Road. The prevailing street character is of a Residential tempo. The proposed changes to external Appearance of the Building, shall further enhance the street character and setting.

PLANNING HISTORY:

1.7

The Application Site has recently acquired "Prior Approval" for change of Use of the Building from Office B1 too Residential C3. To the existing internal spaces at First & Second Floor levels.

1.8

Following the Prior Approval, Full Planning Consent was achieved for the conversion of the existing roof space, to provide 4no. Apartments



1.2 – Application Site Building
(Prior to Change of Use)



1.3 - Adjoining Sheraton House – Office to Residential Use



1.4 – South side of Rockingham Road – Residential



1.5 – Rockingham Road Street Character & Typology - Residential

2. Opportunities & Constraints

MOVEMENT

2.1

The Application Sites highly sustainable location provides opportunities for speedy and convenient movement connections for pedestrian and cycle trips to the immediate vibrant Town Centre, with its Underground and overground rail connections.

In addition, adequate car parking provision been provided within the Application site, cycle storage provision shall be made to encourage such trips to be undertaken by the cyclist.

The Application documents includes for a comprehensive Transport review and Transportation Statement, which amplifies in detail the sites high level of connectivity.

ENVIRONMENTAL CONSIDERATIONS

2.2

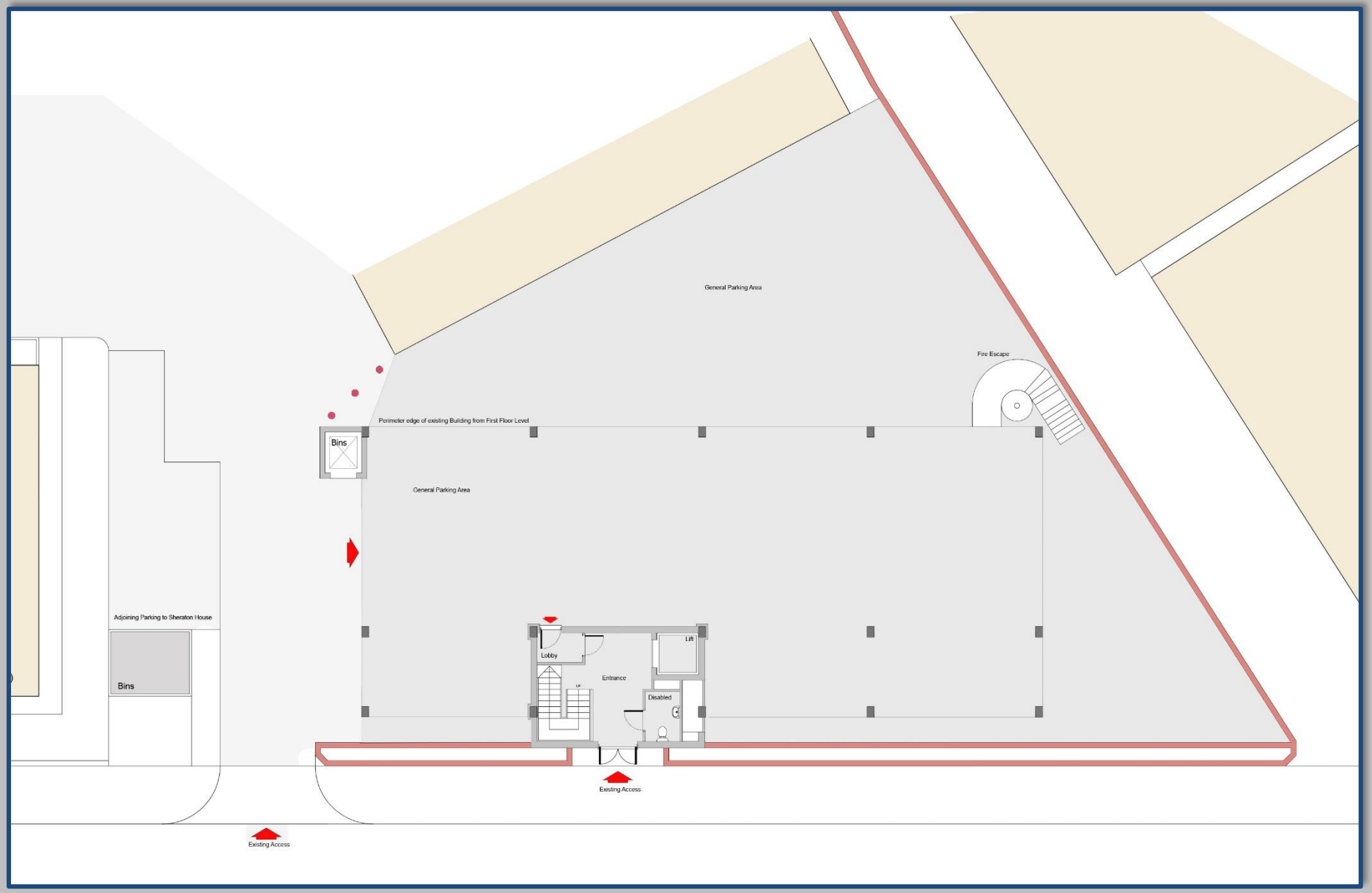
With the current expansive extent of hardstanding to the Application Site, which occupies the entirety of the area, the site affords very little or indeed zero opportunities for biodiversity and ecology.

The provision within the Application for significant reductions to the extent of hardstanding and provision of the Landscaped Residents amenity space, shall enable the enhancement and establishment of a rich biodiversity and ecological placement.

PUBLIC UTILITIES

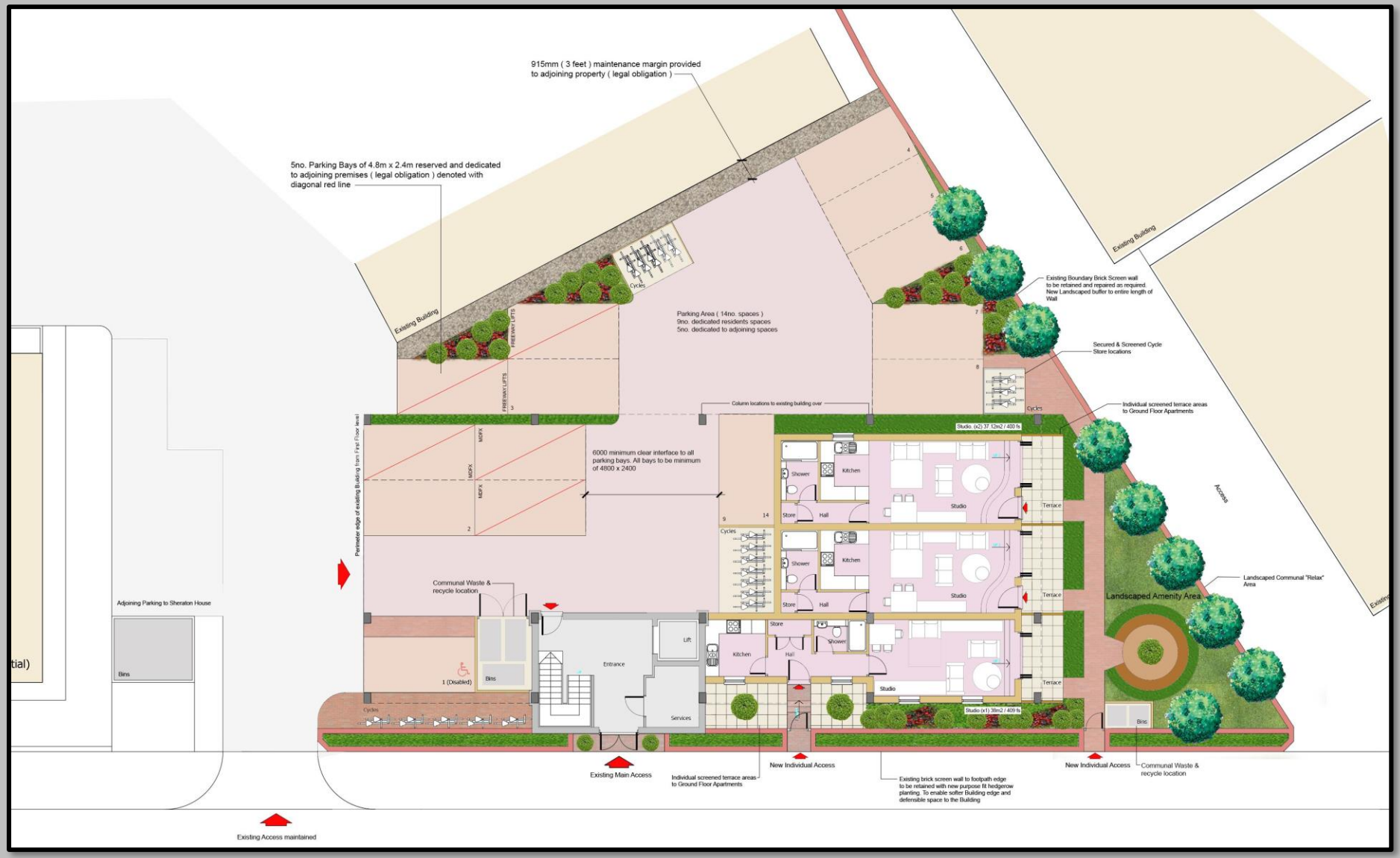
2.3

All service utilities are readily available to be delivered to the Application Site



EXISTING SITE LAYOUT (Fig 2.1)

Illustrating extent of hardstanding area over the entire Application Site



PROPOSED SITE LAYOUT (Fig 2.2)

Illustrating extensive soft landscaped area to enhance the Buildings setting and establish biodiversity settlement

3. Design Principles

EVALUATION

3.1

The Design principals included within this Application are within the following distinct categories:

1) Provision of 3no. Studio Apartments at Ground Floor Level
2) Additions to External Appearance at Ground Floor Level
3) Landscaping and Building setting (refer to 2. Opportunities & Constraints)

EXTERNAL APPEARANCE

3.2

The Buildings Built Form and external appearance, was extensively addressed with the previous Planning Consent for the conversion of the existing roof space to Apartments. However, with the inclusion of the additional Apartments at ground floor level included within this Application, “infilling” to the external façade at this level shall of course be required.

3.3

Horizontal cladding (as applied previously) to the external façade would be intended, enabling a more subordinate and understated veneer face to the existing brick form of the building. This would be further minimalized with the ground floor external element being recessed in from the main building façade above this level.

3.4

Other than refereed too in 3.3 no modifications would be required to the existing built form of the building.

PROPOSED ELEVATIONS TO ROCKINGHAM ROAD (Fig 3.3)





EXISTING ELEVATIONS TO ROCKINGHAM ROAD (fig 3.4)

LANDSCAPING & BUILDING SETTING

3.5

This Application enables for a substantial Landscape setting to the Building, affording numerous benefits and significant gains:

1) As referenced in 2.2 Opportunities & Constraints, the Landscaped setting shall afford a significant net gain for the establishment of biodiversity and ecology.
2) Provide for a Landscaped Amenity Space for the recreation and socialization of the Residents
3) Significantly enhance the setting of the Building
4) Provide a significant soft landscaped buffer separation with the adjoining buildings to the rear.

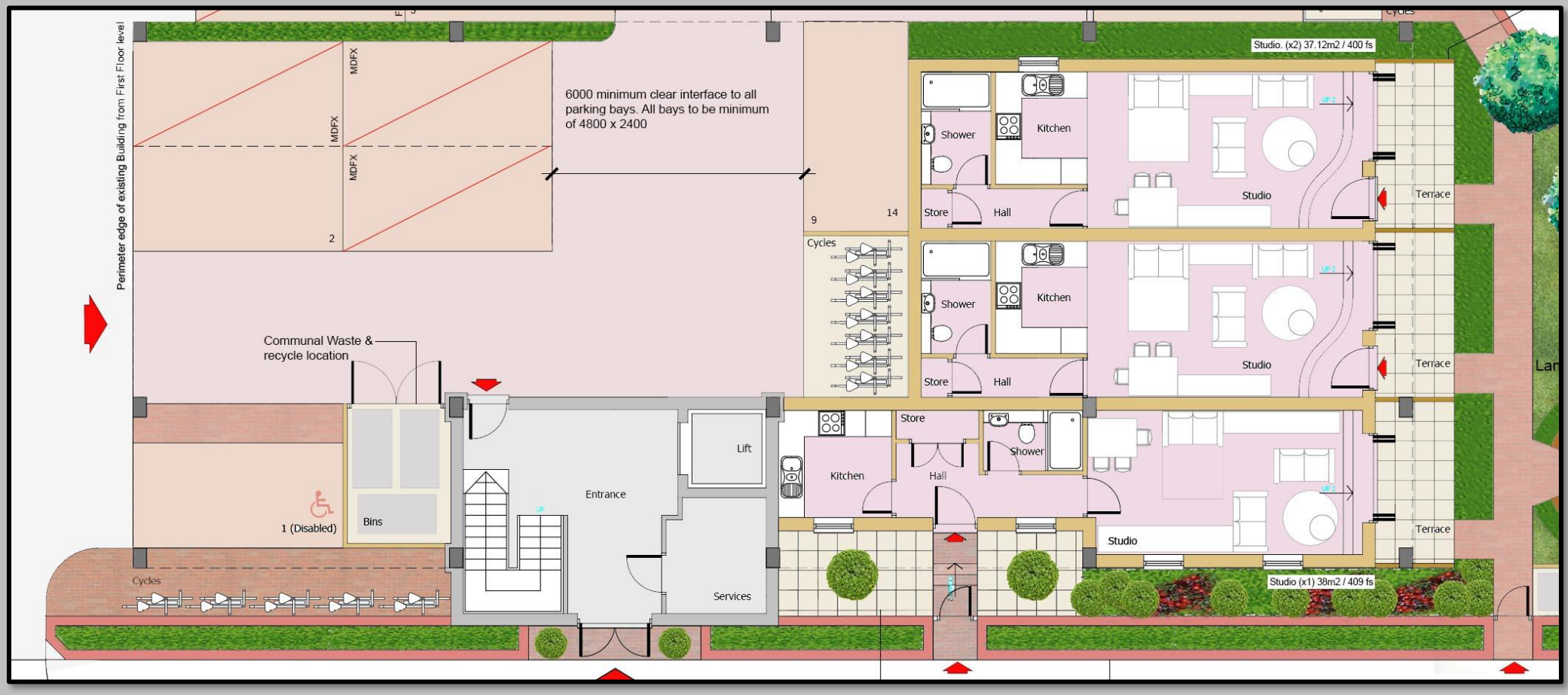
3.6

The combination of the Residents Amenity Space with the individual Balconies to the Apartments, provides for a significant provision for recreation and amenity for the residents.

Within this context, comparisons need to be drawn with the adjoining Sheraton House. Sheraton House is a relatively recent example of change of use from Office too Residential. The provision for recreation and amenity to this building relies wholly on the provision of Balconies, without any communal landscape amenity space. Research into Sheraton House Planning history, suggests that whilst this Application was subsequently determined at Appeal. The Inspectorate considered that the provision of Balconies alone, without further Amenity Space, suitably addressed the requirements for Residents amenity.

PROVISION OF RESIDENTIAL SPACE AT GROUND FLOOR LEVEL

3.7



PROPOSED GROUND FLOOR ACCOMMODATION (Fig 3.5)

3no. Residential Apartments with individual pedestrian access points, entering via the significant soft landscaped amenity area

4. Use, Amount, Access & Movement

USE & AMOUNT

4.1

The proposals shall provide for a mix of Apartment Types, including Studio. This provision shall of course complement the previously approved change of use to First & Second Floor levels of the Building and the conversion of the existing Roof Space. Providing an aggregate total Apartments of 19no. to the Building.

ACCESS & MOVEMENT

4.2

The Access & Movement strategy for the Building and it's setting, is underpinned by a set of key principles:

1) To integrate the Building and it's setting within the existing residential settlement and community.
2) To prioritise movement within the Application Site for the pedestrian and cyclist, to that of the car. Integrated into the Layout form. The supporting Transportation Statement makes reference and amplifies further on this matter.
3) To minimize the dominance of the "Car Park Form" by utilizing a selection of design techniques, to reduce the harsh impact of parking hardstanding areas. The associated soft landscaped resident's amenity provision significantly aids this objective.
4) To achieve a high degree of connectivity for the pedestrian within the Application Site. To maximize on the pedestrian flow in a coherent and legible manner.

5. Conclusion

CLOSING STATEMENTS

5.1
This Design & Access Statement demonstrates how the design principles of the development have been carefully considered and achieved, by a close study of the local context and character, which shall ensure that a unique sense of place will be created.

5.2
The Design responds positively to the prevailing character of the area, in terms of high quality inclusive design and scale. Whilst also considering its boundary relationships and character, to ensure that a sensitive design approach would be achieved.

5.3
Provides for a diverse mix of residential accommodation types (Studio, 1 & 2 Bed) by virtue of the Schemes sensitive design approach.

5.4
The Design process throughout all of its stages to the final design proposals has been carefully considered and evaluated with close scrutiny of all of the influences, to ensure that an optimum design solution would be achieved.

5.5
The cohesive manner in combining all associated design matters into a legible and coherent form, is, considered to be a success of the design process.