

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

Design & Access Statement

All plans are reproduced from Ordnance Survey Maps with the permission
of the controller of HMSO.crown copyright reserved. Licence No. 100022432



STA Associates Ltd
Director – Steve Taylor

4 The Sycamores
Darby Green
Camberley
GU17 0EE

T: 07810 750401
E: Stephen.taylor.sta@gmail.com
W: www.staassociates.co.uk

Document Status: Preliminary Issue
Revision:
Author(s): STA Associates Design Team
Checked by: Steve Taylor
Issue Date: 16.09.2016

STA Associates
4 The Sycamores, Darby Green, Camberley
Surrey. GU17 0EE
www.staassociates.co.uk
e: Stephen.taylor.sta@gmail.com

Contents:

1. Introducing the Scheme

Introduction
The Planning Application
Site Location and Description
Planning History

2. Opportunities & Constraints

Movement
Environmental Issues
Public Utilities

3. Design Principles

Evaluation
Modifications required to the existing Building profile
External Appearance
Landscape and Building setting
Provision of Residential Space within existing Roof Space

4. Use, Amount, Access & Movement

Use & Amount
Access & Movement

5. Conclusion

Closing Statements

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 conversion of the existing Roof Space, to provide 4no. Residential Apartments, comprising of 1no. Studio, 2no. 1 Bed & 1no 2 Bed Apartments, and changes to External Appearance of the entire Building.

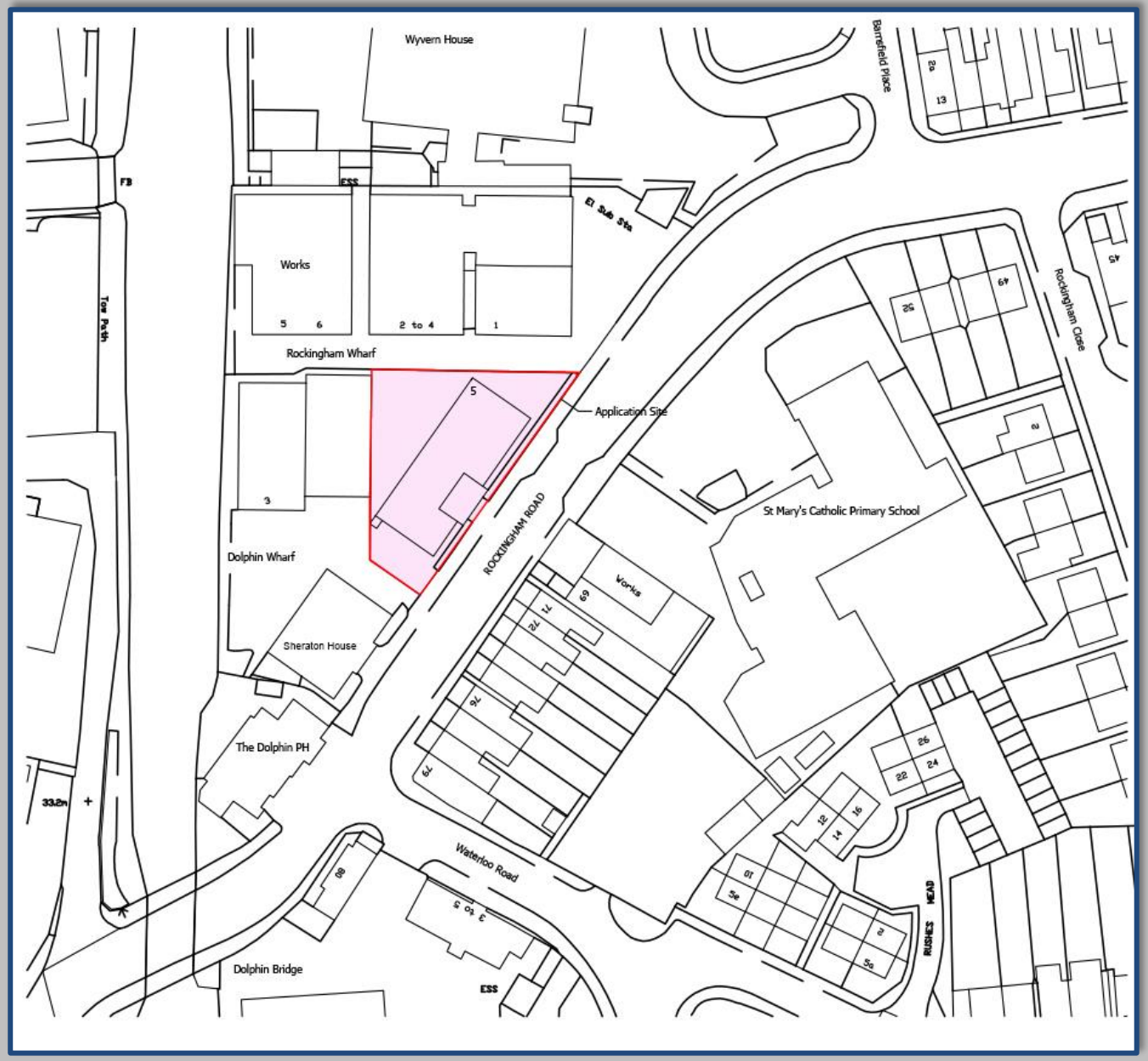
1.3

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 will be maintained via the Buildings main access point, 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 too 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.



1.2 – Application Site Building



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 to 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

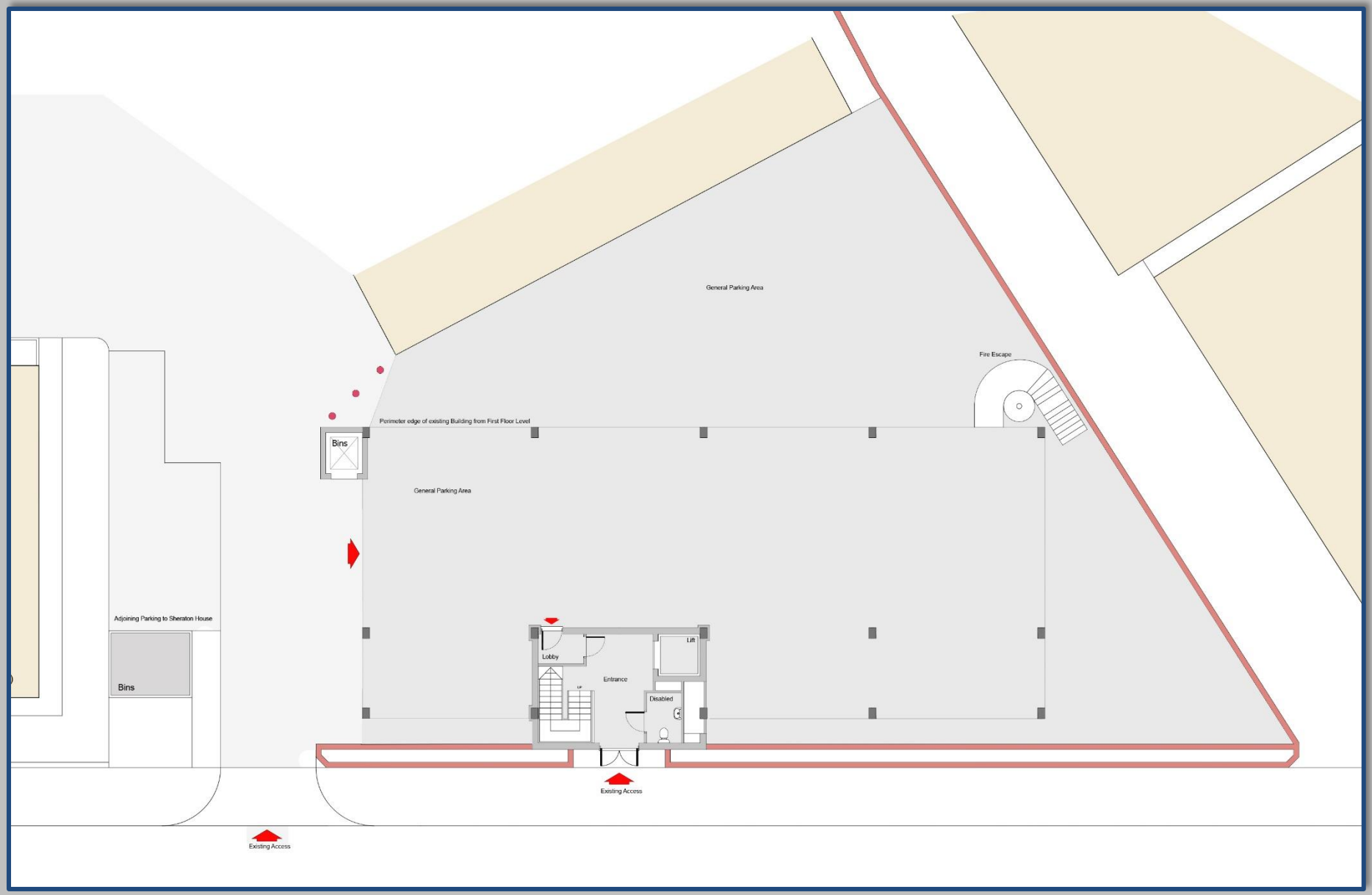
With the current expansive extent of hardstanding to the Application Site, which occupies the entirety of the area, the site affords very little or indeed zero opportunities for biodiversity and ecology.

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

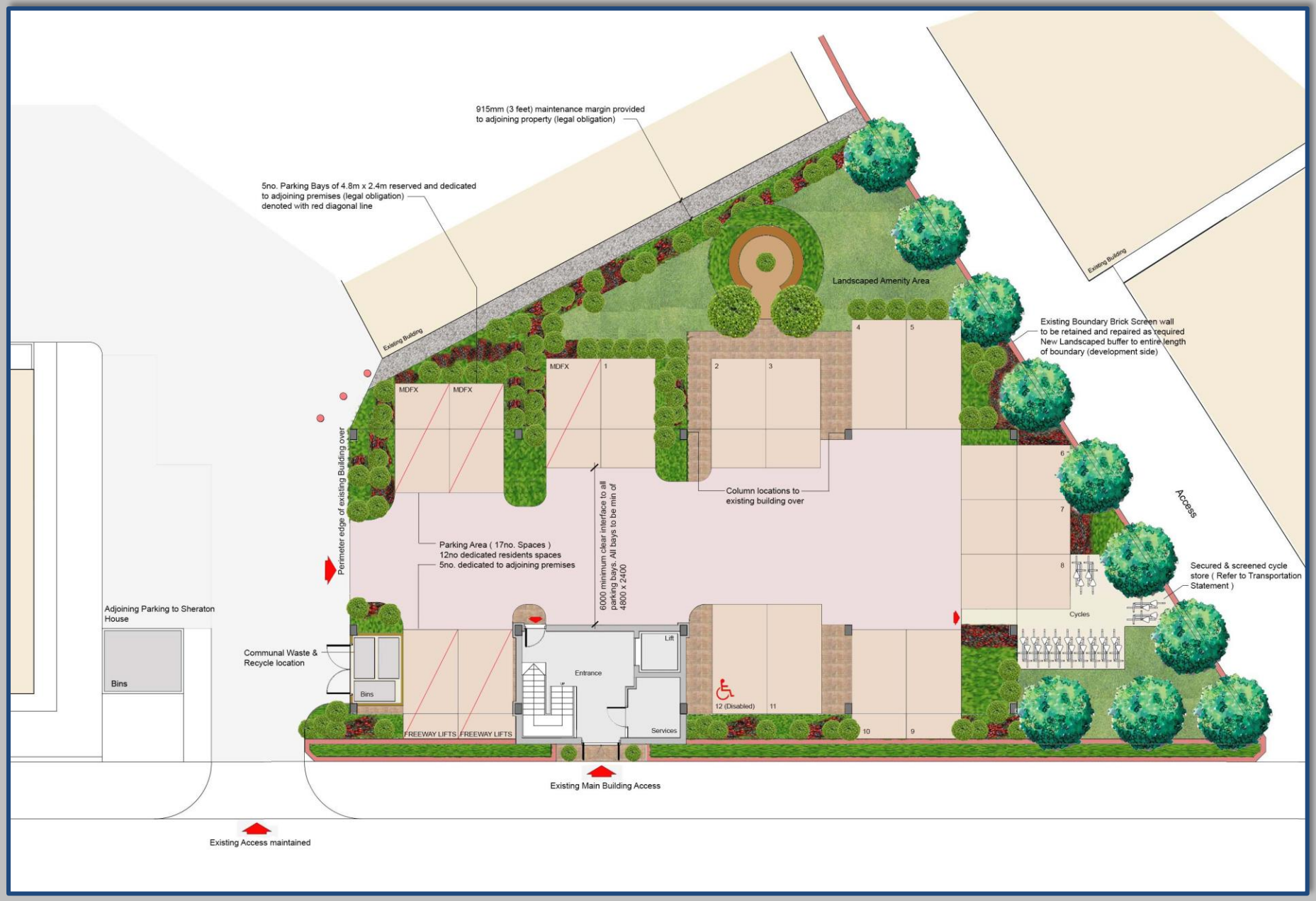
2.3

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) Modifications required to the existing Building profile
2) External Appearance
3) Landscaping and Building setting (refer to 2. Opportunities & Constraints)
4) Provision of Residential Space within existing roof space.

With the recently acquired “Prior Approval” for change of Use of the Building from Office B1 to Residential C3. To the existing spaces at First & Second Floor Levels. This “Prior Approval” does of course not facilitate for these essential Design Principals which require to be addressed and included within this Application.

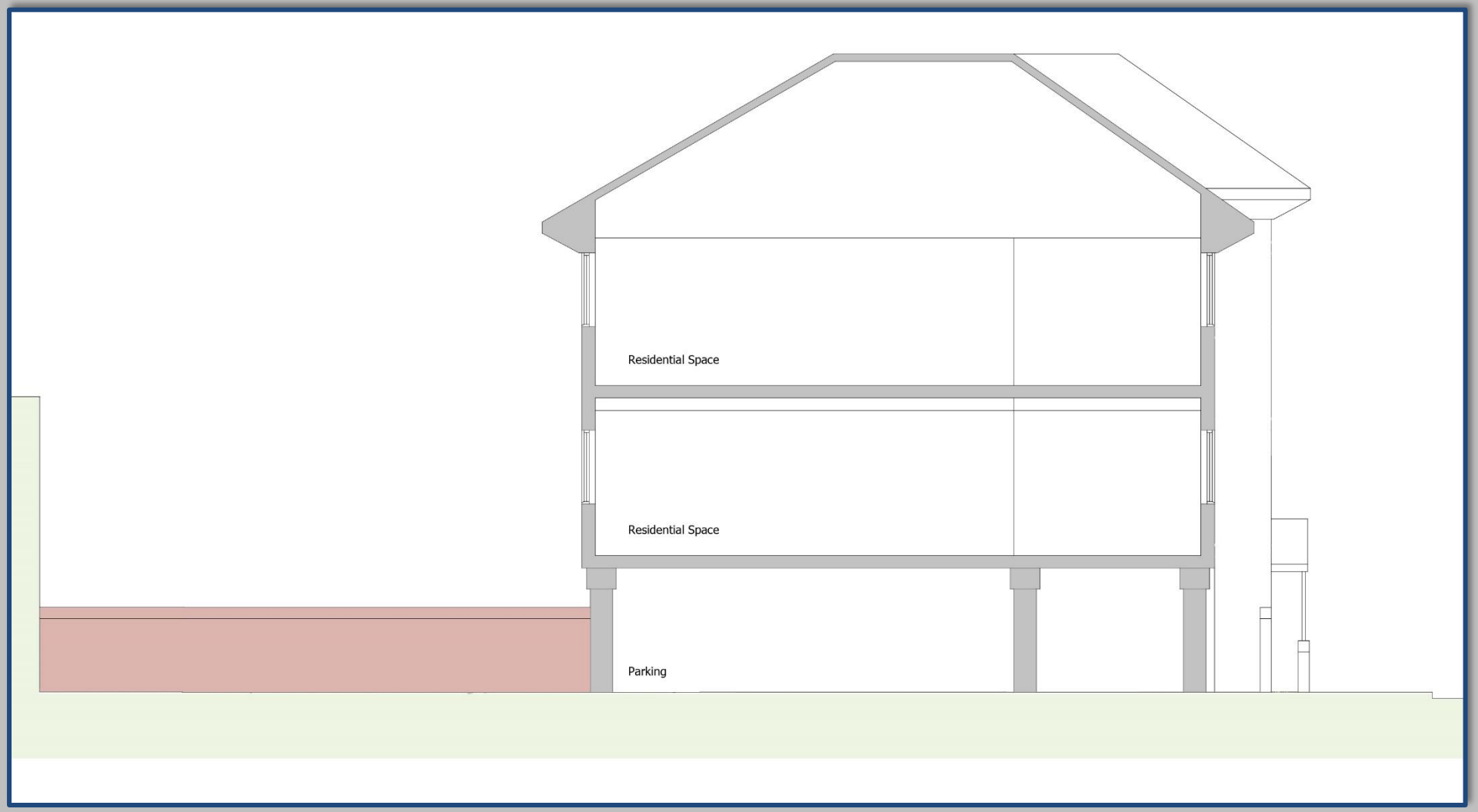
MODIFICATIONS REQUIRED TO THE EXISTING BUILDING PROFILE

3.2

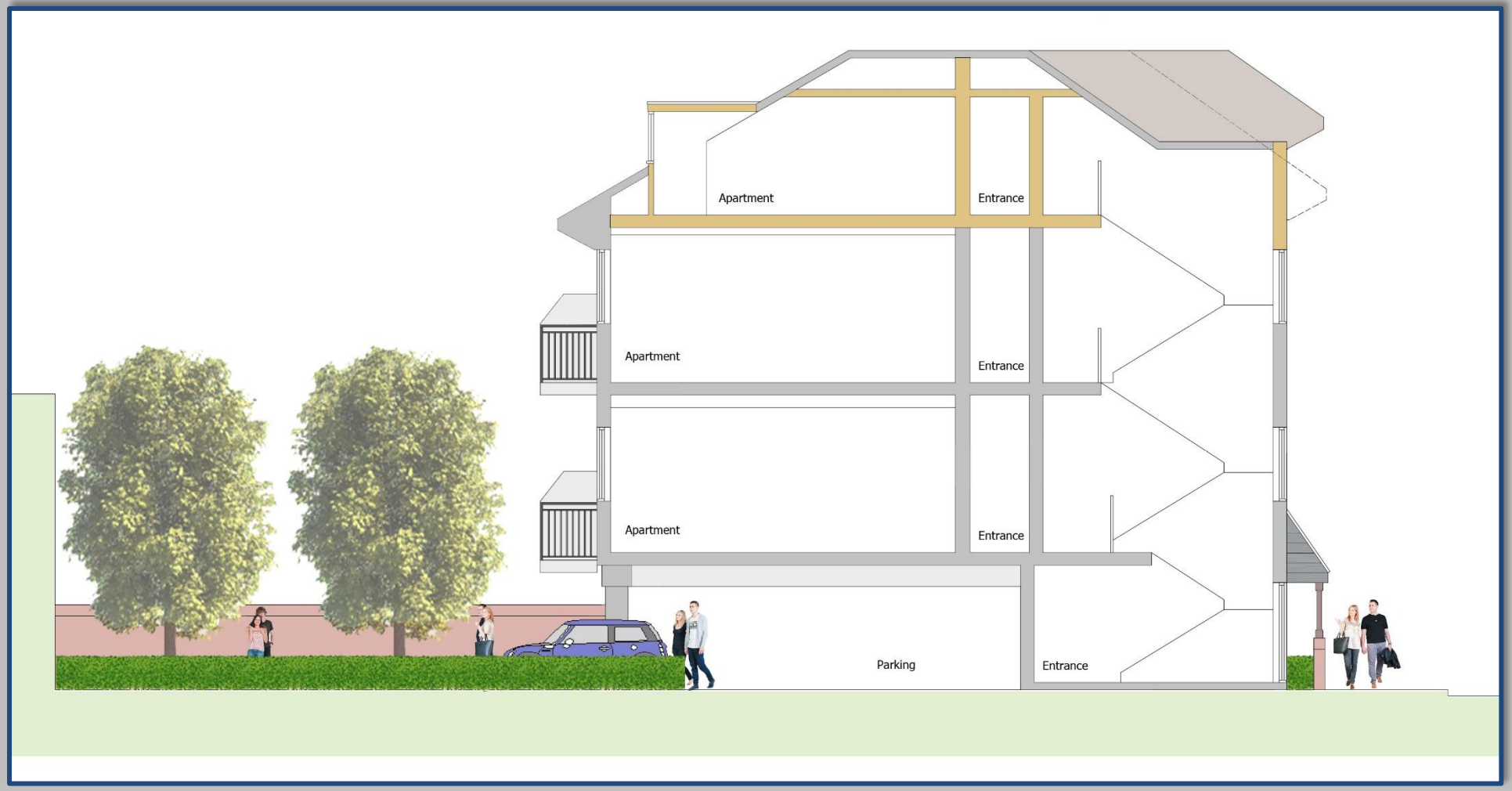
In order to achieve headroom distances to gain access to the Roof Level Accommodation, it shall be necessary for a slight increase to the eaves height of the existing building access and circulation projection to the front element of the Building to Rockingham Road. Other than this, the Built Form and geometry of the main Building shall remain unaltered.

It is considered that this slight modification to the Built Form of the Building, has been addressed in design terms in a sensitive and coherent manner, and maintains the overall Building proportions in terms of scale and mass

The proposals shall not require any extension too, or increase in height of the building.



EXISTING BUILDING PROFILE SECTION (Fig 3.1)



PROPOSED BUILDING PROFILE (Fig 3.2)

Illustrating the extent of required modifications to front of existing entrance projection

EXTERNAL APPEARANCE

3.3

The Buildings Current Built Form and appearance is of a simple form, representative and associated to the Buildings original intended Planning Use. Whilst the Building in its current form does not offend the eye. Never the less, in the adaption of the Building to a Residential Use, it is considered that with some relatively straightforward applications to the "Building Veneer" would provide for an improved appearance, which would be more visually associated to a Residential Use.

Whilst this would aid the Building within itself, it would further assist in the "Setting" of the Building within the existing Residential character of the street typology to Rockingham Road.

3.4

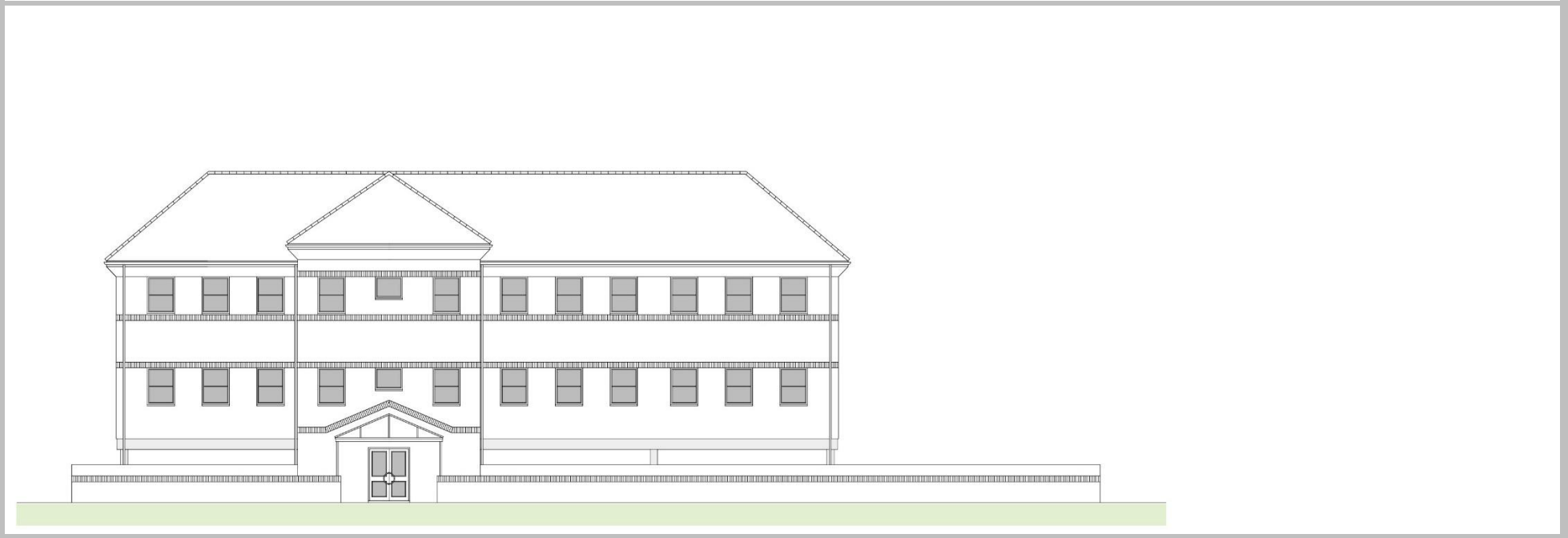
Other than that refereed too in 3.2 no modifications would be required to the existing built form of the building. However, additions and changes to the external appearance of the building are considered to be important, in order to achieve a more Residential "Tempo" to the appearance, rather than the simple appearance which represented the Buildings Previous Planning Use.

Consideration of the External Appearance elements:

1) Horizontal Cladding to conceal the overstated existing Brick Band courses, and to provide a softer edge to the appearance and aid the "visual" reduction to the height of the Building.
2) Well-proportioned Dormer Windows to the existing roofscape serving the Roof level accommodation. Furthermore, providing visual relief to the extensive mass of the existing roof form
3) Balconies, serving the dual purpose of creating additional convenient outside amenity to the Apartments, whilst articulating the appearance.

PROPOSED ELEVATIONS TO ROCKINGHAM ROAD (Fig 3.3)





EXISTING ELEVATIONS TO ROCKINGHAM ROAD (fig 3.4)

LANDSCAPING & BUILDING SETTING

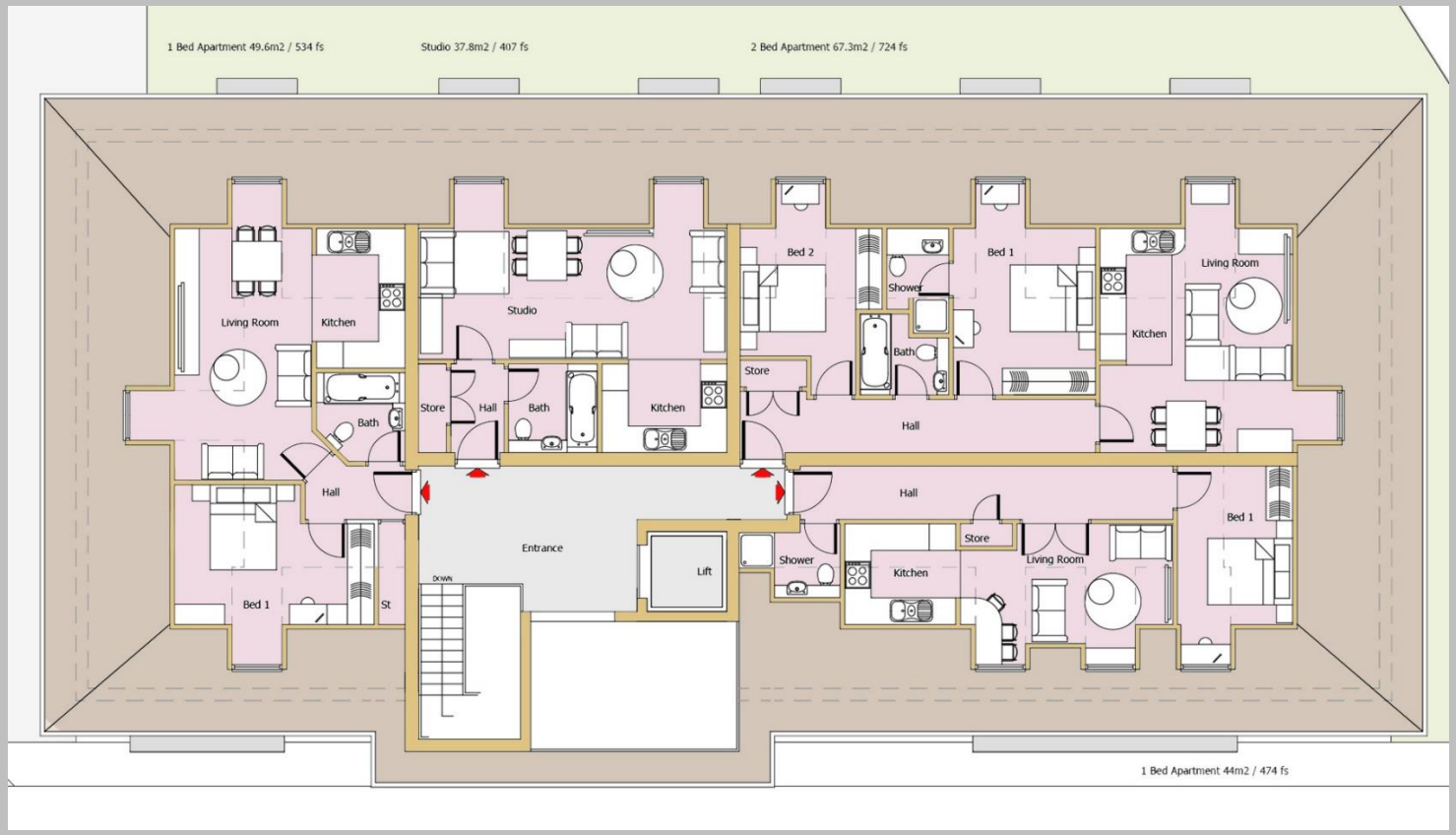
3.5

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 an almost 100% 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

PROVISION OF RESIDENTIAL SPACE WITHIN EXISTING ROOF SPACE

3.6



4no. Residential Apartments, contained within existing roof space geometry. Comprising of 1no. Studio, 2no 1 Bed and 1no. 2 Bed.

With associated Dormer windows

PROPOSED ROOF SPACE ACCOMMODATION (Fig 3.5)

4. Use, Amount, Access & Movement

USE & AMOUNT

4.1

The proposals shall provide for a mix of Apartment Types, including Studio, 1 Bed & 2 Bed format. This provision shall of course complement the previously approved change of use to First & Second Floor levels of the Building. Providing an aggregate total Apartments of 16no.

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, it is considered to be a success of the design process.