

DESIGN AND ACCESS STATEMENT

MANOR CLOSE
RUISLIP
HA4 9SP

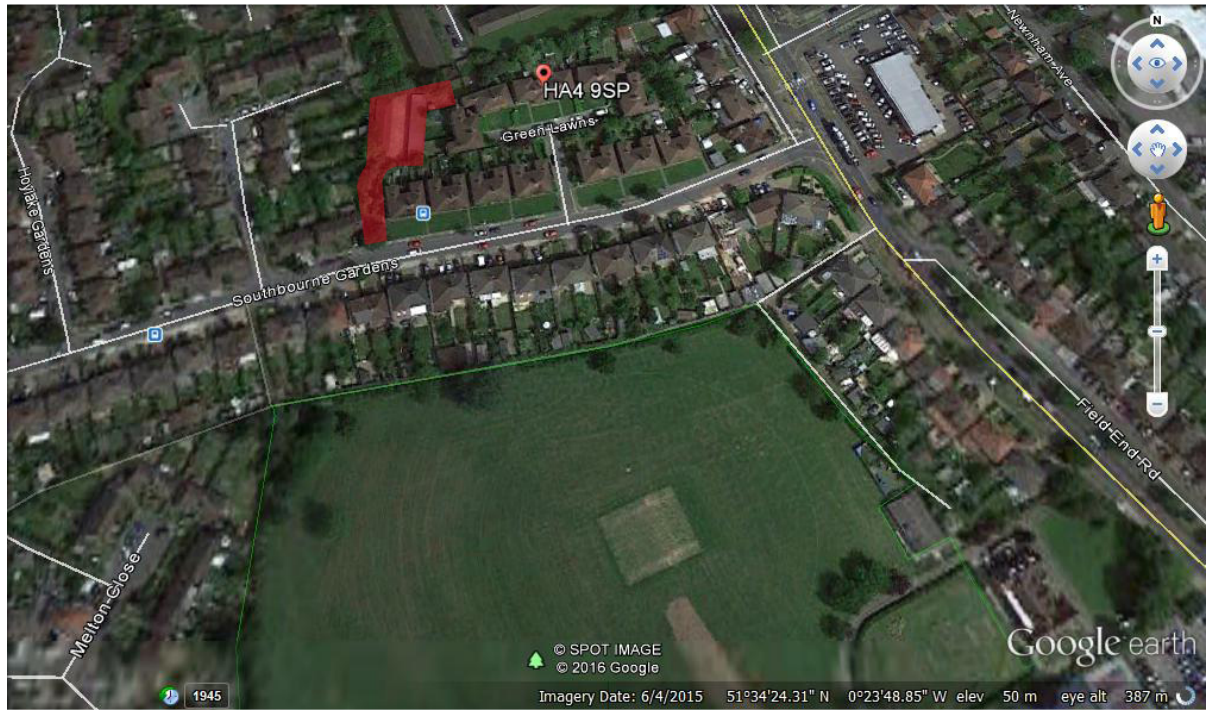


Studio 303

Rev A 15 5 2017

DESIGN AND ACCESS STATEMENT

Manor Close,
Ruislip, HA4 9SP



Arial view of the Site Location

DESIGN AND ACCESS STATEMENT

Manor Close,
Ruislip, HA4 9SP

Introduction

This design and access statement has been compiled on behalf of Manor Close Developments Ltd. It is produced to accompany a full planning application submission for the proposed development on the site of a block of garages off Southbourne Gardens Ruislip.

The proposed block plan, elevations and site section are attached together with photographs of the surroundings.

The Design and Access Statement will be supplemented by detailed reports along with detailed planning applications as requested by Brent Council.

The site is 870 sqm with a building footprint of 270sqm

The document should be read in conjunction with the following drawings:

Site Location Plan	637 006
Existing Elevations	637 007
Proposed Block Plan	637 102
Proposed Ground Floor Plan	637 103
Proposed First Floor Plan	637 104
Proposed Second Floor Plan	637 105
Proposed South and East Elevations	637 108
Proposed North and West Elevations	637 109
Proposed Site Section/elevations	637 110
Coloured Elevation	637 160

DESIGN AND ACCESS STATEMENT

Manor Close,
Ruislip, HA4 9SP

Land use and facilities.



View of site



View from entrance driveway

The existing site consists of two banks of garages none of which are used for garaging cars; they have been utilized as stores for quite some time. The lack of continuous use has led to some antisocial behaviour such as fly tipping (evident on the last site visit)

The row of garages to the west of the site have pitched clay tile pitched roof with the apex approximately 4m high. On the east side of the site there are newer garages with corrugated flat roof, these are 2250mm high. The garages are used as storage on short term lets. There are 18 garages in total.

The site also includes an empty area of land behind the gardens of the Greenlawn development.

The boundaries are generally planting with timber or wire fencing. The east boundary is formed by the garages. The west boundary is a wire fence and planting behind the pitched roof garages. The north and south boundary are formed with a timber fence overgrown with plants. The boundaries to the gardens of Dollis Crescent are heavily planted and form a natural visual margin.

There is a three storey plus pitched roof block of flats adjacent to the north boundary. The remainder of the adjacent residential buildings are flats and houses; they are two storeys with pitched roof.

The immediate area consists of residential units. To the East is a development, Greenlawns, which consists of two storey semi detached buildings with clay tile pitched roof, each block contains 4 flats. The blocks are arranged around a lawned area with a hammer head road; there is very limited parking; 6-8 spaces for 22 flats immediately off the green.

The buildings on Dollis Crescent are generally semi detached houses and maisonettes. They are two storeys high with a pitched roof.

Existing Aesthetic.

The buildings in the Greenlawns development are built to a standard design. The flats are designed to appear as semi-detached houses. The brickwork colour with contrasting mortar is quite distinctive; this together with the standardised white windows results in a homogenous street-scape for this section of the road.

Dollis crescent is a mixed aesthetic of lower standard than Greenlawns; there is no significant detail or character to influence adjacent aesthetics.

DESIGN AND ACCESS STATEMENT

Manor Close,
Ruislip, HA4 9SP

The three storey flats adjacent the north boundary is of simple design being buff brick work with minimal detail. As with Dollis Crescent there is no distinct local character.



Adjacent Housing - Greenlawns



Adjacent Housing - Greenlawns



House adjacent Access Road- Southbourne Road

DESIGN AND ACCESS STATEMENT

Manor Close,
Ruislip, HA4 9SP



Three storey Flats – North of Site



Dollis Crescent Housing



Dollis Crescent – with three storey block beyond.

DESIGN AND ACCESS STATEMENT

Manor Close,
Ruislip, HA4 9SP

Principal of Change of Use

The existing garages have not been used as car parking for quite a while. The units have been used for storage; at present, we have no evidence of the contents. As such there is no loss of parking space for the adjacent existing buildings.

Access

The site has existing access off Southbourne Gardens. The access is sufficiently wide to provide a 4.2 m access road.

The emphasis will be for safe and secure pedestrian and vehicular access. The development will have the access upgraded to allow pedestrian and vehicular movement.

The nearest tube station is Eastcote Tube station on the Metropolitan line and Piccadilly line with access to the Underground system and all main line stations.

There are local bus services immediately adjacent to the site.

The development will have minimal car parking (1 per unit) with no access to parking permits for the local controlled parking.



View of Entrance



Driveway

DESIGN AND ACCESS STATEMENT

Manor Close,
Ruislip, HA4 9SP

Design

The development of the site gives us an opportunity to enhance an existing under used garage block and adjacent empty site. The garage block and adjacent site will be populated and overlooked; removing any possible dumping or antisocial use.

We have not taken the pastiche approach to the new design but have used materials and proportions where appropriate in a modern form.

The modern aesthetic is an interpretation of the Greenlawns building style which is simple and repetitive. The new brickwork will be mixed hues of the same colour which will be similar to the existing Greenlawns brick. The strong vertical elements will be relieved by the introduction of glass and steel balconies and recessed balconies on level three.

The larger floor to ceiling windows in the flats will give good natural light. The bedrooms have fixed lower lights for safety and convenience. The living areas have full height doors with a glass balustrade; the balcony space will allow the doors to open externally and maintain the lightness of the living space.

The flat roof completes a modern aesthetic and minimises the height of the building.

The space standards are greater than the London Plan with the local authority areas as shown on the schedule of areas. The layout will have the maximum usable space within the flat plans including minimum storage. All flats have dual aspect including corner units. The Design of the flats will be carried out with reference to Lifetime Homes and CAGE. All bedrooms and Living Dining Kitchen areas are at least the areas required by the standards. The units at Ground floor level will be wheel chair accessible with level threshold and internal layout compatibility.

New lighting will be included in the proposed external spaces to enhance the new and existing routes to residential units and increase security.

The upgrade of the site will include new fences and landscape screening to the adjacent properties.



DESIGN AND ACCESS STATEMENT

Manor Close,
Ruislip, HA4 9SP



Mixed brickwork panels.

Amenity and shared space within the site will be 172sqm which is above that required by the local authority. The amenity space is turfed with reinforcing to allow it to be used on rare occasions for emergency services.

Sustainability

The residential units will be built with reference to making the flats as sustainable as possible with minimum carbon footprint this will include technologies, orientation and layout that will contribute to reduced energy consumption (e.g. ventilation, heating/ cooling, lighting).

Methods to maximise recycling and re-use, as well as minimising waste during demolition and construction will be incorporated.

DESIGN AND ACCESS STATEMENT

Manor Close,
Ruislip, HA4 9SP

APPENDIX A AREA SCHEDULE



SCHEDULE OF AREAS – Manor Close, Ruislip, HA4 9SP

Flats

UNIT	POSITION	<u>TYPE(GIA)</u>	<u>GIA M²</u>	<u>GIA ft²</u>
1	Flat	2b 4P	73	786
2	Flat	2b 4P	80	860
3	Flat	2b 4P	73	786
4	Flat	2b 4P	82	883
5	Flat	2b 4P	73	786
6	Flat	2b 4P	80	883

London Design Guide for New Development

2B 3P	61	678
2B 4P	70	678