

Violet Avenue

Land Adjacent to No 70 Violet Avenue
Uxbridge
UB8 3PT

Planning Amendments
(Application Ref: 73222/APP/2018/1022)

20/06/2018



Prepared by: ARCHAUM

Violet Avenue

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Planning Amendments

20/06/2018

- 1. Executive Summary
- 2. Council Comments:
 - Height and Bulk
 - Form of Development
 - Single Storey Rear Element
 - Impact on No's 68 & 70
 - Parking
- 3. Benefits of Proposed Development
- 4. Architectural Drawings: Amended

1. Executive Summary

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20/06/2018

Archanaeum have been carrying out the design and planning process on this site under appointment from the owner. To date, we have submitted a pre-application submission (24/11/2017) and a full planning application (16/03/2018).

The council's response to the pre-application submission was largely positive, both in the meeting and in the Officers Report. The principle of development was supported; as was the design, form and architectural aesthetic:

"The development would be constructed with red bricks that would be in keeping with the surrounding properties. In addition, the development would involve the use of textured brickwork to add interest to the elevations along with the use of sections of perforated brickwork in front of glazed panels. It is considered that the proposed elevational treatment would reflect the character and appearance of the surrounding area whilst creating areas of interest to break up the facades."

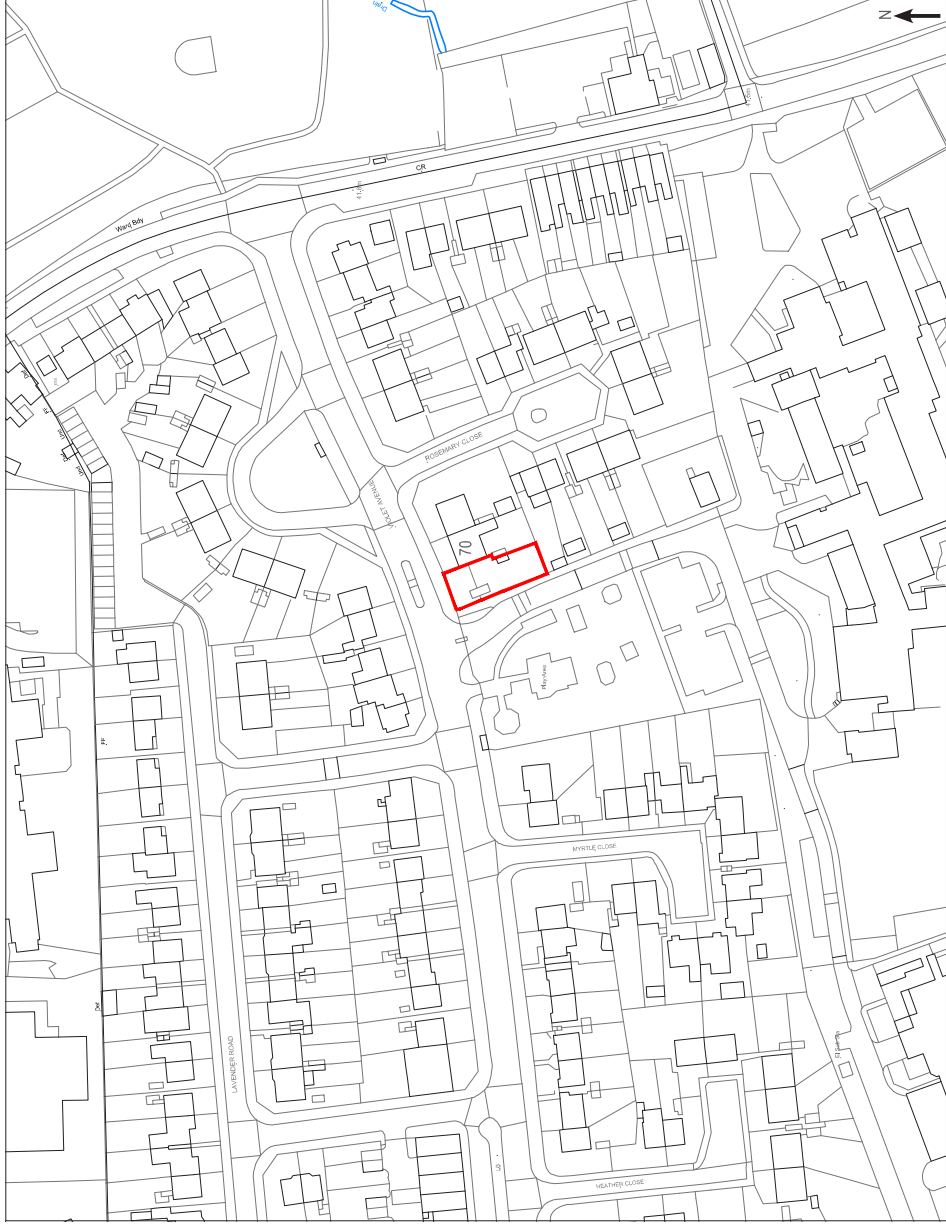
The Officers Report did raise some concerns on the mass of the development (though did not object to the building being 4 stories) and suggested making a cut back to the top floor of the projecting bay on the street facing elevation. A concern was also raised on the ground floor rear element and it's visibility from the surrounding area. The report clearly stated that these issues would be alleviated if the reductions were made:

"... subject to reducing the bulk of the top floor of the projecting bay and the rear extension at ground floor level, the proposed development is considered to not result in a significantly detrimental impact on the street scene and surrounding area."

The design submitted in the planning application ref 73222/APP/2018/1022 addressed these concerns by introducing a 1200mm cut back on the top floor of the projecting bay and lowering the ground floor rear element by 1050mm so that it is lower than all adjoining neighbour boundaries and therefore not visible from the surrounding area.

Other points were raised during the pre-application which we assume are satisfied as they have not been raised since.

Since submitting the full planning application, the council have raise new comments via email which were not documented in the pre-application response. These are discussed overleaf.



Site Location Plan (NTS)



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2. Council Comments: Height and Bulk

Violet Avenue

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Planning Amendments

20/06/2018

4 storey nature of building and relationship to No's 68 & 70 in terms of bulk and proximity to boundary.

4 storey nature

As mentioned earlier, the council had not objected to the 4 storey nature of the building previously, nor had any issue been raised on the proposed overall height.

Nonetheless, in order to resolve this issue Archanaeum have lowered the building by one full storey. The previously submitted 2nd floor has been removed, thus keeping the set back element on the top floor of the street facing elevation.

This now brings the development more in line with the neighbouring buildings and the local context with regards to height and bulk.

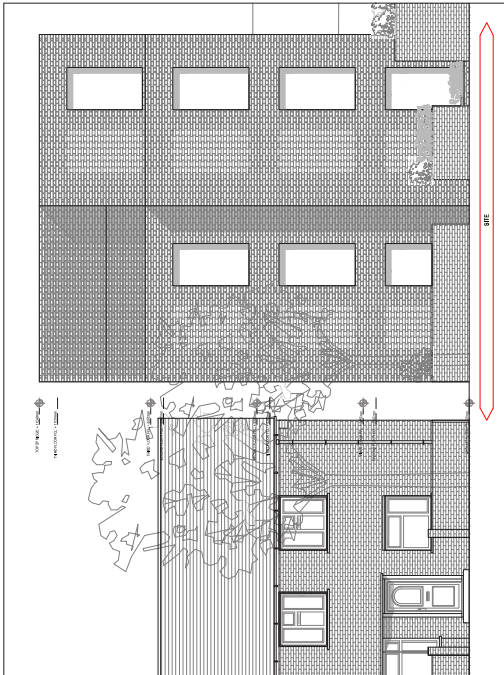
Proximity to boundary

With regards to the proximity to the boundary, the council raised a concern that there is a gap of 1m between No 68 & 70 and the proposed building. It is worth noting that this gap already exists as a boundary line and it's width is not narrowed or reduced in any way as a result of the proposed development.

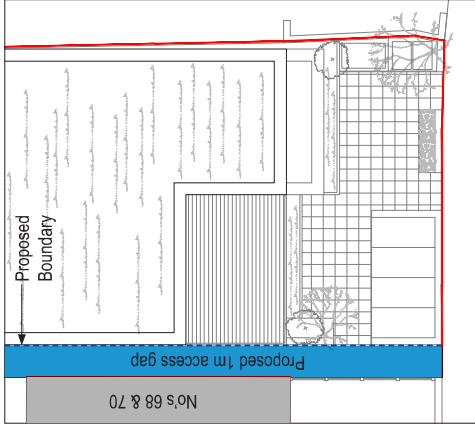
The council are of the view that this visual separation is out of keeping with the locality. Every property in the immediate vicinity is either terraced or semi-detached. Considering that No's 68 & 70 are adjoining their neighbour to the east, a gap needs to be maintained with this building and the proposed building to follow the urban grain. The fact that this spacing is no different to the existing site conditions means that this visual separation is in keeping with the locality.



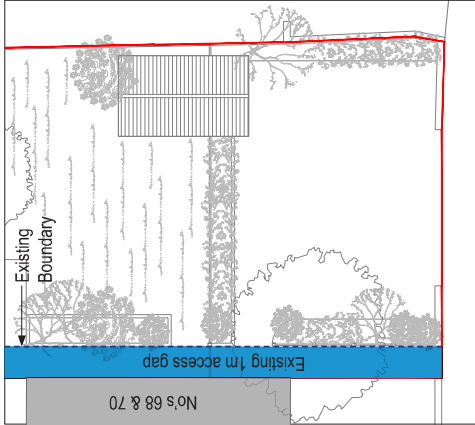
Amended Front Elevation with Context



Previously Submitted Front Elevation with Context



Proposed Site Plan



Existing Site Plan

2. Council Comments: Form of Development

Violet Avenue

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Planning Amendments

20/06/2018

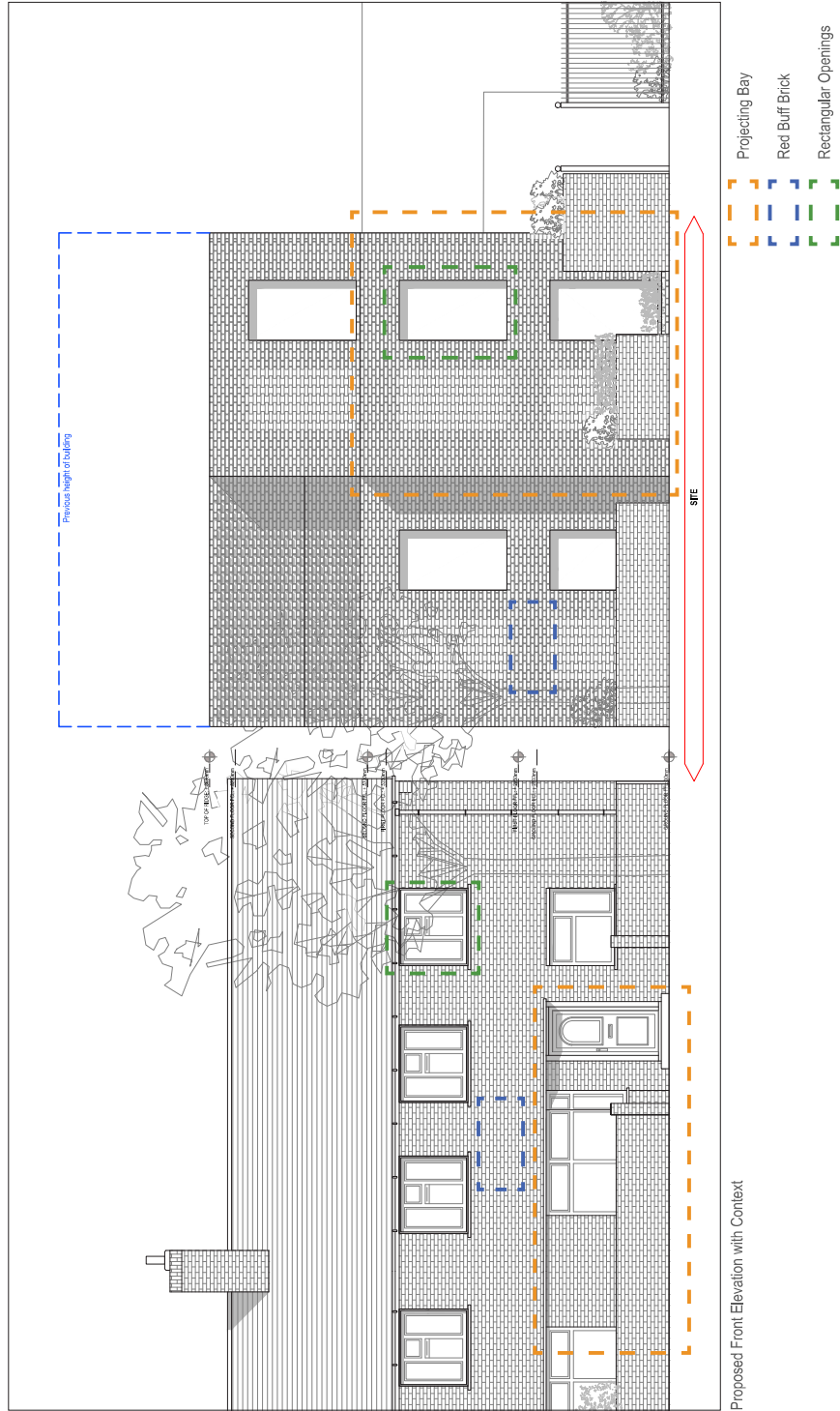
The “frontage” building does not respect the form of development within the immediate vicinity.

This comment was made along side the overall height of the building. We hope that the reduction in height from 4 stories to 3 assists in bringing the proposal more in line with the form of development within the immediate vicinity.

Whilst the council’s comment above does not specifically reference the design and architectural form of the proposed building, we would like to reiterate that this has been conceived with respect to the form of development in the immediate vicinity.

All the buildings in the immediate local context have brick façades, are square or rectangular in plan form and have either square or rectangular window & door openings.

This forms the basis for a simple but architecturally interesting intervention that harmonises and visually integrates with its local surroundings without being overpowering. This view was shared by the council in the pre-application feedback as mentioned earlier.



2. Council Comments: Single Storey Rear Element

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Planning Amendments

20/06/2018

Single Storey Rear Element: Out of keeping with layout of development in the area

We would contest the councils opinion that the single storey rear element is out of keeping with the layout of development in the area. As can be seen from the site plan opposite, the general layout of development and urban form is for properties to have a taller street facing mass and a lower single storey element at the rear.

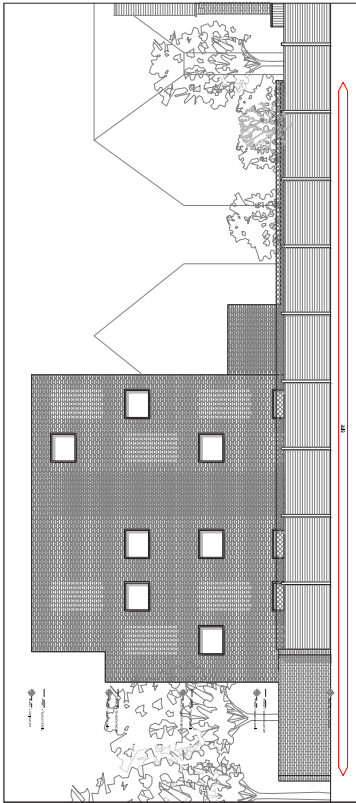
This is either realised as an extension to the taller mass or as a separate free standing structure.

The proposed building follows this contextual layout diagram as emanated in the local context. As such, we would state that the proposal is in keeping with the local development layout.

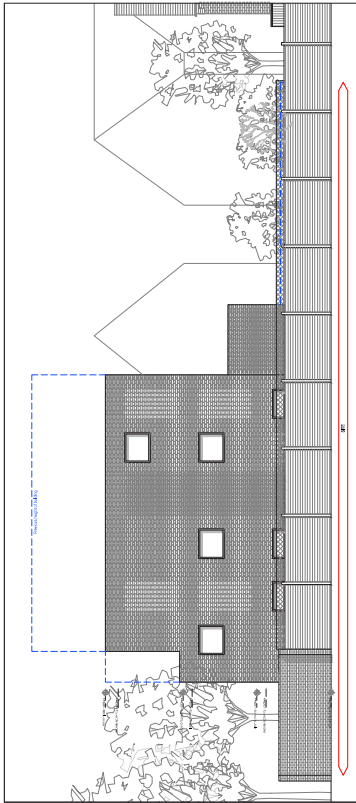
A conscious effort has been made to take inspiration from the local context with the design of this building, in terms of its diagrammatic layout, form, architectural aesthetic and materiality.

It is important to reiterate that the site is a corner plot which the council draw specific attention to in the Residential Layouts SPD. Para 5.6 states that:

"It is also the case that corner sites are very often highly visible, and give the opportunity to create a strong landmark, building up the quality of the urban character for the area as a whole. In these instances, the buildings on a junction are more likely to relate to one another than to their immediate neighbours. They might also be larger than the other houses, and corner plots are often suited to flats or mixed-use schemes rather than a single house."



Previously Submitted Side elevation with context



Previously Submitted Side elevation with context - rear element not visible

2. Council Comments: Impact on No's 68 & 70

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Planning Amendments

20/06/2018

- Over dominant for No's 68 & 70 - Adverse impact on light and outlook

Over dominance

As seen from the images earlier in this report and the enclosed drawings, we hope that the reduction in height and mass by 1 storey has resulted in a form that the council do not think is over dominant. It is much more in line with the local massing and when considering the contexts highest elements (chimneys) the proposed building is smaller than its immediate neighbours.

We also do not feel that the single storey rear element is over dominant in any way. This part of the proposal is lower than all of its boundary fences and will not be visible from the street scene, the adjacent foot path or from ground level in any neighbouring property. As part of the submitted amendments, this element has also been lowered by an additional 150mm.

Light and Outlook

The council have clear guidelines on how daylight impact is assessed. In particular, paragraph 4.11 of the Residential Standards SPD sets out the '45 degree rule' with regards to the position of new buildings and the impact they might have within this zone.

As can be seen from the images opposite, the neighbouring building housing No's 68 & 70 Violet Avenue does not have any windows facing onto the site. Furthermore, the buildings sitting opposite the site fall well outside of the 45 degree zone and there are no buildings on the long flank side of the site leading to the school.

The only area where the 45 degree zone overlaps the proposed building is on the single storey rear element which, as described above, is lower than the existing boundary fences. As such, there will be no adverse impact from a daylight perspective.

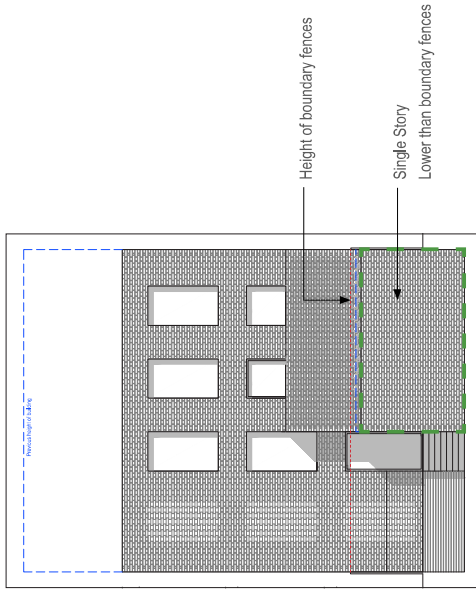
With regards to outlook, it has been made clear that the single storey element will not be visible from ground floor level at No's 68 & 70. The site is not directly overlooked from the upper floors but it is currently an eye-sore with overgrown vegetation and a broken greenhouse. We would state that a newly designed green roof and landscaping will enhance the partial outlook from No's 68 & 70 rather than have an adverse impact.



Site Plan showing 45 Degree rule



Facing Elevation of neighbouring building: No windows



Reduced rear elevation



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2. Council Comments: Parking

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Planning Amendments

20/06/2018

Displacement of existing car parking spaces and capacity of existing parking network.

Displacement

The council are of the opinion that the site currently provides 2 x parking spaces, namely for No's 68 & 70. As stated in previous correspondence, this is not the case:

No 68 is a separate land title, occupants of this dwelling would be trespassing if they parked on the proposed development site.

It has also been previously stated that the occupants of No 70 do not have a right to park on this land as part of their lease. Please see letter opposite from the letting agent for this property that confirms parking is not provided as part of their lease.

Furthermore, the previously submitted Transport Statement carried out a swept path analysis of the land at the front of the site and concluded that this space can only physically accommodate 1 car. In order to park 2 cars, the 2nd car would have to mount the pavement which is in breach of regulations. If a new parking bay was proposed that did not meet relevant criteria it would not be allowed, therefore it cannot be counted as an existing parking space.

Impact on parking capacity

Due to the reasons set out above, we strongly reiterate that the proposed development is not displacing any existing car parking spaces. It categorically does not displace 2 spaces as a 2nd space would be in breach of parking regulations and trespassing.

The fact that the proposed development now consists of 3 flats as opposed to 4 has also reduced the proposed car ownership from 3 to 2.

TTP have written an accompanying letter to this amended submission that clearly states that the existing parking capacity will not exceed 85% with proposed accommodation.



RESIDENTIAL LETTINGS & PROPERTY MANAGEMENT
500-562 Uxbridge Road, Hayes, Middlesex, UB4 0RZ
Tel: 0208 848 8585

13th June 2018

To whom it may concern,

Re: 70 Violet Avenue, Uxbridge, Middlesex, UB8 3PT

This letter is to inform you that the tenancy agreement of the above mentioned property does not have a stipulation that the tenant will be provided with a parking. So therefore, the parking is not available for this property.

Yours Sincerely,


Jasmin Singh
Letting Agent

Letter from No 70 Letting Agent

3. Benefits of Proposed Development

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Planning Amendments

20/06/2018

It is important to realise that this proposal does emanate strong positive attributes which are worth stating.

The fact that the building is now lower and more in keeping with it's context with regards to scale also has a beneficial impact on the proposed accommodation. Previously, the flat on the 2nd floor did not have any private amenity space. Whilst this issue was not of primary concern to the council due to the proximity of the park, the revised design means that all flats have their own private amenity space. Every flat is also **quadruple** aspect.

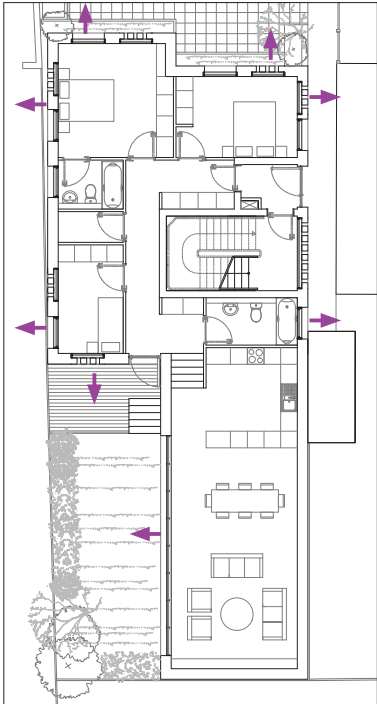
The tables below compares the proposed internal areas of each unit and the private amenity areas with the LHDG criteria:

	Proposed GIA	LHDG GIA
Flat 1:	3b/5p 121sqm	86sqm
Flat 2:	2b/4p 70sqm	70sqm
Flat 3:	1b/2p 51sqm	50sqm
TOTAL GIA:	242sqm	206sqm
	Proposed Amenity	LHDG Amenity
Flat 1:	3b/5p 43sqm	8sqm
Flat 2:	2b/4p 11sqm	7sqm
Flat 3:	1b/2p 15sqm	5sqm
TOTAL NIA:	69sqm	21sqm

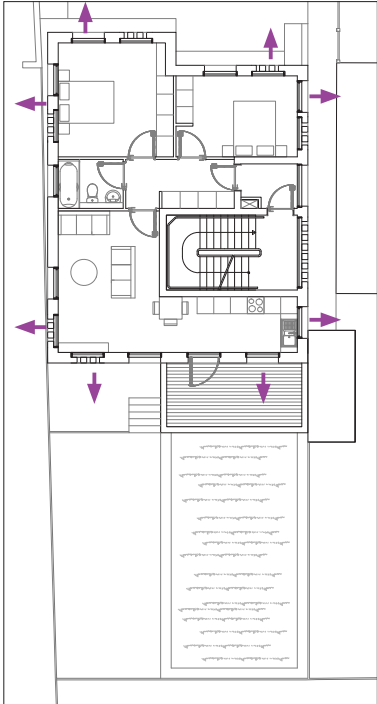
THE PROPOSED SCHEME DELIVERS RESIDENTIAL GROSS INTERNAL AREAS 17.5% IN EXCESS OF LHDG REQUIREMENTS AND PRIVATE AMENITY AREAS OVER 3 TIMES LHDG REQUIREMENTS.

The main benefits are listed below:

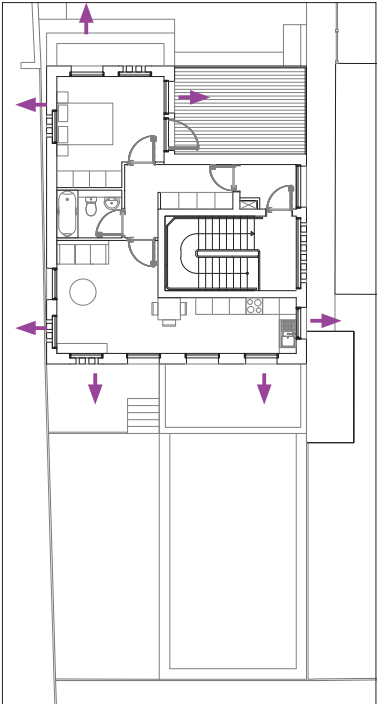
- Significantly reduced height, scale and bulk
- No adverse impact on local parking provision
- No adverse impact on neighbouring properties
- Modern, aesthetically pleasing design
- All flats exceed LHDG standards
- All flats are quadruple aspect
- Provides more homes in the borough
- Committed to SBD certification
- Adheres to Mayors Sustainable Design SPD



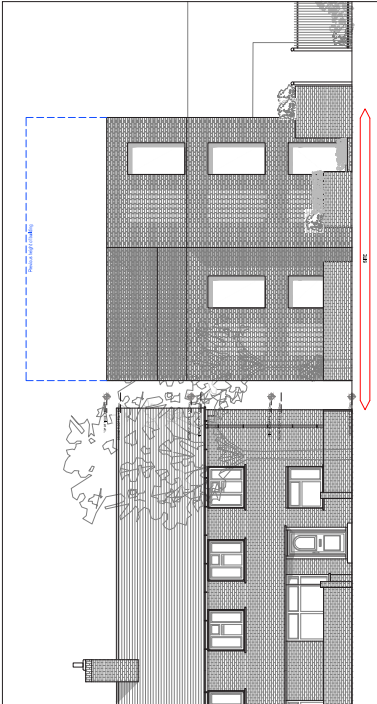
Proposed Ground Floor Plan: Flat 01 - 121sqm



Proposed First Floor Plan: Flat 02 - 70sqm



Proposed Second Floor Plan: Flat 03 - 51sqm



Proposed Front Elevation with Context



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4. Architectural Drawings: Amended

Violet Avenue

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Planning Amendments

20/06/2018

- 008_A-100_REV 03 - Proposed Ground Floor Plan
- 008_A-101_REV 03 - Proposed 1st Floor Plan
- 008_A-102_REV 03 - Proposed 2nd Floor Plan
- 008_A-202_REV 02 - Proposed Context Elevation 01
- 008_A-203_REV 02 - Proposed Context Elevation 02
- 008_A-204_REV 03 - Proposed Elevations 01 & 02
- 008_A-205_REV 03 - Proposed Elevations 03 & 04