



Violet Avenue

Land Adjacent to No 70 Violet Avenue
Uxbridge
UB8 3PT

Planning Application
Design & Access Statement

16/03/2018

Prepared by:



ARCHANÆUM

Violet Avenue

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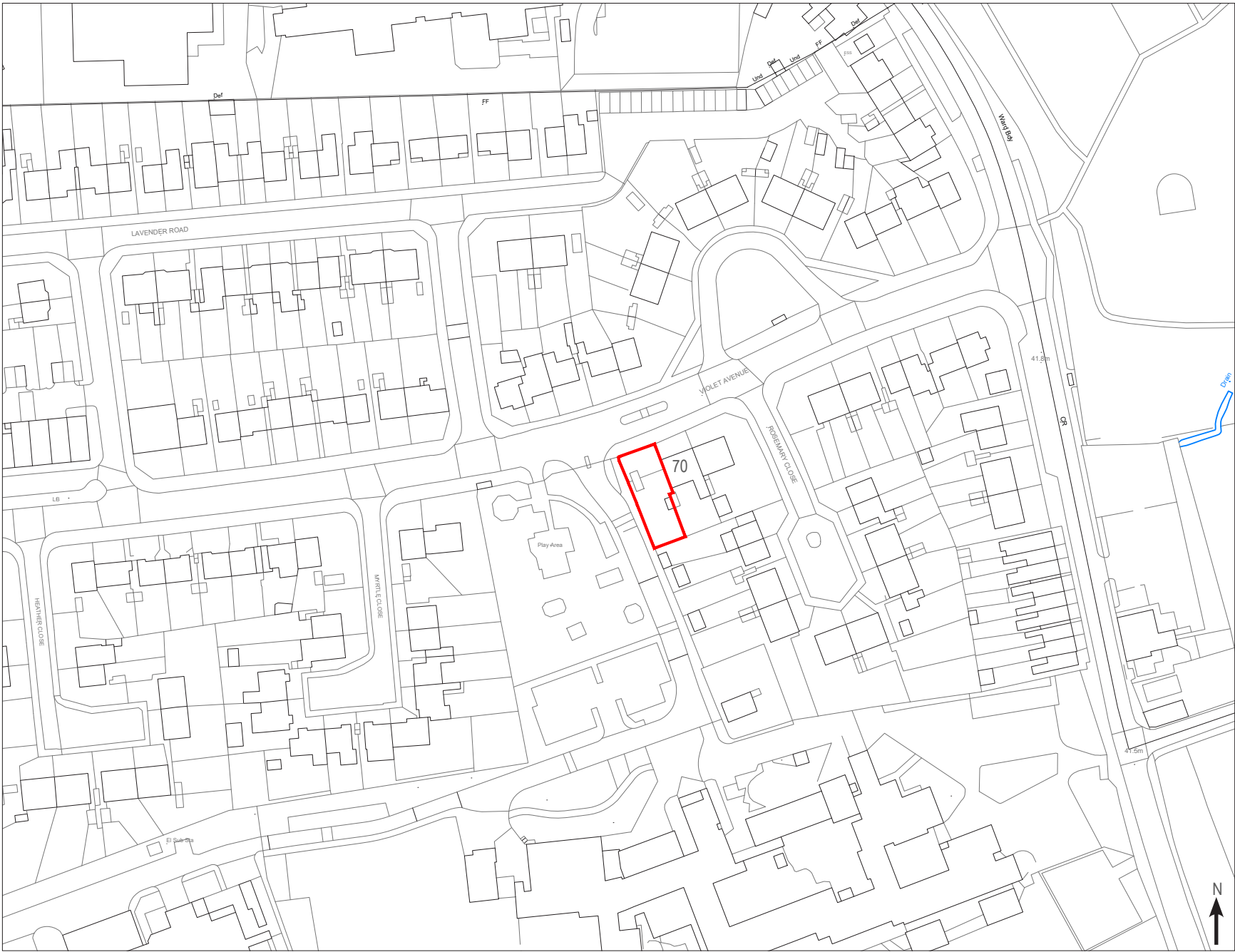
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- 3. Site Description
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Site Location Plan (NTS)

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Archanaeum have been appointed by the owners of No 70 Violet Avenue to carry out a feasibility and planning process on the land adjacent to No 70 as shown on the image opposite.

Numerous design studies and a pre-application submission have been undertaken on the site and the current proposed accommodation is as follows:

Site Area: 265sqm (0.03ha)

4 FLATS (over 4 stories):

- Flat 1: 3b/5p 121sqm
- Flat 2: 2b/4p 70sqm
- Flat 3: 2b/4p 70sqm
- Flat 4: 1b/2p 51sqm

TOTAL NIA: 312sqm

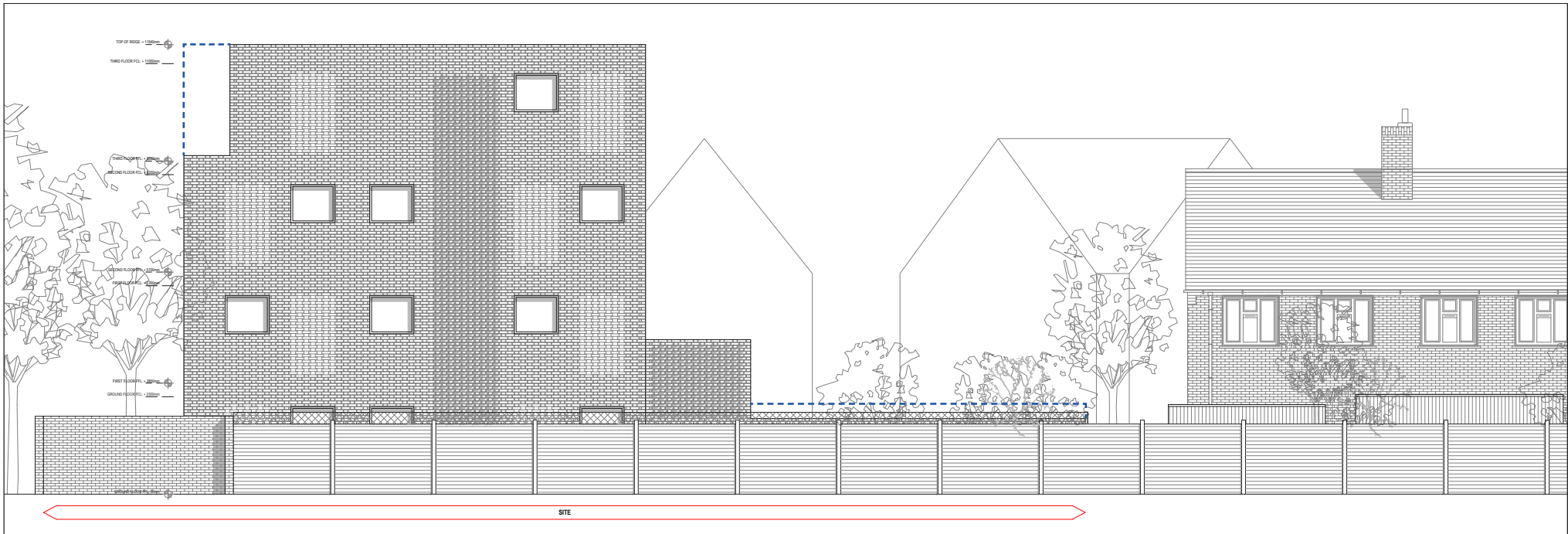
Flat 1 benefits from a private terrace and garden, Flats 2 & 4 also have the benefit of a private terrace.

The Council states that any room over 20sqm counts as 2 habitable rooms. This gives a total of 16 habitable rooms in the scheme and a density of 533 hr/ha.

The site has a PTAL rating of 2. Depending on the designated setting of the site, the London Plan states a density range of 150hr/ha to 650 hr/ha.

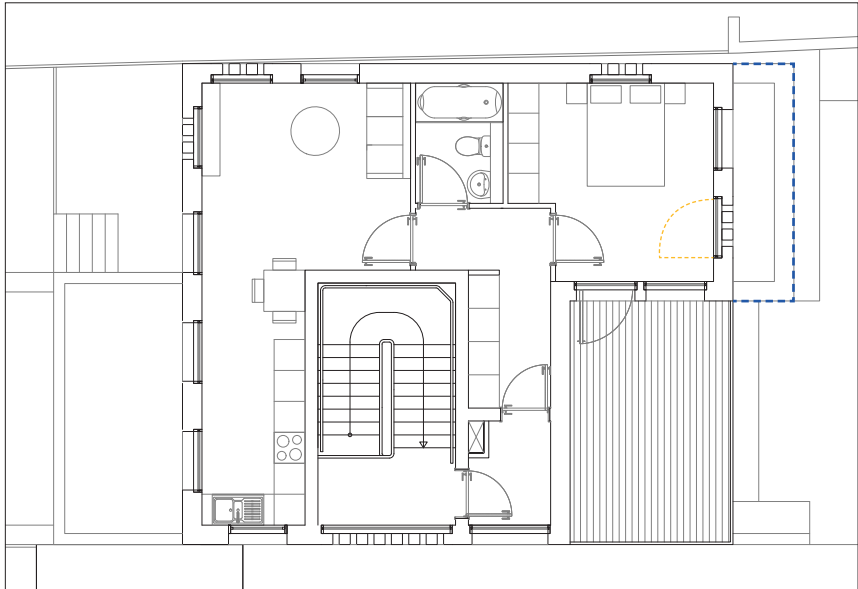
The proposal seeks to take inspiration from the immediate context with respect to it's design aesthetic whilst giving it a contemporary interpretation.

This application is being made with a full set of architectural drawings for the council's consideration (listed in section 8 of this report).

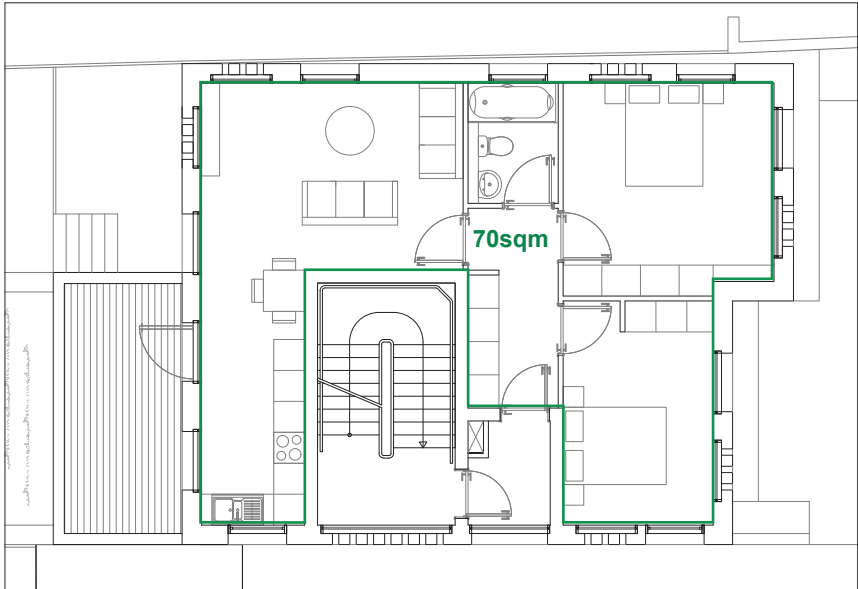


Side elevation showing reduced massing

Outline of building mass at pre-app - - - - -



3rd floor plan showing cut back on projected bay & openable windows behind perforated brickwork



Revised 2 bed flat layout: 70sqm

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Archanaeum submitted a pre-application submission to the council on 24/11/2017. A meeting was held on 18/01/2018 with the case officer (Katherine Mills) and a formal written response was issued on 09/02/2018.

A summary of the main comments raised by the council and Archanaeums response is below:

COMMENT: Overbearing mass of top floor element of projecting bay facing violet avenue.
RESPONSE: This area has been stepped back by 1.2m to be in line with the recessed adjacent mass.

COMMENT: Overbearing mass of ground floor element and potential impact on neighbours.
RESPONSE: The rear ground floor area is now lowered by 1050mm from the main ground floor level. This element of the building is now lower than the boundary fences.

COMMENT: Area of 2 bed flats is 1sqm below LP standards
RESPONSE: These flats are now 70sqm; in line with LP standards.

COMMENT: More additional amenity space required
RESPONSE: Council have stated that due to site's proximity to open space this is acceptable providing that all other issues listed are remedied. We believe that they have been.

COMMENT: Parking. Council have stated that the site currently provides parking for existing units at No's 68 & 70. As such, they expect the proposal to provide spaces for these units as well as the proposed scheme.
RESPONSE: A third party Transport Statement has been carried out on this project which details findings and recommendations for the proposed development.
The report has concluded that the proposed development will generate 3 parking spaces which can be housed in the local residents parking area without breaching the councils stipulated capacity threshold.
Furthermore, the owner has verified that existing units at No's 68 & 70 have no right to park on the proposed development site. This can be demonstrated in the lease agreements if required.

In addition to the above, the council also made some further comments to be addressed as part of this planning application:

COMMENT: Demonstrate maintenance of glazing behind perforated brickwork
RESPONSE: This glazing will be openable (inwards) so that it can be cleaned from inside (see 3rd floor plan opposite).

COMMENT: Review Mayors SPD on Sustainable Design
RESPONSE: This SPD has been reviewed in detail. Please refer to section 5 of this document

COMMENT: Liaise with Met Police with regards to Secured by Design principles
RESPONSE: A meeting was held on 14/03/18. Please refer to section 6 of this document.



1. View from Violet Avenue



2. View from Violet Avenue



3. View towards rear of site



4. View towards front of site

The site itself is the open patch of land located to the south west side of No 70 Violet Avenue.

It is currently used as surplus amenity space for No 70 and has no built structure on it other than a dilapidated greenhouse and shed. The site contains a lot of vegetation and is mostly covered by grass with some nondescript weeds and plants growing around the periphery.

The site is bordered by the footpath to Colham Manor primary school which is separated by a weak timber fence in a state of disrepair.

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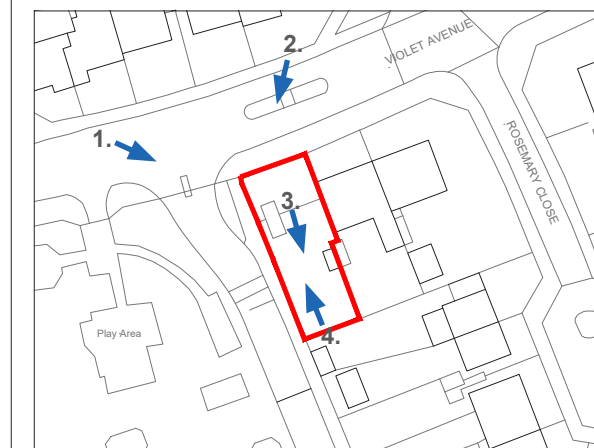
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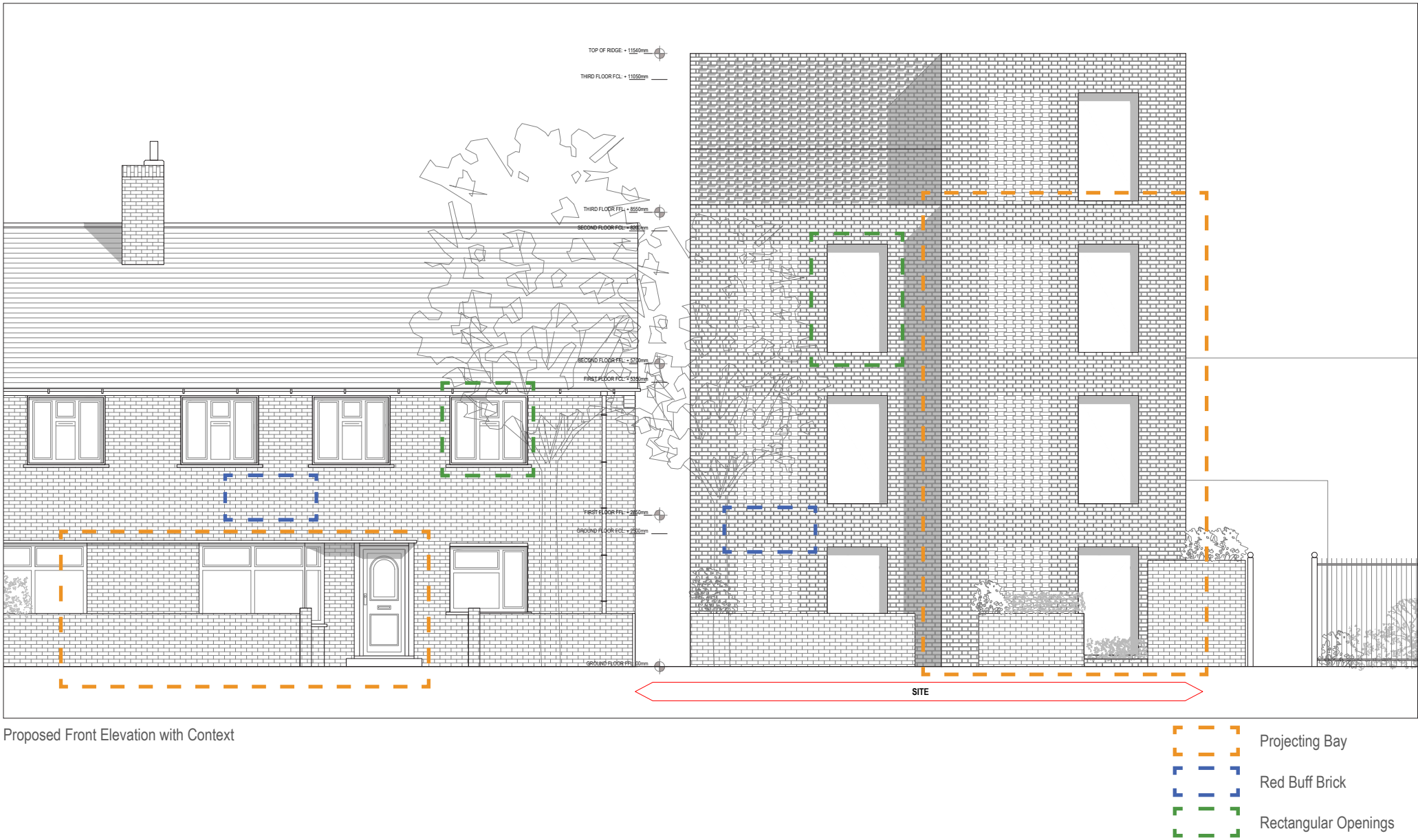
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Proposed Front Elevation with Context

The overall design intent for the proposal is a modern interpretation of the local context. The site is not within a conservation area and the buildings in the immediate vicinity are not of particular architectural interest.

Nonetheless, it is important that any new proposal responds directly to it's surroundings and as such the building takes inspiration from the red buff brick used on the neighbouring building and it's geometry.

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.

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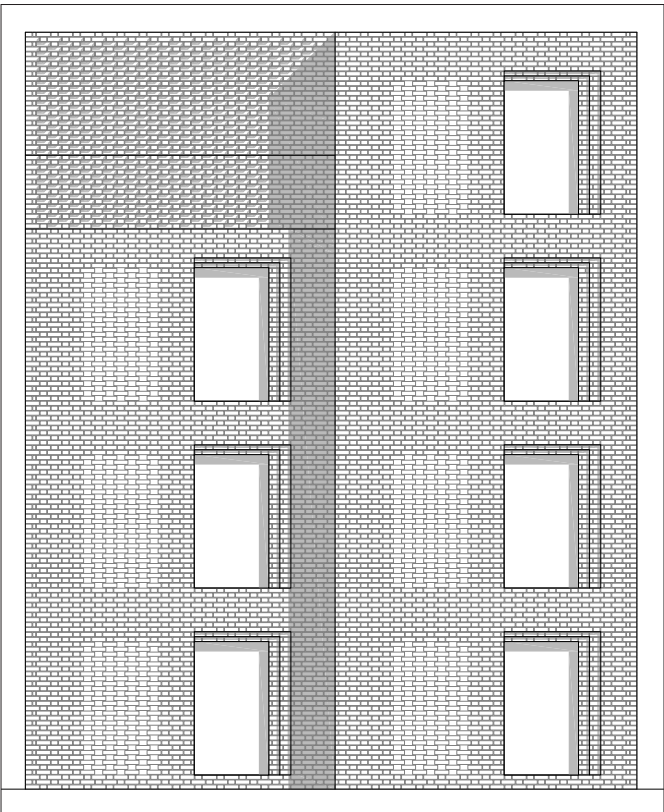
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Before arriving at the design proposed in this application, numerous studies were explored with regards to the facade treatment and variations in brick work.

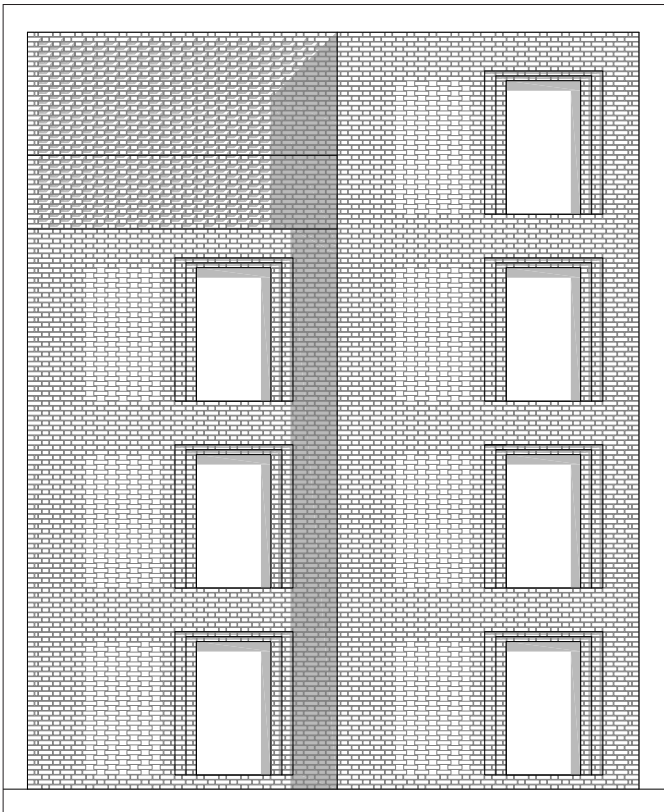
Whilst we feel that the images opposite portray a strong visual appearance, we were also conscious of the facade treatment becoming too fussy and complicated.

We are confident that the proposed building has a balance of simplicity and elegant facade design without being too brash or over the top in its architectural appearance.

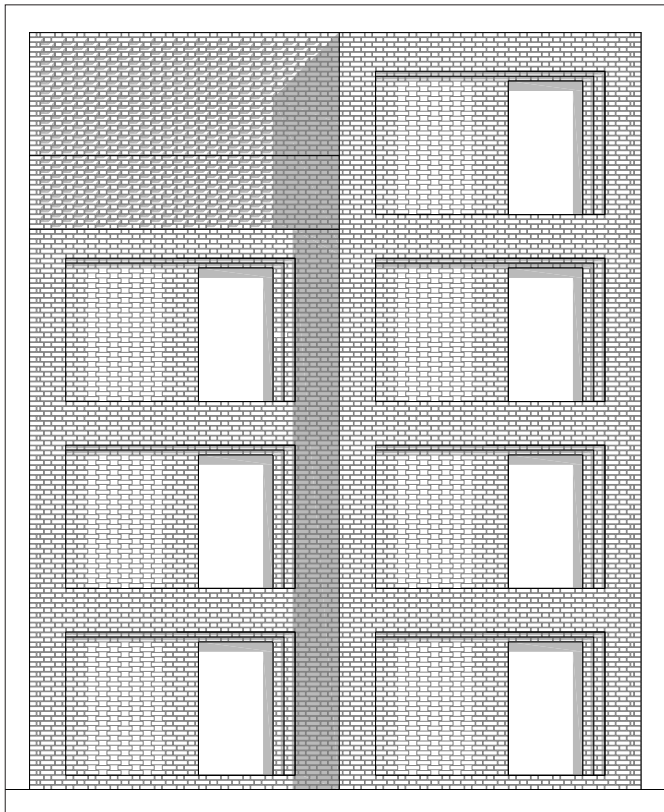
As mentioned previously, the 3rd floor street facing mass on the projecting bay has been cut back in accordance with the council's pre-app feedback.



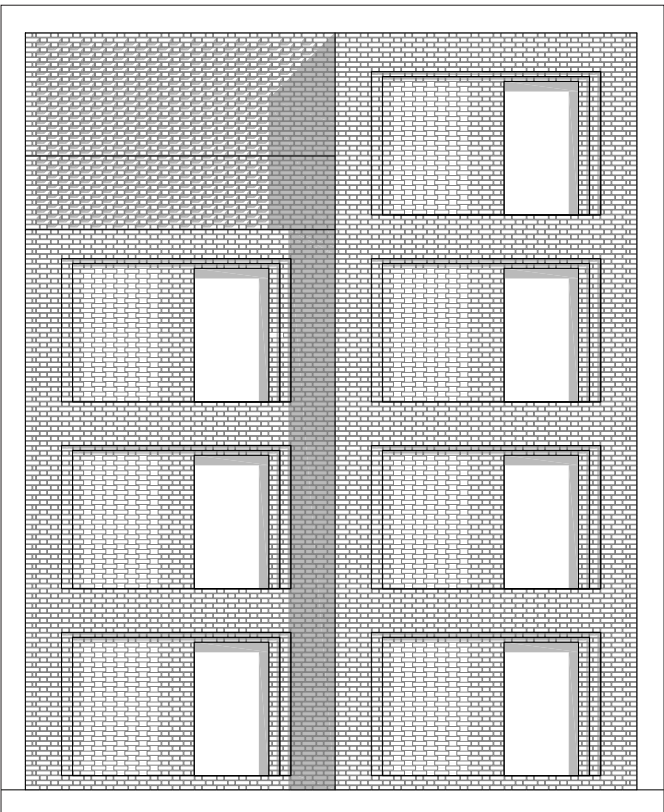
Study 01: Right side brick corbelling



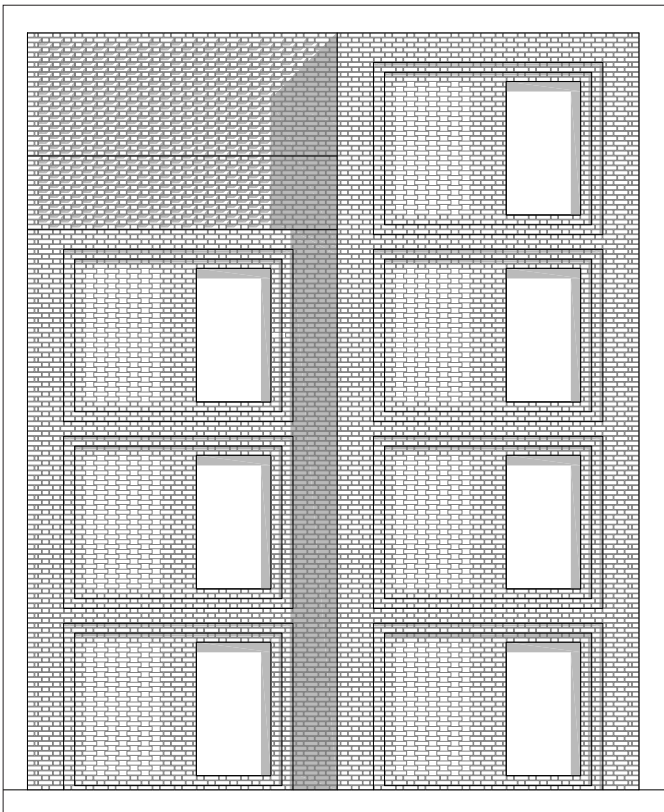
Study 02: Right & left side brick corbelling



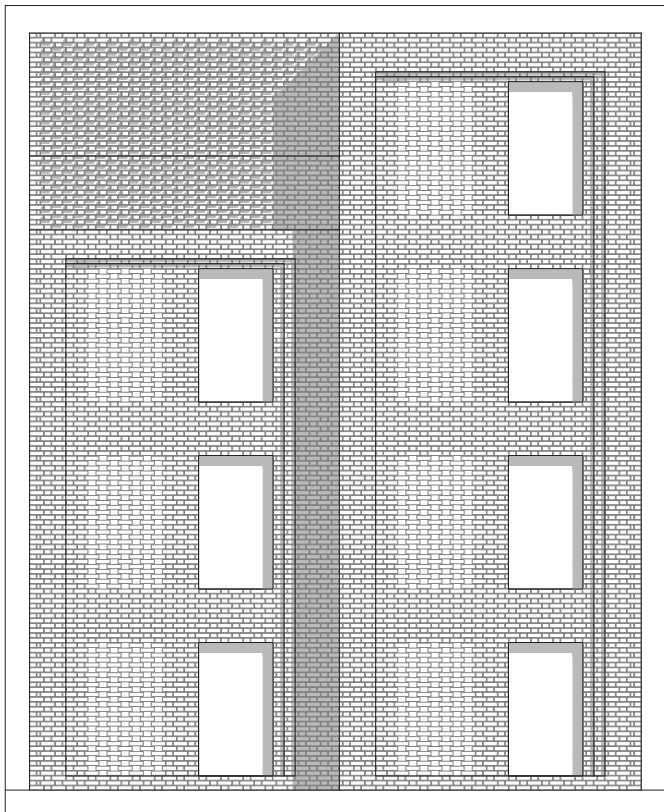
Study 03: Right side brick corbelling with panel recesses



Study 04: Right & left side brick corbelling with panel recesses

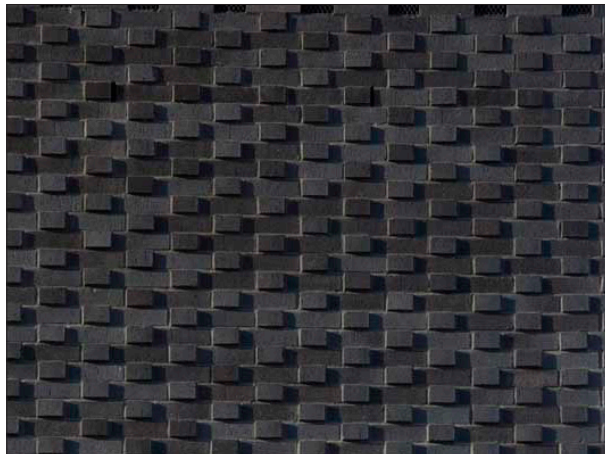


Study 05: Full surround brick corbelling with panel recesses

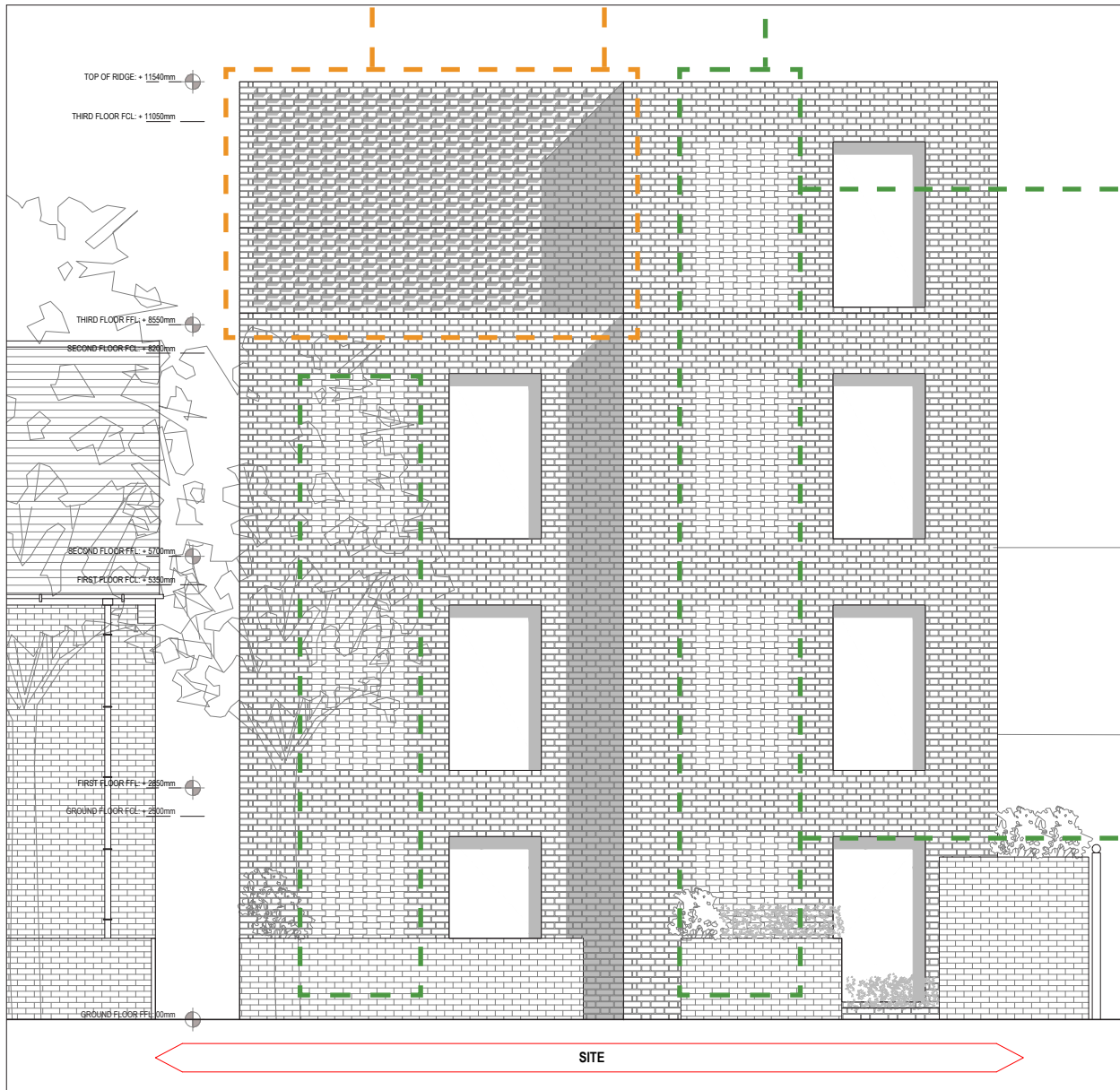
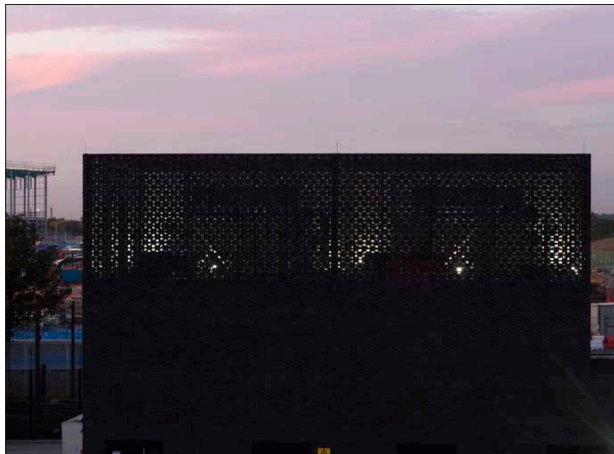
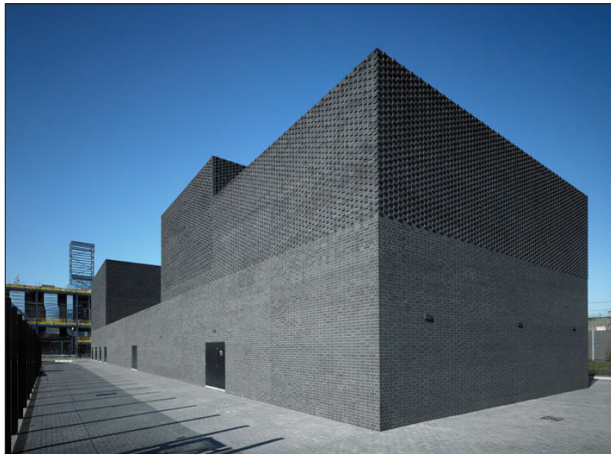


Study 06: Right side brick corbelling to entire bay

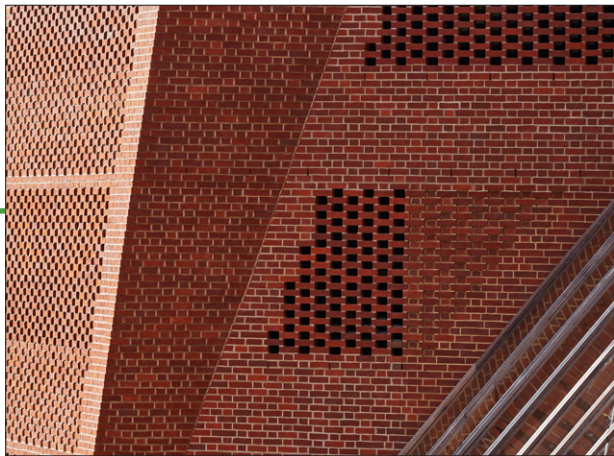




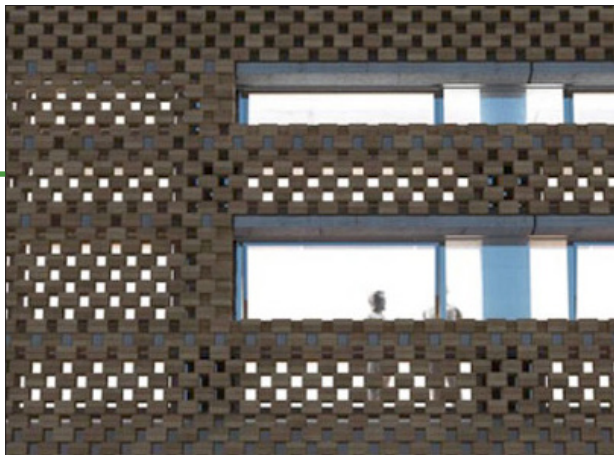
London Olympic Substation: Nord Architects



Proposed Front Elevation



LSE Saw Swee Hock Building: O'donnell & Tuomey



Tate Modern Extension: Herzog & Du Meuron

As well as taking inspiration from the local context, the proposal also seeks to emanate a strong visual aesthetic in its facade treatment to give the overall look a sense of variation, depth and interest.

With brick being the designated material, we have proposed some varying textures and decorative elements to help break up the mass and enable the scheme to portray some individual design characteristics. These give the building a unique appearance within the local vicinity.

The textured brickwork shown opposite gives the building a more vibrant look and prevents the facades from appearing too bland with a basic flat wall of the same material. When catching the sun and artificially lit at night time they will cast a strong geometric shadow over selected elements of the elevations.

We have also proposed perforated brickwork which will be situated directly in front of fixed panel glazing. This will give the building a translucent feel as well as creating a light box effect when the sun goes down. It will also help create an interesting dappled light effect internally.

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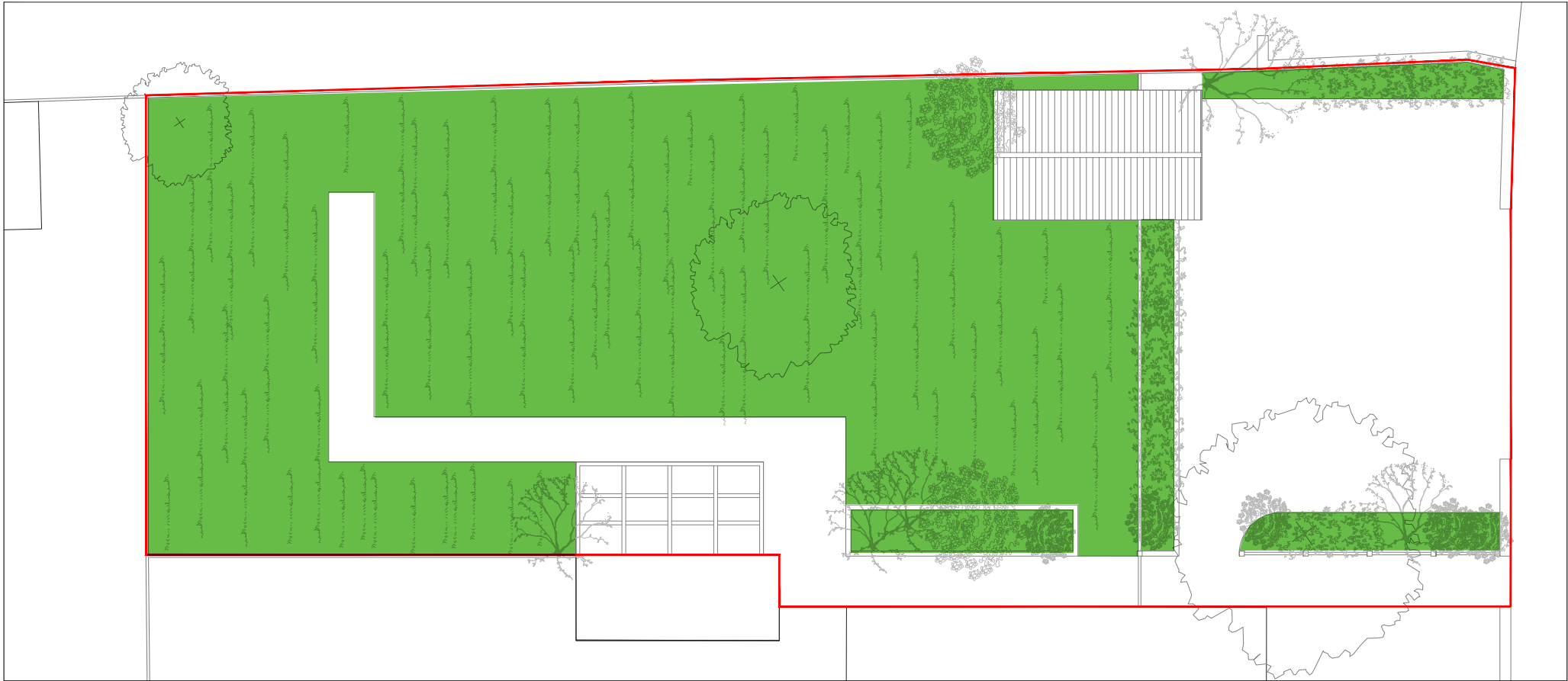
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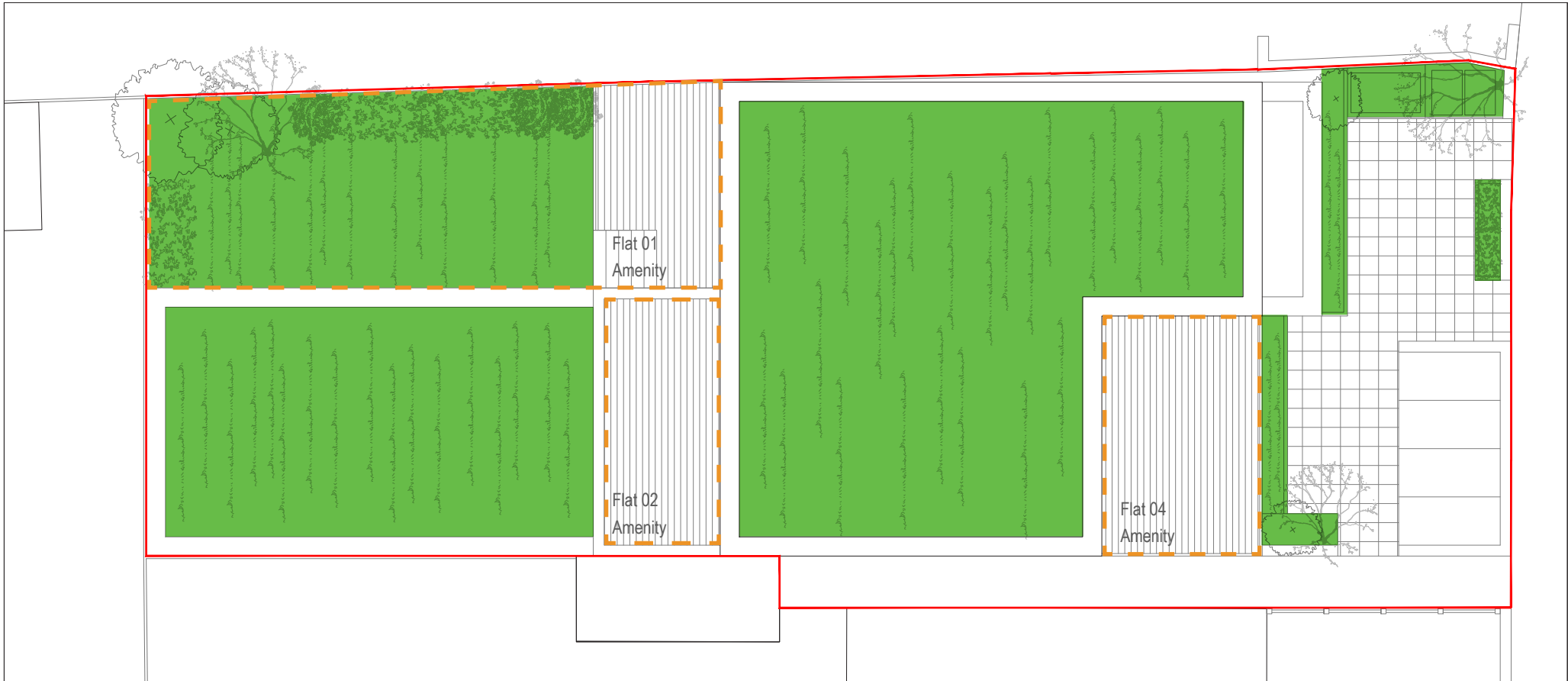
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Existing Site Plan



Proposed Site Plan

Whilst the site is vacant, it is important to bear in mind that it is a green patch of land; any new building needs to be sensitive to the removal of any landscaping and should seek to re-provide as much as possible.

As can be seen from the drawings opposite, the proposed scheme will incorporate planters to the front of the site and a landscaped garden to the rear. Green roofs are also proposed at first floor and on the main mass of the building.

Any existing trees that cannot be accommodated in the rear garden can be relocated to any park/green space within the borough.

With regards to private amenity space in the proposed scheme, 3 out of the 4 proposed flats have the benefit of either a garden or terrace. Paragraph 4.18 in the Residential Layouts SPD states that new developments should provide balconies wherever possible for upper floor flats with gardens being provided for ground floor units.

The amenity proposed is scheduled below:

Flat 01:	Garden/Terrace	43sqm
Flat 02:	Terrace	11sqm
Flat 03:	N/A	
Flat 04:	Terrace	15sqm

Flats 1, 2 & 3 are classified as family housing in line with the councils designation of being 2 bed or more. No communal playspace is proposed as the site sits directly opposite a play area to the south west which is well within 400m from the proposed building.

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