

# 4. Design Statement: Proposed Accommodation

Violet Avenue

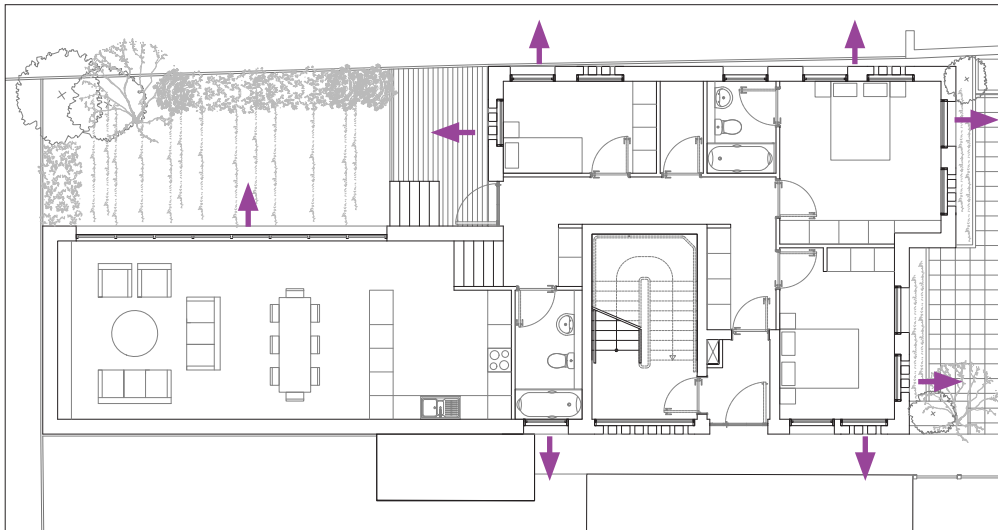
Land Adjacent to No 70 Violet Avenue

Uxbridge

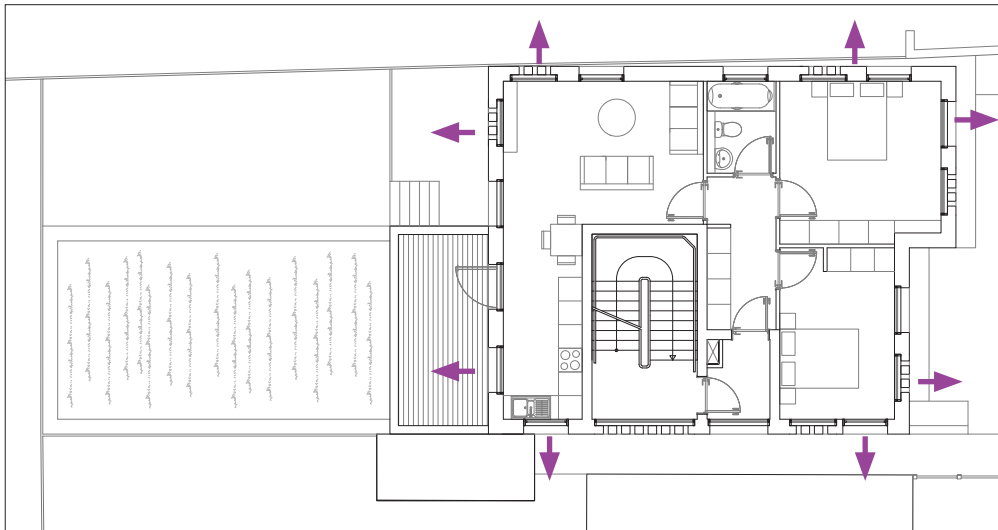
UB8 3PT

Planning Application

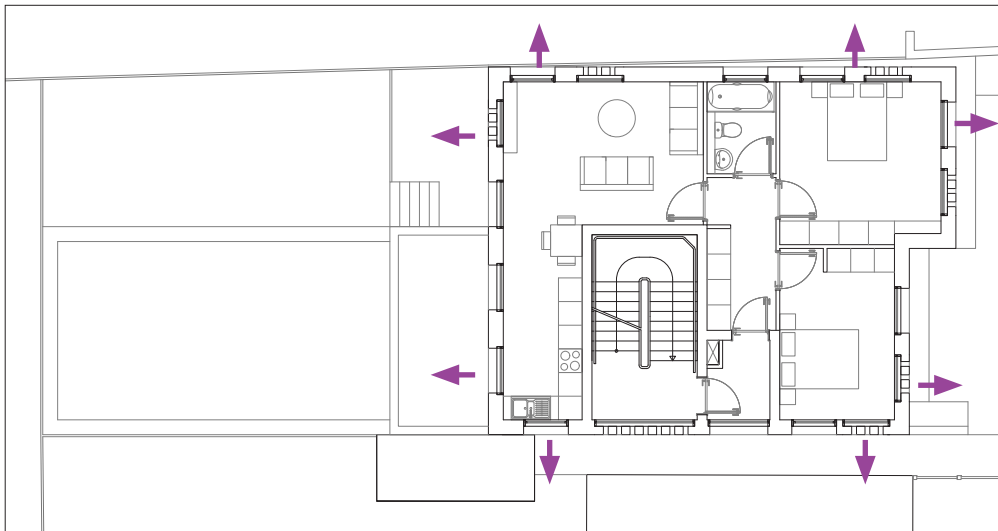
16/03/2018



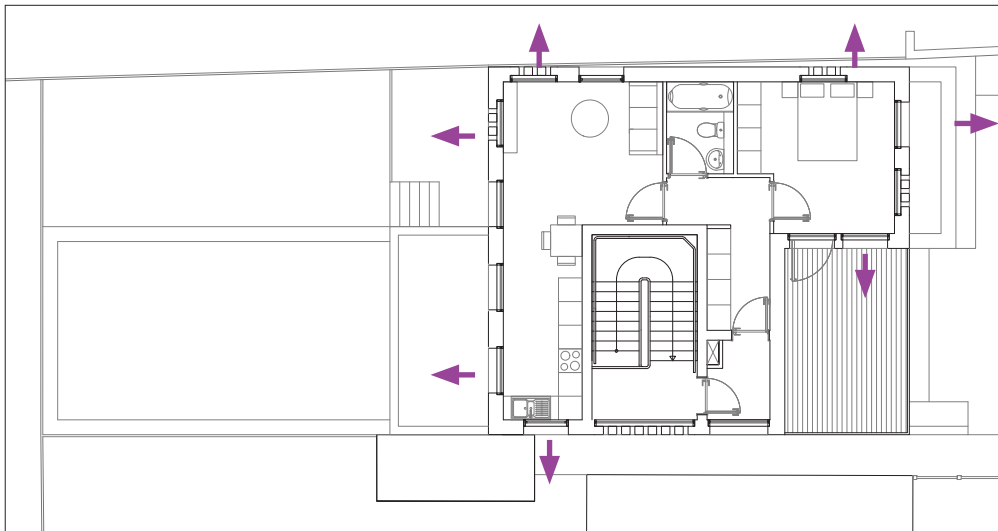
Proposed Ground Floor Plan: Flat 01 - 121sqm



Proposed First Floor Plan: Flat 02 - 70sqm



Proposed Second Floor Plan: Flat 03 - 70sqm



Proposed Third Floor Plan: Flat 04 - 51sqm

The proposed accommodation has been designed to maximise internal living conditions. Keeping a simple diagram of one flat per floor enables the full floor plate to be utilised to its full potential resulting in flats that are well in excess of the councils & LHDG minimum internal area provision. Every flat is also **quadruple** aspect.

As mentioned earlier, the external facade treatment of the perforated brickwork will give the rooms a unique dappled lighting effect. Large fixed panel glazing to the front and rear of the building allow a huge amount of light to enter the rooms whilst smaller openable windows on the building's flanks provide a more functional use. Each habitable room benefits from fixed panel and openable glazing.

The table below compares the proposed internal areas of each unit with the LHDG recommended floor space standards:

|            |       | Proposed GIA | LHDG GIA |
|------------|-------|--------------|----------|
| Flat 1:    | 3b/5p | 121sqm       | 86sqm    |
| Flat 2:    | 2b/4p | 70sqm        | 70sqm    |
| Flat 3:    | 2b/4p | 70sqm        | 70sqm    |
| Flat 4:    | 1b/2p | 51sqm        | 50sqm    |
| TOTAL NIA: |       | 312sqm       | 276sqm   |

THE PROPOSED SCHEME DELIVERS RESIDENTIAL GROSS INTERNAL AREAS 13% IN EXCESS OF LHDG REQUIREMENTS.

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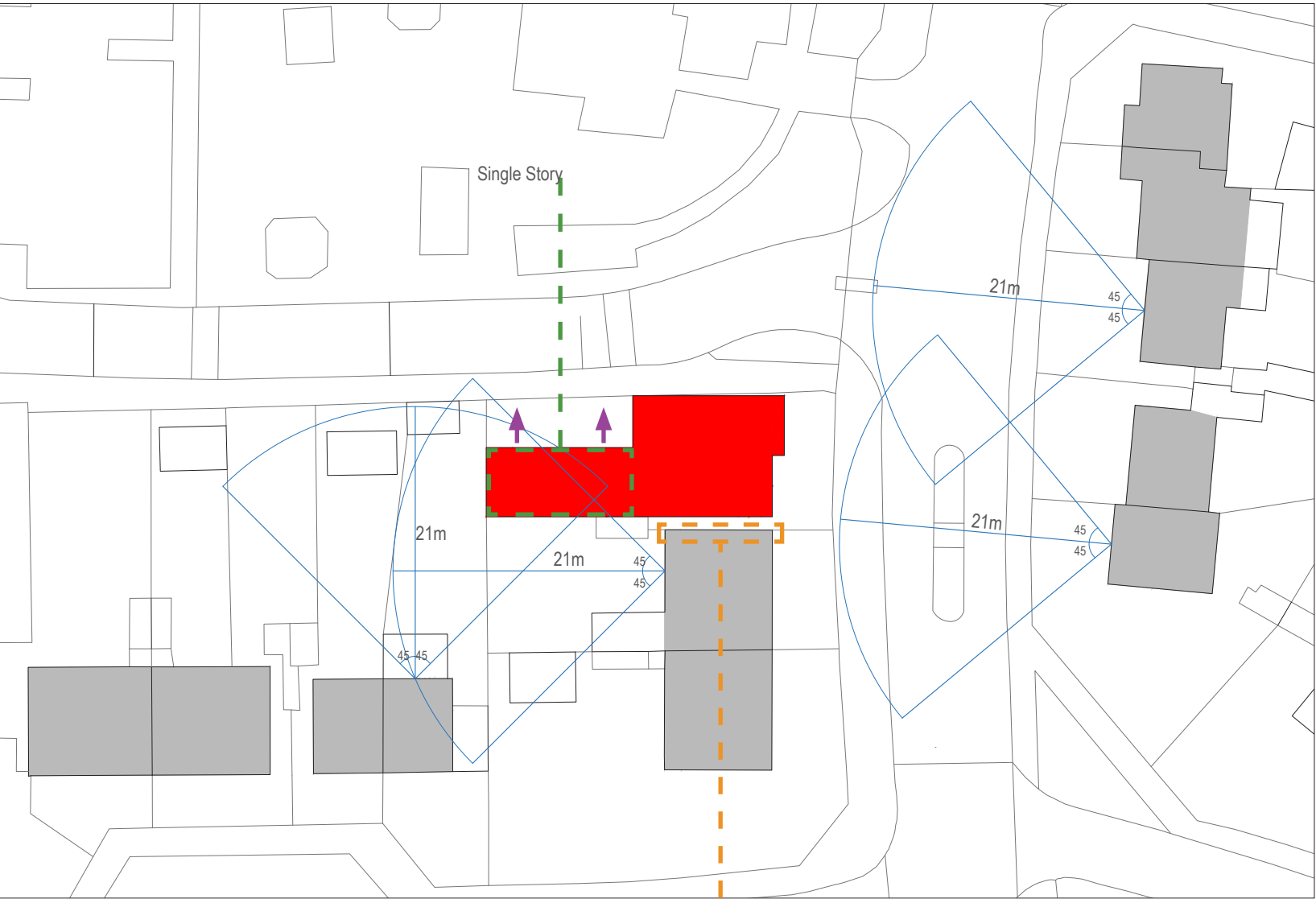
A formal daylight and sunlight assessment is not included with this submission but careful attention has been paid to the guidelines set out in Section 4 of the councils Residential Layouts SPD.

In particular, paragraph 4.11 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.

It is worth noting that the built mass to the rear of the proposal containing Flat 01 is single story and also lowered by 1050mm (450mm lower than the pre-app scheme) to ensure minimal impact on the neighbouring building. For neighbouring buildings that can see the rear element of the proposal, there will be negligible difference between this and the existing boundary wall.

There are also no windows proposed on the facing wall of this section to maintain privacy. Instead, the living/dining/kitchen area faces into it's own private garden (which is also obscured from the school footpath).



Site Plan showing 45 Degree rule

↑ Direction of outlook at ground floor



Facing Elevation of neighbouring building: No windows



ARCHANÆUM



3d Massing Model

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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.”

The proposed design is in line with the councils SPD. The proposal is taller than its immediate neighbours but only by 1 floor, we feel that this height gives the corner plot a unique identity (along with it’s design characteristics) as a landmark building but without an imposing physical presence.

(Please note that the image shown opposite is for massing purposes only, it is not a reflection of proposed materials).

