

Violet Avenue

Land Adjacent to No 70 Violet Avenue
Uxbridge
UB8 3PT

Planning Application
Design & Access Statement

17/04/2019

Prepared by: ARCHANÆUM

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1. Executive Summary



Site Location Plan (NTS)

Archanaeum have been appointed by the owners of No 70 Violet Avenue to carry out a revised planning application on the site shown opposite.

A planning application for 3 x residential flats was submitted on the site last year (ref: 73222/APP/2018/1022). This application was refused, as was a subsequent appeal made by the applicant.

The main reasons for refusal were as follows:

1. Excessive scale, bulk, layout and site coverage
2. Sub-standard parking provision
3. Impact on adjoining building (No's 68 & 70)
4. Loss of existing trees

Whilst not a stipulated reason for refusal, there was a general view from the council and the appeal officer that the design was also not in-keeping with the local context.

(These points are addressed individually and in more detail later in this document).

This revised application seeks to address each of these points with a new proposal for a detached 3 bedroom house. The scale of the new proposal is significantly smaller than the previous application and has emanated the local character in a more traditional architectural aesthetic.

The reduced scale, bulk and site coverage also result in a scheme that will have no adverse impact on neighbouring properties by way of overdominance, overshadowing, visual intrusion, loss of light or loss of outlook.

Parking is proposed on site for 1 car space in line with council requirements.

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

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2. Site Description



1. View from Violet Avenue



2. View from Violet Avenue



3. View towards rear of site

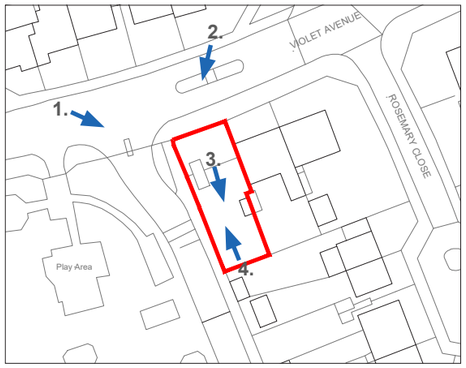


4. View towards front of site

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 sporadic 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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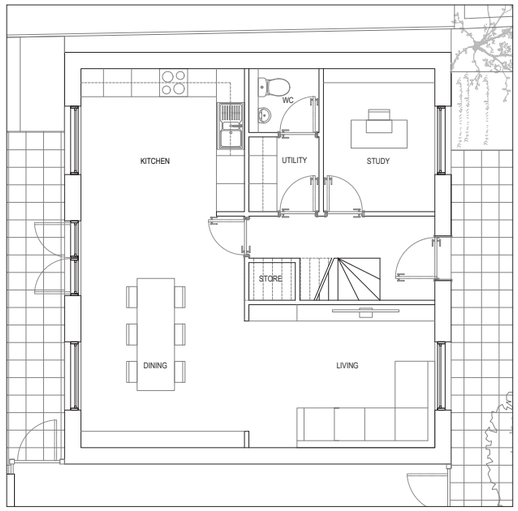
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3. Design Statement



Proposed Front Elevation: Current Proposal



Proposed Ground Floor Plan



Proposed First Floor Plan

The overall design intent is a traditional reflection of the local context. Whilst the site is not within a conservation area, we have taken on board the council and planning inspectorate comments that the previous design was perhaps too far removed from the immediate character.

The scale and materials of the proposed building are proposed to match the neighbouring building housing No's 68 & 70 exactly.

We do not feel that the existing windows on the neighbouring building are of any architectural merit and see no benefit in replicating these. There are other buildings in the local vicinity which have a more traditional glazing style which is better suited to the proposed building. (The size and proportions of the neighbouring windows have been matched to be more in-keeping with the context).

The end result is a simple but aesthetically pleasing new home that harmonises and visually integrates with its local surroundings without being overpowering.

The proposed dwelling itself is a 3 bed 5 person detached house arranged over 2 stories. The total GIA is 123sqm which is larger than the 96sqm minimum outlined in the LHDG.

Internally, the rooms are arranged rationally to optimise efficiency and ease of circulation based around family living. The study could also be used as a play room or snug depending on end user preference.

The open plan configuration on the ground floor can easily be re-worked without having to move services or external window and door positions which makes it easily adaptable for long term use.

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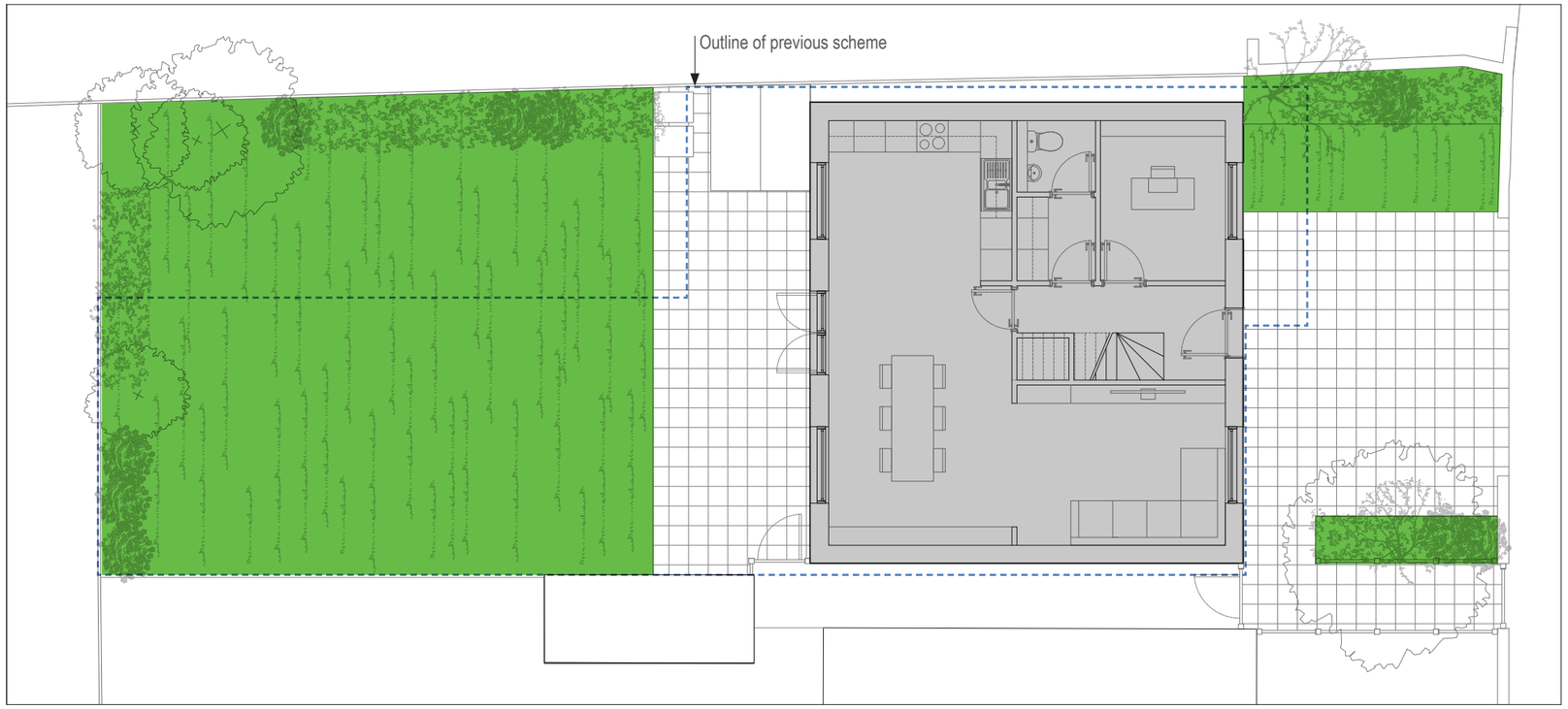
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4. Response to prior concerns: Scale, Bulk, Site Coverage etc.



Ground Floor Plan: Current Proposal



Proposed Front Elevation: Current Proposal

As mentioned on the previous page, the scale and height of the proposed building have been revised in line with the neighbouring building.

Furthermore, the building footprint and associated site coverage is significantly reduced which follows the local context more accurately than the previous proposal.

Due to the physical size decreasing, the rear garden can be maximised which increases the area of soft landscaping associated with the new scheme.

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4. Response to prior concerns: Parking Provision

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ASHLEY & WEBB
ESTATE AGENTS

RESIDENTIAL LETTINGS & PROPERTY MANAGEMENT
560-562 Uxbridge Road, Hayes, Middlesex, UB4 0RZ
Tel: 0208 848 8585

13th June 2018

To whom it may concern,

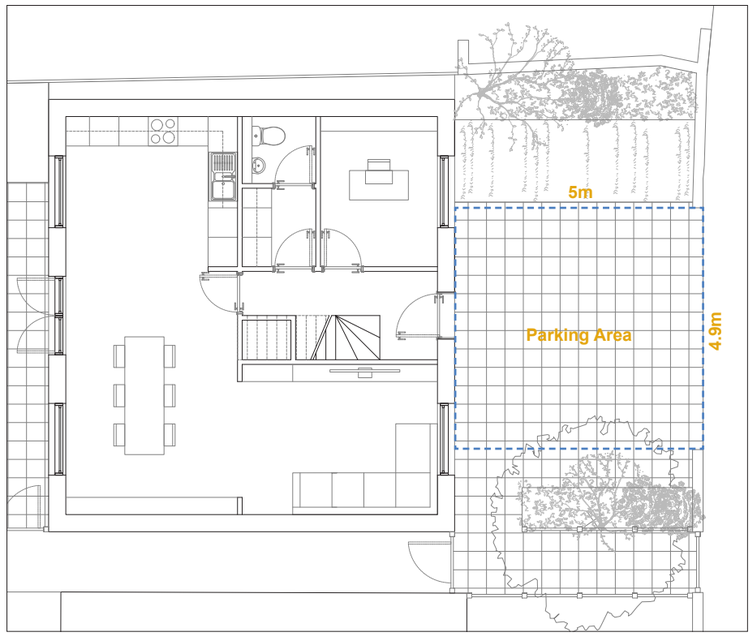
Re: 70 Violet Avenue, Uxbridge, Middlesex, UB8 3PT

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 Sincerly,

Jasmin Singh
Letting Agent

Letter from No 70 Letting Agent



Ground floor plan with parking area

Table 2.1: 2018 Parking Survey Summary			
Date & Time	**Parked Vehicles**	**Observed Spaces**	**Occupancy Level**
Tuesday 20th February 4.30am	108	24	81.8%
Thursday 22nd February 4.45am	103	31	76.9%

Occupancy level results: No cars being displaced

Table 3.1: Predicted Parking Occupancy Levels			
Date & Time	**Parked Vehicles**	**Observed Spaces**	**Occupancy Level**
Tuesday 20th February 4.30am	110	22	83.3%
Thursday 22nd February 4.45am	105	29	78.4%

Occupancy level results: 2 cars being displaced

Parking was a key subject in the previous planning application. The council's preference is for parking associated with any development to be housed on site and not within the local parking network.

The revised scheme proposes less car ownership than the previous proposal. In line with council documentation, a 3 bed house should have provision for 1.2 cars which has been rounded to 1 space.

Guidance was previously given that if parking was to be provided off site then the existing parking capacity could not exceed 85%.

The prior application stated that the site does not officially house any parking bays for the neighbouring property. Evidence was provided from the letting agent confirming that any tenant of No 70 does not have a right to park on the proposed development site. Furthermore, No 68 is a separate land title, any resident of this property parking on the site would be trespassing. As such, we do still maintain that any new development is not displacing any existing parking spaces.

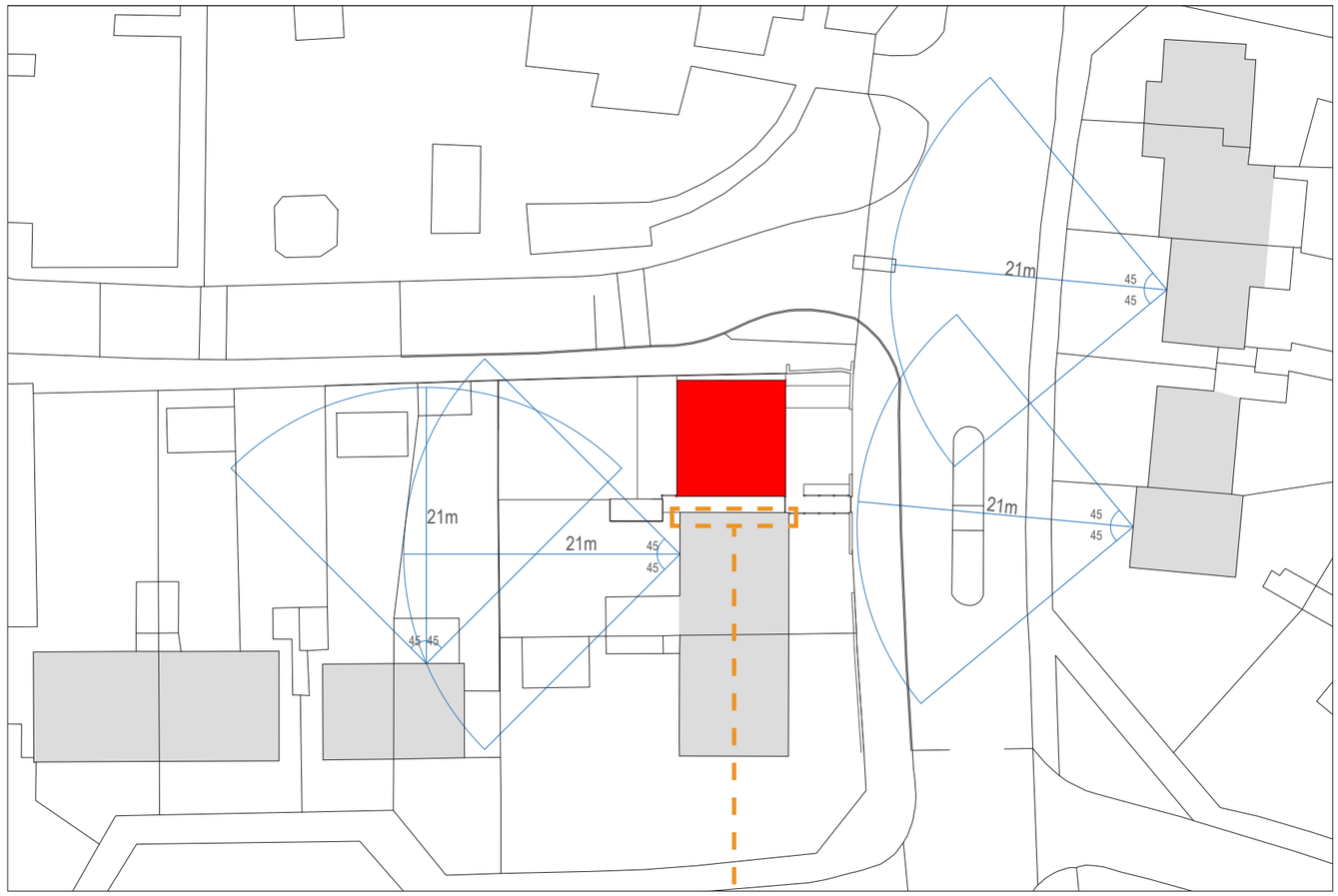
The submitted transport assessment also demonstrates that the existing site can only safely house one parking space as a second car would have to mount the kerb for access. If this scenario was proposed as a new application is would not be allowed, hence we contest that it should be counted as a valid second existing parking space.

Nonetheless, we are conscious of the council's previous view. Please see the Transport Statement enclosed with this application, scenarios are analysed for the impact on local parking capacity that factor in two parking spaces being displaced by the new scheme. This concludes that the resulting capacity on the existing network would still be under 85%.

Proposed Front Elevation

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4. Response to prior concerns: Impact on Neighbouring Properties



Site Plan showing 45 Degree rule

Direction of outlook at ground floor



Facing Elevation of neighbouring building: No windows

The council raised concerns with the previous applications perceived impact on neighbouring properties. This was a particular issue with the immediate neighbour housing No's 68 & 70.

Namely, the council were off the view that *"The proposed development, by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupiers at 68 and 70 Violet Avenue by reason of over-dominance, overshadowing, visual intrusion, loss of light and loss of outlook."*

In order to combat these concerns, the new scheme has reduced it's size, scale and bulk. The gap between the existing and proposed building has also been enlarged. This widened gap combined with the smaller and shallower footprint of the new building enables the new scheme to loose any over-dominant attributes.

The previous scheme also submitted a daylight and sunlight assessment as part of the appeal process. This report concluded that the building was in line with BRE parameters and would not have an adverse impact on No's 68 & 70 with regards to loss of light and overshadowing. Considering that the currently proposed scheme is significantly smaller, we can safely state that there will be no adverse impact in this regard.

Another feature of the currently proposed building is that there are no windows on the flank elevations, as such there is no overlooking concern for the neighbouring building or school access.

It was also stated that the previous building's mass and site coverage would cause visual intrusion for the neighbouring building as it would be clearly visible (primarily due to the extended ground floor element to the rear). This has also been remedied with the scale and mass reductions. Furthermore, the maximised rear garden enables more soft landscaping to be visible which will improve outlook from the existing situation.

Please refer to the image opposite that sets out the proposed building in line with the 45 degree rule as per council guidelines.

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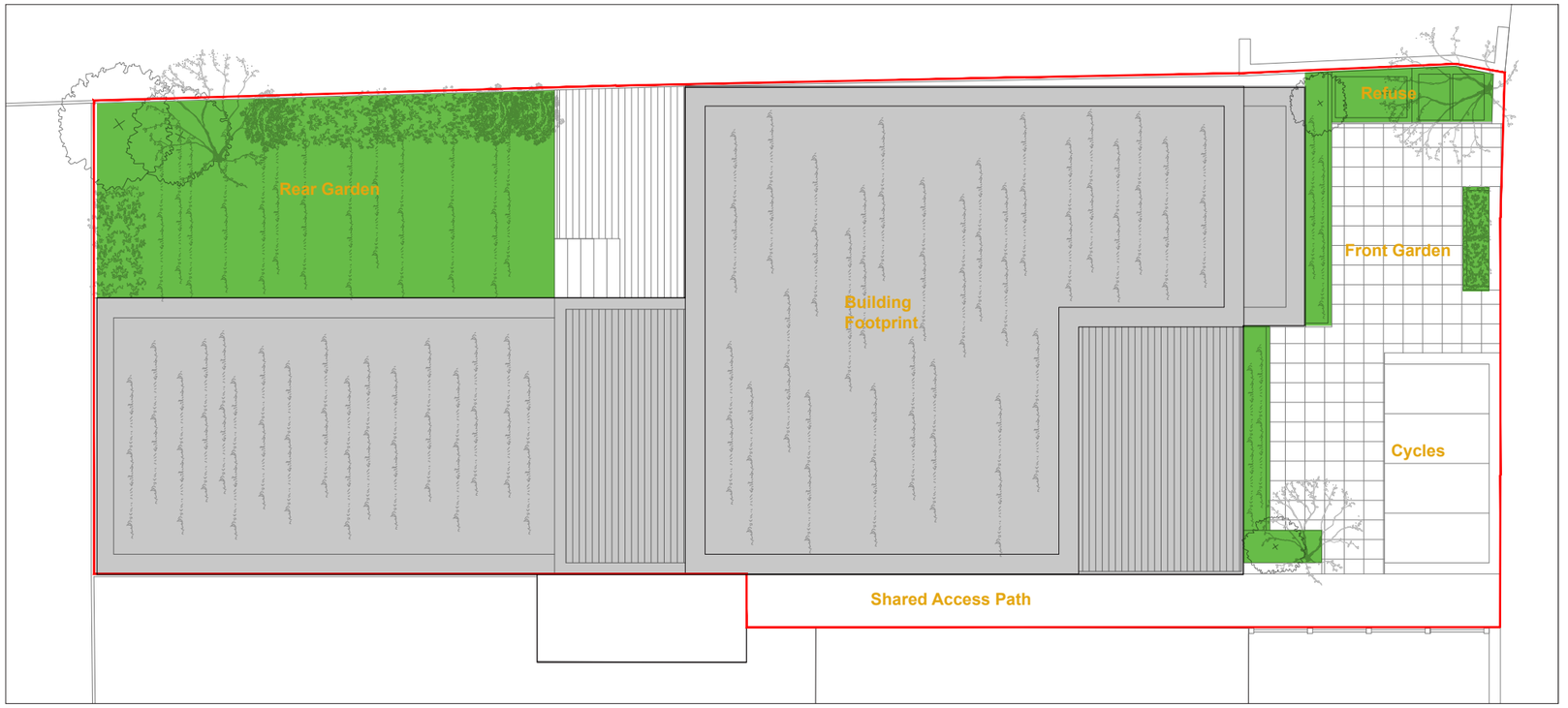
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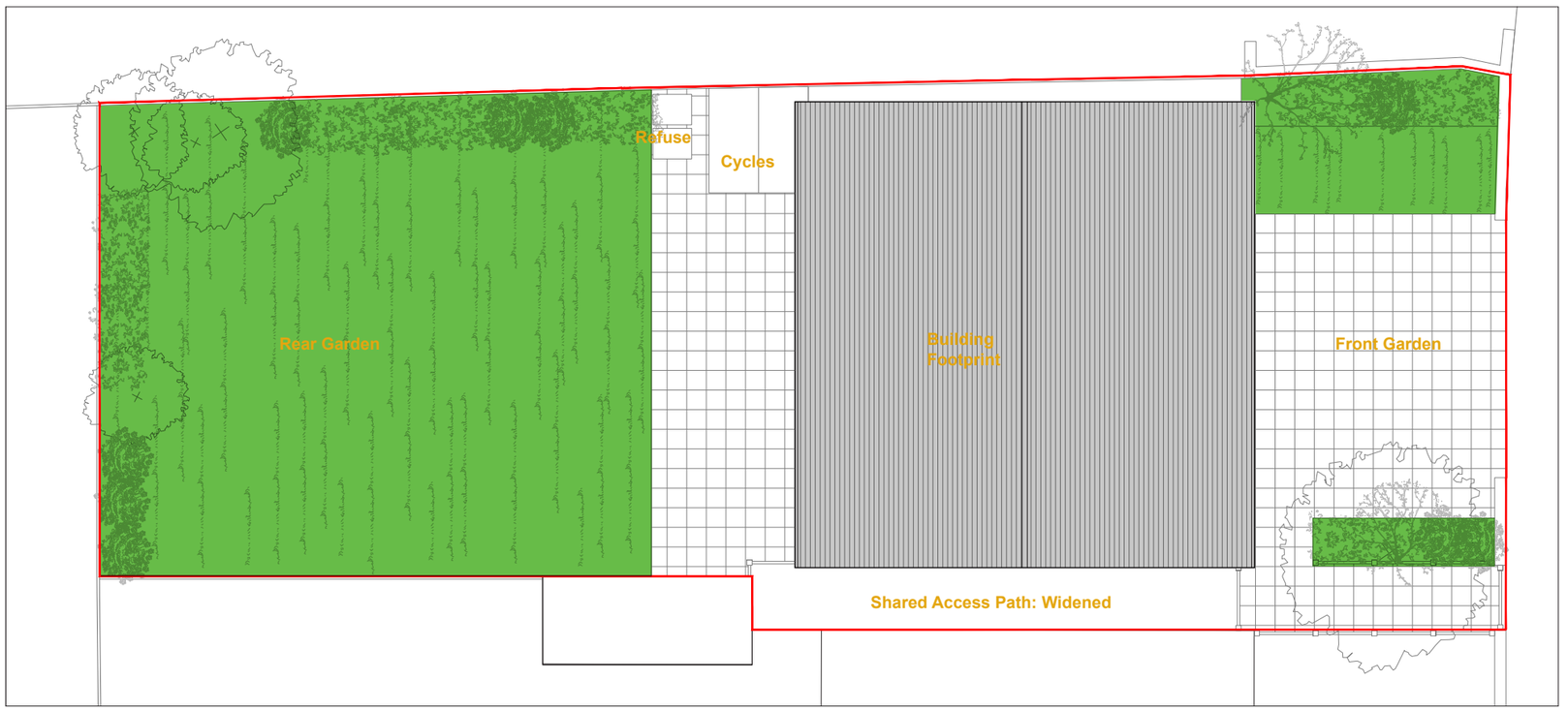
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4. Response to prior concerns: Loss of Existing Trees



Site Plan: Refused Scheme



Site Plan: Current Proposal

As well as the loss of existing trees, the council also stated that there was a lack of landscaping provision and an excessive level of hard landscaping to the frontage. Concerns were also raised on the cycle and bin storage in the front area.

Trees:
An aboricultural impact assessment report was submitted as part of the appeal. This concluded that the trees to be removed are of low quality and of little individual significance, as such the impact of the proposed development was relatively minor with regards to tree loss.

It is also worth noting that the response from the Planning Inspectorate on the appeal stated that tree loss by itself was not a reason for refusal.

Due to the new proposal being significantly smaller and set further back from the kerb line, we are proposing that the large tree in the front area can be retained. If this is later deemed infeasible then it can be removed due to the reasons set out above. There is also a greater proportion of soft landscaping in the frontage associated with the current scheme.

Furthermore, the new scheme proposes a much larger rear garden than the previous proposal. If this tree has to be removed then the same or a similar species can be incorporated in the landscaping strategy resulting in no overall loss.

Refuse, cycles & frontage
Both the cycle and refuse storage have been relocated to the private rear garden. Cycle storage is now more secure and the bins can be wheeled up to the front area for collection. The fact that both these items are no longer in the front area means it is less cluttered and that more soft landscaping can be incorporated.

We are proposing 4 x cycle spaces (provided in secure and covered lockers). Also 1 x 240l bin for residual waste and 1 x 240l bin for recycling.



Double Cycle Lockers: 2 x lockers proposed

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5. Architectural Drawings

008_A-080_REV 02 - Site Location Plan
008_A-090_REV 02 - Existing Site Plan
008_A-095_REV 03 - Proposed Site Plan
008_A-100_REV 05 - Proposed Ground Floor Plan
008_A-101_REV 05 - Proposed 1st Floor Plan
008_A-102_REV 05 - Proposed 2nd Floor Plan
008_A-200_REV 02 - Existing Context Elevation 01
008_A-201_REV 02 - Existing Context Elevation 02
008_A-202_REV 03 - Proposed Context Elevation 01
008_A-203_REV 03 - Proposed Context Elevation 02
008_A-204_REV 05 - Proposed Elevations 01 & 02
008_A-205_REV 04 - Proposed Elevations 03 & 04

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