



Design & Access Statement

1-17 Crescent Parade, Hillington, UB10 0LG

Date: 10-02-2020

Revision - A





1 CONTEXT

(Assessment, Involvement, Evaluation, Existing Site)

1.1 Assessment

The proposal is to reconfigure the existing roof space at Crescent Parade to create 8 new apartments. The proposed development would create 5no. two bedroom apartments and 3no.one bedroom apartments.

1.2 Involvement

Due to the small scale of the proposed development it was not appropriate to undertake a public consultation for this application.

1.3 Evaluation

Due

1.4 Existing Site

The site currently houses a mixed use development with various retail uses at ground floor level with private residential accommodation above. The existing building forms a crescent shape with the two main elevations facing onto Uxbridge Road and Long Lane, Hillingdon.



2 DESIGN

(Use, Amount, Layout, Scale, Landscaping, Appearance)

2.1 Use

The proposed development is for 5 new apartments (Dwelling house Use Class C3).

2.2 Amount

The total GIA of the proposed development is 329 sq.m.

The apartment GIAs are as follows:

- Apt A – 53 sq.m
- Apt B – 62.7 sq.m
- Apt C – 45.1 sq.m
- Apt D – 78.5 sq.m
- Apt E – 89.7 sq.m



2.3 Layout

The proposed dwellings will be utilising the roof space of a 1930s parade of shops.

The Apartments will provide an entrance lobby with a main open plan space including kitchen, dining and lounge. The bedroom (s) and house bathroom can be accessed from the entrance lobby.

2.4 Scale

The proposed development will involve forming a new mansard roof similar to the existing roof form at the corner of Crescent Parade building. This will involve lifting the ridge height by around 400mm only.

The ridge height of the curved elevation fronting the junction is to be raised approx.. 1.2m to maintain the important architectural feature of the building, helping to maintain the taller element on the corner of the building.

Given the minimal increase in building height the scale of proposed development is considered appropriate to, and respectful of, its location.

The proposed dormer windows are designed to reflect the height of the existing dormers on the corner of Crescent Parade building. The widths of the dormers are narrower than the existing to reflect the fenestration of the windows below at first floor.

2.5 Landscaping

Due to the urban nature of the proposed development and that the area behind the building provides access to the commercial properties at ground floor level there is limited scope in include any landscaping.

2.6 Appearance

The new mansard roof will be faced with up with clay roof tiles to match the existing mansard roof with the flat area to the top of the roof finished in single ply membrane. The new dormers will be finished in lead with new white timber windows. The two



stair cores to the rear of the main building will be constructed of facing brickwork to match the existing.

3 Access

(Vehicle Access, Pedestrian Access)

3.1 Vehicle Access

Due to the highly sustainable location of the proposed development it is not proposed to provide any car parking for the development. The applicant would also be happy to enter into a legal agreement preventing future occupants/owners from obtain parking permits.

Secure bike storage will be provided for the 8 new apartments as indicated on the drawings.

Secure bin storage will also be provided, please refer to the proposed site plan.

3.2 Pedestrian Access

The main pedestrian access will be directly off Crescent Parade between Units 11 and 12 utilising an existing staircase which leads to first floor. Two additional staircases will be provided to the rear of the building, these will function as fire escapes and secondary points of access.

4 Conclusion

This planning application seeks approval for the replacement of the existing pitch roof with a mansard to allow the creation of 5no two bedroom and 3no. one bedroom



apartments. The proposed development is in a highly sustainable location and will create 5 high quality homes.