



Stuart Henley & Partners

Submission Statement for 89-91 Ryefield Parade, Joel Street, HA6 1LW

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1.0 The planning application proposes alterations to the existing roof profile of No 91 Ryefield Parade and conversion of the existing roof above No 89 Ryefield Parade to form a 2 bedroom flat.

2.0



The subject building forms the end two units of a terrace of 15 properties all consisting of two floors of residential accommodation above a commercial ground floor. They are constructed of facing brickwork with tiled pitched roofs above and exhibit detailing typical of the age of construction.

It is located on the corner of Joel Street and Tolcarne Drive within the Northwood Hills area of London Borough of Hillingdon.





Site extent viewed from Joel Street to the front and Tolcarne Drive on the side.



Site extent viewed from Tolcarne Drive looking towards rear yard area.

3.0

The scheme proposes external alterations to the building that allow the effective conversion of the empty roof space. The external changes are set out below:



- Removing the current hipped roof facing Tolcarne Drive and replacing this with a gable end feature. This matches the opposing end of the terrace where the roof over No 65 Ryefield Parade is finished with the same roof. This relationship is shown on the application drawings showing existing and proposed streetscenes. As a result the terrace has a matching appearance to both ends.
- A brick parapet upstand has been added to the front elevation which then returns along Tolcarne Drive for the depth of the main roof. This continues the existing parapet which runs along the remaining terrace but for some reason stops at No 91. The alteration completes the appearance of the terrace uniting No 91 into the parade and creating a more cohesive streetscene.
- It is proposed to extend the roof profile over the existing outrigger and staircase at the rear. The latter serves 10 existing flats on the first and second floors and is currently open to the elements. There will be a resulting benefit to these existing occupants that the stairs will become closed to rain. There is a substantial gap between the application property and the first building in Tolcarne providing separation between the "High Street" properties and those of a more residential nature. The gap also means that the roof extension will not impose upon the Tolcarne Drive occupants or the streetscene.
- The ridge line of the roof over the outrigger will be raised slightly and rooflights are added to the elevations facing Tolcarne Drive and Joel Street. Dormer windows have been added to the rear facing roofslopes to retain the current unbroken rooflines that are visible from the street frontages. The dormers themselves, are modestly sized, fitting well within the current roof profiles.

4.0

Internally the new flat is a 2bedoom (3 person) unit of 73sq.m which is 12sq.m in excess of London Plan requirements. The additional internal space makes allowances for the fact that no on site amenity is provided. The accommodation has internal head heights all in excess of 1.5m (the perimeter walls are 1.5m high again therefore complying with London Plan space standards.

The accommodation has aspects on all four sides therefore allowing excellent cross ventilation and varied views from inside.

The construction will allow a new independent floor to be installed above the existing ceiling therefore generating a very high level of sound insulation between the new and existing accommodation.

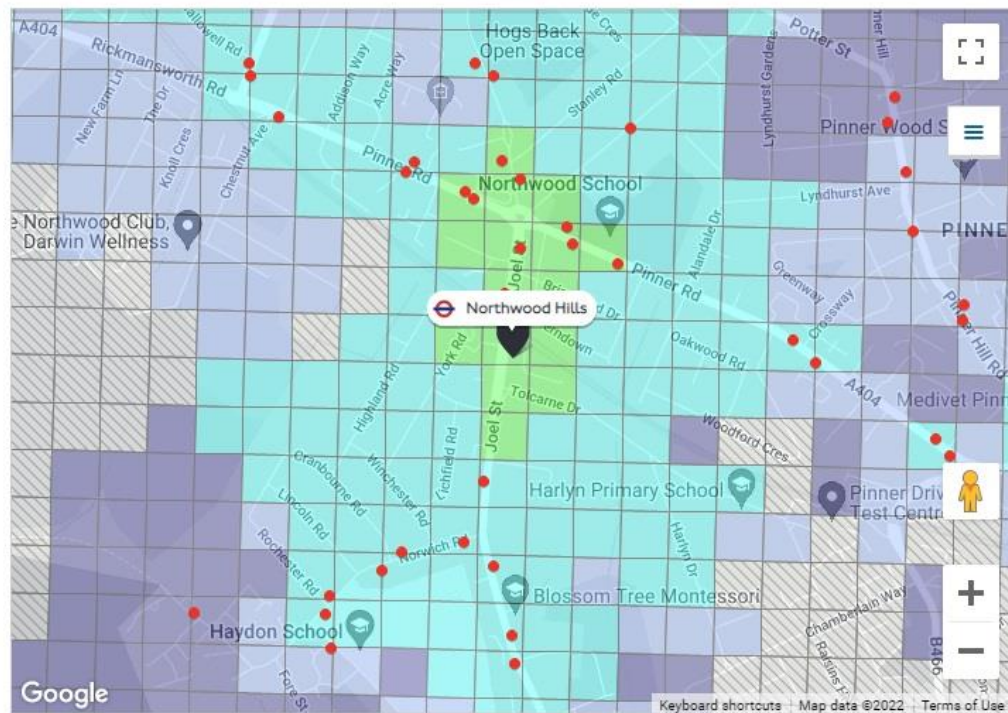
5.0

The site is located within an area of PTAL rating 3 and therefore has good communications.

Bus routes 282 and H13 are within 200m of the site and the Northwood Hills underground station is 300m away offering links via the Metropolitan Line to the London Underground Network and beyond.

2no cycle spaces are provided for the new flat.

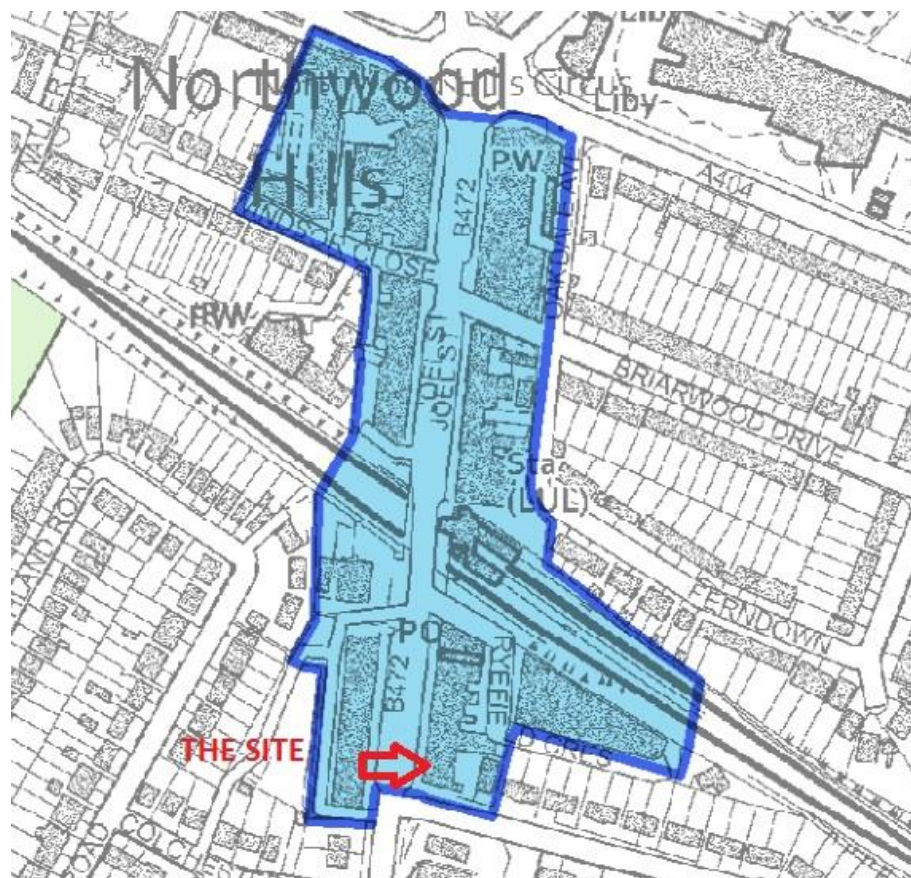




Location and PTAL rating.

6.0

The site is located within the town centre area of Northwood Hills as identified within the Local Plan (extract below).



Within town centre locations additional London Plan Policies are applicable.



Flats above shops

1.2.55 The upper storeys of town centre retail and other buildings accommodate a variety of uses, including storage and offices as well as flats. Many of these are economically viable and continue to make important contributions towards meeting local needs. However, a significant number are under-occupied or vacant. Bringing forward housing in under-used upper floors along high streets can enhance high street vitality and improve perceptions of safety during the evenings. Scope for the conversion or redevelopment of surplus or obsolete commercial space along high streets and mixed use redevelopment at higher densities should be explored and identified through Local Plans and town centre strategies, ensuring this supports wider efforts to revitalise and regenerate high streets. It is important to ensure sufficient secondary and tertiary capacity is retained for small and start-up businesses and community uses which make an important contribution to town centres in terms of diversity, job creation and day time activity and spend.

This policy directly applies to the application site. The re-use of the vacant roofspace makes efficient use of the upper levels to enhance the high street and provide additional residential accommodation. Full compliance is therefore provided.

Airspace developments over existing and new non-residential premises

1.2.56 Unused airspace above relatively low density commercial, leisure and infrastructure uses can provide scope for housing intensification and mixed use development, especially in locations with good public transport access such as town centres and main bus movement corridors. The redevelopment of existing supermarkets and their car parks provides a significant potential source of additional housing capacity, where operational constraints can be resolved.

Boroughs should explore the possibility of incorporating new housing where proposals come forward for new or redeveloped supermarkets. Housing can also be accommodated above garages, showrooms, repair depots, self-storage uses, schools, public sector depots, leisure facilities, fire stations, multi-storey car parks and other retail outlets. The Town Centres SPG provides additional guidance on integrating housing with non-residential uses.

1.2.57 Residential accommodation on upper floors should complement existing uses and activities where these are continued as part of a redevelopment proposal or are located on an adjacent site. Account should be taken of commercial lender's perceptions of risk when considering the development viability of this form of redevelopment. Where housing is located either above or adjacent to an established noise generating land use, appropriate design mitigation measures should be required, for example sound proofing or slightly raising residential units which are located above or adjacent to a particular noise generating activities. A design led approach should ensure that existing non-residential uses can continue to be operated without having unreasonable restrictions imposed on them, as set out in the London Plan (Policy 7.15Bb).

Again this policy is applicable to the scheme. The re-use of the vacant space above the current retail ground floor utilises un-used space. The latter statements concerning noise are not applicable as the proposed new residential unit is located above existing residential accommodation, therefore removed from the ground floor commercial us.

7.0

In conclusion, the scheme proposes a new residential unit within a town centre location making use of existing empty roofspaces. This is entirely in line with London Plan Policies that seek to promote development in such circumstances. The external alterations are consistent with the existing building and do not offer any new features which will be out of keeping or generate adverse effects on neighbouring occupants.



