

Christopher Tredway Architects

Site: Vacant Site, Norfolk Road, Uxbridge UB8 1BL.

Job No: 054

Revision: /

Date: 17/07/2020

Design & Access Statement

1.0) Design

1.1) The application site is separate legal demise that once formed a part of the rear garden to 12 Cornwall Road. It fronts Norfolk Road.

1.2) It is notable that there is a gap in the numbering of the road; Nos. 19 & 21 sit to the lefthand side of the application site. No. 25a sits to the righthand side of the site. Based on this it is reasonable to conclude that the development of the application site, whether that be in whole or in part, was foreseen in the 1960s, when Nos. 27 - 31 were built.

1.3) Norfolk Road is largely characterised by detached and semi-detached single-family dwellings. There are two developments of flats; Nos. 7 - 21, which was built in the 1930s, and No. 2, which was built fairly recently. The scale of development is almost exclusively two storey, with a pitched roof above. Some of these roof spaces have been converted to habitable accommodation, doubtless due to owners exercising their permitted development rights. This form of development is likely to continue.

1.3) The application site is within the North Uxbridge Area of Special Local Character (ASLC) and therefore proposed development should be in keeping with the character of the surrounding area. This character is not defined by the Local Planning Authority, therefore we must draw our own conclusions. This is difficult because it seems as though the development of the area, particularly within the immediate vicinity of the site, was largely driven by economic factors and as such many houses are denuded of potentially costly architectural features. That being said it is the case that some houses show references to what Osbert Lancaster referred to as the 'Stockbroker Tudor' house style (Mock Tudor) and have features such as expressed timber that has been painted black to contrast it with interstitial panels of white painted render. The finest example of this is 18 Cornwall Road.

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18 Cornwall Road – Mock Tudor



8 Fairfield Road – Arts & Crafts Creasing Tiles

There are also some influences of the Arts & Crafts movement, such as the attractive creasing tile fan arch and eaves brackets to No. 8 Fairfield Road. There are also some influences of the Neo-Georgian, such as the quoining, in recessed brick, to No. 3 Fairfield Road.



3 Fairfield Road – Brick Quoins

All things considered our conclusion is that the area has been built in a "Free English" style, which used features of historical forms of architecture without restriction, seems most appropriate.

1.4) The predominant material of the houses in the area is brick, though there are examples of painted render, or part painted render, buildings.

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Cambridge Road - Charming Brick Details



18 Fairfield Road - Herringbone Brickwork

Roofs are mainly finished with clay tiles, though there are some instances of buildings with slate roofs further afield within the ASLC.



6 Common Road - Clay Roof Tiles



Pine Tree Cottage - Slate Roof Tiles

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Original windows largely have painted timber frames. These are being slowly replaced by white UPVC. Stone has been used in some houses in the area to form bay windows and arches, but not in the immediate vicinity of the site.

1.5) Mindful of the above the imagined history for our proposal is that it is No. 23 and that it was built around 1930, as development sequentially processed up Norfolk Road. It is a single family dwelling in brick, which has a clay tile roof with bonnet hip tiles. A simple cornice is proposed at eaves level, which would have been formed of rendered lathes in the 1930s and would now be formed in a rendered curved soffit board, and painted rainwater goods. Above this are roof sprockets which will give the roof what Lutyens referred to as it's "soft felt hat". Lutyens used a similar eaves detail in his Neo-Georgian masterpiece; The Salutation, in Sandwich, Kent. Beyond this we are proposing simple brick details; quoins, window reveals, door reveals, gauged brick arches and a semi-circular brick arch above the front door, all of which will be in smooth red "rubber" bricks. The 51.5° roof slope proposed was favoured by Arts & Crafts Architects, such as Lutyens, because of its association with the great pyramids and other buildings of antiquity. These are a mixture of Arts & Crafts and Neo-Georgian features that we think appropriate in a "Free English" style house. The overall result of all of this can be seen in the following CGI.



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2.0) Planning History & Policy

2.1) The most relevant planning process to this application is pre-application submission ref. 73325/PRC/2020/77. This accepted, in principle, the intensification of the residential use of this site.

2.2) The ultimate conclusion of this pre-application process was that the scheme, in the form that it was submitted, could not be supported. Nine reasons were given for this negative conclusion. We have tabulated all of these issues immediately below and, for ease, put the applicants response against each. In every instance the applicant is submitting design changes or additional information, which was not considered during this pre-app, to address the concerns raised.

2.3.)	<u>Issue Raised In Pre-App</u>	<u>Applicants Response</u>
2.3.1)	The crown roof form would introduce a new roof from along Norfolk Road.	<p>It is equally arguable that this roof form has a precedent along Norfolk Road because Furlong Court, which addresses both Norfolk Road and Fairfield Road, was in part built on the site of No. 2 Norfolk Road. Furthermore there are many examples of crown roofs elsewhere within the ASLC, the broader architectural catalogue of which, has informed this design and it should be accessed against.</p> <p>Within this application the applicant is therefore submitting additional material for consideration by the Local Planning Authority in the form of a list of crown roofed properties within the ASLC (Appendix A).</p> <p>It should be noted that few of these examples are true crown roofs, as we are proposing. The term refers to a crown of ridge tiles. The flat roof behind this should be at a lower level than this and therefore imperceptible. Many of these examples have lead upstands off the roof slope, so the flat roof is entirely visible, which is poor detailing.</p>

2.3.)	<u>Issue Raised In Pre-App</u>	<u>Applicants Response</u>
2.3.2)	Side dormers would diminish the slope of the roof form, creating a boxy appearance, especially when viewed from the street.	<p>One of the two side dormers in the pre-application submission has been omitted. The remaining side dormer is well set back behind the ridge of the roof to the front elevation and will be entirely subordinate to the roof slope in which it sits.</p> <p>Furthermore side dormers are not unprecedented within the ASLC and the creation of more is entirely possible without planning permission (using existing permitted development rights).</p> <p>Within this application the applicant is submitting additional material for consideration by the Local Planning Authority in the form of a list of properties with side dormers within the ASLC (Appendix B).</p>
2.3.3)	The proposal fails to include any notable gap with the site associated to No. 19.	<p>The proposal in the pre-app sat parallel to No. 19 & 21 despite the site boundary being angled away from it. This created a pinch point.</p> <p>Within this application the applicant is therefore submitting a revised scheme for consideration by the Local Planning Authority. In this the proposed house is parallel to the side boundary of its site and Nos. 25 and 25a Norfolk Road, This creates a notable gap to the sites of No. 19 & 21 Norfolk Road and No. 14 Cornwall Road. Please see submission drawing APO2a.</p>

2.3.)	<u>Issue Raised In Pre-App</u>	<u>Applicants Response</u>
2.3.4)	According to Google Street View, there is at least one prominent tree close to the Norfolk Road frontage which contributes to character and appearance of the street scene in this residential area.	<p>A Tree Survey was not submitted in the pre-app. Furthermore Google Street View is out of date.</p> <p>Within this application the applicant is therefore submitting a brief Tree Survey for consideration by the Local Planning Authority. This records the current situation in relation to trees on or near the site and demonstrates that the submission of an Arboricultural Method Statement and a Tree protection plan is not necessary.</p>
2.3.5)	At least 25% of the front 'garden' should be soft landscaped space and not dominated by hard surfacing/car parking.	<p>Details of the design of the front garden were not shown in the pre-app submission.</p> <p>Within this application the applicant is therefore submitting a revised scheme for consideration by the Local Planning Authority. The area of the garden in front of the front elevation proposed in this is 50.4 m², 25% of which is 12.6 m². As proposed the front garden will have 14.1 m² of soft landscaping, in the form of planting and hedges. Please see submission drawing APO2a.</p>
2.3.6)	Bin stores should be securely and discretely located - preferably in the back garden (out of sight from the public realm).	<p>These were not shown in the pre-app submission.</p> <p>Within this application the applicant is therefore submitting a revised scheme for consideration by the Local Planning Authority. This shows a bin store in the rear garden. Please see submission drawing APO2a.</p>

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2.3.)	<u>Issue Raised In Pre-App</u>	<u>Applicants Response</u>
2.3.7)	The dwelling should incorporate 1 'passive' and 1 'active' Electric Vehicle Charging Point.	<p>These were not shown in the pre-app submission.</p> <p>Within this application the applicant is therefore submitting a revised scheme for consideration by the Local Planning Authority. This shows Electrical Vehicle Charging Points. Please see submission drawing APO2a.</p>
2.3.8)	There is a requirement to provide at least 2 secure and accessible cycle parking spaces.	<p>These were not shown in the pre-app submission.</p> <p>Within this application the applicant is therefore submitting a revised scheme for consideration by the Local Planning Authority. This shows a garden shed to provide, amongst other things, two secure and accessible cycle parking spaces. Please see submission drawing APO2a.</p>
2.3.9)	The refuse collection point should be less than 10m from a refuse vehicle on Norfolk Road.	<p>This was not shown in the pre-app submission.</p> <p>In this application the applicant is therefore submitting a revised scheme that shows a refuse collection point that is immediately adjacent to the site boundary. Please see submission drawing APO2a.</p>

2.4) For the reasons given above we contend that the scheme now submitted fully addresses all of the pre-application concerns raised and this application should therefore be supported by the Local Planning Authority.

4.0) Access

4.1) Because of the topography of the site level access to the proposed house is not possible. From the street there must be a ramp down to the front door, but it is possible to design this in accordance with the Building Regulations and make it accessible by all.

4.2) A 75mm step at the door threshold is proposed. This and a slot drain is intended to protect the proposed house from surface running down the hill. It should however be negotiable with relative ease by a wheelchair user either with assistance or with the installation of a temporary ramp.

4.3) At ground floor level a WC is provided that could be used by ambulant disabled people, but not wheelchair users as no need for the is currently envisaged. This can be adapted for wheelchair users, should the need arise.

4.4) The staircase to first floor level has been designed so that a chair lift can be fitted without impeding its use by more able bodied residents.

5.0) Application Documents

5.1) Pre-application submission ref. 73325/PRC/2020/77 confirmed that the following documents should be submitted in any subsequent Planning Application:

1. CIL Form
2. Location Plan
3. Existing Site Plan
4. Existing Floor Plans
5. Existing Elevations
6. Proposed Site Plan
7. Proposed Floor Plans
8. Proposed Elevations
9. Elevational drawings showing the development in the context of the surrounding area
10. Design and Access Statement
11. Transport Statement
12. Construction Method Statement
13. Drainage Assessment & Proposals
14. Tree survey
15. Arboricultural Method Statement
16. Tree Protection Plan

5.2) With the exception of I5 and I6, the absence of which is explained in the submitted Tree Report, these documents have been provided and this application should be registered as valid on submission by the Local Planning Authority.

6.0) Conclusion

6.1) The applicant has made a considerable effort to produce an acceptable scheme. As such we hope that it is supported by the Local Planning Authority and we look forward to discussing the details of the proposal with the appointed Case Officer.

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Appendix A

Other Crown Roof Properties In The ASLC:



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Appendix B

Other Properties With Side Dormers In The ASLC:



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