

Inside

DRAFT

Planning Application - Class ZA

12 - 18 Whittles Yard, Hallowell Road

November 2022



out

Contents

Contents

- 1.0 Introduction / Team
- 1.1 Site Location & Description
- 1.2 Existing Images
- 1.3 Existing Floor Plans & Elevations
- 2.0 Planning History
- 2.1 Planning Context
- 3.0 Proposal Layout & Floor Plans_ North Block
- 4.0 Proposal Layout & Floor Plans_ South Block
- 5.0 Proposal Layout & Floor Plans_ Garage Block
- 6.0 Material Precedents
- 7.0 Proposed Views
- 8.0 Accommodation Schedule
- 9.0 Conclusion

1.0

Introduction

This Design & Access Statement has been prepared by InsideOut to present a design response for the existing Workshops, Yard space and Garages to Whittles Yard, Hallowell Road, Located within the London Borough of Hillingdon.

The proposed site at Hallowell Road has an alternate active application Awaiting Decision And Has previously had a single planning application subsequently refused - For the conversion and extension of the existing light industrial buildings (Class E) and the provision of 6no. residential units.

Our scheme seeks to address the concerns of the previous application by proposing **3no. Suitable ZA demolition and rebuild applications** to provide an overall total of 10no. Self contained flats over three blocks replacing the existing underutilised workshop use.

This design document is to be utilised for each of the applications to provide a holistic overview to the design approach.

3no applications are included and outline;

1. Workshop Block_North
2. Workshop Block_South
3. Garage Block

The project brief consisted of the following key points.

- Produce an architectural design that maximises accommodation potential.
- Produce an architectural design with massing that responds to its locale.
- Take care to have limited impact on existing views around the site.
- Propose sensitive development of the site without compromising the quality of external spaces or views.
- Remain sympathetic to the local history of the existing buildings
- Develop material palettes as a continuum of the former workshops
- Develop a balanced approach to the site massing.

The document has been prepared in conjunction with Planning Consultants - Planning Insight and Architects - InsideOut. It includes a synopsis of the contextual analysis, planning policy context, site analysis, design principles & project proposals.

Team

Developer - Hitesh Parmar

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Planning Consultant - Planning Insight

Established in 2009, Planning Insight has become one of the most dynamic and well-respected planning consultancies in London. We work with a diverse range of clients both private and commercial across the UK. We have built our reputation always offering 'trusted advice, outstanding service and tailored solutions' – no matter how big or small the project.

Our dedicated team of highly qualified and friendly professionals, thrive on challenging situations and environments, getting to know our clients on a personal as well as commercial basis, so that we can develop long lasting and effective working relationships.



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Architect - InsideOut

InsideOut have a broad range of residential sector experience ranging from large scale rural fringe master planning and complex urban developments to finely detailed bespoke homes. We have worked on award residential projects. We understand the complexity of development and have a proven track record in delivering high quality design with an emphasis on value and sustainability.

InsideOut

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1.1

Existing_Site

The Proposal site is situated in the Old Northwood Area of Special Local Character (ASLC), which is predominantly characterised by Victorian and Edwardian buildings. The area forms part of the early development of the Northwood area, from a rural environment to a suburban town.

The site is formed of an existing (Whittles) Yard space situated to the rear of a residential terraced row along Hallowell Road, Hillingdon. With proximity to Northwood tube station (Metropolitan Line).

Access

The site has a Public Transport Accessibility Level (PTAL) rating of 3 (Moderate).

The site is accessed via a circa 4.5m vehicular and pedestrian passageway located between No.14 and No.16 Hallowell Road. Large gable ends and garden fence-lines bound this area.

2No. Existing Two storey workshops are present either side of the access passage, bordering the garden fence-lines to Nos. 12,14,16 & 18 Workshop 1 (North) & Workshop 2 (South) as shown.

The existing passageway leads to a Yard area, fronting the workshops, with maintained access requirements to a neighbouring yard and workshop to the south and an active nursery building to the North.

Parking

A series of 12. No single storey existing garages are located opposing the existing workshop, fronting the 'Yard space' and backing onto the neighbouring railway car park.

Accommodation

Refer IOA Accommodation Schedule within this document

Existing_History

Workshops

The two Edwardian workshop buildings are two-storey brick-built structures, dating from the early 20th century. They form part of the original development of the area following the extension of the Metropolitan railway line. The gable roof and large openings at ground floor accentuate the buildings perceived height. Historic openings and windows are evident at first floor level however it is obvious the buildings have benefited from alterations over time.

The existing condition of the workshops is poor, with ad-hoc addition and lack of maintenance. Existing timber lintels have been left to detriment. (See site photography)

Garage block

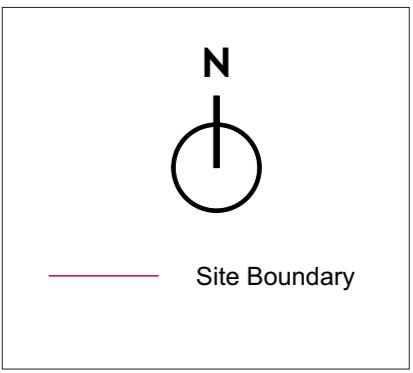
The 12.no single storey existing garages line the western site boundary along the railway line. The buildings date from the 1930s.

The existing condition of the garages is poor, with a lack of maintenance to both structure / brickwork and doors, with timber lintels still observed.

Proposed Application

The Proposal seeks the implementation of

1. Removal and demolition of 1 no existing garage Block comprising 12no, smaller historic parking spaces and the implementation of 1no blocks of 2x self contained flats associated parking and refuse/recycle store.
2. Removal and demolition of 2no. existing Workshop Buildings (North & South) and the implementation of 2no blocks of self contained flats.



Site Location Plan

Existing Images

1.2

Workshop 1 (North)

The Proposal site is situated in the Old Northwood Area of Special Local Character (ASLC), which is predominantly characterised by



Workshop 2 (South)

The Proposal site is situated in the Old Northwood Area of Special Local Character (ASLC), which is predominantly characterised by



Existing Images

1.2

Passageway (Looking East)

Existing access to the site is via an existing (circa 4.5m wide) passageway between Nos 14 & 16 Hallowell Road. Existing Vehicular and pedestrian thru traffic serves the neighbouring yard spaces and functioning nursery to the rear of the site).



Yard Space (Looking South)

Existing access is shared to a rear yard space leading to an additional neighbouring yard of the south of the site. A metalwork fence and access gate delineates the site boundary.



Existing Images

1.2

Garage Block (Looking West)

12 no existing garages - 1930s 'Brick thick' wall and timber garage doors



Yard Space (looking North)

Existing Garage Block fronts onto a yard space, leading to parking and entrance way to the adjacent nursery access.
(Shared pedestrian and vehicular right of way).



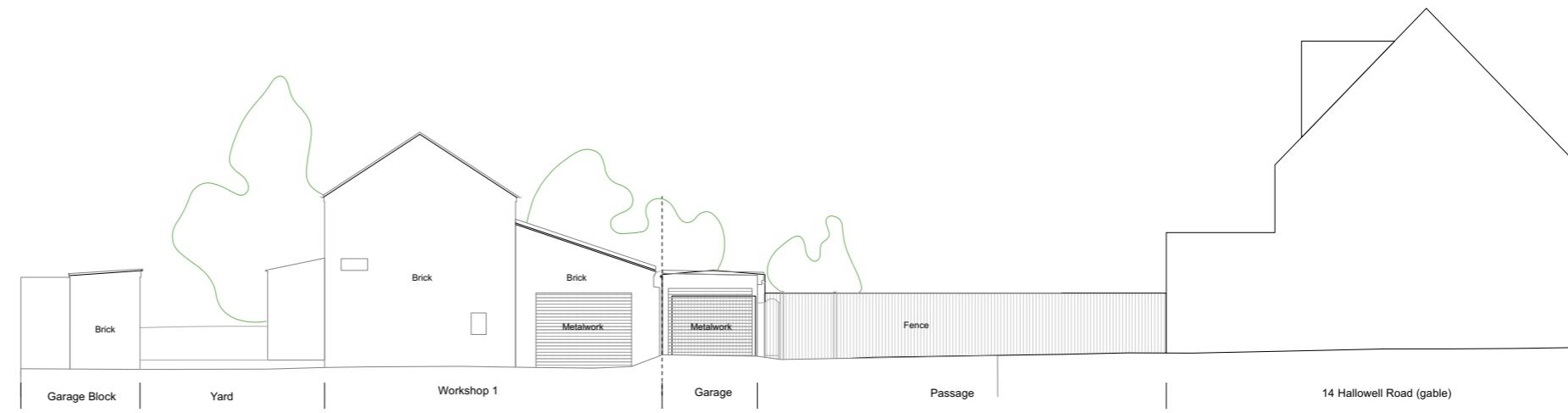
Existing Floor Plans & Elevations

1.3

1 Existing Elevation 01 (West)
Scale: 1:100



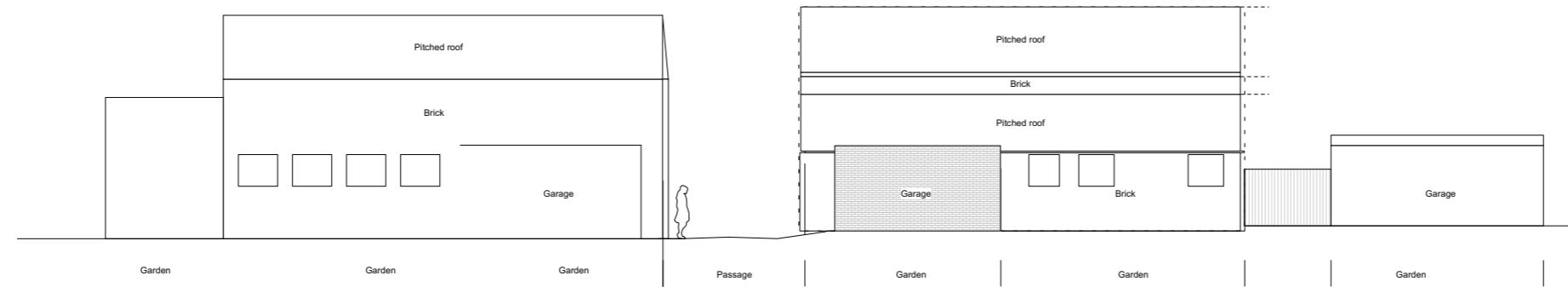
2 Existing Elevation 02 (South)
Scale: 1:100



3 Existing Elevation 03 (North)
Scale: 1:100



4 Existing Elevation 04 (East)
Scale: 1:100





Existing Ground Floor Plan

Existing Floor Plans & Elevations

1.4





Existing Roof Plan

Planning History

2.0

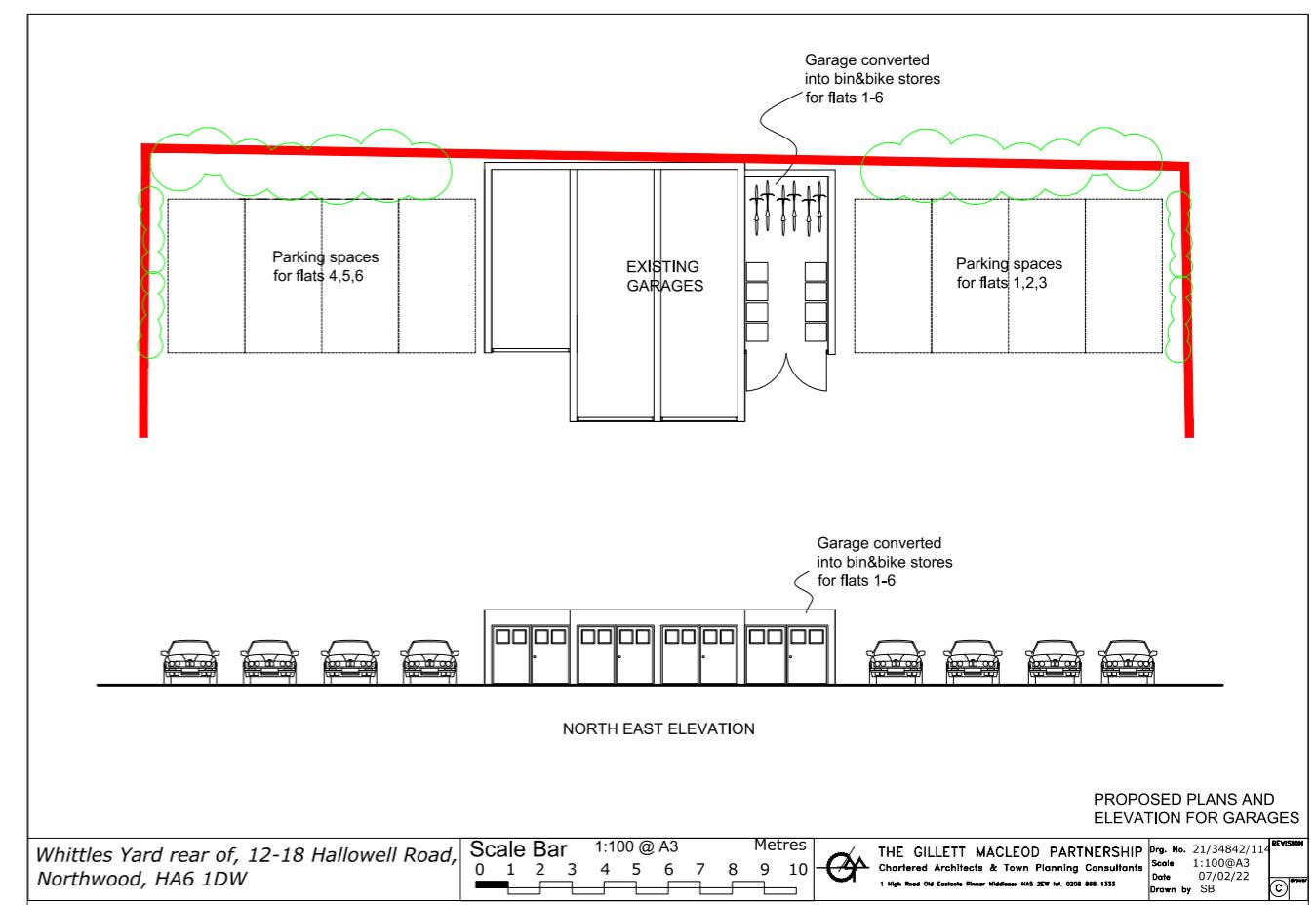
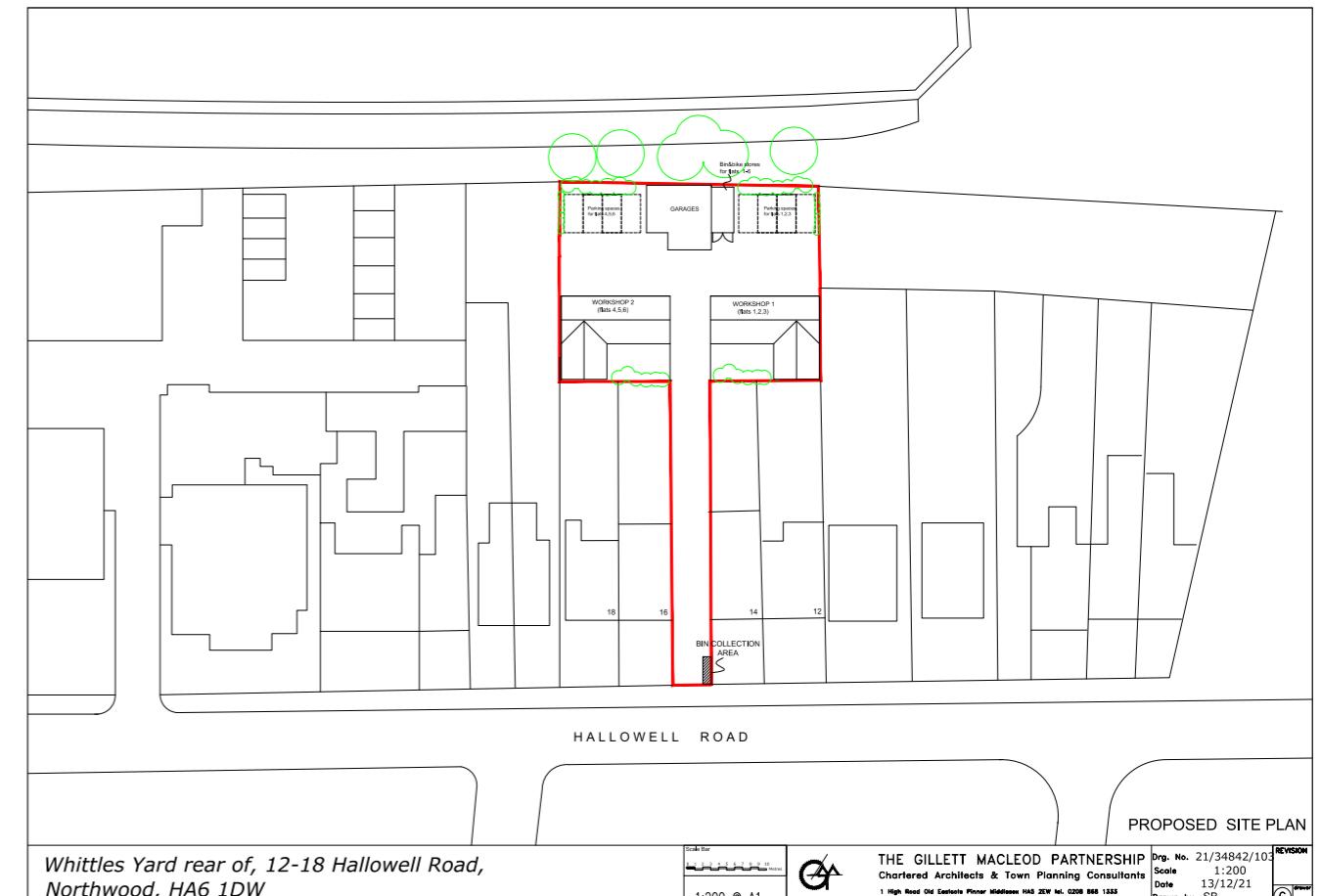
Planning History

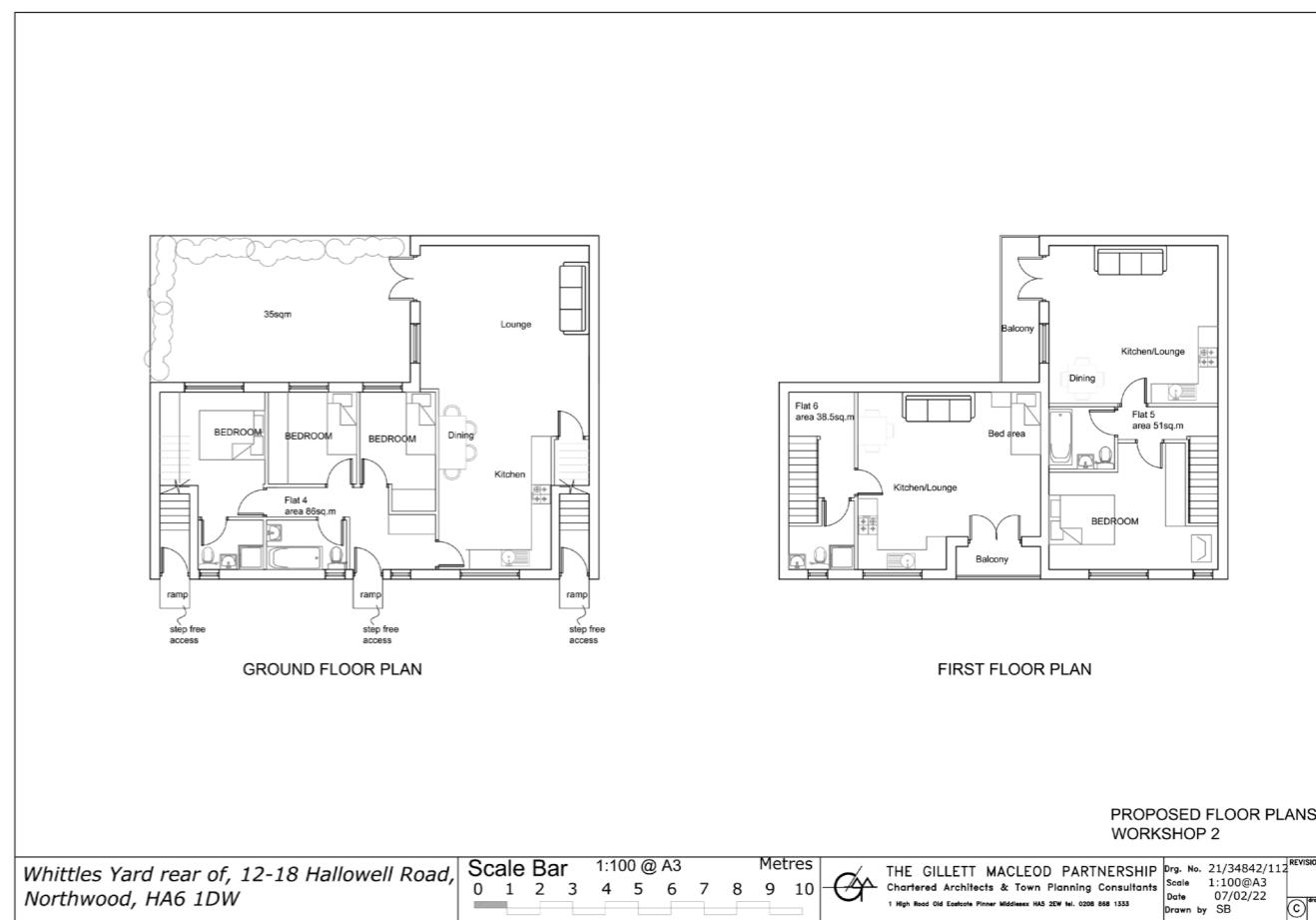
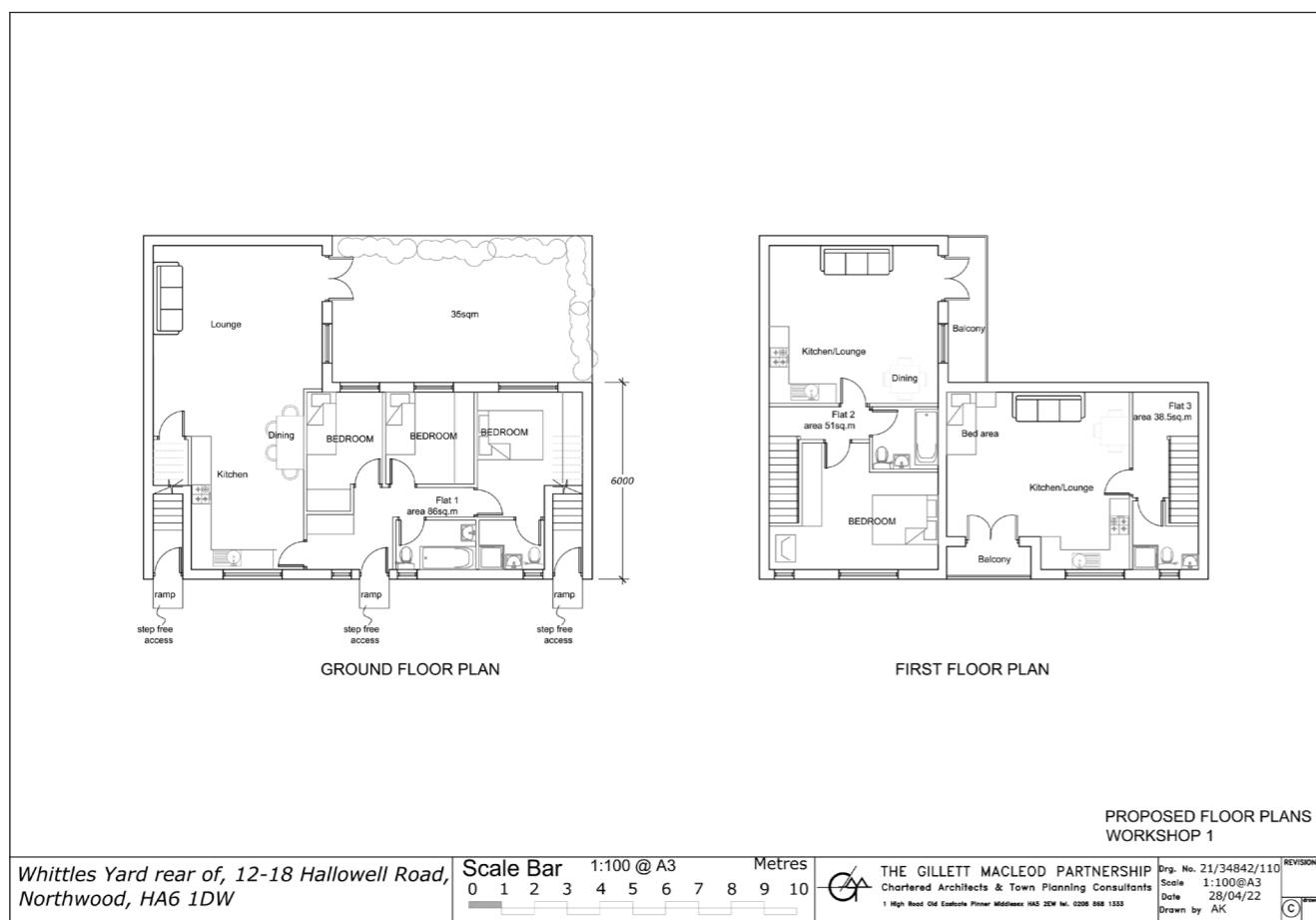
The proposed site at Hallowell Road has an alternate active application currently awaiting decision **77095-APP-2022-1530** - For the conversion and extension of the existing light industrial buildings (Class E) and the provision of 6no. residential units.

Case officer Nessa Burnham

A single planning application
77095-PP-2022-600 has been previously refused

Drawings for the active application can be seen (right)





Planning Context

2.1



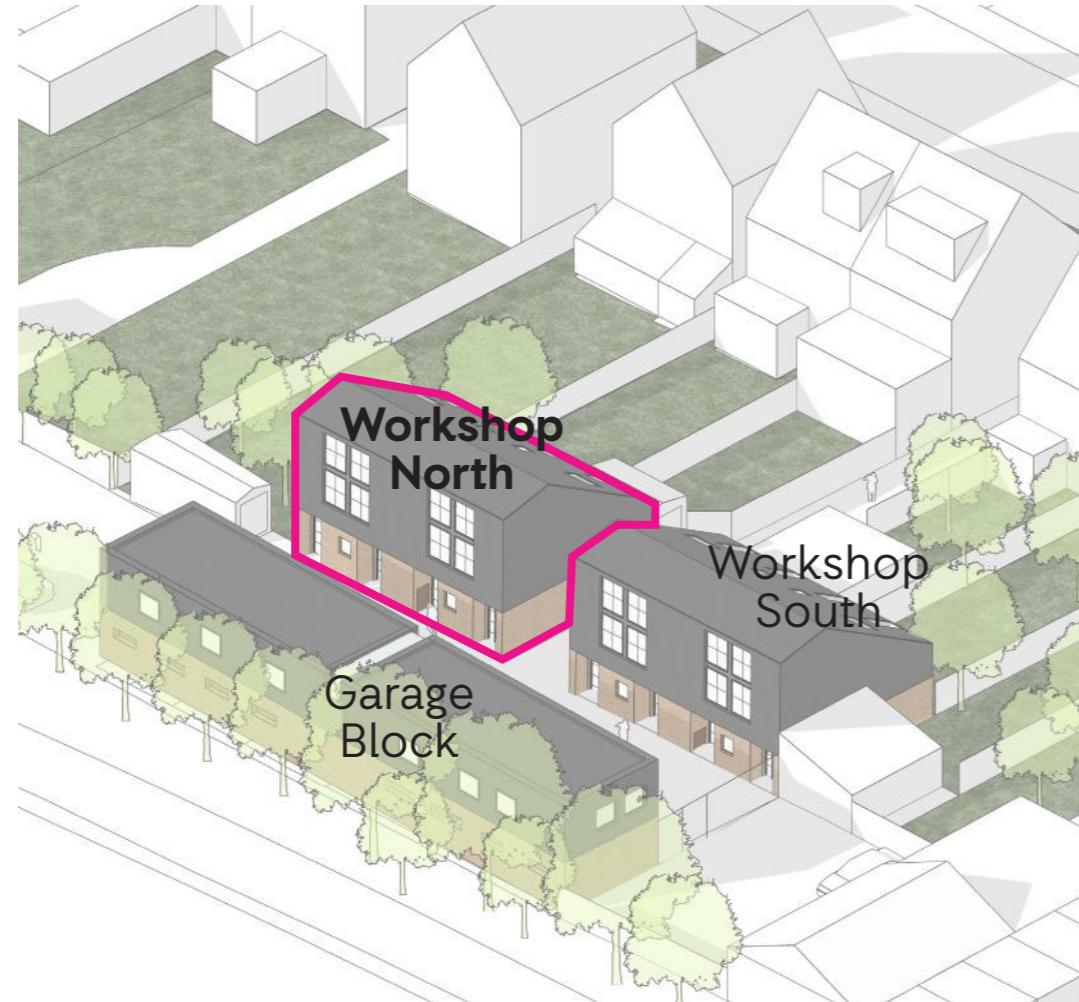
Planning Policy

Please refer to separate Planning Statements prepared by consultant team - Planning Insight.

Note individual statements for each application.

3.0 Proposal - Layout & Floor Plans North Block

3.0



North Block - Proposals

Proposal_ Workshop (North Block)

The residential Block (North) forms a series of new dwellings over three storeys with an overall proposed footprint at GF Level of 140sqm replacing the former workshop footprint.

Proposed accommodation would include the provision of 4No. Flats and include:

- Flat 1 **2B3P** First / Second Floor
- Flat 2 **1B2P** Ground Floor **(M4(2) Accessible & Adaptable Unit)**
- Flat 3 **1B2P** Ground Floor **(M4(2) Accessible & Adaptable Unit)**
- Flat 4 **2B3P** First / Second Floor

Upper level units accessed via a private perimeter stair.

Site Layout

The application site is located to the former Northern workshop building footprint (shown left)

The site is located to the rear of the residential properties at Nos. 12 and 14 and comprises a two storey new build residential building with accommodation across 4 no. Flats as shown.

Ground floor units are to be M4(2) Accessible with integrated refuse / recycle stores.

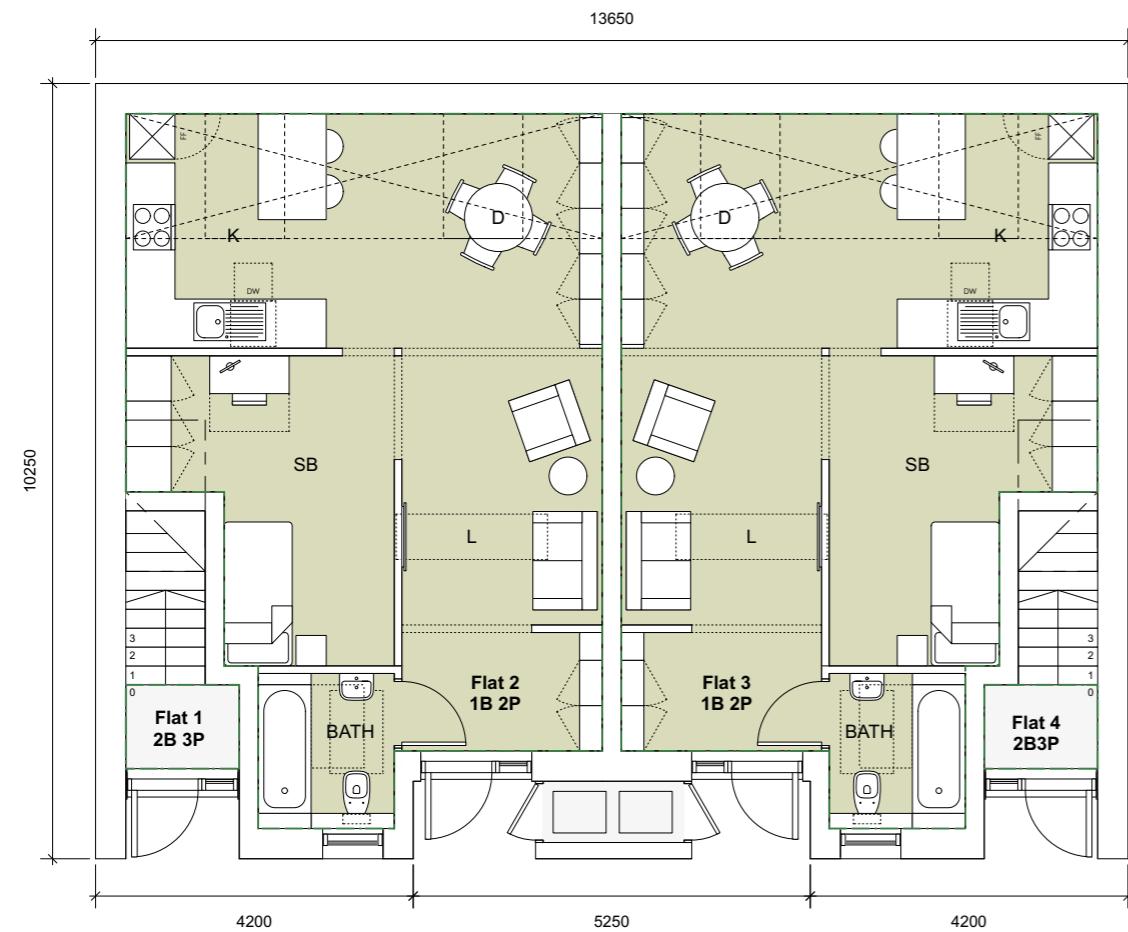
The units split over L1 / L2 are to be served by the implementation of the Garage Block for refuse recycling and cycle storage.

It is considered that the existing access road and yard space will be resurfaced.

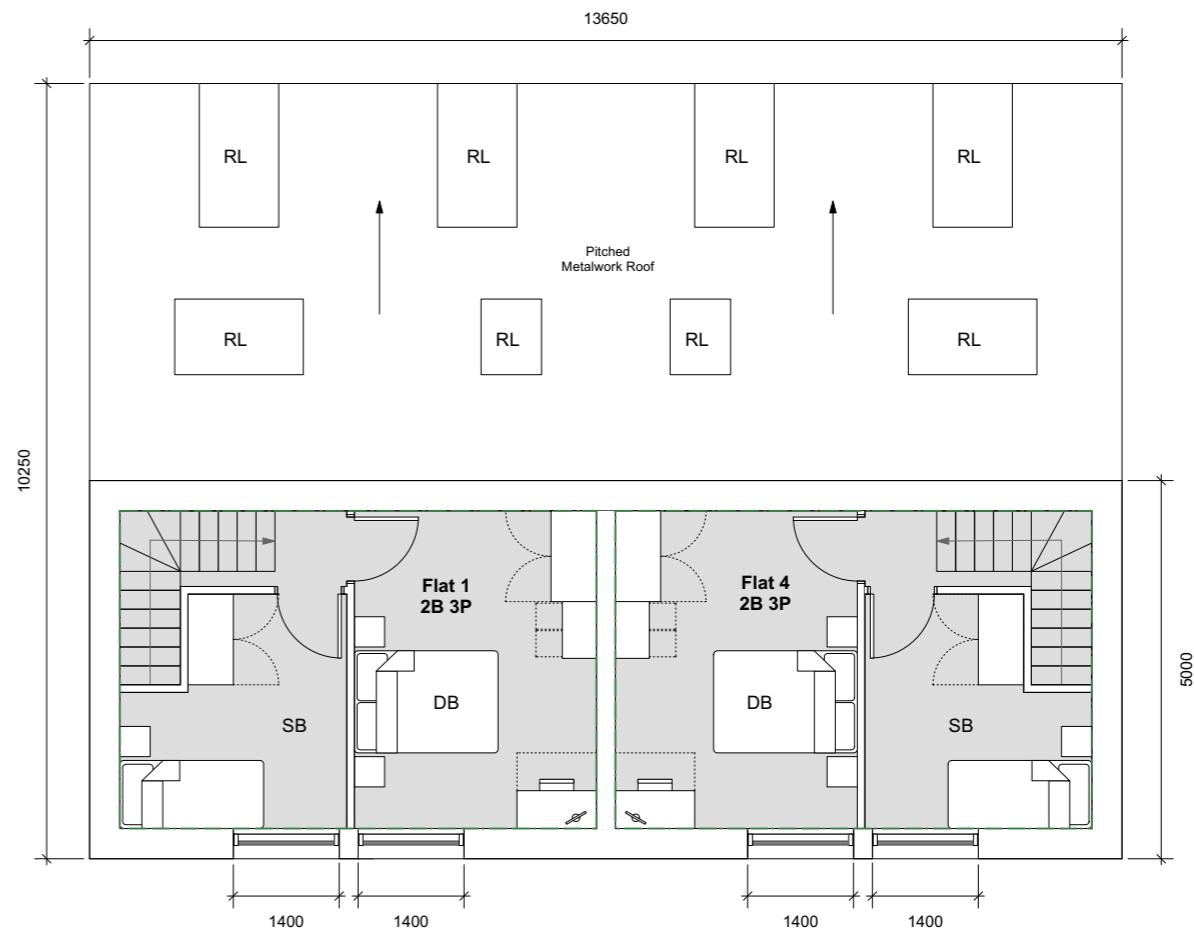
Access to the neighbouring yard and nursery building is retained.

Materiality and design acts as a continuation of the proposed Workshop blocks creating a self facing mews to the site, whilst retaining parking provision and neighbouring access.

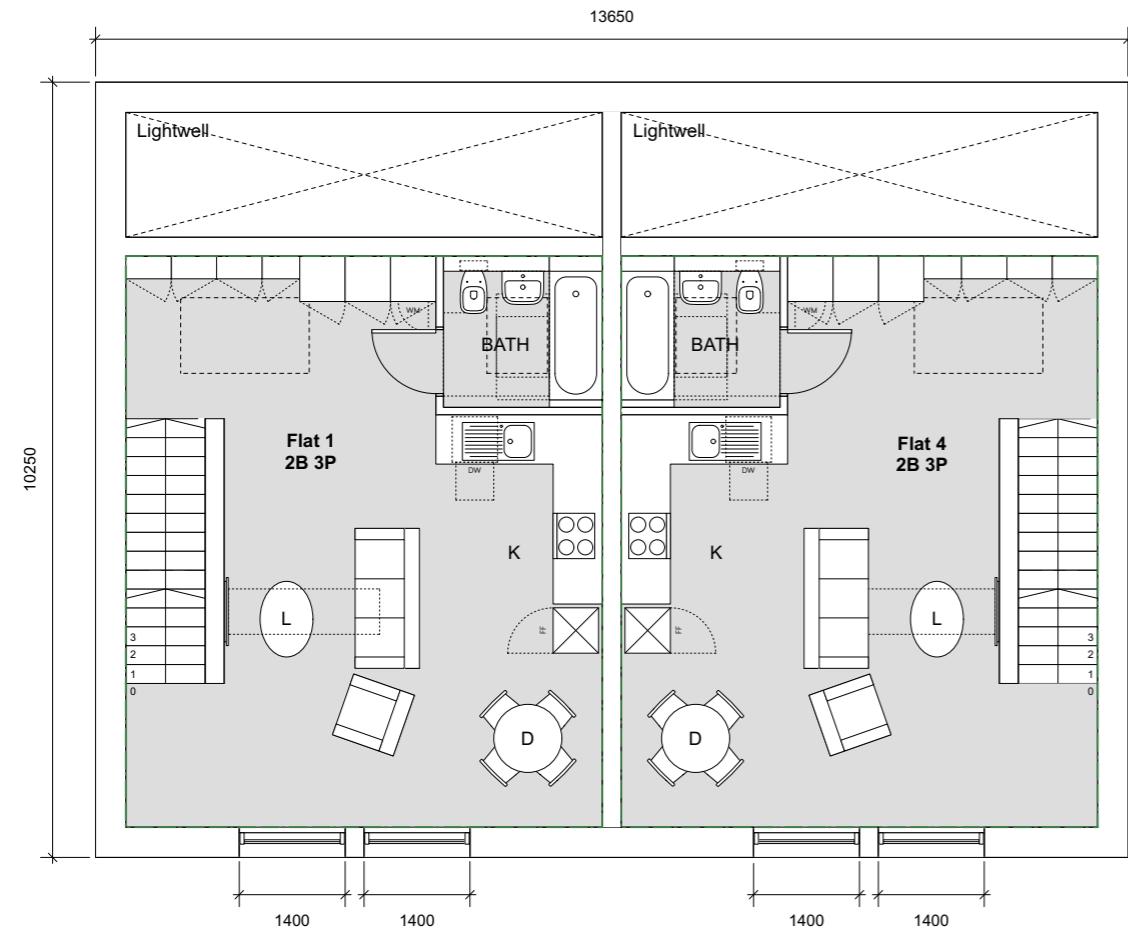
The design is considered as a GF level red brick plinth with uniform metalwork cladding to the roof and upper levels. Referencing the relationship of the previous brick workshops. A pitched roof retains the massing and articulation of those to the original workshops.



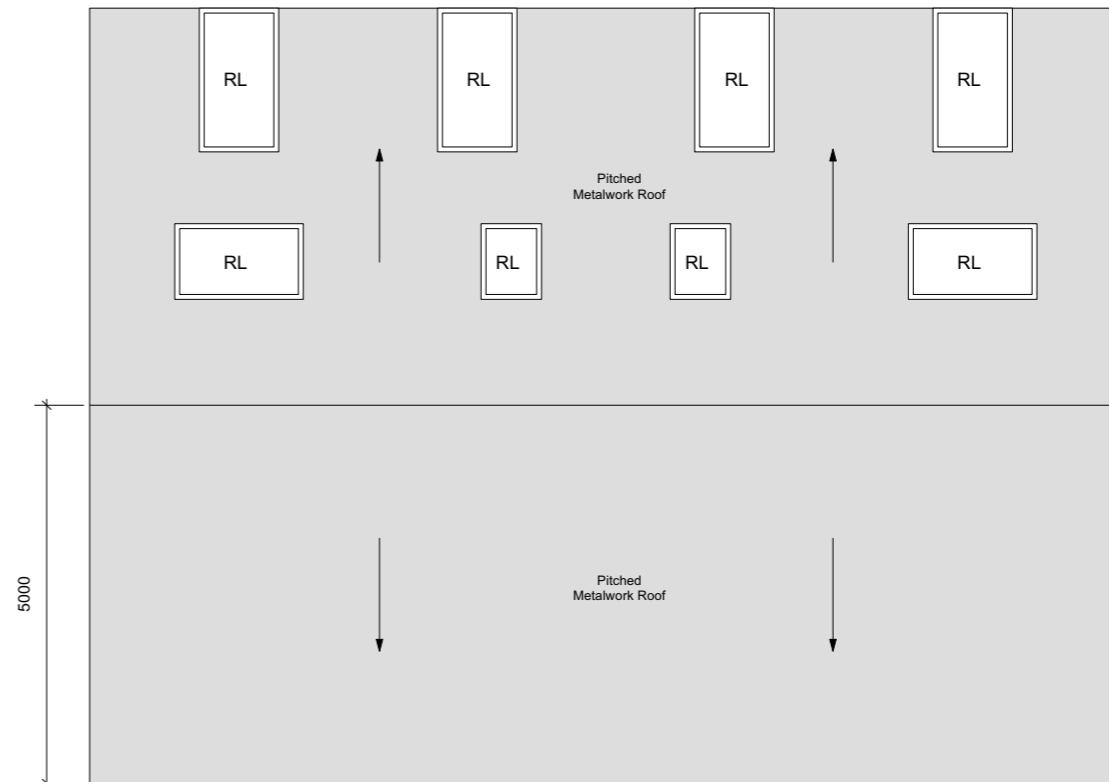
North Block_Proposed GF Plan



North Block_Proposed L2 Plan



North Block_Proposed L1 Plan



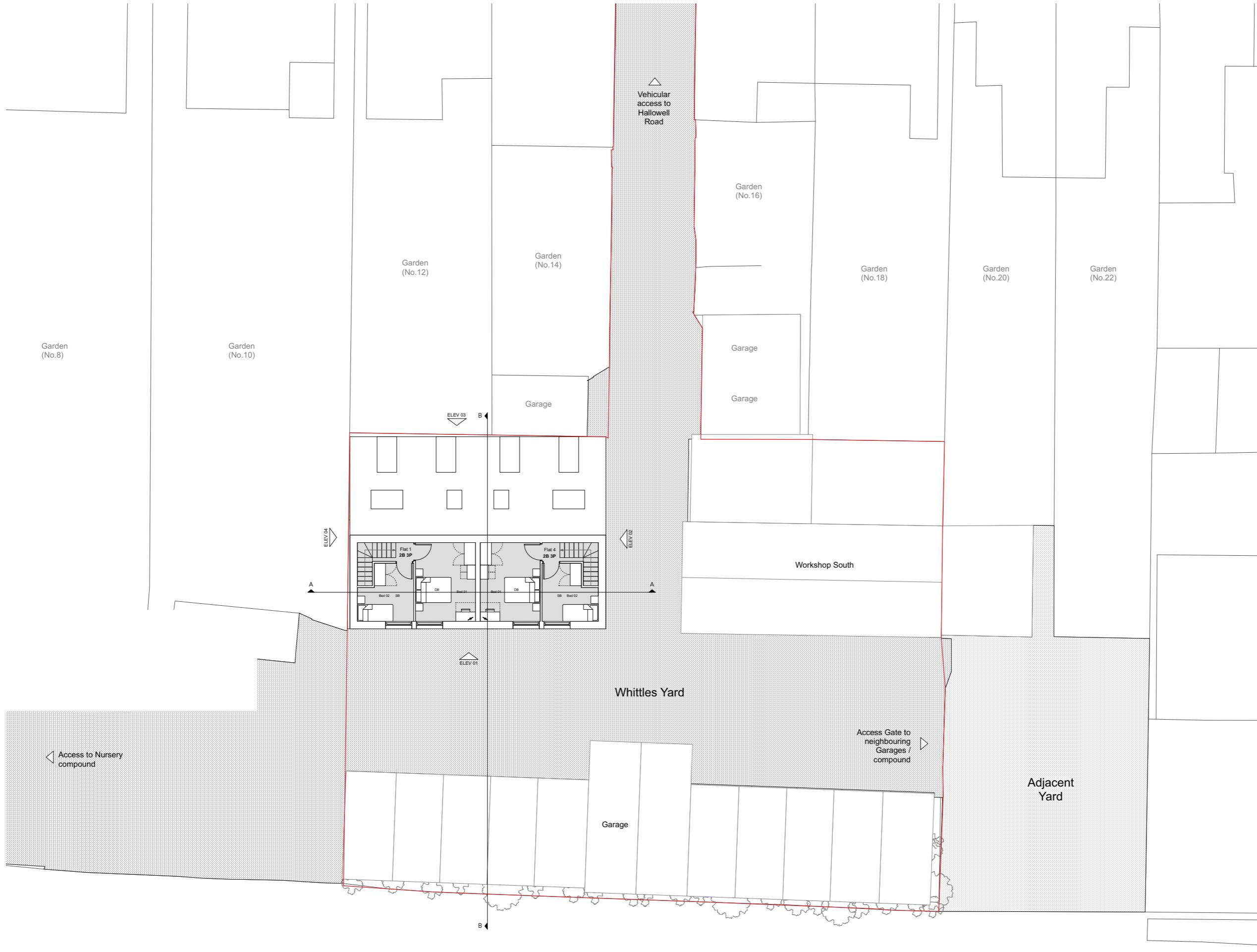
North Block_Proposed L3 Plan



Proposed Ground Floor Plan



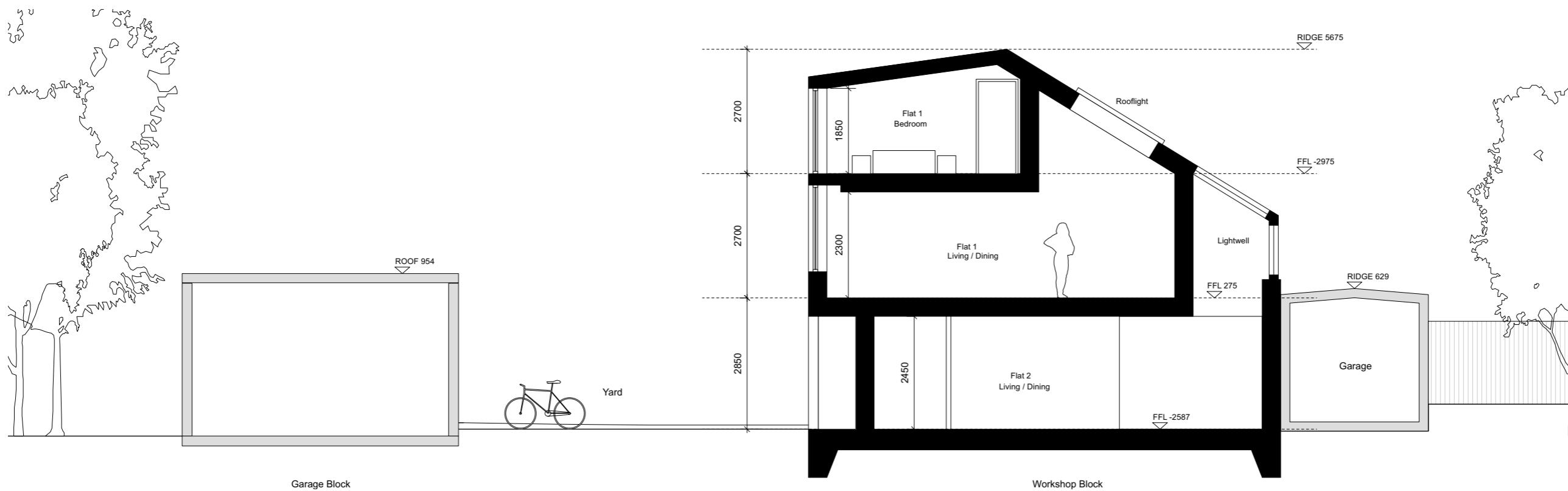
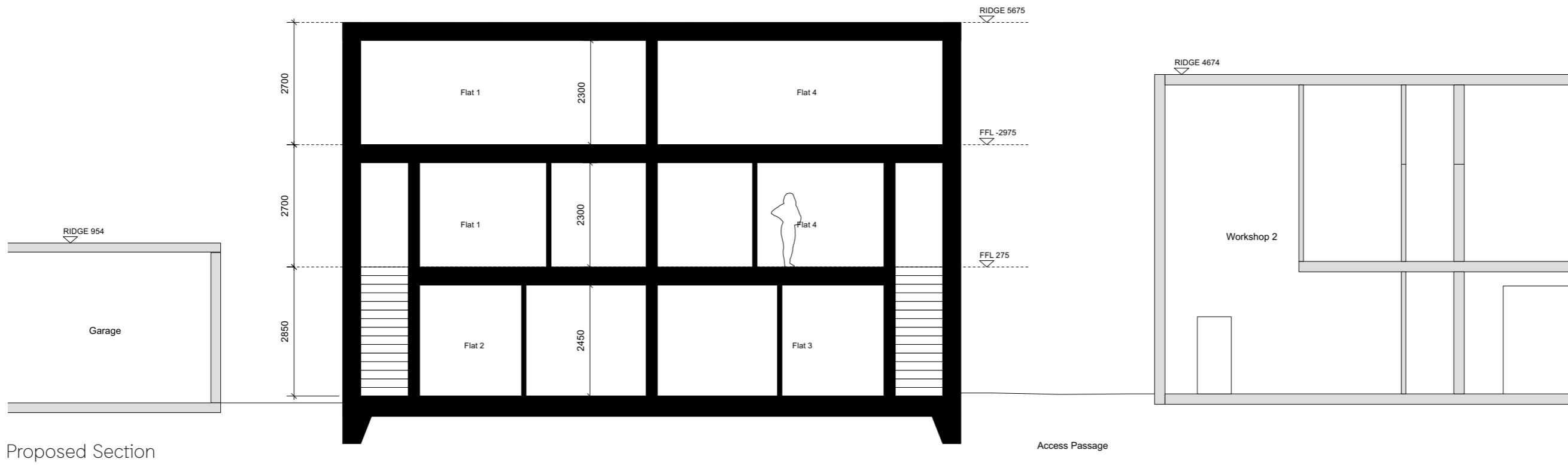
Proposed First Floor Plan

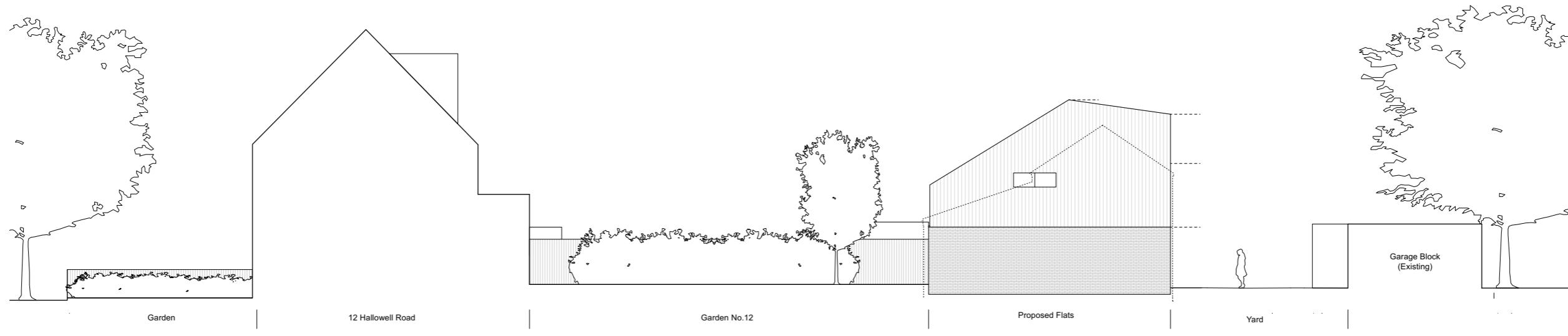
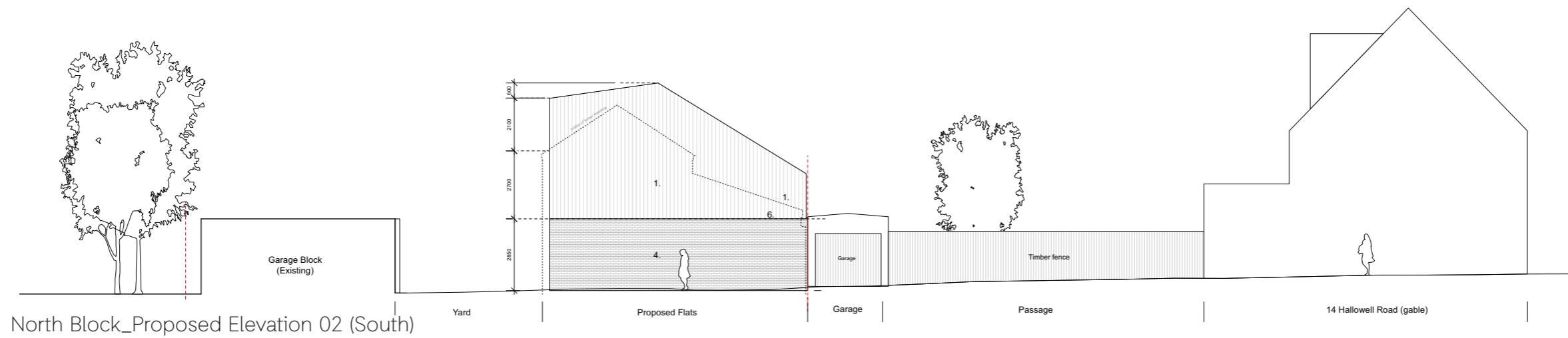


Proposed Second Floor Plan

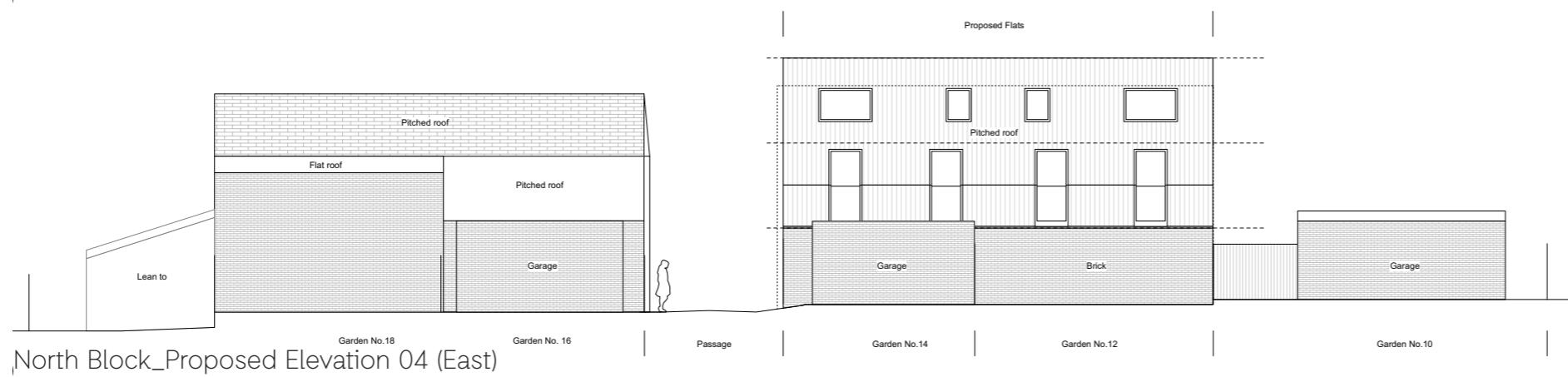


Proposed Roof Plan





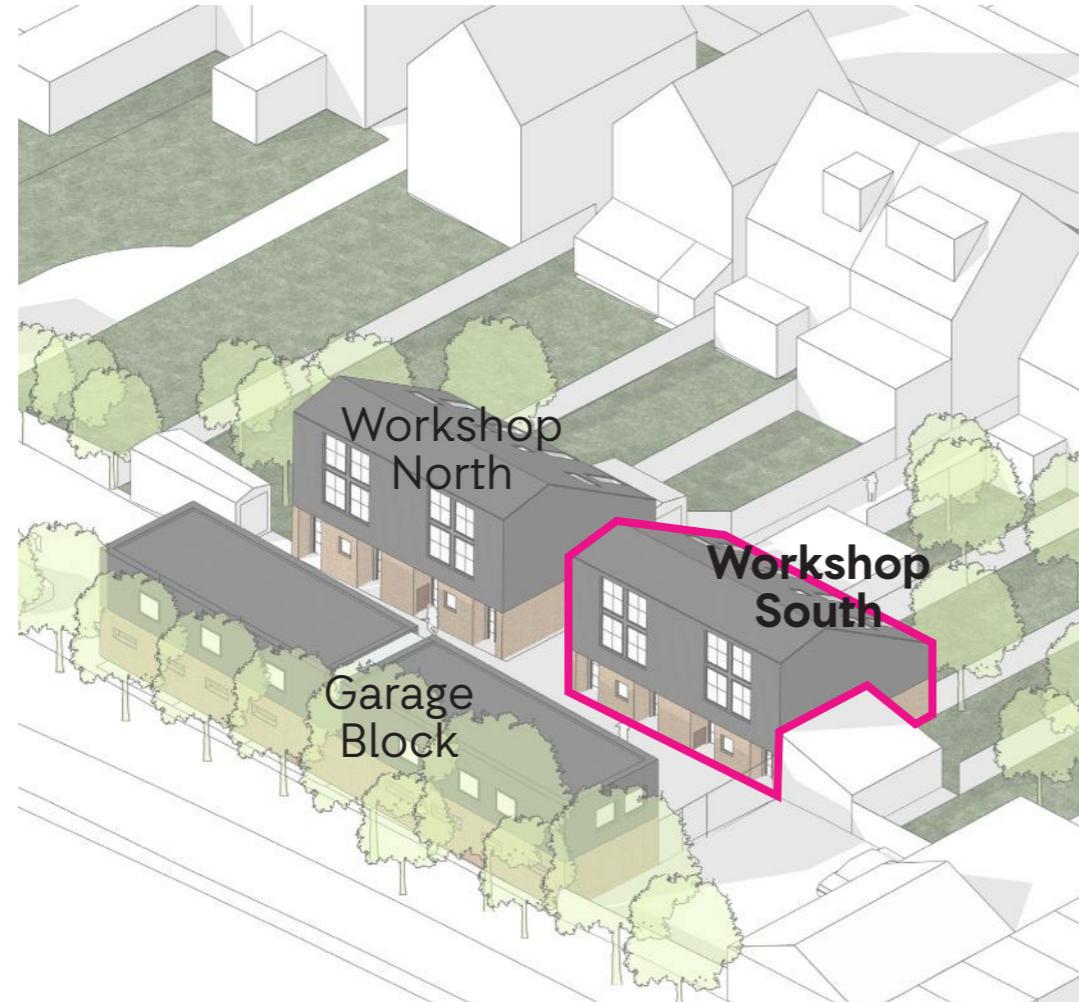
North Block_Proposed Elevation 03 (North)



North Block_Proposed Elevation 04 (East)

Material Key
1. Metalwork corrugated cladding Dark Grey / Black
2. PPC Spandrel Panel Dark Grey / Black
3. Inset Entrances / Doorsets / Glazing
4. Brickwork
5. Openable window
6. Zinc coping

4.0 Proposal - Layout & Floor Plans South Block



South Block - Proposals

Proposal_ Workshop (South Block)

The residential Block (South) forms a series of new dwellings over three storeys with an overall proposed footprint at GF Level of 140sqm replacing the former workshop footprint.

Proposed accommodation would include the provision of 4No. Flats and include:

- Flat 1 **2B3P** First / Second Floor
- Flat 2 **1B2P** Ground Floor **(M4(2) Accessible & Adaptable Unit)**
- Flat 3 **1B2P** Ground Floor **(M4(2) Accessible & Adaptable Unit)**
- Flat 4 **2B3P** First / Second Floor

Upper level units accessed via a private perimeter stair.

Site Layout

The application site is located to the former southern workshop - building footprint (shown left)

The site is located to the rear of the residential properties at No.s. 16 and 18 and comprises a two storey new build residential building with accommodation across 4 no. Flats as shown.

Ground floor units are to be M4(2) Accessible with integrated refuse / recycle stores.

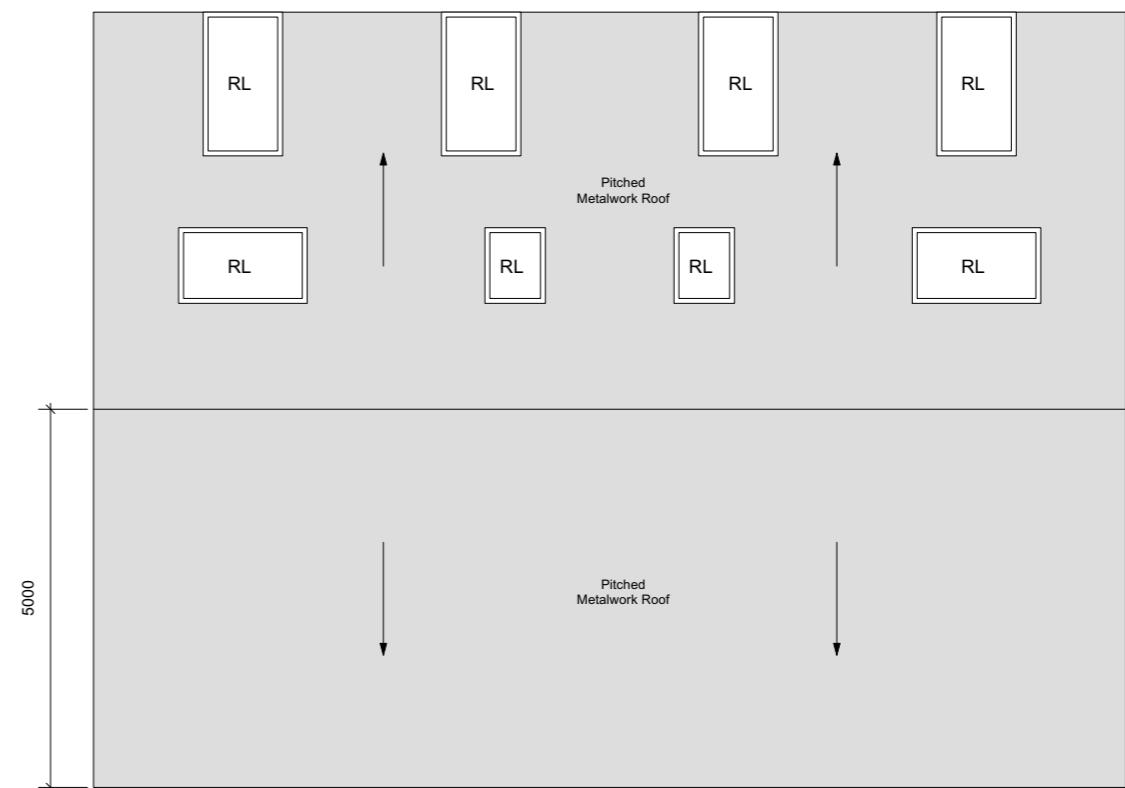
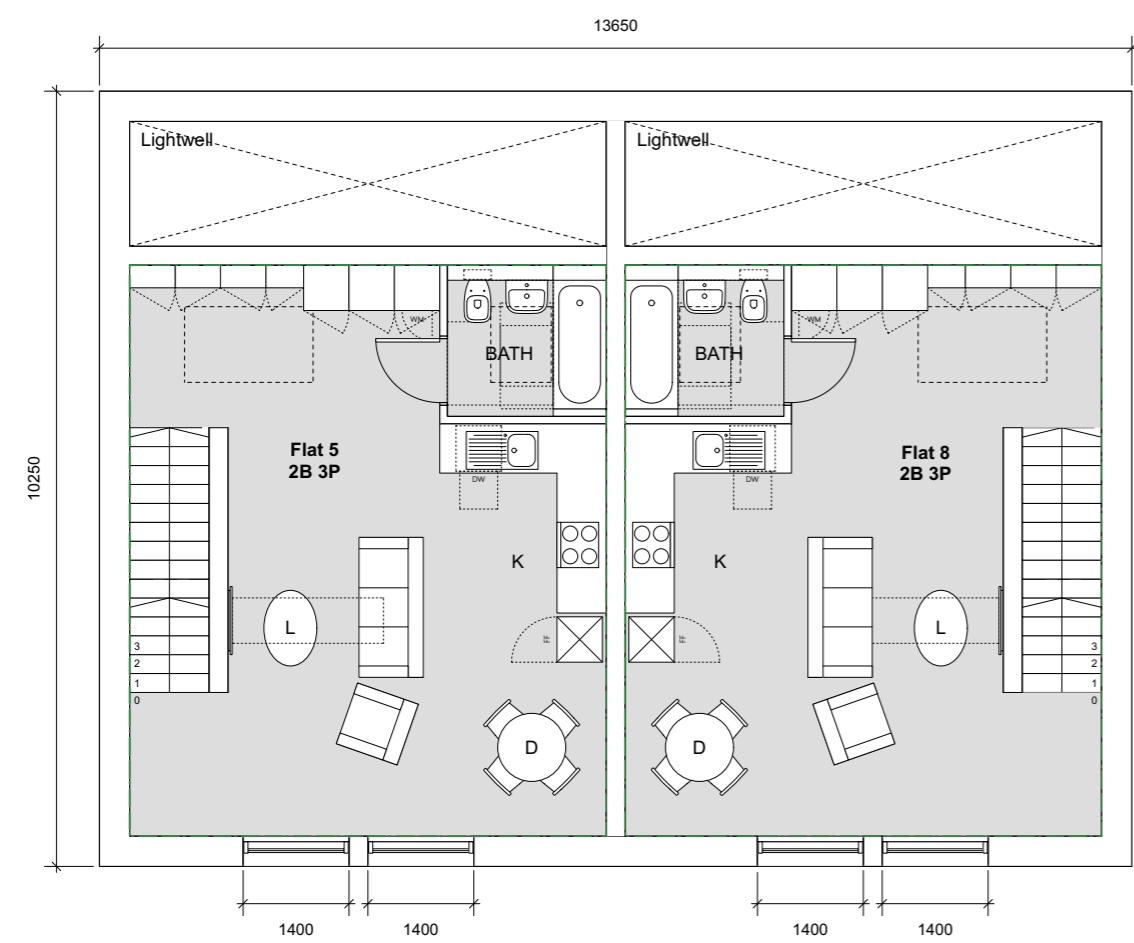
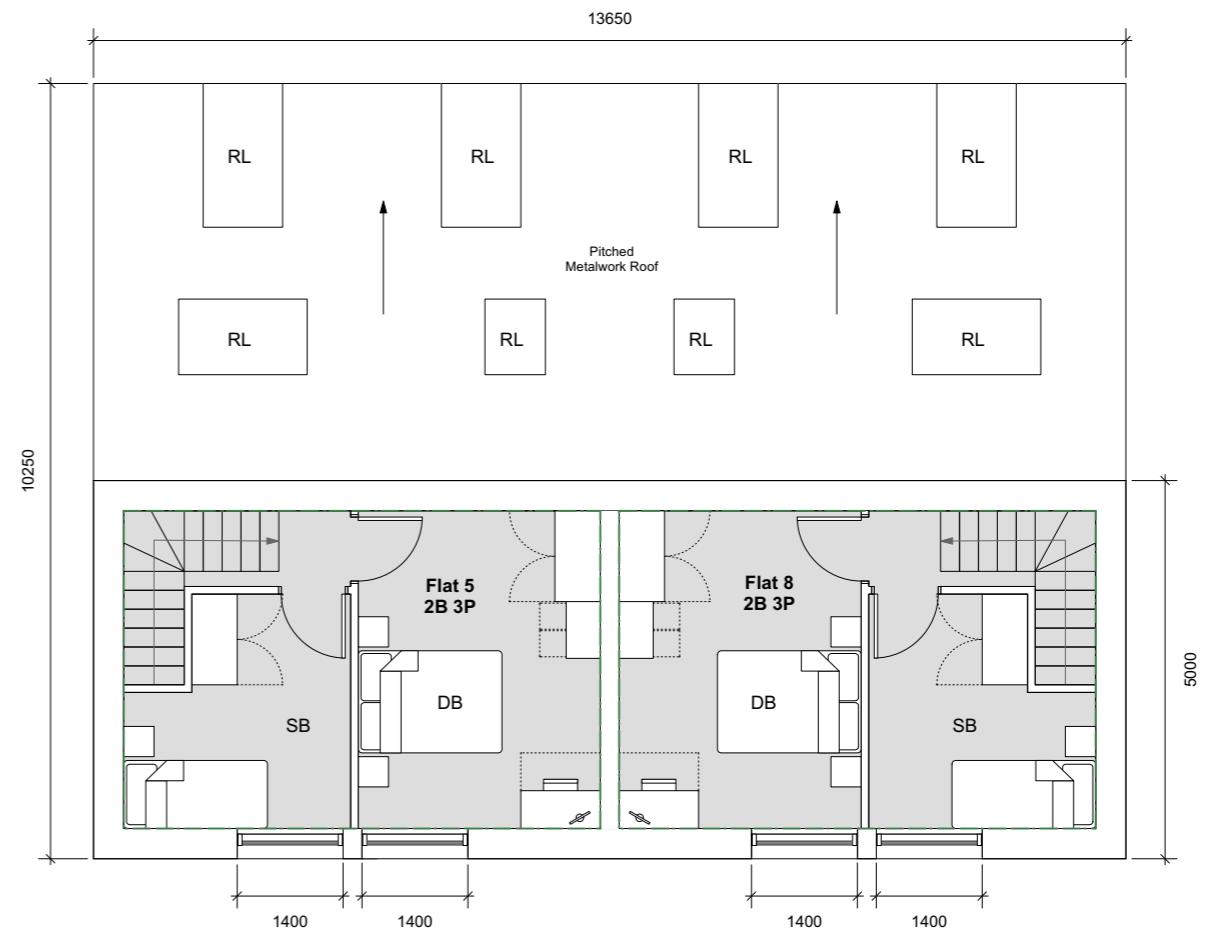
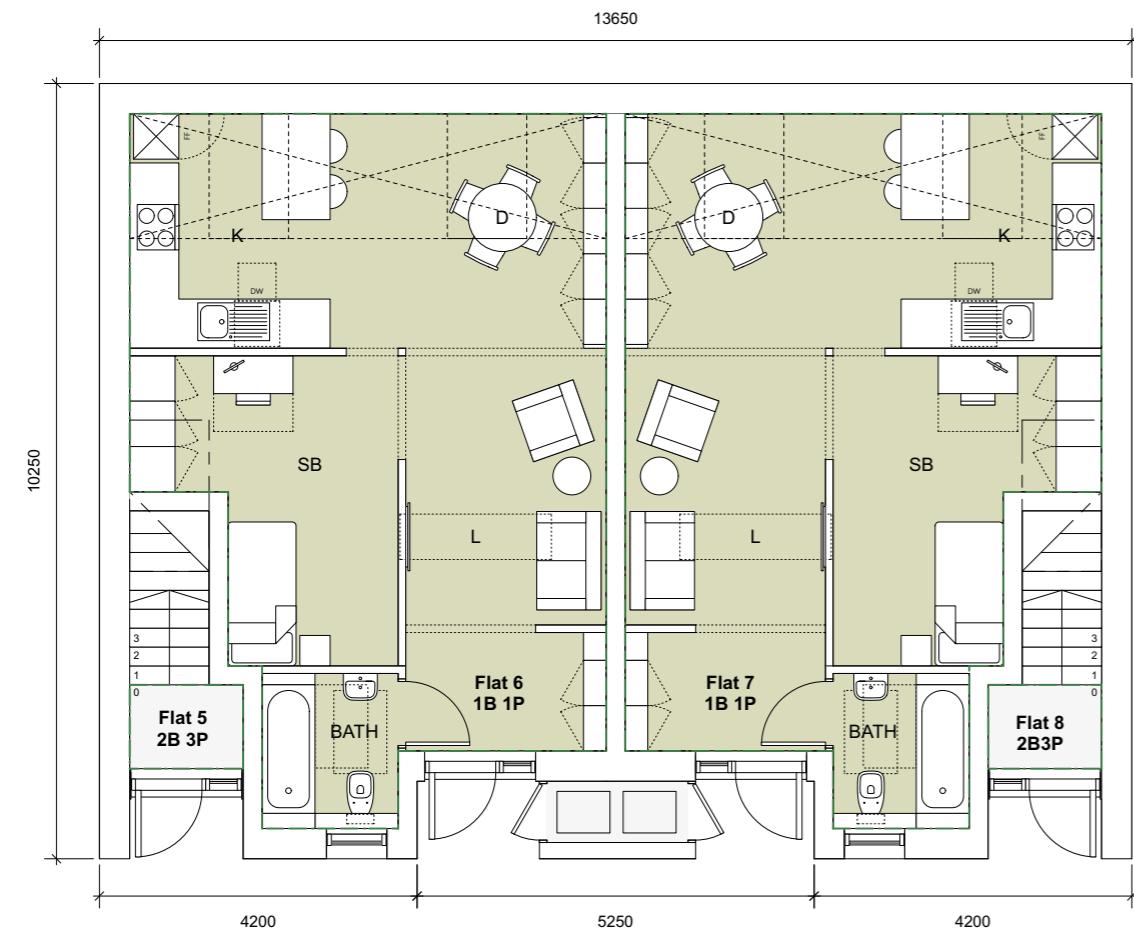
The units split over L1 / L2 are to be served by the implementation of the Garage Block for refuse recycling and cycle storage.

It is considered that the existing access road and yard space will be resurfaced.

Access to the neighbouring yard and nursery building is retained.

Materiality and design acts as a continuation of the proposed Workshop blocks creating a self facing mews to the site, whilst retaining parking provision and neighbouring access.

The design is considered as a GF level red brick plinth with uniform metalwork cladding to the roof and upper levels. Referencing the relationship of the previous brick workshops. A pitched roof retains the massing and articulation of those to the original workshops.





Proposed Ground Floor Plan



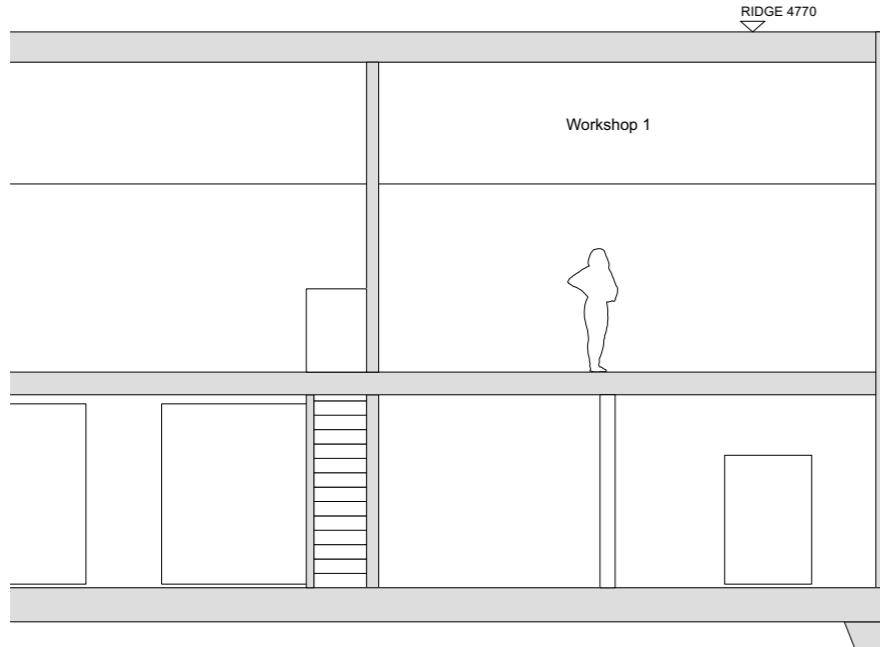
Proposed First Floor Plan



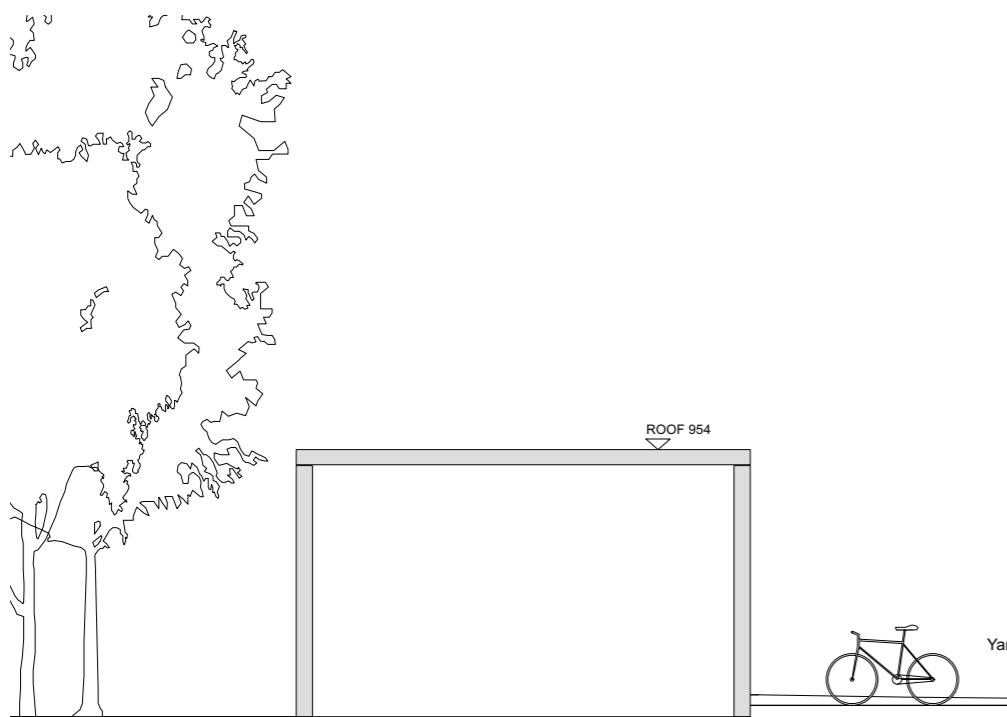
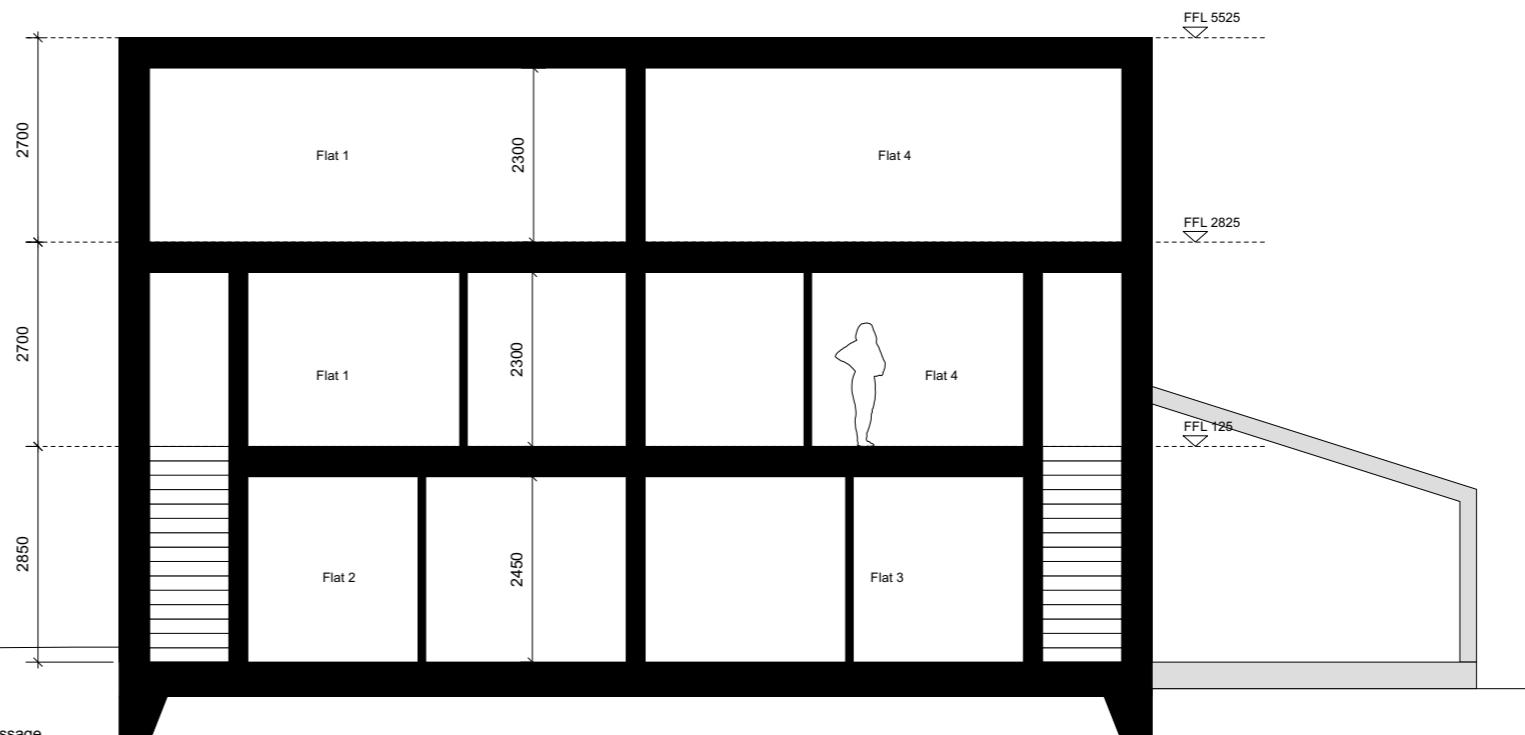
Proposed Second Floor Plan



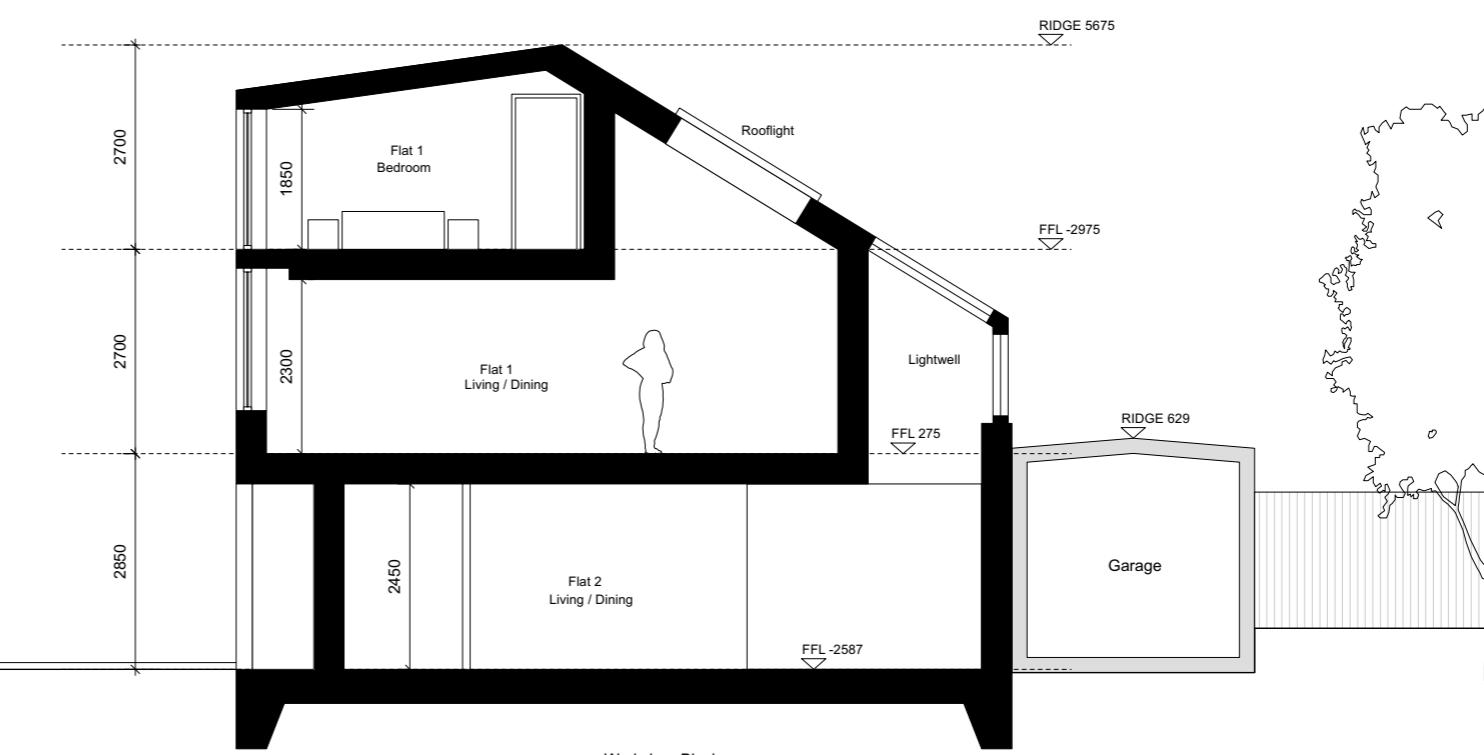
Proposed Roof Plan

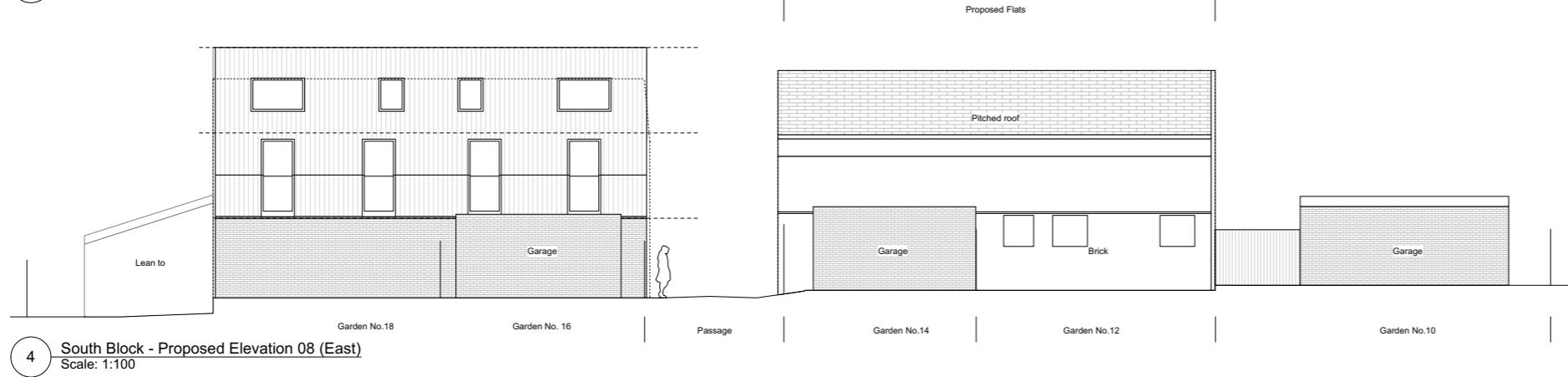
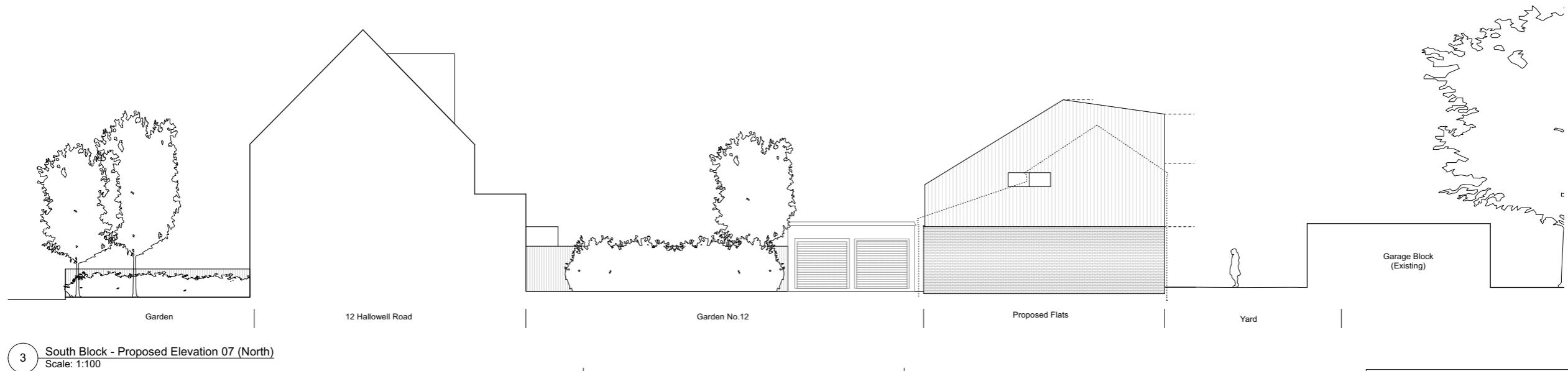
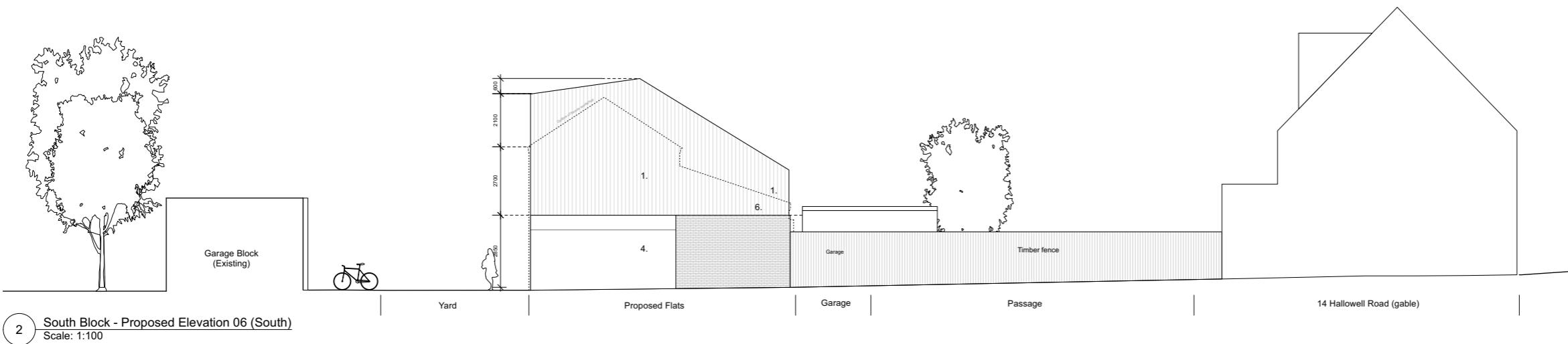


1 Proposed Section CC
Scale: 1:50



2 Proposed Section BB
Scale: 1:50



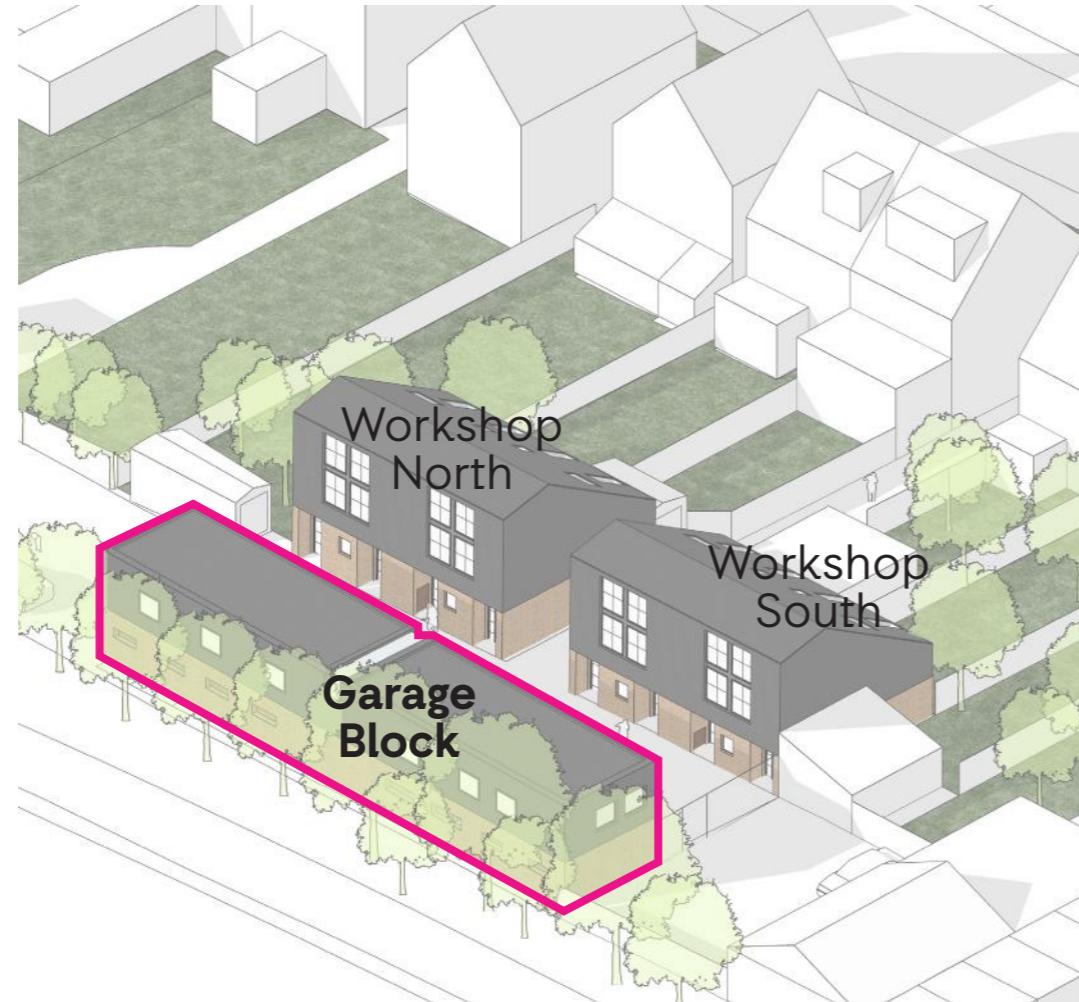


Material Key	
1.	Metalwork corrugated cladding Dark Grey / Black
2.	PPC Spandrel Panel Dark Grey / Black
3.	Inset Entrances / Doorsets / Glazing
4.	Brickwork
5.	Openable window
6.	Zinc coping

Proposal -Layout & Floor Plans

Garage Block

5.0



Garage Block - Proposals

Accommodation Schedule_Garage Block

The existing Garage Block forms 12.no older sized garage spaces at GF Level with an overall existing footprint at GF level of 196sqm.

Proposed Accommodation would include the provision of 2No. Part M4(2) **2B4P** units accessed centrally via a communal stair.

Car port areas situated below the units would accommodate a total of 8no modern standard sized spaces (four to each side). Accommodation would also be provided for ground level bin store/ cycle store areas.

Design

The Garage block proposal seeks to provide additional accommodation to the site whilst creating 8 larger modern parking spaces with refuse / recycling & bike store provision (16no) for the overall site proposals.

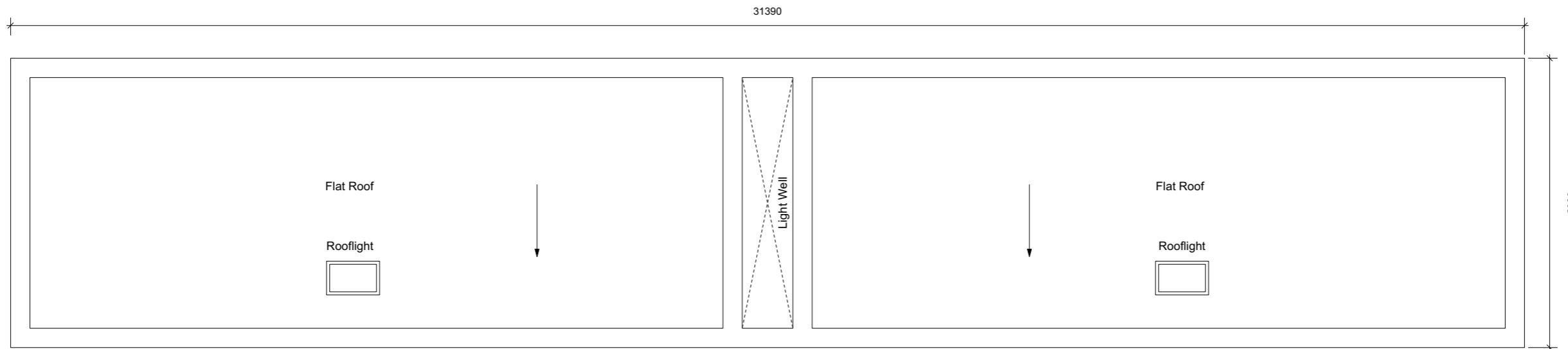
A centralised position for stores and shared stairwell, provides ease of access from a renewed Yard space and enhanced accommodation via the 2no. 2B4P self contained flats proposed at first floor level.

Outlook from bedrooms and habitable rooms is provided to the rear, facing the neighbouring rail site and existing vegetation / tree-line to the western site boundary.

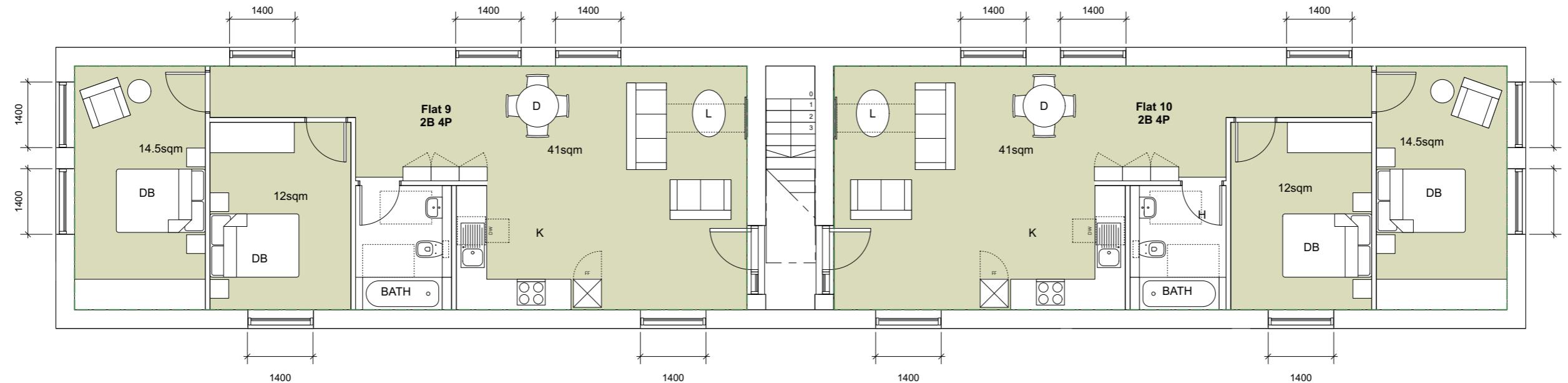
- Modern sized parking spaces
- Additional accommodation
- Single level living
- Adaptive car ports / garage spaces

Materiality and design acts as a continuation of the proposed Workshop blocks creating a self facing mews to the site, whilst retaining parking provision and neighbouring access.

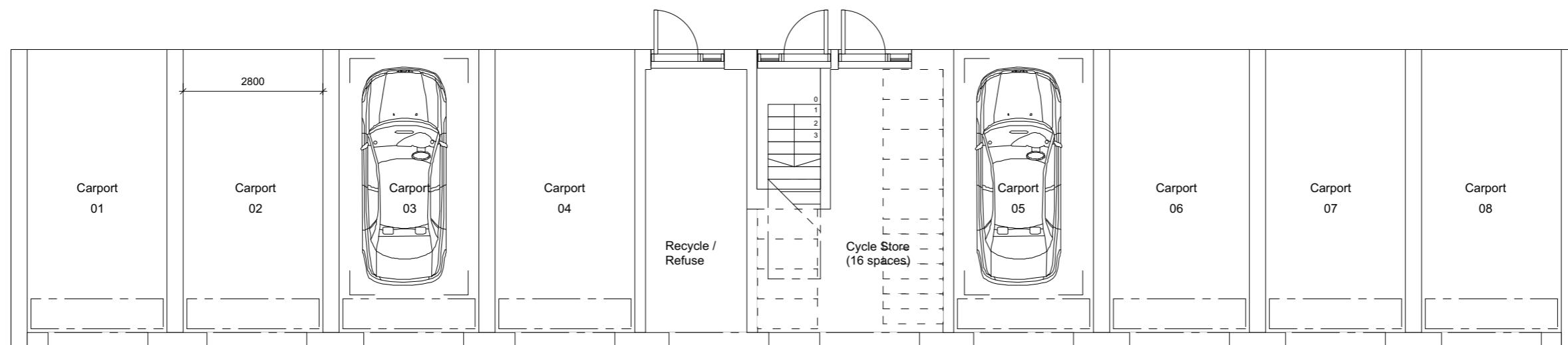
The design is considered as a GF level red brick plinth with uniform metalwork cladding to the roof and upper levels, referencing the relationship of the previous brick garages. A flat roof retains a low level to this block subjugated to the proposed Workshop blocks.



Garage Block_Proposed L2 Plan



140
Garage Block_Proposed L1 Plan



Garage Block_Proposed GF Plan

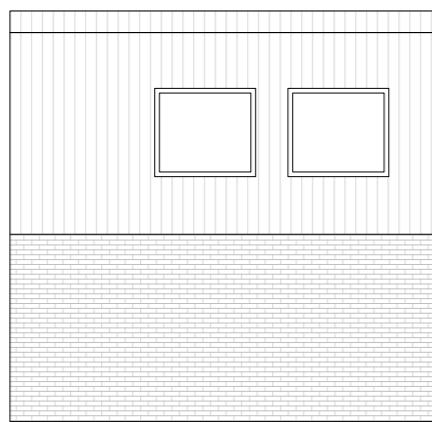
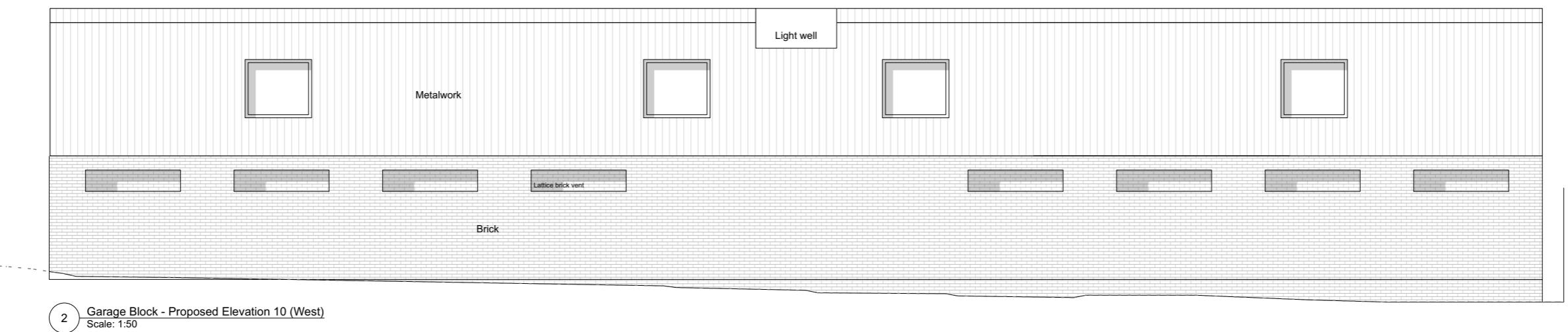
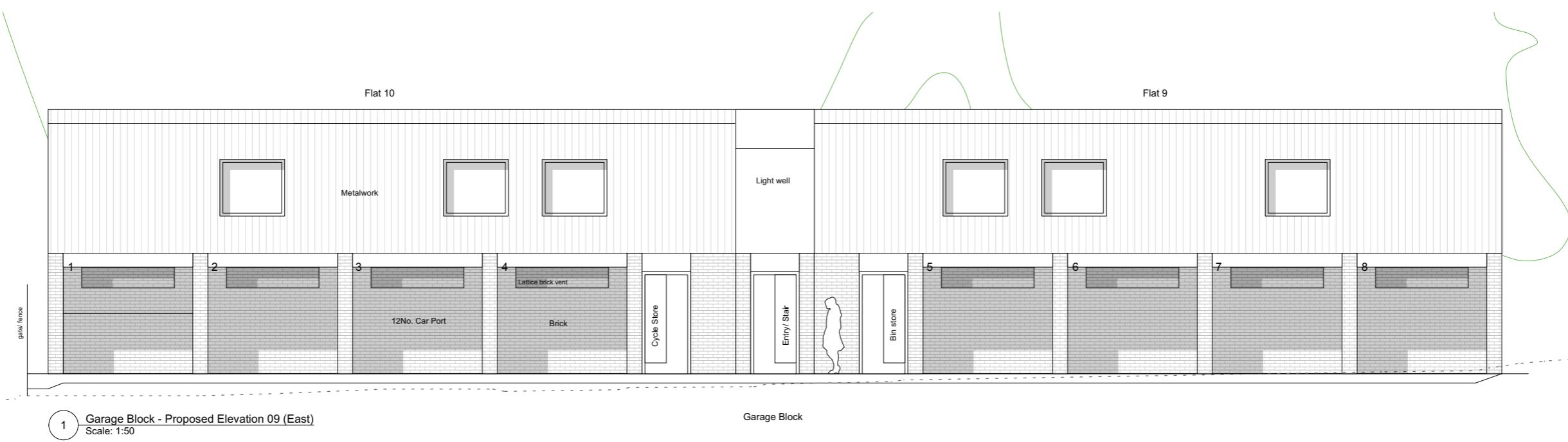


Proposed Ground Floor Plan

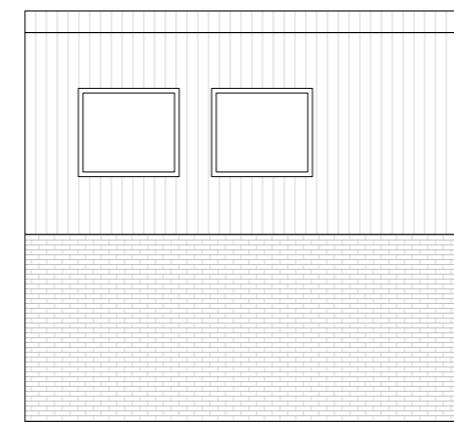


Proposed First Floor Plan

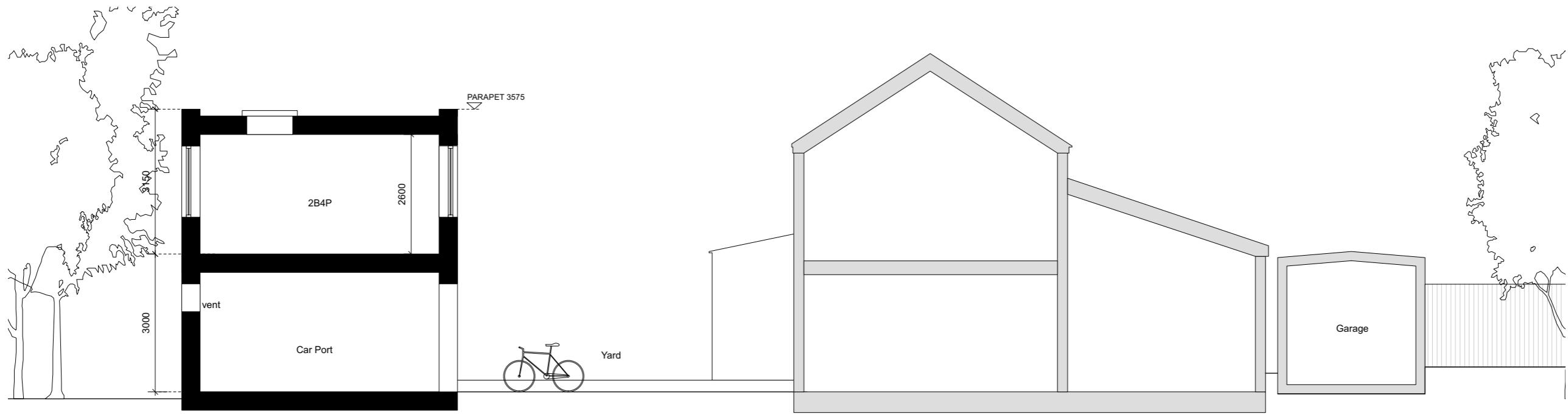




3 Garage Block - Proposed Elevation 11 (South)
Scale: 1:50



4 Garage Block - Proposed Elevation 12 (North)
Scale: 1:50



1 Proposed Section EE
Scale: 1:50

Garage Block

Workshop Block



06_Garage Block

Material Precedents

6.0

Materials

A simplistic material palette is intended that references the material characteristics of the former workshop buildings in a contemporary manner to both detailing and palette.

A contemporary ribbed metalwork roof is proposed as a durable material and forms a continuous material to roof and upper level cladding. Set atop a red brick plinth at Ground floor level. Light coloured brickwork / mortar is proposed with subtle variations of bond / detailing to openings.

Glazing and entry doors are inset at the lower levels with larger joint areas to the principle façades, spandrel panels and glazing bars, continue an industrial theme to the buildings.

Glazed areas to the rear, top light-wells to the units, assisting daylighting and natural light deeper into the plan.



Zinc Roof



Dark Grey slatted fence-lines



Ribbed metalwork cladding profile



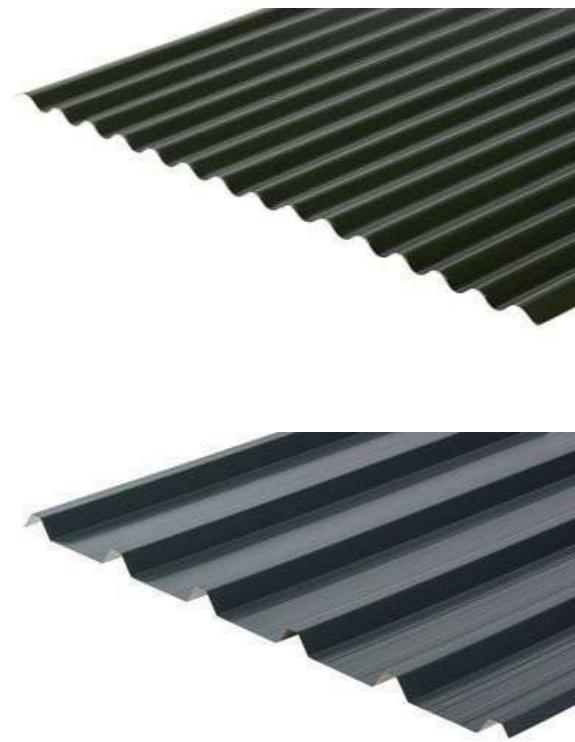
Punctured windows



Metalwork glazing surrounds



Slim line glazing / glazing bars



Accentuated Cladding Profiles



Upper level cladding



Red Brick Plinth / Dark Metalwork cladding



Accentuated Lintels / brick piers - Garage Block

Proposed - Visuals

12 - 18 Whittles Yard, Hallowell Road

Class ZA Planning Application

November 2022

7.0



01_Proposed Overview



02_Proposed Overview



03_ Entrance Passageway



04_ View from Nursery



05_ View from Yard

8.0 Accommodation Schedule

InsideOut

Project		Schedule	
Hallowell Road		Accommodation Schedule	
Client		Drawing Number	
Hitesh Parmar		P2221-IOA-XX-XX-SA-A-XXXX	
Pages		Status	
1		XX	P02

Block	Unit No.	Level	Dwelling Type	Beds	GIA SQM	GIA SQFT	Type	Notes	Parking spaces
North	1	GF/L1/L2	Maisonette	2b3p	74.6	803			1.0
North	2	GF	Flat	1b1p	50	538	M4(2) Accessible		1.0
North	3	GF	Flat	1b1p	50	538	M4(2) Accessible		1.0
North	4	GF/L1/L2	Maisonette	2b3p	74.6	803			1.0
South	5	GF/L1/L2	Maisonette	2b3p	74.6	803			1.0
South	6	GF	Flat	1b1p	50	538	M4(2) Accessible		1.0
South	7	GF	Flat	1b1p	50	538	M4(2) Accessible		1.0
South	8	GF/L1/L2	Maisonette	2b3p	74.6	803			1.0
Garage	9	L1	Flat	2b4p	74.5	802			0.0
Garage	10	L1	Flat	2b4p	74.5	802			0.0

TOTAL	10	647.4	6969	8.0
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Rounded
Total

647.5 6970

Conclusion

9.0

Conclusion

The proposed development sits within the Planning outline of a **Class ZA application** and provides 10 No. additional residential dwellings to the existing locale.

The development provides proximity and height applicable to the local area, former workshops, neighbouring commercial property and residences located along Hallowell road.

Massing will be read as slight addition in proportion to the scale of buildings already found on site. The proposal engages with the quality of back-land development and creates a modern mews to an existing underutilised commercial site.

The scheme has been designed to ensure a development that provides sensitive measure and approachable scale to the local context. It seeks to enhance the beauty of place within which it sits, providing additional family homes for the local community and Borough against a framework of Hillingdon's small site implementation.