

Inside



DRAFT

Planning Application - Class ZA

12 - 18 Whittles Yard, Hallowell Road

November 2022

Out

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## 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

Revita Ltd

1 High Road  
Old Eascote  
Pinner, Middlesex  
HA5 2EW  
+44 7956358001

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.



Planning Insight  
The Brew, Eagle House  
163 City Road  
London  
EC1V 1NR  
+44 (0)207 993 4539  
[www.planninginsight.co.uk](http://www.planninginsight.co.uk)

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

InsideOut  
6-8 Cole St,  
London,  
SE1 4YH  
+44 (0)207 367 6831  
[www.io-a.com](http://www.io-a.com)



## 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 (Whittels) 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 No.s. 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



## 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





## Passageway (Looking East)

Existing access to the site is via an existing (circa 4.5m wide) passageway between No.s 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.





## 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).

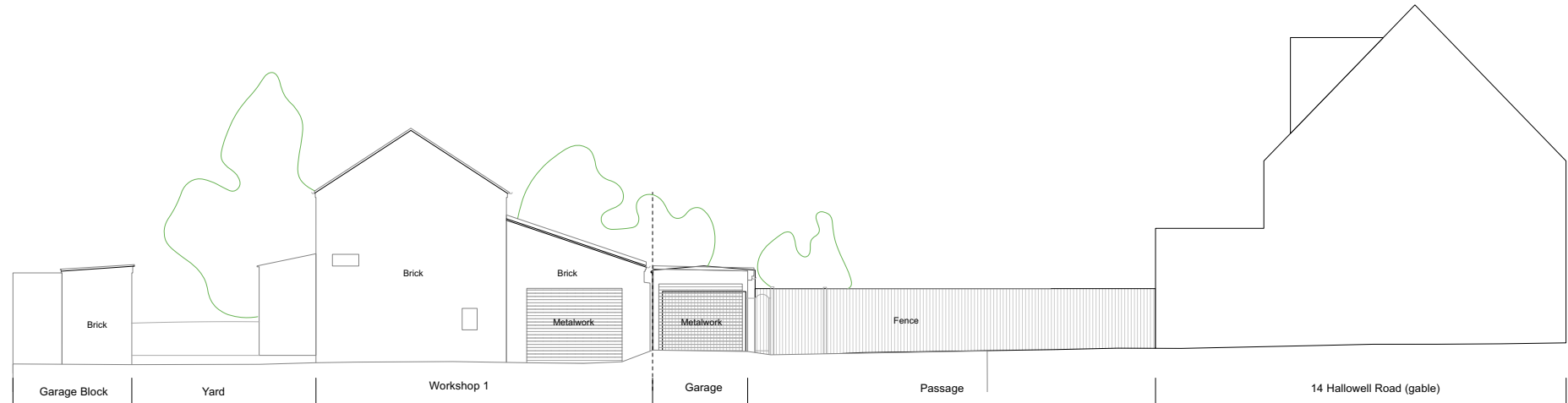




1 Existing Elevation 01 (West)  
Scale: 1:100



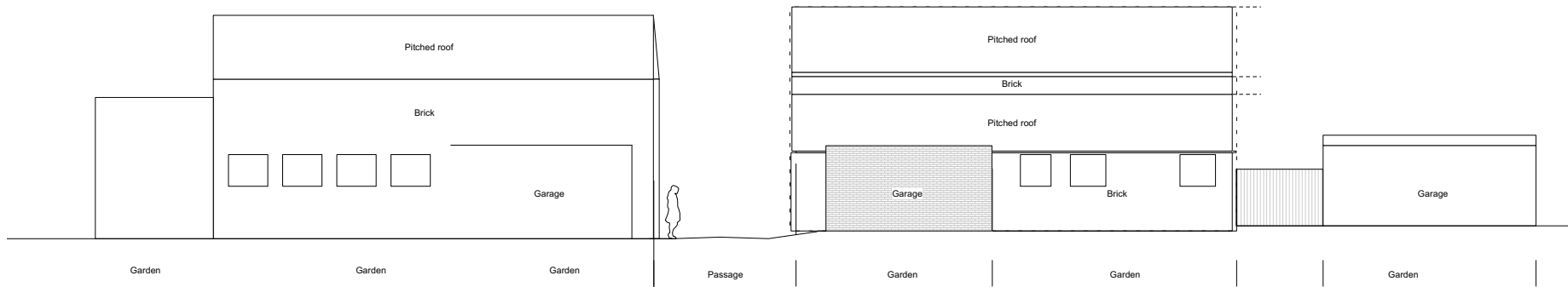
2 Existing Elevation 02 (South)  
Scale: 1:100



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



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







Existing Ground Floor Plan





Existing Roof Plan



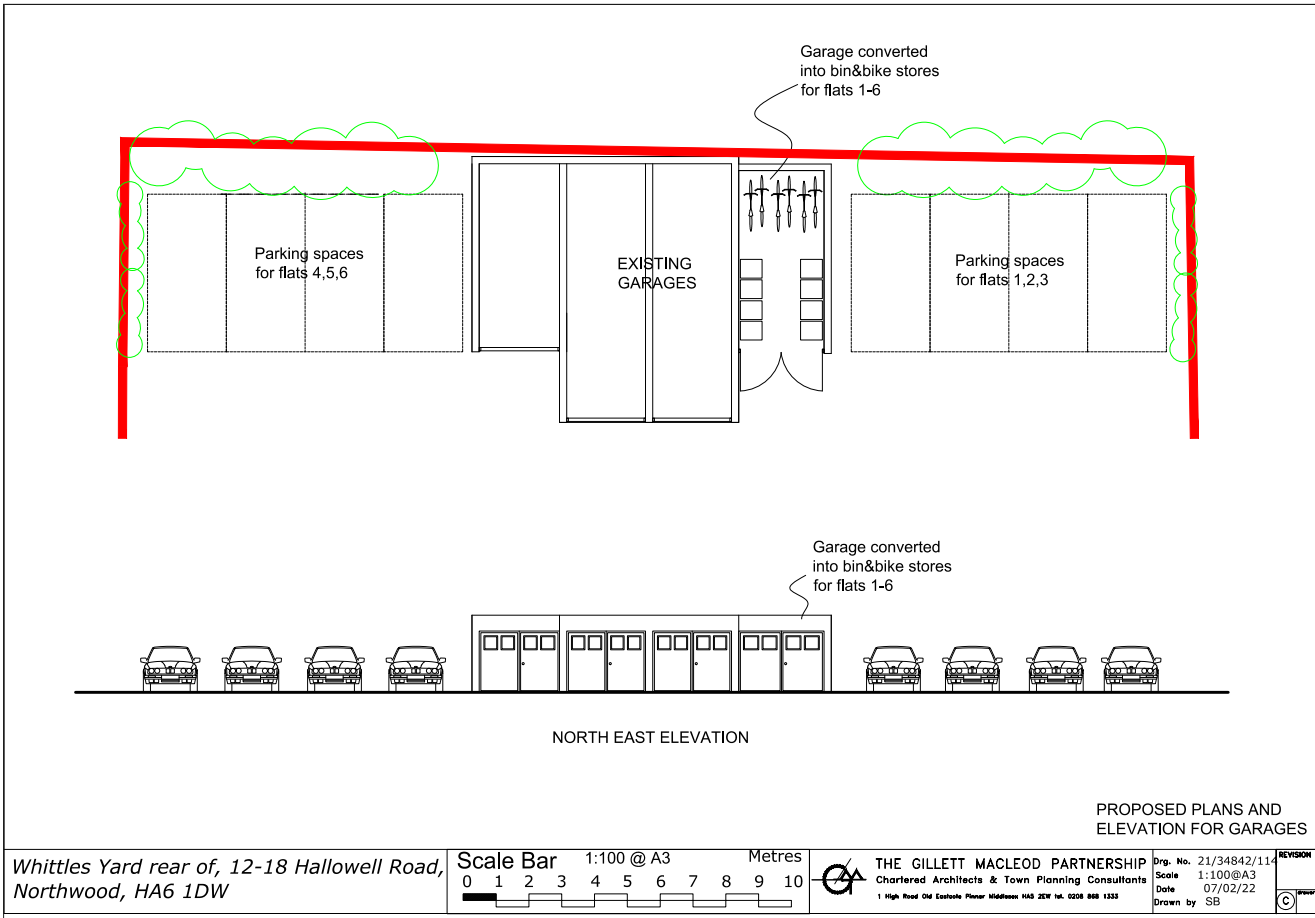
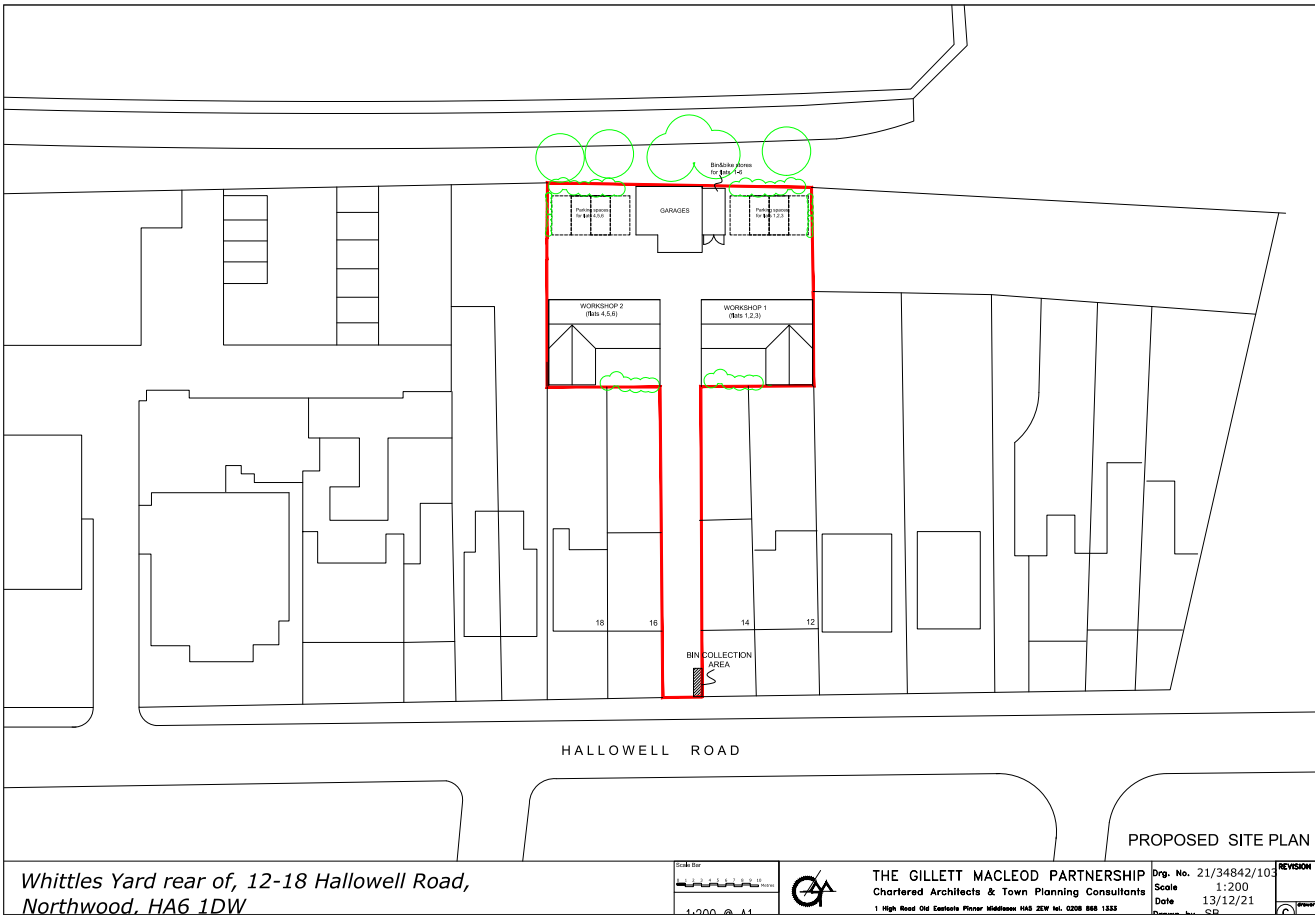
Planning History

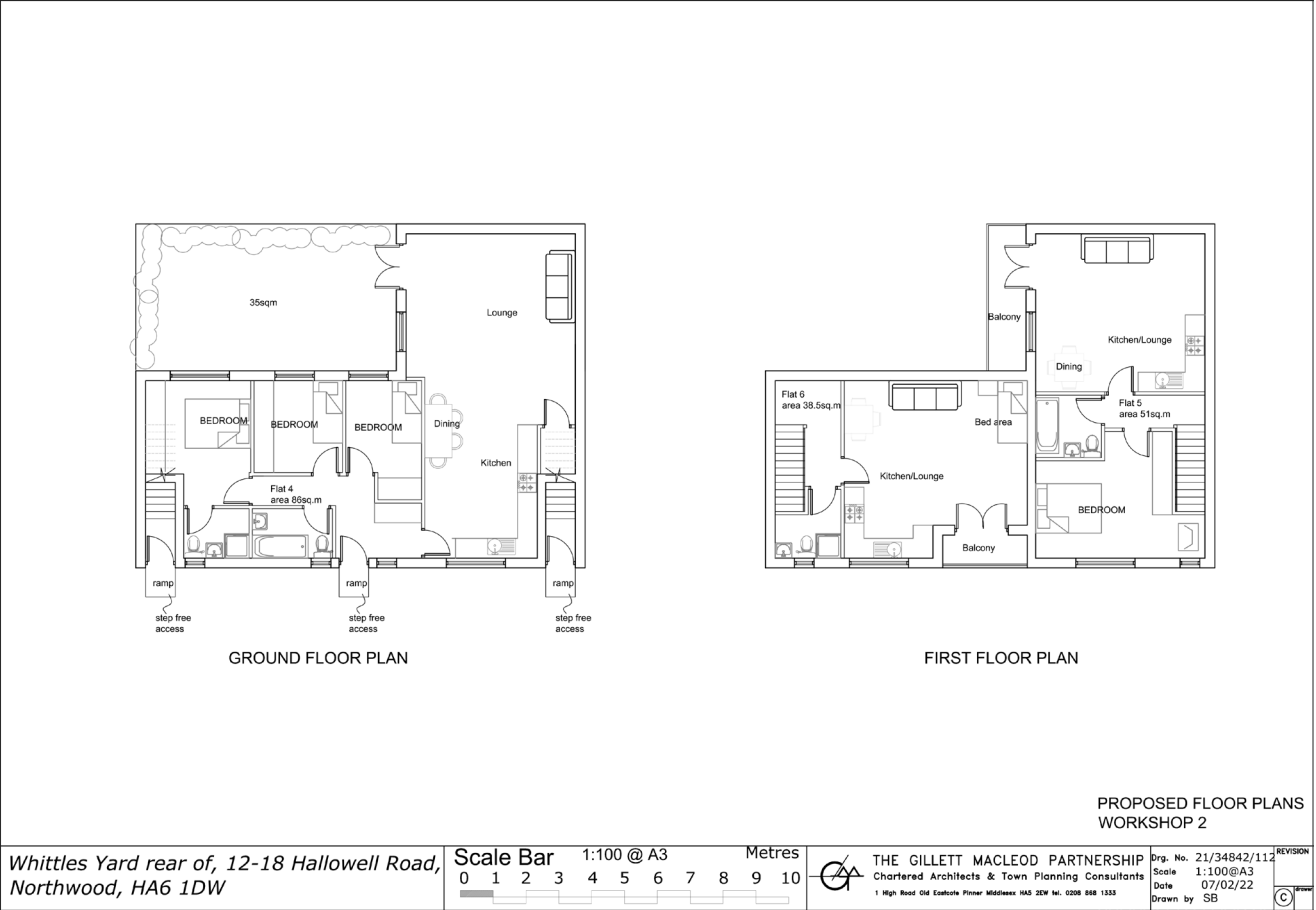
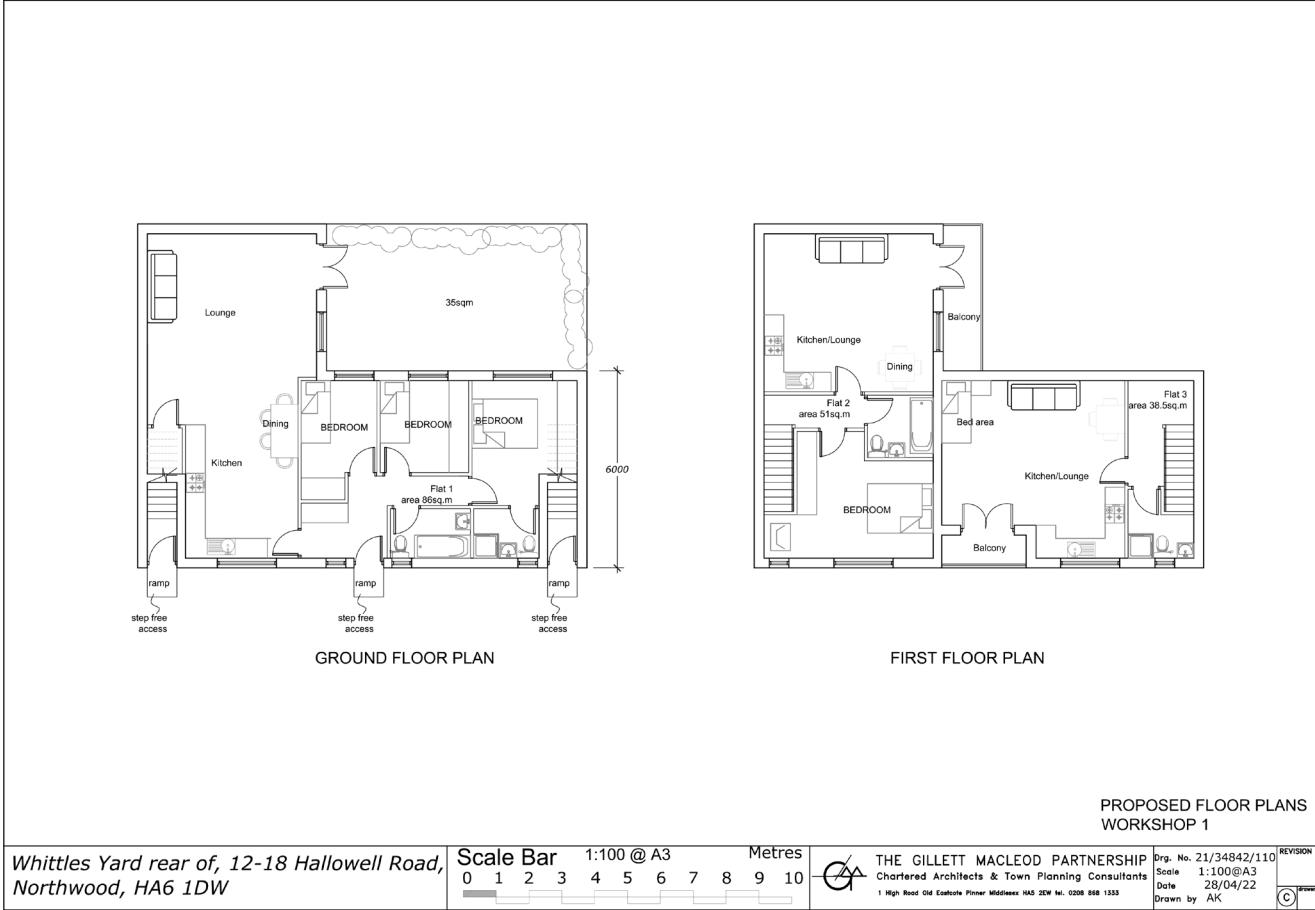
The proposed site at Hallowell Road has an alternate active application currently awaiting decision **77095-APP-2022-1530** - For the conversion and extension of the existing light industrial buildings (Class E) and the provision of 6no. residential units.

Case officer Nesha Burnham

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

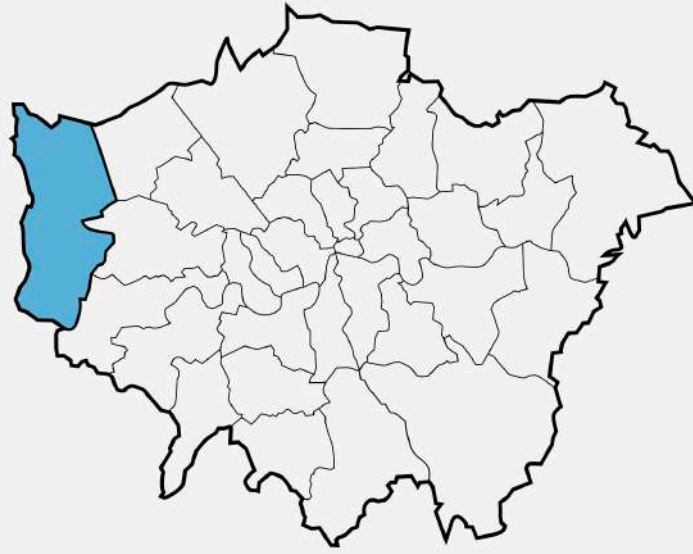
Drawings for the active application can be seen (right)





Active Application

## London Borough of Hillingdon



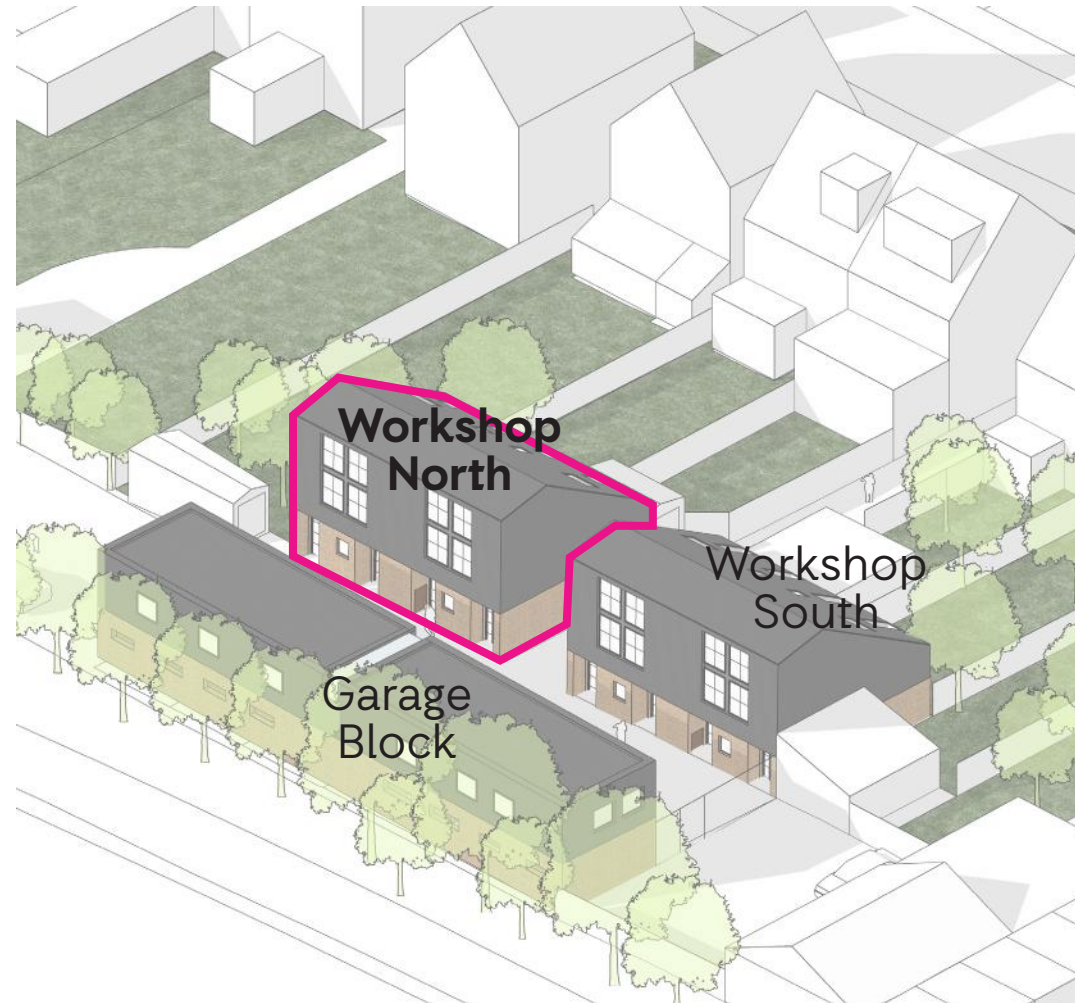
### Planning Policy

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

Note individual statements for each application.







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 No.s 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.

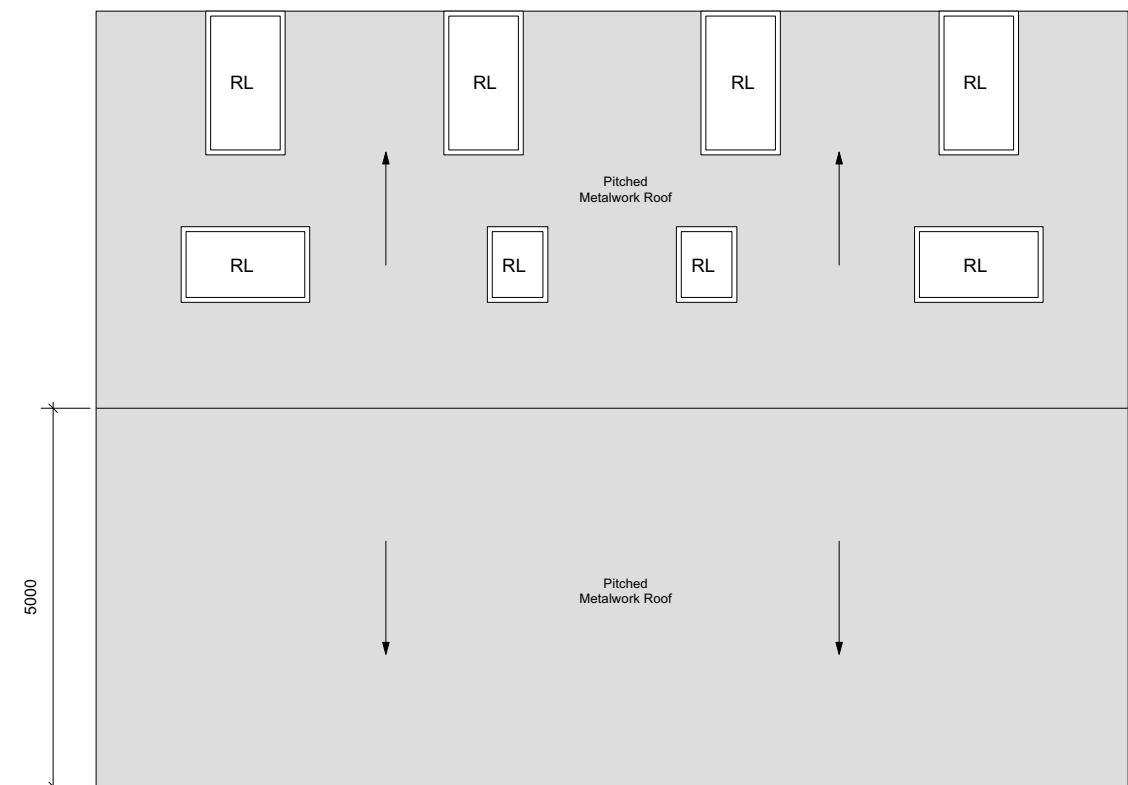
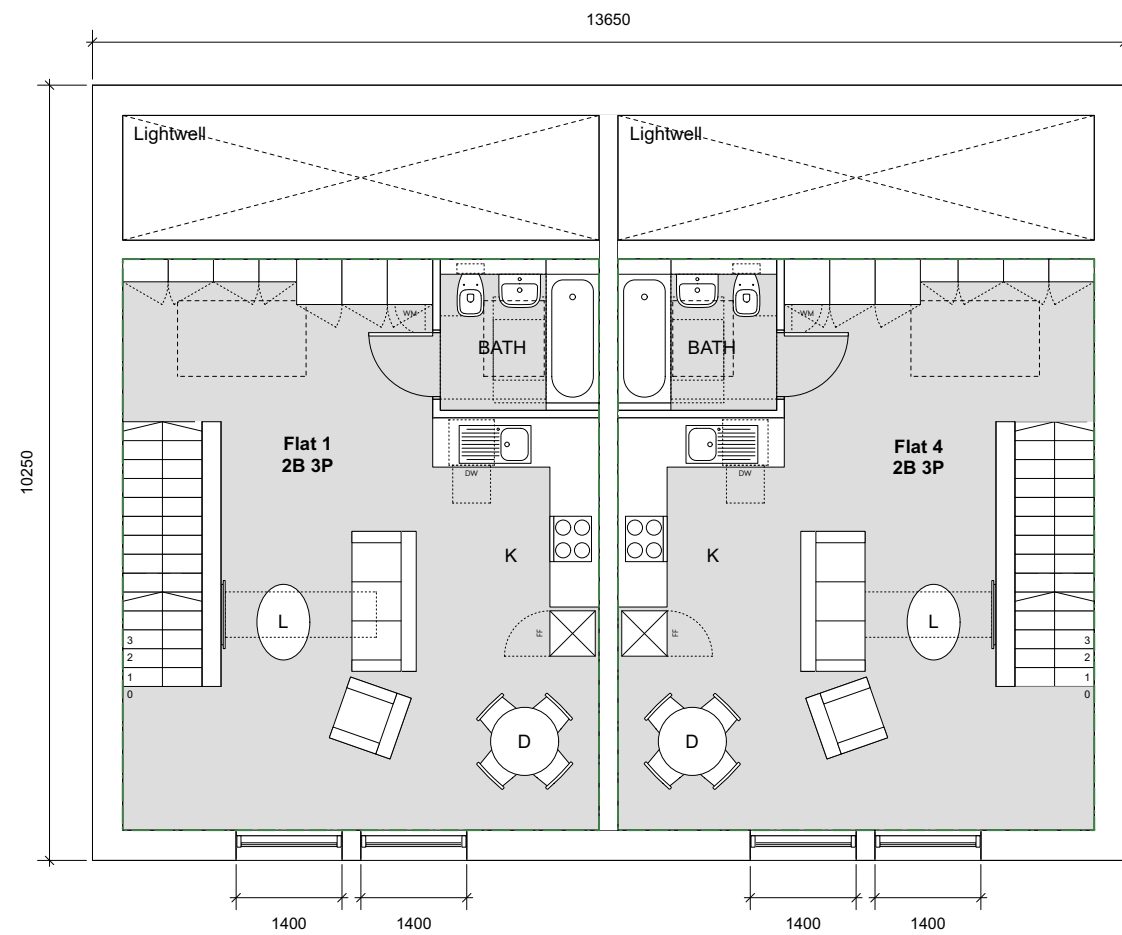
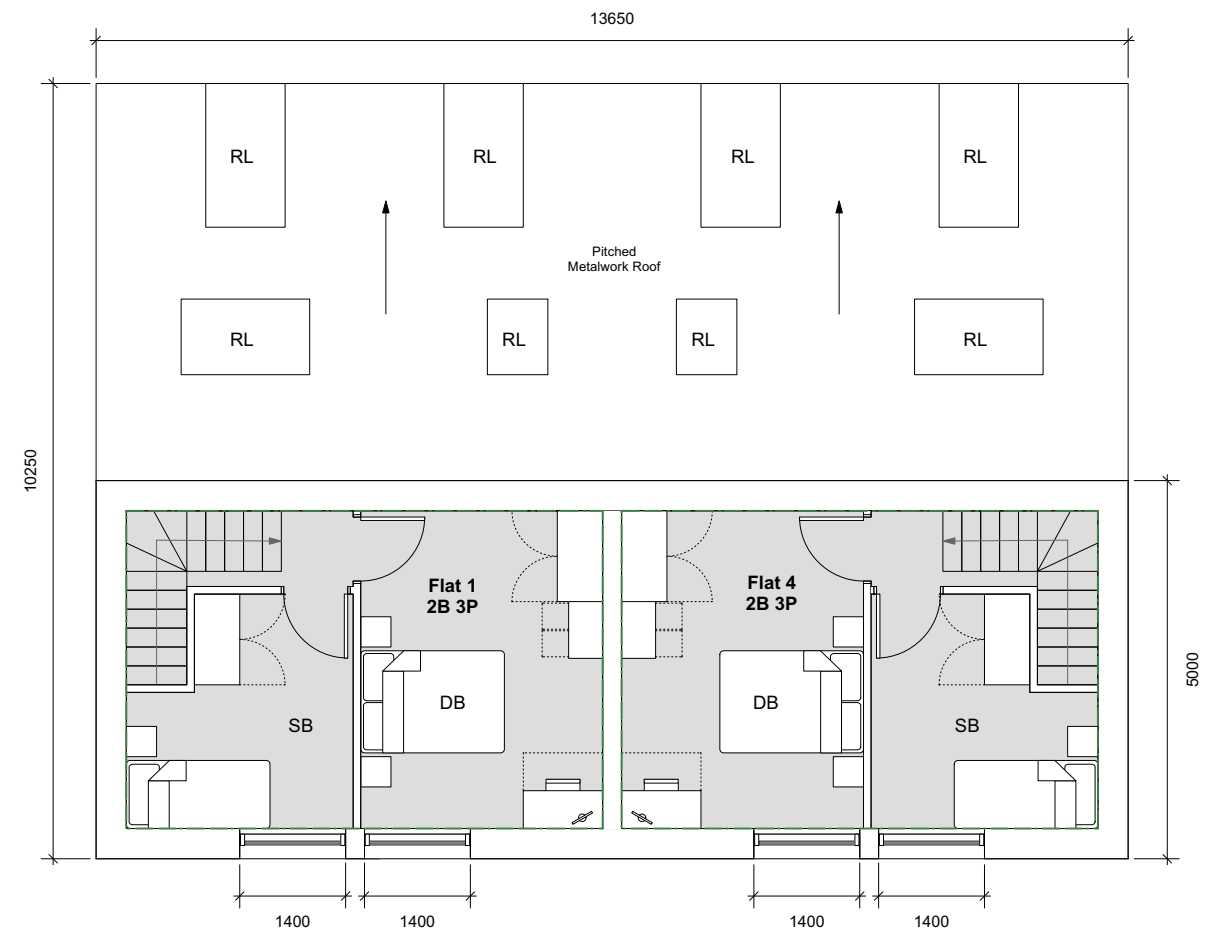
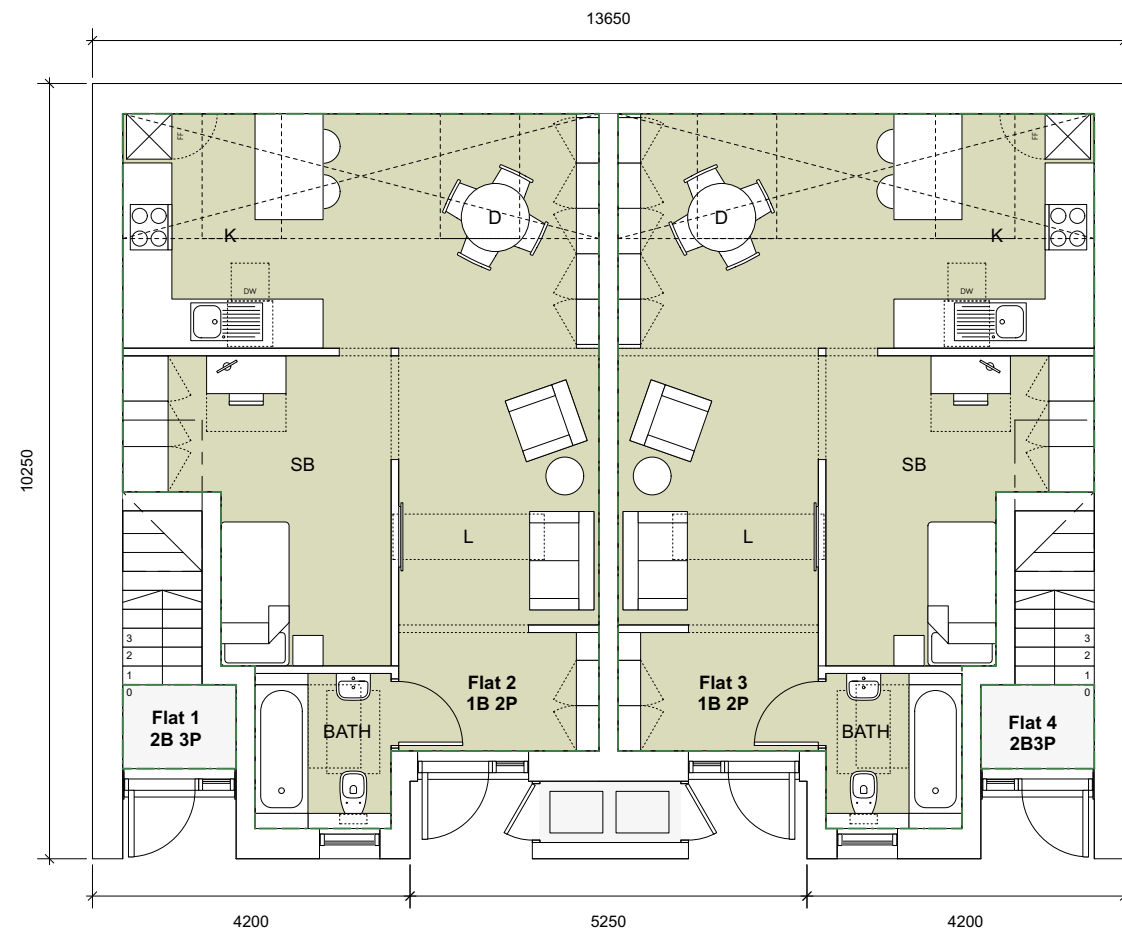
The units split over L1 / L2 are to be served by the implementation of the Garage Block for refuse recycling and cycle storage.

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.



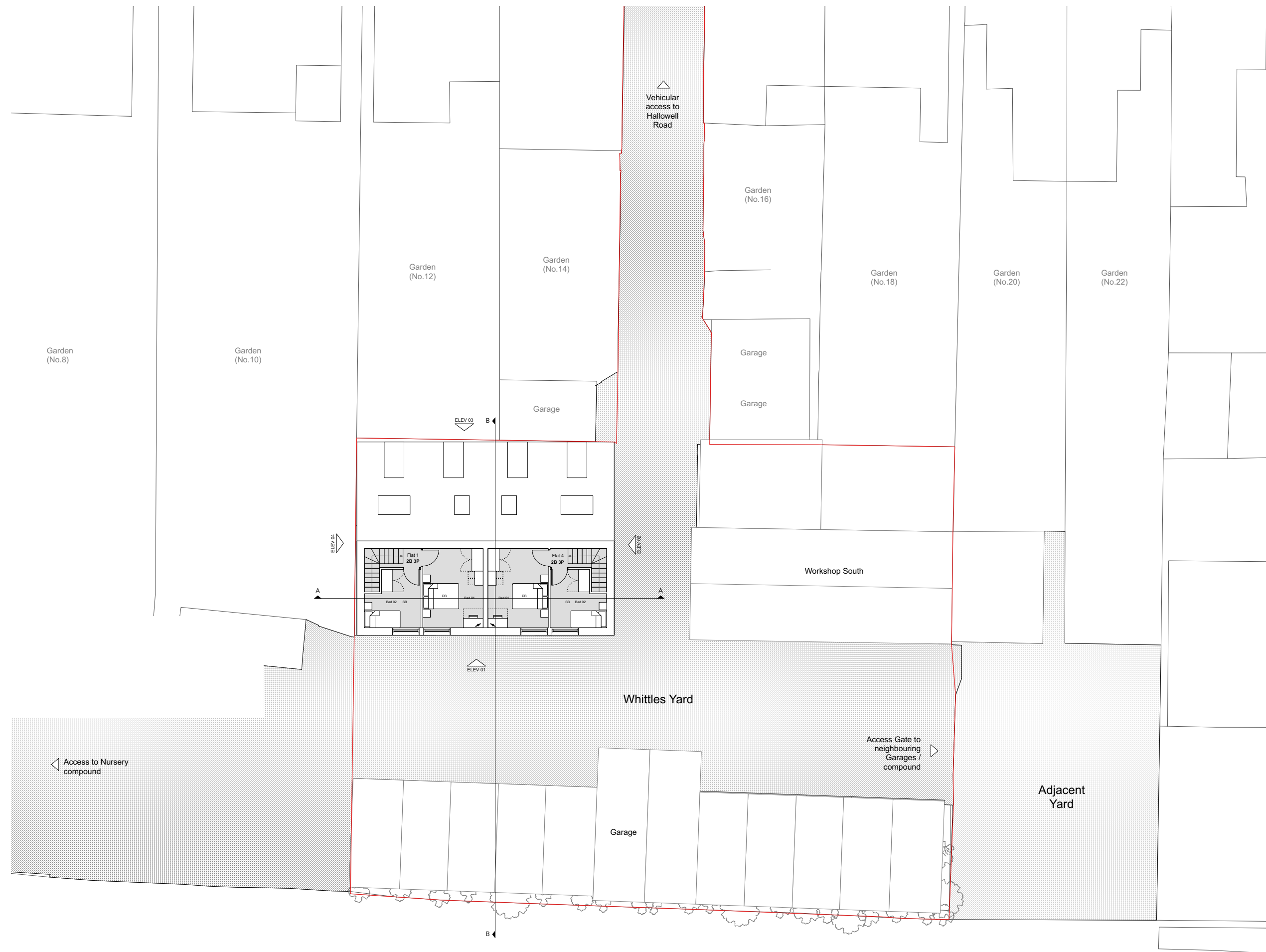


Proposed Ground Floor Plan





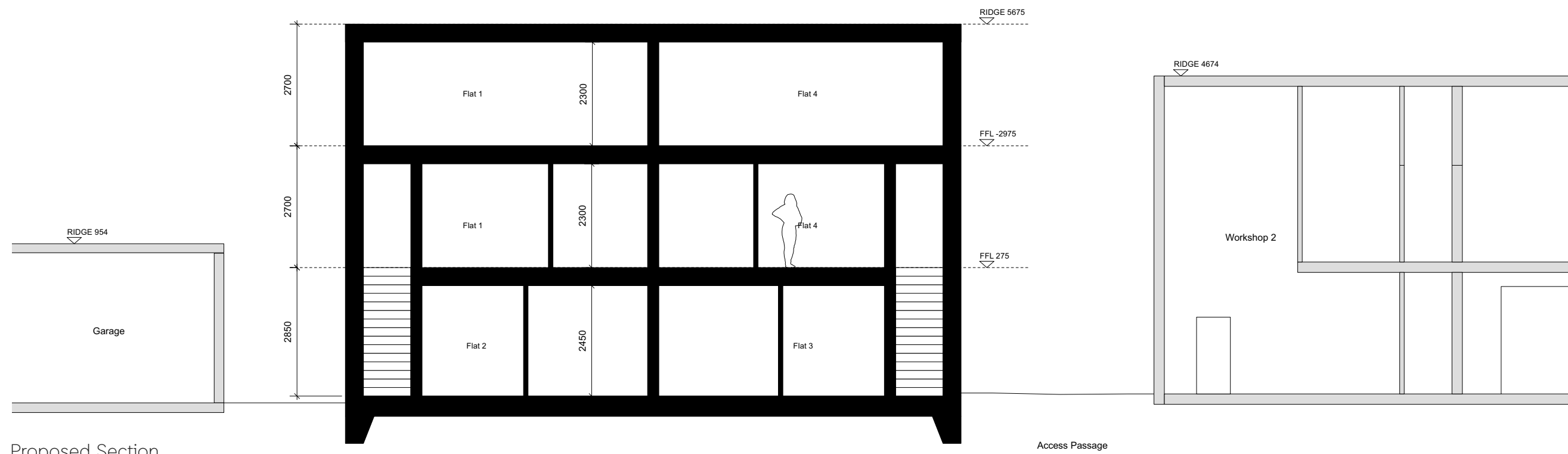
Proposed First Floor Plan



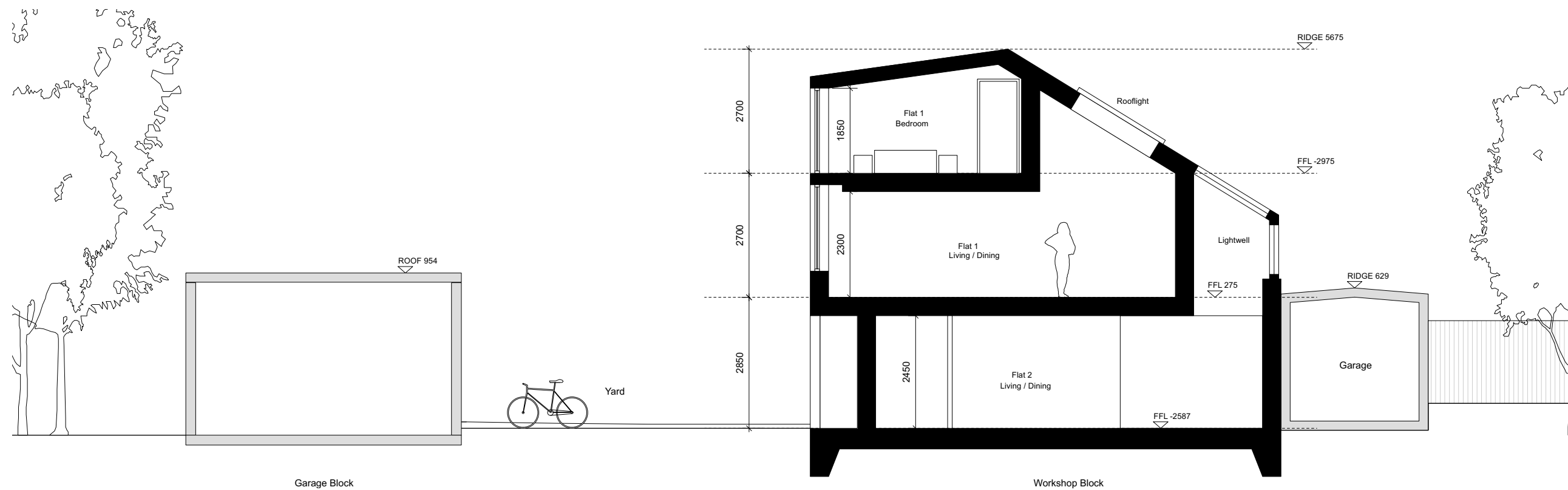
Proposed Second Floor Plan



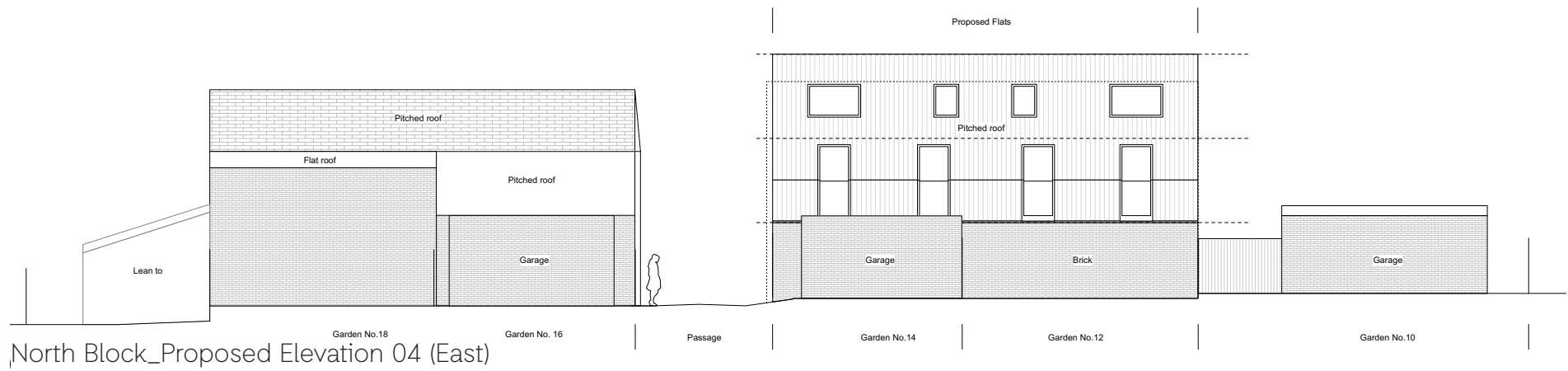
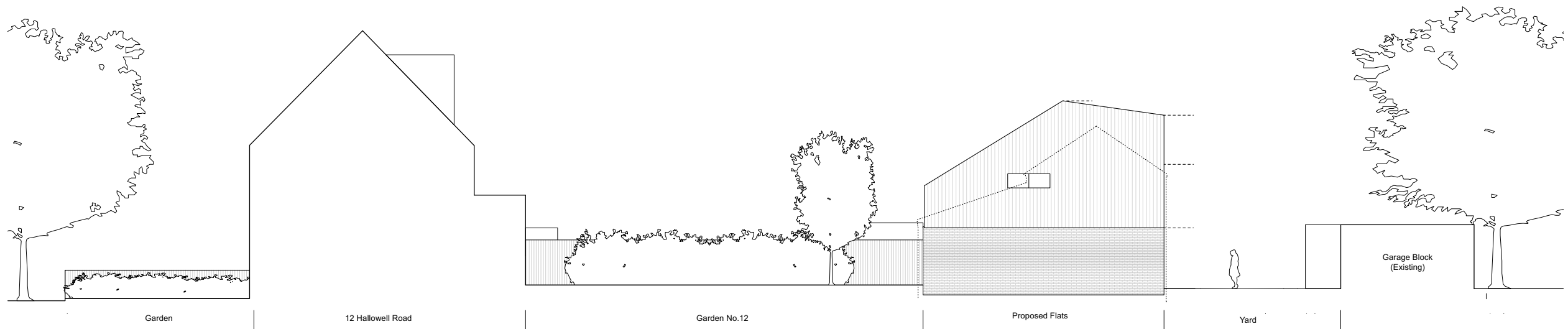
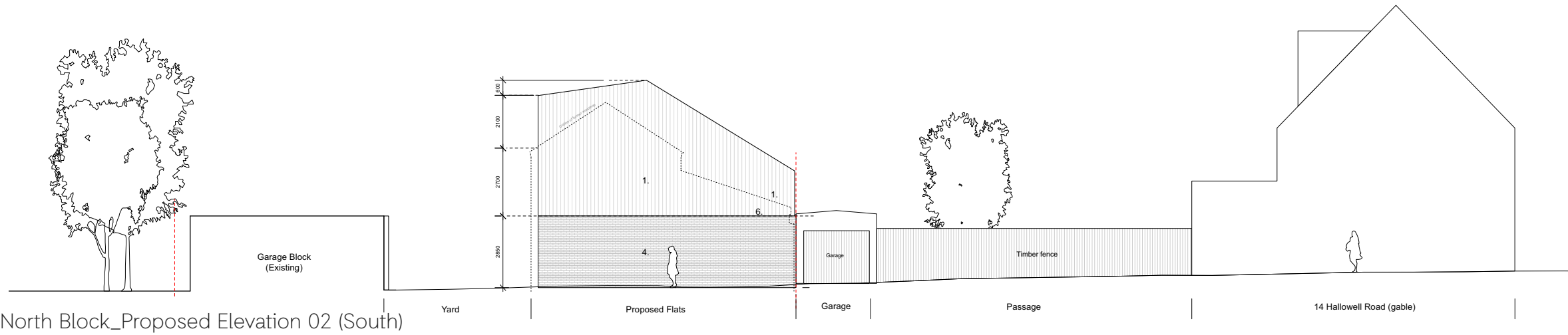
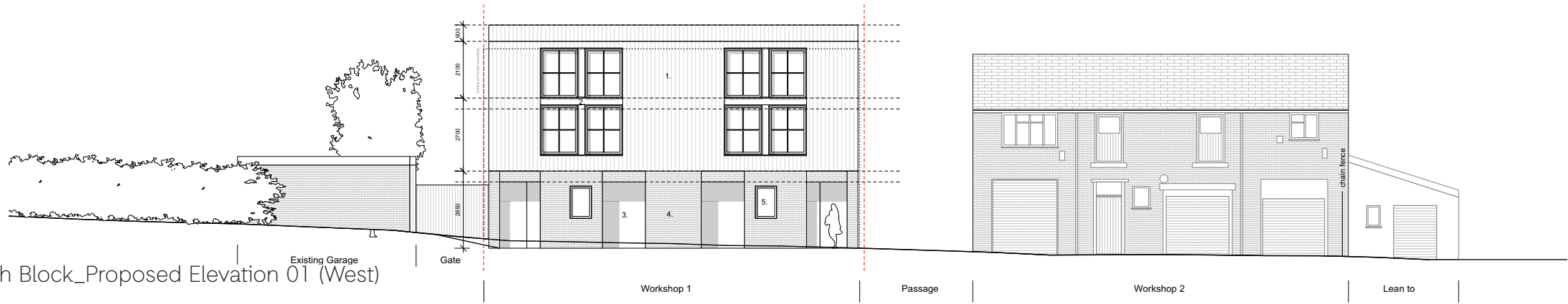
Proposed Roof Plan



Proposed Section

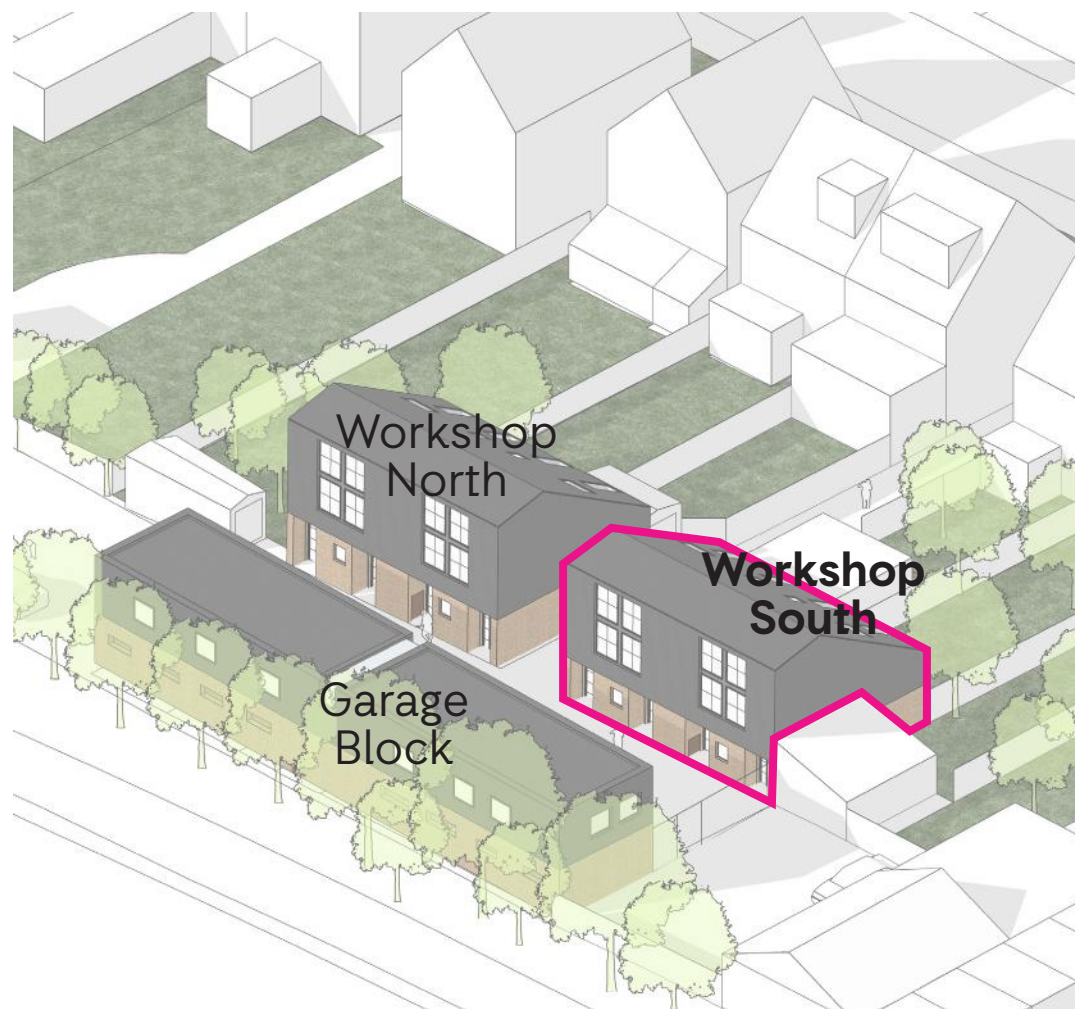


Proposed Section



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





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.

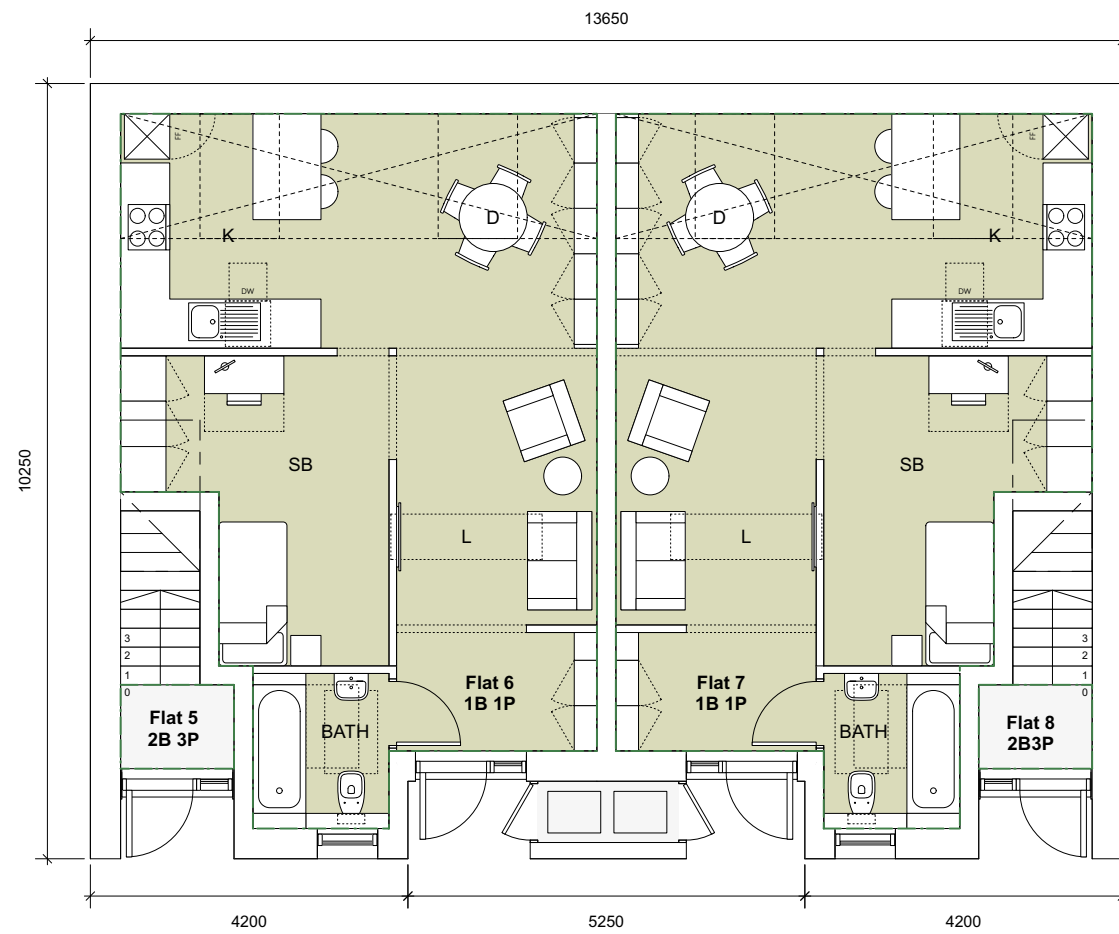
The units split over L1 / L2 are to be served by the implementation of the Garage Block for refuse recycling and cycle storage.

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

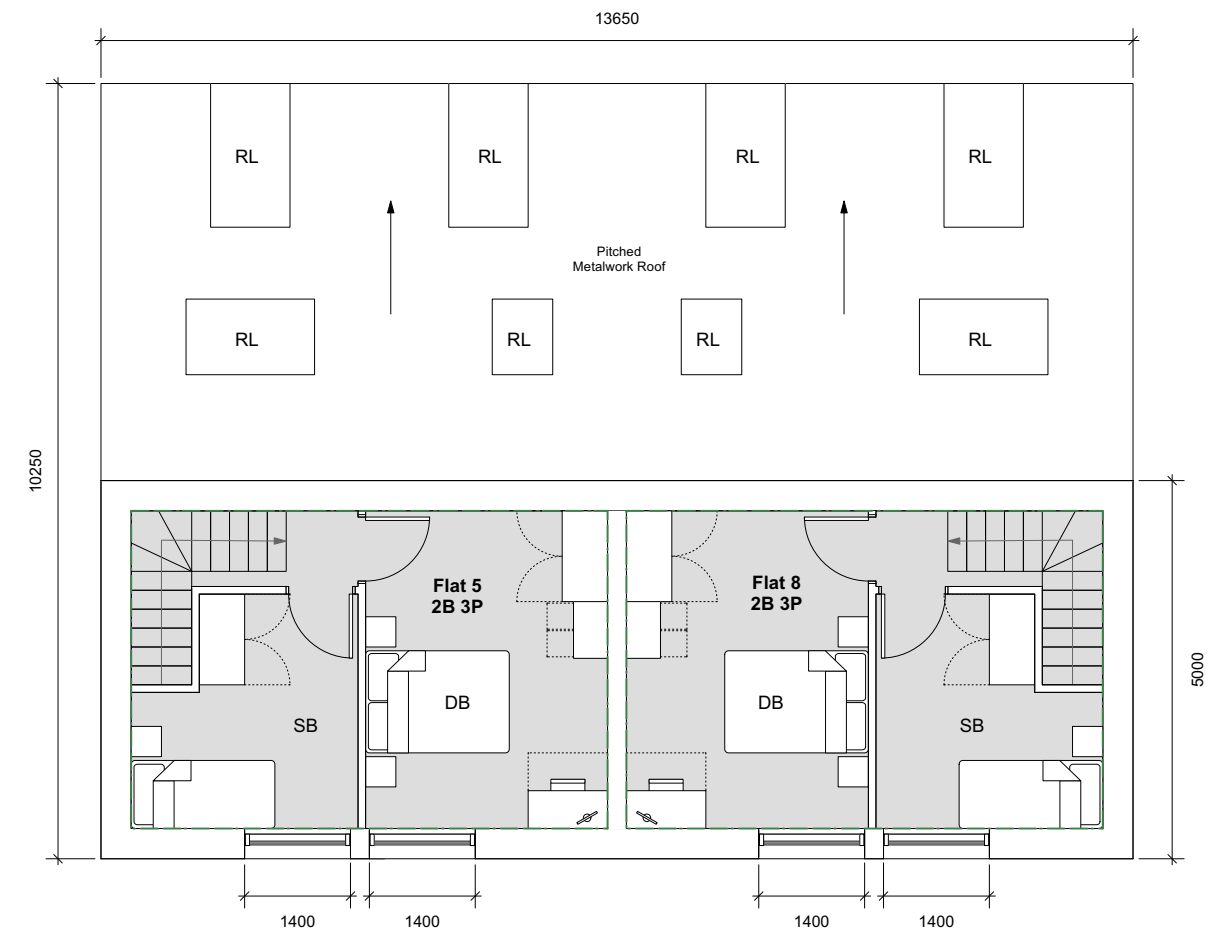
Access to the neighbouring yard and nursery building is retained.

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.

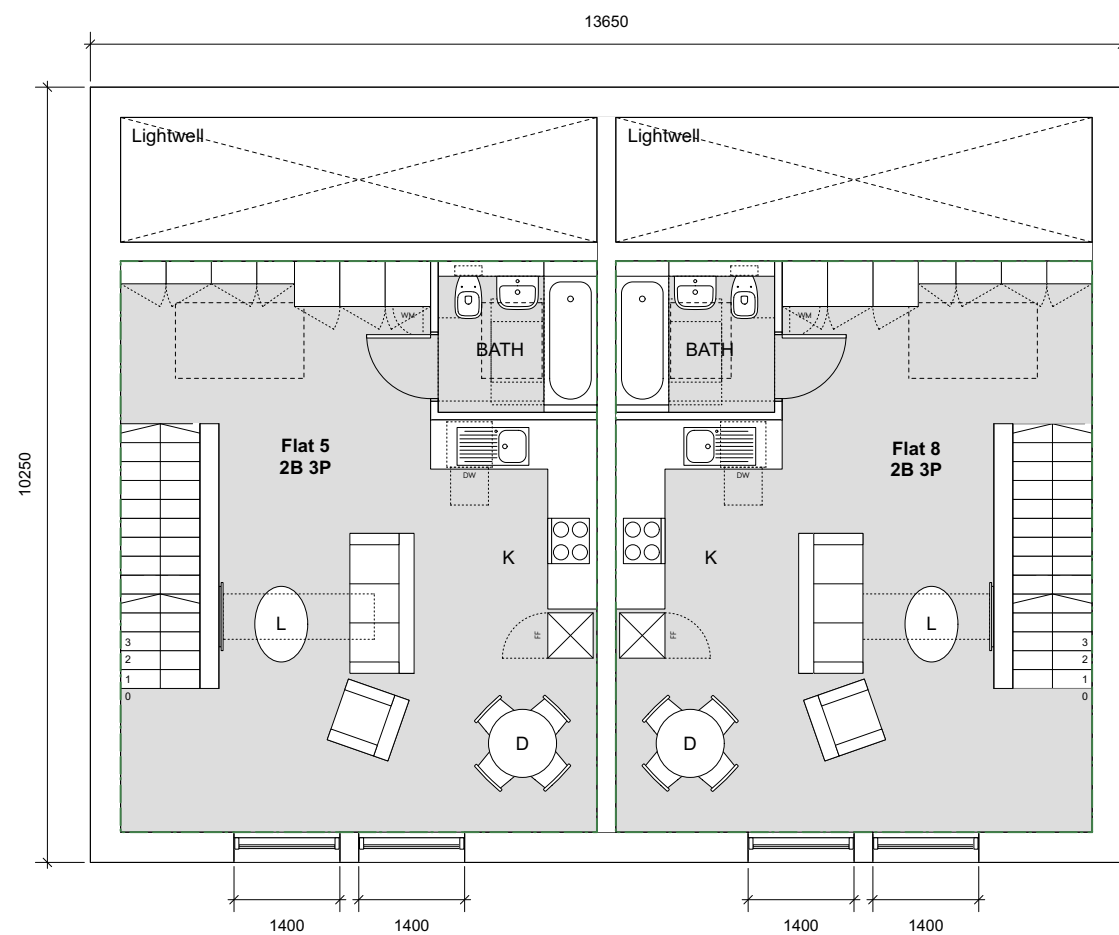
The design is considered as a GF level red brick plinth with uniform metalwork cladding to the roof and upper levels. Referencing the relationship of the previous brick workshops. A pitched roof retains the massing and articulation of those to the original workshops.



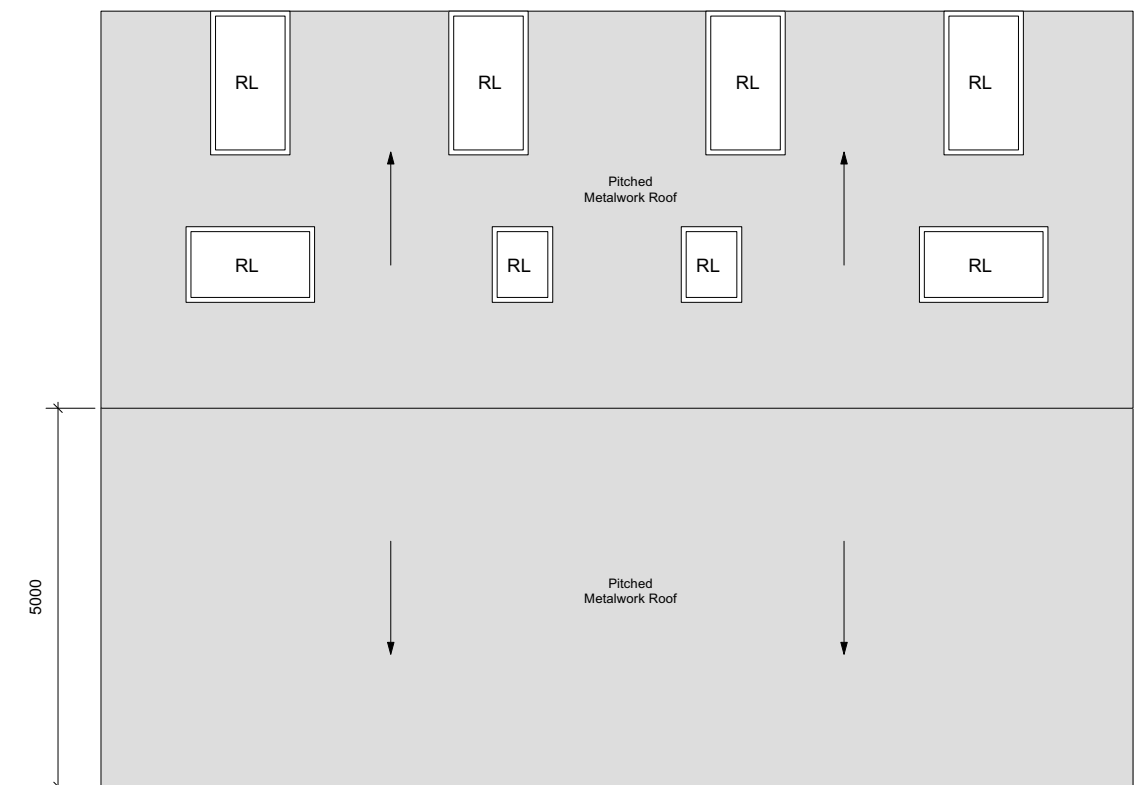
South Block\_Proposed GF Plan



South Block\_Proposed L2 Plan



South Block\_Proposed L1 Plan



South Block\_Proposed L3 Plan



Proposed Ground Floor Plan





Proposed First Floor Plan

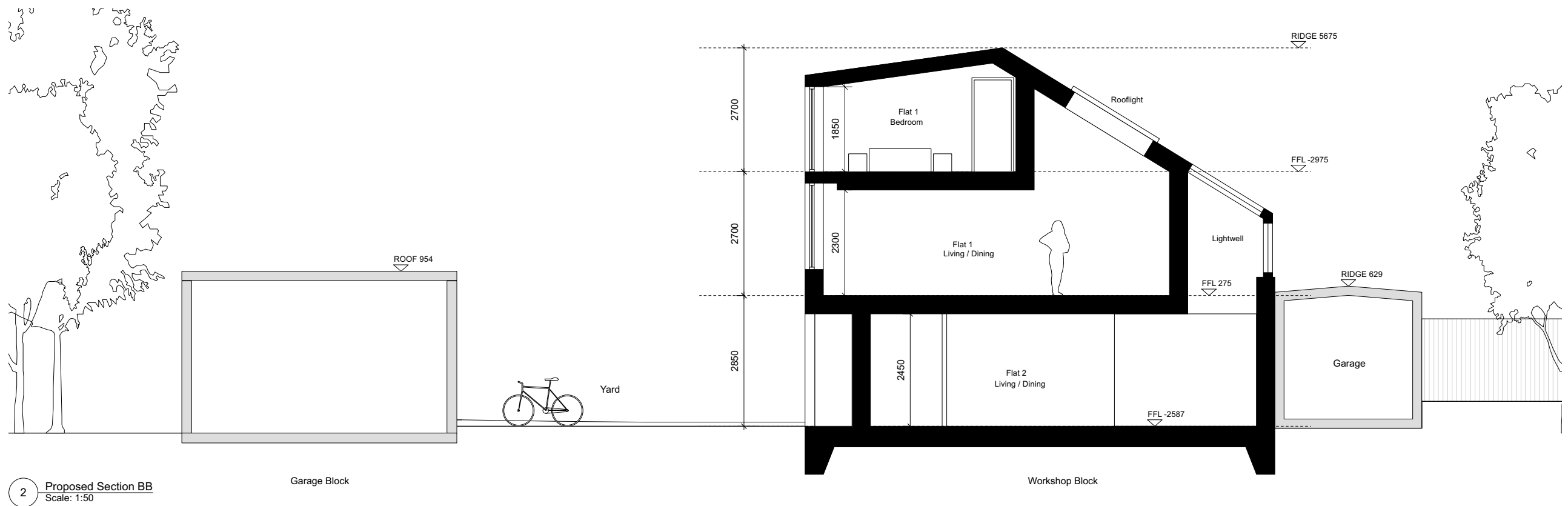
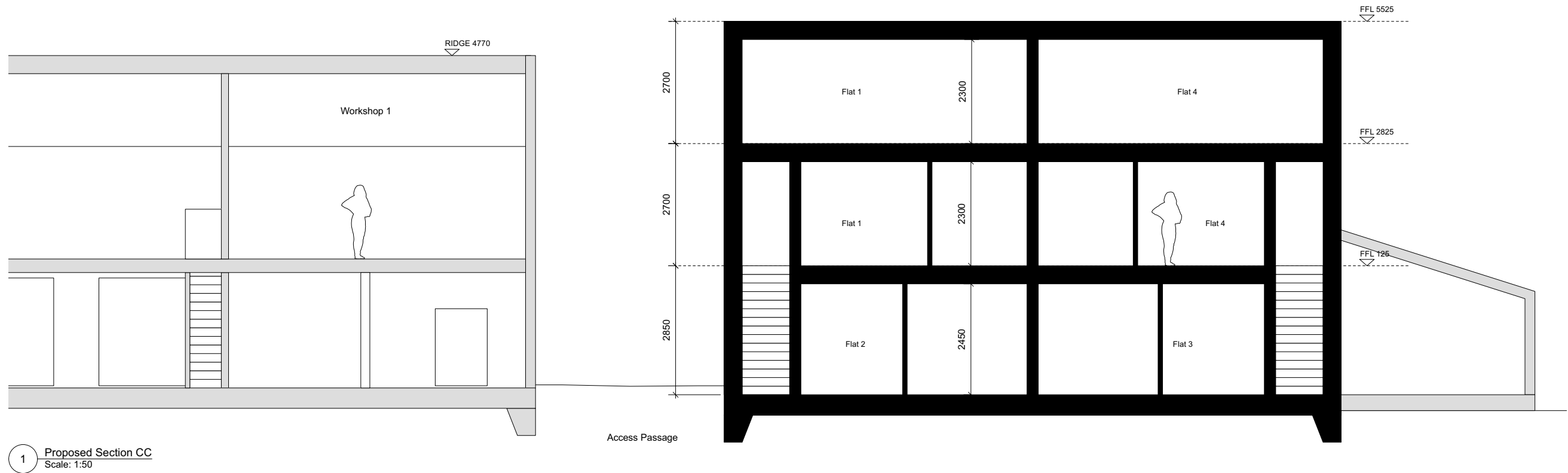


Proposed Second Floor Plan

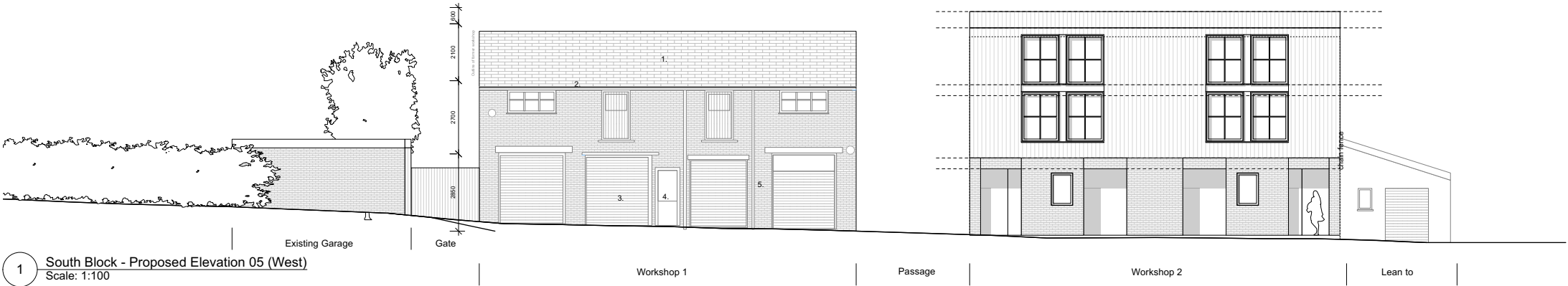




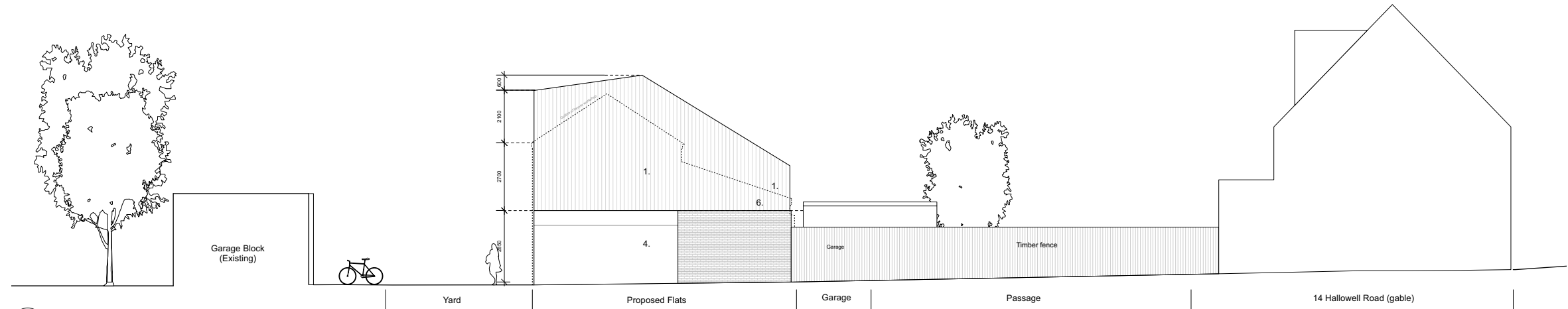
Proposed Roof Plan



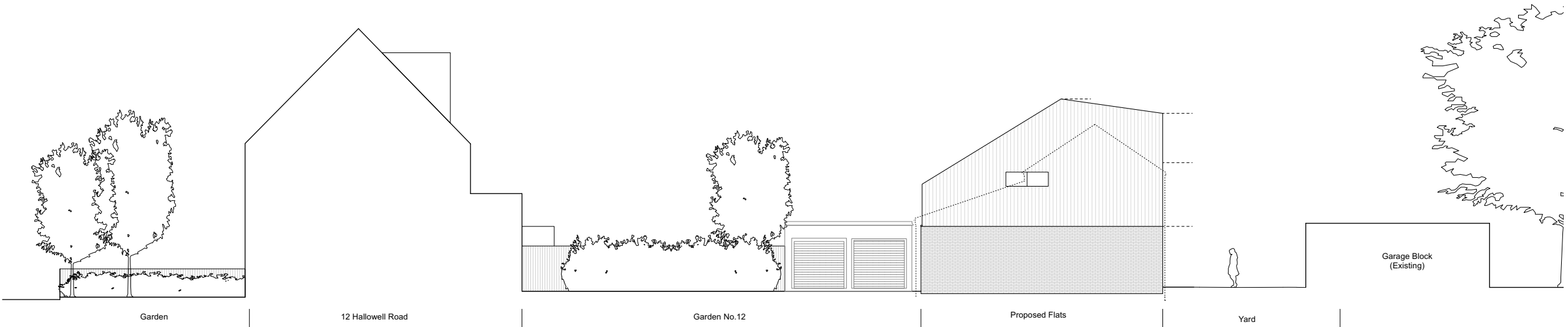




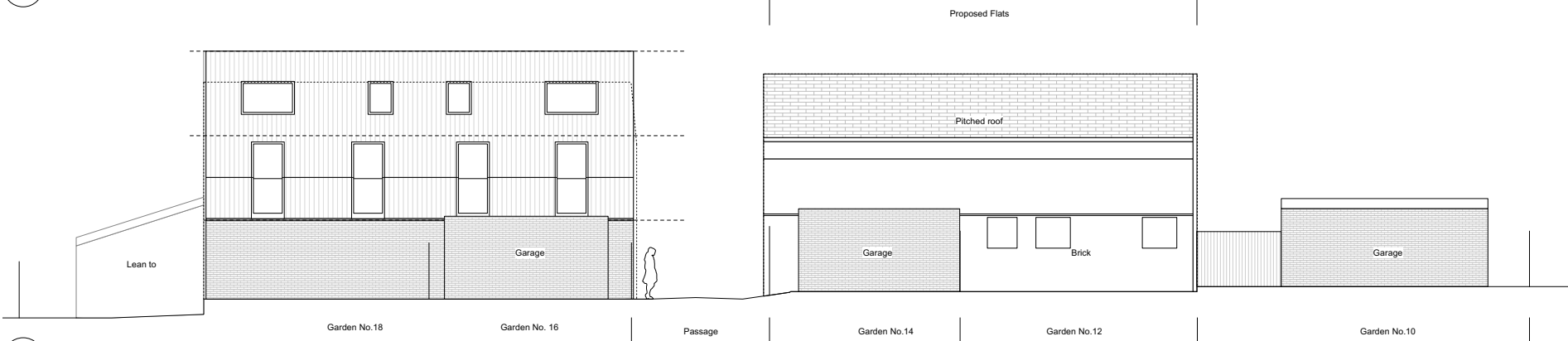
1 South Block - Proposed Elevation 05 (West)  
Scale: 1:100



2 South Block - Proposed Elevation 06 (South)  
Scale: 1:100

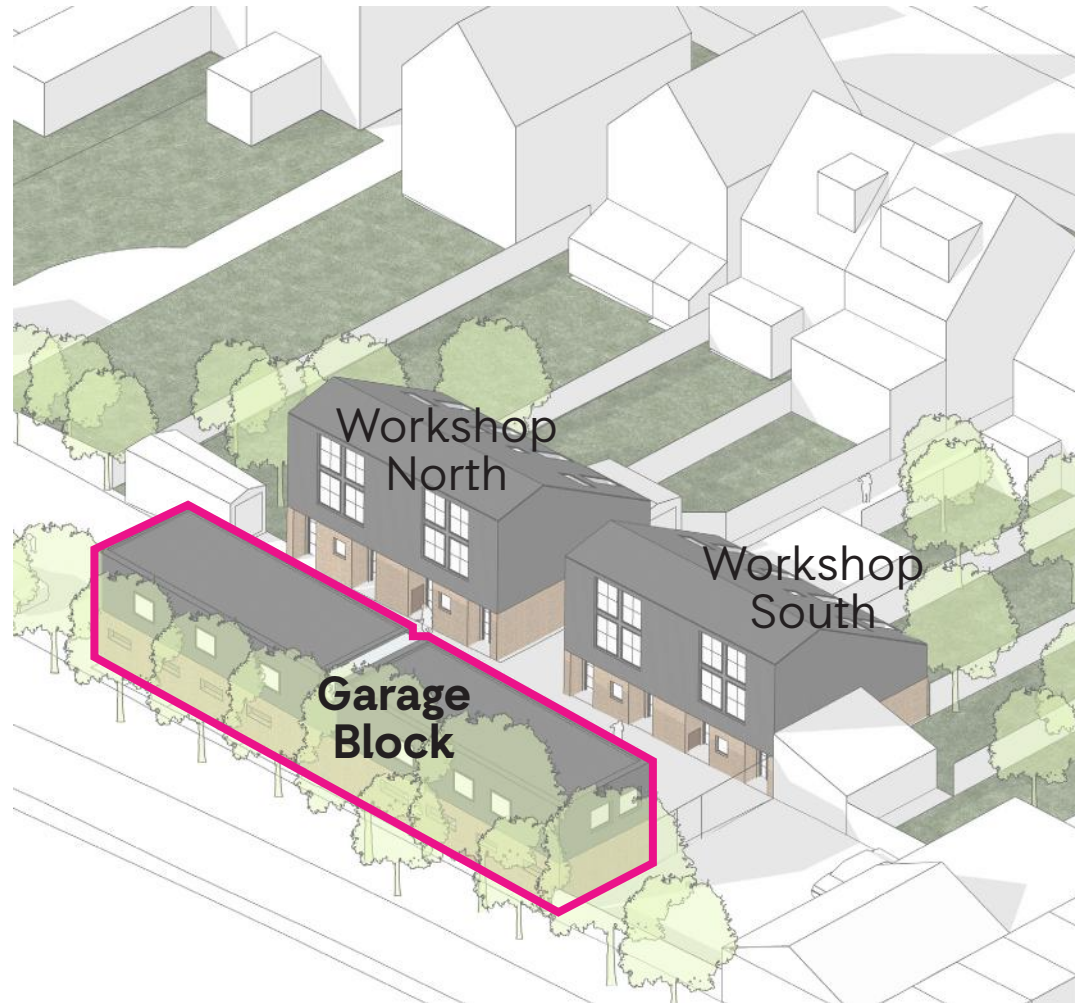


3 South Block - Proposed Elevation 07 (North)  
Scale: 1:100



4 South Block - Proposed Elevation 08 (East)  
Scale: 1:100

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



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.







Proposed Ground Floor Plan

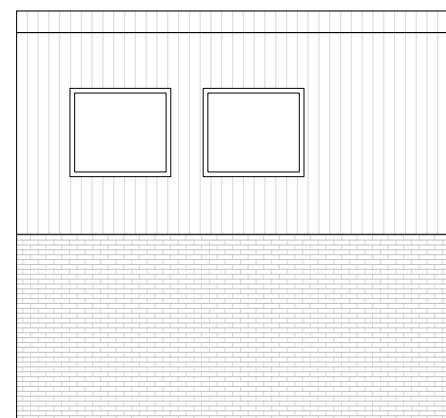
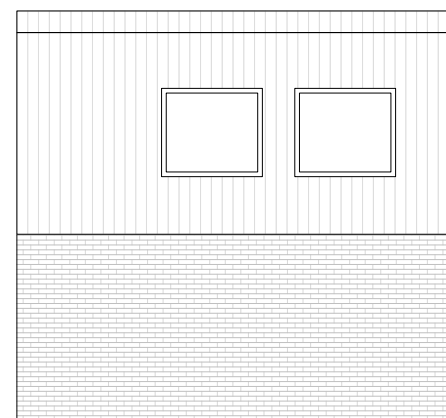
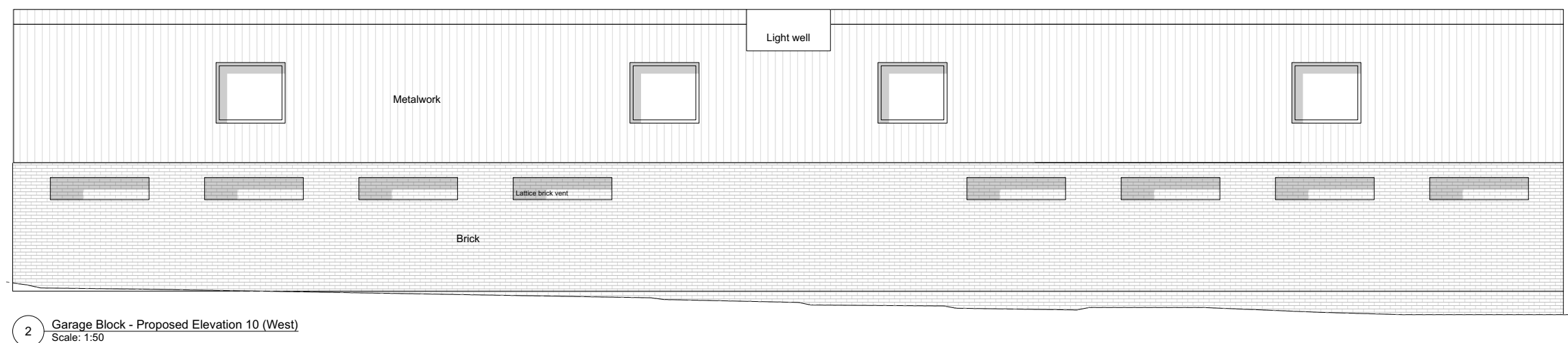
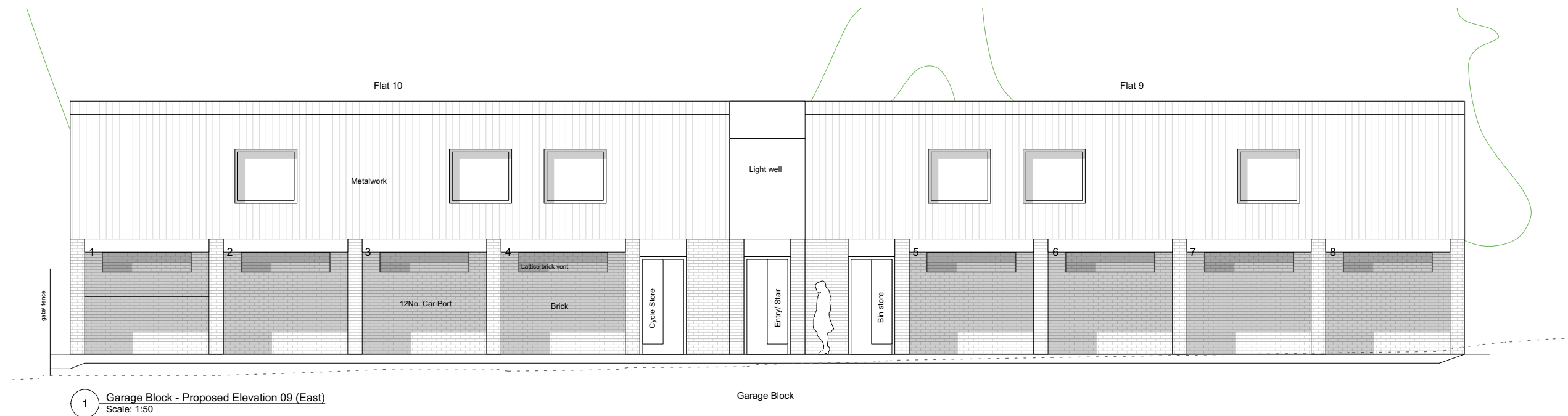


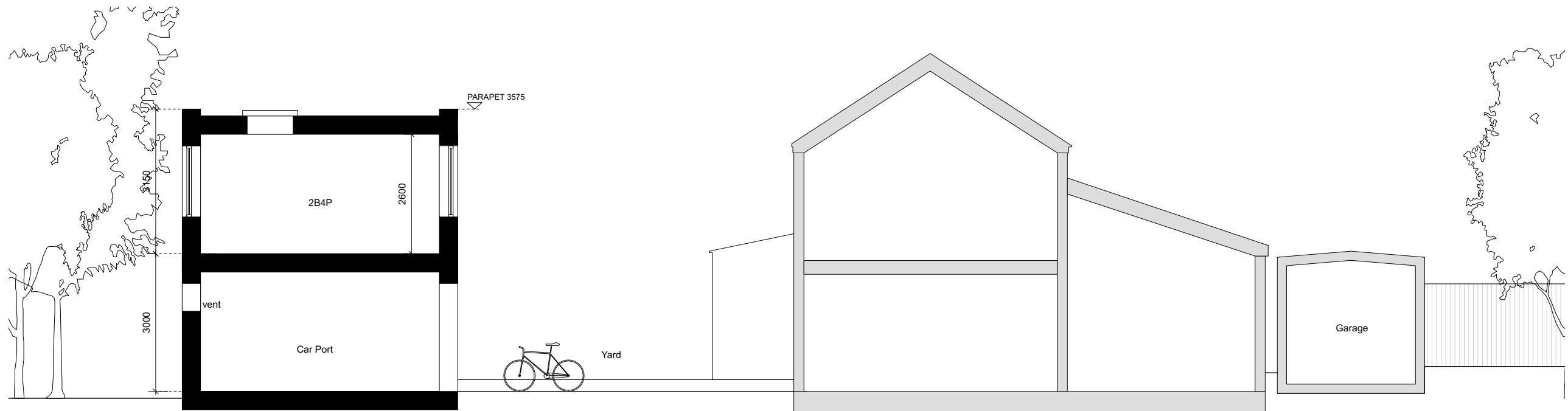
Proposed First Floor Plan



Proposed Second Floor Plan







1 Proposed Section EE  
Scale: 1:50

Garage Block

Workshop Block



06\_Garage Block



## 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.



Ribbed metalwork cladding profile



Punctured windows



Zinc Roof



Dark Grey slatted fence-lines



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



# 7.0 Proposed - Visuals



01\_Proposed Overview





02\_Proposed Overview



03\_ Entrance Passageway





04\_ View from Nursery





05\_ View from Yard

\_\_\_\_\_

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

<b>TOTAL</b>	10	647.4	6969	8.0
Rounded		647.5	6970	
Total				

## 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.