

URBAN INFILL  
LONDON

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0562\_CONEX HOUSE\_DESIGN AND ACCESS STATEMENT

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148 Field End Road  
London  
HA5 1RJ

October 2024



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Chartered Practice

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## 1\_INTRODUCTION

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This Design and Access Statement forms part of a pre-application for the following works;

*“Demolition of a 3 story office building and construction of new 4-storey residential building.”*

The proposals should be read in conjunction with the following information;

- Drawings prepared by Urban Infill Ltd.
- Landscaping Scheme by Urban Landscape Partnership.
- Fire Statement by Mu Studios.
- Ground Conditions report by Ground Condition Consultants.
- Sunlight and Daylight Assessment by Herrington Consulting.

The following pages summarise proposals and design rationale for the proposed development.





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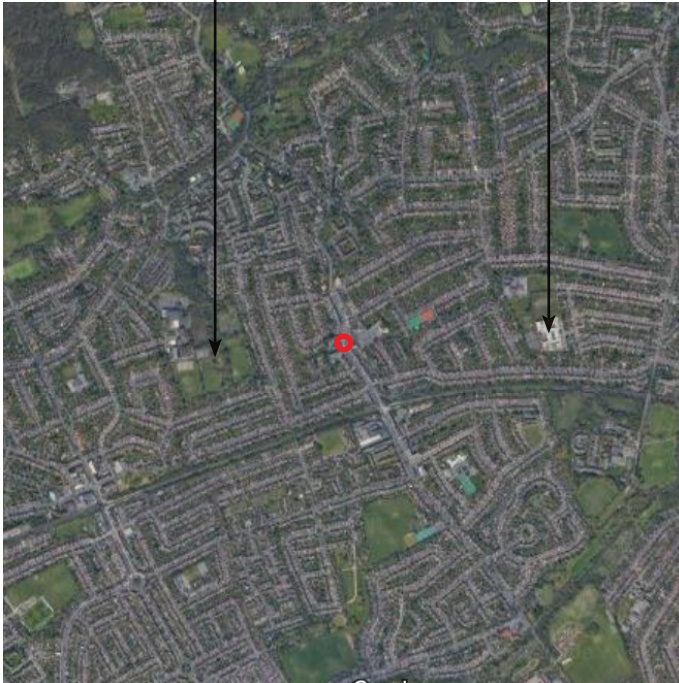
## 2\_SITE ASSESSMENT

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Warrender Park

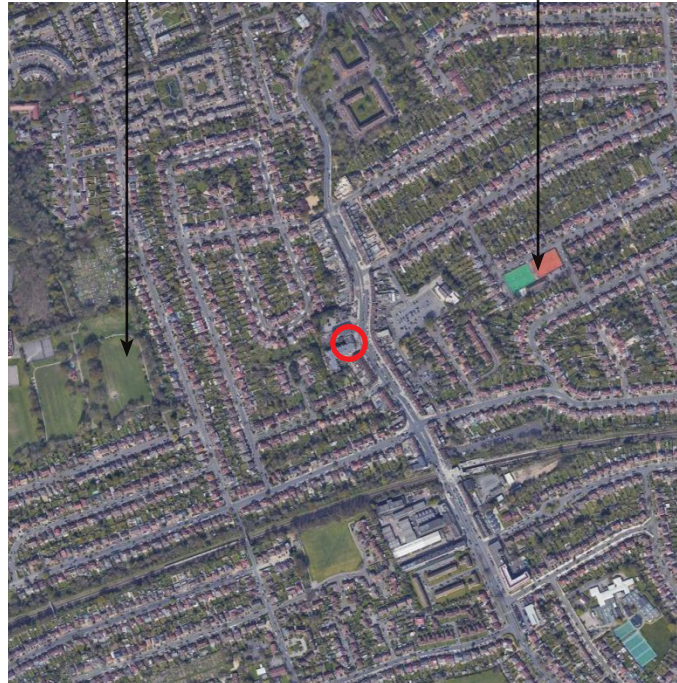
Pinner High School



*Location: Macro*

Warrender Park

Lowlands Club



*Location: Meso*

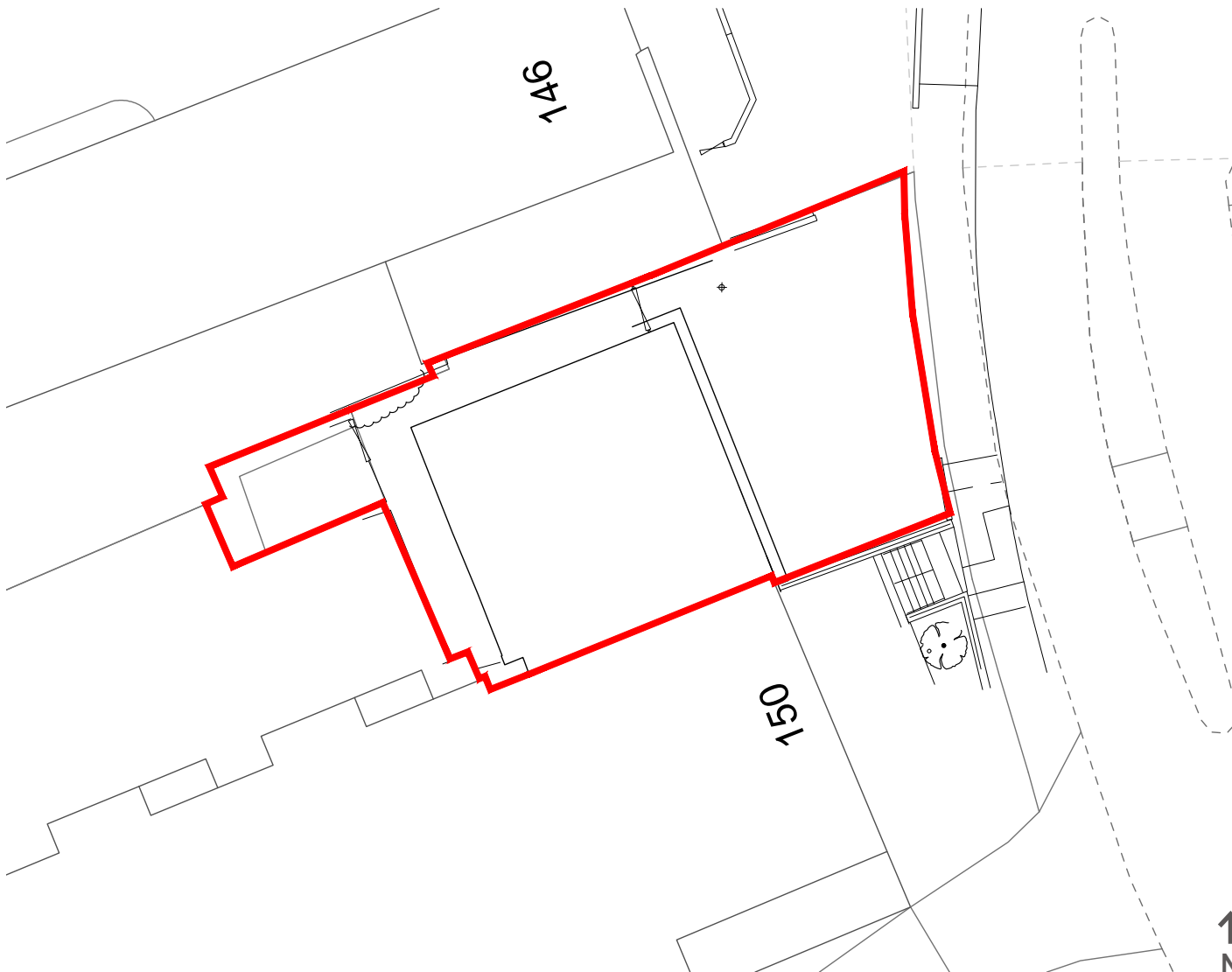
Eastcote Underground Station



*Location: Micro*



### THE EXISTING SITE



*Existing site plan*

The typology of the local area can be characterised as urban being in the Eastcote Minor town centre, with the site being located on the West side of the north end of Field End Road.

The application site comprises of a 3 story office building and adjoins to a recently developed residential block (150 Field End road) to the South.

The front elevation is divided into three with the majority of the elevation being glazed. The existing forecourt is hard landscaping and full width crossover.

The surrounding area comprises of recently developed residential buildings. Along the majority of Field End Road stretches a shopping parade with Eastcote underground station being located to the south.

The immediately adjoining buildings comprise of a combination of brick and render.





*Aerial view: North*



*Aerial view: East*

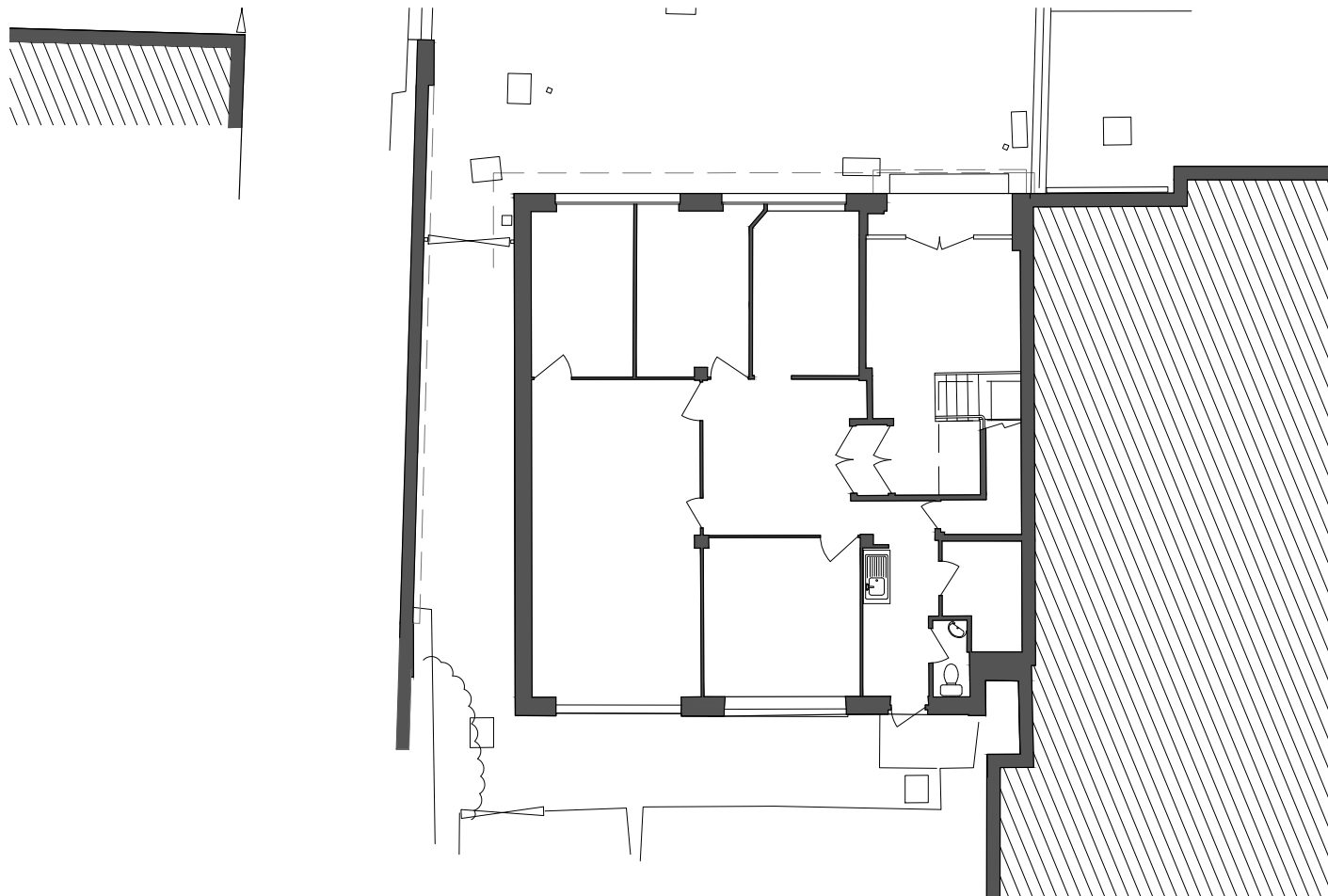


*Aerial view: South*

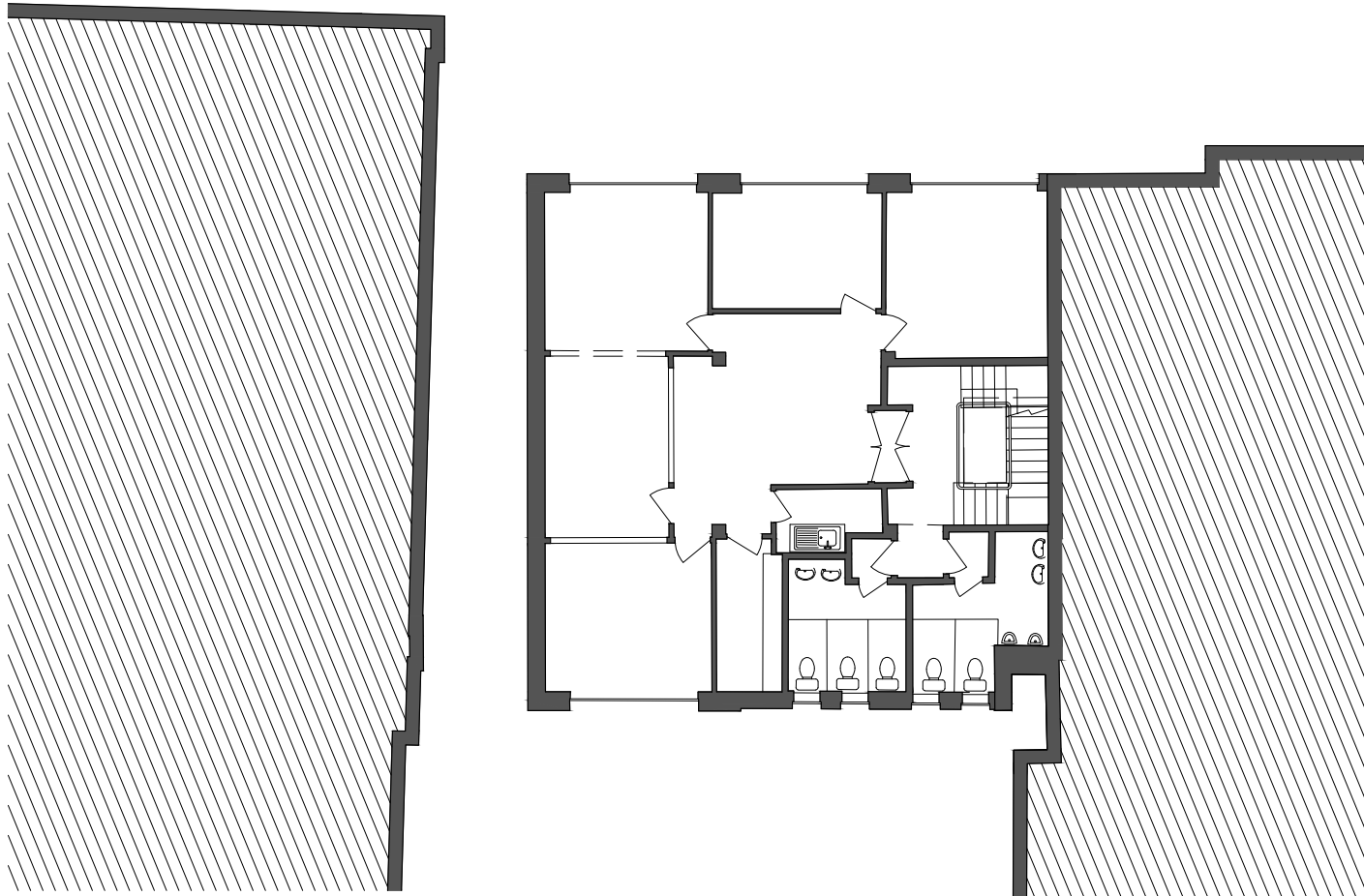


*Aerial view: West*

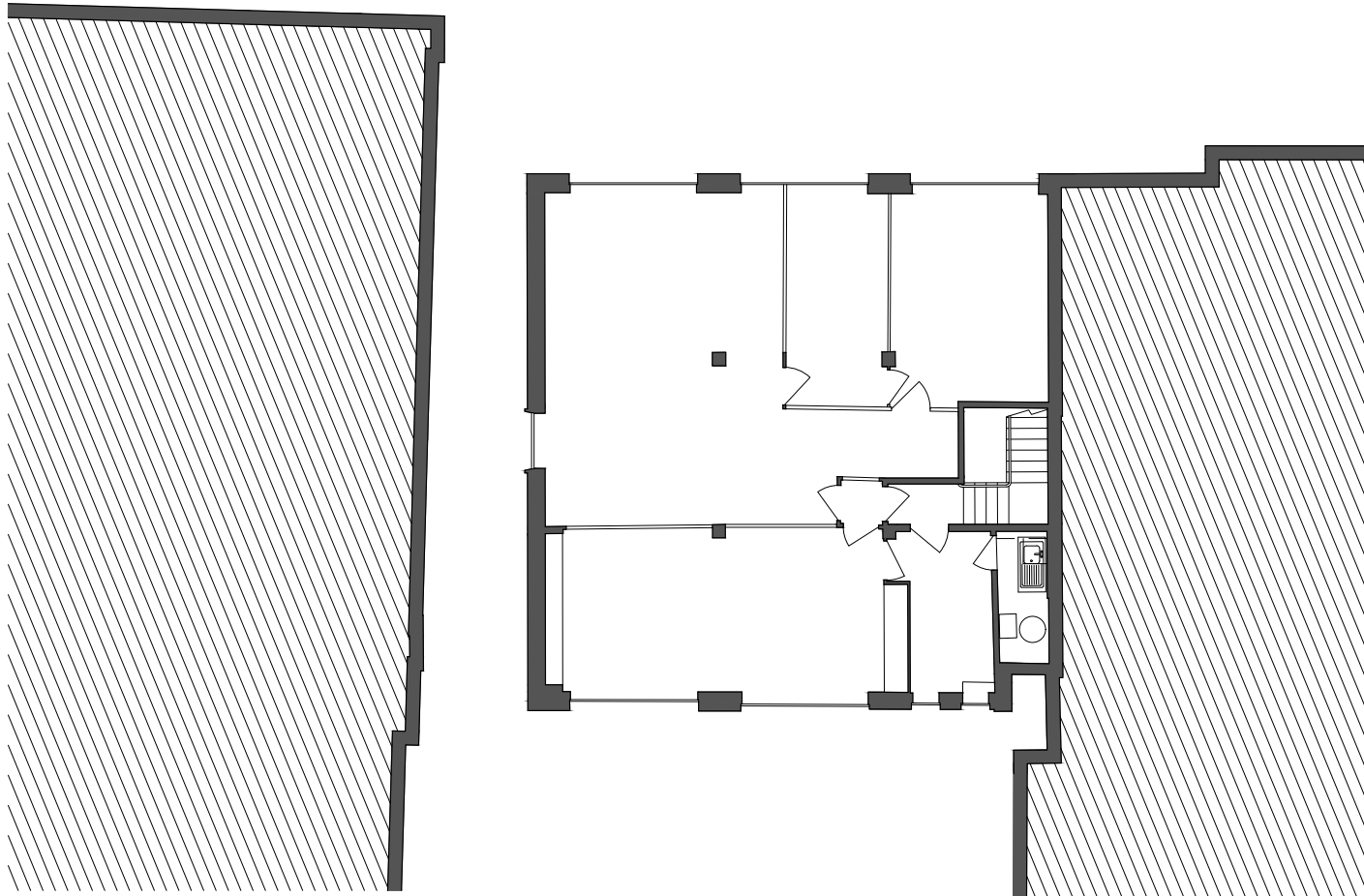




*Existing: Ground Floor*



*Existing: First Floor*



*Existing: Second Floor*

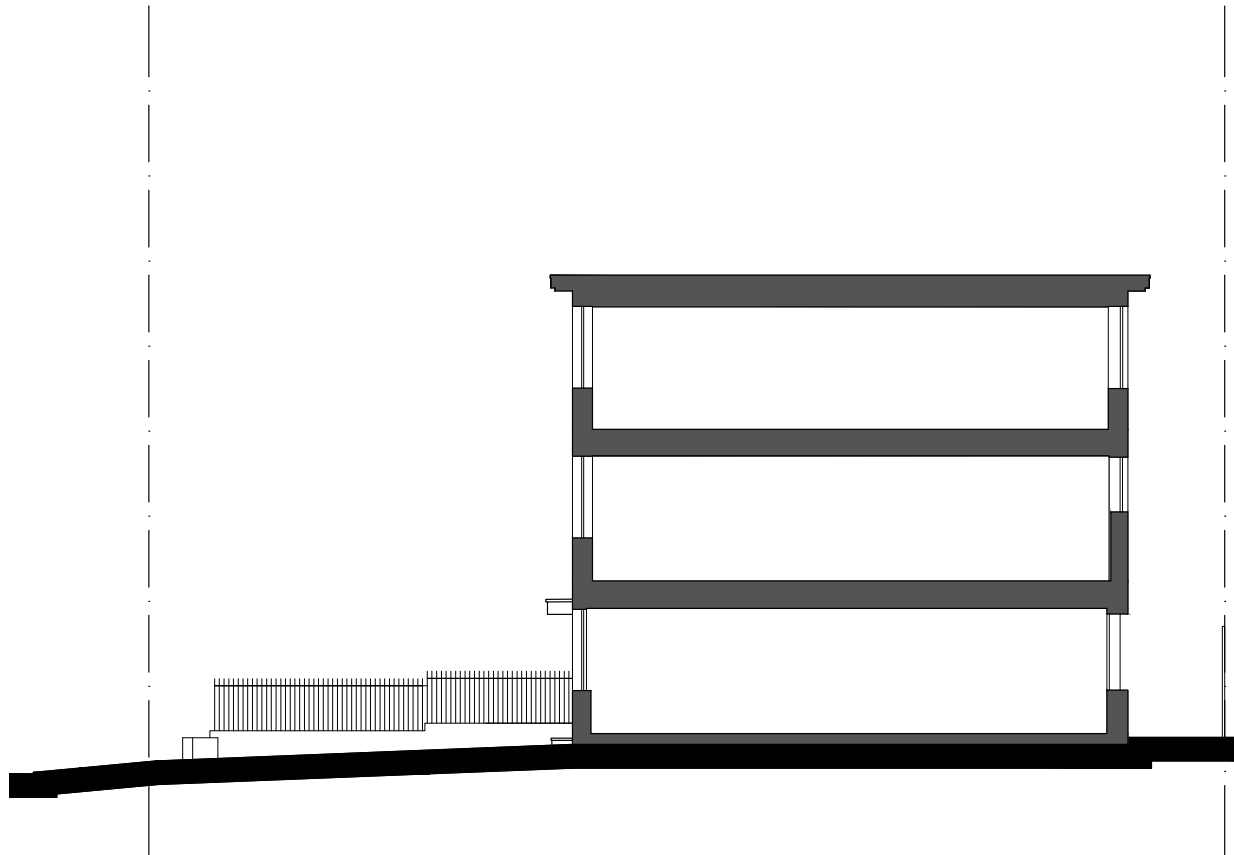


*Existing: Front Elevation*

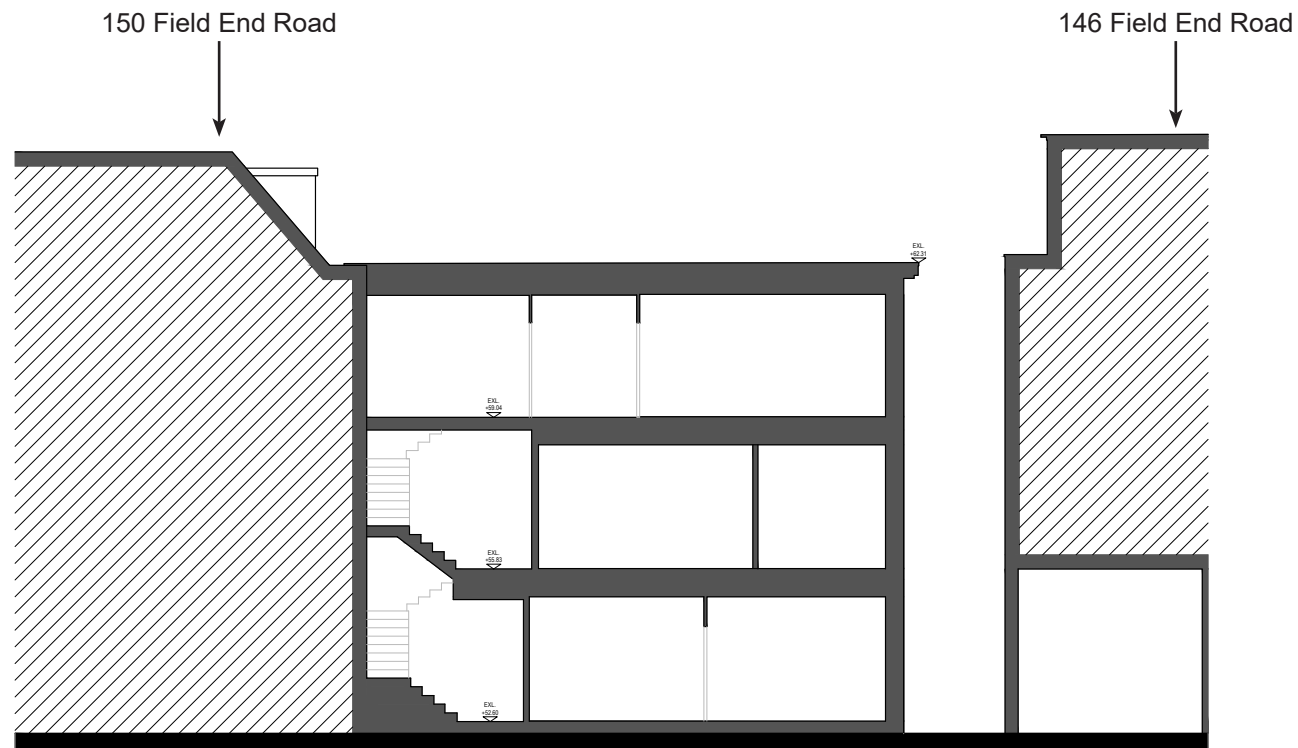




*Existing: Rear Elevation*



*Existing: Section A-A*





*Image: Left View*



*Image: Middle View*



*Image: Right View*



Image: 150 Field End Road



Image: 146 Field End Road



Image: Street View





*Image: Ascott Pub*



*Image: 146 Field End Road (Rear)*



*Image: 150 Field End Road (Rear)*

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## 3\_STATUTORY ASSESSMENT

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## STATUTORY BACKGROUND

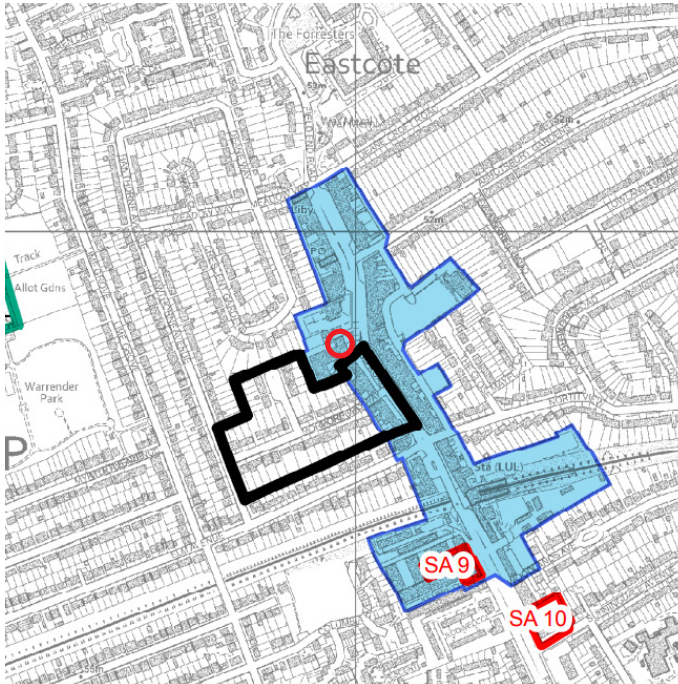


Image: Local Planning Policies Map

### National & regional planning policies

The site is classified as use class E (Office). It is located within The Greater London Authority strategic regional authority. Permitted development rights are not subject to Article 4 exemptions. There are no strategic views affected by the development.

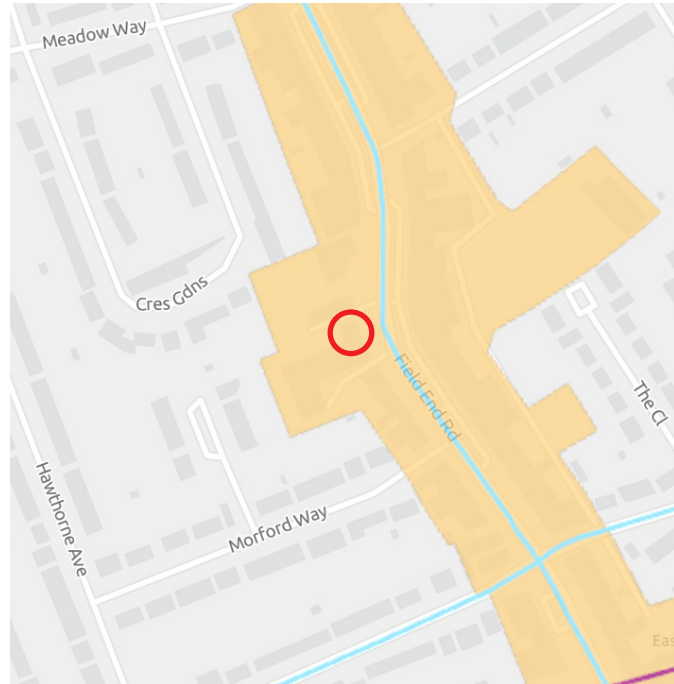


Image: Map of Local Transport

### Local planning policies

The site is located in London Borough of Hillingdon, within ward Eastcote. It is not within a conservation area but located north of Morford Way conservation area. The buildings are not locally listed and don't fall into the 'Positive Buildings' categorisation. There are no protected trees on the site.

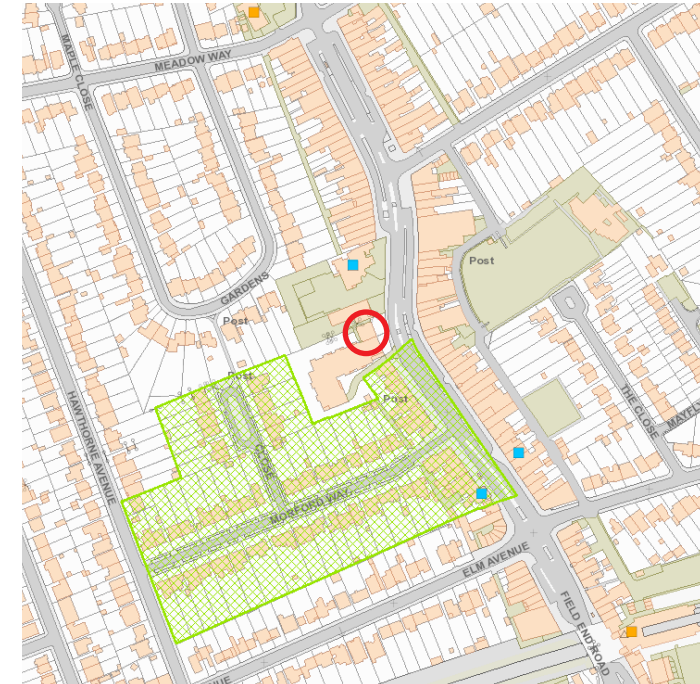


Image: Map of Morford Way Conservation Area

### Heritage policies & miscellaneous

The building is not listed. There are no listed buildings near or adjoining the site. There are no Areas of Special Archaeological Priority near the site. The site is not part of an estate scheme of management.



### National & regional planning policies

The National Planning Policy Framework 2023 includes the following paragraphs which have been identified as especially relevant;

- Para. 11 - Establishes that decisions should apply a presumption in favour of sustainable development.
- Para. 139 - Establishes that significant weight should be given to proposals that comply with local or national design guidelines, promote high levels of sustainability or help raise the standards of design generally.

The Greater London Authority includes the following policies which have been identified as especially relevant;

- Policy D4 - Delivering Good Design
- Policy D5 - Inclusive Design
- Policy D7 - Accessible Housing
- Policy D12 - Fire Safety
- Policy GG4 - Delivering the homes Londoners needs
- Policy H1 - Housing Growth
- Policy T5 - Cycling
- Policy SI13 - Sustainable Drainage

### Site specific local planning policies

The Local Authority development plan includes the following policies which have been identified as especially relevant;

- Policy DMH 3: Office Conversions
- Policy DMHB 11: Design of New Development
- Policy DMHB 14: Trees and Landscaping
- Policy DMHB 16: Housing Standards
- Policy DMHB 17 Residential Density
- Policy DMHB 18: Private Outdoor Amenity Space

Trees are not subject to protection.

### Heritage policies & miscellaneous

The application site is located in the Hillingdon local Authority, within ward Eastcote.

- The site does not fall within any conservation areas.
- Site located near a conservation area.
- The building is not listed.
- There are no TPO's on the site.
- The site is not located in an area of Archeological Priority.

The following designated heritage assets are near to the site;

- Eastcote (Morford Way) Conservation Area.

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## 4\_HERITAGE ASSESSMENT

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## HERITAGE BACKGROUND



Image: 1935 Map

### Early site development

The site was originally a cinema located south of the Manor House Hotel, today known as the Ascott pub.

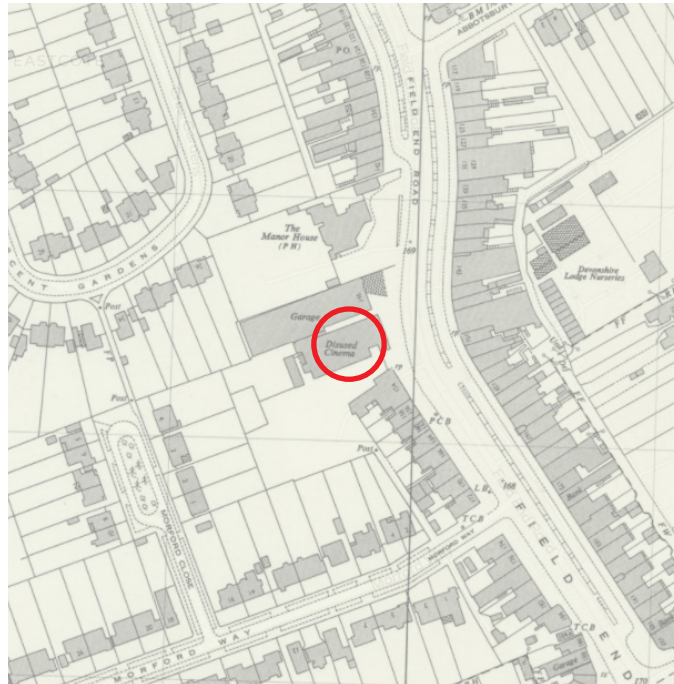


Image: 1940 to 1960 Map

### Main phase of development

The existing buildings in and around the site were developed around the 1970s as office buildings replacing the garage and disused cinema.



Image: Current Map

### Recent development

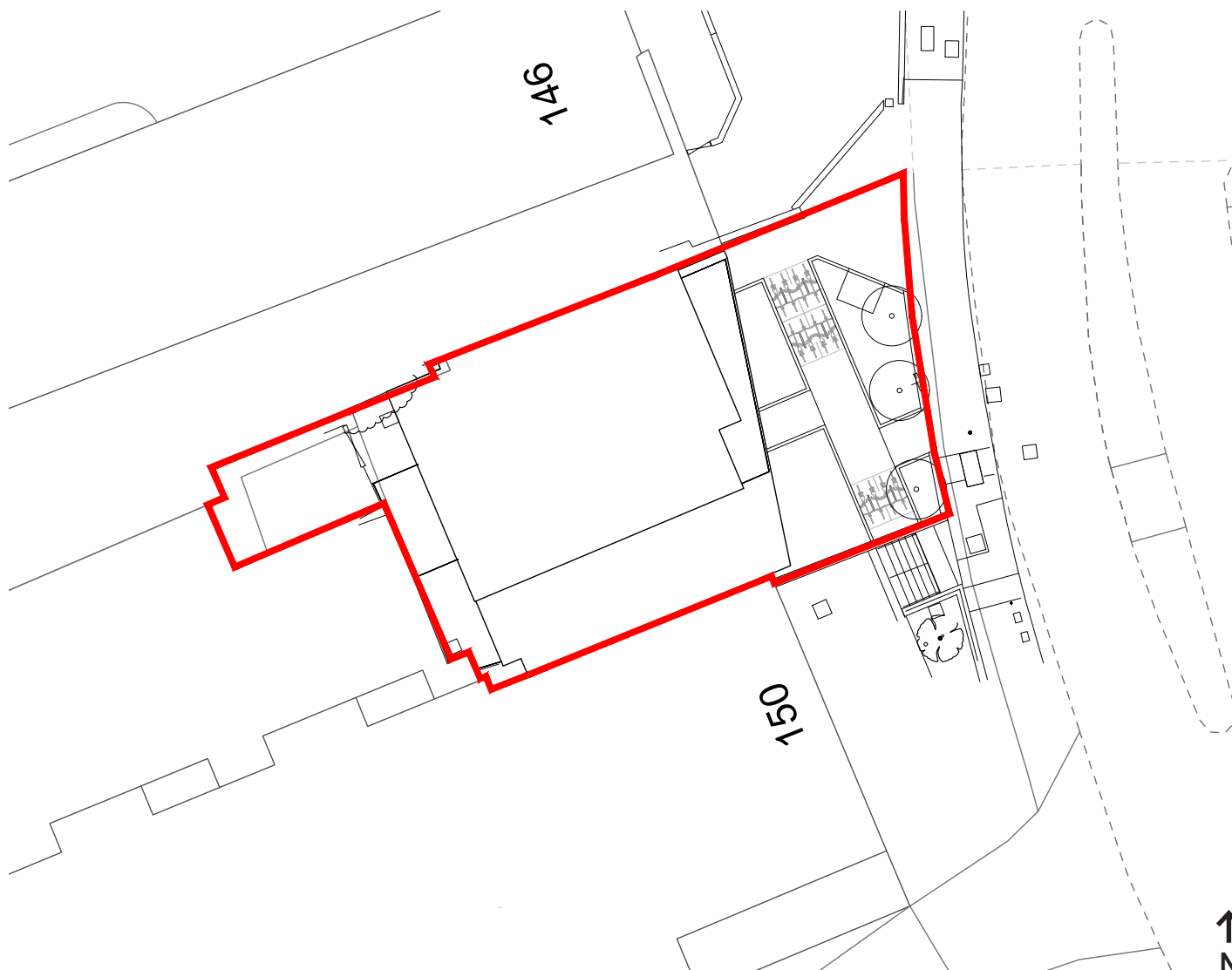
Recent development has taken place around the site, converting 3 storey office buildings both to the north and south into residential units. (Adjoining building 150 Field End Road and 146 Field End Road.)

Along Field End Road stretches a shopping parade.

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## 5\_PROPOSALS

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Proposed site plan

## 0562\_Conex House

Existing areas	Gross external	Gross internal	Net internal
Ground Floor	136.3 m <sup>2</sup> 1,467 sq ft	118.9 m <sup>2</sup> 1,279 sq ft	96.7 m <sup>2</sup> 1,040 sq ft
First Floor	136.3 m <sup>2</sup> 1,467 sq ft	119.1 m <sup>2</sup> 1,282 sq ft	105.3 m <sup>2</sup> 1,133 sq ft
Second Floor	136.3 m <sup>2</sup> 1,467 sq ft	119.1 m <sup>2</sup> 1,282 sq ft	111.6 m <sup>2</sup> 1,201 sq ft
Third Floor	.0 m <sup>2</sup>	.0 m <sup>2</sup>	.0 m <sup>2</sup>
<b>Total existing:</b>	<b>408.9 m<sup>2</sup> 4,400 sq ft</b>	<b>357.1 m<sup>2</sup> 3,842 sq ft</b>	<b>313.6 m<sup>2</sup> 3,374 sq ft</b>
Proposed areas	Gross external	Gross internal	Net internal
Ground Floor	140.0 m <sup>2</sup> 1,506 sq ft	128.0 m <sup>2</sup> 1,377 sq ft	108.7 m <sup>2</sup> 1,170 sq ft
First Floor	164.0 m <sup>2</sup> 1,765 sq ft	150.2 m <sup>2</sup> 1,616 sq ft	130.6 m <sup>2</sup> 1,405 sq ft
Second Floor	164.0 m <sup>2</sup> 1,765 sq ft	150.2 m <sup>2</sup> 1,616 sq ft	130.6 m <sup>2</sup> 1,405 sq ft
Third Floor	119.2 m <sup>2</sup> 1,283 sq ft	105.7 m <sup>2</sup> 1,137 sq ft	88.0 m <sup>2</sup> 947 sq ft
<b>Total proposed:</b>	<b>587.2 m<sup>2</sup> 6,318 sq ft</b>	<b>534.1 m<sup>2</sup> 5,747 sq ft</b>	<b>457.9 m<sup>2</sup> 4,927 sq ft</b>
Total area gained	Gross external	Gross internal	Net internal
Ground Floor	3.7 m <sup>2</sup> 40 sq ft	9.1 m <sup>2</sup> 98 sq ft	12.0 m <sup>2</sup> 129 sq ft
First Floor	27.7 m <sup>2</sup> 298 sq ft	31.1 m <sup>2</sup> 335 sq ft	25.3 m <sup>2</sup> 272 sq ft
Second Floor	27.7 m <sup>2</sup> 298 sq ft	31.1 m <sup>2</sup> 335 sq ft	19.0 m <sup>2</sup> 204 sq ft
Third Floor	119.2 m <sup>2</sup> 1,283 sq ft	105.7 m <sup>2</sup> 1,137 sq ft	88.0 m <sup>2</sup> 947 sq ft
<b>Total gain:</b>	<b>178.3 m<sup>2</sup> 1,919 sq ft</b>	<b>177.0 m<sup>2</sup> 1,905 sq ft</b>	<b>144.3 m<sup>2</sup> 1,553 sq ft</b>

## Area schedule

The proposals are for the demolition of an existing 3 story office building and construction of a new 4-storey residential building.

The scale of the development will be 4-storeys, with residential at all levels and a the top level a set back storey.

The building responds to its immediate context by taking materials, style and scale from its neighbouring buildings.

### Site responses

The following design responses have been made to account for the key issues previously identified in the Site Assessment:

- Ensure the elevation to Field End Road is in keeping with its surrounding context.
- Ensure massing respects both street view and light to neighbouring properties.
- Providing high quality dwellings to housing stock.

The scheme, by adopting good design practice in response to it's context, therefore complies with paragraph 134 of the NPPF.

### Statutory responses

The following design responses have been made to account for the key issues previously identified in the Statutory Assessment:

- Utilising space to meet housing standards and access.
- Integrate both private and communal outdoor amenity space with design that suits context.

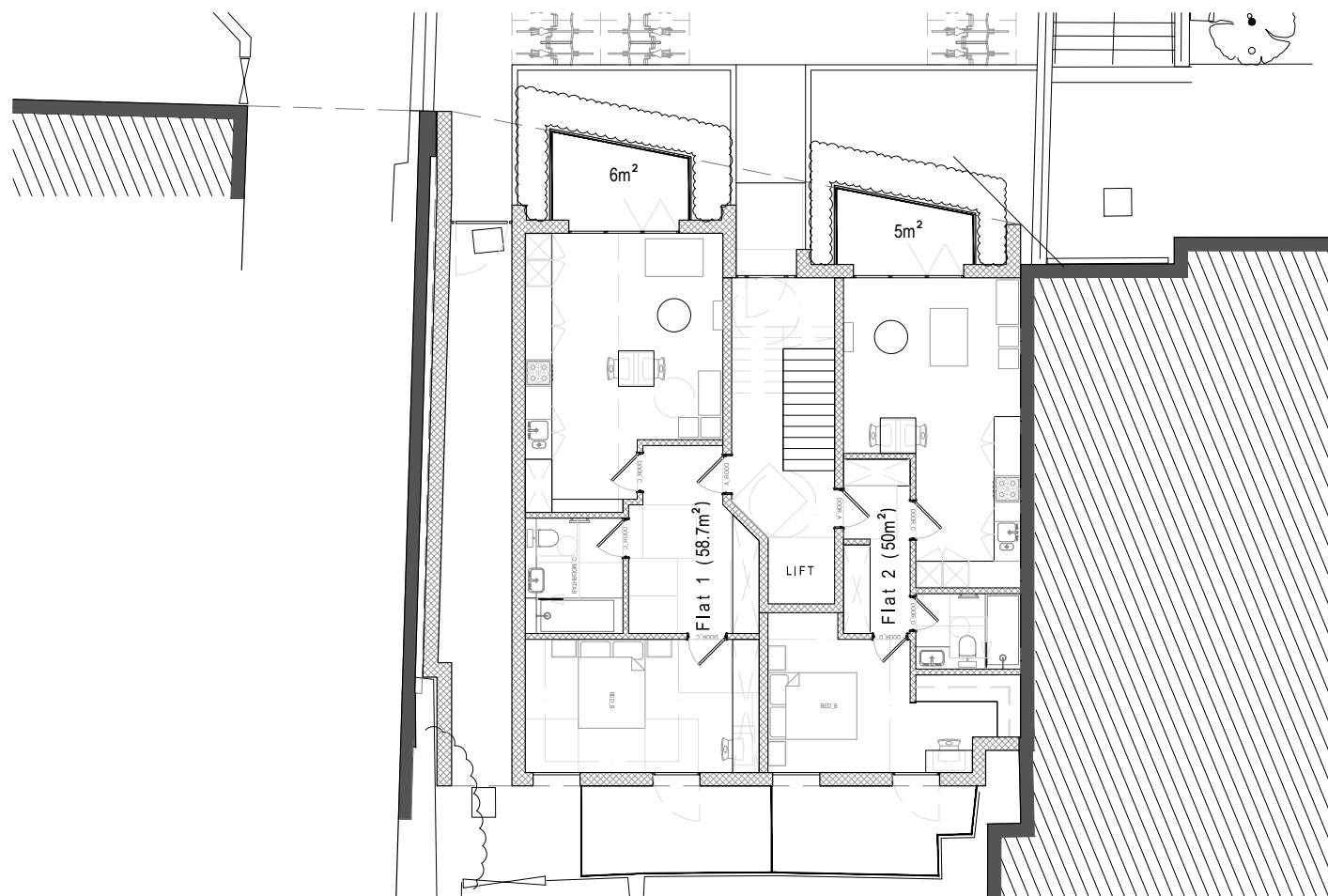
The scheme, by adopting good design and sustainability approaches, therefore complies with paragraphs 11 and 134 of the NPPF along with Local Authority planning policies.

### Heritage responses

The following design responses have been made to account for the key issues previously identified in the Heritage Assessment:

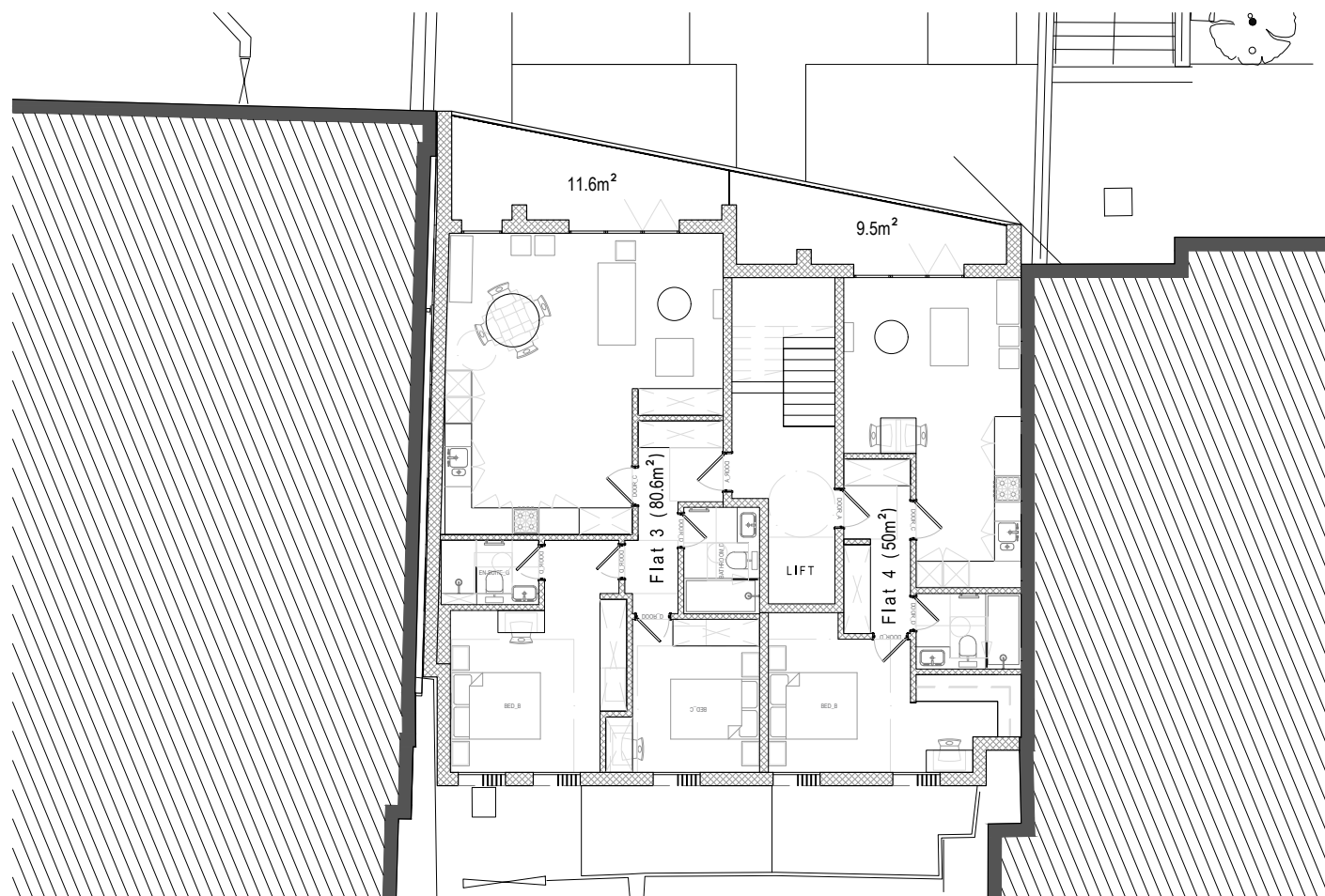
- Ensure the elevation to Field End Road is in keeping with its surrounding context.
- Ensure massing respects both street view and light to neighbouring properties.

The scheme, by preserving or enhancing the identified heritage value of the existing fabric, therefore complies with paragraph 200 of the NPPF along with Local Authority heritage policies.



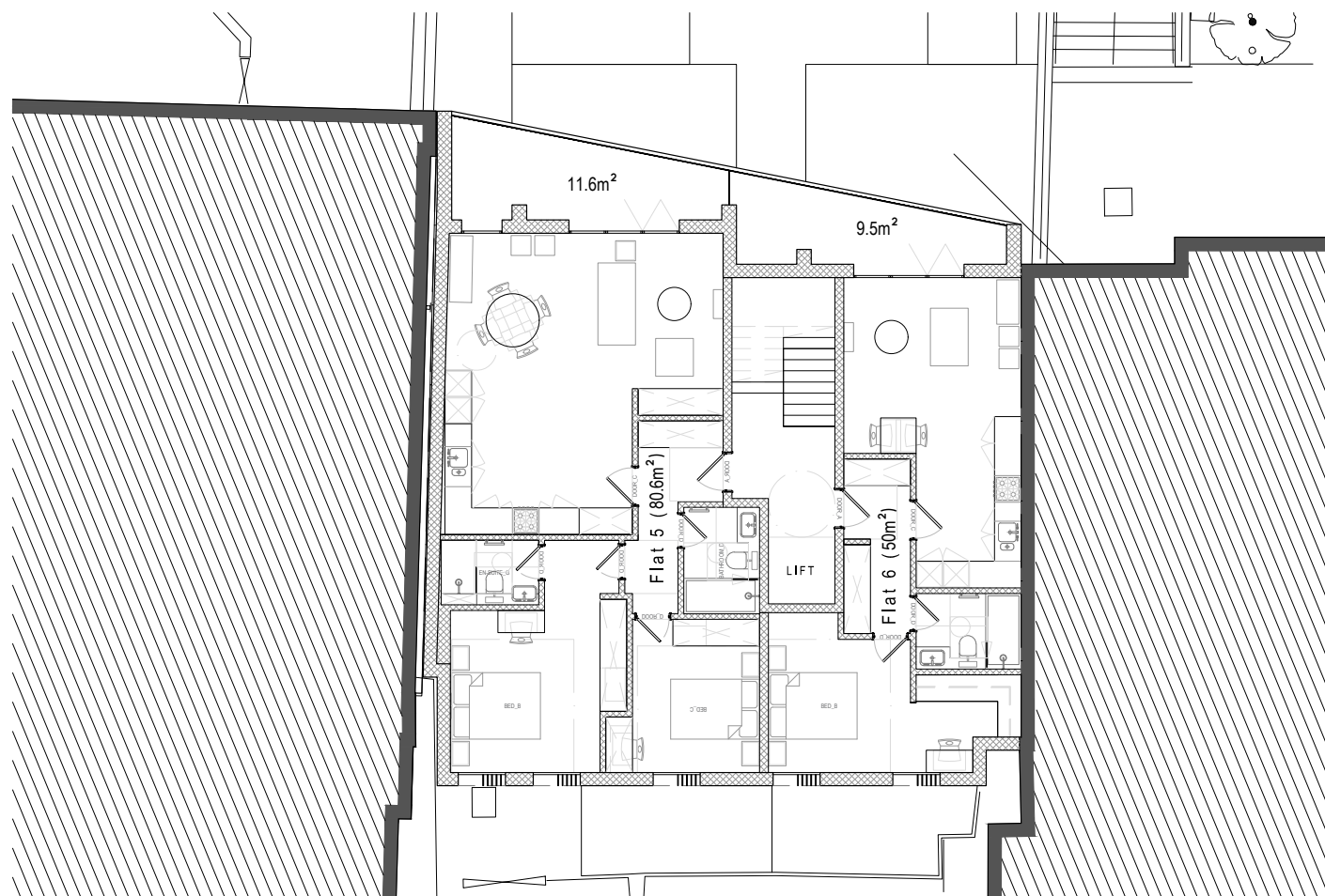
*Proposed: Ground Floor*



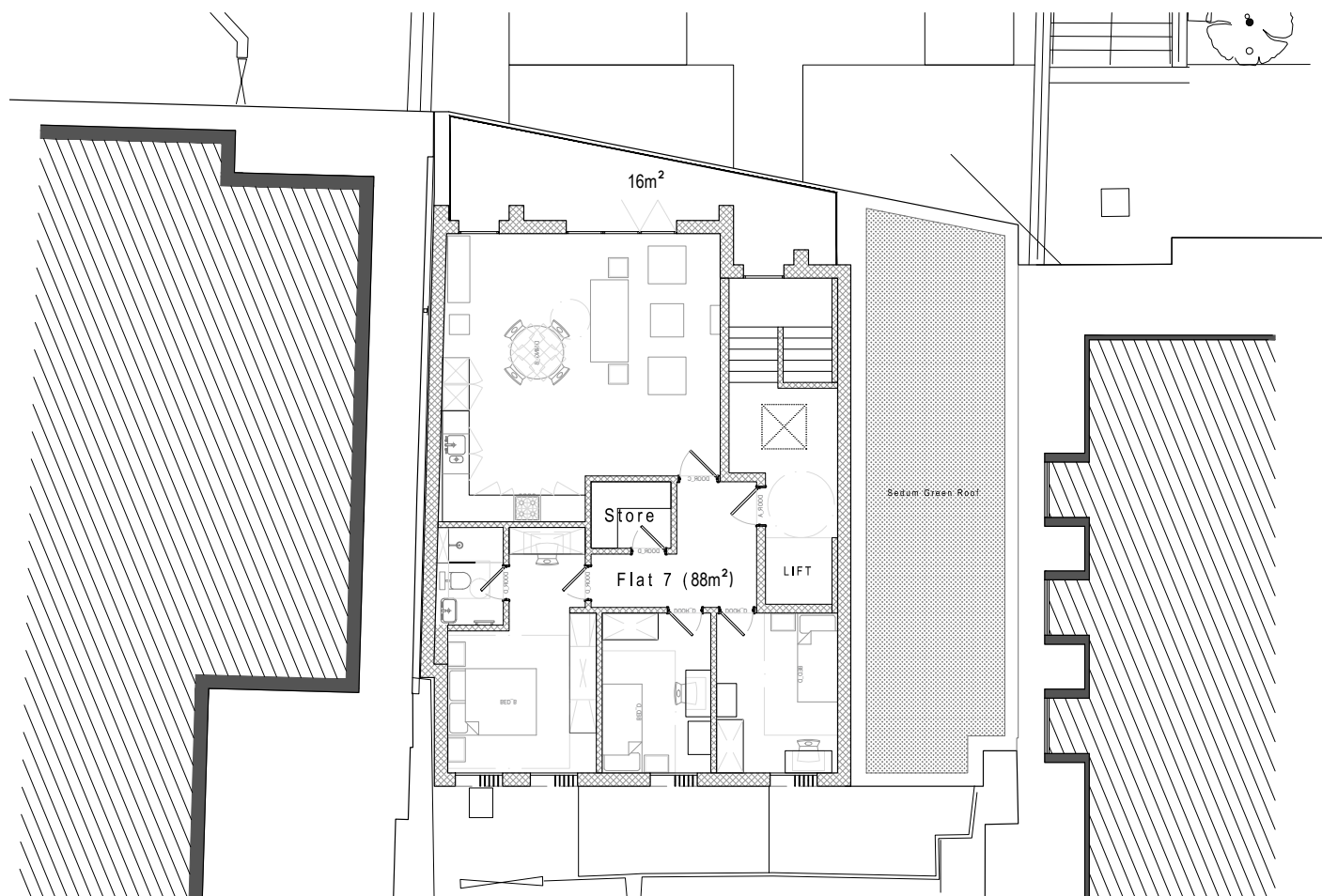


*Proposed: First Floor*

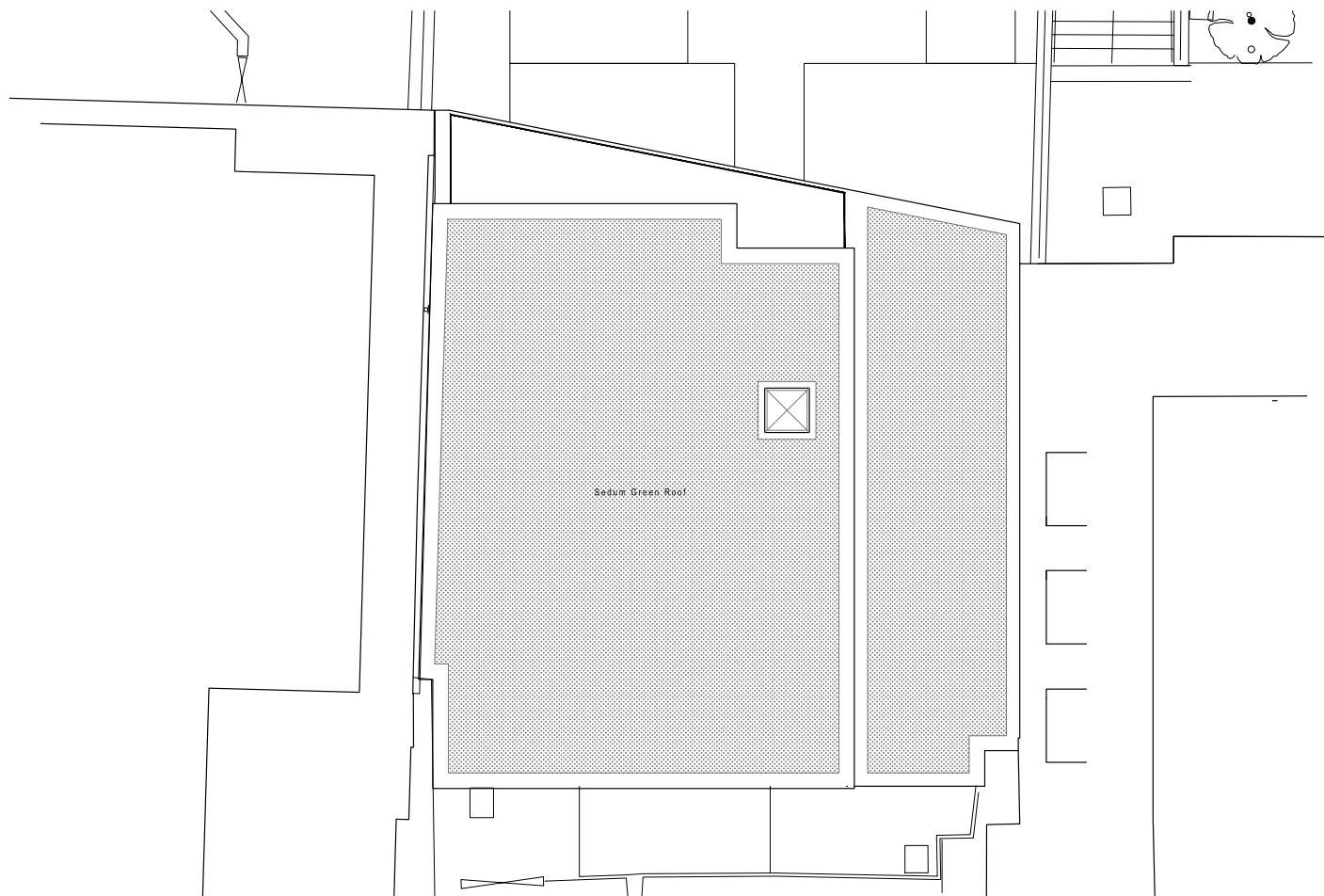




*Proposed: Second Floor*



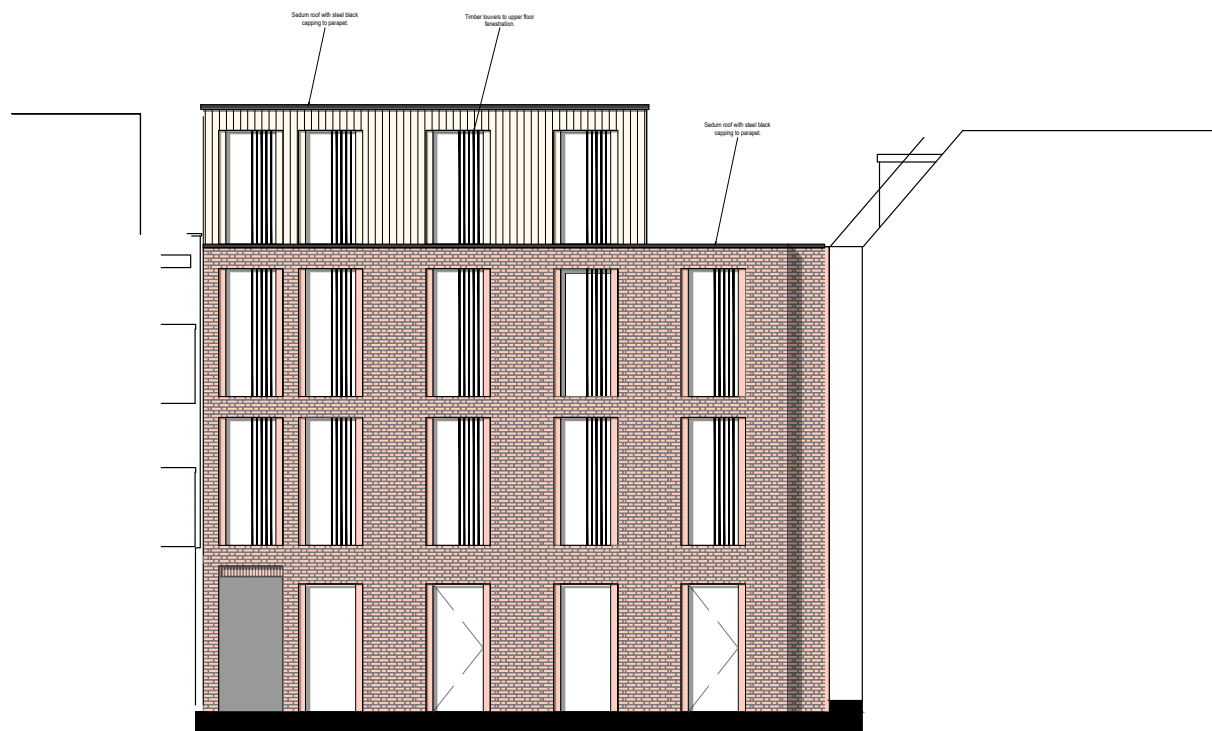
*Proposed: Third Floor*



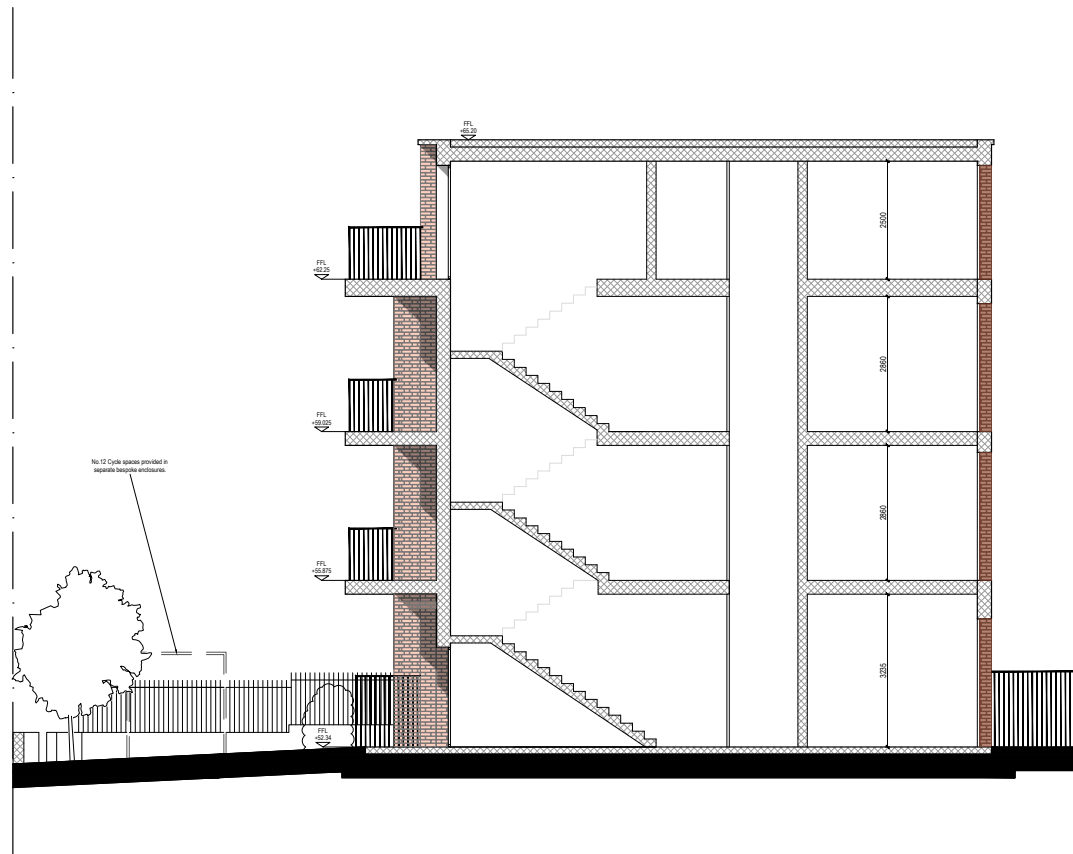
*Proposed: Roof Plan*



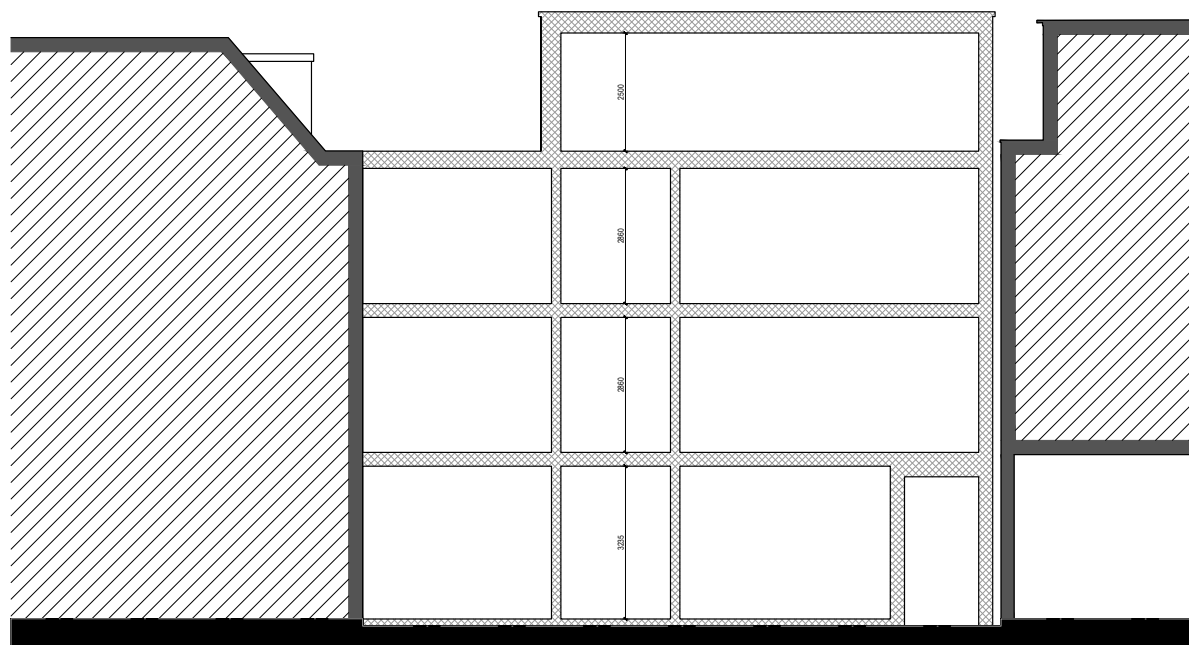
*Proposed: Front Elevation*



*Proposed: Rear Elevation*



*Proposed: Section A-A*



*Proposed: Section B-B*





The proposals design has taken inspiration from the interesting and key features of its surrounding context and neighbouring conservation area.

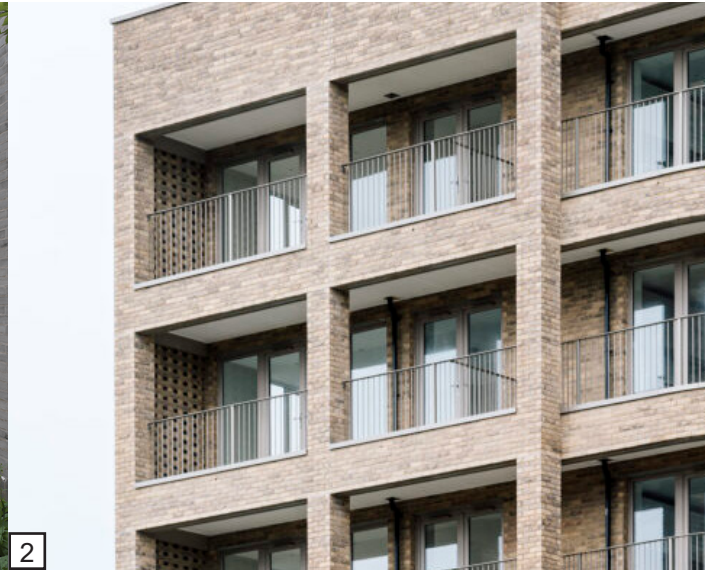
- (1) Shopping Parade opposite site. Taking inspiration from the architectural features and design choices with brick details and patterns.
- (2) The Ascott Pub (Locally Listed Building) to North of Site. Taking inspiration of the brick work and herringbone patterns framed on the external facade.
- (3) Use of brick patterns and contrast in bricks have been used on shopping parade within the neighbouring conservation area (Eastcote (Morford Way) Conservation Area ) south of the site.
- (4) Inspiration from context that shows a use of black metal railing for walkways, balconies and terraces.



## PRECEDENT



1



2



3



4

The proposals design has taken inspiration from several buildings, with 2 key buildings listed below with aspects of the building that has informed the proposals design.

- (1) Lavender Hill Courtyard Housing

Architectural details/choices such as brick pillar framing creating symmetry and repetition to brick details to create interesting and more complex looking facades. Using landscaping to provide an increase to communal site amenity, privacy and defensible space to low level units.

- (2) Sterling Gardens

A key aspect of this building that has informed the proposal of 148 Field End Road is the use of void and subtraction to create a cut out frames. A space for private amenity for units, without increasing the overall massing by using addition. Further interest to the elevations has been achieved through the use of brick detailing to flanks of balconies.

- (3) Leyton House

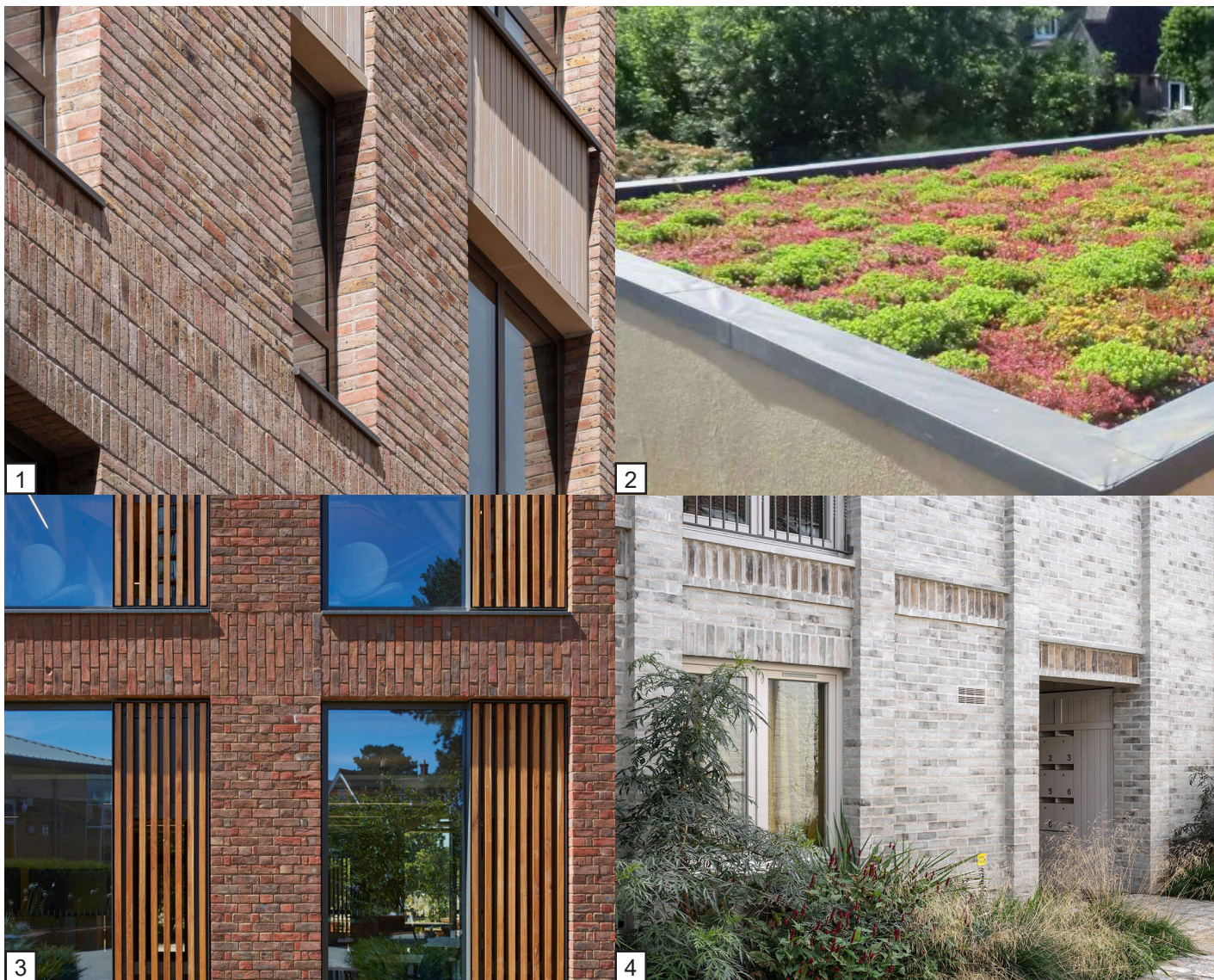
Materials, colours and contrast of Leyton House has inspired aspects of the proposal for the set back top level extension.

- (4) Imperial Works

Imperial works has inspired aspects of the proposal with massing and heights for the set back top level extension while incorporating outdoor space.



## PROPOSED MATERIALS



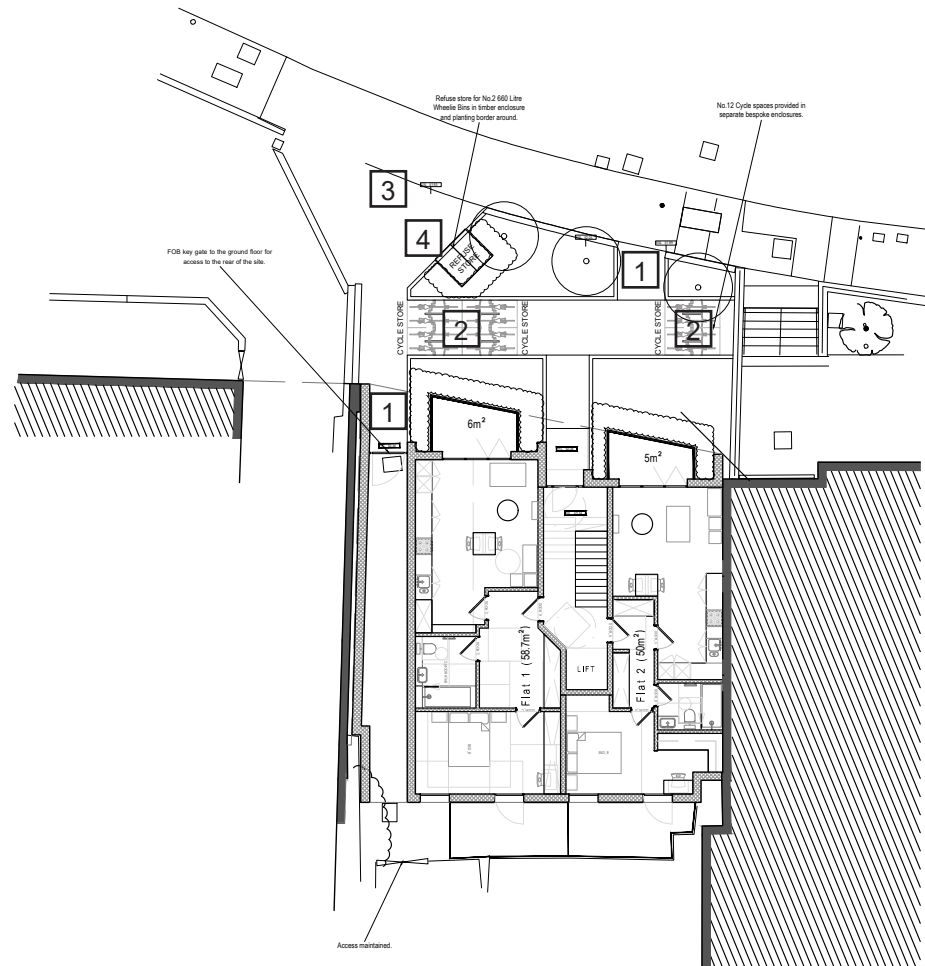
The external walls will comprise of light red brick and timber cladding (1).

The roof will comprise of lightweight sedum roofing. (2).

The proposed windows consist of powder coated aluminium frame, all windows proposed to be double glazed. (3).

Additional interest will be created through the use of brick details, patterns and framing. To the rear vertical timber louvers with also create additional interest to the rear elevation (1) (3) (4).

Sedum Roof: LIGHTWEIGHT sedum  
 Herringbone Brick: Wienerberger Nuthurst Red Multi Brick.  
 Brick: Wienerberger Nuthurst Red Multi Brick.  
 Timber cladding: Treated Oak Panels.  
 Doors: Steel framed glazing.  
 Windows: Steel framed glazing.  
 Louvers: Treated Oak.



Pedestrian access to the site will be as exiting from Field End Road (1).

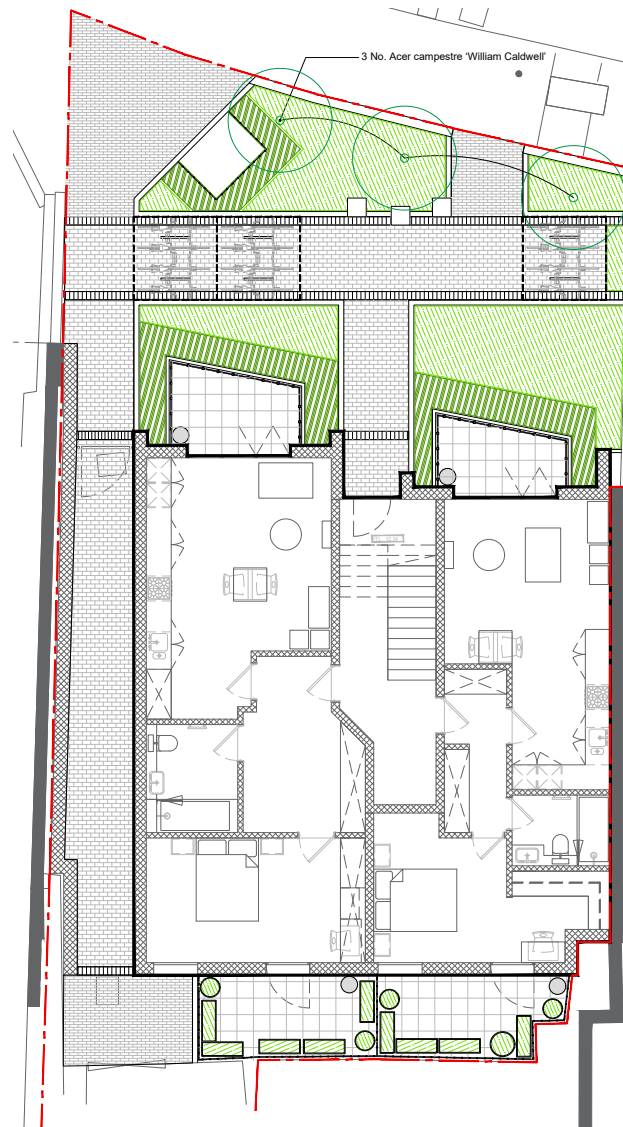
Cycles access will be via Field End Road. Allowance for sheffield cycle stands to front providing 12 spaces. (2).

This is a car free proposal with deliveries via Field end Road (3).

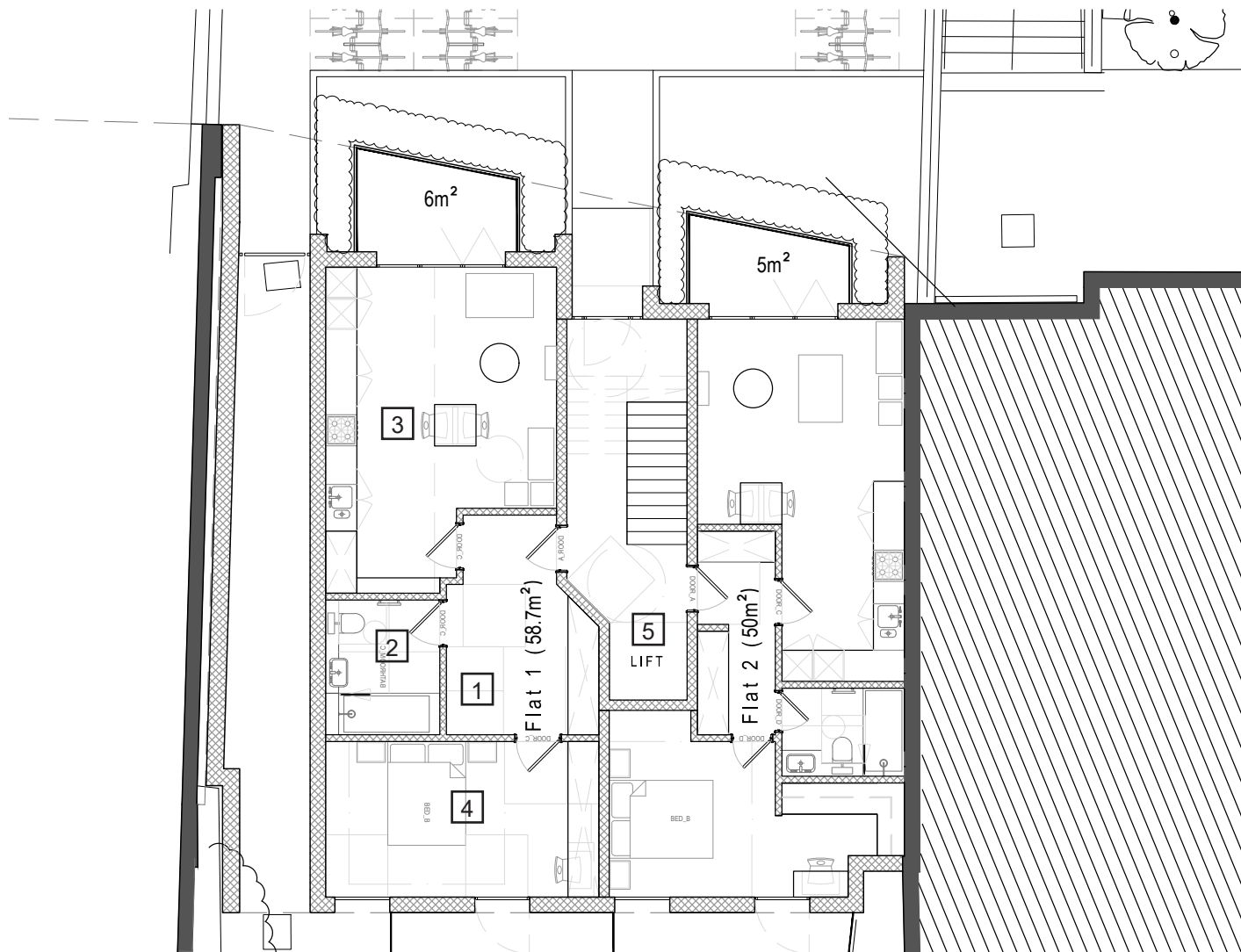
Refuse store and access will be to front left (4). Location provides access to refuse, positioning means collection can be taken during the same time as 146 Field End Road to prevent street/road blocking.



## PROPOSED LANDSCAPING



A landscaping scheme has been submitted as part of this application. The design of the sites proposed landscape responds to the site, by providing an improvement to the forecourt area. An improvement proposing an attractive entrance from public to private with a strong central door, green frontage and defensible space to ground floor units, contributing to the existing green frontages and tree lines of the high street.



Inclusive access will be ensured by compliance with the requirements of Part M4(1) - 'Visitable dwellings' / Part M4(3) - 'Wheelchair user dwellings'.

Inside dedicated units, compliance will be ensured by dedicated wheelchair storage spaces (1), accessible bathrooms (2), specialised kitchens (3) and spacious bedrooms (4).

Provision will include the ability to upgrade units should occupant needs change. Internal staircase and communal lift will allow access to all levels. (5)



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## 6\_SUMMARY

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