

URBAN INFILL
LONDON

0562_CONEX HOUSE_DESIGN AND ACCESS STATEMENT

148 Field End Road
London
HA5 1RJ

October 2024

RIBA 

Chartered Practice

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1_INTRODUCTION



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.

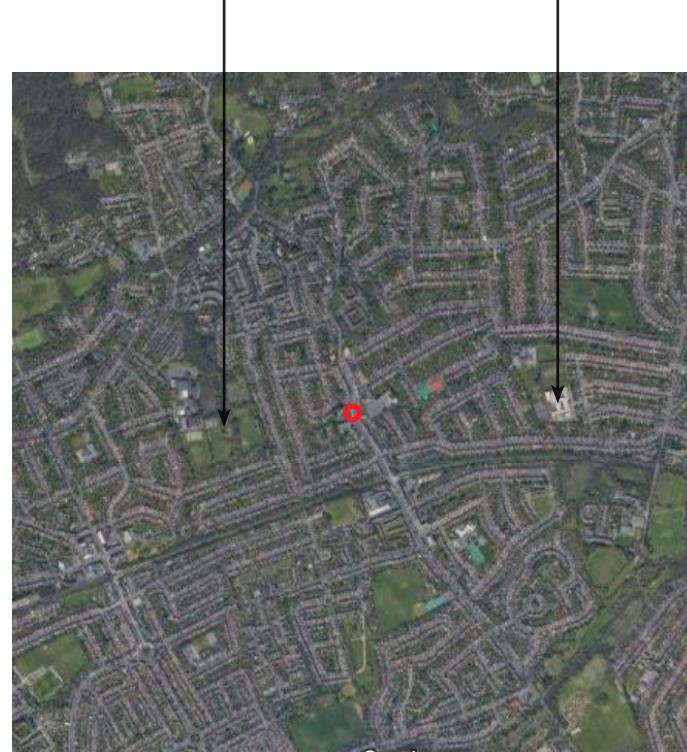


2_SITE ASSESSMENT



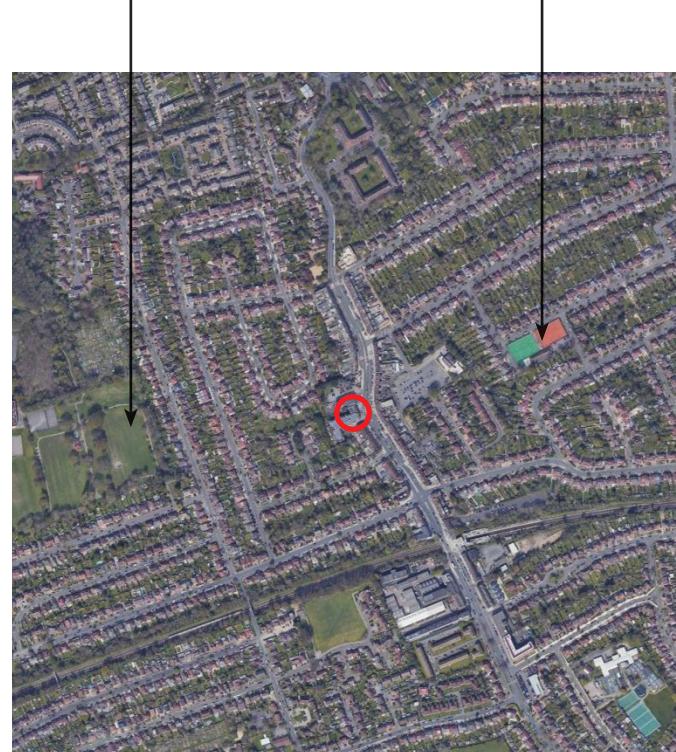
LOCATION

Warrender Park

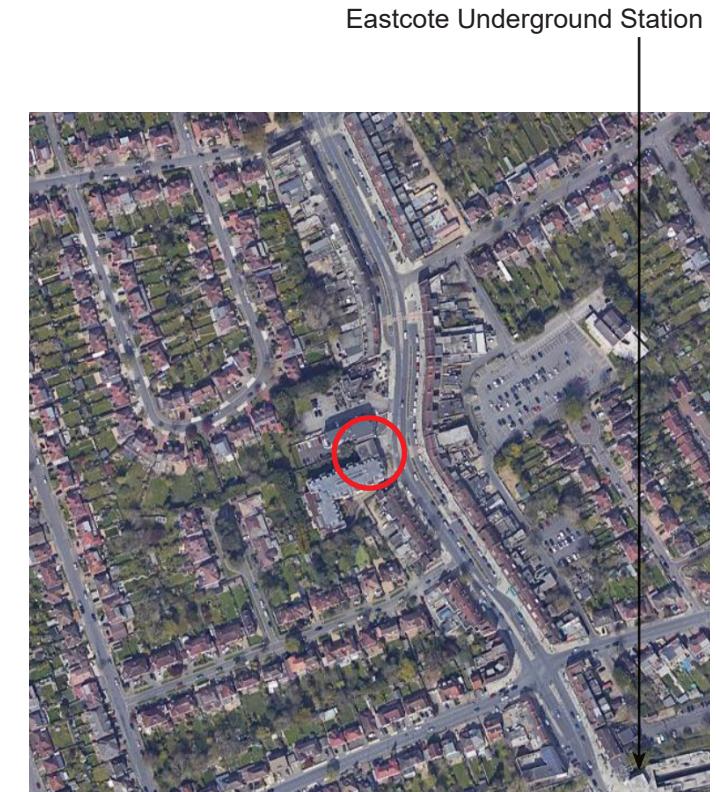


Pinner High School

Warrender Park



Lowlands Club



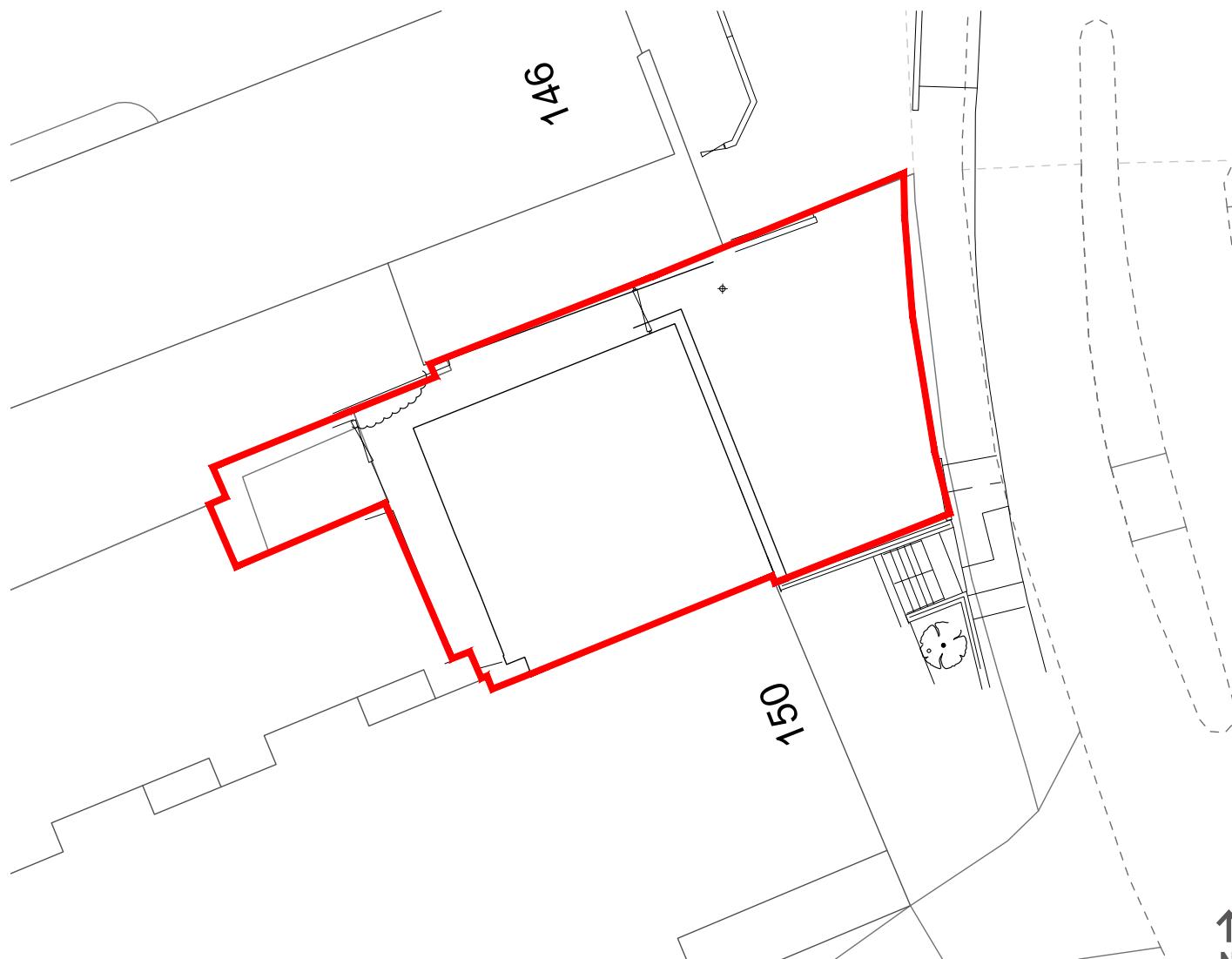
Location: Macro

Location: Meso

Location: Micro



THE EXISTING SITE



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.

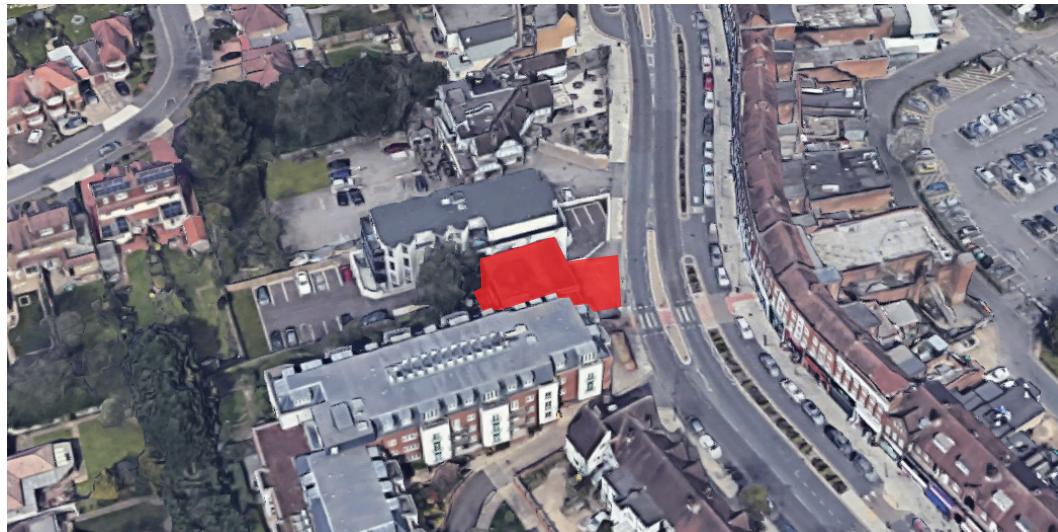
The front elevation is divided into three with the majority of the elevation being glazed. The existing forecourt is hard landscaping and full width crossover.

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.

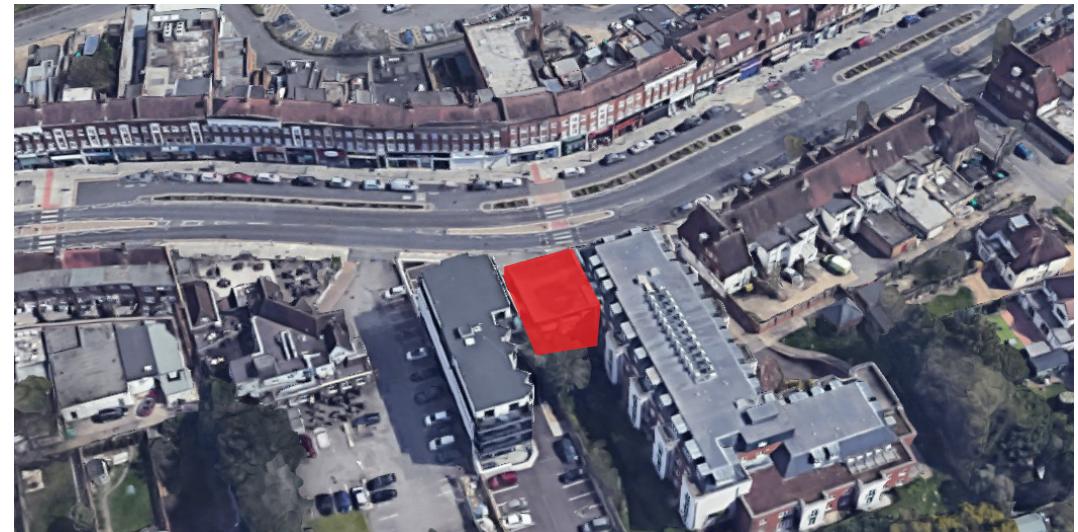
The immediately adjoining buildings comprise of a combination of brick and render.



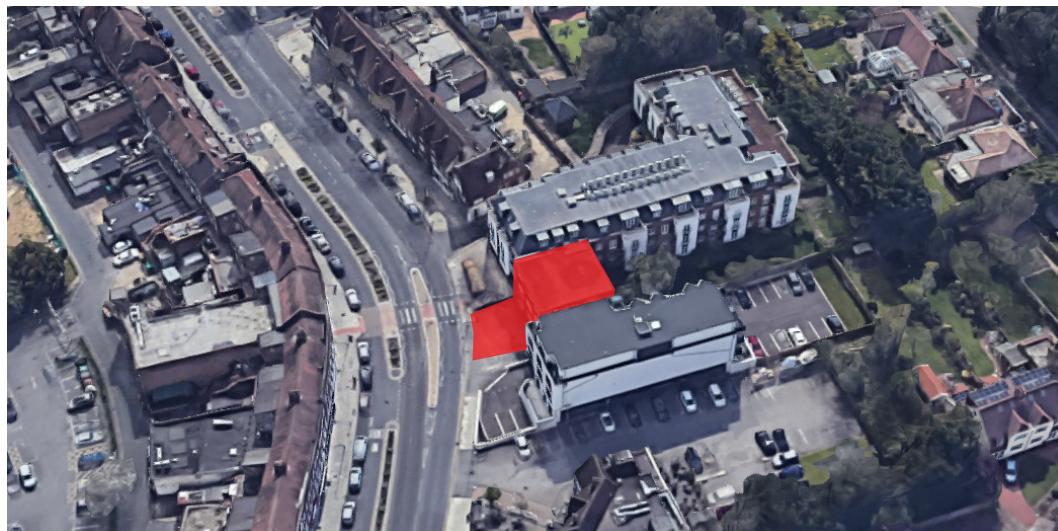
EXISTING MASSING



Aerial view: North



Aerial view: East

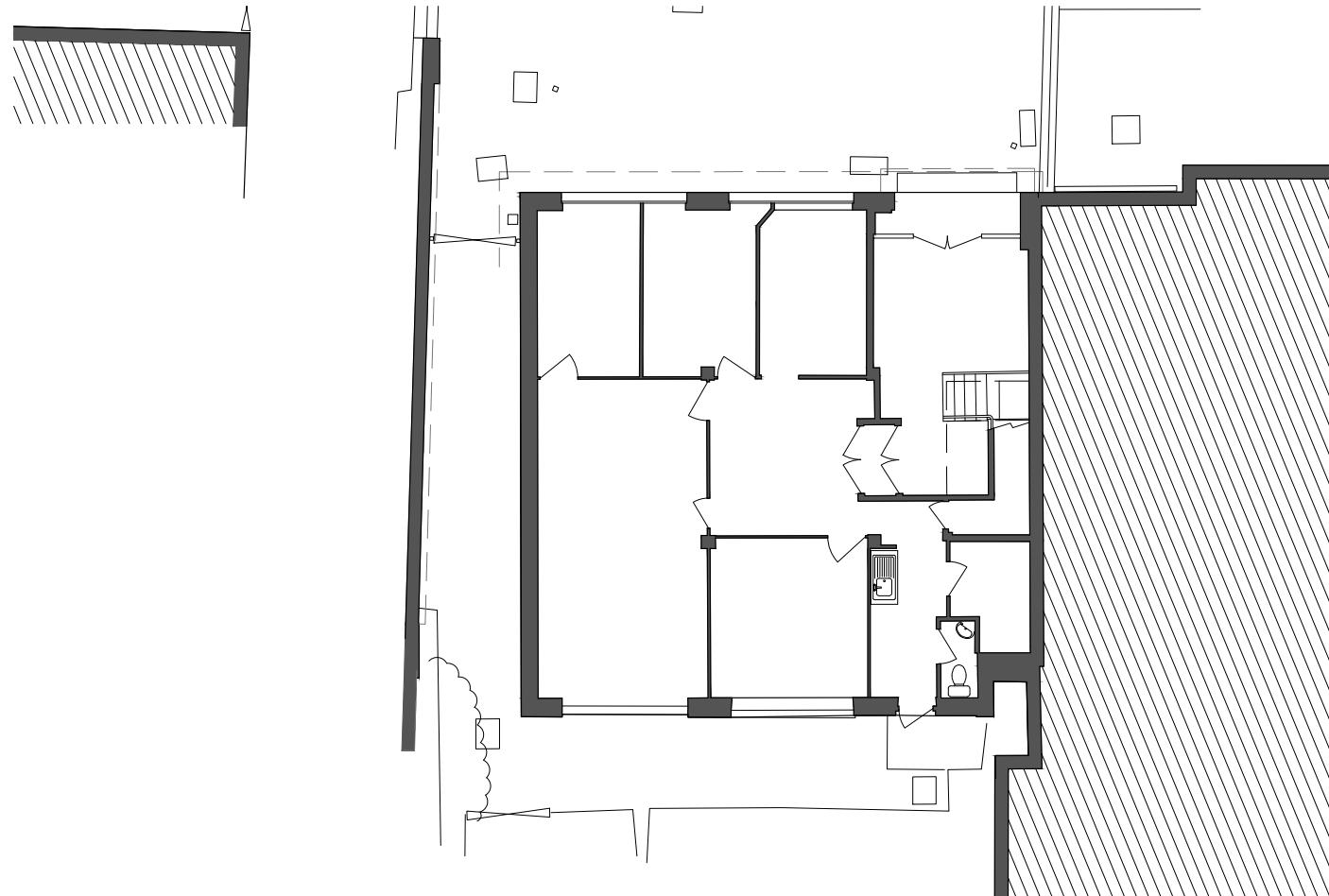


Aerial view: South



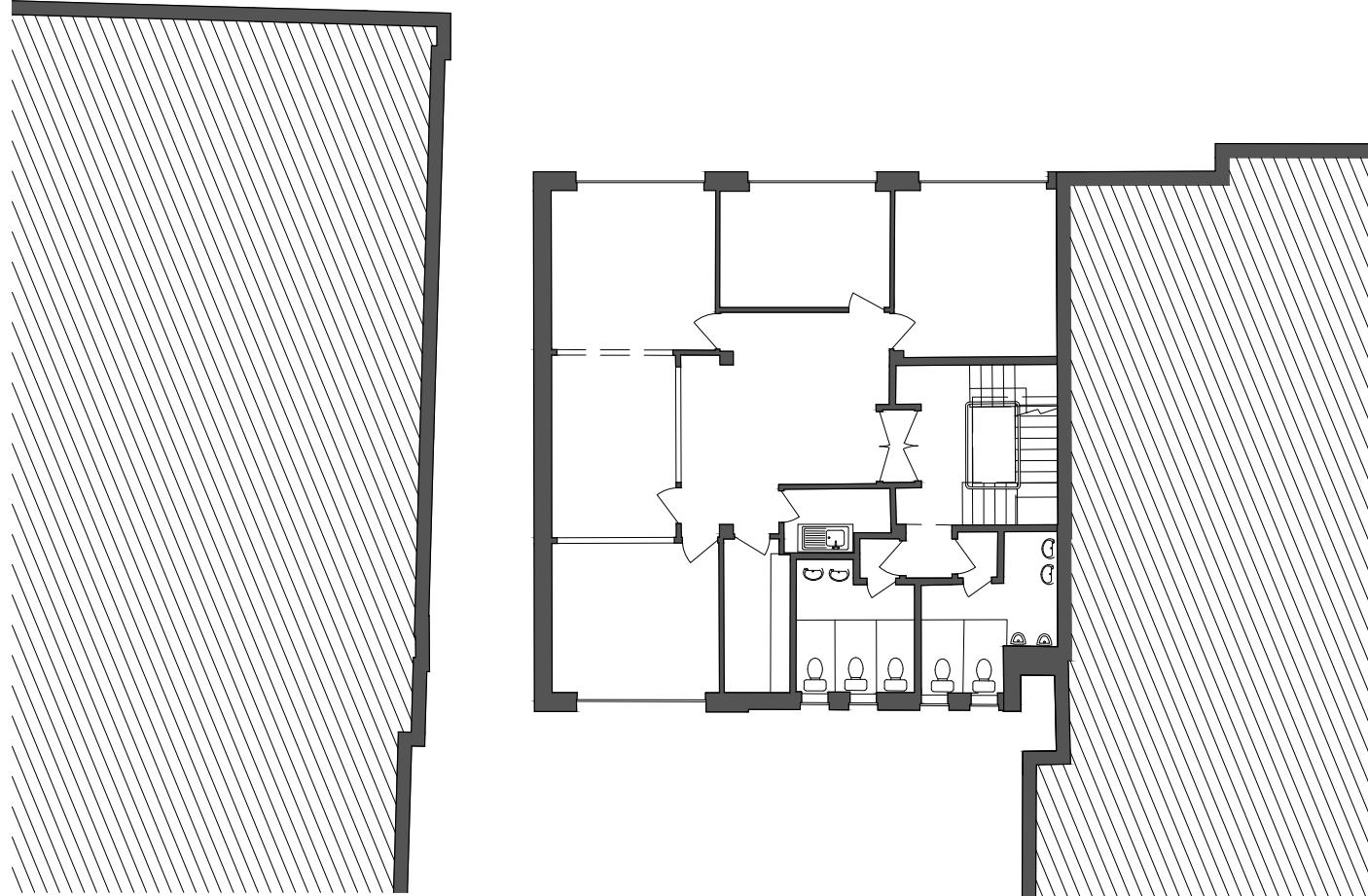
Aerial view: West





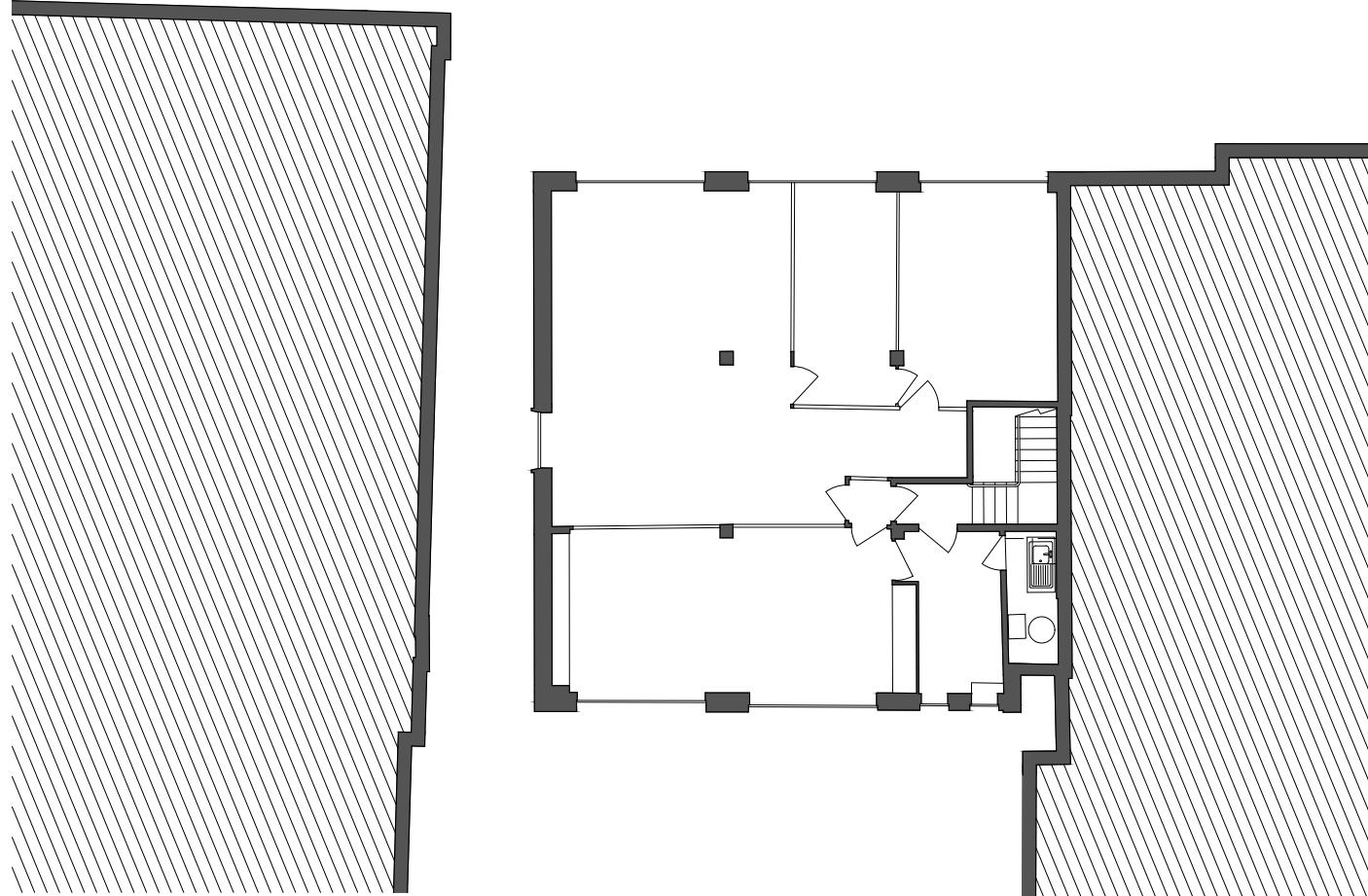
Existing: Ground Floor





Existing: First Floor





Existing: Second Floor





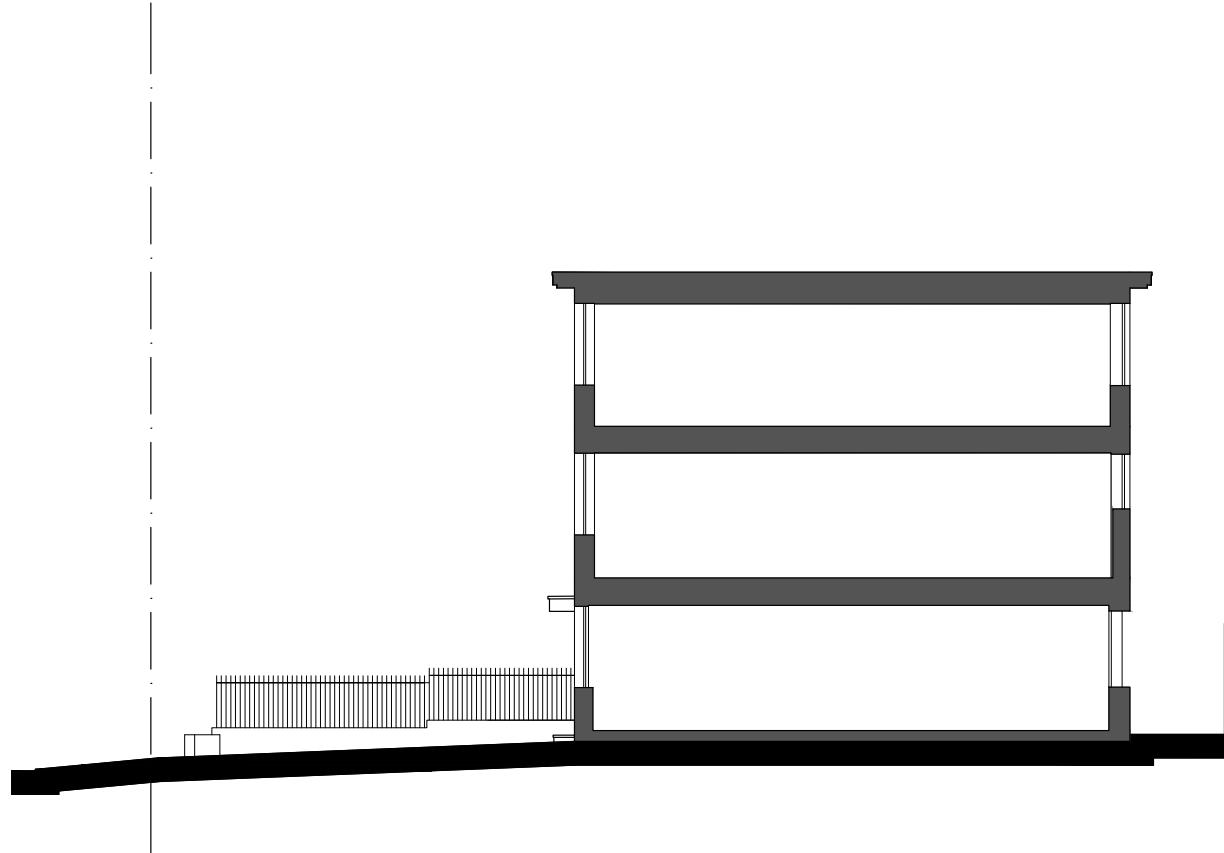
Existing: Front Elevation





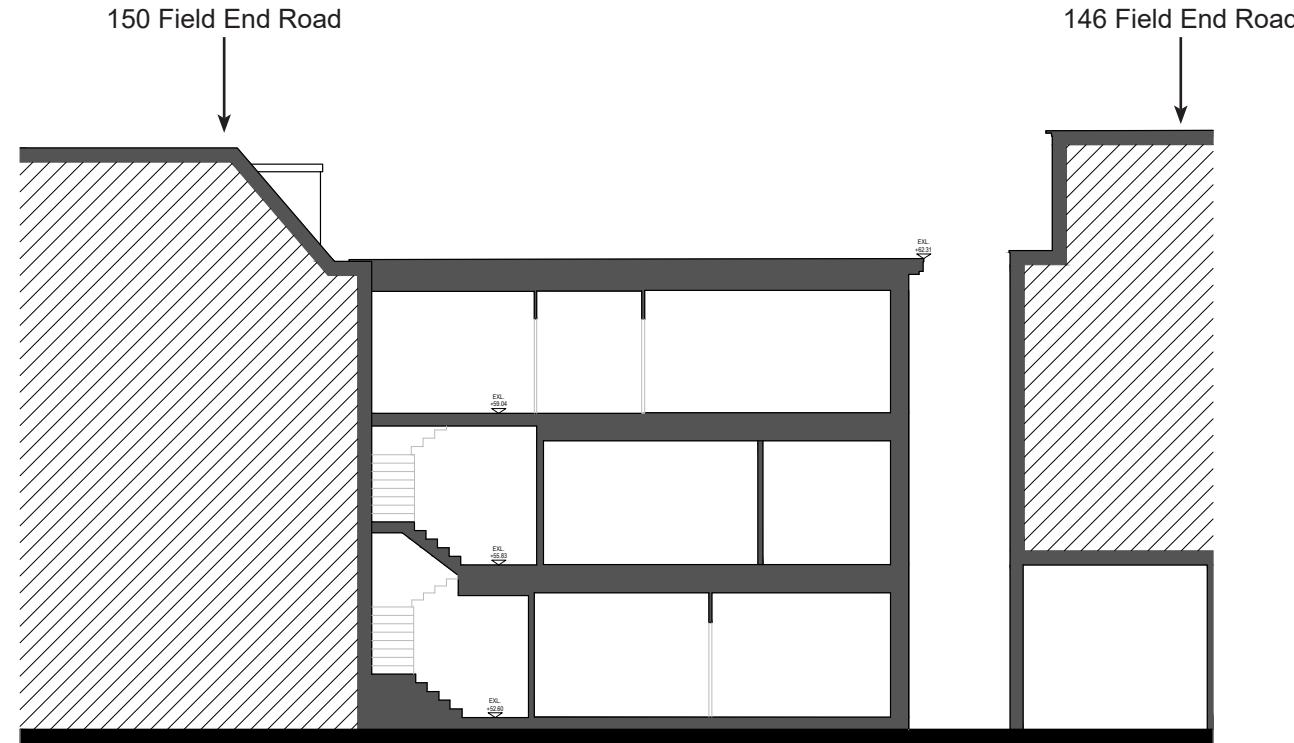
Existing: Rear Elevation





Existing: Section A-A





Existing: Section B-B



EXISTING PHOTOGRAPHS - FRONT



Image: Left View



Image: Middle View



Image: Right View

EXISTING PHOTOGRAPHS - CONTEXT



Image: 150 Field End Road



Image: 146 Field End Road

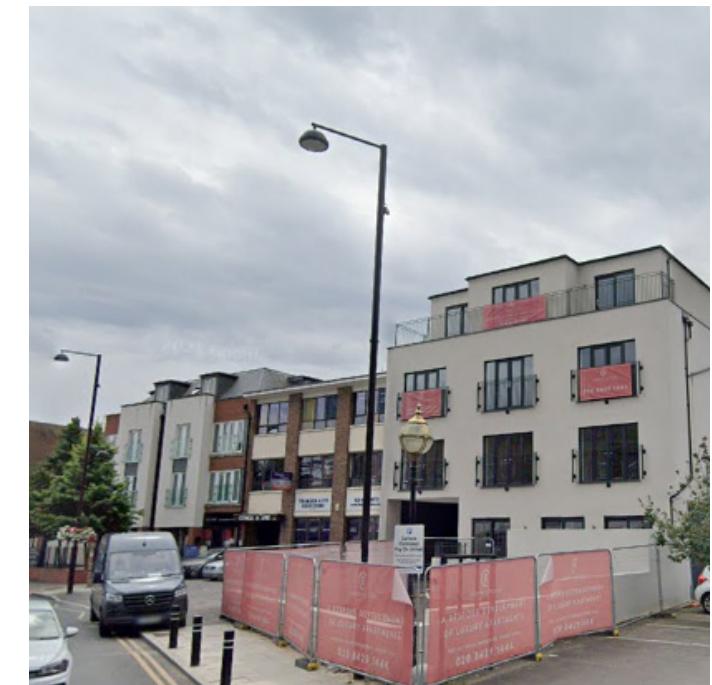


Image: Street View

EXISTING PHOTOGRAPHS - CONTEXT



Image: Ascott Pub



Image: 146 Field End Road (Rear)



Image: 150 Field End Road (Rear)

3_STATUTORY ASSESSMENT



STATUTORY BACKGROUND

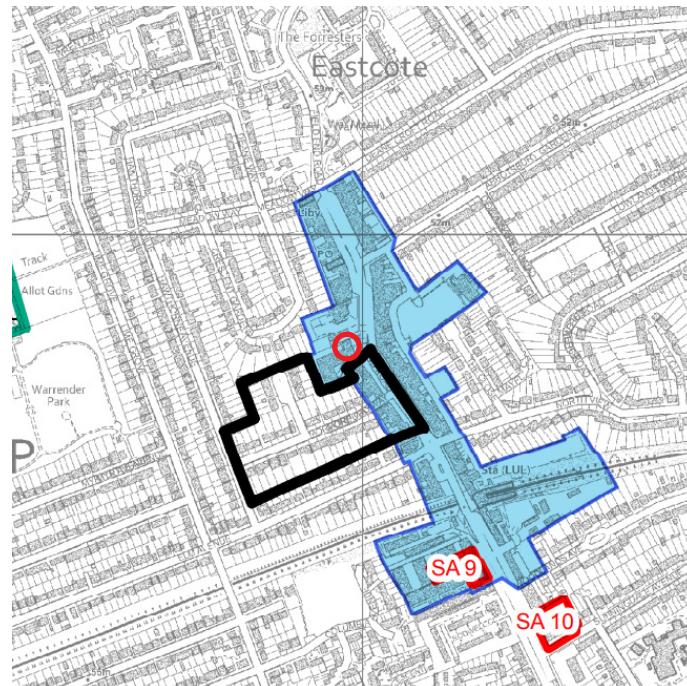


Image: Local Planning Policies Map

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.

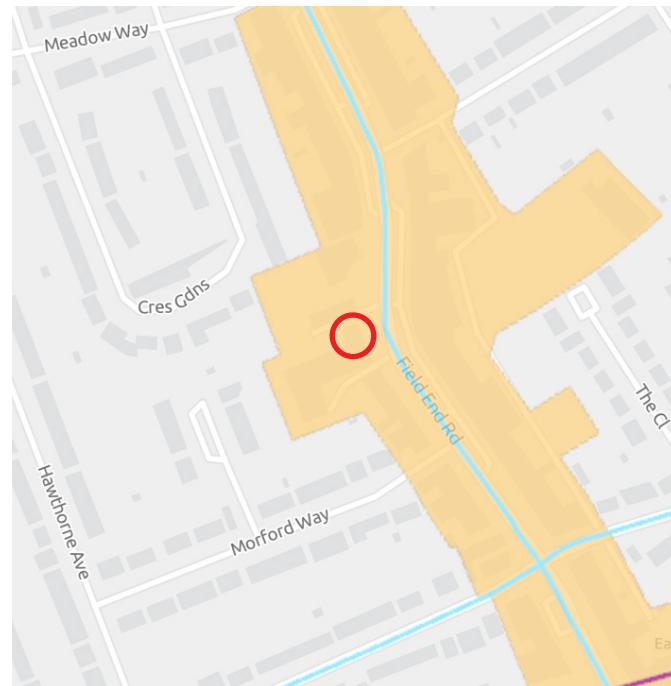


Image: Map of Local Transport

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.

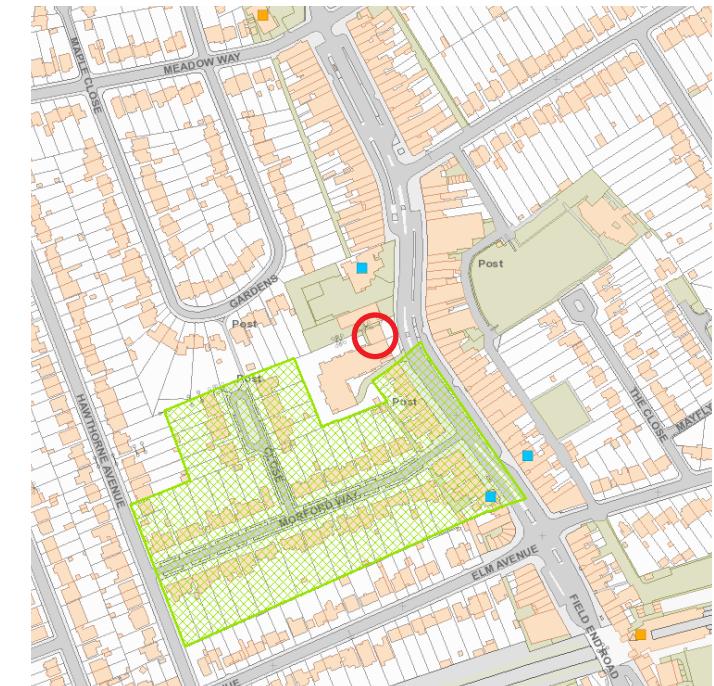


Image: Map of Morford Way Conservation Area

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.



4_HERITAGE ASSESSMENT



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

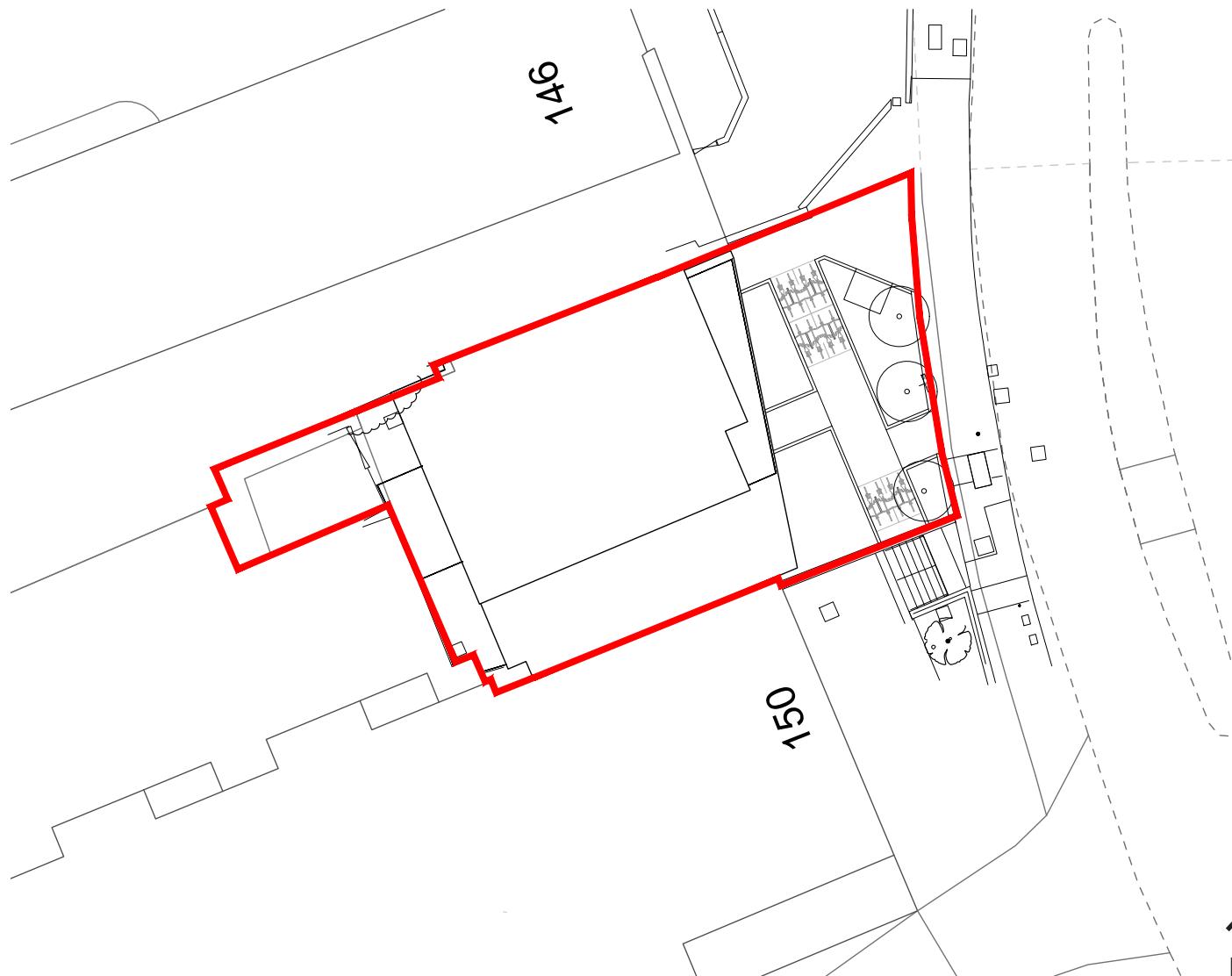
Recent development has taken place around the site, converting 3 storey office buildings both to the north and south into residential units. (Adjoining building 150 Field End Road and 146 Field End Road.)

Along Field End Road stretches a shopping parade.



5_PROPOSALS





0562_Conex House

Existing areas	Gross external		Gross internal		Net internal	
	m ²	sq ft	m ²	sq ft	m ²	sq ft
Ground Floor	136.0	1,467	118.9	1,279	96.7	1,040
First Floor	136.3	1,467	119.1	1,282	105.3	1,133
Second Floor	136.3	1,467	119.1	1,282	111.6	1,201
Third Floor	.0		.0		.0	
Total existing:	408.9	4,400	357.1	3,842	313.6	3,374
Proposed areas	Gross external		Gross internal		Net internal	
	m ²	sq ft	m ²	sq ft	m ²	sq ft
Ground Floor	140.0	1,506	128.0	1,377	108.7	1,170
First Floor	164.0	1,765	150.2	1,616	130.6	1,405
Second Floor	164.0	1,765	150.2	1,616	130.6	1,405
Third Floor	119.2	1,283	105.7	1,137	88.0	947
Total proposed:	587.2	6,318	534.1	5,747	457.9	4,927
Total area gained	Gross external		Gross internal		Net internal	
	m ²	sq ft	m ²	sq ft	m ²	sq ft
Ground Floor	3.7	40	9.1	98	12.0	129
First Floor	27.7	298	31.1	335	25.3	272
Second Floor	27.7	298	31.1	335	19.0	204
Third Floor	119.2	1,283	105.7	1,137	88.0	947
Total gain:	178.3	1,919	177.0	1,905	144.3	1,553

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 its 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.

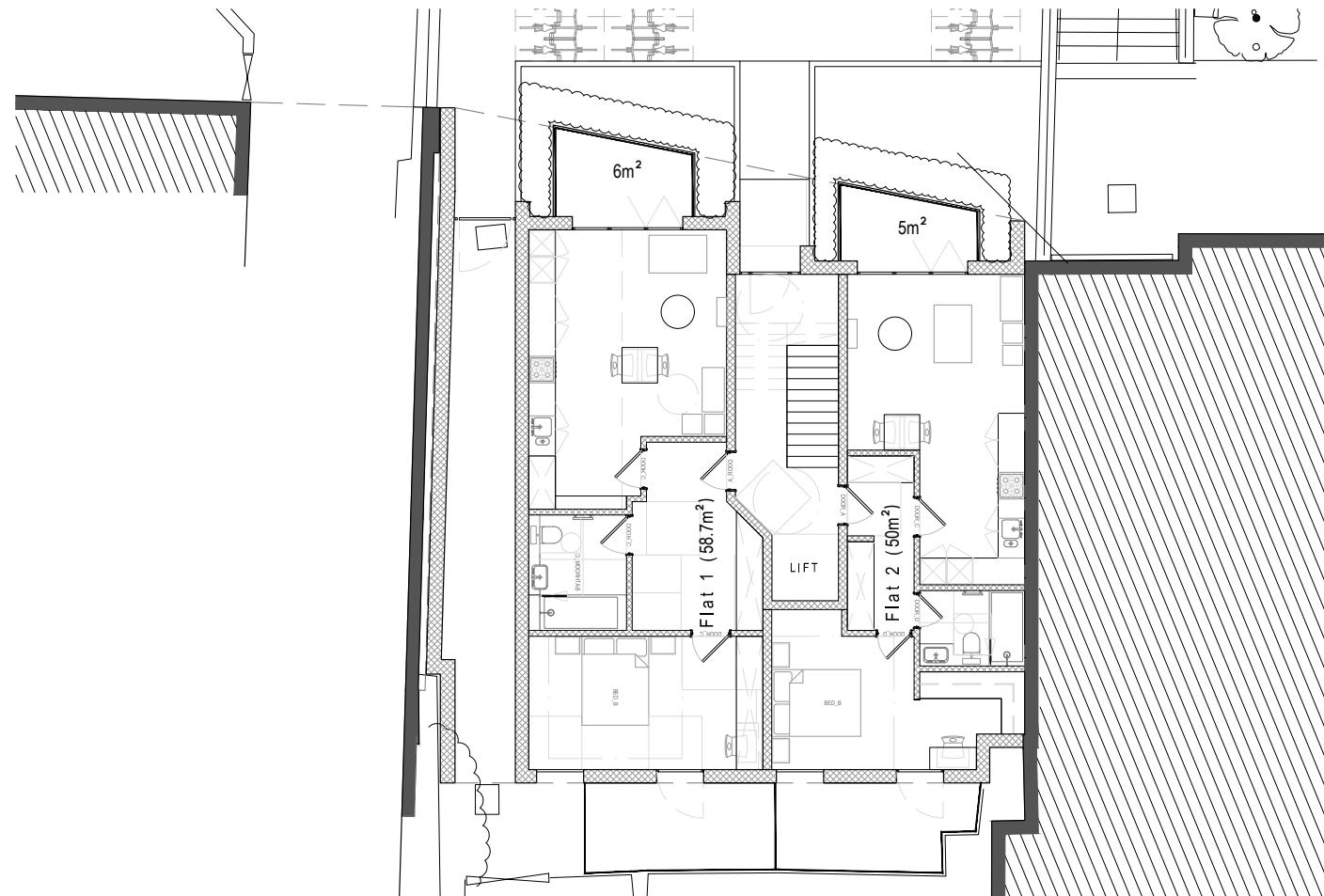
Heritage responses

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





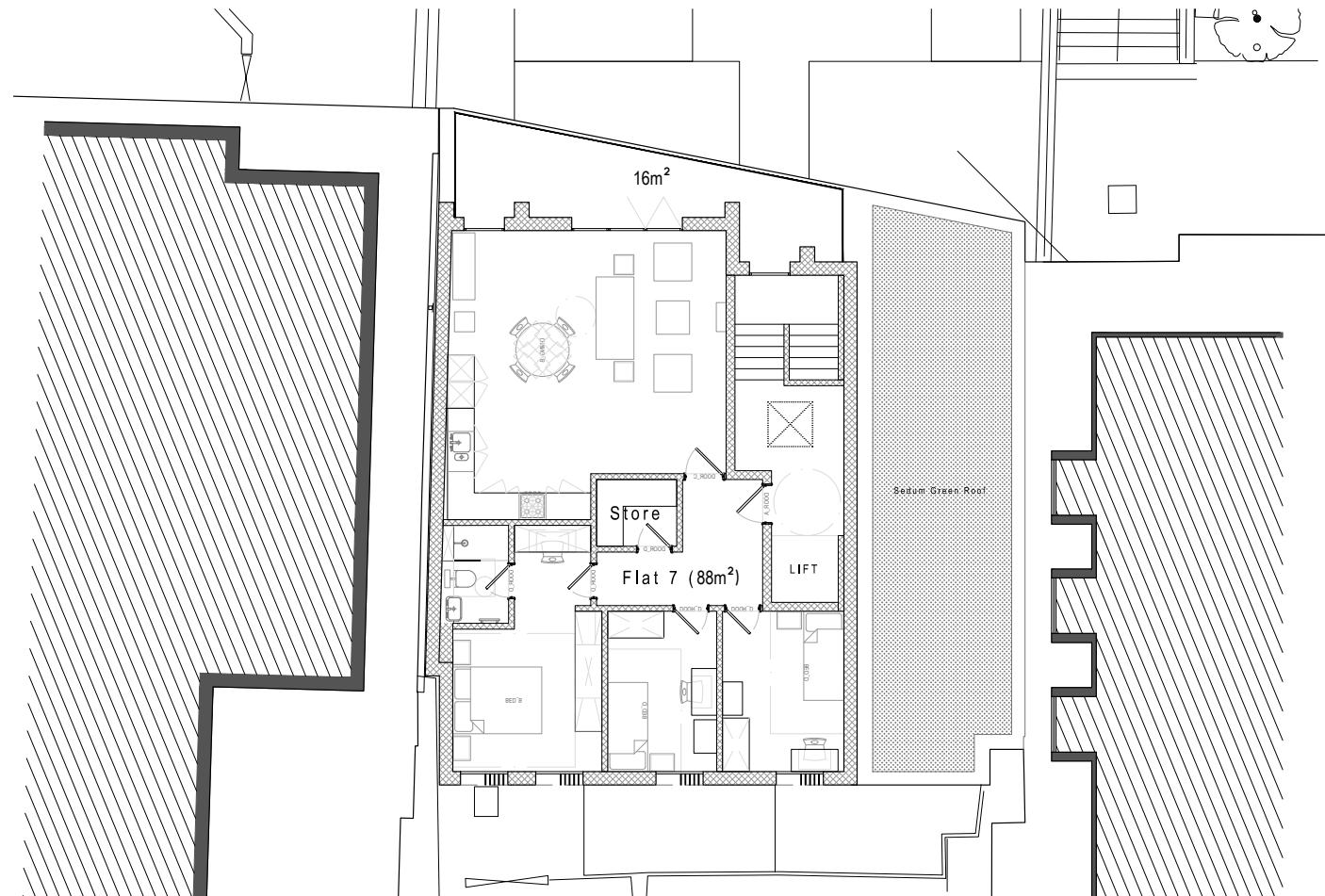
Proposed: First Floor





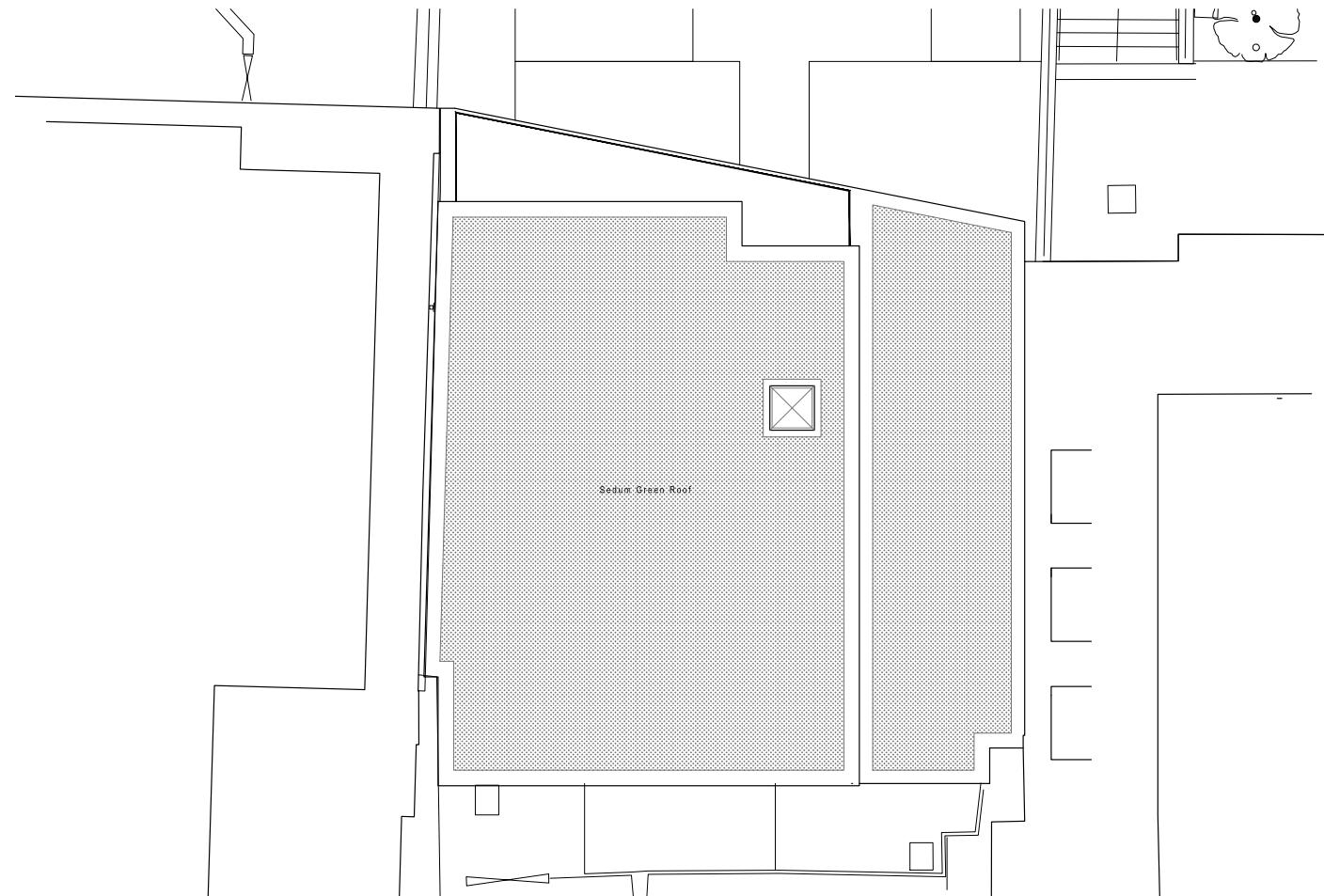
Proposed: Second Floor





Proposed: Third Floor





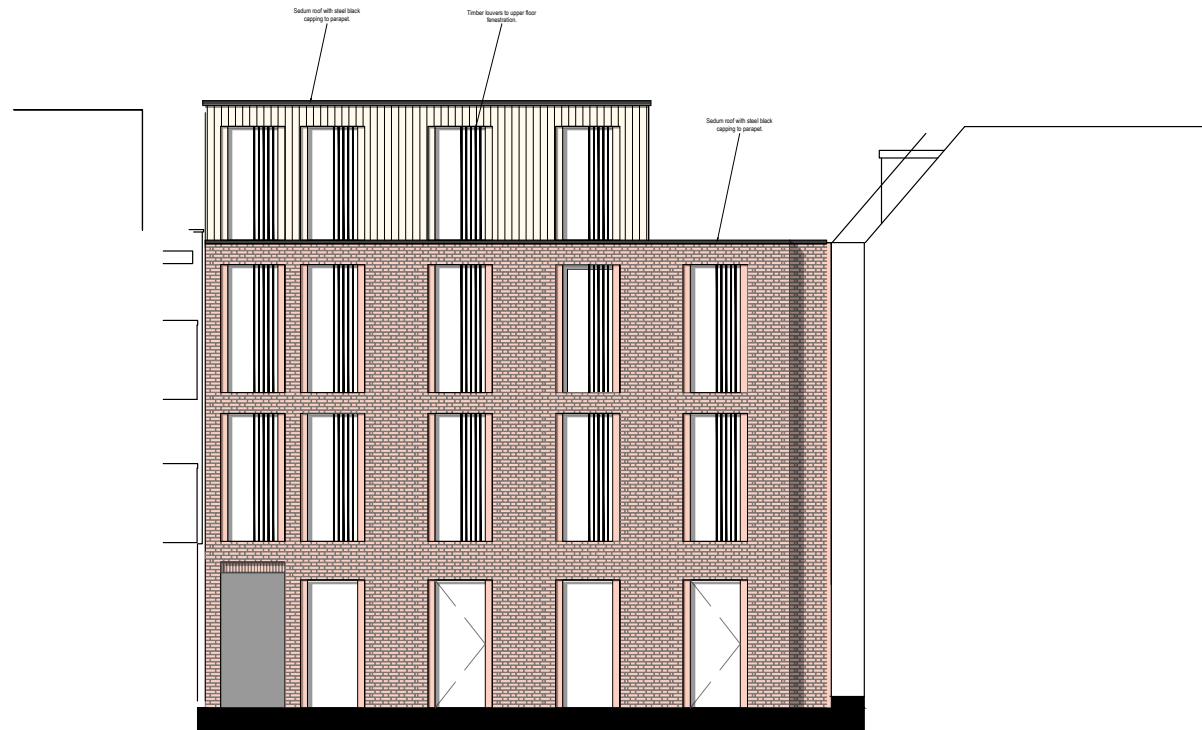
Proposed: Roof Plan





Proposed: Front Elevation

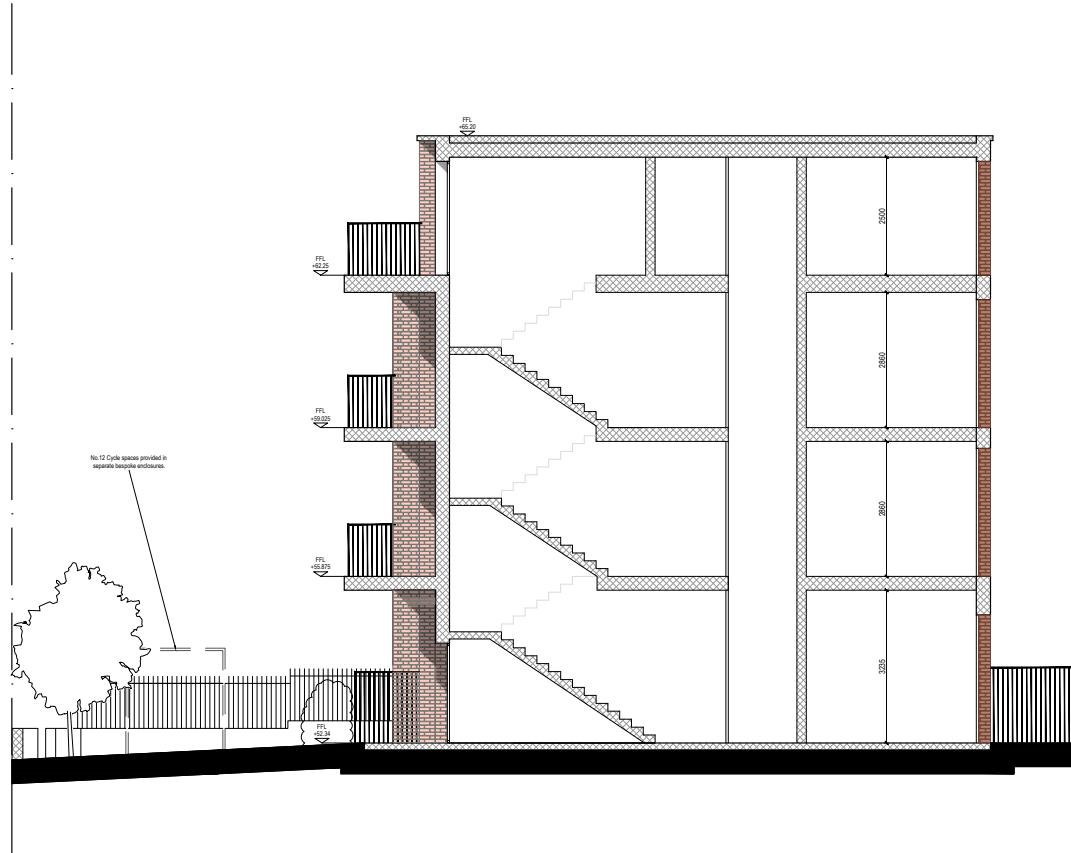


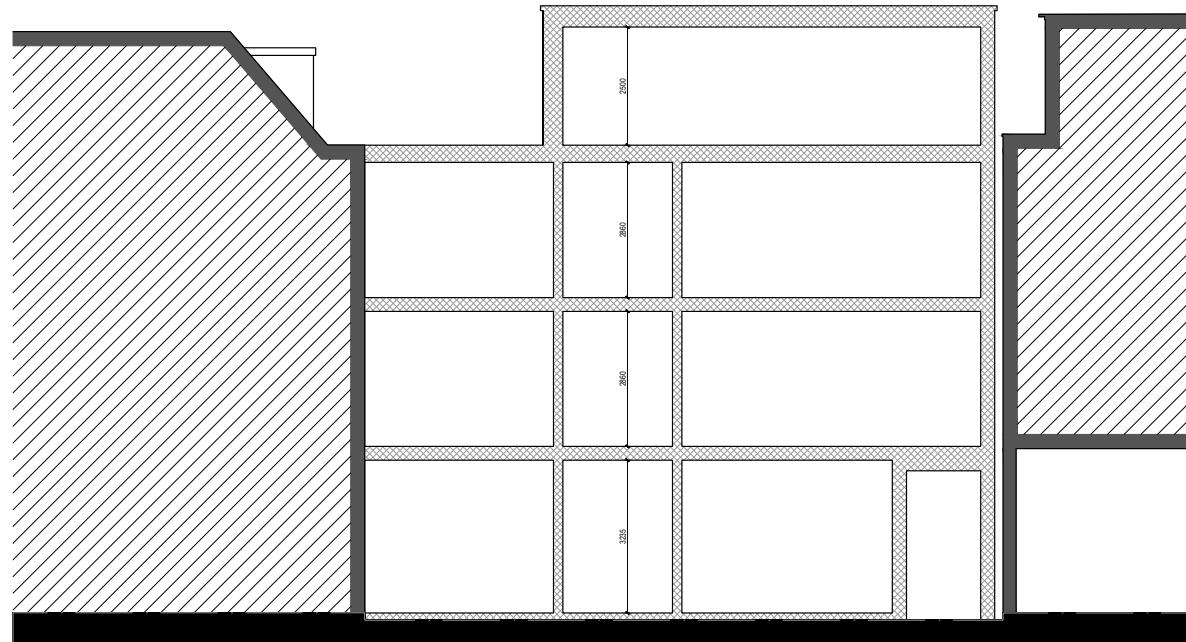


Proposed: Rear Elevation



PROPOSED DRAWINGS





Proposed: Section B-B

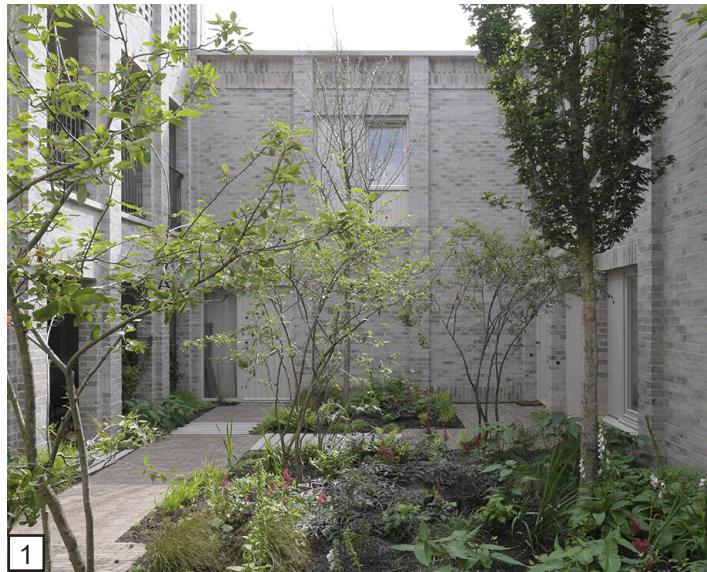


LOCAL PRECEDENT



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.



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.

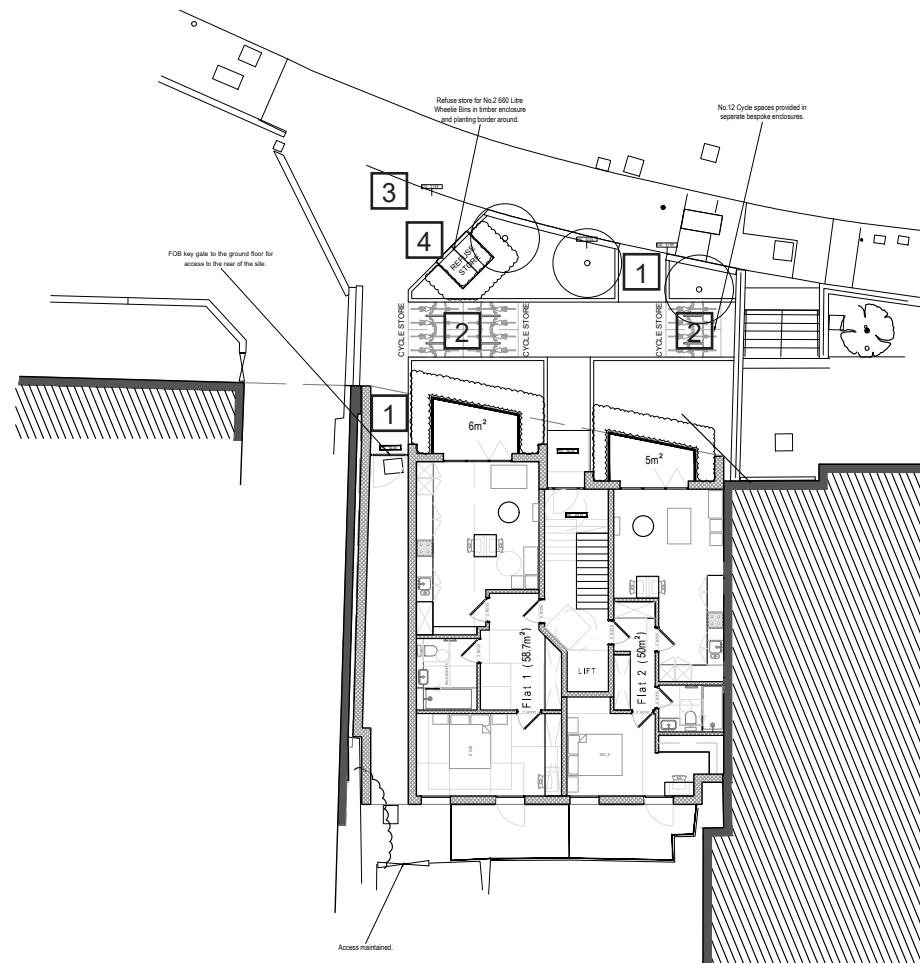
Doors: Steel framed glazing.

Windows: Steel framed glazing.

Louvers: Treated Oak.



PROPOSED ACCESS



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.



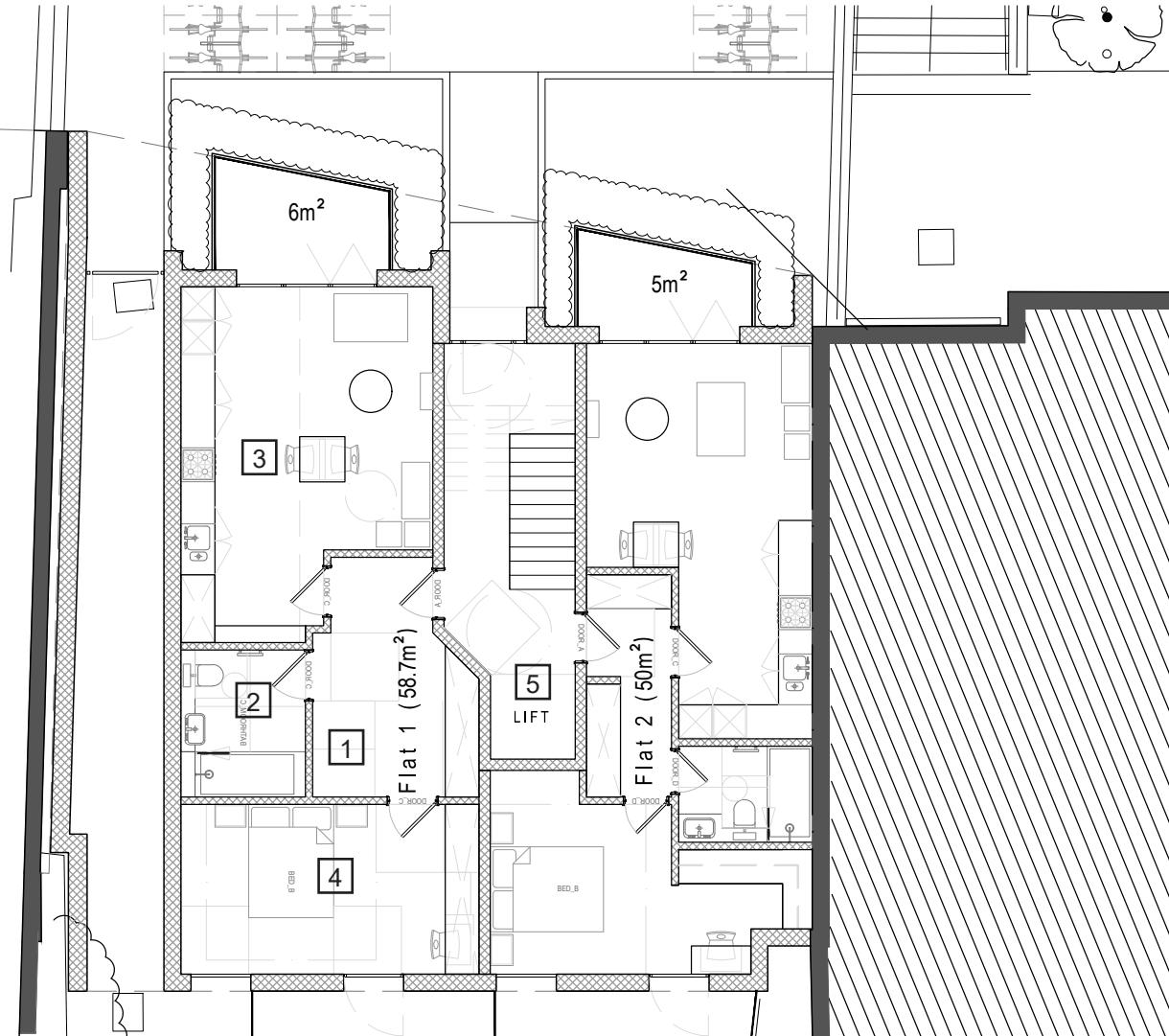
PROPOSED LANDSCAPING



A landscaping scheme has been submitted as part of this application. The design of the site's 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.



PROPOSED INCLUSIVE DESIGN



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)

6_SUMMARY

