

Ryefield Crescent

Change of Use of MOT Centre to  
a 1-bed apartment with associated  
alterations; provision of plant and  
store rooms associated with entirety of  
ground floor residential units.

Design and Access Statement for  
Bankway Properties Ltd



101-173

30/09/24 Rev D - ASP

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## DOCUMENT CONTROL

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# 1 INTRODUCTION

Overview of the site and the process to  
'shape by design'

## 1.1 BACKGROUND & CONTEXT

1.1.1 This document has been prepared by rg+p to support Bankway Properties Ltd Planning application enquiry for the site of Ryefield Crescent, Northwood. The Planning application time-line to date is as follows:

1. Initial pre-app submitted February 2024
2. Pre-app feedback provided August 2024

1.1.2 This document walks through the design process; describing the site context and how the proposed scheme has been derived in response.

1.1.3 The proposed development site lies to the South of Northwood Hills Station and the London-Aylesbury and Metropolitan railway lines. The site comprises of 3,115m<sup>2</sup> of commercial and residential land.

1.1.4 The site is enclosed by the London-Aylesbury and Metropolitan railway lines to the north, and residential properties to the east, south and west.



Fig. 01 Site Location

# 2 CONTEXT



A comprehensive analysis of the site and its context provides a starting point for responsive design.



## 2.1 SITE PHOTOGRAPHS

- 2.1.1 The first image on the left depicts a site map showcasing the direction in which each of the following photographs was taken from.
- 2.1.2 The site photographs provide insight into the character and materiality of the site and the access to it.

Fig. 02 Site Photographs

## 2.2 SITE ACCESS

2.2.1 Access to the site is only possible through Ryefield Crescent, which is a no-through road accessed via Joel Street. There is also a small gated path that leads from one end of the crescent to the other and provides access to the side of the building not served by the road.

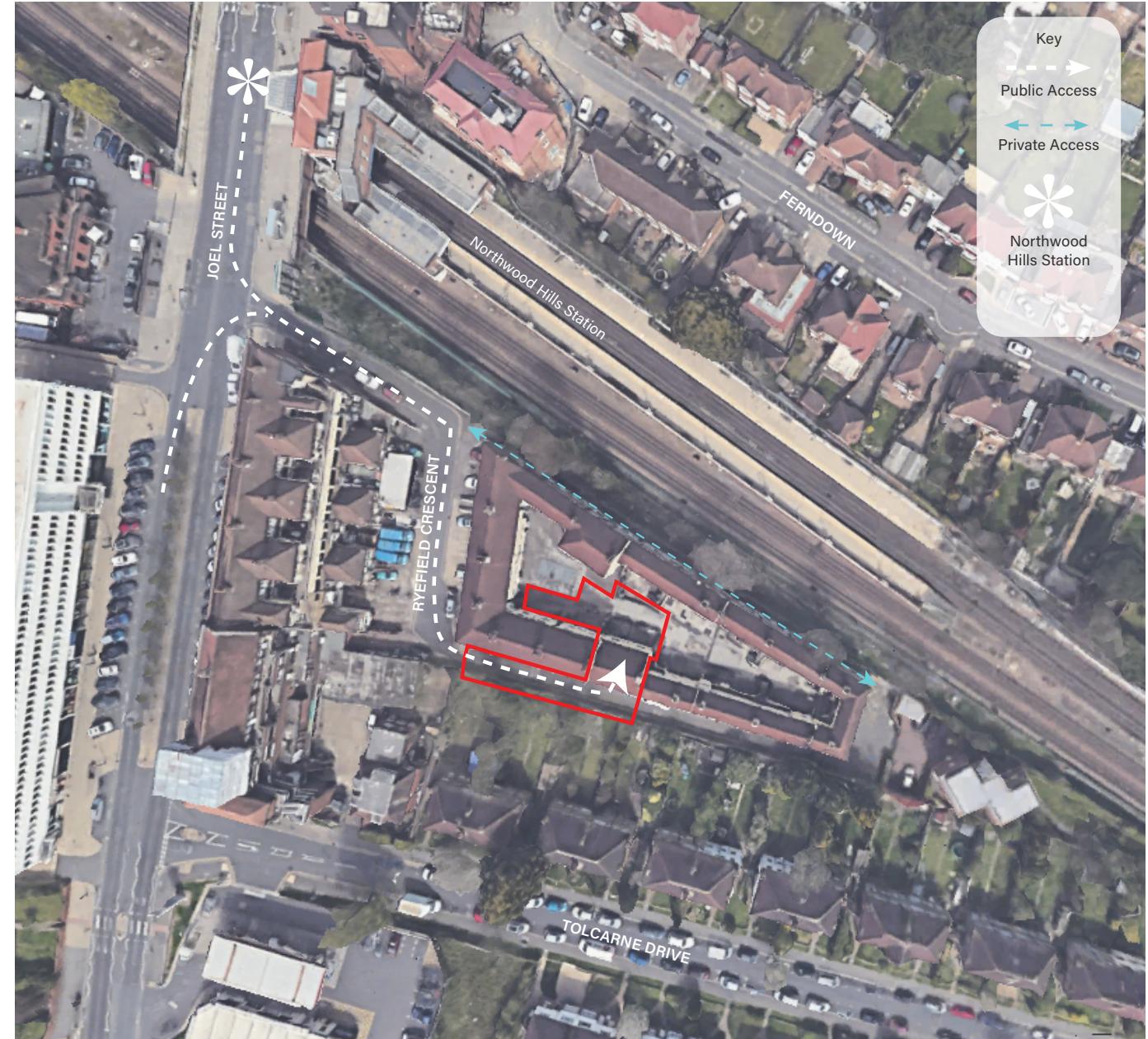


Fig. 03 Site Access

## 2.3 EXISTING SITE PLAN

2.3.1 Figure 04 illustrates the existing site plan, and highlights the ownership boundary in blue and the development boundary in red.



Fig. 04 Existing Site Plan

# 3 DESIGN



Contextual analysis & conceptual thinking combine for design solutions to be tested and refined.

### 3.1 GROUND FLOOR PLAN

3.1.1 The proposed design seeks to convert the remaining commercial unit within the site into a residential unit. This will be a 1bed 2 person unit with access through the inside of the building, following the same strategy as in the previous application. The remaining part of the commercial unit sitting internally within the site will be converted into a store and plant space to serve the building.



Fig. 05 Ground Floor Plan

## 3.2 EXISTING AND PROPOSED ROOF PLAN

3.2.1 The Roof plan is to remain as existing and no alterations will be made to the roof. Figure 06 illustrates the roof plan.

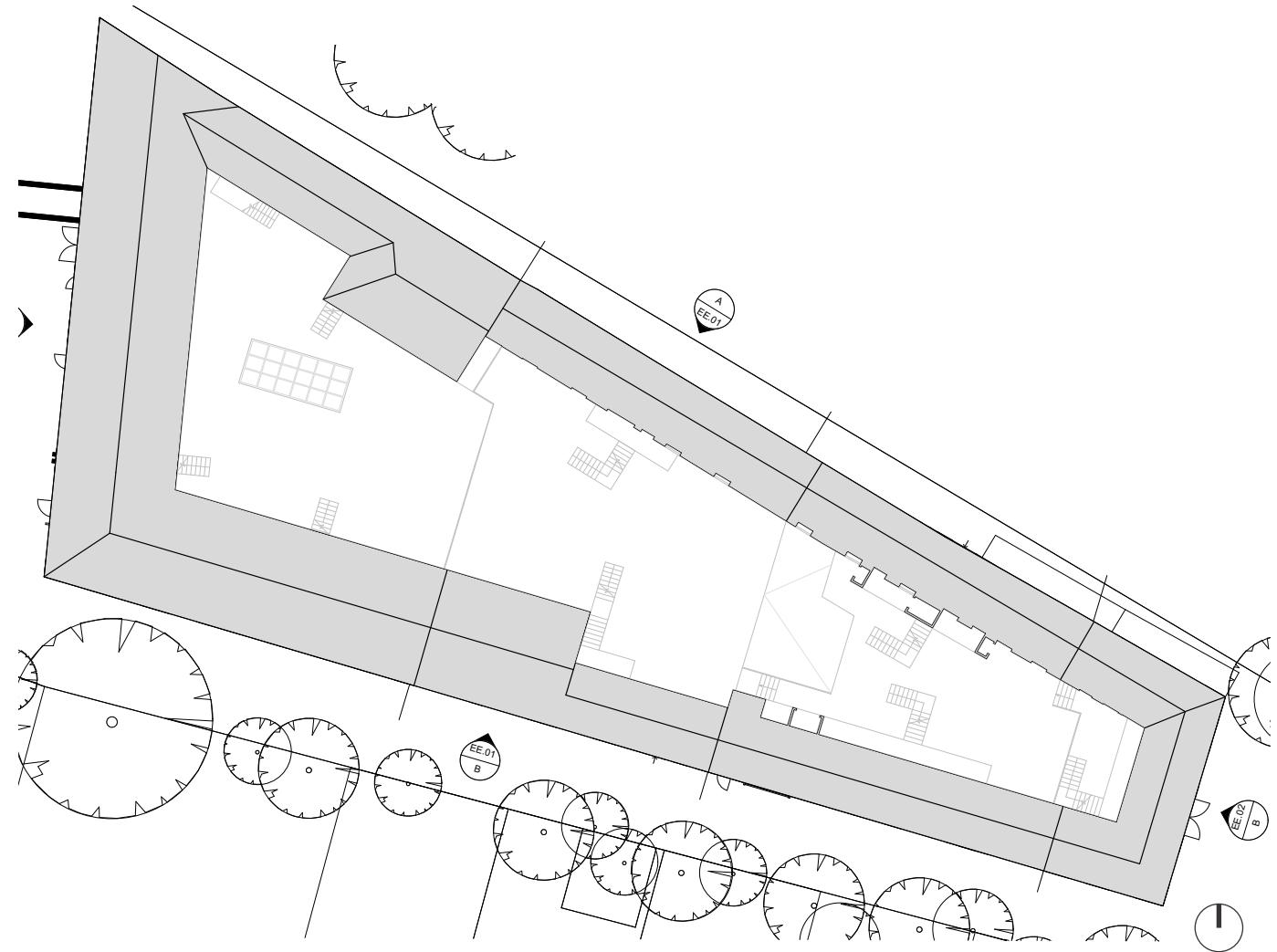


Fig. 06 Roof Plan

### 3.3 SITE SECTIONS

3.3.1 The Site sections will remain relatively unchanged except for the nw windows replacing the current large doors.

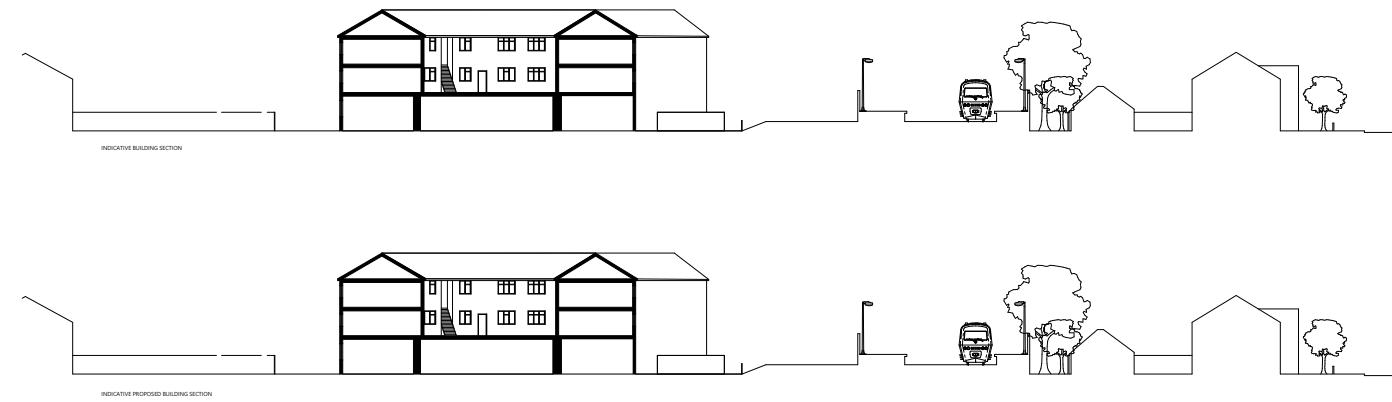


Fig. 07 Existing and Proposed Sections

## 3.4 SITE ELEVATIONS

3.4.1 The proposed elevations will see new windows proposed instead of the current large doors.



Fig. 08 Existing and Proposed Elevations

## 3.5 WASTE MANAGEMENT PLAN

- 3.5.1 The principles set out in the Waste Management Plan are illustrated in figure 09 .
- 3.5.2 During the conversion for the commercial units into residential, 2 refuse rooms were introduced to serve the new units.
- 3.5.3 These are located on the southern elevation of the building so that they are accessible from the existing vehicular access.
- 3.5.4 Each refuse store contains 10 240L recycling bins and 10 240L waste bins.
- 3.5.5 Each store will provide 10 recycling bins and 10 waste bins.
- 3.5.6 The two refuse stores will serve 4 studio apartments, 13 one bed units and 5 two bed units.
- 3.5.7 Tracking for refuse vehicle to be provided by others.

bins.

Key:

	Plant Room
	1 Bed Apartment
	Circulation
	Store
	Refuse Store
	Previously Approved: 1,490.3sqm



Fig. 09 Waste Management Plan

## 3.6 ACCESSIBILITY STATEMENT

- 3.6.1 The principles set out in the Accessibility Statement are illustrated in figure 10.
- 3.6.2 The proposed development is accessed internally through the previously approved scheme. All corridors, doors and entrances are in accordance with M4(1).
- 3.6.3 All thresholds are level thresholds.
- 3.6.4 The bathroom is also in accordance with M4(1).

	PART M REQUIREMENT	PROPOSAL	ACHIEVED
APPROACH TO DWELLING	Approach route should be level, gently sloping, ramped or, where unavoidable, stepped, have a suitable ground surface and a minimum width of 900mm and maximum cross fall of 1 in 40.	As per existing	As per existing
COMMUNAL ENTRANCES	Door must have a minimum clear opening width of 775mm, threshold should be accessible and ground surface should not impede wheelchairs.	The two communal entrances measure 1500mm and 2300mm	Yes
PRIVATE ENTRANCES	Clear opening width of 775mm, with accessible threshold.	The private entrance to the proposed 1 bed dwelling has a clear opening of 830mm wide	Yes
CIRCULATION AREAS	Corridors must not be reduced below a minimum of 750mm.	All corridors are a minimum of 1500mm wide throughout the proposal. Whilst circulation within the proposed 1bed unit is 1750mm wide.	Yes
INTERNAL DOORWAYS	Internal doorways should be a minimum of 750mm.	All internal doors have a clear opening of minimum 830mm	Yes
SANITARY FACILITIES	Clear access space of 750mm to front and 450mm to either side of WC. Door opens outwards and has clear opening of 800mm.	The proposal provides a clear space of 1150mm to the front and 500mm to the side.	Yes

Fig. 10 Part M Requirements Table

## 3.7 ACCESSIBILITY STATEMENT

3.7.1 The principles set out in the Accessibility Statement are further illustrated in figure 11.

### 3.7.2 Key features include:

1. Clear opening width of private entrance door
2. Clear width of corridors no less than 750mm
3. Level thresholds to all entrances
4. Clear space of minimum 750mm in front of WC
5. Clear space of 450mm to side of WC

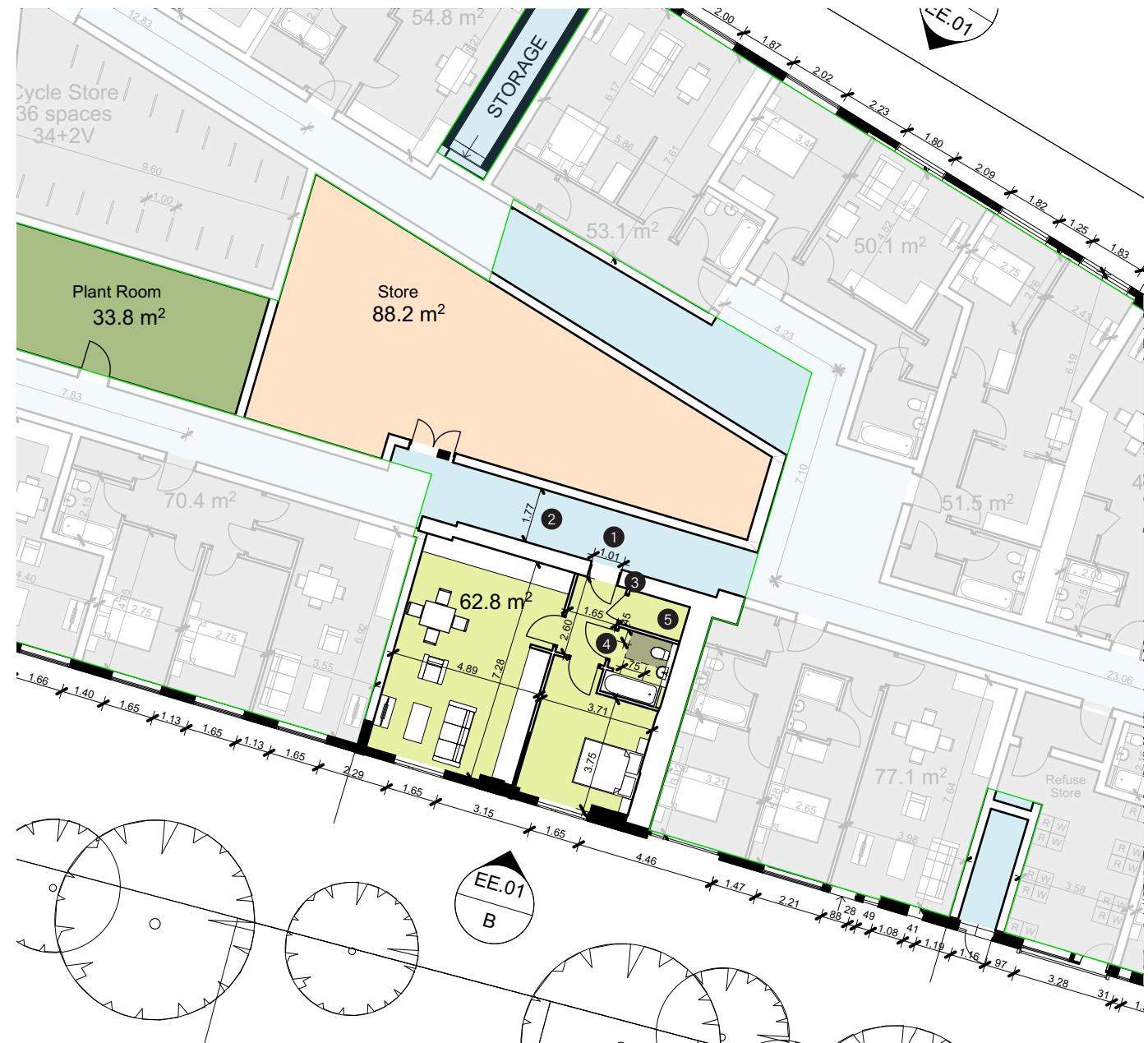


Fig. 11 Part M Requirements in Plan

### 3.8 ACCOMMODATION SCHEDULE

3.8.1 The accommodation schedule illustrated in Figure 12 below, shows the number of different units and facilities throughout the ground floor of the scheme.

3.8.2 It is a combination of the proposal in this document and the previously approved scheme for the rest of the site.

Level	Studios	1 Bed Units	2B 1P Unit	2B 4P Unit	Plant (m2)	Store (m2)	Cycle Store(spaces)	Refuse Store (m2)	Refuse (no. Bins)	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
GF	4	13	1	4	33.8	88.2	36 spaces	50.8	20R & 20W	22	27	1742.7	1155.2	66%

Fig. 12 Accommodation Schedule

## 3.9 MATERIAL SCHEDULE

3.9.1 Figure 13 is a table that illustrates the materiality of the proposal.

3.9.2 Large doors to be replaced with windows to match existing materials.

ITEM	MATERIAL
Doors	As per existing (Varies - mix of painted timber and metal)
Windows	As per existing (White uPVC)
Rainwater Goods	As per existing (Black uPVC)
Facade	As per existing (Pebbledash to upper floors. Exposed brickwork, white or grey painted render to ground floor)
Roof	As per existing (Tiled)

Fig. 13 Material Schedule



Fig. 14 Image showing existing materials