

Introduction

This design and access statement has been prepared in support of a Revised Planning Application for the extensions and alterations of the existing block of flats with the following principal elements:

- Retention of the existing building
- Extensions and alterations to provide better circulation and usage of the individual flats

The application site is under the ownership of Station Road Residents Ltd (SRR), of which the applicants are all shareholders.

This statement addresses the planning and other issues resulting from the proposed development and is set out under the following sections:

–Site and Surroundings - Description of the site and context

–Existing Buildings - Description of existing buildings

–Planning History - Reviews planning history

–The Design Process - Gives details of the evolution of the design

–Amount of Development - Justifies the amount of additional intervention

–Use of The Site - Reviews past and proposed uses

–Site Layout - Describes the proposed disposition of the buildings and their functions

–Scale of Development - Reviews the physical scale of the proposed new buildings

–Appearance - Describes proposed materials and detailing

–Landscaping - Describes the principles of proposed landscaping

–Sustainability - Describes the principles of the proposed approach, refer to specialist report for further details

–Accessibility - Describes the design features ensuring access to the site, including those with special access needs

–Waste and Recycling - Describes the principles of the proposed approach- note it is proposed to deal with detailed aspects as a condition to any forthcoming planning consent

–Summary - Summarises the application

Site and Surroundings

The application site relates to a 387.3m² plot located on Station Road amongst other similar buildings.

The existing building is attached to another block of flats, it is 3 storey red brick, in the Victorian style.

The existing building has off street parking on the front and side of the application site.

The general topography of the site is generally level.

The extent of the site, the existing properties, and the physical features of the site with the boundary treatments are shown on the existing survey drawings by Akaal Associates Ltd (AA).

The site is within easy access of public transport links

The application site is within the West Drayton Green Conservation Area, the existing building is not listed.

Existing Buildings

The existing building is a 3 storey red brick Victorian style building with bay windows, contrasting yellow brick bands, both gothic style, semi-circular and flat brick arches.

Each of the flats is currently occupied.

The site is currently making a contribution to the local economy.

The rear garden to the dwelling has some patio area, turf and shrubs, which is all well maintained.

The existing buildings have not been extended or altered within recent years.

There is an existing rear extension at no.167, the footprint extends beyond the proposals in this application, refer to AA drawings for details.

Planning History

See below planning history relating, note there is no history of Town Planning Enforcement Action on the site:

Application Ref.	Proposal	Decision	Date
8878/APP/2019/1909	Single storey rear extension to Flat A, first floor rear extension to Flat B and installation of new rear dormer to Flat C	Refused	04/09/2019
8878/E/89/1200	Conversion of three-storey house into three flats: Details of landscaping in compliance with condition 4 of planning permission ref. 8878C/ 86/2262 dated 23rd April 1987.	Approved	02/10/1989
8878/C/86/226	Conversion of existing building into 3 x self-contained flats.	Approved	23/04/1987

The Design Process

The recent planning application 8878/APP/2019/1909 was refused on 4 September 2019 for the following reason:

'The proposed extensions and alterations to the property, by virtue of their size, scale, bulk, design and inappropriate fenestration details would result in a cramped and incongruous form of development which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding West Drayton Green Conservation Area.'

The reason of refusal has been explained further in the Officers Report, please note the following design improvements addressing the Conservation Officers concerns:

Officers Report Comment 1:
'Conservation Areas are not limited to the views from highways, that most people would see, but also extend right across the properties concerned. Less public areas, such as the rear of buildings, are also important to the character of the area. In this case, the upper floors of the rear of the property are likely to be viewed from the grounds of West Drayton Academy behind.'

The West Drayton Academy is over 100m away from the rear of the application site, please see the below images:



Extract from Google Maps showing West Drayton Academy at circa 110m away



View from upper flat window at application site

Officer's Comment 2:
'It is felt that the proposed 3-storey extension would fail to respect the form of the original property or the balance of the group of properties and would significantly alter the character of the roofscape. This is due largely to the loss of the stepped form of the building, the loss of balance to the group, and the extended dormer which is not typical of the local roofscape. The proposals, due to the wedge shaped plot and next door's 2- storey extension, also create a crowded appearance at the rear. The use of Juliet balconies for windows at first and second floor levels, are also unacceptable being uncharacteristic of the original property or the neighbouring properties.'

The current application design has been amended as follows:

- The rear roof slope remains unchanged, a much smaller lead clad dormer window has been introduced which is subservient to the existing building, and a vast improvement on the existing dormer window.

- The Juliet balconies have been removed and replaced with sash windows in accordance with the proportions of the existing building.

- Section A-A shows the stepped form re-introduced with the current design.

Officer's Comment 3:
'The proposed roof lights to the front elevation are not best positioned on the elevation and are uncharacteristic of the area. It would be preferable to avoid them.'

- The number of rooflights on the front roof slope has been reduced to one , which has been centrally positioned on the bay window and sash window below. The rooflight is a conservation pattern specification, it is difficult to avoid rooflights on the front slope as it dramatically increases the light within the living area.

- Four number roof lights have been introduced to the north and south (side) roof slopes so that they are not visible on the front elevation. Again the rooflights are of conservation pattern specification.

Officer's Comment 4:
'The ground floor part of the extension, on its own, would likely be acceptable.'

The external fenestration and design remains unchanged on the ground floor extension.

Amount of Development

It is considered that the re-design fully honours the importance of the adjoining properties and their scale, yet at the same time allows insertion of the new building volume in such a way that the overall setting is not compromised, yet at the same time allows delivery of an economically viable development that brings significant benefit to the town centre.

The proposal does not affect the visual street frontage.

Use of Site

The existing and proposed use of the site is residential.

The proposal is to be enjoyed by the residents of each unit.

The current residential use is not known to have caused any environmental problems or nuisance, and the extensions are considered to be neighbourly.

It is considered that the proposed uses are acceptable and consistent with Council and other policies and will allow maximum use of the site on an economically viable basis.

Site Layout

The layout of the proposal was strongly defined by the existing boundaries and parameters of the existing building.

The layout of the development ensures that there is no possible overlooking from proposed habitable rooms.

Scale of Development

Section 6 dealt with the amount of development proposed in response to the brief and special characteristics of the site.

The West Drayton Green Conservation Area highlights the nature of the area and the special qualities of the site and building.

It is considered that the proposals are in scale with their environment.

Appearance

In view of the nature of the existing street and its setting it is considered necessary to ensure that any intervention must be discrete and further that it should preserve and enhance both.

The drawings show how the various parts of the scheme have been extended and altered.

The general proposed materiality of the building is as follows:

- Red brickwork taken from the existing palette
- Yellow contrast brickwork taken from the existing palette
- Pre-cast concrete coping stones
- Flat brick arches taken from the existing palette
- Painted timber external windows/doors
- Conservation pattern rooflights
- Lead clad dormer window

Generally, the appearance of the proposal is designed, detailed and constructed using traditional methods to match existing.

Landscaping

The shared rear garden will remain, access is provided for all the flats.

Sustainability

It is envisaged that in the event that the planning application is acceptable in general terms then reserved matters would apply to detailed construction and services design and implementation.

It is considered that all new building elements, including services, will have to apply to national norms including all parts of the Building Regulations in force at the time of commencement of construction.

All new construction including services to emerging energy saving specifications. Double-glazing will be provided throughout.

Across the whole project the following will be implemented at technical design stage; subject to any forthcoming planning consent:

- Low energy and intelligent light fittings
- Dusk/dawn activated external lighting fittings
- Dual flush WCs
- Use of variable extract speed fans to meet demand

Accessibility

Pedestrian and vehicular access to the building remains unchanged.

Waste and Recycling

The refuse facilities and collections are to continue as per existing.

Summary

The re-design has developed to ensure that the principle features of the site, building and its setting are preserved and enhanced.

The proposal can make a positive contribution to the economic vitality of West Drayton Town Centre.

The design of the extensions is of high quality and fully sympathetic with the character and quality of the local area and their setting.

ISSUE	DATE	REVISION
NOTE	DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPENCIES TO ARCHITECT OR CA	
PROJECT		

CLIENT
Messers Mapletoft, Davies Faizal

DRAWING
DESIGN & ACCESS STATEMENT

Akaal Associates Ltd
architects and construction management

All rights described in chapter IV of the Copyright Designs & Patents Act 1988 have been generally asserted. This Drawing must not be scaled; only figured dimensions should be used. If there are any discrepancies, or contradictions between this and other information, it should be brought to the Architect's attention.

PROJECT #	2018.006	DWG #	REV
DATE	23/04/2020		
SCALE	NTS		
DRAWN JC	CHKD		

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