

Design & Access Statement

Demolition of existing shops and premises and construction of new residential block consisting of 9 flats and single business unit (class B1) at Units 1,2 and 2C Teignmouth Parade, Bideford Avenue UB6 9JL.

Site at Units 1,2 and 2C Teignmouth Parade, Bideford Avenue UB6 9JL.



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1.1 Site Location

The site is located in the Perivale area of the London Borough of Ealing in West London. The location of the site adjoining to the building on 3 Teignmouth Parade formerly Lloyd's Bank building and adjacent to the various statutory listed buildings, forecourt and structures of the Hoover Building and Old Hoover Building.

Site benefits from close proximity to schools. It also benefits from close proximity to green spaces for instance to Ealing Central Sports Ground and Park as well as Ealing Golf Club which are located within walking distance to site (6 minutes walk and 10 minutes walk respectively). Neighbouring commercial area (Tesco Superstore with-in Hoover building with access to it across the road. It is located within 2 minutes walk) along with bus public transport connections. Perivale underground station is located 8 minutes walk from the site.





1.2 Context & block plan

The immediate neighbouring site context consists of residential units located in Lloyd's Bank building (upper floors) and Lloyd's Bank premises currently no longer in use. Immediate neighbouring residential semi detached dwellings to the other side of the site on Bideford Avenue.

Opposite to the site there are commercial events space called Royal Nawaab London and Tesco retail premises located in the Hoover building. There is a service road and access road to the rear of properties located on Teignmouth Gardens. There are listed buildings in the site's close proximity:

Main front block to Hoover Factory
 Designation Type: Listing
 Grade: II*
 List UID: 1079353

Canteen Block to Hoover Factory
 Designation Type: Listing
 Grade: II*
 List UID: 1079361

Forecourt piers, gates and railings to Hoover factory & other gates.
 Designation Type: Listing
 Grade: II

1.3 Site Context/ Photos



1. View on the site's building units 1, 2 and 2C

2. View on immediate neighbouring row of residential semi-detached dwellings next to the site.



3. Entrance to residential block of flats above currently disused ground floor of Lloyds Bank.

4. Teignmouth Parade shop fronts with flats above next to Lloyds Bank building.



Site Map with surrounding context.

1.4 Site Heritage

Main front block to Hoover Factory Hoover Building 1

The Hoover Building is a Grade II* listed building of Art Deco architecture designed by Wallis, Gilbert and Partners located in Perivale in the London Borough of Ealing. Owned by IDM Properties and has been converted into apartments. The Hoover Building on Western Avenue was built in 1932 by Wallis Gilbert and Partners. It contained offices and the company's factory. The factory was built in the Art Deco style.

Canteen Block to Hoover Factory

Building no.7. Grade 2 listed building Building Number 7 was home to the factory's canteen.



A. Main front block to Hoover Factory
Designation Type: Listing
Grade: II*
List UID: 1079353



B. Canteen Block to Hoover Factory
Designation Type: Listing
Grade: II*
List UID: 1079361



C. Forecourt piers, gates and railings to Hoover factory & other gates.
Designation Type: Listing
Grade: II



D. Lloyds Bank



Site Map with surrounding context.



2.1 Existing Building

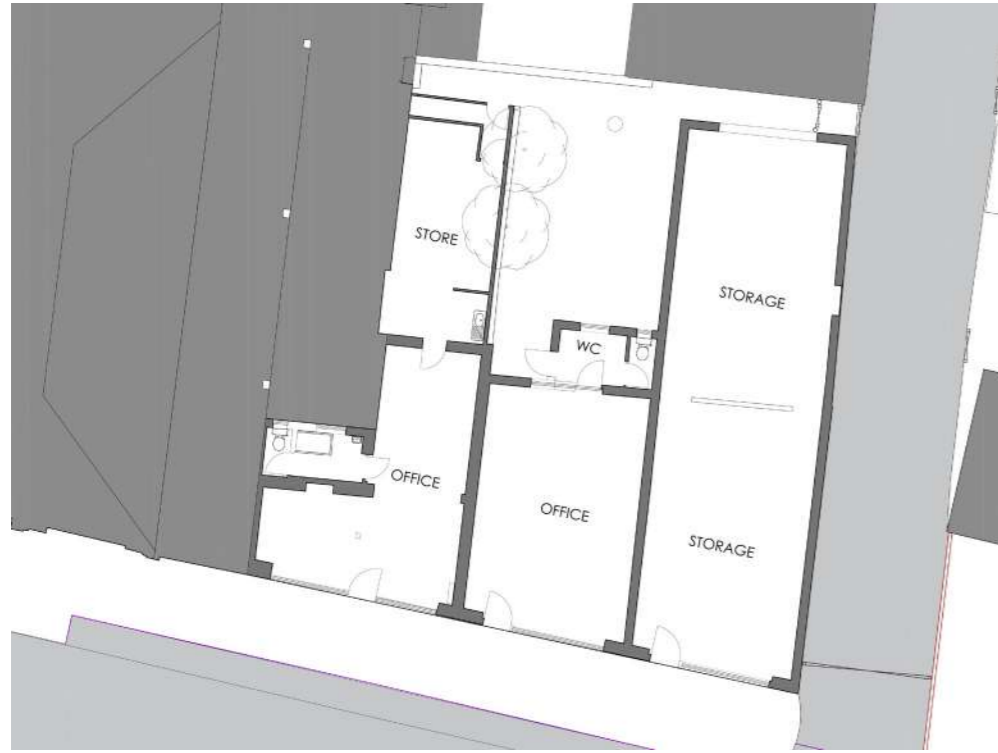
The existing building consists of ground floor units with flat roofs. Two of those units are shop premises and one storage unit. It is currently in use by a telecommunications company as office and storage space. The rear courtyard is currently not in use.

The surrounding buildings have a height between 5 and 2 storeys. Those consists of semi detached 2 storey residential dwellings and form a residential path towards Dawlish Avenue.

General street frontage to Units 1,2 and 2C is stone cladding to match Lloyd's building with shutter covered openings to access the units from the street.

There is shared access with Lloyd's Bank building at the rear of the property.

2.2 Existing building plans/ photos



3. Plan view of existing three single storey commercial units.



6. Roof plan of existing units with flat roof at various levels.



1. View on the site's building units 1,2 and 2C
Image illustrates the current facade with front signage for the business unit in place as well shop glazed openings with shutters. Current premise is clad in matching tile to neighbouring building.



2. Front external view of the store.



3. Shared access- rear entrance to ground floor premises of Lloyds Bank building.



4 Gated site service road access next to existing building.

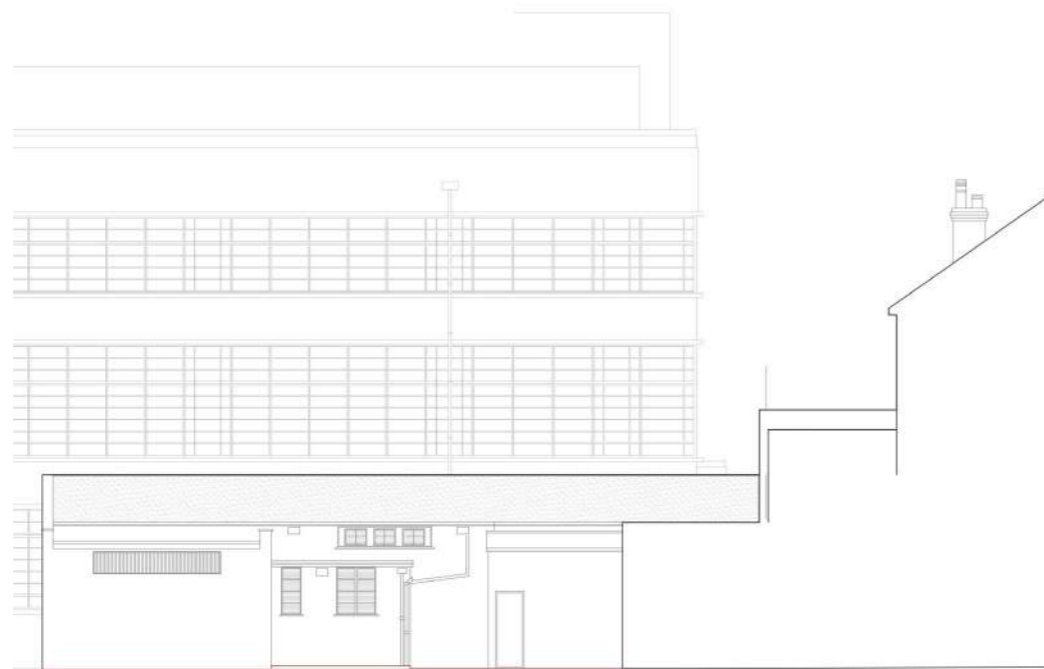
2.3 Existing Building

Street view illustrates the way existing property is visually joined into the Lloyd's bank building.

The continuation of material is the main visual connection to the building. There is a mixture of materials e.g., brick or poor quality render observed on other elevations.



Existing Building Street View/ Elevation 01



Existing Building Street View/ Elevation 02



Existing Building Street View/ Elevation 03

2.4 Site Analysis Summary



Service Road with gated access next to the site

Teignmouth Parade shop fronts with flats above

Teignmouth Parade shop fronts with flats above Lloyds Bank building.

Site Row of residential semi-detached dwellings next to the site.

Forecourt piers, gates and railings to Hoover factory.

Building no. 7. Canteen Block to Hoover Factory

Listed Gate and access to Building no.7

Main front block to Hoover Factory/ Currently used as residential units.

3.1 1st Pre-planning advice application advice

Ref: 175160PAC

May 2018

Pre-application planning advice for first, second and third floor extensions to create a mixed-use three storey block with roof space accommodation, comprising two commercial units on the ground floor and 14 residential flats (2 x 1 bed, 6 x 2 bed, 6 studios)

The pre-application advice recognised constraints of the plot size in the context of proposed development. It is recognized that the site would benefit from refurbishment, therefore sympathetic proposal to its surroundings and wider context of neighbouring listed buildings could improve the street scene and visual aspect of Teignmouth Parade.

Summary: Pre-application advice received on proposed previous scheme :

1- Suggested reduction of scale, footprint massing as well as no. of units proposed.

2- Enhancement of adjacent heritage listed buildings through design and external aesthetics.

3- Quality of living accommodation, sunlight & daylight provision and meeting at least minimum GIA requirements. Provision of secure and sheltered cycle parking

4- Address on issues relating to impact on neighbouring occupiers- loss of privacy and loss of outlook, loss of light and overshadowing issues.

5 Meeting of servicing requirements relating to refuse and recycling storage and collection arrangements for both commercial and residential elements, provision of disabled parking bay and deliveries.

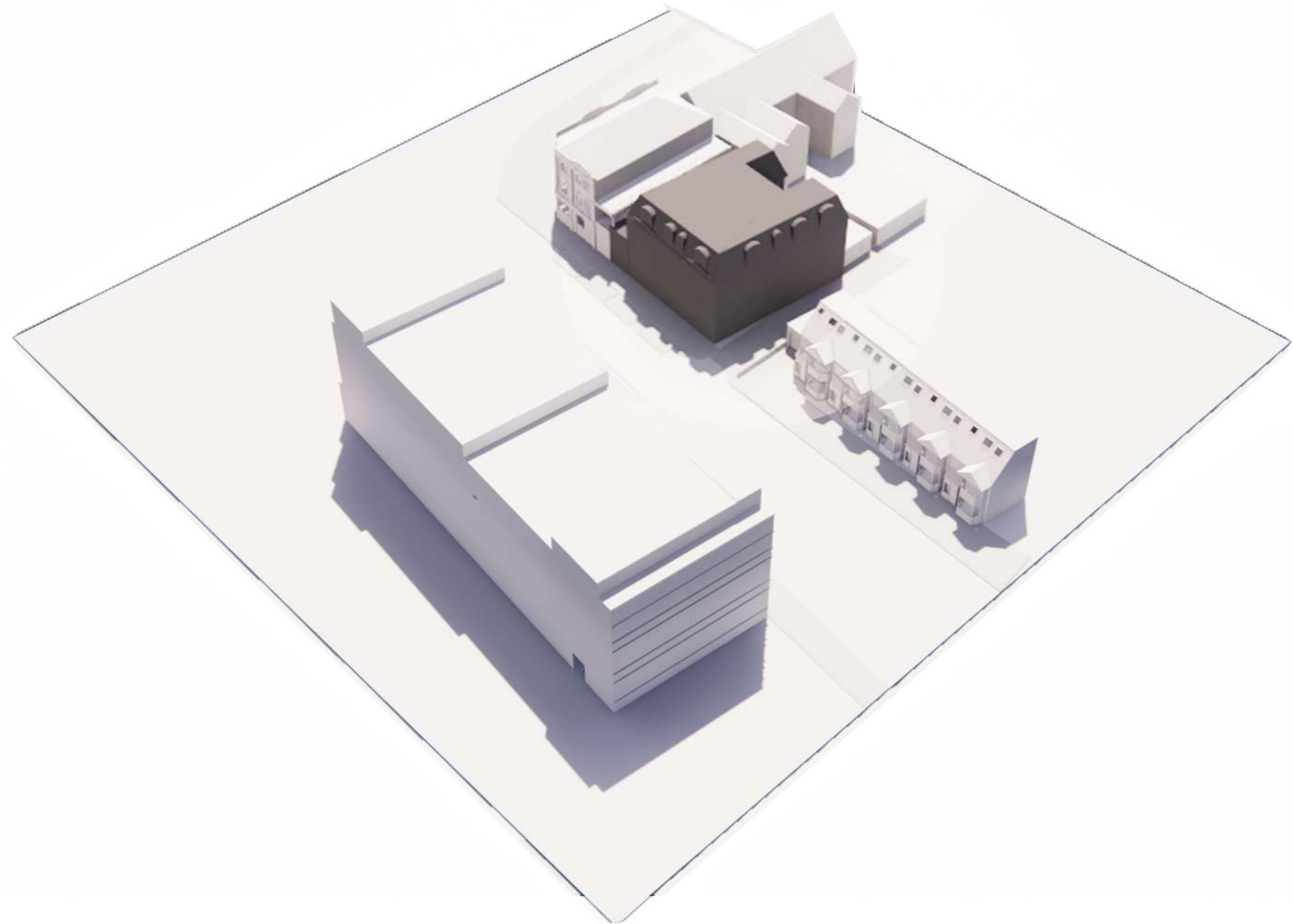
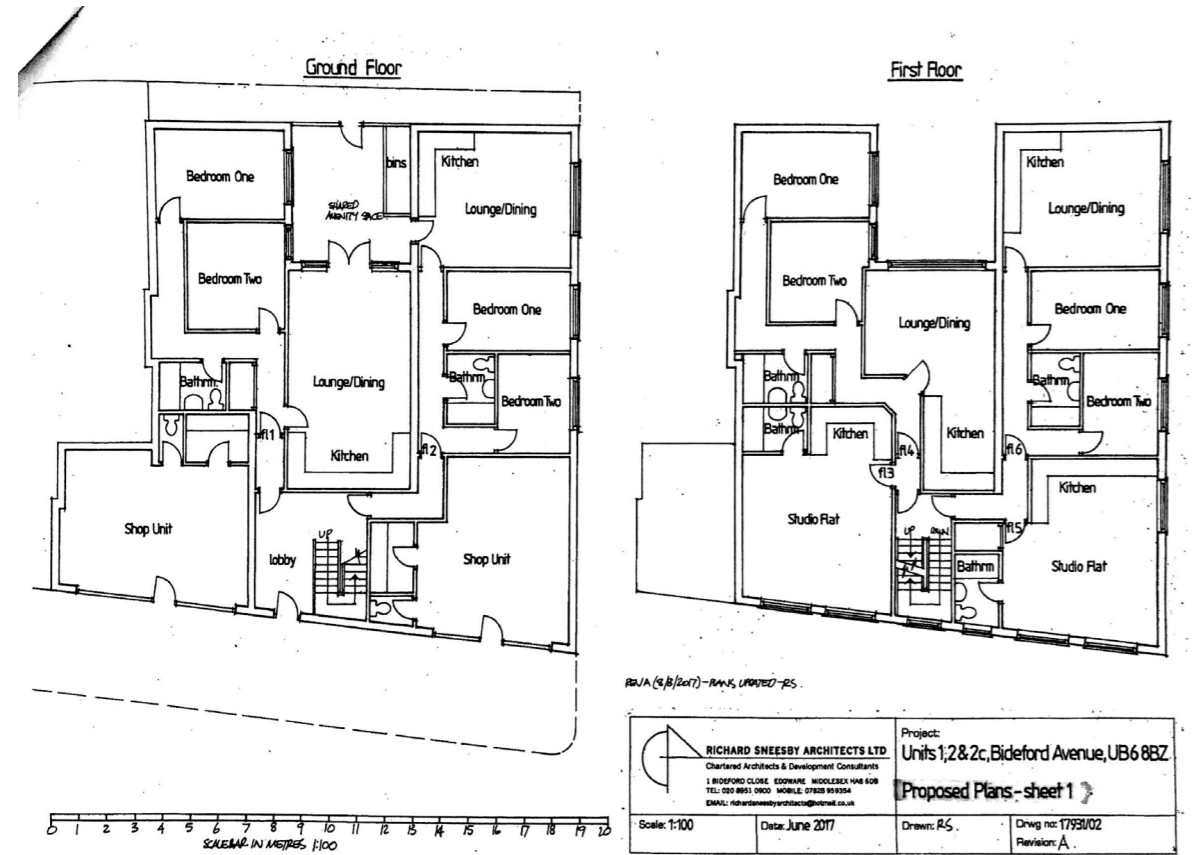
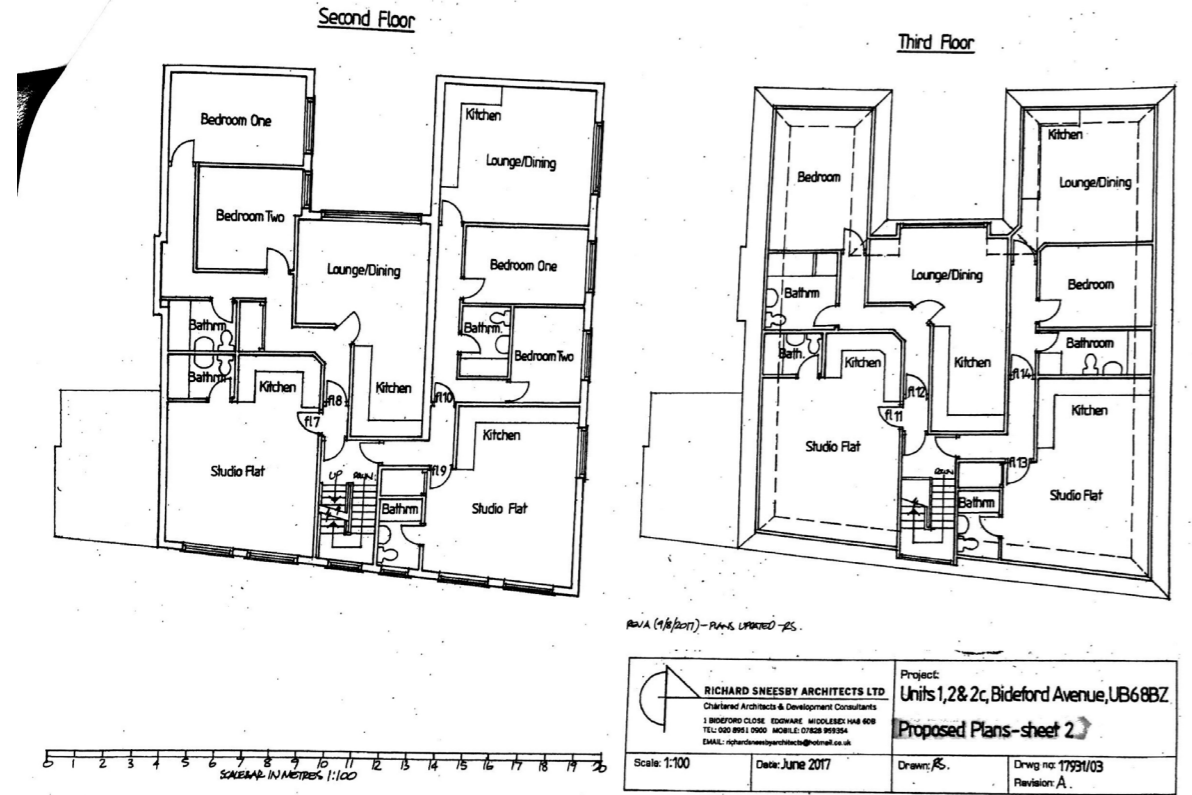


Diagram illustrating massing of proposed scheme at pre-planning advice.

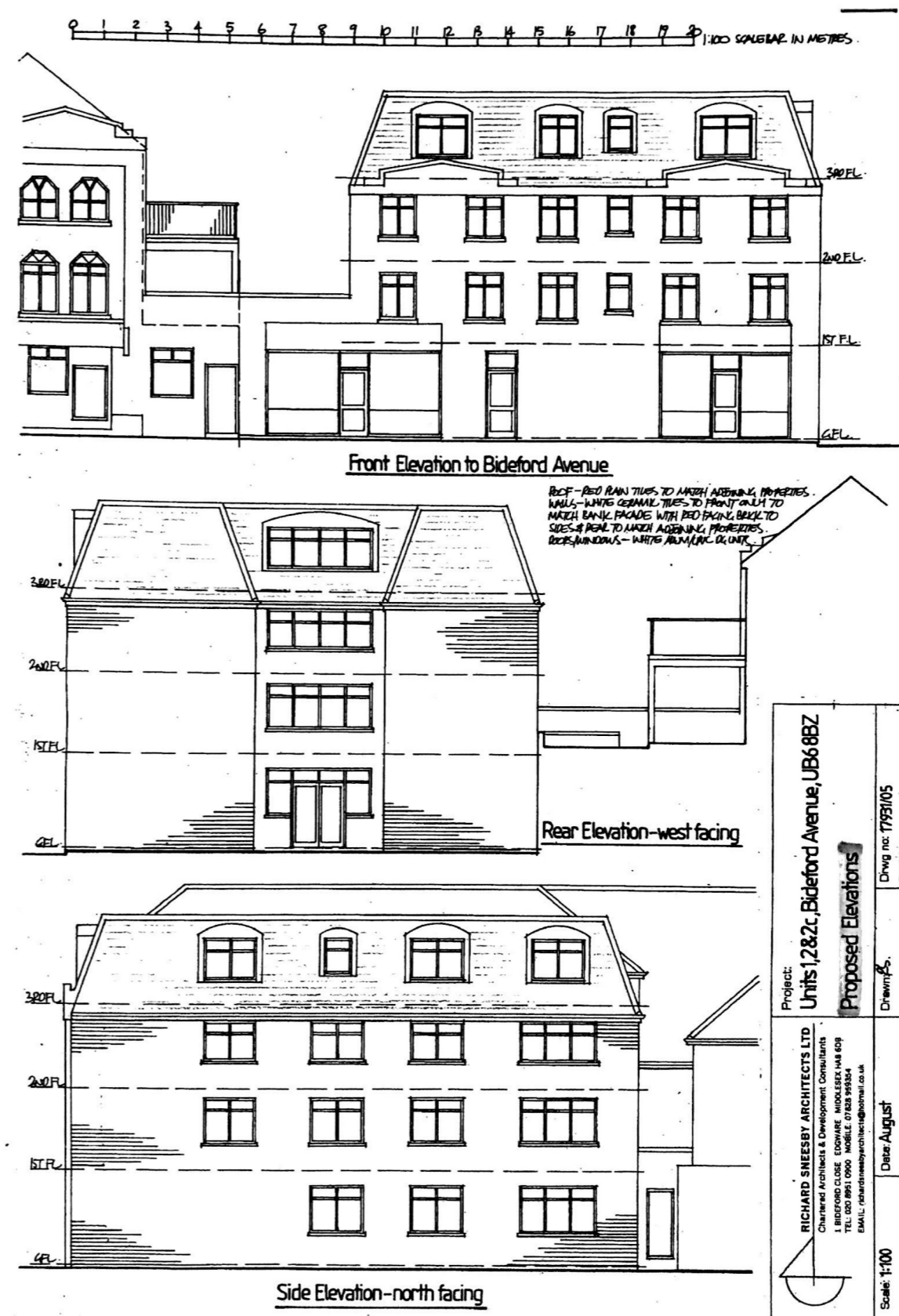
3.2: 1st Preplanning advice drawings

Ref: 175160PAC

May 2018



Plans submitted for proposed scheme at pre-planning advice.



Elevations submitted for proposed scheme at pre-planning advice.

3.3 Preplanning Advice meeting with Ealing Planning Department regarding this proposal.

Ref: 212010PAC

March 2021

Executive Summary:

- The principle of demolition and redevelopment to flats on this site is acceptable subject to compliance other policies;
- The bulk and scale of the proposed building is generally acceptable – in keeping with the character and appearance of the area and the setting of the Grade II Listed Hoover Buildings on the opposite side of Bideford Ave;
- Clearer information to be provided on materials – required for future submission.
- All flats are at least dual aspect, however detailing will be required about the windows on the south side to maintain privacy, but still potentially provide ventilation. Screening or opaque to 1.7 from internal floor height or similar, alongside a restricted opening.
- The site is located adjacent to a CPZ and has restricted parking on Bideford Road– depending on the parking offer in the final scheme, a section 106 agreement may be required to secure car club membership for all the free flats. This is usually for 3 years.
- Impacts on designated heritage assets would require heritage statement and justification;
- Mix of units is in general compliance – Ealing’s SHMAA outlines the need for 3bedroom, Mix of units is in general compliance – Ealing’s SHMAA outlines the need for 3bedroom, 5-person units (or above); provide a justification for the offer submitted.
- Private amenity space encouraged – however, further detailing is required regarding the appropriateness of amenity spaces (balconies) facing onto Bideford Road or towards the rear gardens of neighbouring properties; with appropriate screening options to a height if 1.7m.
- Further detailing required regarding transport, refuse/recycling, noise and air pollution;
- The materials should be complementary to the development and heritage assets.
- Concerns over harm to neighbouring properties regarding overshadowing, overlooking, overbearing and loss of light. The applicant is advised to provide daylight sunlight study that demonstrate impacts on neighbouring properties.
- Air quality and noise concerns due to proximity to the A40; mechanical ventilation and air purification will likely be required alongside details around sound insulation. Needs to be considered in application and final details will likely be required by way of condition.
- Lack of communal amenity space needs justification. Part of the site lies within a Park Deficiency Area. A financial contribution via a s106 may be required in lieu of full provision.

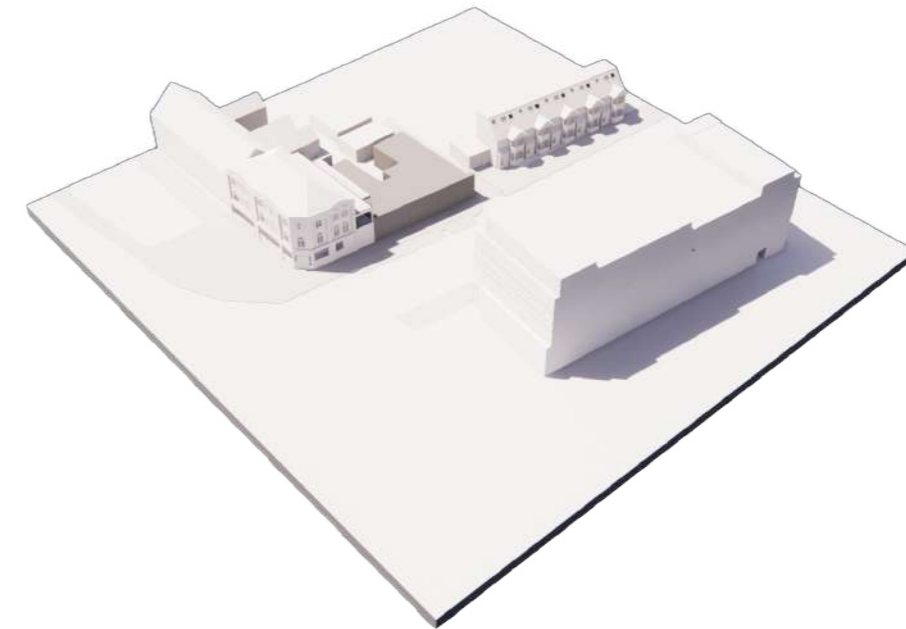
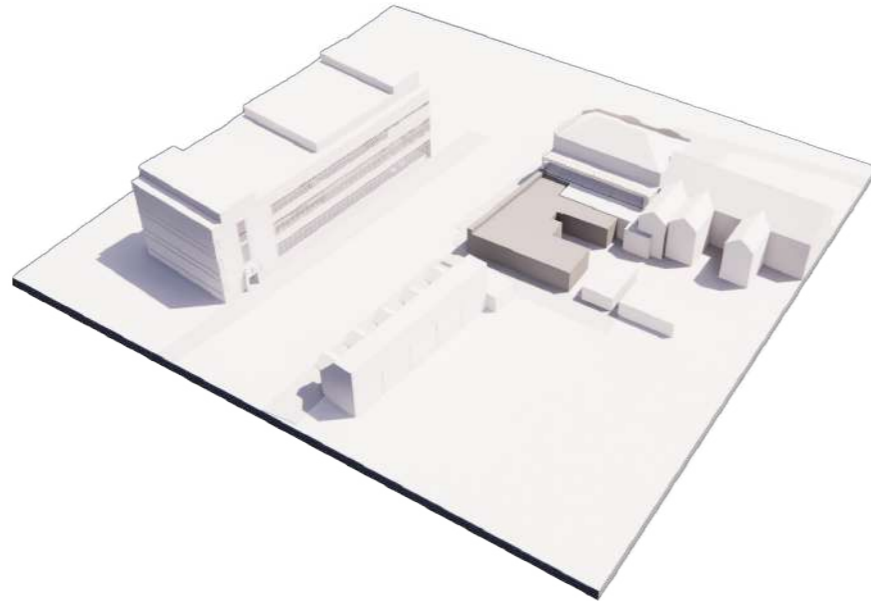
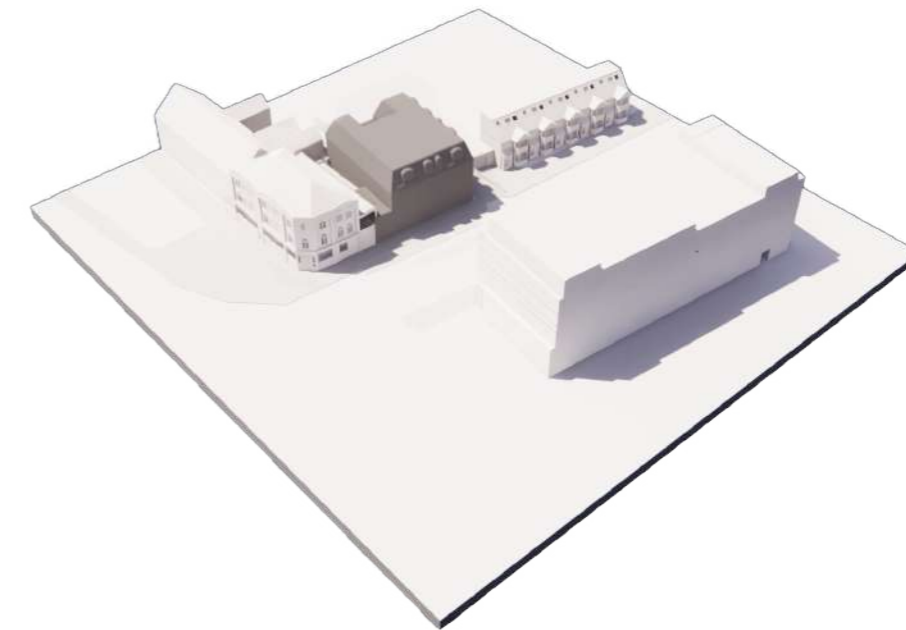
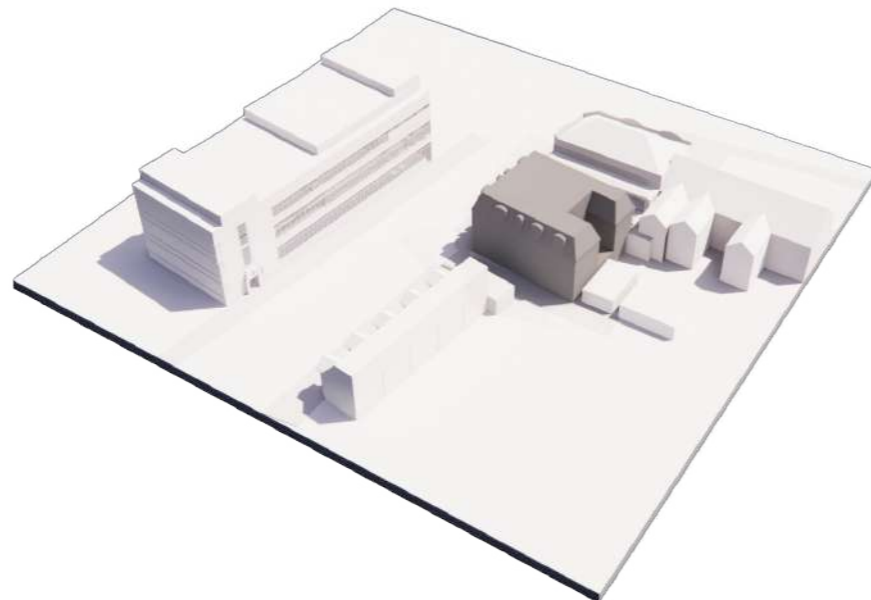
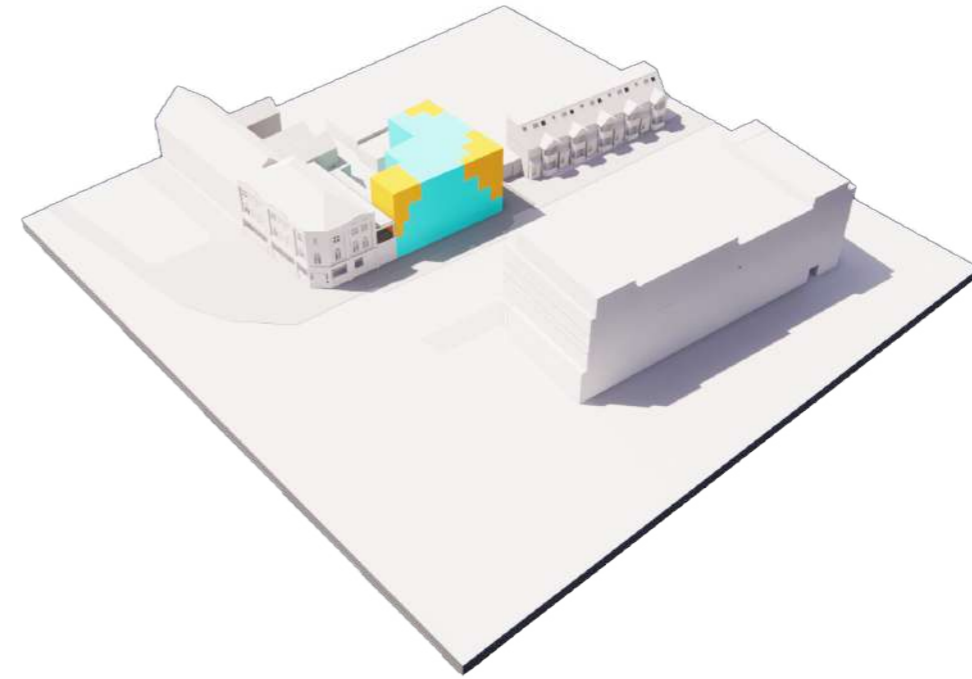
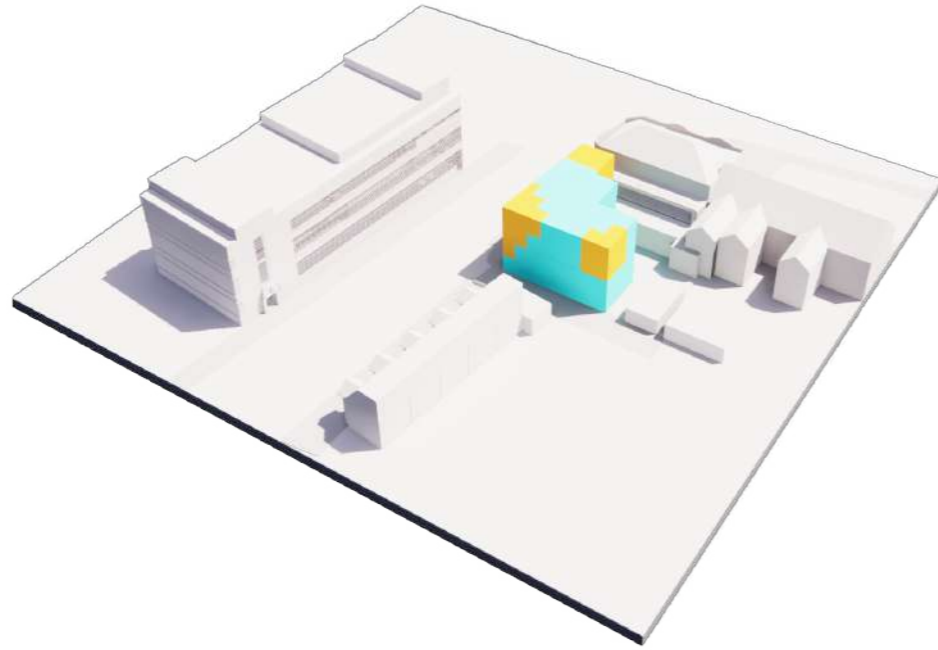


Diagram illustrating massing of the existing three single storey business units.

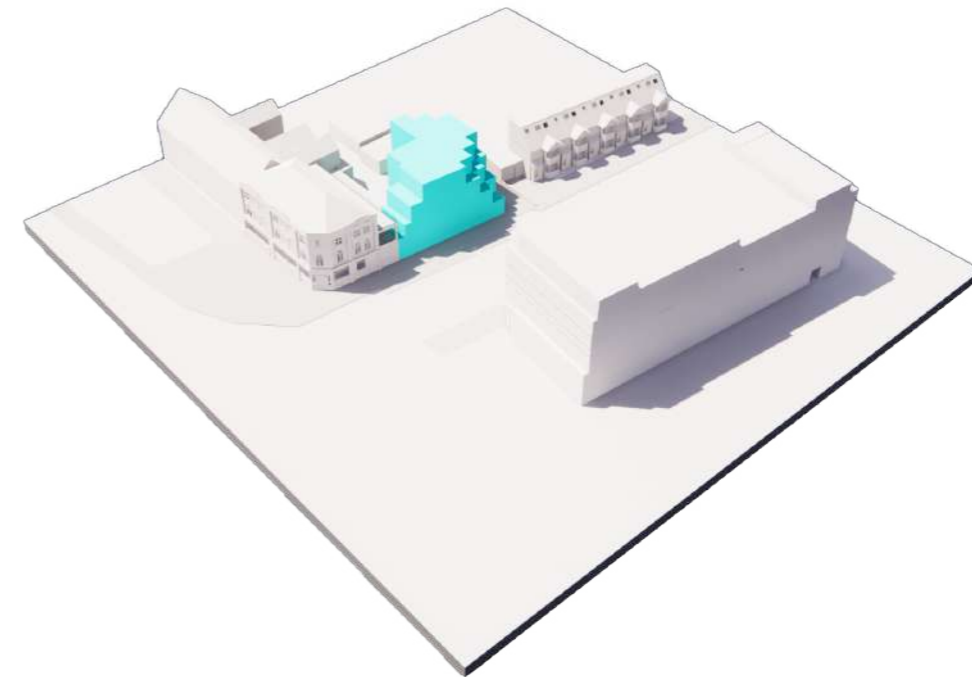
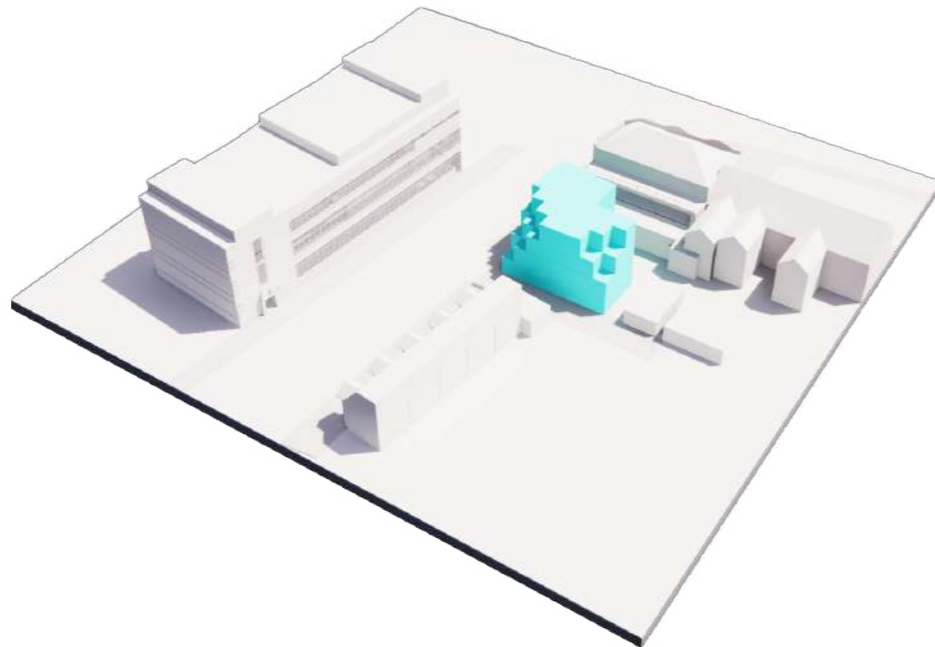


Diagrams illustrating massing of proposed scheme at pre-planning advice.

4.2 Massing Diagrams 02

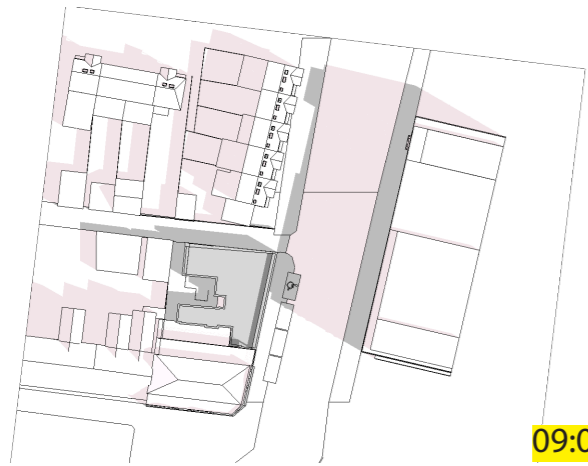


Diagrams illustrating massing block for current proposal. Orange volumes indicates the subtraction of mass for current proposal. The south west side is partially developed in comparison to pre planning proposal.



Diagrams illustrating massing block for current proposal. Subtractions at strategic corner points of the site serves a purpose of minimizing the impact on neighbouring properties in terms of loss of light and overshadowing as well as loss of privacy. Consequently this affects the buildings mass and front appearance.

4.3 Overshadowing Analysis on 15 April 2021 @ Units 1,2 and 2C Teignmouth Parade, Bideford Avenue, UB6 8BZ



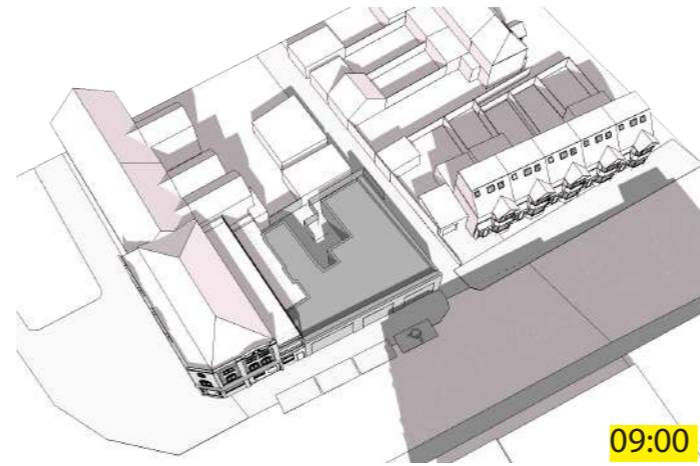
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Plan- Existing Site



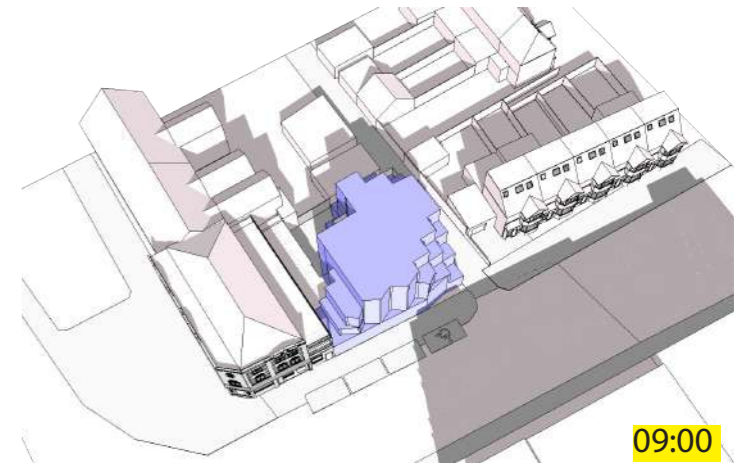
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Plan- Proposed Site



09:00

Perspective- Existing Site



09:00

Perspective- Proposed Site



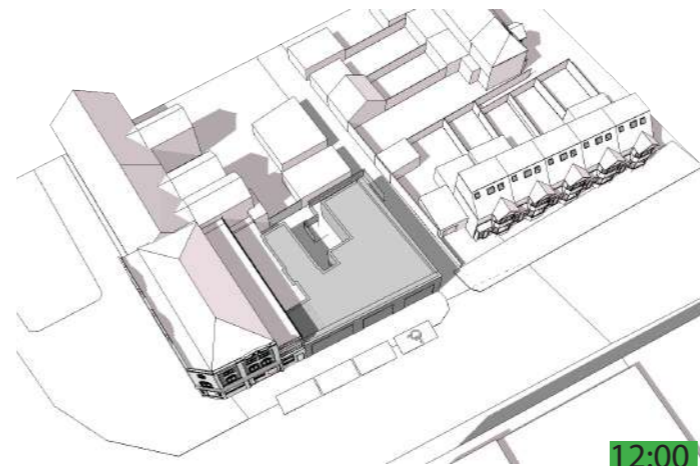
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Plan- Existing Site



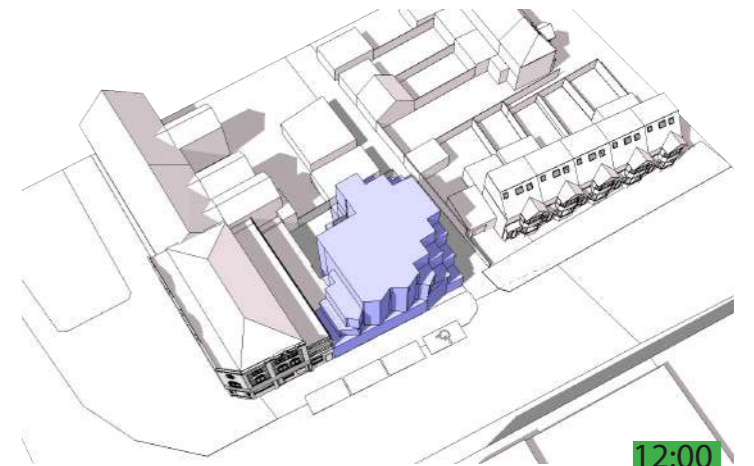
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Plan- Proposed Site



12:00

Perspective- Existing Site



12:00

Perspective- Proposed Site



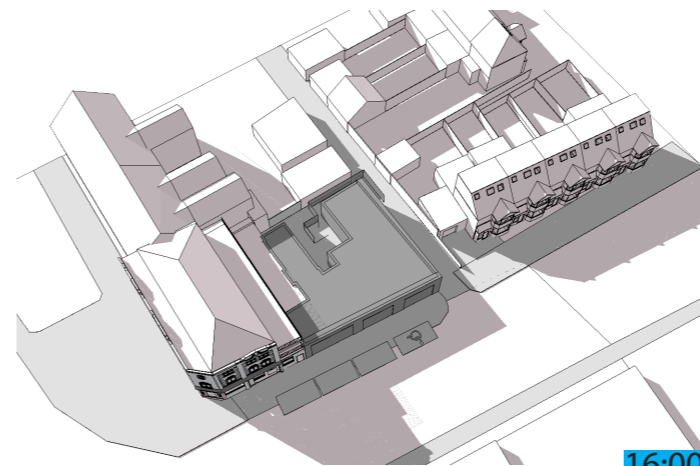
16:00

Plan- Existing Site



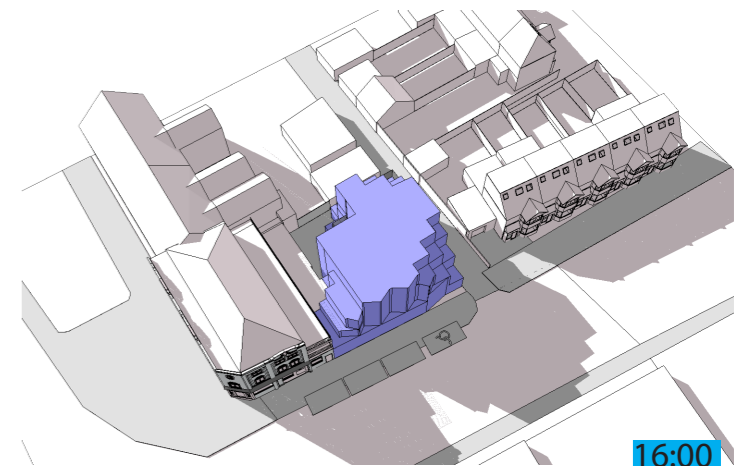
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Plan- Proposed Site



16:00

Perspective- Existing Site



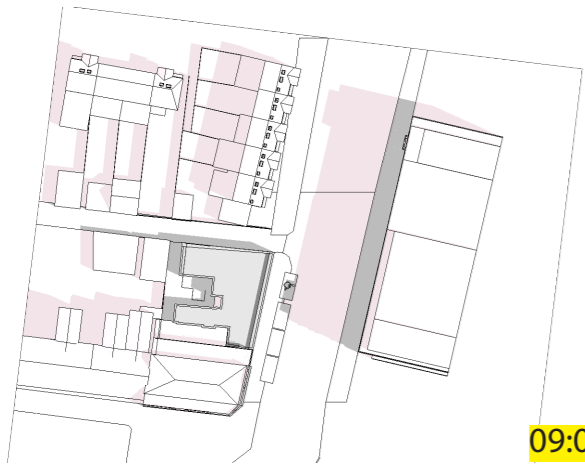
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Perspective- Proposed Site

Conclusions:

The overshadowing diagram study illustrates the comparison between existing building and proposed development in situ over 7 hours of the day in April and May. It is visible that 1 Bideford Avenue rear garden will be affected, but diagrams illustrate that the percentage of loss of direct sunlight is acceptable (approximately 2 hours of direct sunlight on the ground over 50% of the affected amenity area). Residents tend to use their rear gardens over warmer months (April, May and Summer period) more frequently, we can see from the diagrams that proposed scheme in situ casts acceptable shadow over 1 Bideford Avenue both in April and May. Consequently we can conclude that acceptable overshadowing will occur over the summer too.

4.4 Overshadowing Analysis on 15 May 2021 @ Units 1,2 and 2C Teignmouth Parade, Bideford Avenue, UB6 8BZ



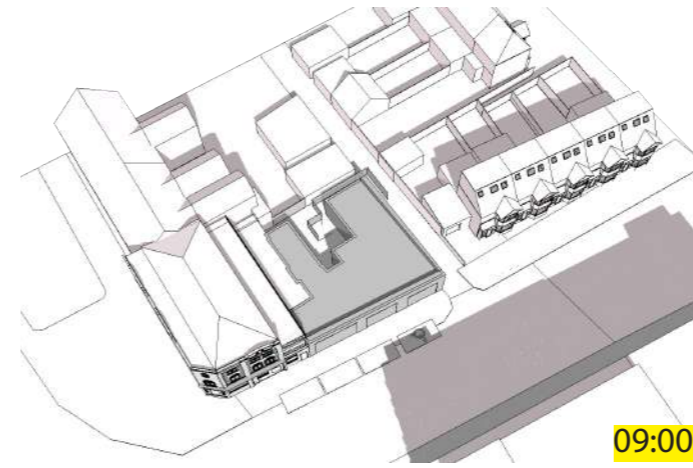
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Plan- Existing Site



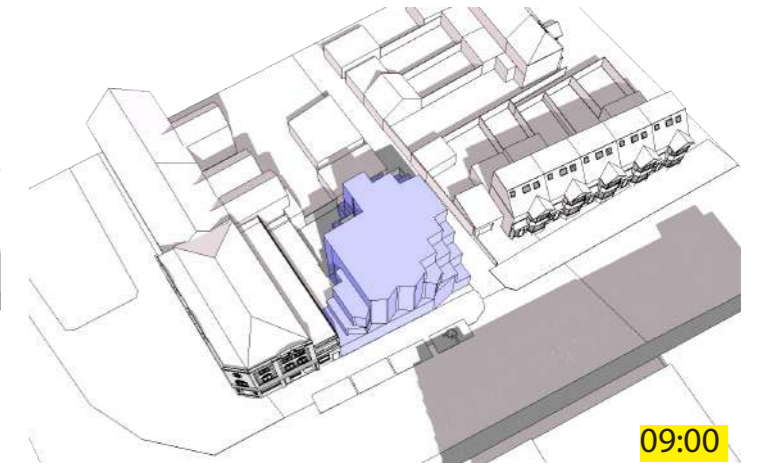
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Plan- Proposed Site



09:00

Perspective- Existing Site



09:00

Perspective- Proposed Site



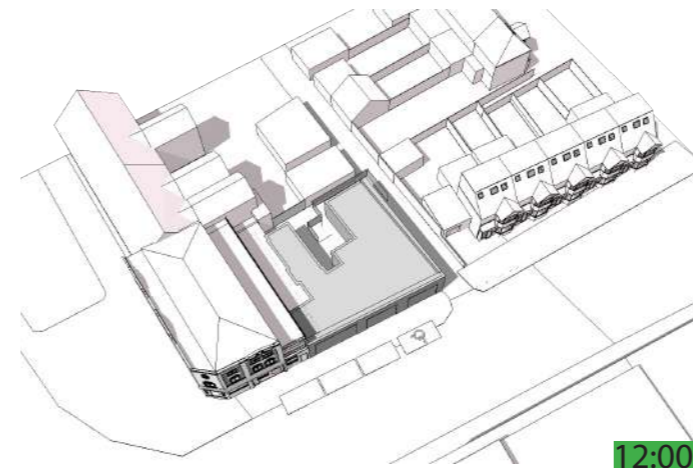
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Plan- Existing Site 21 June 2021



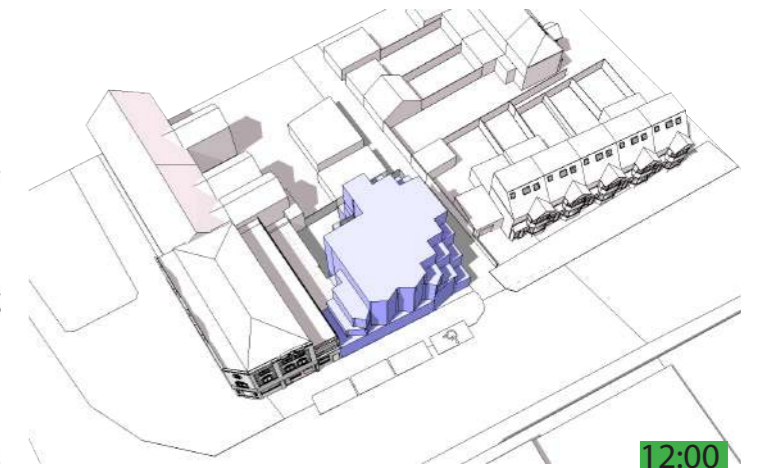
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Plan- Proposed Site



12:00

Perspective- Existing Site



12:00

Perspective- Proposed Site



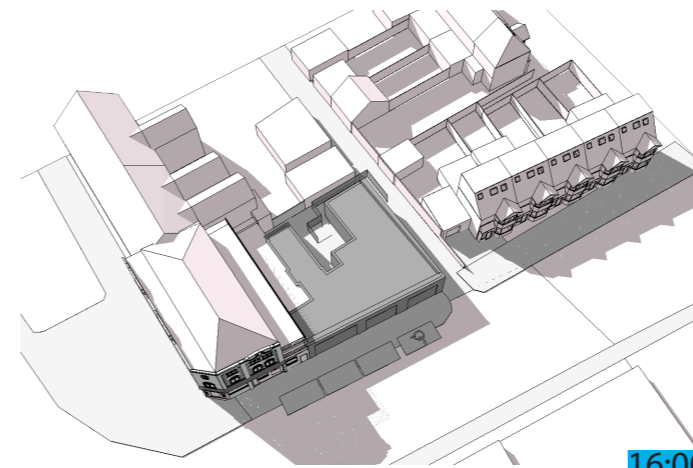
16:00

Plan- Existing Site 21 June 2021



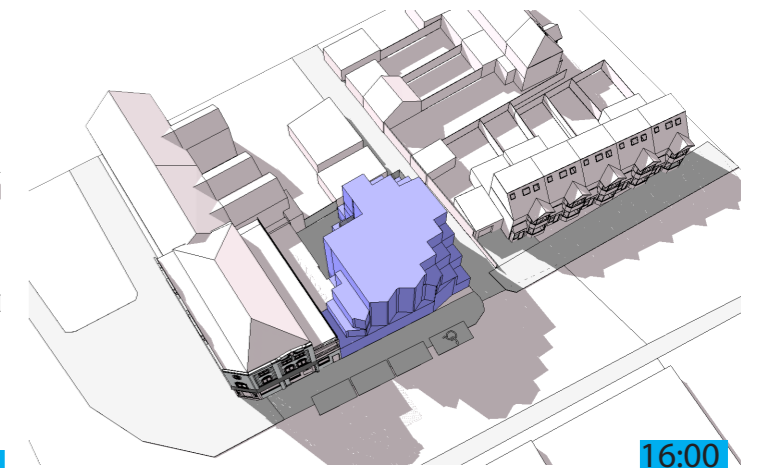
16:00

Plan- Proposed Site



16:00

Perspective- Existing Site



16:00

Perspective- Proposed Site

4.5 Massing model comparison

The building is articulated as a stepped building mass adjoining to the neighbouring Lloyd's Bank building in alignment. The adjoining at shop's signage level is a sympathetic way of connection to create a visual line of continuity of the parade, with access to the office spaces and then main entry to the building.





4.6 Heritage context referencing

White Exposed Grid/ Glazing Infill

Regular white grid it's a direct inspiration taken from The Art Deco architectural grid observed on Hoover Building. Glazing infill with stepped window cill and brick infill at alternating levels allows for comfortable window line distribution in context of the neighbouring Lloyd's bank building.



Projected Bay Triangular Window

Projected window design is inspired from Building no.7 of Hoover Factory (Canteen Block) and its central glazed element.

It also serves a purpose of redirecting the views onto the sides as opposed to directly fronting the glazed facade of Canteen Block.

It further prevents overlooking issues.



Inverted decorative square detail

Proposed decorative detail in a form of inverted square its a modern interpretation of squares observed on the neighbouring Lloyd's bank building It also breaks up the rigidity of white exposed grid and adds to the overall look and colour palette of the main facade.

4.7 Proposed Ground Floor Access

Main access to the building will be from Teignmouth Parade on Bideford Avenue. The proposed office space entrance as a first in relation to Teignmouth Parade business premises its a continuation of the street. Gated access to shared service road will be used by refuse track to enter the refuse collection at the rear of the building. There is additional rear access for residents of newly proposed building.

Cycle storage

Recommended dedicated bicycle storage in London Plan 2021 is as follows:

- 1 space per studio or 1 person 1 bedroom dwelling
- 1.5 spaces per 2 person 1 bedroom dwelling
- 2 spaces per all other dwellings

Additional 2 visitor or short stay cycle parking stands are provided. Therefore 17 proposed parking cycle spaces are proposed. 12 spaces as Sheffield stands and additional 5 on wall hang Sheffield rails.

Bin Store

Ealing Council recommends that 50% of the total combined waste storage capacity be allocated for mixed recycling.

Formula: $A \times ((B \times C) + 30 \text{ litres})$

A = no. of dwellings.

B = volume arising per bedroom (100 litres)

C = average no. of bedrooms.

A = 9

B = 100l.

C = 1.4

$9 \times ((100 \times 1.4) + 30L) = 9 \times 170 = 1530L$ minimum required

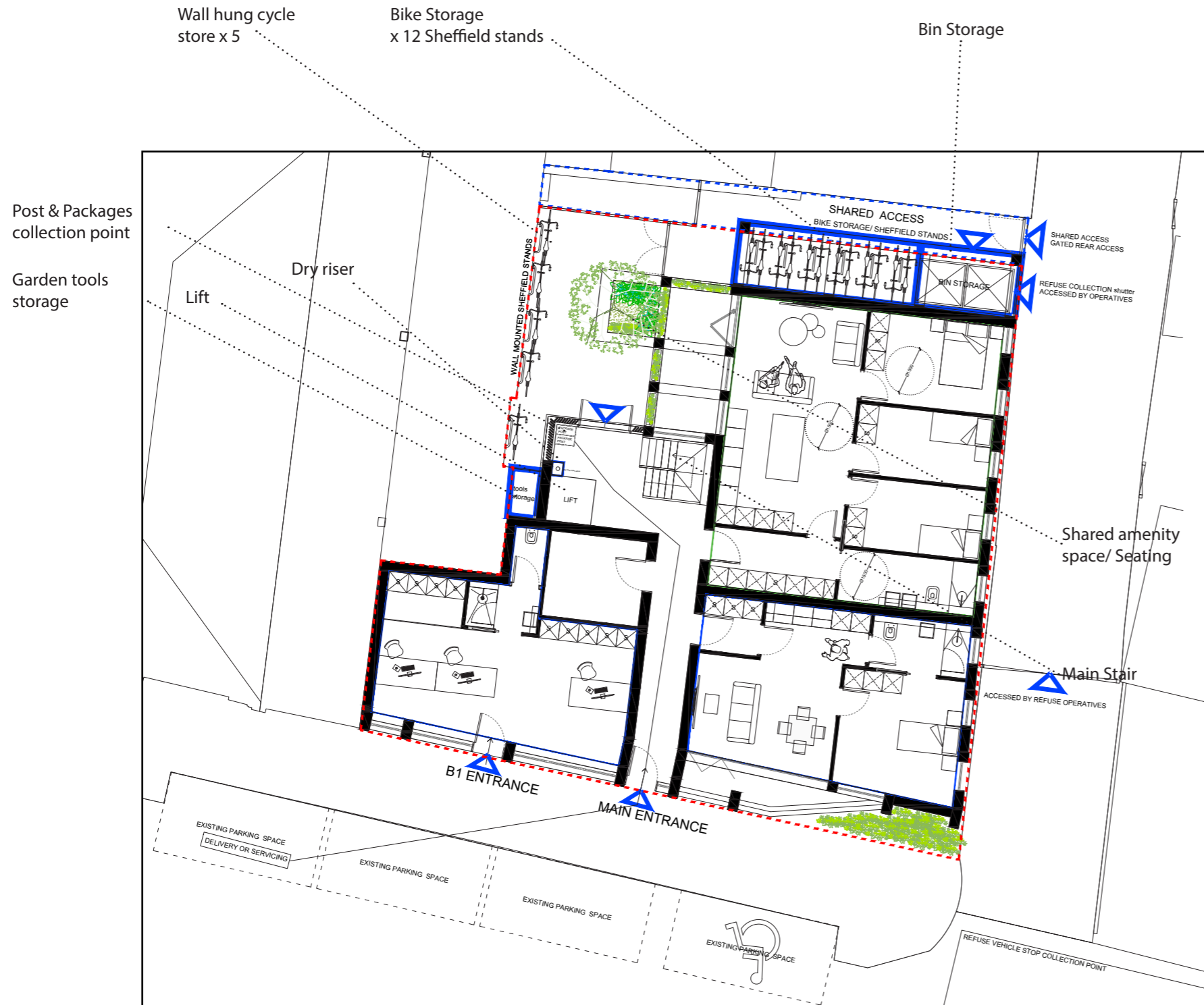
2 units of 1100L Euro bin containers are proposed to be used- 1 for refuse and 1 for recycling.

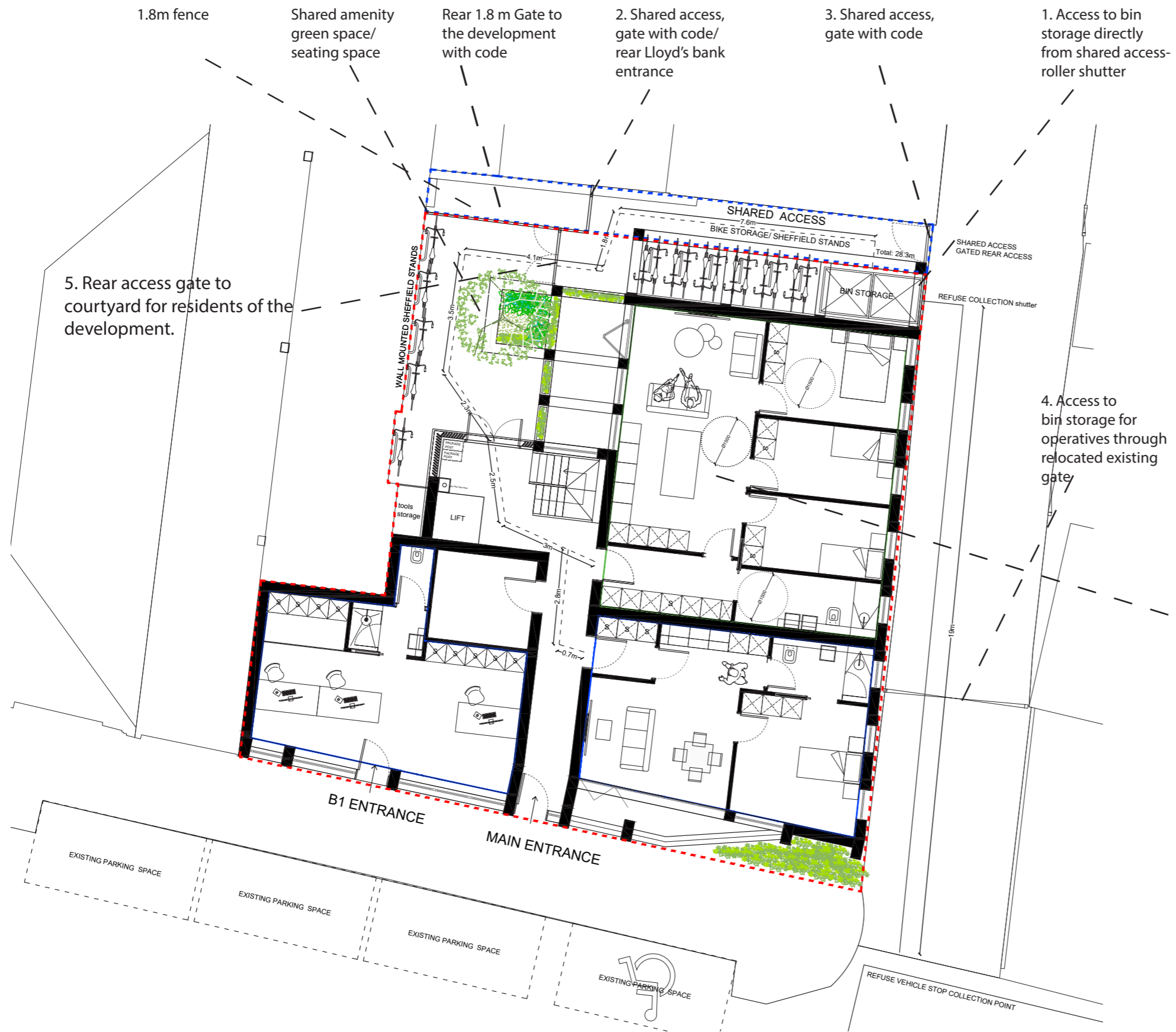
2200L (proposed) > 1530L (required)

Collection of refuse is designed so refuse collection operatives can access the service road and then access the 1100L bins storage by opening the shutter directly from the side access road.

Security

Level Access is provided from all entrances and it is proposed a key system and CCTV monitoring will be used to keep the rear lobby secure. Main front entrance will also be a key system with intercom to each of the flats.





4.8 Shared Access

Shared access is resolved through 3 stage of security points to access the rear courtyard of the proposed development and compartmentalisation of shared access.

Gates:

Point 1:

Access for refuse collection operatives directly to bin storage from service road via openable shutter.

Point 2:

Shared access gate for users of the development and users of the Lloyd's Bank building

Point 3:

Separate gates to Rear courtyard of the proposed development and rear access to neighbouring Lloyd's Bank.

Point 4:

4. Access to bin storage through relocated existing gate

Point 5: Rear access gate to courtyard for residents of the development.

Approximate distance from furthest flat to bin store: 28m

Approximate distance for refuse operative from refuse vehicle stop to bin store: 19m

4.9a Inclusive Design Statement:

1) Proposal is designed taking into account London's diverse population.

2) Proposal provides high quality people focused spaces that are designed to facilitate social interaction and inclusion. Shared green amenity green courtyard is designated for all users of the building.

3) Proposed ground floor flat 2 is designated as a wheelchair user dwelling.



Street View 01- Concept visual



Street View 02- Concept visual

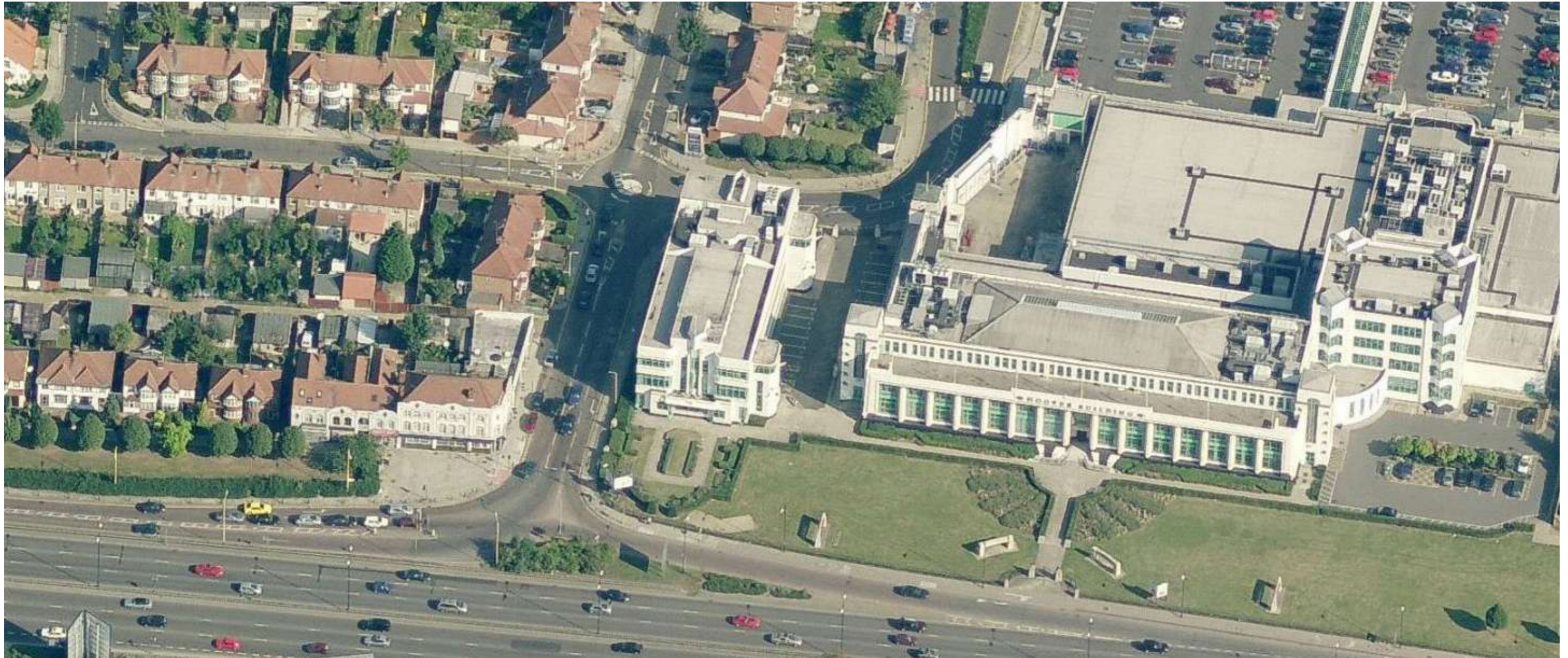


Existing Street View



Proposed Street View

5.5 Existing top view



5.6 Proposed top view

