

St Johns Road, Isleworth

Design and Access Statement



Concept sketch looking south on St Johns Road

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Design

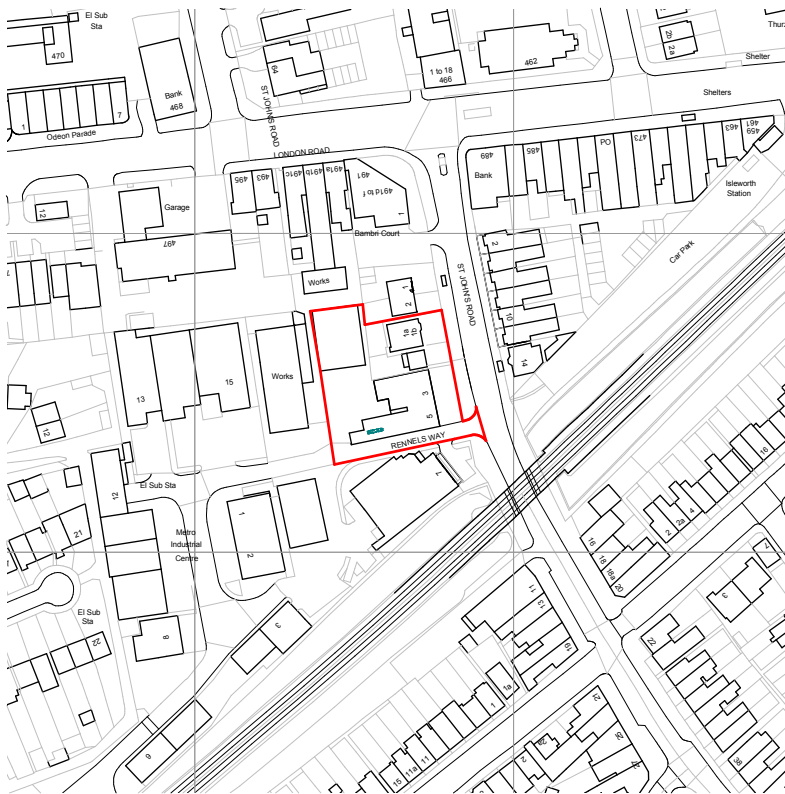
The process

The site is located on St Johns Rd Isleworth on the site of Moores Cycles and neighbouring house + garage. Isleworth is located in west London between Hounslow and Brentford. It is 13 miles by car to central London and 43 minutes by train into Waterloo station.

St Johns Road is located south of the London Road which serves as a main connecting route through Isleworth. St Johns rd comprises of a mix of retail and commercial properties but is predominantly made up of 2 – 4 storey Residential dwellings.

Consultations

The London Borough of Hounslow have been involved in the project from the early stages meeting twice for pre-app consultations with Rock Townsend Architects, Network Housing and CgMs Planning Consultants and have offered feedback accordingly. A public consultation took place on 10th March at which members of the local community were invited to give feedback on the proposal.

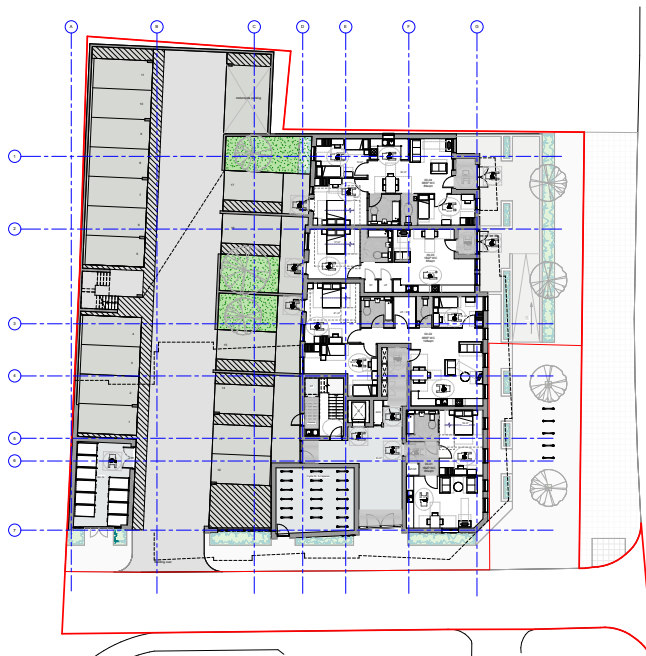


Existing site plan

Design



Proposed site plan



Ground floor plan showing wheel chair units

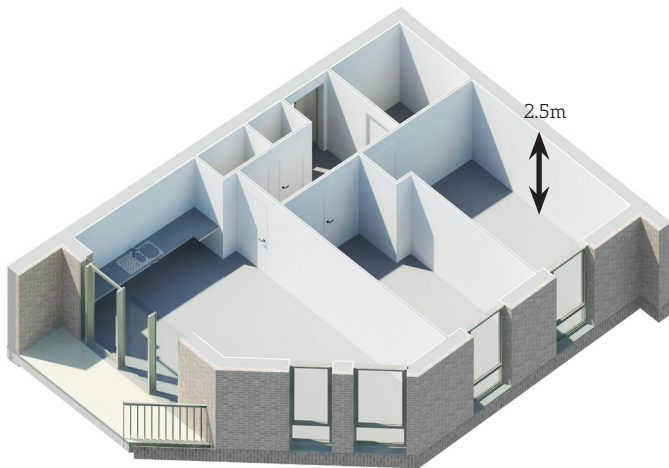
Use

The proposal is for a flatted residential scheme and associated parking comprising of 34 apartments. This comprises a mixture of 1, 2 and 3 bed units.

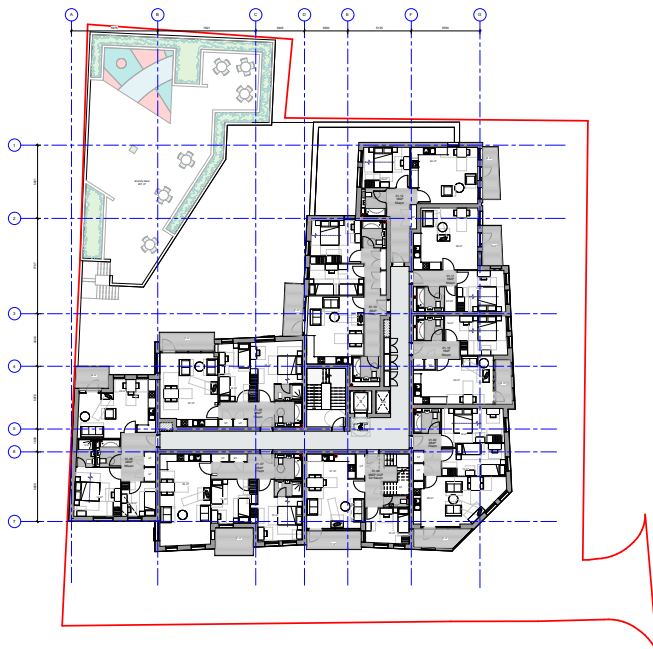
Amount

The proposed residential footprint amount's to 735sqm on a site of 1832sqm (0.18 Hectares). The total built floor plate including car park is 1179sqm

Design



3D Axo showing glazing and spacial quality of example unit 01-09



First floor plan

Layout

As is the arrangement of the existing building, the proposal fronts St Johns road on the boundary line at ground floor. From first to third floor the building steps out before pulling back to lessen the impact from street level. To the south, on Rennels way, the building steps back up to 2.8m before stepping out to facilitate private balconies both recessed and projecting.

A private amenity deck is situated at first floor above the car parking which includes a children's play area. All bar one flat has its own private balcony which meet or exceed GLA minimums. The one flat missing private amenity is a one bed wheelchair unit which has been oversized to compensate.

The units take advantage of floor to ceiling windows which maximise daylight and accentuate the light open quality of the spaces within. All units meet or exceed GLA space standards and comply with Lifetime Homes criteria.

Design



Ground floor plan showing landscaping + amenity deck over car parking

Scale

The building has five stories with the fifth being set in to make it invisible from street level. The fifth floor serves as second stories to flats below allowing them to become three bed family units. The building measures 33m along St Johns rd, 36m along Rennels way and take an 'L' shape in plan form.

Landscaping

The 'L' shape plan form of the building means that the amenity space to the rear remains private. The front of the development along St Johns rd comprises a number of surface treatments to define public and private space. Privacy is enhanced by a cobbled defensible surface to the front of the ground floor units preventing circulation close to windows. Private amenity space is offered front and rear to three of the ground floor wheelchair units.

Design



View looking South



View looking North

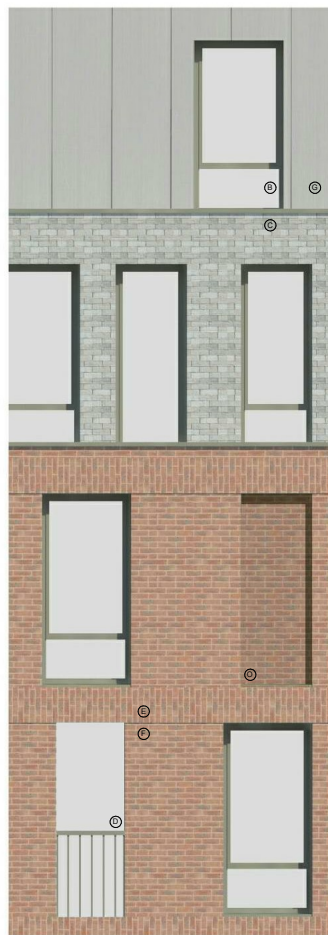


Elevation along St Johns Road

Appearance

The appearance of the build form is sympathetic to the vernacular of the area in terms of materials with a nod to the many periods and styles of the local area. Made up of three brick types the majority of the elevations are a red brick interrupted each storey by two courses of vertical soldier coursing. From the third floor up the brickwork is a lighter buff colour. With the inclusion of a set back at this point the lighter brickwork serves to lessen the presence of the upper levels.

Access



Facade example showing materiality

Material Legend

- ① Brick - Light Buff - Majestic 65
- ② Powder coated aluminium double glazed windows and doors RAL 7032
- ③ Powder coated aluminium coping RAL 7032
- ④ Powder coated aluminium balcony railing at 100 centres RAL 7032
- ⑤ Brick - Red - Multi Facings Freshfield Brick - Vertically stacked double soldier course
- ⑥ Brick - Red - Multi Facings Freshfield Brick
- ⑦ Light grey rainscreen cladding
- ⑧ Powdercoated aluminium vertical louvers system to obscure overlooking RAL 7032
- ⑨ Powdercoated aluminium vertical louvers for ventilation RAL 7032
- ⑩ Bricks - Glazed green
- ⑪ Defensible planting
- ⑫ 450x450mm Paving Slabs
- ⑬ Block Paving - Light grey
- ⑭ Cobble stones set in concrete to form defensible perimeter boundary
- ⑮ Grass
- ⑯ 225x450mm Paving Slabs
- ⑰ Soft tarmac zone. Childrens play area

Vehicular and transport links

The site is within PTAL 3 but only just falls short of a PTAL 4 rating. Isleworth Station is within a 2 minute walk. Busses 117 (Isleworth to Staines) and H37 (Hounslow to Sheen) are available at stops within a few seconds walk. Within a three minute walk busses 110, 235, 237, 653 and N9 are available.

Cars can access the onsite parking via Rennels way removing possible congestion if the parking were to be accessed directly via St Johns Road.

Inclusive access

Disabled ground floor flats 003 and 004 can be accessed via a ramp on the St Johns rd elevation within the site boundary whilst all other flats are accessed by the main entrance on Rennels way. All floors can be accessed via the communal lift or stairs whilst elsewhere internally the spaces meet both Pt.M and Lifetime homes criteria.



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