

Design And Access Statement For London borough of Hillingdon at 134 High Street Yiewsley UBD 7BD

Proposed conversion of existing flat to 2nos. One Bedroom Flat and rear ground floor store extension.

CONTEXT

The site is located on the High Street Yiewsley in the London Borough of Hillingdon within the heart of retail and commercial area approximately two miles to West Drayton Station, and walking distance of the development, it is sited at main High street has all shopping facilities, restaurants, car park are close to itself .The application site has at ground floor Pizza Take way and existing one no. flat in first and second floors and plot size approx. 109.50 sq m .

SOCIAL

There will be no detrimental impact upon its mixed surroundings properties.

ECONOMIC

The first and second floors to create one additional flat totals two nos. Flat, the area of 42.69 sq. m each as to the standards of dwellings.

LAYOUT

The ground floor existing Pizza Take away with store at the rear and first and second floor one no. flat the proposal is conversion to two no. flats one at first floor with one bedroom, lounge, dining and bath similar layout to second floor .

APPEARANCE

The proposed has no change to front elevation the rear and side change to store height at rear elevation increased to match existing and proposed external staircase to Flat 2, all materials brickwork, windows to match existing.

THE PROPOSAL

The surrounding area is an established mixed offices, shops, residential units, proposed will fit in with local area as existing and the facilities already has to offer include local shops means of transport directly to surrounding areas via bus and trains.

MATERIALS AND SUSTAINABILITY

In addition to sourcing of materials from local suppliers wherever possible, and selection to Reflect and enhance the character of the area, due consideration will be given to the overall carbon footprint of construction process as well as to the finished development.

ELECTRICAL AND MECHANICAL ENGINEERING AND SUSTAINABILITY

Detailed mechanical and electrical services design has not been carried out on this scheme as cost and effort could be a misuse of resources of a constructive planning permission, but as previously stated it is the intension of the applicant to take an active approach to sustainability

issues and design aspects in the detailed specification of mechanical and electrical installations.

REFUSE STORAGE AND RECYCLING

Refuse collection as existing and to council's code for domestic buildings.

CONCLUSION

The statement together with the accompanying proposal drawings form a full planning application for the development to which this Design & Access Statement has attempted to objectively demonstrate that it will make a positive contribution to the area.

We very much look forward to receiving your favourable decision on the application.