

DESIGN AND ACCESS STATEMENT

FOR

**Overflow car park
at**

Cedar House, Vine Lane, Hillingdon UB10 0NF

October 2020

1.0	INTRODUCTION
1.1	The Statement
1.2	Drawings and document list
2.0	PHYSICAL ASSESSMENT
2.1	Site Location
2.2	Surrounding Land Uses
2.3	Movement (Transport and access)
3.0	DESIGN
3.1	Use
3.2	Amount
4.0	ACCESS
5.0	STATUS OF THIS STATEMENT

1.0 INTRODUCTION

1.1 The Statement

This Design and Access Statement has been prepared in support of a full Planning Application for a proposed overflow car park within the grounds of Cedar House, Vine Lane, Hillingdon UB10 0NF.

1.2 Drawings & documents list

This access statement should be read in conjunction with the following drawing numbers:

- Drawing no CH / P1 / 01 – Site location plan 1:1250
CH / P1 / 02 - Existing & Proposed site plans 1:500
CH / P1 / 03 – Proposed overflow car park layout 1:500
- Trip Generation Assessment report

2.0 PHYSICAL ASSESSMENT

2.1 Site Location

The site is located at Vine Lane, Hillingdon

2.2 Surrounding Land Uses

The surrounding area is mainly residential.

2.3 Movement (Transport and access)

Vehicular access to the site is via Vine Lane. The site is within walking distance from main bus routes to Uxbridge.

The existing car park on site accommodates around 31 cars.

The proposed overflow car park will be able to accommodate around 15 cars but 3 spaces will be lost in the existing car park.

3.0 DESIGN

3.1 Use

Existing Site:

Cedar House accommodates various businesses under Use Class E.

New:

The proposed overflow car park area will occupy a grassed area. An interlocking plastic grid laid on membrane with gravel infill will be used for the construction.

3.2 **Amount**

Existing:

The existing whole site area is 4614.8m²

New:

The proposed car park will cover an area of 418m².

4.0 ACCESS

Access to the overflow car park will be via the existing car park.

5.0 STATUS OF THIS STATEMENT:

The owners of the premises will be responsible for the safe keeping of this statement to demonstrate that all reasonable care has been taken in procuring the proposed works.

This Design and Access Statement is classified as a live document which needs to be reviewed and updated through the various stages of the implementation of the proposal. This include throughout the life of the property specifically to ensure the development remains fit for purpose and that all relevant best practice accessibility guidelines and statutory regulations are observed and implemented within the detailed design.