

Mead House

LONDON

DESIGN AND ACCESS STATEMENT

April 2025

Freeman and Mason

Mead House : Design and Access Statement

This Design and Access Statement has been prepared by Freeman and Mason.

This document has been designed to be printed double sided at A3 (landscape).

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Design & Access Statement: April 2025

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This Design & Access statement has been produced by freeman and mason on behalf of the client Reliant Care, with Buckmasterbatcup Architecture appointed to set out the development parameters, design rationale and general principles informing a developed proposal at Mead House, Hayes London.

The purpose of this document is to explain the design principles and concepts that have informed the proposals for this site, whilst providing further detail and explanation of the drawings submitted for planning application.

This Design and Access statement should be read in conjunction with the set of Architectural Drawings of the proposal, Planning Statement and Technical Reports accompanying the planning application. **Purpose**

This Design and Access Statement has been prepared to support a planning application on behalf of the applicant and Architect for a residential development at the former Mead House Surgery.

Format

The context of the development is set out in the Assessment section. This includes reference to the physical, social, economic and policy context.

The Design section explains the design concept and principles and justifies the amount, layout, scale and appearance of the proposal.

The Access section explains and justifies the various access arrangements in the proposal. This includes parking access, access to and from buildings, spaces and public transport links and emergency access.

The initial planning enquiry comprised of a letter setting out the principal development and specific issues seeking comment from the Planning Officer. This was supported by an indicative layout plan, site plan, development considerations, a design summary and a list of environmental surveys and supporting documentation and a detailed pre application meeting was held, and a report published by the LPA. All the highlighted concerns have been addressed.

The responses from the Planning Officer, both written and verbal, have been studied and considered as part of the on-going design process along with the reports and surveys. It is critical to note that no physical external alterations are being undertaken, and the scheme solely amounts to internal reconfiguration of existing rooms, with the retention of the existing communal space, reception and amenity area.

01

Mead House

Introduction

PROJECT OVERVIEW

This Statement accompanies a detailed planning application for the construction of residential accommodation, including 23 Supporting Housing and flexible communal and therapy rooms proposed at Mead House, Hayes. The aim is to explain how the proposed development is a suitable response to the site and its setting and demonstrate the commitment of the landowner and designers to achieving Good Design and meeting the requirements of planning policy, legislation and good practice guidance.

This Statement describes the design ethos and architectural principles underpinning the use, amount, appearance, landscaping, layout, access and scale and should be read in conjunction with our drawings and the survey information submitted with the planning application. It demonstrates how all potential users, regardless of disability, age or gender can enter the development and move around it and use its facilities.

THE BRIEF & PROPOSAL

Buckmasterbatcup Architecture has been appointed by Reliant Care to undertake the architectural services relating to the proposed redevelopment of the application site.

The initial brief was established and developed through discussions and design reviews with the LPA at Hillingdon Council, consultant team and consultation with further formal Pre Application Consultation with local planning authority, The aims are:

- » Provide much needed housing for the Borough
- » Flexible supported housing and wrap around service
- » Attractive landscaping surrounding and connecting to the landscape character, within the immediate vicinity

APPLICANT AND DESIGN TEAM

Extensive collaboration has taken place throughout the design of this scheme and our client has appointed an experienced design team to ensure that all aspects of the proposal have been fully considered.



02 Assessment

SITE LOCATION

The application site comprises of office buildings, car parking and green amenity space to the rear, neighbouring properties on the Land on the east side are owned by the Mayor and Burgesses of London Borough of Hillingdon and Church of Commissioners for England to the West North, which is grassed and undeveloped.

The surrounding area is predominantly residential with a range of varieties of houses and a 20 unit supported housing complex within the locality of this proposed application site and green belt policy designation, which is Hays Park Lodge, it is noted this building is well within the green belt policy, however it retains no features or reference to other buildings within the vicinity, which has led to a revised and much altered scheme now being submitted. The existing site comprises of three storey commercial buildings brick building, secluded on Mead House Lane, and was historically used as a GP Surgery, Day Centre, Emergency Housing in the past and formally decommissioned in February 2024 by the Council and put on the open market for disposal. Alternative uses for the site were explored and not forthcoming, until the new owner acquired the property in Spring 2024. You could class the immediate area as light commercial and residential.

Neighbouring Properties and massing in comparison to Mead House are called 'Murray Grey House' and a 3-storey apartment building called 'Charolais House'. a 3-storey apartment block called 'Thurbin House' a 3 storey car garage and used car dealership, a 3-storey office block which was converted to residential under permitted development rights.



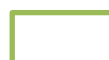
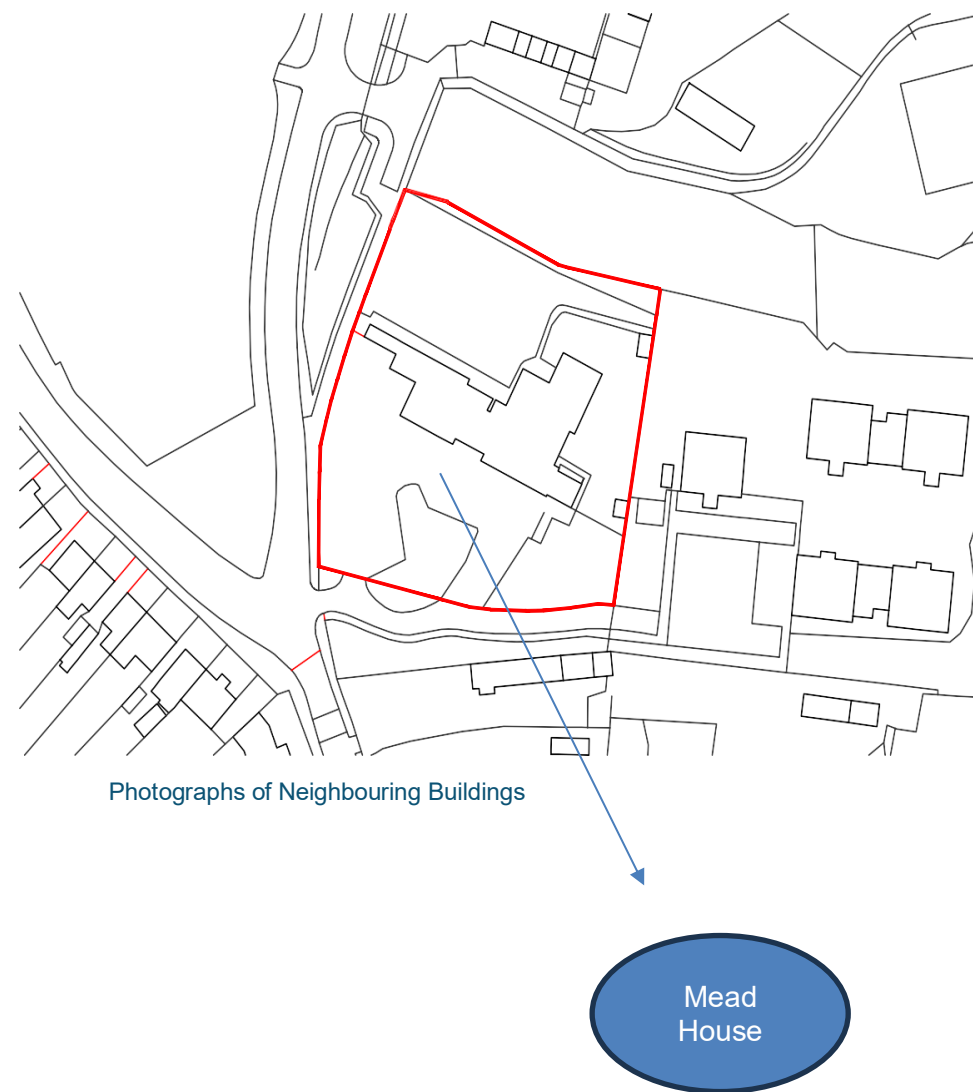
 Green boundary line indicates application site

Image courtesy of Google





Neighbouring building to north of site



View from the north side of the site on Hayes End



View from the south side of the site on Hayes End



Slight view of site on Hayes End Road from Uxbridge Road

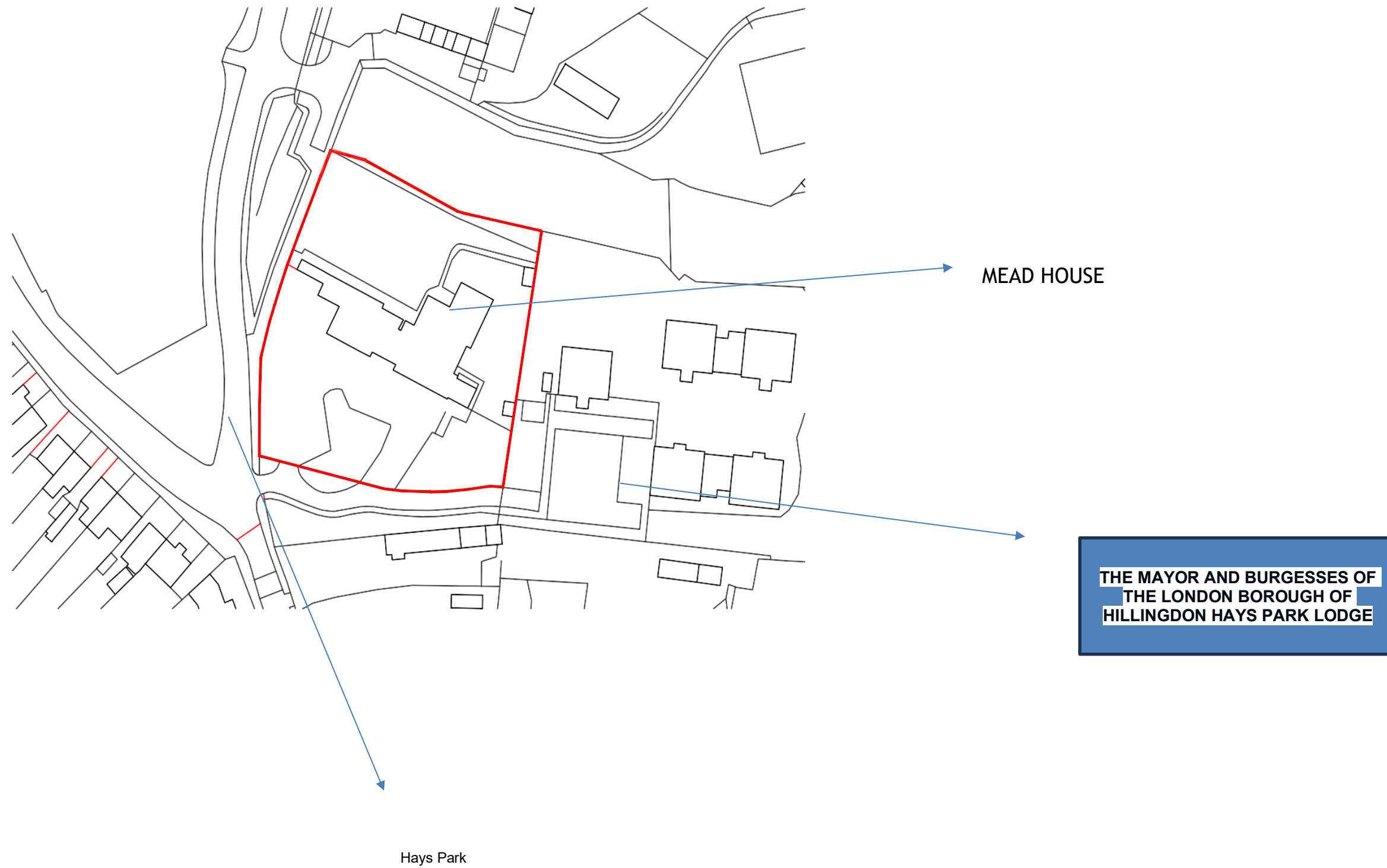


View of Thurbin House



View of Hart House, neighbouring Thurbin house to the south





EXISTING SITE PLAN



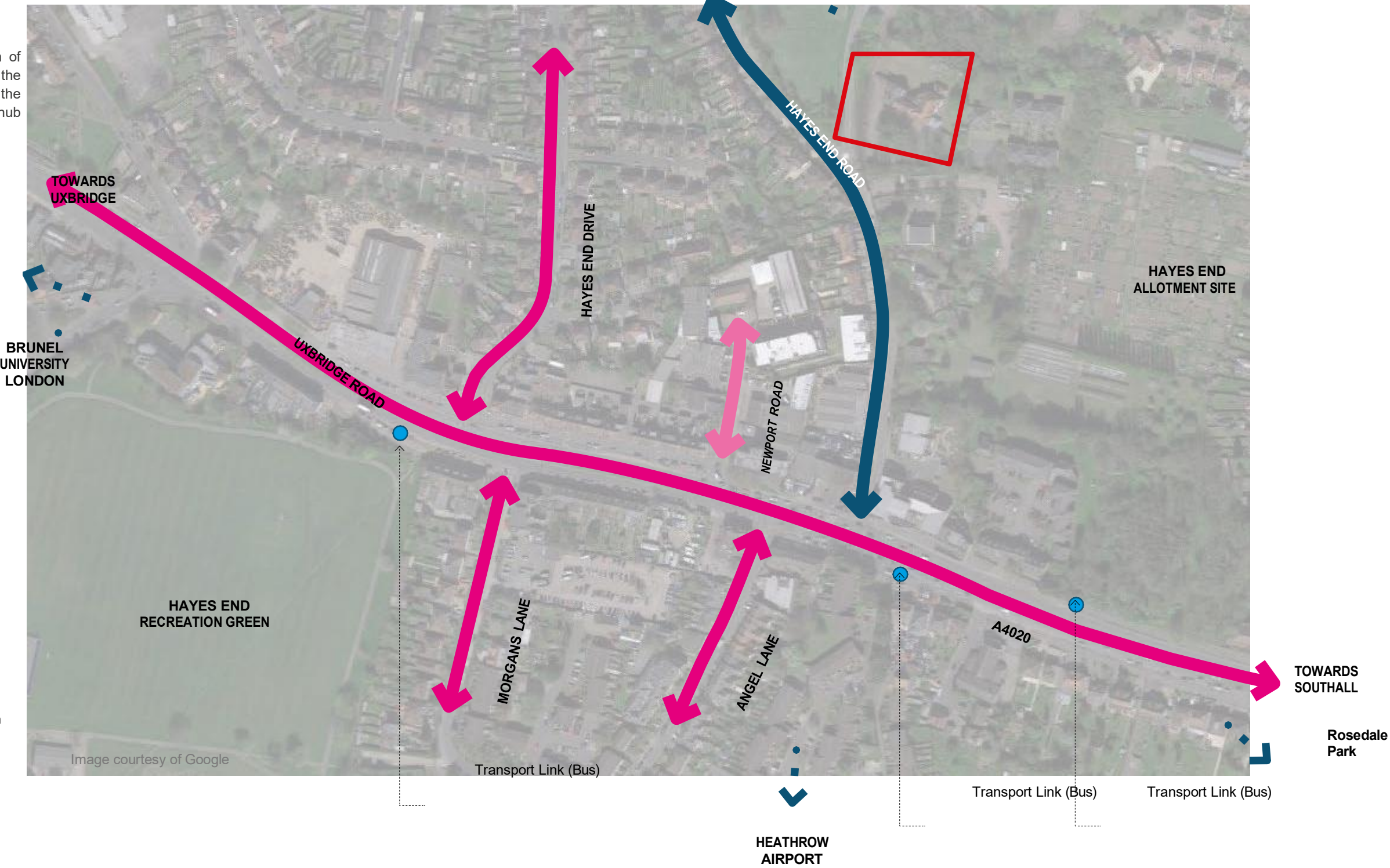
Wider context

Hayes is a town in the London Borough of Hillingdon which lies between Uxbridge to the west and Southall to the east. Further to the south is Heathrow Airport, the international hub for London.

Key

-  Site Application Boundary
-  Neighbouring Roads
-  Site Road
-  Areas of interest

(Approximate measurements taken as a straight line between two points. Based on data from www.google.co.uk/maps)



CONTEXTUAL STUDY

As part of the site and wider analysis we have looked at the various types and styles of architecture in the immediate context of the site. The site is surrounded by a mix of light industrial, residential, and commercial buildings. The neighbouring roads host a wide range of materials brick, render, timber, plain tile, slate tile. However, there is one distinctive architectural feature that is repeated in the immediate area; yellow / red brick. There are numerous examples of yellow / red brick buildings near the site shown below.



CHAROLAIS HOUSE - HAYES END ROAD

LADBURY HOUSE - HAYES END **New Glass Extension Erected,**

MURRAY GRAY HOUSE - NEWPORT ROAD



Image courtesy of Google



THURBIN HOUSE - HAYES END ROAD



THE ANGEL PUB - UXBRIDGE ROAD



HART HOUSE - HAYES END ROAD

03

MEAD HOUSE

Evaluation

APPLICATION DESIGN PROPOSAL 23 Residential (Co-Living) Supported Housing units [April 2025]

A pre-application meeting was held with the planning officers at the London Borough of Hillingdon, following detailed feedback from the LPA, there was significant objection to alter the building which would make any proposed changes viable and it was deemed by the applicant that due to the level of resistance no changes would be made to the messing, façade or extensions and just to preserve the building in its current state and form. All proposed changes are now merely internal alterations to comply with planning and building control, which under normal circumstances would be determined under permitted development rights. An opportunity to increase the density and availability of affordable housing has been lost.



PRE-APPLICATION RESPONSE Residential Flats Feb 2025

PRE-APPLICATION ADVICE SUMMARY – Apartments	UPDATED Scheme Response - 23 Units + office and communal space
Loss of provision of GP surgery to be justified, although the Council undertook the disposal of Mead House	This has been addressed in the planning statement
Additional residential density for this urban site would not be acceptable, green belt policy	The scheme now remains untouched and any proposal to create 23 residential units are the re arrangement of existing internal rooms, and no additional extensions or alterations externally
Building mass to be decreased, height, roof structures and extensions not in keeping with green belt policy	Building footprints has been reduced, no additions or alterations are now being proposed.
Building should be sensitively designed and developed to add visual interest and break up façade	No changes have been proposed to the elevations and any external remediation required will be under building control to meet External Insulation at the 1 st floor level and high-quality proposed materials to enhance the local vernacular will be used
Details of proposed communal amenity space to be shown on plans	High quality amenity space is proposed in two locations, vertically growing walls and recreational space, this allows residents to have a choice between two types of outdoor amenity area and provides an interesting space for all times of daylight.
Parking arrangements to be provided	4no parking spaces (incl 2no accessible spaces) to be provided. Additionally, a drop-off / collection for private hire vehicles and an emergency vehicle zone are provided on site. Reliant care operates a staff cycle policy so no staff vehicles will be prohibited. NB the tenants do not have motor vehicles, due to the nature of the client group and support needs
If scheme cannot support affordable housing, a financial viability appraisal document would need to accompany the planning application	Please find the planning statement outlining approach within the planning application documents
Existence features of the building to be retained, chimney and roof profiles	The building now remains unchanged from the exterior; no changes have been made to the roof profile or any alterations to the existing extensions

THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring a efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

1.



Context – The proposed design of the development relates to the existing buildings in the local area and no changes are being made

- Identity** – The proposal strives to draw from the identity and character of the surrounding area to inform a more sensitive development, incorporating relevant materials and details to produce a more attractive and appropriate development, no changes to the current façade is being made
- Built form** – The scale of the development has no impact on buildings in the immediate local vicinity, as the existing building is not being altered or changed
- Movement** – The proposals provide clear wayfinding for residents to move through the site, both externally and internally.
- Nature** – The existing site is currently landscaped, and the proposal enhances the landscaping to the site by including a variety of landscaped areas, planting and spaces to promote biodiversity and nature to enjoy.
- Uses** – The proposal will provide much needed housing for the city and flexible commercial space to local businesses.
- Resources** – The proposed design will meet sustainable methods of construction in accordance with the Building Regulations and will result in a new building which consumes reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change.
- Lifespan** – The construction of the proposal will be developed in line with current standards and seek to create a development conscious of lifespan.

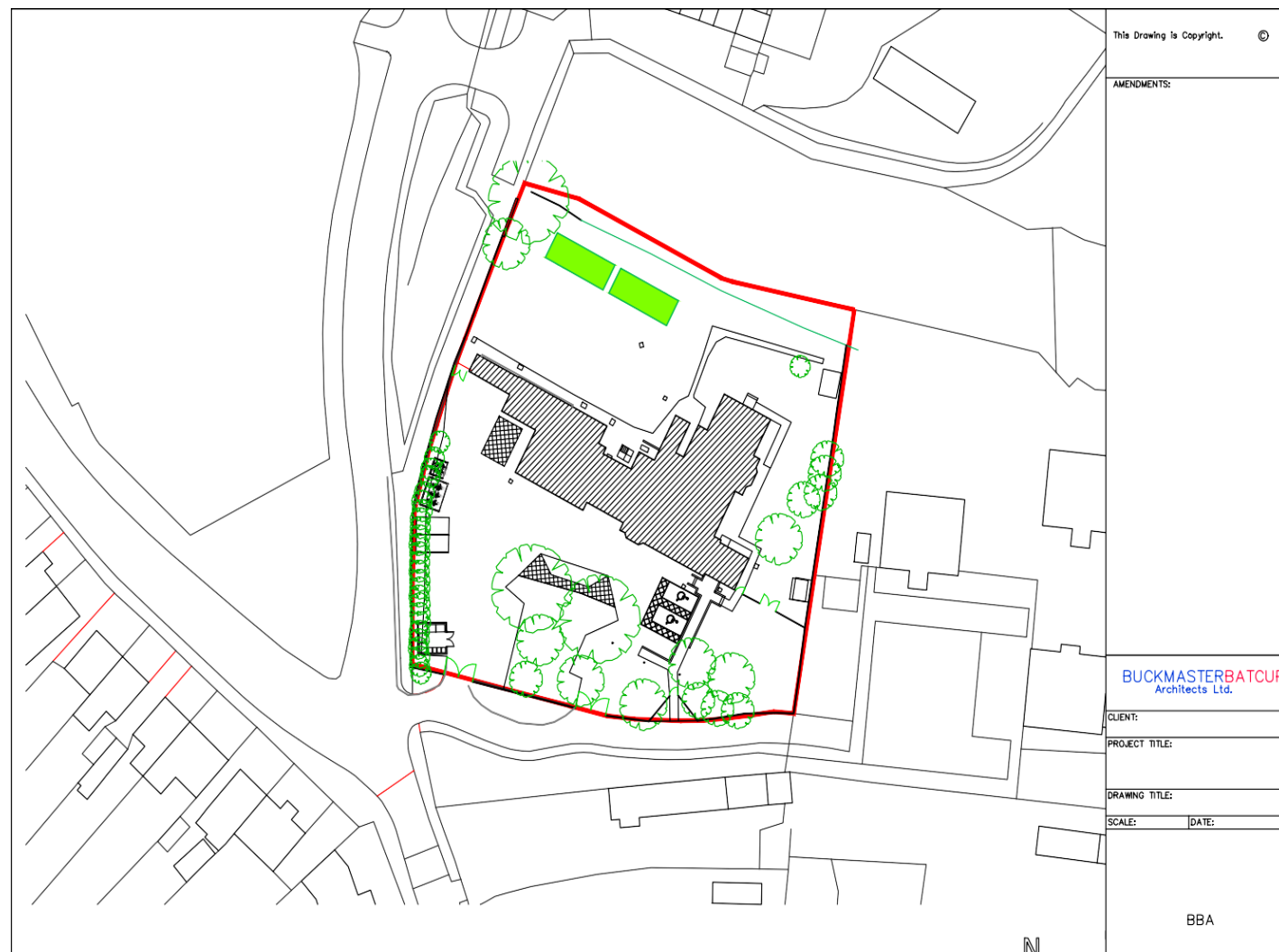
04

MEAD HOUSE
Design

Site Layout DEVELOPMENT

The external characteristics of the property remain unchanged as part of the planning application.

Block Plan Mead House



North East and South West Elevations



RELATIONSHIPS WITH NEIGHBOURS

The orientation of the existing building and windows in relation to existing windows and separating distances and neighbouring properties is effectively negligible in respect to the existing neighbouring properties. The internal layout of the building has been carefully designed in terms of bedroom layouts to avoid any overlooking and privacy concerns.

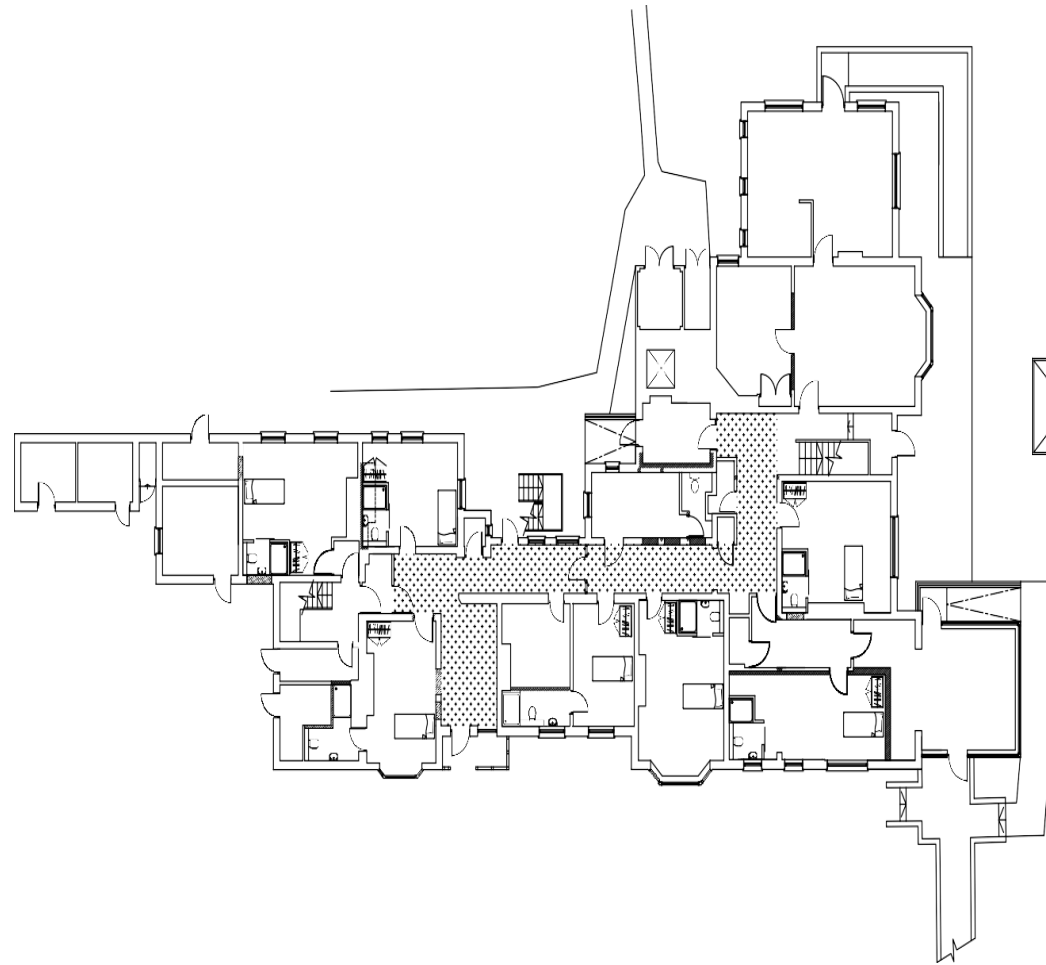
Separation distances have been established within the proposed development habitable room windows and neighbouring habitable room windows and exceed the 21m requirement, with most buildings being in the access of 75m

This proposal aims to create active street frontage and improve the surrounding area and Hayes End Road through careful and considered design, whilst connecting the surrounding buildings and emphasising a strong building line, whilst remaining the existing form and character.

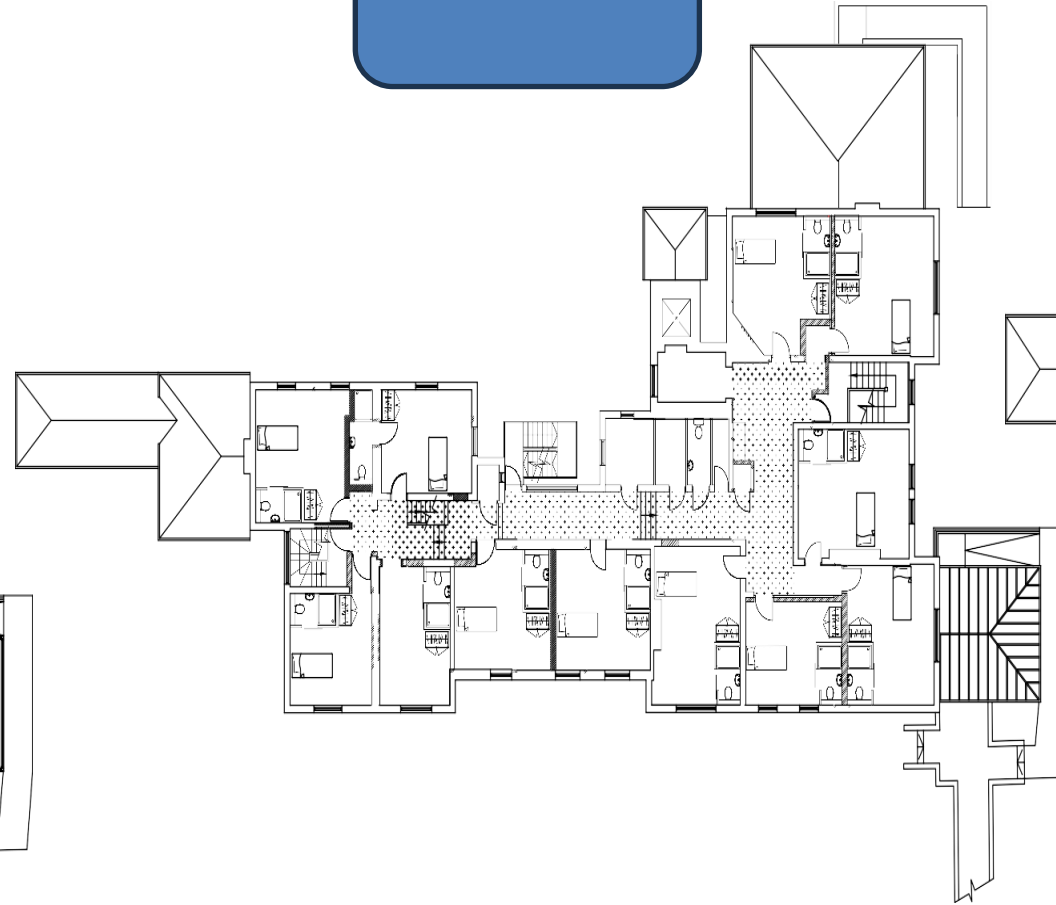


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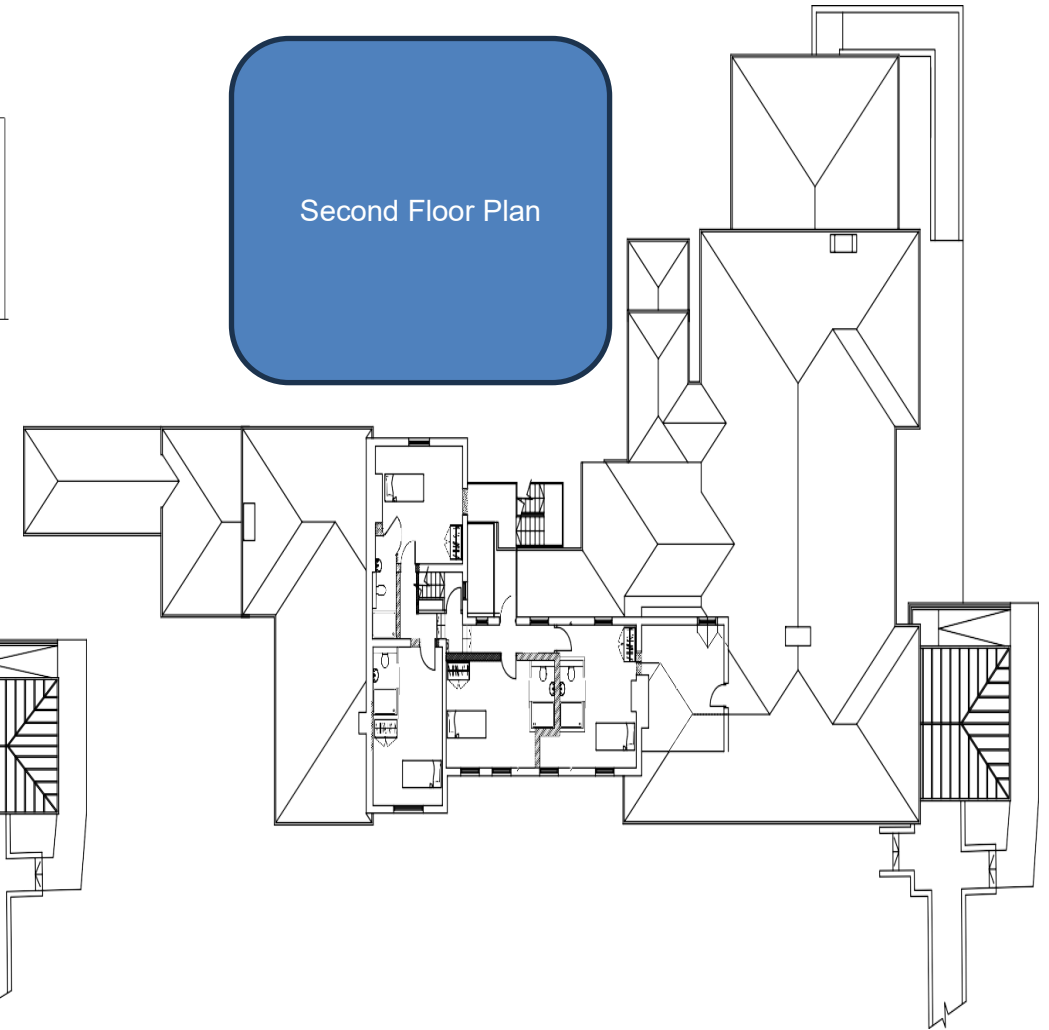
Ground Floor Plan



First Floor Plan



Second Floor Plan



SUSTAINABILITY, DAMP & MOULD

The proposed design will meet sustainable methods of construction in accordance with the Building Regulations. This approach will result in a new building which consumes reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change. The sustainability of the development will be covered in the energy statement.

The project will demonstrate the following sustainable methods of construction and energy saving methods: using products and to eliminant the causes of Damp and Mould and the introduction of in room mechanical ventilation, infra-red heating, maximizing insulation, addressing thermal bridging, enhancing air quality and the installation of M&E products, ensuring all products used take into consideration the Products Reform Green Paper and 58 recommendations from the Grenfell Enquiry

An exercise has been undertaken by the Sustainable Building Consultant which assessed how the available heating systems, ventilation systems and fabric building improvements would improve the energy efficiency of the dwelling over the current Building Regulations standard. Following this exercise it was decided to opt for improved insulation to walls, floors & roof, etc.



Conclusion

- The site is currently redundant and was disposed by the local authority as surplus to requirements and is ideally suited to housing, with easily accessible public transport, schools and amenities, whilst making efficient use of the site and in keeping with its historical use for emergency housing and supported accommodation, in addition to a GP surgery and clinical uses.
- The development has been carefully considered so that it will enhance both the site, its surroundings and the wider environment.
- The proposed development whilst meeting local housing needs will also provide energy-efficient, high-quality dwellings which will provide a good environment for living and enhance the character and appearance of the area.
- The site is sustainable in terms of accessibility with its availability of public transport and cycle & pedestrian routes.
- The proposed development will incorporate sustainable design features such as energy efficient and controllable heating and ventilation systems and infra-red heating,

There will be no adverse impact on neighbouring homes and uses in terms of over-dominance, shadowing, loss of light, privacy or outlook.

