

## **DESIGN AND ACCESS STATEMENT**



**For Residential Development and Other Improvement  
Works  
At:**

**Former Sea Cadet Site  
Watersplash Lane  
Uxbridge  
UB3 4QS**

## **CONTENTS**

|            |                          |
|------------|--------------------------|
| <b>1.0</b> | <b>INTRODUCTION</b>      |
| 1.1        | The Statement            |
| 1.2        | Background               |
| 1.3        | Drawing List             |
| 1.4        | Specialist Statements    |
| <br>       |                          |
| <b>2.0</b> | <b>ASSESSMENT</b>        |
|            | Physical Characteristics |
| 2.1        | Site Location            |
| 2.2        | Surrounding Land Uses    |
| 2.3        | Movement                 |
| <br>       |                          |
| <b>3.0</b> | <b>DESIGN</b>            |
| 3.1        | Use                      |
| 3.2        | Amount                   |
| 3.3        | Layout                   |
| 3.4        | Scale                    |
| 3.5        | Landscaping              |
| 3.6        | Flood Risk               |
| 3.7        | Appearance               |
| <br>       |                          |
| <b>4.0</b> | <b>ACCESS</b>            |
| 4.1        | Accessibility Statement  |
| <br>       |                          |
| <b>5.0</b> | <b>SECURE BY DESIGN</b>  |

## **1.0 INTRODUCTION**

### **1.1 The Statement:**

This design and access statement is intended to support a full planning application for demolition of the existing single storey vacant Sea Cadets building, removal of all storage units, erection of 2 houses, construction of public carpark, widening and improvements of the existing access road, improvements to the existing access to the Cranford Park, forming of a new children's play area and all associated external works.

The site is located at the end of a sharp bend off Watersplash Lane cul-de-sac. To the west it flanks the rear gardens of houses along Watersplash Lane, North Hyde Road, to the North, Cranford Public Park to the south and River Crane and wooded area to the east..

The site is gated to deter vandalism and anti social behaviour. The existing Sea Cadets building has been vacant for some time and part of the site has few freight containers occasionally used by the Council's contractors. As the land is out of sight from the public view it constantly suffers from unauthorised intrusions and fly tipping problems.

The existing condition of the single storey building is in a very poor condition following damaged by fire. The lease held by the Sea Cadets Scouts was terminated in 2010 and the site has been temporarily used for time to time for storage purposes by the Council.

The Council's Town Planning land use mapping shows the site is in green belt.

The proposal is to bring the redundant plot back into use by an appropriate and meaningful development which would be sympathetic in context of surrounding character of the area.

The option considered in bringing back the redundant plot is as described above that would benefit the residents and the local community by delivering much needed family houses, public carpark to support and encourage the use of Cranford Public Park. At present there are no parking facilities for the visitors to the park.

The presence of houses on the plot would be resemble "park lodges" in helping to keep watching eye on the public carpark in addition to other security measures.

The site is an irregular shaped former Sea Cadets Hall plot. The use ceased in May 2010.

### **1.2 Background:**

## Former Sea Cadet Site- Watersplash Lane

The plot with a single storey building comprising hall and ancillary facilities was previously leased to the Sea Cadets Scouts serving the local community.

The plot and the building have been vacant for the last 10 years but occasionally used for storage purposes. Lack of regular upkeep of the building and in particular the external fabric has left the plot backing on the houses as a eye sore with an adverse impact on the green belt. As the plot access is out of sight it has ongoing issues with unauthorised vehicles parking and dumping of rubbish.

The vacant plot has over the years has attracted vandalism and anti-social behaviour including ongoing fly tipping even though the entrance to the site is well protected with security gates.

Alternative uses of the site were considered and the most viable and sustainable use has been agreed to allow limited development of couple of houses as Park Lodges. The proposed footprint will be only about 125 sqm representing 63% of the Cadets building of 202sqm. As part of the development the proposal includes for improvements to the access road for safe movement of pedestrians two way traffic to and from proposed Public Carpark.



### **CURRENT CADETS BUILDING CONDITION**

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### 1.3 **Drawings List:**

This Design and Access Statement should be read in conjunction with the following drawing numbers:

| <b>DRAWING NOS</b> | <b>DRAWING TITLE</b>       |
|--------------------|----------------------------|
| 2020/D298/P/01     | Site Location Plan         |
| 2019/D298/P/02     | Existing Site Plan         |
| 2020/D298/P/03     | Proposed Site Plan         |
| 2020/D298/P/04     | Proposed Floor & Roof Plan |
| 2020/D298/P/05     | Proposed Elevations        |
| 2020/D298/P/06     | Proposed Section A-A       |

### 1.4 **Specialist Statements:**

This Design and Access Statement is supported with four specialist statements and report as follows:

- A) Planning Statement
- B) Accessibility Statement (4.0)
- C) Secure by Design Statement (5.0)
- D) Transport and Pedestrian Statement (6.0)
- E) Arboricultural Statement

All the reports are contained within this document A which is a separate statement.

## 2.0 **ASSESSMENT**

### **PHYSICAL CHARACTERISTICS:**

#### 2.1 **Site Location:**

The site is located in the southern part of the borough next to the eastern edge of borough boundary adjoining Ealing Council and at North Hyde Road/The Parkway major roundabout.

The plot backs on to gardens of terrace houses fronting Watersplash Lane and dense matured trees on the other three sides.

## Former Sea Cadet Site- Watersplash Lane



Location Plan

### 2.2 Surrounding Land Uses:

The plot is located at the end of Watersplash Lane cul-de-sac with gated entrance. This is the only access to the site for pedestrian and vehicles. To the north the site adjoins North Hyde Road, densely wooded area to the east and Cranford Park to the south.

### 2.3 Movement:

## Former Sea Cadet Site- Watersplash Lane

The design principle adopted for the development is to allow pedestrian and vehicular access through the existing gated opening to the site. The final proposal will not have gates as the vehicular movement will be shared between visitors to the Cranford Park and new houses. The safe use of the public carpark will be controlled and maintained by the Council.

The existing public road is considered adequate but narrow for free flowing two way traffic and emergency vehicles to the site. The end of the cul de sac has a sharp bend which is much narrower making it difficult for refuse and emergency vehicles to navigate through the access. Hence, the proposal is to widen and improve the existing road suitable for two-way traffic and safe movement of pedestrians to the site and park. The improvements will benefit the owners of the existing houses with new dropped kerbs to their forecourt parking.

The total number of 31 parking spaces including 4 disabled spaces has been allowed for visitors to the Cranford Park. The parking area has been carefully designed to be contained within the existing hard surface to avoid use of grassed area.

Proposed houses have 2 spaces per dwelling. The spaces meet the adopted parking standards for the residential development.

A normal size refuse collection vehicle will be able to navigate through the improved access road and turn around within the public carpark area to egress the site in forward gear. The collection of waste from the proposed houses will be in the same manner as for the existing houses. Refuse collection point is shown on the drawing.



## **ROAD VIEW SHARP BEND LEADING TO SITE**

The new development will have Bike storage units in the rear gardens to accommodate 2 bikes. Bike stores will be as approved by secure by design.

The site is within walking distance of about 400m or 10 minute walk to the nearest major Tesco Superstore and 1.3km to Hayes and Harlington Station. There are several public buses operating along North Hyde Road

## **3.0 DESIGN**

### **3.1 Use:**

#### **Existing:**

The site is a vacant plot with single storey dilapidated Sea Cadets Hall building.

GIFA 202 sqm

#### **Proposed:**

The proposal is as follows:

- 2 no 3 bedroom 5 person family houses covering 63% of the footprint of the Cadets Building area of 202sqm.
- Public carpark for 31 spaces all contained within the existing hard surface.
- Widening and improvement of the existing Watersplash Lane
- Improvements to the existing access to Cranford Park
- Provision of Children's play in Cranford Park
- All associated external works.

## Former Sea Cadet Site- Watersplash Lane

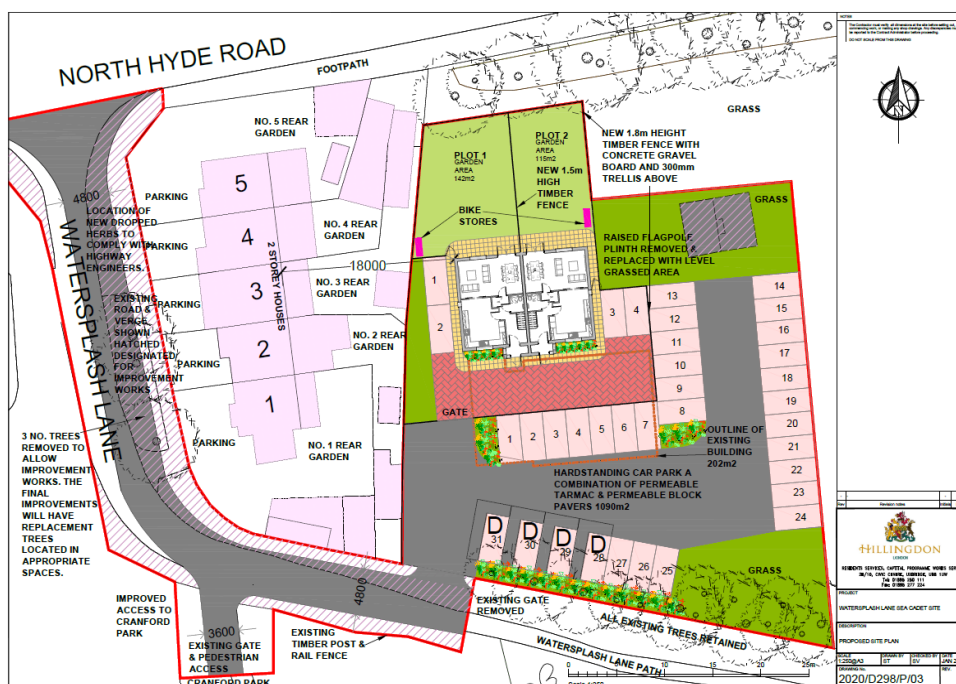


### PROPOSED ELEVATIONS

The proposal accords with the Government's commitment to speed up the delivery of new housing across the country. The Government's ambition is to increase housing density by making the most of the use of the redundant plots of land. The demand for such houses that can accommodate families is high in the locality as there are a variety of Schools within walking distance of the site.

There are initiatives to improve Cranford Park through other sources of funding to support and encourage the use of the park. Safe public parking will help to draw residents and visitors to enjoy the benefit of the enhanced park. Provision of new children's play area and outdoor gym is proposed through this development.

## Former Sea Cadet Site- Watersplash Lane



### PROPOSED SITE PLAN

#### 3.2 Amount:

The total site area is 0.28 hectares.

The overall gross internal floor area for dwelling is given in the table below:

**New Build Schedule of Accommodation is as follows:**

| House Number  | Bedrooms       | Parking Spaces | Gross Internal Floor area (per unit) sm <sup>2</sup> | Private Rear Garden m <sup>2</sup> | Remarks       |
|---------------|----------------|----------------|------------------------------------------------------|------------------------------------|---------------|
| Plot 1- House | 3 Bed 5 person | 2              | 119                                                  | 142                                | Semi-detached |
| Plot 2        | 3Bed 5person   | 2              | 119                                                  | 115                                | Semi-detached |

Gross internal areas of all the dwellings meet the minimum areas as set out in the London Plan

The dwelling's private garden area meets the minimum area requirements.

Public Carpark- 31 spaces including 4 disabled spaces- 1090sqm

### **3.3 Layout:**

The layout of the new development has been dictated by the shape of the site and restrictions to avoid building onto the grass area. Hence, the proposed carpark and houses are sited on the existing building footprint and hard surfaces. The layout is designed to ensure it does not conflict with any planning policies or restrictions related to overlooking, private amenity areas, building lines, etc.

#### **Scale:**

The scale and proportion of the detached 2 story house fits well on the site in an unobtrusive scale in terms of bulk and is positioned with flank wall facing the rear of the existing houses.

### **3.4 Landscaping:**

The private rear garden will be grassed with paved patio area. The gardens are of fair size to allow owners to plant soft and hard landscaping. Existing trees where feasible will be retained on the site.

Generally the design approach is to contain the public carpark within the existing hard surface on site to avoid encroaching into grass area. The two houses partly saddles on to the foot print of the existing Cadets building and made up hard surface rear of the building.

All the matured trees along North Hyde Road will remain including all trees along the boundary adjoining Cranford Park.

The improvements to the access road will involve removal of 3 trees to allow widening and improvements to the road and public foot path. New replacement trees are proposed along the access road and within the Cadets site.

### **3.5 Flood Risk:**

The development site is not in a flood plain zone.

River Crane running east of the site is approximately 50m from the proposed houses and 36m from the flood zone.

The driveway surface to the houses will be made of permeable paving blocks with the required sub base that will assist any surface water run offs.

The new carpark will be designed in combination of permeable pavers and tarmac finish.

### **3.6 Appearance:**

## Former Sea Cadet Site- Watersplash Lane

To proposed houses will have external walls in fairface brickwork and plain roofing tiles to the pitched roofs.

Privacy and security will be maintained by erecting a 1.8m high closed boarded fence with 300 trellis surrounding the back garden where the existing hedge is not present.



Proposed elevations

## PROPOSED ELEVATIONS

### 4.0 ACCESS

#### 4.1 Accessibility Statement:

The development is compliant with the access requirements as well as The London Plan. All the external door openings will have level access thresholds wide enough for people with mobility difficulties and wheel chair users.



**INTERNAL VIEW LOOKING OUT TO GARDEN FROM DINING AREA**

The new houses will be constructed to Volume 1-Dwellings-Access to and use of buildings, Part M4(2) of the Building Regulations 2010.

The improvement works to the access road footpath and access to the park will be designed to provide step free access and gradients within limits for people with prams and mobility difficulties.

## **5.0 SECURED BY DESIGN STATEMENT**

Secure by Design has now been incorporated into Building Control Approved Documents; typically this means that external doors will be to PAS24 standard with added security, and all windows will be to BS 7950.

These new PPC aluminium windows will be certified to prove that the products and installation accords with the Secure by Design Standard.

The final design scheme will have an automatic dawn to dusk PIR sensor lighting around all sides of the house.

Bikes will be stored in secure by designed bike stores.

The new houses will have perimeter fencing comprising of 1.8m close board timber fence with concrete post with an additional 300mm high timber trellis.

The car-park will have a natural surveillance by the presence of new houses and appropriate lighting.

## **6.0 TRANSPORT STATEMENT**

### **Residential Parking;**

The proposed parking layout and number of parking spaces complies with adopted parking standards to serve the new houses.

A total of 4 spaces have been provided - 2spaces per house.

### **Public Carpark:**

The total number of 31 parking spaces has been allowed for the visitors and users of the Cranford Park to reflect the improved entrance and provision of children's play area together with outdoor gym equipments which are very popular with young and old for causal keep fit exercises. Lack of parking and unfriendly entrance deterred the community in taking full benefit of the park facilities.

Enhancement of the Cranford Park is subject of a lottery bid and the car-park improvements will have a beneficial effect on the local community. .

Visibility along the improved access road will be safer and better for vehicles and pedestrians.

Highways Safety Requirements will also include:

- 1) Pedestrian path / vehicular access associated with the public parking will be carried out in combination of permeable tarmac and block pavers.
- 2) Low height LED lighting bollards will be used to provide lighting to the carpark to avoid light pollution to the nearby houses.

It should be noted that the Council operates a 'sack collection system' and not wheelie bins:

Refuse bin spaces are provided in the rear garden area. Packed refuse bags will be taken to the collection point in front of the houses for collection on weekly basis.

**END**