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Design & Access Statement



Transport House

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Introduction

Transport House is a two storey, mid-20th century office building located on the Uxbridge Road, Hayes, Middlesex.

Prior Approval for a change of use from office (Use Class B1) to residential comprising 6 x studio, 4 x 1 bed and 2 x 2 bed self-contained flats (Ref: 17502/APP/2018/3624) was approved on 11 December 2018.

This change of use has not yet commenced.

A pre-application advice request Ref: 17502/PRC/2020/161 was submitted to establish the principle of the erection of a second floor to create 3 additional residential units.

The advice received was that there was no objection in principle to the proposals subject to any submission addressing concerns over possible overlooking and loss of privacy to the occupiers of neighbouring properties, the provision of parking spaces and cycle storage facilities and safe vehicular site access and egress.

This Design and Access Statement has been prepared to accompany a Planning Application for the formation of 2 x 1-bed and 1 x 2 bed residential units in replacement of the existing pitched roof.

Amount

The total site area is 820sqm.

The existing ground and first floors have a total internal floor area of 626sqm

The new second floor roof extension shall have a total internal floor area of 234sqm

The new 1-bed units shall both have 58sqm of internal floor space and the 2-bed unit shall have 78 sqm which exceed the minimum space standards as stated in the Local and London Plans.

Layout

The new flats shall be accessed via the main staircase of the existing building.

A communal corridor along the north elevation of the new extension shall serve the new units.

The corridor shall be set in by 1m from the rear of the building to lessen the impact of the proposed extension when viewed from the surrounding area.

This set in shall also avoid the risk of any overlooking of the adjacent properties.

The rear balcony area that shall be formed shall not be accessible to residents.

The 1-bed flats will both have a south facing aspect over the Uxbridge Road.

The 2-bed flat shall have dual aspect to the south and north.

Each flat shall have access to a private balcony overlooking the Uxbridge Road.

The south elevation shall be set back 1.5m from the front of the building to again reduce the impact of the proposed extension when viewed from the Uxbridge Road.

Scale

To the northwest and southeast of the site there are 2 x existing 3 storey residential buildings above shops on Butler Street and Star Road.

The proposed development shall increase the height of the building from 2-stories to 3-stories in keeping with the character of the surrounding area.

The height of the proposed development shall line through approximately with the ridge of the existing building.

A Daylight and Sunlight Analysis has been prepared by Herrington Associates and report submitted as part of this planning application.

The report concludes that the proposed development shall not result in a notable reduction in the amount of either daylight or sunlight enjoyed by the neighbouring buildings.

Appearance

The new extension shall have a flat roof with walls clad in grey metal panels to create a modern addition to the existing building.

Glass balconies shall be provided on the north and south elevations.

The proposed extension shall improve the dated appearance of the existing building.

Amenity Space

Each of the new flats shall have access to a private balcony space facing on to the Uxbridge Road

There is no communal amenity space available on the site.

There is a high level of public recreational grounds located in the surrounding area including Knights Gardens, Connaught Recreation Ground and Hayes Recreation Ground.

The applicant should also be willing to comply with Community Infrastructure Levy requirements or a Section 106 agreement for contributions to services, infrastructure and amenities in order to support and facilitate the proposed development.

Access

The site is located on the Uxbridge Road and accessed via Butler Street.

Access to Butler Street is via the slip road, Marlborough Parade.

The existing site has 10 parking spaces at the rear for occupiers.

The existing vehicle access from the Butler Street is to be retained.

The building owners currently own a section of adjoining land at the rear containing two garages and this land is to be adopted to enlarge the car park.

The existing single access on and off the site shall be retained with a vehicle waiting area provided to allow vehicles to pull off the road whilst a car is leaving the site.

A turning area is provided on the site and a swept path analysis has been prepared by Capital Traffic to show the ability of cars to enter and leave in a forward direction.

12 car parking spaces shall be provided in the rear car park including one disabled space.

A new covered secure bike store for 10 bicycles shall be provided in the car park.

A new bin store shall be provided adjacent the vehicle entrance for use by the residential units.

The site is served by a large number of bus routes.

Hayes and Harlington National Railway station and Uxbridge Underground station are a short distance away.

A parking stress survey has been prepared by Capital Traffic to calculate the parking 'stress' within the area in order to determine the level of on-street parking capacity that is available.

The results of the survey demonstrated that there is a considerable amount of on-street parking capacity within approximately 200m of the application site.

Planning Policy

The proposed use of an existing building to provide additional residential units would comply with the National Policy Frameworks recommendation for the presumption in favour of sustainable development.

Policy 7.6 Architecture of the London Plan states:

Buildings and structures should:

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites

The proposed erection of the new flats roof level would comply with each of the requirements and therefore the council should in our opinion support the proposals.

Site Photos



Front Elevation



Rear Elevation

BMD 1134

December 2020