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architect

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Design & Access Statement



Transport House

Uxbridge Road UB10 0LY

BMD/1134

March 2023

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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 offices (Use Class B1a) to residential use (Use Class C3) to create 8 x studio, 2 x 1 bed and 2 x 2 bed self-contained flats (Ref: 17502/APP/2021/1632) was approved on 05 July 2021

This change of use has now been implemented as advised to the Local Authority by emails shown in Appendix A

Planning permission Ref: 17502/APP/2020/4148 for the removal of the existing pitched roof and addition of a second floor to provide 2 x 1 bed and 1 x 2 bed residential units was approved on 18 February 2021

This work has now commenced and a non-material amendment Ref: 17502/APP/2023/301 was submitted to alter the existing rear ground and first floor windows including replacement windows throughout and amendment to roof overhang.

This application was refused stating that:

The original consent granted planning permission for the construction of an additional floor to provide 3 flats. The changes to all the windows and openings of the existing building below the proposed flats were not part of the original planning permission. Therefore the changes cannot be considered to be non-material and planning permission would be required.

This Design and Access Statement has been prepared to accompany a new Planning Application for the formation of 2 x 1-bed and 1 x 2 bed residential units in replacement of the existing pitched roof including alterations to existing rear ground and first floor windows, replacement windows throughout and amendment to roof overhang.

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 73 sqm which exceed the minimum space standards as stated in the Local and London Plans.

Layout

The layout of the proposed new second floor will be similar to the previously approved scheme.

The layout of Plot 14 has been mirrored internally to the previously approved drawings.

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

The scale of the proposed new second floor will be as per the previously approved scheme.

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 appearance of the proposed new second floor will be as per the previously approved scheme.

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

A pre-commencement planning condition was attached to planning permission Ref: 17502/APP/2020/4148 advising that no super structure works shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority.

An application Ref: 17502/APP/2022/3324 was submitted to the Local Authority providing the following information in support of the application and discharge of the condition.

- Luxe Coat Colour Chart;
- Luxe Coat Technical Data Sheet;
- Roof and Balcony Detail Plan
- Sample of Luxewall 2.3 aluminium wall cladding was received in pre-painted Anthracite Grey
- Addition Information confirming that roof will be flat roof with grey GRP Fibreglass waterproof layer, balcony will be constructed of frosted glass panels with stainless steel uprights and handrail, windows constructed of anthracite grey aluminium casement windows and patio doors constructed of anthracite grey aluminium.

These details were approved on 3rd January 2023

The same previously approved details have been provided as part of this planning application and therefore no pre-commencement condition should be required in this instance.

The proposed replacement windows for the ground and first floor flats shall have the same anthracite grey aluminium frames as per the second-floor units.

The new windows shall have casement windows that comply with current building regulations in relation to means of escape and thermal and acoustic qualities.

As part of this planning application, the existing high level windows in Plots 1 & 7 shall be altered to provide this flats with a suitable outlook and windows that comply with current regulations.

The window sills shall be lowered to line through with the existing windows on the rear elevation.

The existing fire exits in Plots 4 & 10 shall also be removed and new windows introduced to match the existing windows on the rear elevation.

The proposed alterations to the windows are minor in nature and will cause no overlooking issues.

The proposed roof overhang is being reduced slightly at the front and rear of the building due to structural concerns over forming the overhangs to the depths shown on the previously approved scheme.

The reduction in the overhang is minor in nature and will not dramatically alter the appearance of the scheme.

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.

Access

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

Access to Butler Street is via the slip road, Malborough 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.

Construction Logistics Plan

A pre-commencement planning condition was attached to planning permission Ref: 17502/APP/2020/4148 advising that no development shall take place until a full and detailed Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority.

Application Ref: 17502/APP/2022/3324 was submitted to the Local Authority providing the required Construction Logistics Plan

The submission was approved on 3rd January 2023

The same previously approved Construction Logistics Plan has been provided as part of this planning application and therefore no pre-commencement condition should be required in this instance.

Community Infrastructure Levy (CIL)

A Community Infrastructure Levy (CIL) has already been agreed with the council for the new second floor flats.

A commencement notice was submitted prior to the commencement of the second-floor construction.

Conclusion

This new planning application should be approved for to the following reasons:

1. The proposed new second floor shall be as per the previously approved scheme with some minor internal layout changes.
2. The changes to the rear windows and fire exits shall be minor in nature and improve the outlook for the users of the new flats as well as complying with building regulations.
3. The changes to the rear windows shall be in keeping with the scale and appearance of the existing windows.
4. The reduction in the depth of the roof overhang will not dramatically alter the appearance of the previously scheme.

Site Photos



Front Elevation



Rear Elevation

Fw: Transport House_Prior Approval

From: Bernard Murray (bmurraydesign@yahoo.co.uk)
To: hrichardson@hillingdon.gov.uk
Date: Friday, 3 February 2023 at 09:50 GMT

Dear Haydon,

BMD/1134
Transport House, Hillingdon, UB10 0LY

We sent the email below to Liz Arnold on 9th January 2023 as she was the original case officer for both Prior Approval Application Ref: **17502/APP/2021/1632** and Planning Application Ref: **17502/APP/2020/4148** at the above address.

We understand however that she has left the council and therefore we are unsure if the email has been received by the council.

As you recently dealt with application Ref: **17502/APP/2022/331** for Variation of Condition 6 of planning permission Ref: 17502/APP/2020/4148 we are sending the email to you instead to make you aware that the prior approval has now been implemented and work shall shortly be commencing on the new top floor in accordance with Condition 6

Kind regards,

Bernard Murray
DipArch BArchSc RIBA

Bernard Murray Design Ltd - Chartered Architect
13 Merryfields, Uxbridge UB8 2BT
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Website: <http://bmurraydesign.co.uk>

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----- Forwarded message -----

From: Bernard Murray <bmurraydesign@yahoo.co.uk>
To: Liz Arnold <larnold@hillingdon.gov.uk>
Cc: Prandeep Singh <prandeep88@gmail.com>; Chhotu Chhaya <cc@chhaya.co.uk>
Sent: Monday, 9 January 2023 at 12:08:56 GMT
Subject: Transport House_Prior Approval

Dear Liz,

BMD/1134
Transport House, Hillingdon, UB10 0LY

I hope you are well and Happy New Year.

Work has been proceeding over the last year at the above property for the conversion of the ground and first floor from offices to residential in accordance with Prior Approval Application Ref: **17502/APP/2021/1632**

Please find attached some photos of the flats showing the completed works, subject to some minor decorating and kitchen unit doors being fitted etc.

The builders are now proposing to commence Phase 2 of the project, the removal of existing pitched roof and addition of a second floor to provide 2 x 1 bed and 1 x 2 bed residential units. Application Ref: **17502/APP/2020/4148**

Condition 6 of this approval stated the following.

Condition 6

Development shall not commence on the hereby approved rooftop extension unless it is carried out post completion of the conversion of the existing office building to residential use as consented by prior approval Ref: 17502/APP/2021/1632 dated 05 July 2021.

We are of the opinion that this condition has now been met and are informing you of the proposed commencement.

Please let us know if you have any concerns with the proposed start of the top floor on this basis.

Kind regards,

Bernard Murray

DipArch BArchSc RIBA

Bernard Murray Design Ltd - Chartered Architect

13 Merryfields, Uxbridge UB8 2BT

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