

Design and Access Statement

For 42 Pield Heath Road, Uxbridge, UB8 3NG

7th October 2021

555/06 - Version 1



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1.0 Introduction

This Design Access Statement has been written in support of a fully compliant planning scheme for the development of nine, two bedrooms, three person flats of two and dormers.

1.1 Background

1.2 The site lies next to a residential house to the east and commercial works to the west and is currently operating as a guest house, and where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan.

1.3 The existing guest was converted from a residence to a guest house and is designed with rear dormers in the roof.

1.4 The density of the proposed development falls within London Plan guidance. The design, scale and layout of the development will introduce a built form that is appropriate to its context overall, it is considered that the proposed development would provide good living conditions for future occupiers of the proposed units and protect the residential amenity of surrounding occupiers in terms of outlook, privacy, and light.

1.5 The scheme has been designed to ensure that the development accords with policies relating to good design, landscaping, impact on ecology, good environmental conditions for future occupiers, parking, waste, and sustainability.

1.6 The proposal complies with relevant Local Plan policies, relevant London Plan policies, London Housing Design Guide, and the aims of the National Planning Policy Framework 2019.

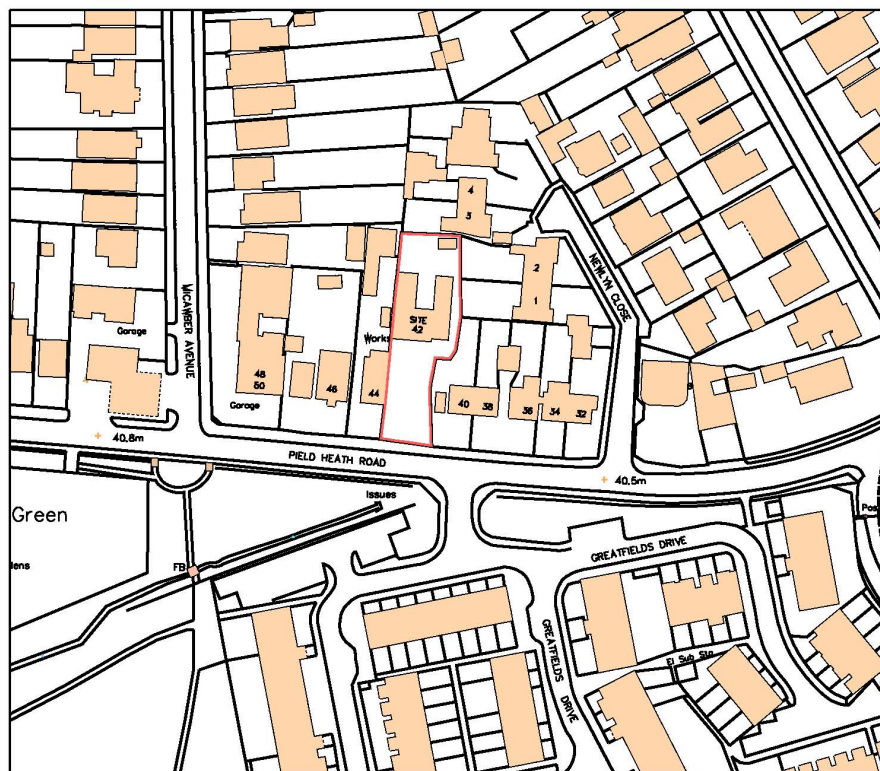
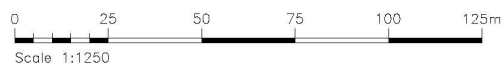
2.0 Assessment

Physical Characteristics

2.1 Site Location

The site is located at 42 Field Heath Road, Uxbridge, London UB4 3GN as shown in the Location Plan below.

		Trafalgar Properties Ltd		
SITE:	42 Field Heath Road, Uxbridge, UB4 3NP	555/01 DRAWING NO.	· PROJECT NO.	30.9.21 DATE
TITLE:	Location Plan	1:1250 SCALE AT A4.	· DRAWN.	· CHECKED.
				rev REVISION.



site area = 829.1m², 0.08291ha

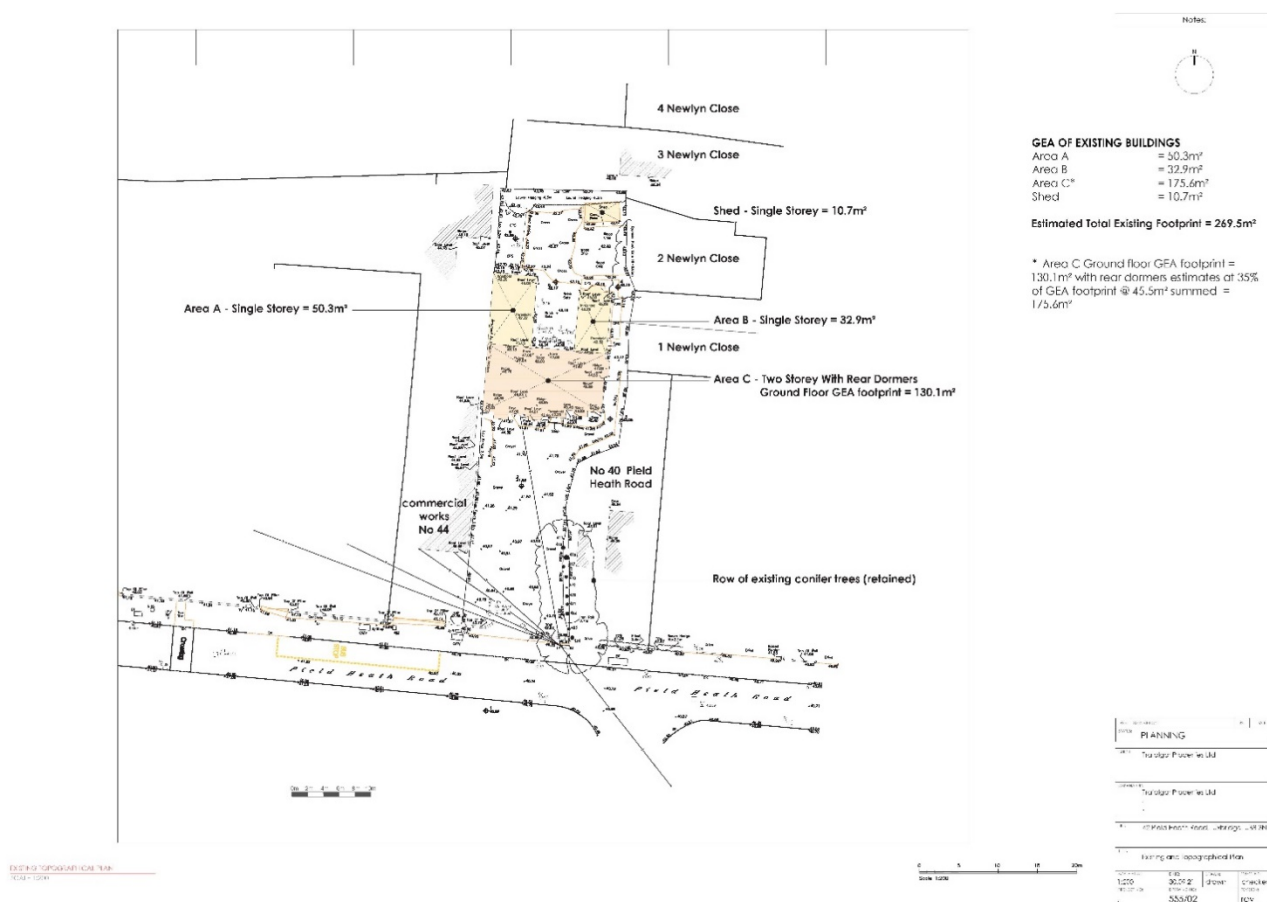
location plan

1:1250

1. Drawing 555/01 Site Location Plan

2.2 Surrounding Land Uses

The site is surround mainly by private residential house to the north, east and south, with Colham Green Recreational Ground on the southwest quadrant. Adjacent to the west are commercial buildings. Refer to drawing 555/01 above, 555/02 below and 555/03 on page 8.



2. Drawing 555/02 Existing Topographical Plan



3. Photograph showing No 42 Pield Heath Road.



4. Photograph showing No36 and 38 Pield Heath Road.

2.3 Transport and Access

- 2.4 There are bus stops within a reasonably short distance (10m and 20m for buses in opposite directions) of the site and is well served for public transport.
- 2.5 Public transport provision is by buses U2, U4 and U7 outside Nos 48 Pield Heath Road, these buses serve Uxbridge, Stockley Park and Hayes respectively. The same buses serve Uxbridge and Brunel University in the opposite direction.
- 2.6 All buses are wheelchair accessible buses.
- 2.7 Access to the site is from Pield Heath Road from a nominally relocated existing crossover. The dropped kerb will require alteration here.
- 2.8 Nine car parking spaces have been designed in the development.
- 2.9 All car parking is allocated parking: 1 per unit with a potential for 3 additional adaptable car parking spaces and 2 active electrical vehicle charging points have been indicated on the site plan.
- 2.10 The cycle store shed in rear in rear garden SBD compliant.

3.0 Design

3.1 Use

The proposed scheme is residential of 9 two bedroomed, 3 person flats.

The policies relevant for the justification of the development have been outlined in Background above.

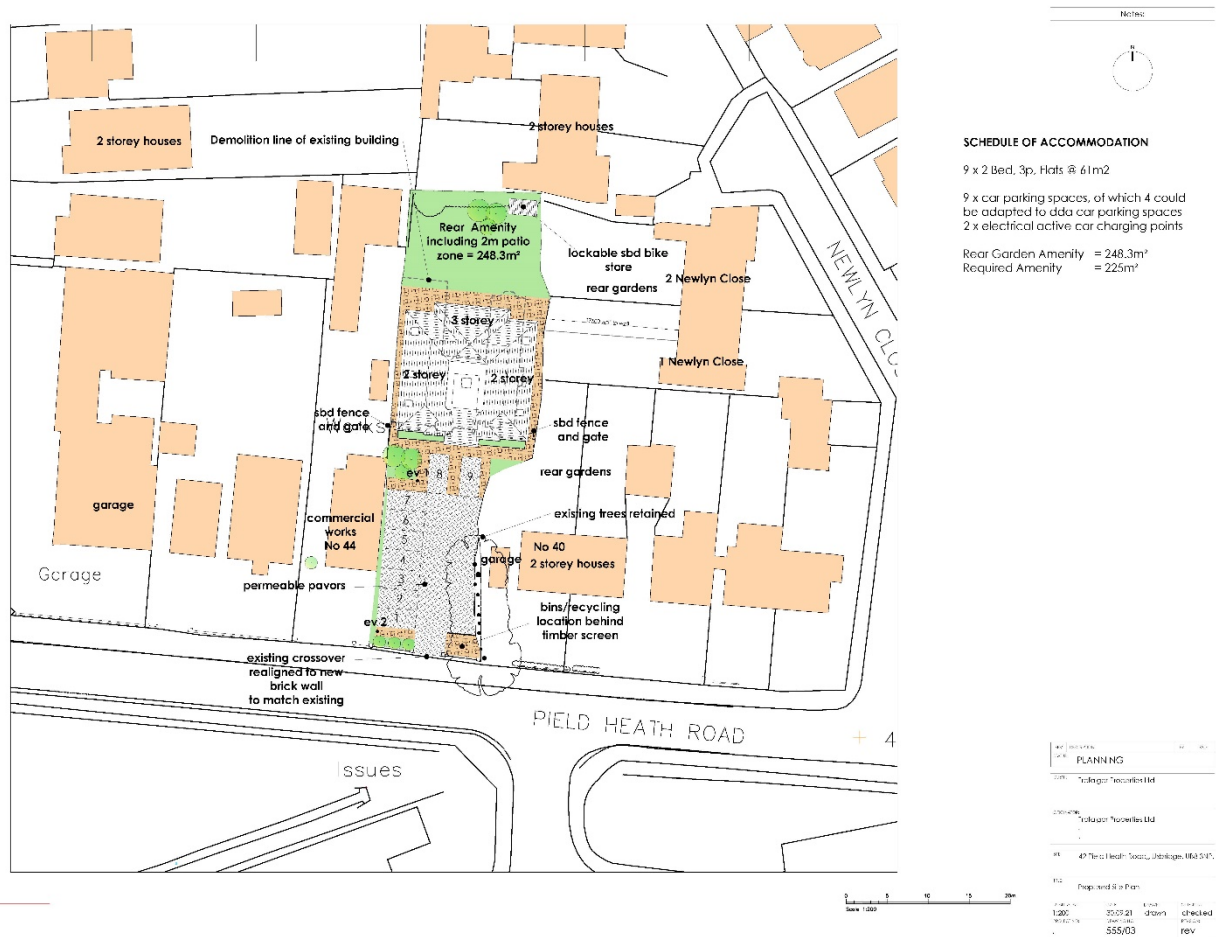
Two thirds of the adjacent sites are residential, or public open land as described in 2.4 and therefore the proposed use would sit comfortably in this area.

- 3.2 The existing use is a guest house or bed and breakfast that was converted from a residence to a commercial use for a guest house. This is confirmed by planning application 17611/G/92/0560 dated 25th May 1992.
- 3.3 The scheme proposes to revert the pseudo residential back to residential. This re-conversion fits well with the existing environment especially as the proposed residence will occupy the same building line as existing and literally distance itself from the commercial uses to the adjacent west of the site.

3.2 Amount

3.3 The proposed scheme will be a similar footprint to the existing one.

This can be seen on the proposed site plan below where the existing demolished footprint are also shown. The existing building is of two storeys with a roof. Refer to 555/03 below:



5. Photograph showing No36 and No38 Field Heath Road.

3.4 The proposed scheme will also be two storeys with loft floor and dormer accommodation as per the original demolished building.

3.5 With reference drawing 555/02 Existing Topographical Site Plan the ground floor GEA excluding the shed is total 213.3m² (Area A + Area B + Area C = 50.2m² + 32.9m² + 130.1m²). The proposed GEA = 235.4m². This represents a nominal increase of 22.1m²

3.6 New 9 x Flat Accommodation as Follows

FLAT NUMBERS	BEDROOMS	GROSS INTERNAL FLOOR AREA BY UNIT (m ²)	SHARED AMENITY (m ²)	REMARKS
1 to 9	2 bed, 3 persons	61	248.3	Allocated parking 1 per unit with a potential for 3 dda adaptable car parking spaces and 2 active electrical vehicle charging points. Cycle store shed in rear in rear garden SBD compliant

3.7 The GIA of each flat accords with the London Plan (2016)

3.8 The shared garden amenity exceeds the requirement of 225m² at 248.3m²

3.9 Layout

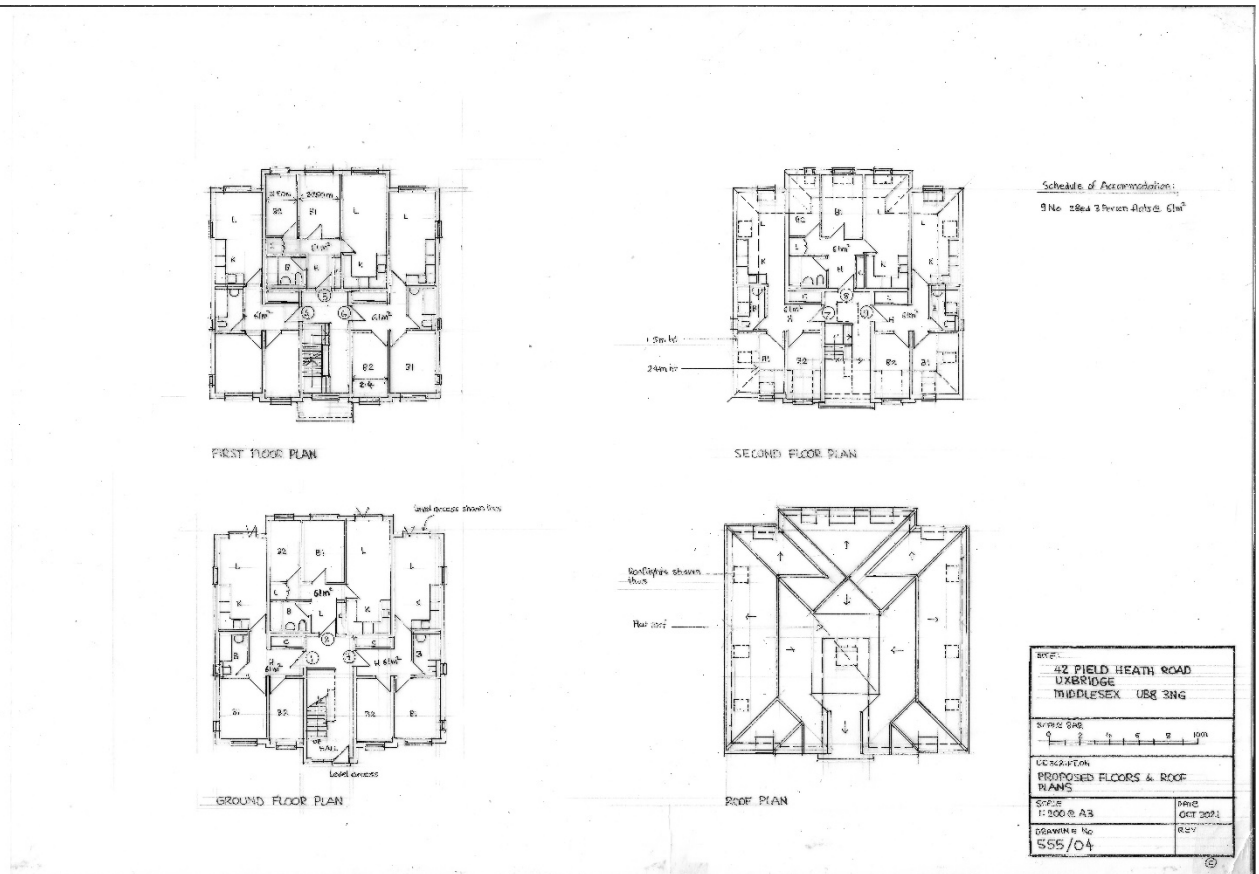
3.10 The layout strategy has been to site the building on the same building line to the existing building and retain the existing layout as far as car parking. Refer to 555/03 below.

3.11 Vehicular access is as per the existing layout off Pield Heath Road. The crossover will be retained in size but moved nominally for easier parking. The parking layout exceeds the council's the dda requirements and has two active electrical vehicle charging points.

3.12 The eastern side of the proposal is 17.7m away from No 1 Newlyn Close with windows on this side being obscured as they are bathrooms, therefore there are no overlooking issues.

3.13 The internal layout of each flat also meets the London Plan

3.14 Refer to drawing 555/04 below for internal layouts.



6. Drawing 555/04 Showing Layout Plans.

3.15 Scale

3.16 The scale of the proposal is two storeys and is therefore as per the existing scale and character of the area.

3.17 Landscaping

- 3.18 The existing conifer trees on the site will be retained as shown on the Proposed Site Plan 555/03
- 3.19 Additional (Amelanchier) trees will be planted to the front and rear to enhance the landscape and the rear garden will be mostly laid to lawn.
- 3.20 The hard landscaping for the road, car parking and the patio areas will be of permeable construction.

3.21 Flood Risk

3.22 The existing site is not in a flood plain, but it is in a critical drainage area and therefore permeable hard landscaping as been designed in as outlined in 6.3 above. The site is in Flood Zone 1 and does not require a flood risk assessment.

3.23 Appearance

3.24 To match the existing street palette the external finish are intended to match the existing street scape using plain roof tiles, fairface brickwork in a light colour with complementary natural stone coloured lintols and cills. Windows will be of a dark grey in a matt finish.

3.25 Refer to elevations drawing 555/05 below.



7. Drawing 555/05 Showing Layout Plans.

3.26 Access

- 3.27 The new development will be fully compliant with regards dda access and line with Volume 1 – Dwellings Part M4(1) of the Building Regulation and The London Plan.
- 3.28 The ground floor will have level thresholds for wheelchair access.
- 3.29 Lifts are financially not feasible in this development and have been excluded.
- 3.30 Refer also to notes in 2.3 above.

3.31 Secure by Design

- 3.32 The proposed scheme will be designed to Secure by Design standards as is required by Building Regulations
- 3.33 All external doors will be PAS24 standard.
- 3.34 Colour video entry phone system will be used to support the end user security.
- 3.35 PIR lighting sensor to the main frontage will be incorporated for night-time safety.
- 3.36 The rear garden cycle storage will of Secure by Design standards as a minimum.

