

Design and Access Statement

For 42 Pield Heath Road, Uxbridge, UB8 3NG

March 2022

Reference: 555/A/09 - Version 1



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1.0 Introduction

Previous planning application reference, 17611/APP/2021/3834, was submitted in October 2021 for redevelopment of the site comprising 9 flats. Following planning comments received in February 2022, the application was withdrawn to allow for changes to the proposal to address key planning concerns.

This revised Design Access Statement has been written in support of a reduced proposal comprising 7 two bedrooms family flats, with all associated external works, cycle and car parking provision.

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, accommodating 11 bedrooms to provide 27 bed spaces. The site offers an opportunity to provide much needed housing to meet the demand by young families who wishes to live nearer to the town centre.

1.3 The existing guest house was converted from a single residential dwelling which was later extended at rear to provide guest bedrooms.

1.4 The density of the revised 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.

1.7 The planning concerns raised have been addressed as follows:

a) The siting of the proposed development is located on the footprint of the existing guest house and mass is scaled down to predominately 2 storeys with part third storey to reduce impact on the nearby properties. The proposal is set back by 27m from back edge of the footpath therefore is not considered intrusive along the road scene.

b) The proposal is reduced to 7 units hence less bulk and mass therefore negligent harm to the nearby properties.

c) Reduction in parking requirements allows much more of soft landscaping and protection to ground floor flats.

d) The relationship of habitable room windows between the windows of the existing property and rear of no 40 is an existing condition which exists on site and proposed design eliminates any overlooking and loss of privacy by window design to restrict view.

The first-floor habitable room window of no 40 is sited further away and nearer to party of the pair of houses.

e) The existing forecourt covers almost 345sqm in gravel finish for 11 parking spaces with minimal soft landscaping. The proposed external layout has almost 40% more of soft landscaping due to the reduced parking spaces. This results in vastly improved external design which provides better protection in front of the ground floor windows.

f) The noise from the adjoining site is statutorily controlled and, in any case, the new development will be constructed using more robust detailing to provide excellent soundproof living accommodation. Further requirements can be addressed through appropriate planning conditions.

g) The proposal is a minor development and provides family dwellings for young families who wish to live near the town centre and major hospital where there is a distinct demand for 2 bed units.

Generally, 3 bed and larger units are much better served by major developments comprising houses. Housing mix needs to take account of certain specific locations where the demands are generated by the nature of commercial, retail, health facilities. This site is very near to the General Hospital which is scheduled for rebuild hence the future demand will be greater for 2 beds.

If there is a demand for 3 bed units then one of the flats on the ground floor can easily change into a 3-bed unit.

h) Reduced scheme will only have 4 flats above ground floor and generally it is recognised it's unviable to accommodate lift due to development cost and ongoing services charges.

All ground floor flats can easily be adapted for meet M3 technical standards.

i) The site constraints prevent design of private balconies, but the ground floor flats have defensible private gardens. Overall, there is more generous communal garden, exceeding minimum requirements, shared area will have a positive benefit for all residents to interact as a community.

j) The proposed flats layouts comply with the Approved Document M to meet the space standard for bathrooms, circulation areas, main entrance hall. etc. Fully detailed layout to meet the technical standards can be submitted by way of a condition.

H) The external layout retains existing rows of conifers at front, dense Laurel hedge at rear and furthermore the external areas are enhanced with 40 % the front forecourt with soft planting. New trees of appropriate species can be added during the fully developed landscaping and maintenance proposal.

Overall, by the reducing the scheme to 7 units the proposal has minimal impact along the street scene, as the building is set back by 27m and the increase in bulk is moderate.

Moving towards in meeting the Zero Carbon compliance the design is kept simple with green roof system with PV panels.

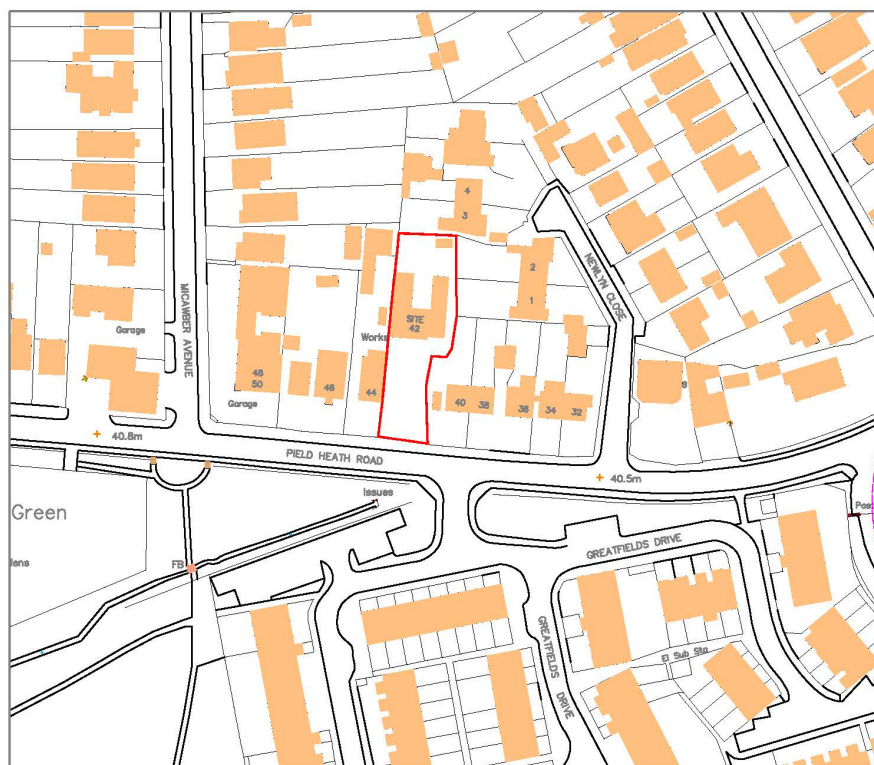
2.0 Assessment

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/A/01 DRAWING NO.	PROJECT NO.	22.03.22 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/A/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/A/01 above, 555/A/02 below and 555/A/03 on page 8.





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 located just outside the site, within a short walking distance of 10m and 20m.
- 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 going 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 to provide 4.8m wide crossover.
- 2.8 To comply with the London Plan March 2021, 5 parking spaces have been provided based on the PTAL rating of 3. The proposal is to provide all spaces with active electric charging point to meet the current surge in ownership of electric cars
- 2.9 Two spaces are design to meet full DDA standards as set out in the Approved document M.
- 2.10 The proposed secured lockable cycle store is located at front for the ease of parking the cycles and close to the main entrance.
- 2.11 The existing crossover is realigned for better and safe access in and out of the site. The existing 2m brick wall has been replaced with 900mm high wall for better visibility on both sides of approaching traffic in matching design.

3.0 Design

3.1 Use

The proposed scheme is residential of 7 two bedroomed, three person flats. There is a demand for such size of units as younger families wishes to live near town centres and furthermore such units are in great demand due to the location of Hillingdon General Hospital.

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 to accommodate 27 bed space through various bedroom sizes. The proposed scheme will have a total of 14 bedrooms for 21 bed spaces.

The established use is confirmed by planning application 17611/G/92/0560 dated 25th May 1992.

- 3.3 The scheme proposes to revert to residential. This re-conversion fits well within the existing environment especially as the proposed residence will occupy the same building footprint 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 is also shown. The existing building is of two storeys Refer to 555/A/06 and 07.
- 3.4 The proposed scheme will also be two storeys with part third floor as shown on the drawing 555/A/05. The drawing also shows outline of the existing building to be taken down. The increase in bulk is modest.
- 3.5 With reference to drawing 555/A/02, Existing Topographical Site Plan the ground floor GEA excluding the shed is total **213.3m²** (Area A + Area B + Area C = 50.2m + 32.9m² + 130.1m²).

The proposed GEA = 235.4sqm

This represents a nominal increase of 22.1m². This represents a 9.06% increase in footprint.

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 7	2 bed, 3 persons	61 in compliance with London Plan.	235 includes private gardens but excludes front gardens.	Total of 5 parking spaces to comply with London Plan. 2 DDA adaptable car parking spaces. All active electrical vehicle charging points. Cycle store at front, SBD compliant

3.7 The GIA of each flat accords with the London Plan (2021).

3.8 The shared garden amenity exceeds the recommended requirement of 175m², actual provided via private and communal gardens 235m²

The site is only 60m from Colham Green Recreational Ground, Public open space, therefore the residents have convenient access to open space for recreational activities. It is vital to encourage use of the nearby open spaces for community bonding.

3.9 Layout

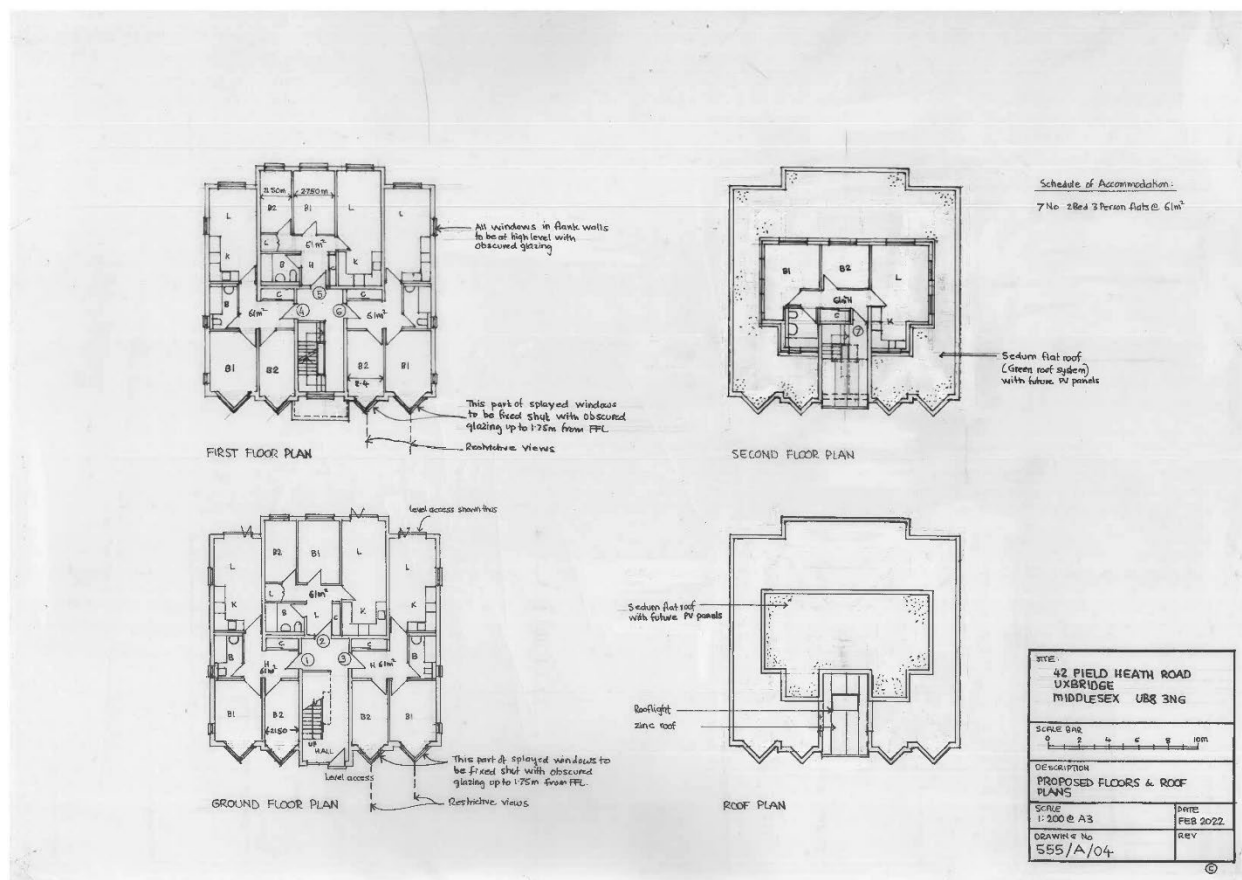
3.10 The layout strategy has been to site the building on the same building line to the existing building and retain the existing layout as far as car parking but reduced to 5 spaces which allows 40% for soft planting. Refer to 555/A/03 below.



5. Proposed Site Plan Drawing 555/A/03.

- 3.11 Vehicular access is as per the existing layout off Pield Heath Road. The crossover will be retained but realigned for better and safer in and out of the site.
- 3.12 The eastern flank wall of the proposal is 17.5m away from rear wall of No 1 Newlyn Close. The windows in the flank wall are at high level with obscured glazing, therefore there are no overlooking issues.
- 3.13 The internal layout of each flat also meets the London Plan
- 3.14 The refuse bins area is located by the entrance to the site for ease of collection by the refuse vehicles as it exists at present.

3.15 Refer to drawing 555/A/04 below for internal layouts.



6. Drawing 555/A/04 Showing Layout Plans.

3.16 Scale

3.17 The scale of the proposal is two storeys with part 3 storey. Drawing 555/A/05 shows proposed scale in relation to the existing building shown dotted. Height of the building is reduced in scale by having flat roofs to achieve NET ZERO carbon target with green roof system and PV panels to deliver sustainable development.

3.18 Landscaping

- 3.19 The entire existing forecourt is in gravel finish to provide 11 parking spaces and turning areas with minimal soft landscaping.
- 3.20 The reduction in parking spaces allows for more soft landscaping, at least 40% of the forecourt. The benefit is to provide planting in front of the front ground floor windows. All the paved areas will be in contrasting coloured permeable pavers with bollard lighting. Additional soft planting has been added at back of the new 900mm wall at front to soften and shield parking and Bins areas.
- 3.21 Rows of matured conifers along the front boundary by No 40 will be retained but will be attended to keep in safe and healthy condition.
- 3.22 The existing communal garden at rear is well maintained and is mostly grass and paved areas. There are rows of semi matured conifers of 4-5m height planted at rear end of garden of No 1 Newlyn Close. These trees provide distinct soft edge and privacy. See Plan 555/A/03. Similarly, the rear boundary of the site benefits from 4.3m height very dense Laurel hedge which will be retained to provide privacy and soft screen. See 555/A/05 -East Elevation.
- 3.23 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 with part paved for communal sitting with benches.
- 3.24 The hard landscaping for the car parking, paths and the patio areas will be in permeable construction.

3.25 Flood Risk

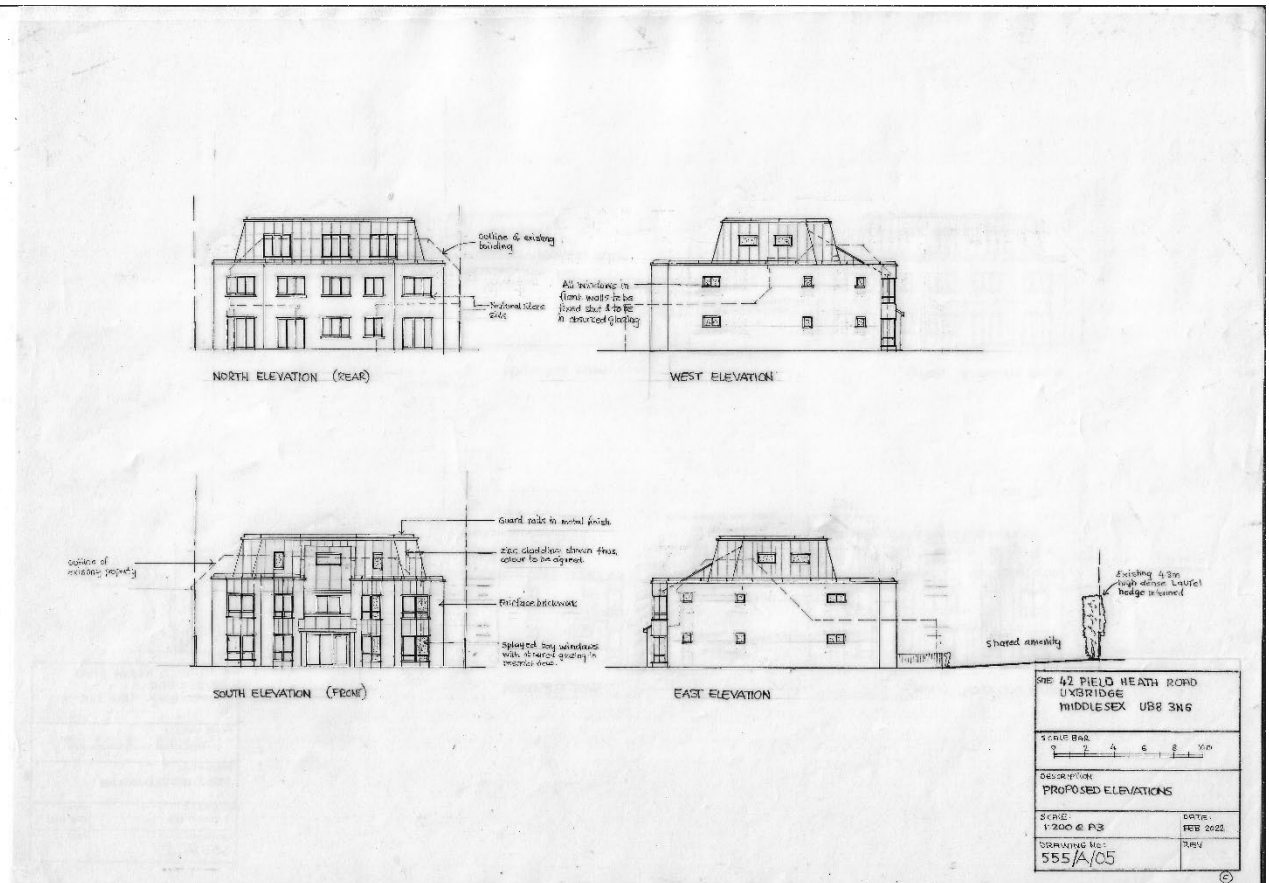
- 3.26 The existing site is not in a flood plain, but it is in a critical drainage area and therefore a fully compliant SUDS will be designed and implemented at the detailed design stage. The site is in Flood Zone 1 and does not require a flood risk assessment.

3.27 Appearance

- 3.28 The proposal is set back from the main road by 27m and 13m from a formal building line. There is no distinct local character or architectural style which dictates the design. Surrounding area is a mixture of residential character and commercial appearance.
- 3.29 The aim was to ensure appearance is not overly imposing on the nearby properties; therefore the design solution was to have traditional materials such as brickwork walls but with zinc-clad third floor to give an appearance of roof to the building. The zinc finish is a popular finish and adds a prestige design appearance to the building. Zinc weathers well and is everlasting. Sedum green flat roof system helps to meet zero carbon target.
- 3.30 The front elevation is designed with triangular bay windows to eliminate any overlooking into the garden of no. 40 by a way of having half of the splay with obscured glazing. The obscured glazing will allow daylight but view will be restricted; other side splay will have clear glazing with full view at front. See 555/A/04.

This solution is an accepted way of controlling privacy without losing daylight and view.

- 3.31 Refer to elevations drawing 555/A/05 below.



7. Drawing 555/05 Drawing Showing Elevations.

3.32 Access

- 3.33 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.
- 3.34 The ground floor will have level thresholds for wheelchair access.
- 3.35 The main entrance hall, door opening width, flats entrance door and circulations are all in compliance with the Approved Document M, technical standard.
- 3.36 The bedrooms, bathrooms and lounge areas are of the sufficient sizes to meet the Part M in terms of layout and spaces around furniture.
- 3.37 Lifts are financially not feasible in this development and have been excluded.
- 3.38 Refer also to notes in 2.3 above.

3.39 Secure by Design

- 3.40 The proposed scheme will be designed to Secure by Design standards as is required by Building Regulations
- 3.41 All external doors will be PAS24 standard.
- 3.42 Colour video entry phone system will be used to support the end user security.
- 3.43 PIR lighting sensor to the main frontage will be incorporated for night-time safety.
- 3.44 The cycle storage at front will of Secure by Design standards as a minimum.

END