

PLANNING STATEMENTS

PDa-1200-ST-07

**VICTORY HOUSE, 8-12 LEES PARADE, UXBRIDGE ROAD
HILLINGDON UB10 0PQ****A ASSESSMENT**

- A.1 The overall site area of 900m² contains a three storey retail and office building forming a frontage. This is backed up by a portal frame, warehouse building with a rear access.
- A.2 The existing building schedule of uses includes:-
- | | | | | |
|--------------|---------------|-------------------|-----------|---------------------|
| Ground floor | Car showrooms | 300m ² | Warehouse | 567m ² |
| First floor | Offices | 243m ² | Mezzanine | 340m ² |
| Second floor | Offices | 304m ² | | |
| Total | | | | 1,754m ² |
- Forecourt parking for ten cars
- A.3 The freeholder of the site is East-West Holdings S.A. (Incorporated in Panama) of Victory (formerly Granville) House, 8-12 Lees Parade, Uxbridge Road, Hillingdon, Middlesex.

B PLANNING

- B.1 The freeholder has planning permission 1803/APP/2013/733 dated 22nd August 2013 for the construction for fourteen flats over three retail units and parking for twenty one cars.

C OBJECTIVE

- C.1 The applicant wishes to convert the existing, vacant offices into seven, self-contained dwellings. These will be occupied and accessed separately from the retained retail units and the rear warehousing.

D DESIGN SOLUTION

- D.1 The most pragmatic solution is for the conversion of the existing offices with frontage fenestration into dwellings.

E TRANSPORT STATEMENT

- E.1 The central location on Uxbridge Road offers ready and convenient access to public transport services. This accessibility was confirmed by the Hillingdon Council permission 1803/APP/2013/733 for fourteen, new dwellings.

F CONTAMINATION STATEMENT

- F.1 The premises have previously been used and occupied as warehousing and offices and no contamination risks or hazards were encountered or recorded over the last thirty years. The premises have been, practically, empty or under-used for the last five years.

J FLOOD RISK ASSESSMENT

- J.1 The Environment Agency Flood Risk map shows the river in the centre of Hillingdon as the nearest flood risk zone. As the site is on the elevated Hillingdon Heath and is about three miles from the nearest flooding watercourse, the property is unlikely to suffer flooding.

K SUMMARY

- K.1 The prior approval for the proposals will contribute much needed, additional residential units to the housing stock of the area to meet Hillingdon's shortfall for provision of housing over the next five years.
- K.2 The proposals will not impinge on any other property or established rights.
- K.3 These are sustainably directed proposals and all efforts for using recycled and recyclable materials will be made.