

DESIGN AND ACCESS STATEMENT

The Hut Pub, 2 Old Orchard Cl, Uxbridge, UB8 3LH

APRIL 2025



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INTRODUCTION

This Design and Access Statement has been prepared by The White House Ltd. This statement illustrates the process that has led to the development, and to justify the proposal.

The proposal comprises a single, self-build dwelling consisting of kitchen, lounge, study, WC, three bedrooms, bathroom and one ensuite. All of the materials used are to be of the same appearance as the existing Hut Pub.

The proposed use is residential (C3) and is designed to integrate with the existing mixed-use character of the area, which includes both residential properties and The Hut Pub as a community facility. The development will also financially support the continued operation of The Hut Pub, contributing to the long-term viability of this valued local asset.

LOCATION

The site is located at 2 Old Orchard Close, Uxbridge, in the London Borough of Hillingdon. It occupies a corner plot at the junction of Old Orchard Close and Western Avenue, approximately 1 mile from Uxbridge town centre.

The surrounding area is primarily residential in character, with a mix of detached and semi-detached dwellings, interspersed with small-scale commercial and community uses. The site benefits from good accessibility by foot, cycle, and public transport, and lies within a well-established suburban setting.



RELEVANT SITE PLANNING HISTORY

19186/APP/2012/3208	Proposed single storey rear and side extension and new detached and relocated community hall following demolition of exiting community hall	27-12-12	Approval
19186/APP/2020/4291	Demolition of a single storey building and development of four x 1-bed two storey residential units.	23-12-20	Withdrawn
19186/APP/2023/922	To construct one pair of semi-detached Class C3 buildings i.e. one building, two dwellings in the rear garden of the public house (outline application).	28-03-23	Withdrawn

SITE CONTEXT

The site currently comprises The Hut Pub, a single-storey mid-20th-century public house with associated hardstanding, car parking, and informal garden areas. The pub is considered a non-designated heritage asset due to its long-standing communal use, modest vernacular style, and contribution to local character.

The proposed dwelling will be located within an underused part of the pub's curtilage, currently serving as informal open space. The development has been carefully sited to:

- Avoid disruption to the existing pub operation
- Maintain open views and visual separation
- Preserve the pub's prominence in the street scene

The proposal has been sensitively scaled to ensure it remains visually subordinate to the main pub building and in keeping with surrounding built form.

This application is submitted with the explicit aim of enabling The Hut Pub to remain open and operational as a valued local asset. Like many traditional public houses, The Hut has faced growing financial and operational pressures.

The modest development of a single dwelling within underutilised land offers a low-impact and sustainable means of raising capital, enabling investment in:

- Ongoing maintenance of the pub building
- Potential internal upgrades or accessibility improvements
- Enhancing the external environment and public realm of the site

This aligns with Paragraph 93 of the NPPF, which promotes the retention and enhancement of community facilities, and with Policy DMTC 4 of the Hillingdon Local Plan, which supports proposals that enable community uses to remain viable.

FORM AND LAYOUT

The new dwelling is single-storey and set back from the street, with a simple, rectangular footprint and pitched roof form to reflect the scale and character of the existing pub. It has been positioned to preserve open space around the pub, avoid overlooking of neighbouring properties, and maintain a coherent building line within the site.

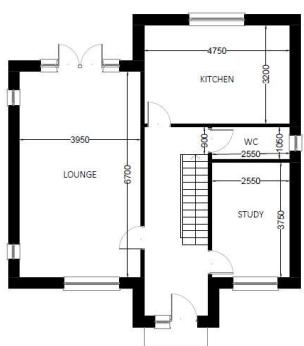
The dwelling will benefit from private garden space, with boundary treatments and planting designed to protect neighbouring privacy and reinforce the site's green edge. New soft landscaping will help integrate the new building into its surroundings and enhance biodiversity.

Vehicular access to the new dwelling will be taken from Old Orchard Close, with a dedicated driveway and off-street parking provided for the residential unit. This will be clearly separated from the pub's own parking provision to avoid conflict.

Pedestrian access will be level and fully compliant with Part M of the Building Regulations, supporting accessibility and inclusive design.

Cycle parking and refuse storage will be incorporated discreetly within the private plot boundary.

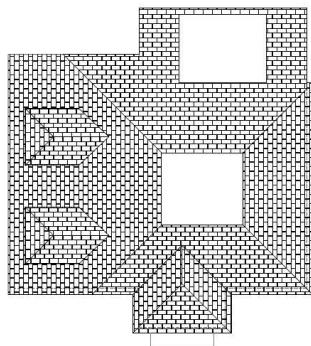
FLOOR PLANS



PROPOSED PLAN - GROUND FLOOR



PROPOSED PLAN - FIRST FLOOR

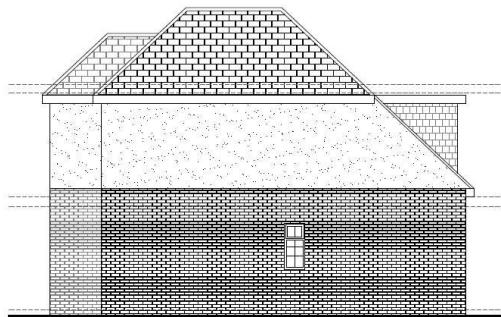


PROPOSED PLAN - ROOF PLAN

ELEVATIONS



PROPOSED ELEVATION - FRONT



PROPOSED ELEVATION - SIDE I



PROPOSED ELEVATION - REAR



PROPOSED ELEVATION - SIDE II

MATERIALITY



*Please see Material Specification and Drawing Ref: KKC.HP.2025.MAT for further details

The proposed development has been designed to reflect and complement the architectural character of the surrounding area, particularly the adjacent public house and the broader mock Tudor vernacular.

The use of traditional clay brick at ground floor level, cream-toned render to the upper storey, and concrete plain roof tiles in a warm antique red all echo the materiality and colour palette typical of mock Tudor properties.

The symmetry and strong roofline are also characteristic of the style, while the UPVC casement windows are arranged in a way that mimics traditional timber mullions. The overall appearance seeks to sensitively blend the new dwelling into its surrounding context.

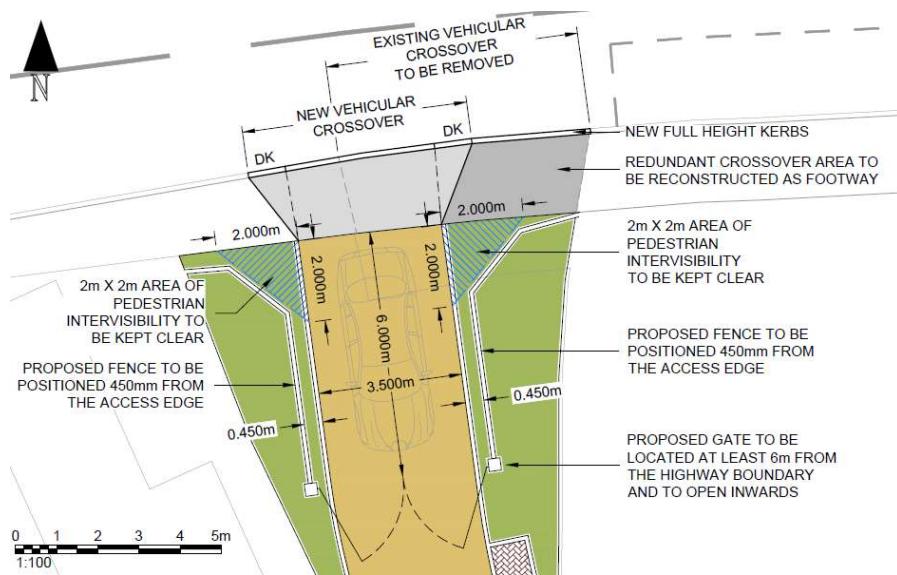
LANDSCAPING



The proposed landscape scheme has been designed to enhance both the aesthetic and ecological value of the site, providing a sensitive green setting for the new dwelling. A mix of ornamental planting, native hedgerows, and feature trees align with sustainable design principles.

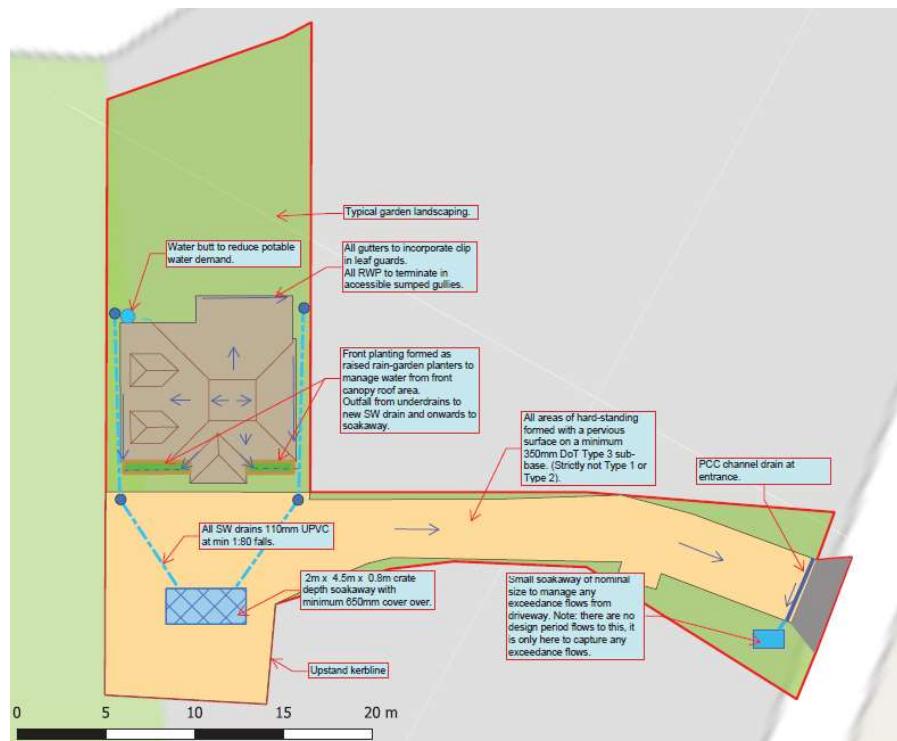
Carefully considered boundary treatments, including 1.8m closeboard fencing and retained mature conifers, offer privacy and screening. The scheme also incorporates practical elements such as permeable paving, a secure cycle store, and a timber refuse bin enclosure.

ACCESS AND TRAFFIC



The existing crossover on Old Orchard Close will be modestly relocated westward to provide enhanced visibility splays, including 2.4m x 43m vehicular sightlines and 2m x 2m pedestrian intervisibility splays, which are not currently achievable. A new vehicular reservoir set 6 metres back from the highway will allow vehicles to wait clear of the public footway while access gates open inward, thereby reducing risk to highway users.

DRAINAGE AND SUDS



The site is located within Flood Zone 1 and is not at risk from tidal, fluvial, surface water, or sewer flooding. The proposed development will not increase flood risk elsewhere and includes a robust surface water management strategy in accordance with national and local policy, including the SuDS hierarchy. Measures include rain garden planters, permeable paving, soakaways designed to BRE365 standards, and rainwater harvesting via water butts.

These features are supported by infiltration testing and calculated to accommodate critical storm events up to 1 in 100 years plus climate change. The drainage strategy mimics natural hydrological processes and ensures runoff is managed on site, providing both attenuation and biodiversity benefits without requiring an external discharge. Maintenance responsibilities are clearly defined to ensure long-term functionality.

POLICY CONTEXT AND JUSTIFICATION

The proposal complies with key principles of the National Planning Policy Framework (NPPF), particularly:

- Chapter 5: Delivering a sufficient supply of homes
- Chapter 8: Promoting healthy and safe communities
- Chapter 12: Achieving well-designed places

It also aligns with the Hillingdon Local Plan policies, including:

- Policy BE1 – ensuring new development harmonises with local context
- Policy DMH 6 – in support of infill development that complements neighbouring uses
- Policy DMCI 1 – safeguarding existing community uses

This is a low-density, design-led proposal which strengthens the function and sustainability of the site without detriment to its setting or neighbours.

CONCLUSION

The proposed single dwelling has been carefully designed to sit comfortably within the curtilage of The Hut Pub, making efficient use of land without compromising the operation, setting, or significance of the existing building.

The development will deliver a high-quality, sustainable new home, while simultaneously providing critical financial support to secure the future of a valuable local pub. Matching materials, low-rise scale, and respectful layout ensure full alignment with both local policy and community interests.

SUPPORTING DOCUMENTS

KKC.HP.2025.A	Proposed Drawings
KKC.HP.2025.DAS	Design and Access Statement
KKC.HP.2025.HS	Heritage Statement
KKC.HP.2025.MATELEV	Material Elevation
KKC.HP.2025.MATSPEC	Material Specification
form_1_cil_additional_information	CIL Form
25-045 TheHutPub SoakawayReport	Soakaway Report
CWLD-TWHD-OC-2512-01-REV A Proposed Landscape Scheme A1	Proposed Landscaping
CWLD-TWHD-OC-2512-02-Planning Notes A3	Proposed Landscaping Planning Notes
TD PRD LSR The Hut TN	Supporting Transport Technical Statement
The Hut FRA_SW	Flood Risk Assessment