

PLANNING STATEMENT

&

DESIGN AND ACCESS STATEMENT

SITE:

**106 COWLEY ROAD,
UXBRIDGE,
MDDX.
UB8 2LX**

Proposal:

Retention of an Existing outbuilding and store,
following demolition of existing outbuilding and store
(Part Retrospective Planning Application)

PREPARED BY:

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This statement has been prepared on behalf of Gurmeet Singh Khaneja. in support of the Planning Application for Retention of an Existing outbuilding and store, following demolition of existing outbuilding and store . This document should be read in conjunction with the drawings attached.
Dwg No. 2025/174 – 01/02/03/04/05

1. Introduction

This Design and Access Statement has been prepared to support the application for the retention of an outbuilding located behind 106 Cowley Road, Uxbridge, Middlesex, UB8 2LX, following the demolition of an existing dilapidated outbuilding and timber sheds. The new outbuilding will serve as a combined office, staff room, and store. It will also provide an additional store area at the rear of the property, contributing to clearing the cluttered rear yard area.

This proposal is modest in size and is marginally smaller than the previous outbuildings and stores, offering an improved, functional, and tidier environment for the shop's operation while enhancing the overall aesthetic of the rear yard.

2. Context of the Site

The site is located within an established urban area, with the property situated along Cowley Road, a main thoroughfare in Uxbridge. The existing building is a ground floor shop, with the rear yard currently cluttered with various structures, including a dilapidated outbuilding and timber sheds. The outbuilding proposed for retention will be designed to enhance the rear yard by consolidating and reducing the number of structures in this space. The surrounding area is mixed in character, with commercial properties along Cowley Road and residential properties located to the rear. The scale and form of the proposed outbuilding will be sympathetic to both the existing context of the site and the surrounding area.

3. Design Concept

The proposed outbuilding will be designed to serve as a combined office, staff room, and storage area. It is intended to meet the operational needs of the business while respecting the scale and character of the area.

- **Size and Scale:** The new outbuilding will be modest in size, designed to be marginally smaller than the existing outbuilding and sheds it replaces. It will have a floor area and height that are appropriate for its function, ensuring minimal impact on the surrounding area.
- **External Materials:** The materials used will be carefully selected to complement the existing building and the surrounding context. The outbuilding will be constructed from materials that are durable, low maintenance, and visually appealing. The walls will likely be timber-clad to blend with the surroundings, and the roof will feature a flat roof design with appropriate roofing materials that complements the main building.

- **Windows and Doors:** The outbuilding will include windows for natural light and ventilation, with secure doors for access. The design of these elements will be functional yet aesthetic, ensuring the building remains in keeping with the surrounding environment.
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4. Planning Considerations

The proposed outbuilding will be located at the rear of the site, where it will not impact the primary retail function of the ground-floor shop at the front of the property. The retention of the outbuilding will clear the existing clutter in the rear yard, which currently contains several structures that are both unsightly and inefficient.

Key planning considerations include:

- **Impact on Neighbors:** The outbuilding's location at the rear of the site ensures that there is minimal visual impact on neighboring properties. The scale of the building is designed to ensure it does not dominate or overshadow adjacent buildings. Additionally, the building's design and use will have no adverse impact on the privacy or amenity of neighboring residents.
 - **Visual Appearance:** The modest size of the outbuilding and its use of appropriate, complementary materials will help to minimize any adverse impact on the visual appearance of the site and its surroundings. The proposed design will enhance the rear yard area, making it more functional and tidier.
 - **Traffic and Parking:** The retention of the outbuilding will not significantly alter the operational needs of the business in terms of parking or traffic flow. The existing arrangements for access and parking at the front of the shop remain unchanged.
 - **Sustainability:** The design of the outbuilding will aim to incorporate sustainable features where possible, such as energy-efficient lighting and natural ventilation, to minimize energy consumption.
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5. Access Considerations

The proposed outbuilding will have its own access point from the rear yard of the property. The access will be designed to be safe, practical, and compliant with relevant access standards, ensuring ease of movement for staff and deliveries.

- **Access to the Outbuilding:** The outbuilding will be accessible via a clear and unobstructed pathway from the main building. This access will be wide enough to accommodate staff and visitors as necessary, with no barriers to access.
- **Emergency Access and Egress:** Emergency routes to and from the outbuilding will be clearly defined, with appropriate exit points for safety.

- **Accessibility for All:** The design of the outbuilding will ensure that it is accessible to all users, including staff members with mobility impairments. This includes clear pathways and appropriate door widths for access.
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6. Impact on the Rear Yard and Surrounding Area

The retention of the outbuilding will result in a significant improvement to the rear yard by consolidating the space and removing the clutter caused by the separate timber store and existing outbuildings. The new structure will provide a more organized, functional, and tidy area, enhancing the overall appearance of the site.

This change will contribute positively to the character of the area, helping to improve the site's appearance and reduce any negative impacts from the existing disorganized and dilapidated structures. The proposed outbuilding will blend harmoniously with the surroundings, creating a more pleasant environment for both the business and its neighbors.

7. Conclusion

The retention of the outbuilding behind 106 Cowley Road represents a thoughtful and practical solution to the current problems of clutter and dilapidation at the rear of the property. The proposal will result in a functional space for office, staff room, and storage, while reducing the number of structures and clearing the rear yard. The new outbuilding is modest in size, visually sympathetic to its surroundings, and will improve both the operational environment for the business and the aesthetic quality of the site.

We believe the proposal will have no adverse impact on the neighboring properties or the wider area, and it is in keeping with local planning policies. We respectfully request approval of the application to retain this outbuilding, which will improve the functionality and appearance of the site.