

# DESIGN AND ACCESS STATEMENT

**Change of Use from Class C3(a) to Class C2 (Children's Residential Care Home)**  
**16 Hillingdon Road, Uxbridge UB10 0AD**  
**Application Ref: 21170/APP/2026/649**

## 1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the **change of use of 16 Hillingdon Road, Uxbridge from Use Class C3(a) (dwellinghouse) to Use Class C2 (children's residential care home)**.

The statement explains the design principles and access considerations in accordance with the requirements of the **Town and Country Planning (Development Management Procedure) (England) Order 2015**.

The London Borough of Hillingdon has requested this document to validate the application .

## 2. Site and Surroundings

The application site is located on Hillingdon Road within a predominantly residential area characterised by traditional terraced housing.

Key site features include:

- A multi-storey residential property arranged over **basement/ground, first and second floors**
- A site area of approximately **249 sq.m** with a rear garden of approx. **78 sq.m**
- **Two off-street parking spaces** located to the front/side of the property

The site benefits from good access to local services, public transport, and community facilities.

## 3. Proposed Development

The proposal is for a **material change of use only**, from C3(a) to C2.

The development includes:

- Provision of **3 children's bedrooms**
- A **staff office/sleepover room**
- Shared kitchen, lounge and bathroom facilities

No external or structural alterations are proposed. The building will continue to function as a residential environment.

## 4. Design Principles

### 4.1 Amount

No additional built form is proposed:

- No extensions
- No increase in footprint or height

The proposal utilises the **existing building in its entirety**.

## 4.2 Layout

The internal layout remains largely unchanged:

- Existing rooms are reused for similar domestic functions
- Bedrooms remain bedrooms
- Living spaces remain communal areas

This ensures:

- Retention of the **existing plan form**
- Minimal intervention within the building

## 4.3 Scale

There is **no change to scale**:

- The building retains its existing height, massing and volume

## 4.4 Appearance

There are:

- **No external alterations**
- No changes to materials, windows, doors or façade

The appearance of the building and its contribution to the street remain unchanged.

## 4.5 Landscaping

No changes to landscaping are proposed:

- The existing **rear garden (approx. 78 sq.m)** is retained for amenity use
- No hardstanding or boundary changes are proposed

## 5. Impact on Character and Appearance

The proposal preserves the character of the area because:

- The building remains in **residential use**
- There are **no visual changes**
- The terrace and streetscape remain unaffected

As such, the development integrates fully with its surroundings.

## 6. Access

## 6.1 Vehicular Access

- Existing access arrangements are retained
- **Two off-street parking spaces** are available

Traffic generation is expected to be comparable to a large family dwelling.

## 6.2 Pedestrian Access

- Existing pedestrian access from Hillingdon Road is retained
- No changes to entrances or pathways are proposed

## 6.3 Inclusive Access

The property will be operated in a manner that supports accessibility:

- Clear internal circulation routes
- Adequate shared living space
- Supervision and staff presence to support residents

Given the constraints of a listed building, no physical alterations are proposed; however, the layout allows for safe and practical use.

## 7. Safety and Security

The proposed children's home will be managed in accordance with relevant care standards, ensuring:

- Supervision by trained staff
- Safe internal environment
- Controlled access and safeguarding procedures

The use is consistent with a domestic setting and does not introduce additional safety concerns.

## 8. Sustainability

The proposal represents sustainable development by:

- Reusing an existing building
- Avoiding demolition or new construction
- Supporting efficient use of housing stock

The continued occupation ensures long-term maintenance of the building.

## 9. Conclusion

The proposed development:

- Is limited to a **change of use only**
- Involves **no physical alterations**
- Preserves the character and appearance of the building and surrounding area

- Provides a **suitable and sustainable residential care environment**

The proposal is considered acceptable in design and access terms and complies with relevant planning policy.