



V16 Designz



+44(0)2035041542



+44(0)7852919410, +44(0)7984323311



Studio@v16designz.co.uk

Design and Access Statement

64 Chapel Lane, Uxbridge, UB8 3DS

Proposed Change of Use from Use Class C3 to Use Class C2 (Children's Residential Care Home)



www.v16designz.co.uk



V16 Designz



1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the change of use of the property at 64 Chapel Lane, Uxbridge, UB8 3DS from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institution), together with minor external alterations.

The proposal seeks to provide a small-scale residential children's care home for up to four children, operating in a safe, supportive, and domestic environment. The Statement explains the design principles and access arrangements underpinning the proposal, in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Hillingdon Local Plan.

2. Site and Surroundings

The application site comprises a two-storey residential dwelling with an attached garage, situated within an established residential area of Uxbridge characterised predominantly by family housing.

The surrounding built form is residential in nature, with dwellings of similar scale, height, and appearance. The site is not located within a conservation area and is not subject to any statutory heritage designations.

3. Amount

The proposal does not involve any increase in the size or footprint of the building.

- The existing two-storey dwelling will be retained in full
- The attached garage will be converted internally to provide staff facilities
- Occupancy is limited to a maximum of four children

The scale of development is therefore modest and appropriate to the site and its surroundings.

4. Layout

The internal layout has been designed to function efficiently as a children's residential care home while retaining a domestic character.

Ground Floor

- Large communal living room





- Kitchen and dining area
- Staff room with shower and welfare facilities (within the converted garage)

First Floor

- Four bedrooms
- One bathroom
- One small office for administrative purposes

The layout ensures appropriate separation between communal, private, and staff areas, while maintaining ease of supervision and safeguarding.

5. Scale

The proposal does not alter the overall scale or height of the building in a manner that would be harmful to the street scene.

The minor roof alteration to the former garage introduces a pitched roof at ground floor level, which is proportionate and visually consistent with the main dwelling and neighbouring properties.

6. Appearance

The appearance of the building will remain domestic and in keeping with the surrounding residential context.

The only external alterations proposed are: - Replacement of the existing garage door with a window, providing natural light to the staff room - Formation of a pitched roof to the front roof area at ground floor level

These changes are modest, visually sympathetic, and improve the integration of the former garage with the main dwelling. Materials will match or closely resemble the existing building to ensure visual continuity.

7. Landscaping

No changes are proposed to the existing landscaping.

Private amenity space will be retained for the use of residents, providing a safe and secure outdoor environment. Boundary treatments will remain unchanged.





8. Access

Vehicular Access

Vehicular access will remain as existing. The proposal will not materially increase vehicle movements compared to the lawful residential use. On-site parking provision will be retained and is sufficient for the proposed use.

Pedestrian Access

Pedestrian access to the property will remain unchanged and will continue to be via the existing front entrance.

Inclusive Access

The ground floor layout allows for ease of movement for residents and staff. The proposal does not introduce barriers to access and is suitable for a range of mobility needs typical of a domestic dwelling. Any future adaptations, if required, can be accommodated within the existing layout.

9. Safety and Security

The design promotes a safe and secure living environment: - Clear internal layout supporting supervision
- Domestic-scale operation reducing risk and disturbance - Secure boundaries and controlled access

The proposal will operate in accordance with relevant safeguarding standards and regulatory requirements.

10. Sustainability

The proposal makes efficient use of an existing residential building, minimising the need for new construction and reducing environmental impact.

The minor external alterations improve the usability of the building without unnecessary demolition or expansion, aligning with sustainable development principles.



11. Conclusion

This Design and Access Statement demonstrates that the proposed change of use and minor external alterations at 64 Chapel Lane, Uxbridge are:

- Appropriately designed and scaled
- Fully integrated into the surrounding residential area
- Accessible and safe for residents and staff
- Consistent with the character and appearance of the street scene

The proposal therefore accords with the design and access objectives of the Hillingdon Local Plan, and planning permission is respectfully sought.

