

Design And Access Statement
For
186 Field End Road
Pinner
HA5 1RF

April 2023

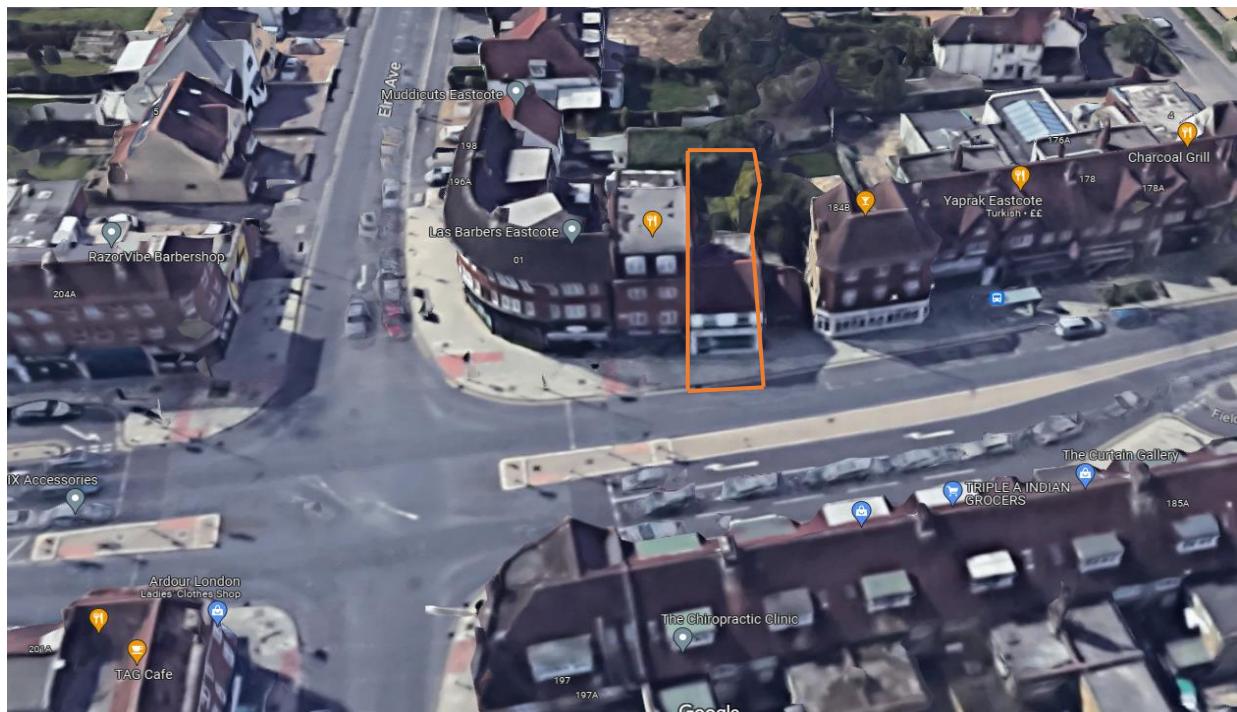
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The Proposal:

The demolition of the existing two-storey commercial premises (B1) and the new build development of a four-storey building incorporating, ground floor commercial unit (B1) and 3 x 1-bedroom flats (C3) above incorporating cycle and bin storage.

The Site:

186 Field End Road, Pinner, HA5 1RF.



This planning report has been prepared on behalf of Mr. Vincent Small (the Applicant). This statement accompanies the planning application submitted to the London Borough of Hillingdon (the Council) for the redevelopment of the site known as 186 Field End Road, Eastcote, Pinner, HA5 1RF (the Application Site).

For the purposes of the planning application, the proposed development is described as follows:

Demolition of existing two-story commercial premises and new build development of a 4-story building incorporating ground floor commercial (B1) and 3 x 1bedroom self-contained flats (C3) with associated cycle storage and refuse (the Application scheme).

The application site comprises 0.068 hectares of land currently occupied by a two-storey commercial building with pitched roofed. The building forms an end to the parade of commercial premises, generally with residential uppers, which wrapping around the corner of Field End Road and Elm Avenue. The site is currently used for commercial purposes, namely the sale of education services to the public.

There are no structures on the site which are listed, nor is the site located within a conservation area.

The design process led to the emergence of the application scheme built over 3.5 storeys, which would include:

- 3 high quality residential units; which exceed London Plan minimum space standards;
- Commercial floor space of a comparable size to the existing two storey provision, but all located at ground floor level.
- All units designed to meet Building Regulation M4 (2)
- Provision of a lockable store for 3 bicycles; meeting London Plan requirements and encouraging the use of sustainable modes of transport.

The application scheme:

- Designed to respect and complement the character within the road. A high-quality palette of materials has been chosen which is in keeping with the street scape.
- Includes a visual impact assessment to ensure the development will be in keeping with the character of the area and not be overly dominant within the skyline.
- Has been designed with consideration to Secure By Design guidance and has incorporated measures to reduce potential for crime.

The Application Site and Surrounding Area

Application Site Description and Location

The subject site is located in the north east of the borough, within the Eastcote ward and Eastcote District Centre. Field End Road runs approximately 2.2 miles south easterly between Eastcote and Northolt.

The site is located approximately 5 miles from the main Uxbridgetown centre and 3.4 miles from Harrow town centre.

The application scheme is consistent with the relevant planning policies set out within the London Plan and Hillingdon Council's Local Plan, Residential Layouts Supplementary Planning Document and is wholly in keeping with the National Planning Policy Framework. The application scheme makes optimal use of an under-utilised site by providing new homes which would assist in meeting the demand for new dwellings within the Borough.

The site is located towards the northern extent of Field End Road, close to the junction with Elm Avenue and North View.

The application site is located with good proximity to the A40, M40 and M25, which serve as major routes in and around Greater London.

Surrounding Area

The surrounding Field End Road area acts as the local town centre with a variety of independent and nationally recognised shops, banks and other businesses open to the public.

The immediate vicinity is characterised by generally small commercial premises with residential uppers of typically three to four storeys in height, although the building immediately to the north is a single storey detached building.

The application site is 0.068 ha in size located to the western side of Field End Road. The site is generally flat and roughly rectangular with a circa 6m wide road frontage.

The site benefits from excellent links to public transport with the main Field End Road services by a TfL bus services to South Harrow, Northolt and Ruislip. The immediate area also benefits from easy access to Eastcote London Underground station, which is serviced by the Piccadilly and Metropolitan Lines providing easy access into Central London in less than 30 minutes. The PTAL rating generating a score of 3.

The application site is in an area which mainly comprises traditional, densely developed 1920s-1930s purpose built Metroland type retail parades, at three storeys in height. Additionally, there are more recent buildings ranging in height from two to four storeys.

Local Amenities

The location of the application site is also within walking distance of many local services including doctor's surgeries, schools, local retail outlets, restaurants and public amenity.

- The subject site is located within close proximity to a number of health clubs including 1 mile of Highgrove Pool and Fitness Centre. Which is located next to Eastcote Sub Aqua Diving Club, providing further flexibility and choice.
- The site is located within good proximity to local public open space benefiting from Warrender Park in easy walking distance less than 0.4 miles to the west, providing useable public open space.
- The local area is also well serviced by a variety of public health facilities, including Doctors Surgery and NHS Dentists all within easy walking distance. Northwick Park Hospital is also located 4.1 miles away providing the closest accident and emergency centre.
- A range of schools are also located in the surround area provided within short walking distance to all age groups from nursery to sixth form college.

There are no listed buildings on the application site or within the local vicinity.

There is a locally listed building at 184 Field End Road, which has been considered during the proposals design evolution.

The application site is not located within a conservation area, although it is bound to the north by the Eastcote, Morford Way conservation area.

The application site is located within flood zone 1 and therefore has a low probability of flooding.

The Application Scheme

Proposed Development

The application scheme includes the following component elements

- A new build end of terrace building containing ground floor commercial floor space. Three self-contained flats, one per each of the upper floors comprising a 1 bedroom 2 person flats at the three upper floors. Designed in the customary arrangement with family living, dining and kitchen facilities at the front along with a bathroom and bedrooms to the rear.
- A communal lockable refuse facility is proposed and accessed directly from Field End Road enabling convenient access for residents and bin collection services. And also makes up the secure cycle storage.

- The application scheme has been designed to respect Field End Road and draws upon the design of existing buildings within the immediate proximity, which have architectural merit.

Overall, the development proposal will, firmly reflect the strategic policy objectives set out in the London Plan by regenerating this brownfield site for a use, which complements Field End Road pattern of use and built form.

The overall vision is to create a high-quality residential development for the site which will offer a positive contribute towards meeting London's housing shortage.

Proposed Materials

Walls are to be local red brick stock (or similar), front rear and sides with solider course above all openings. Solider header course around perimeter of parapet and ground floor rear projection.

Roof to be mansard with zinc standing seam crown with parapet gutters (or similar), with a GRP flat roof over rear projection.

Door to be double glazed with white uPVC frames.

Windows to be double glazed with white uPVC frames.

Floor	Use Class/ Unit Type	Unit GIA (m2)	Minimum requirement
Ground	(B1) Shop/Office	74.93	
First	(C3) 1 Bed(s)/2 Person(s)	63.83	50.00
Second	(C3) 1 Bed(s)/2 Person(s)	63.83	50.00
Third	(C3) 1 Bed(s)/2 Person(s)	50.03	50.00

Design and appearance

The proposed design draws upon the characterful properties within Field End Road. The proposed end of terraced building would maintain the established building line. In terms of its character and appearance the proposal is considered acceptable and complies with the Council's relevant policies and guidance. Density, internal configuration, room sizes and amenity space provision.

Each of the proposed rooms complies with the prescriptive standards; double bedrooms measure at least 12 sqm. Each of the flats are well configured with sufficient natural light entering each room.

In terms of the developments density, internal layout and unit sizes the proposal is considered acceptable and complies with the Council's relevant policies and guidance.

The proposed works would ensure that accessibility is reflective of the life time homes standards to account for differing needs of future residents and those who seek unrestricted access. The development would also be compliant with the relevant requirements of Part M1 & M2 of the Building Control Act.

Conclusion

The application scheme has been designed to accord with relevant planning policies at national, strategic and local level. The development would constitute an efficient use of previously developed land in a sustainable location, as encouraged by the NPPF.

The proposed use complements the existing patterns within Field End Road; by retaining a commercial use at ground floor level and providing residential accommodation above, the proposal will offer amore improved integration than the existing commercial building.

It has been demonstrated in this report that the proposal would comply with the Council's relevant design and housing standards policies and would not adversely harm the neighbouring amenity. The scheme would provide good quality mix use scheme and as such it is respectfully requested that Hillingdon Council grant planning permission for the application scheme.