

# **DESIGN AND ACCESS STATEMENT**

## **(WITH WASTE MANAGEMENT SCHEME)**

**Proposed work: PROPOSED GROUND FLOOR REAR EXTENSION, ALTERATIONS AND EXTENSION TO FIRST FLOOR LEVEL AND BUILD ADDITIONAL TWO FLOORS ABOVE TO CREATE TOTAL OF 6 No. SELF-CONTAINED FLATS.**

**At address: 21 & 23 Botwell Lane, Hayes UB3 2AB**



Picture of the 21& 23 Botwell Lane, Hayes UB3 2AB properties

**Prepared by:**



**Keeran Designs Ltd  
157 Forest Road  
Walthamstow  
London E17 6HE**

**Tel: (020) 8531 6000  
Fax: (020) 8531 5444  
E mail : [keeran@consultant.com](mailto:keeran@consultant.com)**

## Planning Statement for Redevelopment at 21 to 23, Botwell Lane, Hayes UB3 2AB

### Introduction:

This planning statement accompanies the application for the redevelopment of 21 to 23 Botwell Lane, Hayes UB3 2AB alongside a separate application for 25 Botwell Lane, Hayes UB3 2AB (Application ref: 78498/APP/2024/599). The proposal involves at 25 Botwell Lane, UB3 2AB retaining ground floor Class E retail unit while making alterations to the First Floor. This includes converting a 3-bedroom flat into 1 Studio flat and 1 No. 1 Bedroom flat, creating 6 flats (3 x 1 -Bed and 3 x Studio) through modifications and the addition of two more floors. Similar developments will be taken place at 21 and 23 Botwell Lane, Hayes UB3 2AB.

**Area Calculation:** The combined total area of 21 and 23 Botwell Lane, including a 60m<sup>2</sup> extension to the ground floor, will result in a total ground floor area of 172m<sup>2</sup>. Similarly, extension of 78m<sup>2</sup> to the first floor AND proposed development of second, and third floors will bring their respective areas to 172m<sup>2</sup>. This expansion, along with modifications to existing flats, will yield a total of 6 flats, comprising 3 No. 2-bedroom and 3 No. 1-bedroom units.



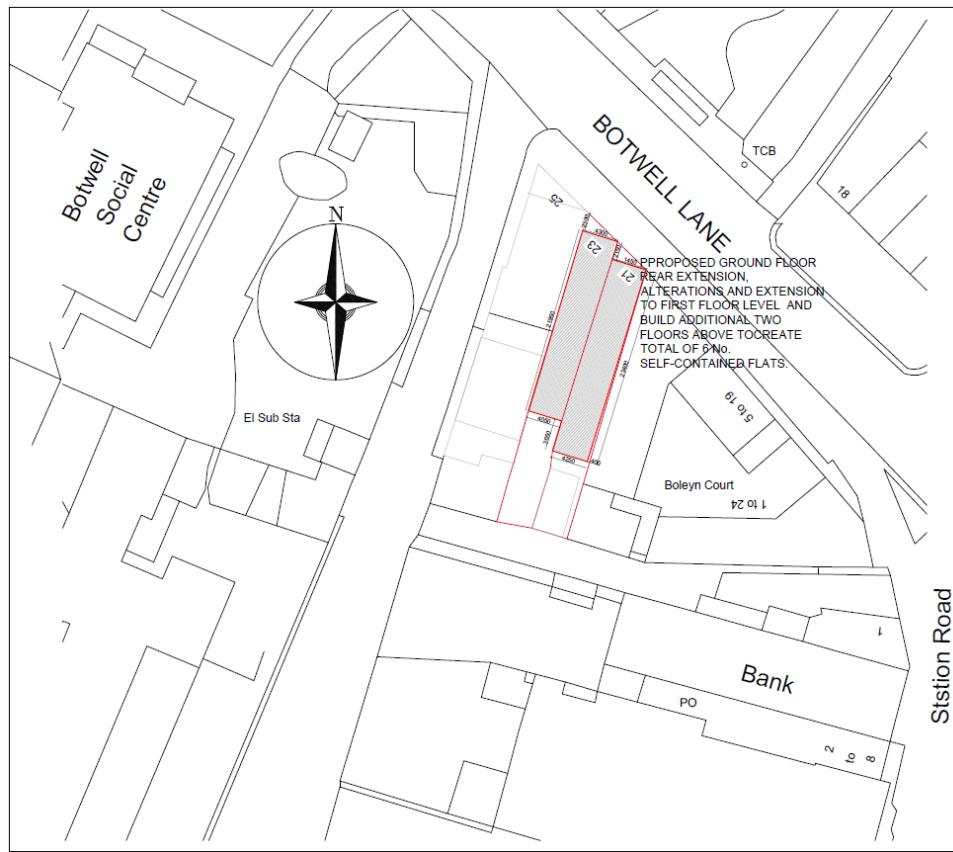
## Justification:

Our proposal aligns with the strategic aims outlined in the 'Concept Proposal for Hayes Town Centre Redevelopment' by The Hayes Regeneration Office. By positively impacting neighbouring properties and adhering to the overall vision for the area, our redevelopment aims to revitalize the town centre's image.

## Current Use:

Currently serving as retail space, the site hosts outdated single-story commercial units that detract from the town centre's appeal. Our redevelopment seeks to transform this underutilized space into a vibrant mixed-use development, blending modern shopping experiences with residential spaces to rejuvenate the area.

**Site Location:** Strategically positioned at the top of Hayes Town Centre's main shopping mall, our site is pivotal for ongoing regeneration efforts. Its accessibility, proximity to transport hubs, and connection to local amenities make it an ideal candidate for a mixed-use development in line with PPG 3 guidelines.

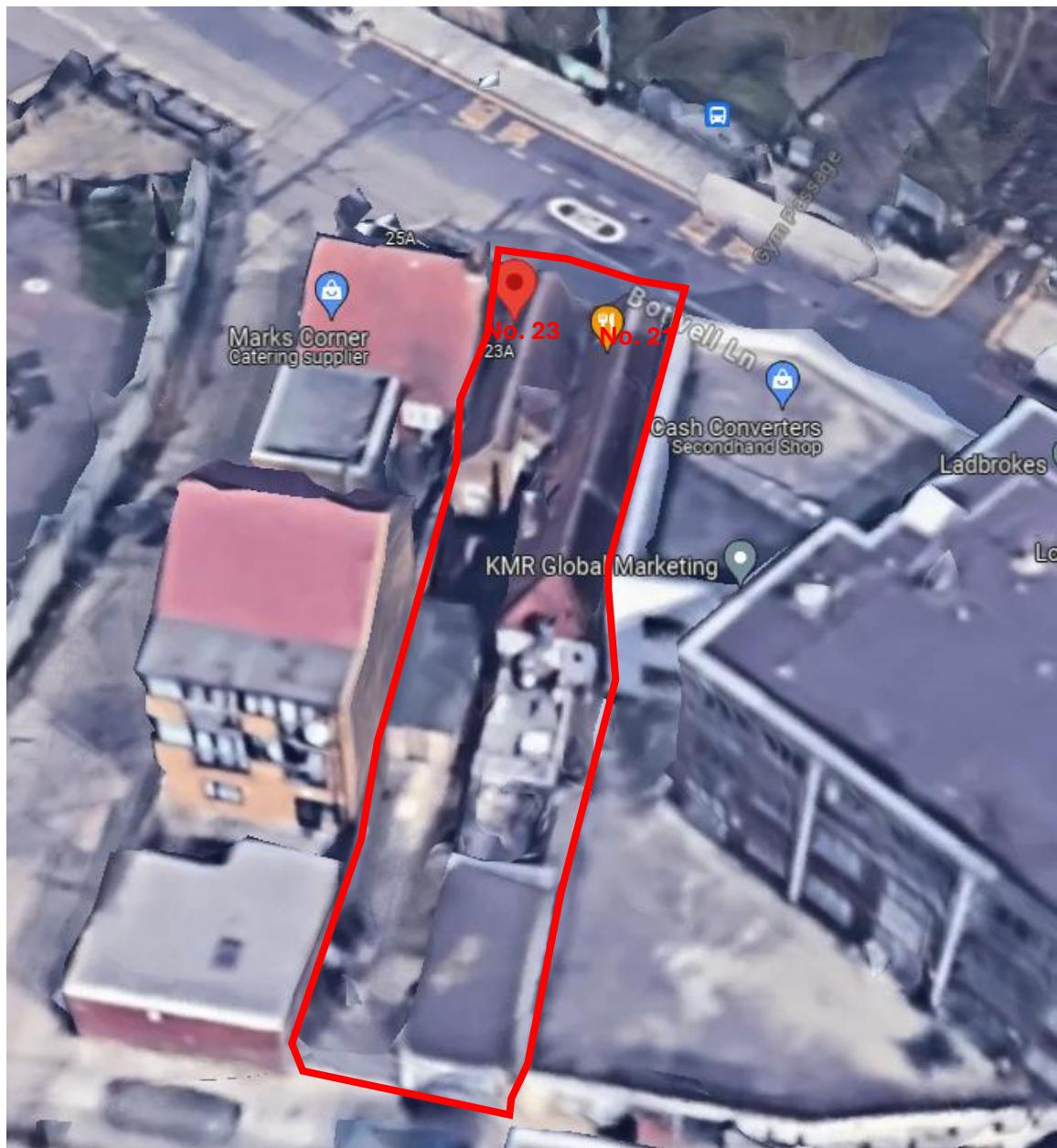


## **Transport and Amenities:**

Benefiting from excellent transport links, including a 5-minute walk to Hayes & Harlington British Rail Station and the new Elizabeth line, our site supports high-density residential and retail development, aligning with PPG 3 guidelines.

## **Adjacent Uses and Access:**

Surrounded by commercial and retail establishments, overlooking Botwell Green, our proposed contemporary mixed-use building complements the diverse architectural styles in the area. Rear access to residential units and lift services are carefully considered for compliance with regulations. Existing front access from Botwell Lane to commercial units to be retained.



### **Regeneration Key Aims & Planning Issues:**

Our development addresses key strategic aims, including improved retail unit sizes and the introduction of town centre residential spaces. Provision for efficient servicing to retail units, with dedicated side and rear access for deliveries, along with separate bin storage for residential and commercial stores, has been integrated into the design.

#### **Density:**

Proposing higher densities than the Borough's UDP, our development reflects the town center's strategic location and outstanding transport amenities, aligning with PPG3's objectives for sustainable development.

#### **Car Parking:**

Advocating for a car-free scheme, our proposal promotes sustainable urban development, consistent with approved schemes and PPG 13 guidelines. Additionally, cycle parking facilities will be provided.

#### **Waste Bins :**

Secured Waste bins provided at the rear space of No. 23 Botwell lane for all flats above properties 21,23 & 25 Botwell lane. They will be kept ready for collection on the scheduled day by the local authority waste collection team.

#### **Residential Amenity:**

Balconies and proximity to Botwell Green provide amenity space, compensating for the lack of gardens in the town centre location, enhancing resident well-being.

**Dwelling Type:**

Tailored to the needs of key workers, our scheme offers 6 flats, aligning with the demand for such accommodation and contributing to community diversity.

**Affordable Housing:**

While falling below the 25-unit threshold for mandatory affordable housing, we intend to retain the development for key workers, in alignment with our commitment as a registered social landlord.

**Conclusion:**

In conclusion, our proposed redevelopment aligns with the vision for Hayes set forth by London Borough of Hillingdon's and The Hayes Regeneration Office. Transforming underused space into a vibrant mixed-use area, our development promises to enhance the town centre's viability and attractiveness. With its strategic location, thoughtful design and contribution to broader regeneration efforts, our project is poised to catalyse positive change for Hayes Town Centre. Top of Form