

DESIGN & ACCESS STATEMENT

Land on the south side of Packet Boat Lane, Uxbridge UB8 2JR

This design and access statement is made for the retrospective planning application for the current site to use for short term car parking storage (Sui Generis) at Land on the south side of Packet Boat Lane, Uxbridge.

Existing Property:

The site is located to the south side of Packet Boat lane with access from the Packet Boat lane. The area is within the Borough and Metropolitan Green Belt and borders the Cowley Lock conservation Area to the North.

Totals site area is 0.18 acres.

Proposal:

The site was used as open land and stables. The proposed development has been to makes use of the current site as a short-term car parking storage.

The appellant intends to seek retrospective planning permission for change of use to short term car parking and storage with associated hardstanding.

The existing stable building is used for onsite office facility. The site will solely used for car parking and no sale or purchase of cars or visitors are part of the proposed use.

The site is not in the conservation area but comes under the Borough and Metropolitan green belt. Site does not have any hard standing and existing flat lend is used for car parking only. Client wished to propose products such as Grasscrete surface providing an environment friendly solution in place of the flat land.

Also the cars are driven to the site individually as a temporary storage arrangement. The site is an open land with no residential dwelling or private amenity in close proximity. The site is having Packet Boat Lane to the north and surrounded by trees and hedgerows from three sides. The fencing is erected along the lane and its not fully visible to the public. Most of the time this parking is empty and have full capacity for only half the duration in the month, maintaining the open character of the site and surrounding.

Area Context:

Area as a whole has mainly open land with car parking and motor repair premises in very close proximity from the site along the Packet Boat Lane. The proposed car storage is not out of character use proposed for the site which is open land with some stables shed.

Packet Boat Lane consists of some residential private dwellings and motor repair facility as well car storage facility including the large skip rental facility and large Marina Parking lot. These all facilities are within the green belt as well as inside the Cowley Lock conservation Area.



Figure 1: Grasscrete Car Park, a growing trend for greener & softer parking.



Figure 2: Site Location & other premises in close proximity in its context.