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DESIGN | PROJECT MANAGEMENT | BUILD

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Design and Access Statement

Version 1.0

Full Plans Application

Site Address: 545 Uxbridge Road, Uxbridge, UB4 8HP

I - Introduction

The application proposes modifications to a previously approved plan, including a change to the roof design, transitioning to a gable-end style, alongside updates to the fenestration and internal layout.

This document outlines how the proposal has been carefully developed, considering key design principles such as the setting, scale, and massing of the new structures. It reflects a thoughtful approach to the urban grain and how the new buildings relate to their surrounding environment and adjacent spaces. The design approach also addresses the external appearance, architectural details, and materials to ensure the development integrates harmoniously into its context. Furthermore, it considers aspects of access and movement, ensuring both functionality and aesthetic coherence.

The document is broken down into:

1. Location & Existing Environment
2. Stage 1 - Design
 - a. Amount
 - b. Layout
 - c. Scale
 - d. Landscaping
 - e. Appearance
 - f. Energy & Water Consumption
 - g. Noise
3. Stage 2 – Access
 - a. Public Transport
 - b. Fire services
 - c. Refuse/Recycle
 - d. Development access

I – Location & Existing Environment

Site Location and Context

The site at 545 Uxbridge Road is situated in Uxbridge, a prominent area within the London Borough of Hillingdon. Positioned along a major arterial route, the location offers both high visibility and accessibility. It benefits from close proximity to local transport links, including bus routes and Uxbridge Underground Station, creating a well-connected urban environment. The site is characterized by a mixture of commercial and residential properties, with a transition from busy retail zones to quieter, more residential areas as you move away from the main road.

Architectural Character

The architectural character of the site and its immediate surroundings is diverse, with a blend of both modern and traditional elements. Existing buildings along Uxbridge Road exhibit a range of architectural styles, from late Victorian terraced structures to more contemporary, mid-20th century developments. The street is lined with a variety of building forms, from retail units with large glass facades to residential blocks featuring masonry and brickwork. This contrast of styles contributes to a dynamic urban fabric, where older structures meet newer interventions in an eclectic manner.

Spatial Qualities and Massing

The spatial qualities of the site are defined by its relatively narrow plot along Uxbridge Road, with a linear configuration that extends along the street frontage. The massing of the existing buildings reflects the surrounding urban context, with a modest height relative to the taller structures typically found along the main thoroughfare. Buildings in the area are generally mid-rise, with some instances of low-rise residential buildings tucked away in side streets. The development of the site should consider these proportions, ensuring that the scale and massing respect the surrounding built form while contributing to the local streetscape.

Landscape and Green Infrastructure

The landscape of the site and its vicinity is urban in nature, with limited green infrastructure. However, there are pockets of green spaces nearby, such as small parks and tree-lined streets, which help soften the urban environment. There is potential for incorporating green elements into the site's design, such as rooftop gardens, green walls, or enhanced planting along the site's boundaries. This would not only provide aesthetic value but also improve the environmental sustainability of the development by supporting biodiversity and contributing to urban cooling.

Surrounding Area and Urban Form

The surrounding area exhibits a predominantly urban form, with a combination of commercial properties along Uxbridge Road and residential developments set back from the main street. The urban grain is relatively dense, with buildings lining the road, interspersed with occasional open spaces. The area is primarily characterized by a well-established street pattern with parallel roads and cul-de-sacs, contributing to a strong urban structure. The nearby Uxbridge Town Centre adds a layer of vibrancy to the site, further linking it to a thriving commercial district with retail, leisure, and service facilities.

Materiality and Façade Treatment

The existing buildings along Uxbridge Road are predominantly constructed from traditional brickwork, with some modern facades incorporating glass and metal elements. The treatment of materials tends to reflect the building's use, with commercial properties often using more utilitarian finishes such as large glazing systems, while residential properties feature softer, more domestic materials like render and timber. The surrounding area's materiality is grounded in a warm, earthy palette of red and brown brick, which provides a sense of continuity across the site and its immediate environment. Any proposed alterations to the façade should respect this vernacular, while also introducing contemporary elements to create a visually striking yet harmonious contribution to the streetscape.

Planning history

The planning history for 545 Uxbridge Road, Hayes, includes a recent application:

Application Reference: 28174/APP/2023/3327

Proposal: Erection of a new dwellinghouse following the demolition of the existing dwelling, with associated works.

Status: Approved

Date Received: 16 November 2023

Decision Date: 11 April 2024

2a - Amount

The proposed modifications to the previously approved application primarily focus on enhancing the internal quality of the space. The redesign of the fenestration and internal layout aims to optimize functionality and aesthetics without increasing the overall floor area of the property.

2b - Layout

The layout of the property remains largely consistent with the previous design, maintaining a thoughtful and functional arrangement. The ground floor features a formal living room and a spacious entrance foyer, complemented by a guest WC and a centrally located children's playroom. The main family area is situated within a partially double height living space at the rear of the property, creating a sense of openness and connection to the outdoors. A plant room, accessible externally, has been strategically positioned to maximize internal space efficiency. Overall, the ground floor is well-proportioned and thoughtfully zoned, ensuring each space is effectively utilized and purpose-driven.

The first floor has been redesigned around a centralized atrium, featuring a large glass skylight that functions as a lightwell at the heart of the property. This design ensures natural light permeates into the previously darkest areas of the floor plan, enhancing the overall ambiance and contributing to the well-being of the occupants.

Additionally, the skylight is integrated with the home automation system, enabling stack ventilation. This feature allows the skylight to open automatically, facilitating fresh air exchange and providing efficient ventilation during warmer periods, further improving indoor comfort and air quality.

One of the bedrooms en-suites has been innovatively designed to utilize the second-floor eave storage space. By vaulting the ceiling, we've introduced a unique architectural element that adds character and spatial interest, maximizing functionality and aesthetic appeal in an otherwise underutilized area.

The second floor features a spacious second master suite, seamlessly transitioning from the bedroom area at the rear of the property to a walk-in wardrobe and en-suite located toward the front. This thoughtful layout creates a sense of flow and privacy while maximizing the use of available space.

2c – Scale

The scale of the development is unchanged from previously approved.

2d – Landscape

Front landscape:

No change from previously approved

Rear landscape:

No change from previously approved

2e – Appearance

The proposed design remains consistent with the previously approved application, retaining the same character and massing, which ensures there are no grounds for refusal on these aspects. The only notable change is the introduction of gable ends at both the front and rear elevations.

Uxbridge Road is characterized by a diverse range of architectural styles and property scales, from small bungalows to large, flatted developments. Many of these buildings feature gable roof forms, demonstrating that this design aligns harmoniously with the area's immediate vernacular.

To further illustrate this compatibility, we have included project photos of properties along Uxbridge Road within the immediate vicinity, highlighting the prevalence of gable roof formations and reinforcing how this proposal integrates seamlessly into the surrounding streetscape.



Green – Site location

Red – nearby location of gable fronted properties



Mix of housing typology as highlighted with red arrows above.

2f – Energy & Water Consumption

Energy Requirements for New Builds:

No change to previously approved new build scheme.

Water Consumption for New Builds:

No change to previously approved new build scheme.

2g – Noise

No change to previously approved new build scheme.

3a – Public Transport & Parking

Public Transport

No change to previously approved new build scheme.

Parking

No change to previously approved new build scheme.

Cycle store

No change to previously approved new build scheme.

3b – Fire services

No change to previously approved new build scheme.

3c – Refuse/Recycle

No change to previously approved new build scheme.

3d – Development access

No change to previously approved new build scheme.