

17 Beechcroft Avenue
Harrow,
Middlesex,
HA2 7JD

26/05/2025

184 Field End Road, Eastcote Design and Access Statement

1. Introduction

- Purpose of the Design and Access Statement: To support a planning application for the conversion of the ground floor of 184 Field End Road from a Sui Generis use (currently a wine bar) to Retail Use Class E, including a rear extension.
- Brief overview of the proposed development and its location: The current owners have run the bar for the past 10 years and are now at the point where they would like to sell the site. The site is located in a busy local shopping parade in Eastcote. In order to increase interest, the intent is to submit an application for a change in use class to use class E.

2. Site and Context

- **Site Description:** 184 Field End Road currently houses "Champers" Bar, with 184a being living accommodation above (a 6-bed flat) and sits adjacent to 184b, a mini-cab office.
- **Surrounding Area:** The surrounding area is a mixture of commercial businesses and living accommodation. The property is close to public transport and local amenities, including parks and shopping areas.
- **Constraints and Opportunities:** The site lies within a conservation area, hence there is no proposal to change the storefront. All physical change is constrained to the rear of the property and in line with the neighbouring pattern of development.

3. Design

- **Amount:** The proposal includes a rear extension to the ground floor retail unit, creating a total retail space in excess of 2500 square feet.
- **Layout:** Storage and ancillary accommodation would be located to the rear while the remaining two thirds of the floor area would be front of house retail shop floor.
- **Scale:** The single storey rear extension would be 3 metres high with a flat roof, of a similar height to the extensions constructed by the neighbouring business owners.
- **Landscaping:** The external space behind the Mini Cab office, bin storage area and the external staircase is to be retained.

Note: The dead Trunk of a previously protected Oak tree that was cut down with consent from the Council still remains.

A sedum grass is to be planted on the new flat roof. This feature will improve the rear view from flat 184a, mitigate the absence of the beer garden's grass lawn and contribute to bio-diversity net gain.

- **Appearance:** The walls are to be build form multi stock red bricks and any glazed openings are to have black frames. Grass roof to be installed.
- **Amenity:** Note the existing beer garden does not form part of any amenity space for 184a the flat on the upper floors. Hence the removal of the grass area will have no impact on the existing operation. Egress via the existing external staircase has been maintained.

4. Access

- **Vehicular, Pedestrian and Cycle Access:** The site primarily accessed via the front from Field End Road. There is also a service road at the rear of the property, leading out to Morford Way. Good deliveries will be via the delivery bay located at the front on Field End Road and also via the rear service road.

Field End Road is a main high street, paved with good lighting. 184a – the upper flat – is accessed from the front on Field End Road and also has a rear fire escape staircase, which will be retained. Additional lighting will be provided at the foot of the staircase and along the paved pathway leading back to Field End Road.

- **Inclusive Access:** Access to the retail unit is via 2m wide double doors, providing sufficient space to enable access for wheelchair users and is DDA compliant. The entrance is level flush with the external pavement. There would be no entrance mats or gradients to impede wheelchair users.

- **Parking:** As existing, no on-site parking is to be provided.
- **Waste Management:** Refuse and recycling storage and collection arrangements are to remain as existing. Bins are stored to the rear of the Minicab office and brought to the front on the appropriate collection day.
- **Emergency Access:** Via Field End Road and a rear service road out to Morford Way. Fire escape routes, with appropriate signage, would be positioned at the front, side, and rear of the property. Emergency escape lighting and Fire Exit signs will be provided.
- **Public Transport:** The site is located within reach of local transport links, including a bus stop outside and Eastcote tube station (a short walk).
- **Public Realm:** The site is level with pedestrian routes, uncluttered and with good width. The main pavement outside the site is illuminated at night.
- **Local:** The property is located in a town centre, within reach of shops, recreation facilities, and schools.

6. Conclusion

- The single storey rear extension proposal follows the existing back of house pattern of development within this primarily commercial high street location. Given the development is single storey and incorporates a grass roof to mitigate the removal of the existing grass at ground level and considers the visual outlook of the first and second floor residential occupants we would hope that this proposal is viewed favourably.