HILLINGDON
LONDON

DESIGN AND ACCESS STATEMENT



FOR

Group Home Redevelopment of 1 and 2 Merrimans,

West Drayton Road,

Hillingdon

UB8 3JZ

April 2020

2020/D303/P Version 1-Final

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1.0 Introduction

This Design and Access Statement is intended to support a full planning application for the proposed alterations, extensions and conversion of the existing houses into a group home for 6 people with learning difficulties at 1-2 Merrimans, West Drayton Road, Uxbridge, UB8 3JZ.

The proposal will provide a total of 6 bedrooms, communal facilities including 24 hours staff support to encourage the residents to live independently within a secure and homely environment.

1.1 Background

The existing 2-bedroom 2 story houses have been vacant since 2008.
Several options to bring the houses back into use were considered over the time including alternations, extensions, and conversion into 4 x 1-bedroom 2person flats for supporting housing use.

The consent was granted in January 2010 under planning reference 3043/APP/2010/146. This consent was not implemented as an appropriate development was planned elsewhere in the borough.

The houses over the time have suffered considerable damage inside due to water ingress through the damaged roof covering.

The houses adjoin Respite Care Home for younger people with learning and physical difficulties.

The current proposal would be an appropriate and meaningful use as the facilities will be next to the Council run Respite care home and Rural Garden Activity Centre which trains and employs people with learning difficulties.

The proposal is for conversion and extension of the existing houses to create six bedrooms intended for persons with learning difficulties and ancillary facilities to live independently through staff support.

Justification for the change of building is as follows:

The existing properties have a layout which does not currently meet the needs of persons who wish to live independently within society. The proposed conversion and changes will be constructed to modern standards, with purpose-built separate bedrooms with shared

shower rooms, kitchen, living & dining room, etc, creating independent environment for the residents including providing staff supported through day and night.

1.2 Drawing List:

This Design and Access Statement should be read in conjunction with the following drawing numbers:

2020/D303/P/01 Site Location Plan
2020/D303/P/02 Existing Site and Floor Plans
2020/D303/P/03 Proposed Site Plan
2020/D303/P/04 Proposed Plans
2020/D303/P/05 Existing and Proposed Front Elevations
2020/D303/P/06 Existing and Proposed Rear Elevations
2020/D303/P/07 Existing and Proposed Side Elevations

1.3 Specialist Statements:

This Design and Access Statement is supported with four specialist statements and report as follows:

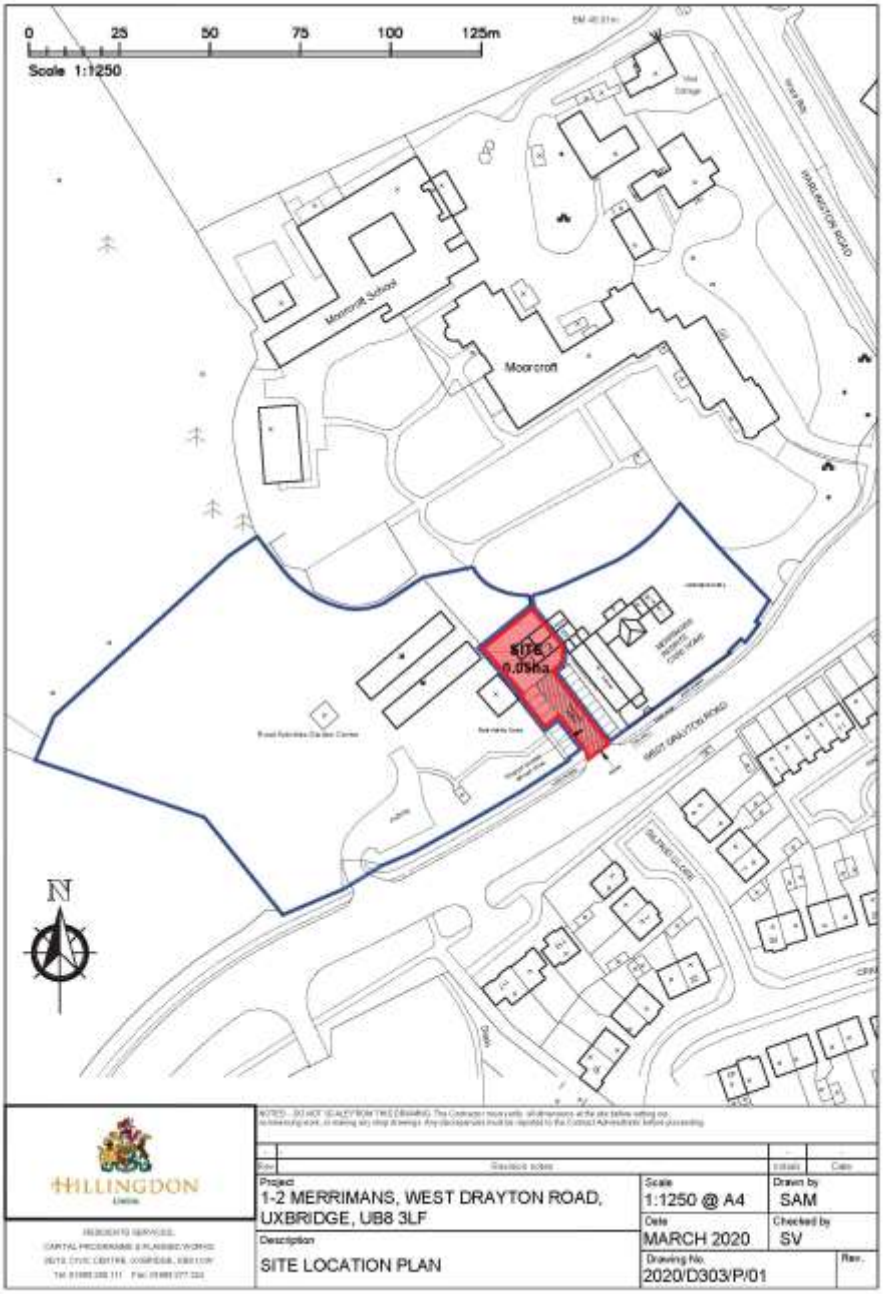
a) Accessibility Statement (4.0)
b) Secure by Design Statement (5.0)
c) Transport and Pedestrian Statement (6.0)
d) Arboricultural Statement

All the reports are contained within this document.

2.0 Assessment

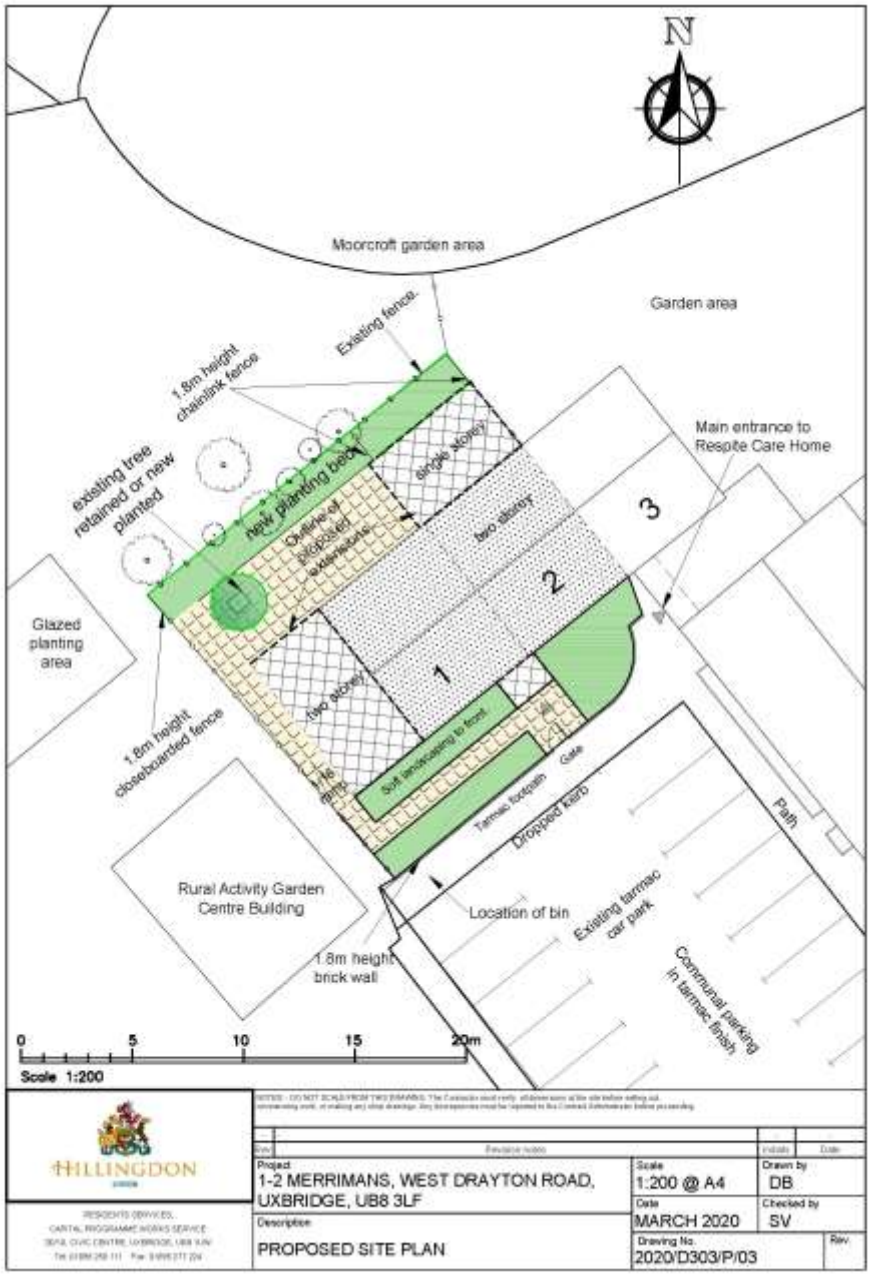
Physical Characteristics

2.1 Site Location



2.1.1 The site is in West Drayton Road, directly adjacent to Merrimans Respite Care Service, (3 Merrimans), which is a Council owned care home for younger people.

2.1.2 The site is directly off a shared car park with the respite care home and adjacent to the west of the site with the Rural Activity Centre. It is set back some distance from the main road by the depth of the shared car park.



2.1.3 The site is enclosed by an existing brick boundary wall and combination of timber and chain link fences. The boundary wall is directly adjacent to the north part of the car park with an access gate.

2.2 Surrounding Land Uses

2.2.1 The site is within a mixed-use area but with close proximity to Moorcroft, a private listed residence with large garden, the Rural Activity Garden Centre, and the Merrimans Respite Care Service (Merrimans 3).

2.2.2 Merrimans 3 is a respite care home for younger people with learning and physical difficulties, and sensory disabilities. This premise is relevant to the development of 1 & 2 Merrimans as the management have an opportunity to share a degree of staff support when required to the occupants of the new home.

2.2.4 The Rural Activities Garden Centre is a thriving garden centre that is an essential community facility with range of activities run by the Council. The centre plays a vital role in the community in training and employing people with learning difficulties. This centre is directly adjacent to the development site and off the car park.

2.2.5 There is no direct management link between 3 Merrimans (Respite Care) and the Rural Activities Garden Centre, although there is good communication between them.

2.3 Transportation and Access

2.3.1 There are bus stops within a reasonably short distance of the site and is well served for public transport.

2.3.2 Public Transport provision to Merrimans is accessed via public buses, principally U7 and U2 routes. The U7 route runs from Uxbridge to Hayes via the Uxbridge Road. The U2 bus route runs nearby via Harlington Road, to Uxbridge. There is opportunity for interchange to other routes.

2.3.3 The site is near a busy main road configuration with Harlington Road. Access is relatively straightforward to Hayes, Uxbridge, South Hillingdon and East of Hillingdon via the Uxbridge road.

2.3.4 The nearest railway station is West Drayton Station approximately 2 kilometres distance. Nearest underground is Uxbridge station serving Metropolitan and Piccadilly Lines.

2.3.5 On-site 4 parking facilities are available at the front of the building. The use of the proposed premises will have minimal impact on the parking as on balance there may be fewer requirements for parking due to the level of care and support required to the occupants. Staff and visitors shared parking is shown shaded in red on drawing number 2020/D303/P/01

2.3.6 Parking provision meets the current standards and will have accessible parking provision in accordance with Borough requirements. There will be a dropped kerb for access to the entrance gate.

2.3.8 Vehicular movement and access into the site is currently via the existing access off West Drayton Road, and this will be maintained for principally vehicular access.

2.3.9 Pedestrian access to the site will be provided from West Drayton Road also.

3.0 Design

Use:

Existing:

Residential comprising 2 x 2 bedroom 2 storey houses.

GIFA: 156 sqm

Proposed:

Residential Group Home for 6 people with staff support facilities

Total site area 0.05 Ha

GIFA 241 sqm

3.0.1 The design comprises of a two storey side extension, part single storey rear extension with complete remodelling of the existing interior spaces to suit the new programme, and a new entrance has been designed nearly central to the front elevation to make better use of the internal space. The conversion development will reflect the heights of adjoining property.

3.0.2 In order to increase the floor space and improve layouts, there is a degree of extensions necessary which falls into two specific areas: (a) Single storey rear extension (b) Double storey side extension.

3.0.3 The ground floor layout comprises of a rear extension which forms a teaching space, and the side extension houses the new enlarged kitchen. The rest of the floor plan is dedicated to a shared lounge, dining room and a sensory room with staff accommodation adjacent to a staff office. A two-way access Disabled wc/shower has also

been planned. The upper floor is dedicated to six bedrooms and two shared shower room and wcs as can be seen in the plan below (P/04)

3.0.4 The double storey side extension roof is pitched to match the existing slated roof, and the single storey extension has a flat membrane roof. The new entrance porch lobby roof will also be slated. The external finishes will be in matching brickwork with dark grey windows and doors.

3.0.5 Windows and doors proposed are dark grey/anthracite powder-coated aluminium double-glazed units to give visual contrast to the elevations.

3.0.6 Windows to shower rooms to the north-west flank wall will be obscured glazing and will not provide any degree of overlooking, although less of an issue as this is opposite the Rural Activity Garden Centre.

3.0.7 The new entrance door forms part of a Porch

3.0.8 The ground floor will have level access doors and the entire ground is wheelchair accessible.

3.0.9 The security of the site has been incorporated within the overall design, and this includes perimeter fencing and gates, together with a controlled pedestrian access gate near the south elevation at the main entrance off the car park.

3.1.2 The proposed use is for a group home for six residents with learning or cognitive difficulties. The accommodation consists of six bedrooms, two wc showrooms, support staff accommodation, office, shared kitchen, sensory room, teaching room.

3.2 Secured by Design Statement

3.2.1 Secure by Design has now been incorporated into Building Control Approved Documents; typically this means that external doors will be to PAS24 standard with added security, and all windows will be to BS 7950. These new aluminium windows will be certified to prove that the products and installation accords with the Secure by Design Standard.

3.2.4 The timber entrance gate will form the main security to the premises and in this respect will have accessible access control lock. As the occupancy will be principally persons with learning / cognitive impairment, it is essential the access control is straightforward to operate and fully accessible.

3.2.7 The perimeter fencing to garden / amenity areas is to be 1.8-metre-high timber fencing.

3.2.8 The amenity space to the surrounding area of the building is intended to be shared space for the use of residents and staff only.

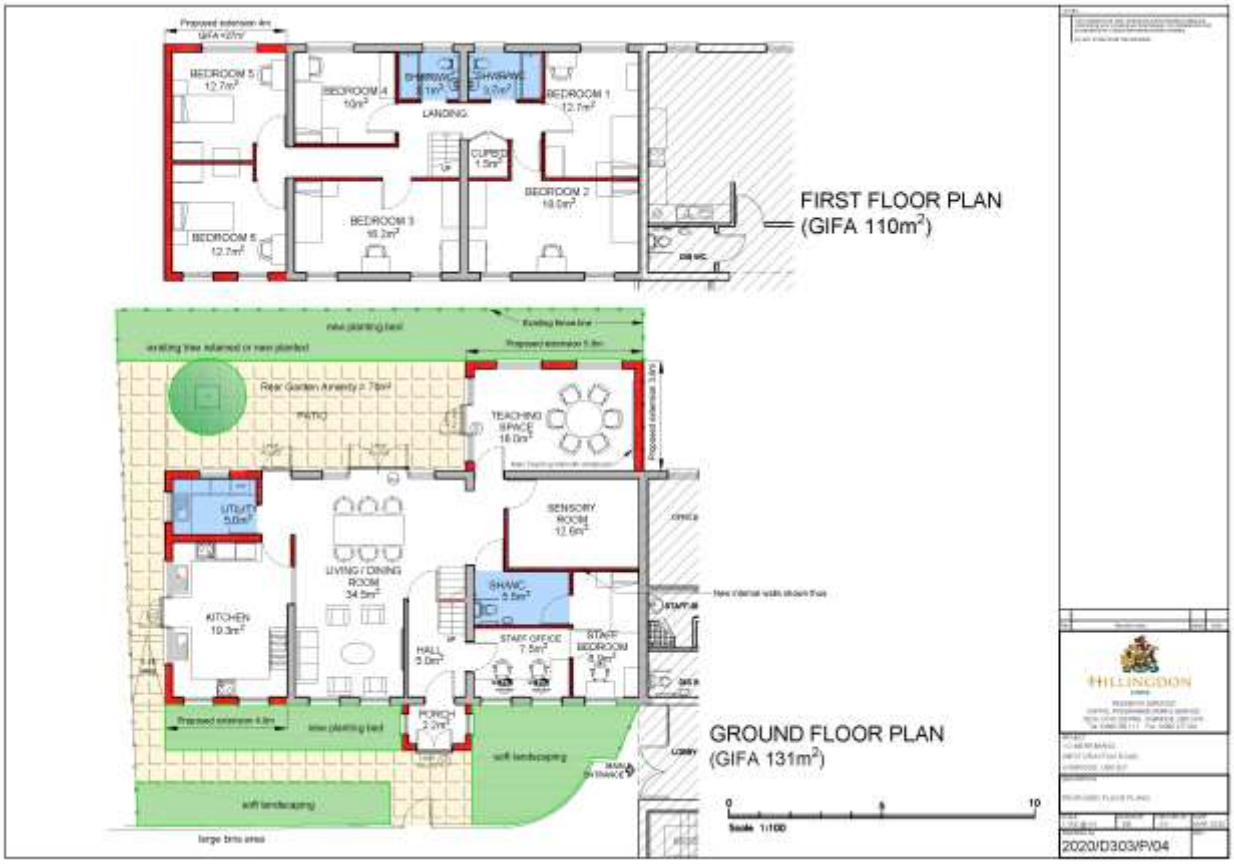
3.3 Amount

3.3.1 The proposed use is for a six-bed roomed group home, with staff support accommodation and ancillary services rooms. The GIA of the ground floor is 131m2 and first floor is 110m2, giving a total GIA = 241m2

3.3.2 The existing site area is 0.05 Hectares, and this is the area of the site for development.

3.4 Layout

3.4.1 Refer to drawing 2020/D303/P/04. Proposed floor plan showing internal layout.



3.4.2 The site layout has been configured to reflect economic use of surrounding shared amenity area of much of it a patio area with green space, with planting, footpaths surround.

3.4.3 The shared car park has a side footpath to one side and is the principal access route for pedestrians to the proposed conversion development from the road. Therefore, there is a clear separation between pedestrians and vehicles. The path is also the same access used by the Respite home.

3.4.4 The shared amenity area is mainly to the north and west of the site, proposed as a level access patio area with grassed area with planting.

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3.5 Scale

3.5.1 The proposed two storey side extension is designed to match the existing houses and modest rear extension keeping to a domestic scale.

3.5.2 The existing terraced houses are of traditional construction with pitched roof, brick walls and typical domestic two storeys high.

3.5.3 The adjoining properties are of similar scale and height, such as Merrimans 3 Respite Care Home.

3.5.4 The street scene is being maintained in terms of scale of extension of the two-storey extension. As the premises is set back behind a substantial brick boundary wall and is a fair distance from the main road the impact on the road scene will be minimal.

3.5.5 An elevation drawing is provided illustrating proposed elevations.

3.6 Landscaping

3.6.1 The rear garden amenity is 70m², landscaping provision has been allowed for in the design.

3.6.2 This will be a shared amenity space, being a combination of patio area and planted flower bed areas, footpaths, shrubs and existing tree.

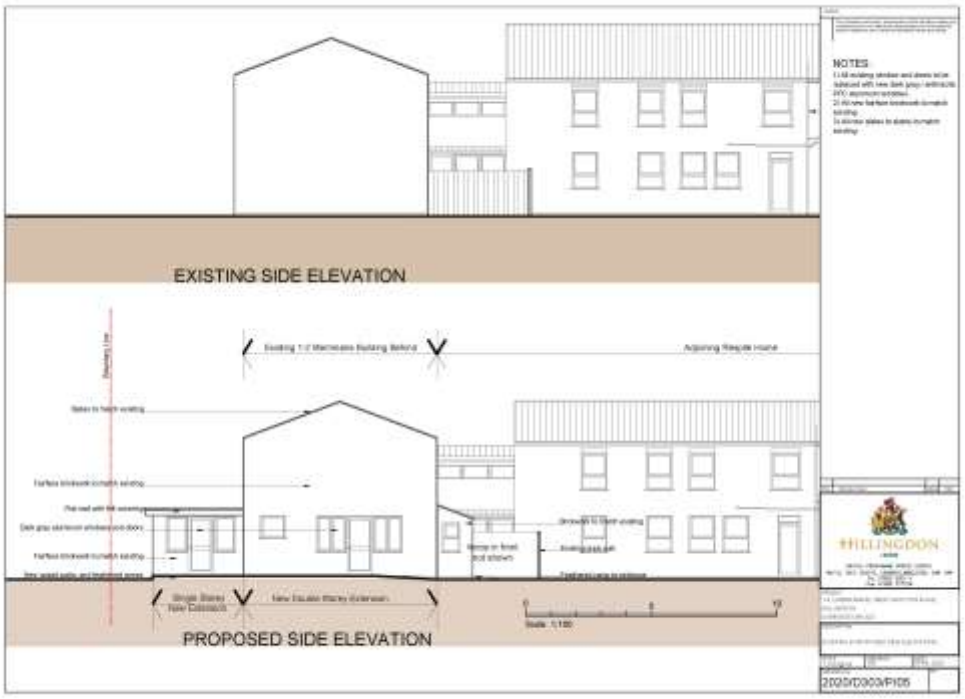
3.6.3 The type, mature height and species of planting can be agreed with the Council's Arboricultural Officer at a detailed design stage. All trees will be retained.

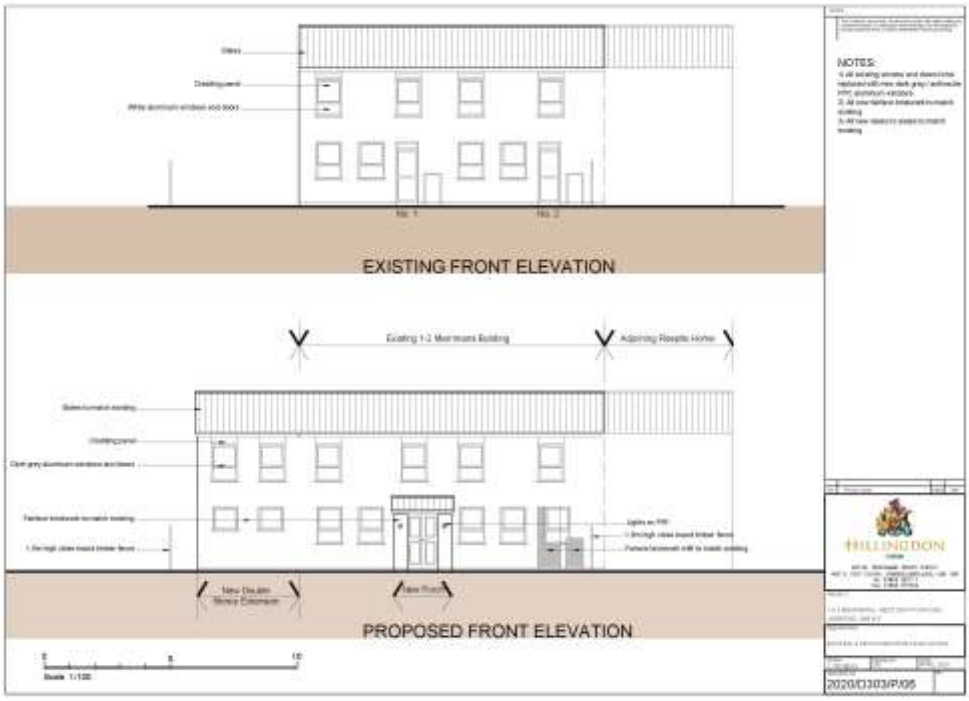
3.7 Appearance

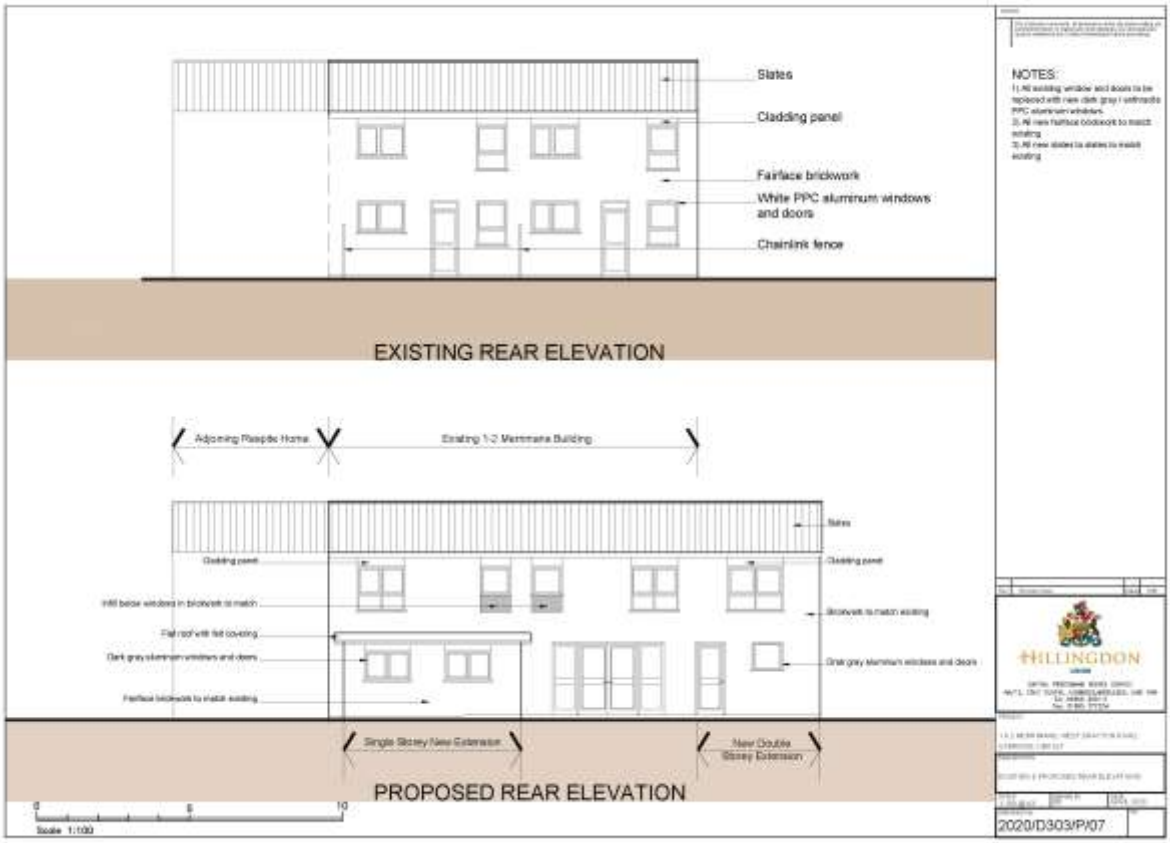
3.7.1 The appearance has been designed on the concept of maintaining a sympathetic aesthetic to the existing houses and care centre environment.

3.7.2 A traditional appearance has been provided comprising of fairface brickwork and slated pitched roofing to blend in with the houses, although some modern materials are

used such as aluminium powder-coated windows and doors. Entrance canopy will be slated to match main roofing. The elevations are shown below.







3.7.3 Dark grey / anthracite powder-coated aluminium windows will provide visual and aesthetic contrast to the light colour brickwork.

3.7.4 The refuse area will be enclosed in a bin store adjacent to the parking area.

3.7.5 External paving of precast concrete will be provided to the footpaths giving access to the entrance and the surroundings.

4.0 Access

4.1 The main access to the site is via West Drayton Road via pedestrian and vehicular access. A common footpath serves the access to Respite care home and the proposed group home.

4.2 All accesses to the ground floor will be level access. The garden patio is raised to a level threshold to allow access to the garden space. The side access to the rear garden is ramped for wheelchair externally.

4.3 We would anticipate that footpaths, entrances, dropped kerbs, stairs, handrails, artificial lighting, signage, common parts of the site would be designed to meet the requirements in line with Part M of the Building Regulation.

4.4 There are a potential of four dda car parking spaces though these are not marked out as such.

5.0 Status of this Design and Access Statement

5.1 The site / building owners / managers of the premises will be responsible for the safekeeping of this statement to demonstrate that all reasonable care has been taken in procuring the proposed works.

5.2 This Design and Access Statement is classified as a live document which needs to be reviewed and updated through the various stages of the implementation of the proposal. This will include throughout the life of the facilities specifically to ensure the development remains fit for purpose and that all relevant best practice accessibility guidelines and statutory regulations are observed and implemented within the detailed design.

End.