

DESIGN & ACCESS STATEMENT

20 STATION ROAD, HAYES, UB3 4DA

Proposed development at the property 20 Station Road, UB3 4DA to refurbish the ground floor into shops and to provide additional floors to the building to accommodate residential units - Planning Applications.

SITE DESCRIPTION

20 Station road is situated on a busy main road. The building - constructed in the 1970's - is located on Station Road, Hayes, UB3 4DA. The building contains commercial units in the form of shops on the ground floor, with residential shared flats on the First floor and Attic.

The architectural style of the surrounding buildings on Station Road is very diverse, ranging from traditional to more modern buildings. The surrounding context contains buildings of varying heights with the building opposite 20 church road being 4 stories as well as the Hayes Methodist Church. The majority of the local buildings are of various materials in the heart of Hayes town where shopping and travel to and from the station is prominent.

TOWN CENTRE AND TRANSPORT

The location of the existing property is in the centre of station road within Hayes town which holds excellent shopping precincts, bus routes and the main Hayes and Harlington station. It is notable that Station road holds many small sized commercial properties. It is also notable that the site is very near to Hayes & Harlington station (approximately a 5 min walk).

The location of the site is in close proximity to many shopping precincts with nearby proximity of Wilko, McDonalds, HSBC and Lloyds Bank e.t.c.

PROPOSAL

The ground floor of the property is used as a Commercial shop, with access at the front of the building. At present there are 4 Car Parking spaces available at the rear for this site. The rear of the site contains stairs to the residential units at the first floor level.

The proposal is to refurbish the ground floor into shops and to provide additional floors to the building to accommodate residential units.

The proposed ground floor comprises 5 shop commercial units. The Ground Floor shops can be accessed from the Front shop entrance. Access for the upper floor units is within a stairwell separate to the shop access situated at the side of the building. The stairwell can be accessed via the side facing Station road. The ground level at the rear will accommodate an enclosed refuse store. The Existing Loading Bay at the front of the site on Station Road to be used for the commercial units at the Ground Floor. Access to the second floor and above is accessed via the same stairwell which is situated at the centre of the proposal, with a proposed Lift at the core of the proposal. The first, second, third and fourth floor level holds 6 units incorporating a Living/Kitchen, Bath, Bedroom, storage and balcony amenity space all well arranged to give the best amount of use for the total space in addition, A Communal roof terrace resides on the roof of the Fourth floor.

Accommodation Schedule

First Floor = 1 x Studio **38 Sq.M** 1 x 1 Bed 57 **Sq.M**

Second Floor = 1 x Studio **38 Sq.M** 1 x 1 Bed 57 **Sq.M**

Third floor = 1 x Studio **38 Sq.M**

Fourth Floor = 1 x 2 Bed (Maisonette) **99 Sq.M**

Total = **6** units

3 x Studios, 2 x 1 Bed, 1 x 2 Bed

Noise : The proposal will provide acoustic levels in accordance with local authority requirements.

Amenity : The property is in close proximity to bus route networks, together with an abundance of shopping facilities, local parks and Hayes and Harlington Station.

Careful consideration has been taken to avoid any overlooking issues to neighbouring properties.

APPEARANCE AND LAYOUT

The proposed rooms will provide new accommodation of appropriate size and layout, and will experience good standards of outlook and natural light.

The scheme layout is sensibly planned having regard to existing entrance, paths, refuse storage and external circulation space. All existing pathways will be well lit.

DESIGN AND ACCESSIBILITY PRINCIPLE

Hillingdon Council: The proposal is in line with the Local Authority's Planning Policies.

Building Control Regulations, Part M, have been the key factors in the approach to a holistic design. The design is inclusive for disabled people. Ground floor entrances feature safe level thresholds.

REFUSE

A new covered refuse area has been provided to the rear of our proposal. Satisfactory provision is made within the scheme for storage of refuse as shown on the plans.

ENERGY

All construction will be well insulated and provide heat retention to the current Building Regulations standard to (achieve the relevant SAP ratings). First, a combination of good insulation and design will encourage reduced energy use in the development and alleviate noise. All drain runs are connected to existing.

FLOOD RISK; SUMMARY

Surface Water: **Low Risk**

Rivers and the sea: **Very low Risk**

Reservoirs: **Flooding from reservoirs is unlikely in this area**

Groundwater: **Flooding from groundwater is unlikely in this area**

SCALE

The proposed scheme falls well within the relevant planning policies.

CONCLUSION

The proposal represents a design that fits in well with the surrounding properties.

The proposal adds to the goals of Hillingdon Council in relation to providing more affordable homes and housing opportunities with the proposal fitting well into the landscape.

15th April 2024

A&N Architects Ltd