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Design and Access Statement

For the

“Part change of use of rear ground floor from Class E to
C3 use to provide a 2-bed flat”

Land at

**1 School Parade, High St,
Harefield, Uxbridge, UB9 6BT**

By

Eade Planning Ltd

December 2023

The Site

1. The land is at 1 School Parade. High Street, Harefield, Uxbridge, UB9 6BT.
2. The subject site is on the western side of the High St and comprises a three storey end of terrace property. The surrounding area is mixed in character and with various uses in the immediate vicinity.
3. The application site is mixed use; Class E to ground floor although it is understood this part has been vacant for a few years. The floors above are in C3 use as are the adjacent neighbours.
4. The rear of the property backs onto a rear passage for access and parking.
5. The site does not sit within a conservation area and is not a statutory listed building.
6. Below is an aerial view of the site.



Introduction

7. The proposal is for the part change of use of the ground floor from commercial to create a two-bedroom residential flat with associated alterations to the side and rear elevations.
8. The associated works include the replacement of the side-facing windows which increase in size to allow for reasonable outlook and natural light.
9. The structure to the rear also increases in height by an additional 30cm to allow for sufficient headroom in the living area.
10. In fact, the change of use to residential would be achievable by way of a prior notification relying on Class MA of the GPDO. However, an Article 4 Direction averts this in order to protect the local area. The applicant also considers that a more higher quality flat could be achieved by utilising the planning application process.

The Proposal

Part change of use of ground floor

11. As mentioned above, the retail use of this property is no longer functioning as the unit has indeed been vacant for a long period of time. In order to retain the commercial use to the front of the property which would be in character with the rest of the parade the development divides the ground floor to make use of the rear for residential use. Therefore, there will be no loss of valuable retail space.
12. The commercial unit proposed would be considerably more affordable for local opportunists, pop-up shops or possibly a space the school could make use of with the necessary permissions.
13. The flat proposed will have good living space and will comply with the London Space Standards in terms of individual rooms and the flat overall.
14. The flat will have good sunlight & daylight and outlook throughout.
15. There is ample space for the provision of cycle parking and waste storage, the location serves an existing commercial waste bin and the addition would be in-keeping.

Alterations to side and rear elevations

16. The alterations include a change to the side; the enlargement of two windows which no new impacts will arise. Similarly to the additional to the rear structure, it will pose no impacts to neighbouring structures nor to privacy or onlooking.

Conclusion

17. In conclusion, the application complies with all requirement of the GPDO and the development complies with all conditions therein.