

266 - 278 Yeading Lane

Hayes UB4 9AX



Volume 1: Design & access statement

Rev 1 - 7th January 2025

London borough of Hillingdon



Aerial view of Yeading Lane

CREATE DESIGN

Design & access statement

CREATE PLANNING

Planning statement

CREATE DESIGN

Landscape report

AXIOM

Building assessment

KRONEN LTD

Transport statement

NRG CONSULTING

Energy & sustainability report

FIRE SAFETY SERVICES

Fire statement

HANN TUCKER

Noise assessment

LUCIEN GROUP

Air quality assessment

LUCIEN GROUP

Flood risk assessment & drainage strategy

LUCIEN GROUP

Biodiversity enhancement & management plan

LUCIEN GROUP

Daylight/ sunlight report

Contents

1.0	EXECUTIVE SUMMARY	4	7.0	ENVIRONMENTAL STRATEGY	72
2.0	PROJECT PURPOSE & BENEFITS	5	7.1	Energy	
			7.2	Sustainability	
3.0	THE SITE	7	Volume 2 (separate document)		
3.1	The wider context		8.0	PROJECT DOCUMENTS	
3.2	Local character		8.1	Drawing issue sheet	
3.3	Conservation & heritage		8.2	Existing building drawings	
3.4	Building scale & heights		8.3	Demolition drawings	
3.5	Immediate context		8.4	Proposed application drawings	
3.6	The site				
3.7	Existing building				
3.8	Vehicle access & circulation				
3.9	Public transport				
3.10	Flood risk				
3.11	Site opportunities				
3.12	Site constraints				
4.0	THE PROPOSAL	25			
4.1	Design & development evolution				
4.2	Building concept				
4.3	Residential design				
4.4	Floor plans				
4.5	Apartment layouts				
4.6	Building sections				
4.7	Areas & residential mix				
4.8	Appearance				
4.9	Materials & finishes				
5.0	LANDSCAPE & PUBLIC REALM	53			
5.1	The site today				
5.2	Landscape & public realm strategy				
5.3	Communal terrace space				
5.4	Planting & materials palette				
5.5	Play strategy				
5.6	Biodiversity				
5.7	Urban Greening Factor				
5.8	Maintenance & summary				
6.0	SITE ACCESS & SERVICING	66			
6.1	Residential & commercial pedestrian entrances				
6.2	Vehicle access & deliveries				
6.3	Car & cycle parking				
6.4	Refuse strategy				
6.5	Secured by Design				



Existing property viewed from Yeading Lane

1.0 Executive summary

Preamble

We have prepared the following Design and Access Statement (DAS) to accompany and support the Full Planning Application for the partial redevelopment and extension of 266-278 Yeading Lane, Hayes UB4 9AX.

The development is located on Yeading Lane as part of a parade of shops forming a local centre, within the London Borough of Hillingdon, and will deliver 14 new dwellings and a new frontage of improved shop fronts at street level.

This is achieved by demolishing the current first floor of single loaded apartments and replacing those with two levels of double loaded apartments and maisonettes. All proposed dwellings incorporate private amenity space according to their size as well as spatial standards in accord with London Plan Guidance Housing Design Standards..

This document provides a framework to explain how the proposed design is a suitable response to the site and its immediate context.

The DAS is to be read in conjunction with the supporting documents prepared by the project team which are listed on page three this document.

Introduction

Within this Design and Access Statement we will explain the evolution of the design, the ethos and reasons for the building layouts, and the quantum of development planned.

Within the submitted application documents, the design team has sought to assemble a collective body of information which highlights the significant community benefits generated by the proposed redevelopment scheme.

The key benefits of the scheme

- Maximising the site opportunities to support the vitality and amenity provided by the local centre of shops.
- Exploring the opportunity for increased development density in line with the London Plan, where this is of high quality, accessible and inclusive.
- Improving the lives of Yeading's residents in terms of health, economic, and social well-being.
- Using the opportunity to develop high quality new

homes with amenity space to help meet local housing demand and need.

- The means to create a low carbon energy efficient design which promotes urban greening and supports greater biodiversity.
- Improving access to the site for vehicles and non ambulant residents and building visitors.

Process & Planning History

A pro-active and creative approach was taken to engage with the Local Planning Authority through Pre-Application Advice (Ref: 3723/PRC/2023/40) as encouraged within Chapter 4 of NPPF. This is particularly pertinent as a planning history search on the London Borough of Hillingdon Council's website revealed that there was no history of previous planning applications which had been submitted.

The Council's pre-application advice, dated 29/01/2024, focussed on the unit mix of dwellings, the design in relation to the local character, and the privacy of neighbouring properties. The advice also encouraged the inclusion of communal open spaces and stressed the importance of retaining retail units for the area. Additionally, it highlighted the need to consider the impacts of air quality, fire safety, energy efficiency, and flooding within the proposal.

Current site & facilities

Given the age of the property, the principal residential facade to Yeading Lane is in reasonable physical condition as are the corresponding shop fronts below..

On the first floor, the five existing 3 bed flats are accessed via a stair at the north end of the block. The residential entrance and stairway from Yeading Lane is of poor design and quality as is the access passage and terrace on the first floor. Apart from the single stair there is no other means of access or egress from the first floor dwellings.

The current apartments do not meet the London Plan spatial standards in terms of overall size and individual habitable room areas.

There is a mix of uses to the ground floor commercial space which comprise of a betting shop, veterinary surgery, a fast food outlet, and two grocery stores.

At the rear of the property the service area does not appear to be well managed. Apart from litter and overgrown plants/ weeds, the space is not well

organised. Wall mounted AHU's visually dominate the rear of the property presenting a challenge to the introduction of dwellings located directly above.

At present the service yard is accessed from a single vehicular entrance from Willow Tree Lane.

The proposal

In summary, the proposal provides a total of 14 new residential units that comprise as follows:

- 1 x 1 bed 2 person M4(3) apartment
- 9 x 2 bed 3 person apartments
- 4 x 3 bed 5 person maisonettes

- New shop fronts and signage for existing commercial tenants
- 1 loading space
- 2 blue badge parking spaces
- 2 EV charging points
- Dedicated refuse hold for the retail/commercial tenants
- Dedicated refuse hold for residents'
- Greening of the site with planting, green roofs, and green walls.
- Improving biodiversity with the provision of wildlife habitats
- Roof top amenity space for residents
- Play area for children on the first floor
- Secure cycle parking for all residents', residential visitors, and commercial employees.

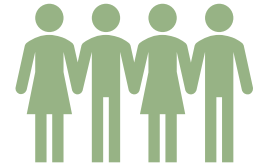
Conclusion

We believe the proposals within this document will make a positive contribution to the Yeading Lane area providing high quality housing and urban greening to improve the visual appearance, support the ongoing parade of commercial properties vitality, and provide a long term sustainable development for the local community.

We look forward to discussing these proposals in further detail with the aim to maximise the potential of the site, and support the core strategies of the London Borough of Hillingdon.



CGI of proposed scheme



Partial demolition, extension, and refurbishment of a 1970's shopping parade with the re-provision of flexible commercial space and 14 high quality new homes.



Provision of environmental and ecological enhancements through rooftop greening, planted amenity spaces, permeable paving, and the integration of photovoltaic panels.



Promoting the use of sustainable transport modes through encouraging the use of nearby public transport and extensive provision of secure cycle storage for residents, employees, and visitors.



Provision of high quality low carbon energy efficient homes with associated private and shared amenity spaces.



A developed scheme which is sensitive in character and style to its location and positively contributes to the local shopping parade both architecturally and urban design terms.