Design & Access Statement

Bridge House, Uxbridge, UB8 1HS

Full Planning Application for Roof Extension

May 2018

brooks murray

Site Information & Credits

Site Address

Bridge House,
Uxbridge,
Middlesex,
UB8 1HS

Local Planning Authority

London Borough of Hillingdon,
Civic Centre,
High Street,
Uxbridge,
Middlesex
UB8 1UW

Lead Design – Brooks Murray Architects

Client – BYM Capital

Planning Consultant – KR Planning

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Introduction

Bridge House, UB8 1HS

1. Introduction

This Design & Access Statement (DAS) has been prepared in support of a proposal submitted for full planning permission for Bridge House UB8 1HS. This document should be read in conjunction with the associated drawing package and reports accompanying the application.

This DAS explains the design of the proposal in terms of its use, scale, layout and appearance. It also explains the access to and from the site in terms of vehicular and transport links, as well as inclusive access.

The proposal seeks to provide additional residential accommodation on the existing roof level of the building. The building below was granted prior approval rights on 27-10-17 (reference: 40050/APP/2017/3358) and works to convert the building have begun on site.

2. Planning Context

A number of applications have been granted for alterations to buildings on and surrounding the site:

REF: 40050/APP/2016/852 - Demolition of existing office building (Use Class B1(a) and multi-storey car park and redevelopment of the site to provide a new office (Use Class B1(a) building, associated multi-storey car park and ancillary cafe unit (Use Class A1/A3).

REF: 40050/APP/2017/2438 - Prior Approval Application for the change of use of Bridge House, Riverview House and Waterside House from office accommodation (Class B1) to 237 residential units (15 x Studio and 224 x 1-Bed) together with ancillary car parking, cycle storage and waste and recycling storage.

Site

Bridge House - Location aerial map

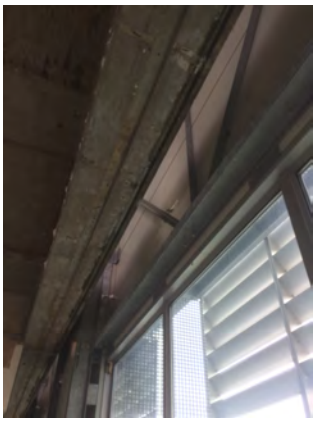
Introduction – Site Works

Bridge House, UB8 1HS

3. Site Works Presently

At present, works are taking place in the existing building at ground, first, second, third, fourth and fifth floor.

Existing ground to fifth works



Existing ground to fifth works

Existing sixth floor view

Existing sixth floor view

Existing seventh floor view

Existing seventh floor view

Site

Bridge House, UB8 1HS

4. Site Context

The address of the site is Bridge House, Uxbridge, UB8 1HS.

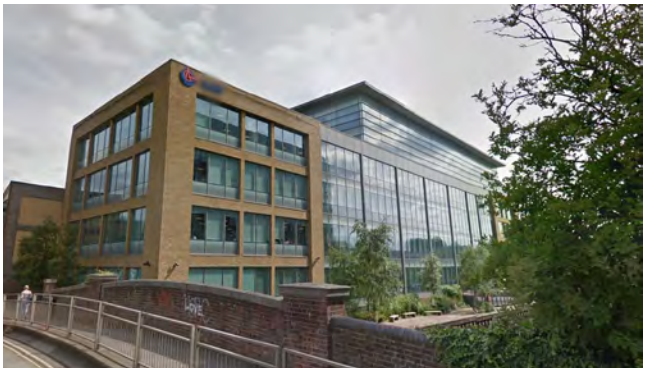
The site is located 650 meters from the centre of Uxbridge, a major town centre in West London. The bridge adjacent to the site, on Oxford Road, is officially called *Wixan's Bridge*, and is where the towns name derives from.

Bridge House is surrounded by water on both sides. To the east is the Grand Union Canal which was completed in 1929 and linked London to Birmingham. To the west flows the River Colne, and beyond that farmland associated with New Denham.

There are a number of office and residential buildings situated adjacent to the site. One worth noting is the 1990's Parexel Building, designed and built in a successful Art-Deco style.

On the opposite side of the canal is Willow Bank House, a relatively new development of commercial use.

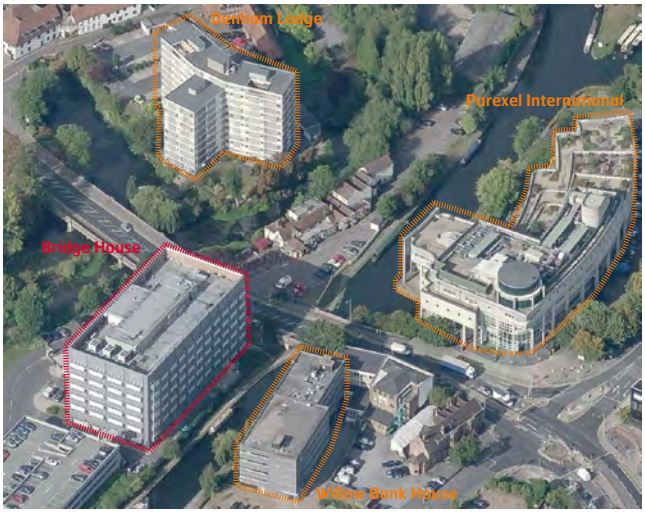
Denham Lodge is situated North of the site. It is a nine story block of flats in an unusual triangle shape.



Willow Bank House

Parexel International

Denham Lodge



Location Plan

Proposal

Bridge House, UB8 1HS

5. Design

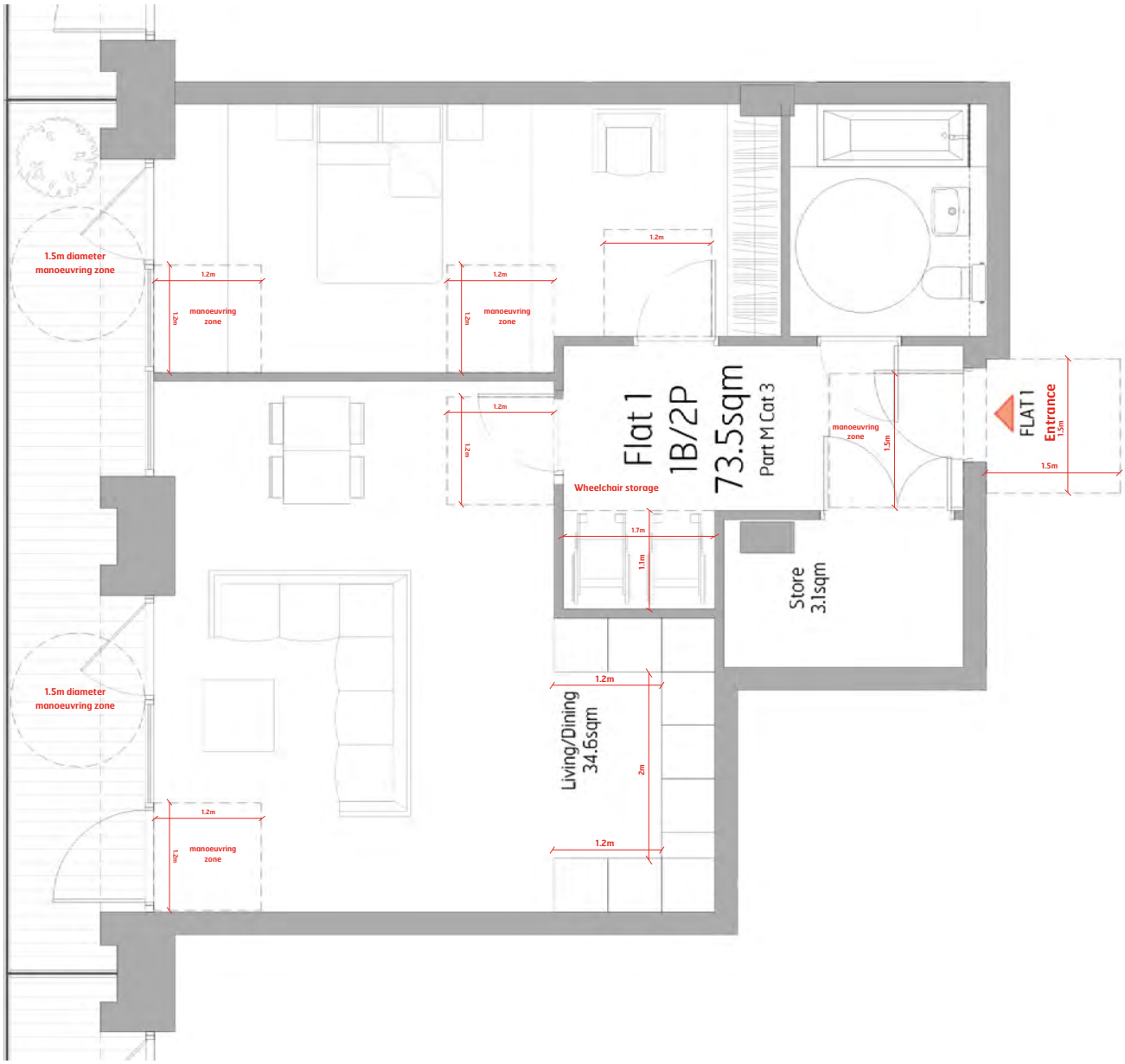
A. Use

As mentioned in the introduction, the existing building was granted prior approval for change of use from B1 (office) to C3 (residential). It is proposed to demolish the plant space at roof level use the roof space to create residential units.

The current flat roof is surrounded by a 4m high parapet wall that will have windows placed within its existing structure. Beyond this existing roof a new floor will be added, rising 2m above the existing highest point. This proposal will create an additional 25 residential units.

B. Amount

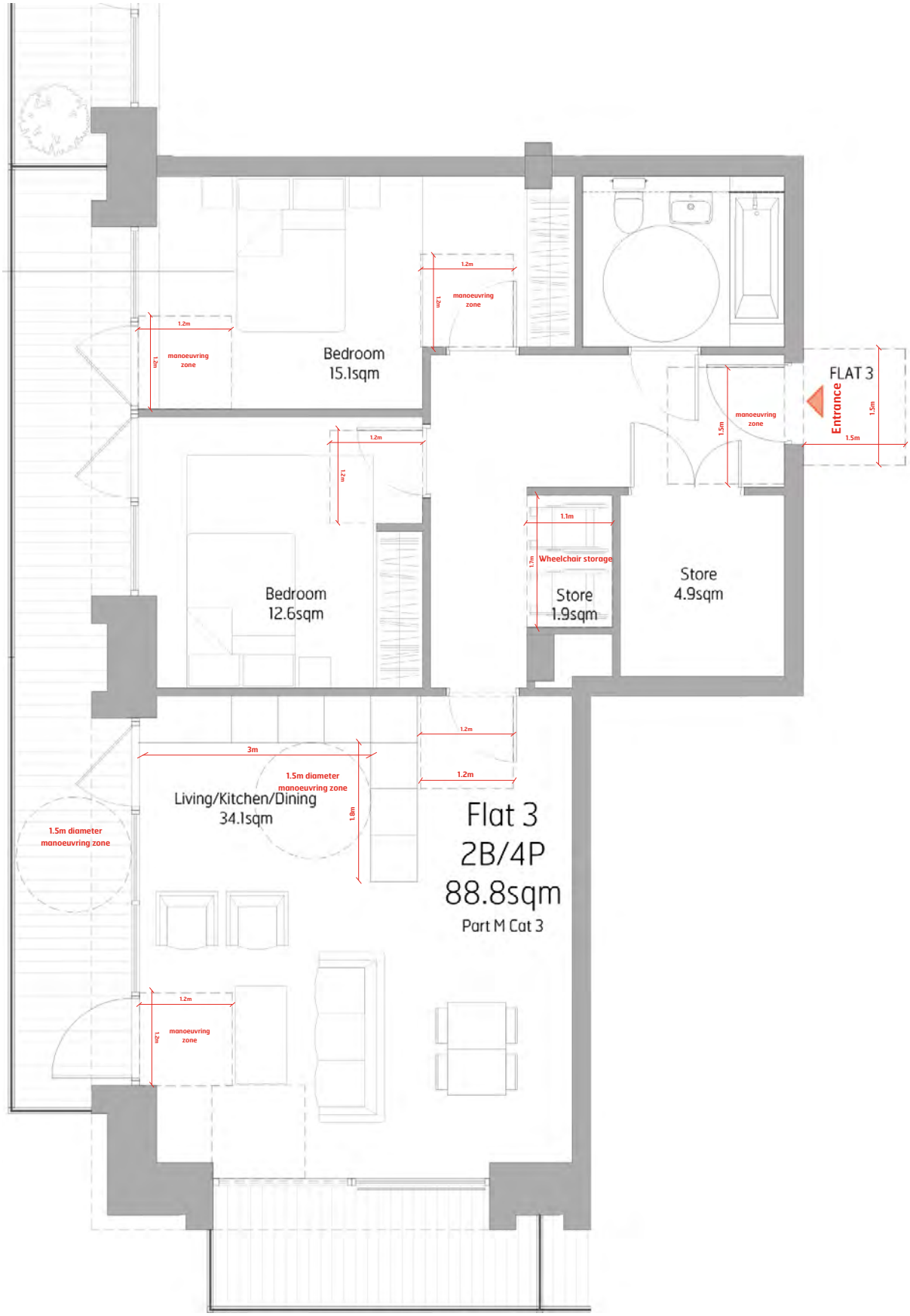
All flats provide generous living spaces, are excellently proportioned and are oversized when compared with National Technical Standards. 10% of the accommodation is provided for wheelchair users and all other accommodation is accessible and adaptable. A typical wheelchair accessible flat can be seen below.



Typical one bed wheelchair accessible flat (NTS)

Proposal

Bridge House, UB8 1HS



Typical Two Bed wheelchair accessible flat (NTS)

Layout

Bridge House, UB8 1HS

C. Layout - Sixth Floor

The footprint of the proposed development,is the same as the building currently occupies and the development area totals 2426sqm. There is amenity space for all the flats, which runs around the perimeter of the building on the sixth and seventh floor.

Vertical circulation is situated at each end of the building, above the existing cores. Two staircases are proposed and one of the two lift cores will extend to the top of the building.

When arriving at the sixth floor, the flats can be accessed through a corridor which runs through the centre of the building. This corridor links both stair cores. The corridor and exercise room benefit from skylights that will bring in natural light from above.

The layouts of the flats are planned for flexible and inclusive living and are all Part M compliant. Three of the flats (No. 1, 2, 3) are Part M Category 3 compliant. (This is discussed in detail above.)

All flats have generous living and dining rooms. Over half of the flats (56%) have separate kitchens. All bedrooms have operable windows and living rooms have access to private amenity space, all of which is above the minimum required area and depth.

When entering the flats, users will approach a small hallway leading to the bedrooms, bathroom and kitchen/ living room. All hallways include storage space.

The proposed flats benefit from natural daylight and ventilation through the full height windows.

- 1 bed
- 2 bed
- 3 bed
- Circulation
- Exercise Room

Proposed floor showing the residential mix and flat entry points

Layout

Bridge House, UB8 1HS

D. Layout - Seventh Floor

When arriving at the seventh floor, the flats can be accessed through a corridor which runs through the centre of the building. This corridor links both stair cores and has access to a 113sqm exercise room which will be available to all residents of this new development. The corridor will benefit from being open to the sky above, and so will provide fresh air and light to residents.

The layouts of the flats are planned for flexible and inclusive living and are all Part M compliant.

All flats have generous living, kitchen and dining rooms. All bedrooms have operable windows and living rooms have access to private amenity space, all of which is above the minimum required area and depth. All units have at least one bedroom with a full ensuite.

When entering the flats, users will approach a small hallway leading to the bedrooms, bathroom and kitchen/living room. All hallways include storage space.

The proposed flats benefit from natural daylight and ventilation through the full height windows. Some of the central units have a dual aspect, with kitchen windows that look inwards to the open air central corridor and light wells.

- 1 bed
- 2 bed
- 3 bed
- Circulation
- Exercise Room

Proposed floor showing the residential mix and flat entry points

Residential Units

Bridge House, UB8 1HS

E. Residential Units

The area of each flat is shown below.

FLOOR	GIA flats		NO	TYPE	HR	P	GIA	
	[sqm]	[sqft]					[sqm]	[[sqft]
SIXTH	1032.5	11114	1	1bed	2	2	73.5	791
			2	2bed	3	4	89	958
			3	2bed	3	4	88.8	956
			4	1bed	2	2	55.9	602
			5	1bed	2	2	62.5	673
			6	1bed	2	2	62.6	674
			7	1bed	2	2	62.6	674
			8	1bed	2	2	52.7	567
			9	1bed	2	2	57.2	616
			10	1bed	2	2	55.4	596
			11	1bed	2	2	55.1	593
			12	1bed	2	2	58.8	633
			13	1bed	2	2	64.6	695
			14	1bed	2	2	64.6	695
			15	1bed	2	2	64.6	695
			16	1bed	2	2	64.6	695
FLOOR	GIA flats		NO	TYPE	HR	P	GIA	
	[sqm]	[sqft]					[sqm]	[[sqft]
SEVENTH	763.5	8218	17	3bed	4	6	95.3	1026
			18	2bed	4	6	96.9	1043
			19	2bed	3	4	79.5	856
			20	2bed	3	4	78	840
			21	3bed	4	5	91.6	986
			22	2bed	3	4	73	786
			23	2bed	3	4	79.4	855
			24	2bed	3	4	86.4	930
			25	2bed	3	4	83.4	898
TOTAL	1931.0	20785	25		64	77	1796.0	19332

	1BED	2BED	3BED	TOTAL
SIXTH	14	2	0	16
SEVENTH	0	7	2	9
TOTAL	14	9	2	25

Schedule of areas

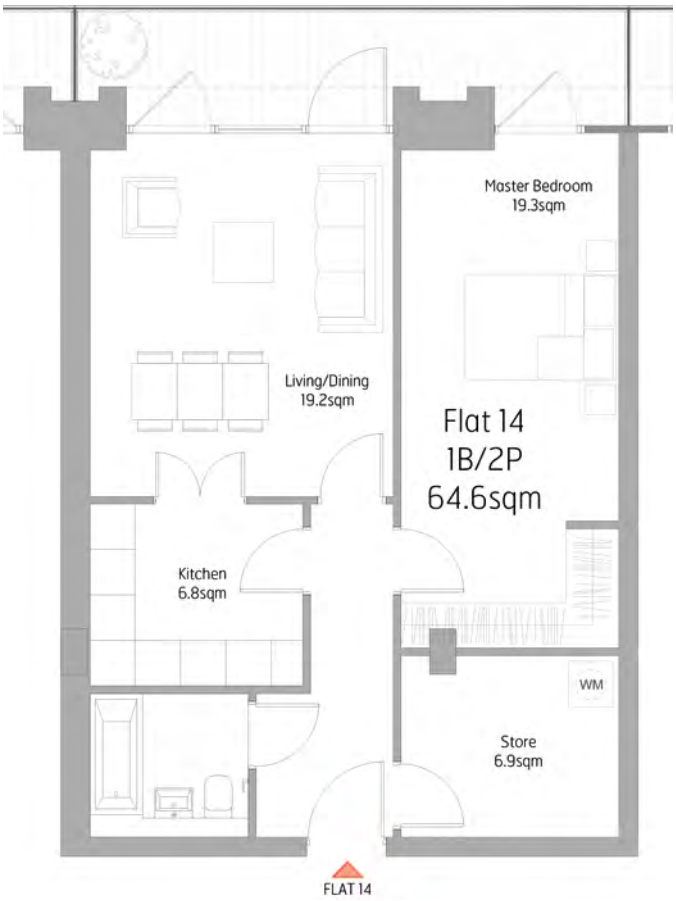
Typical Flats

Bridge House, UB8 1HS

F. Quality of the accommodation

The flats within this proposed development:

- Have generous floor areas.
- Provide self contained accommodation.
- 44% are dual aspect. (Due to the buildings depth)
- Have natural daylight and ventilation in all habitable rooms.
- Include adequate storage space.
- Have multiple bathrooms where necessary.
- Comply with the guidance set out in table SC3.1 - 'General Housing Need Requirements' and the scheme provides a well balanced mix of one, two and three bed flats.
- Are tenure blind.



Typical one bed flat

Typical Flats

Bridge House, UB8 1HS

G. Affordable Housing

A scheme of this size is required to provide affordable housing. A contribution will be provided offsite.

Typical two bed flat

Amenity

Bridge House, UB8 1HS

H. Outdoor Amenity Space

The proposal provides adequate outdoor private amenity space. (Shown in green.) Along the centre of seventh floor is an open air section with light wells down onto the sixth floor exercise room. (Shown in light and dark blue respectively.)

Terraces on Sixth Floor

Terraces on Seventh Floor

Scale, Materials $ Appearance

Bridge House, UB8 1HS

I. Materials and Appearance

The proposal introduces residential accommodation at roof level.

The mass, form and height of the building remains the same. The existing louvres below are to remain and the existing grey aluminium cladding will have windows placed within it. The windows are placed with the existing cladding system in mind.

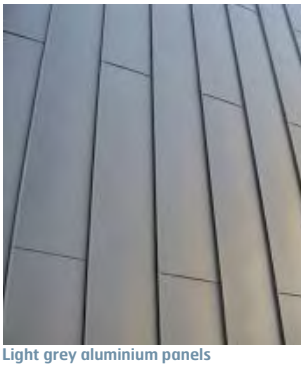
The facade is articulated through the alternance of windows and doors which correspond to the internal partitions, as well as the existing elevations.

Dark grey aluminium window and door frames have been chosen to reflect the floors below. Every flat will benefit from natural daylight and ventilation in all of the habitable rooms through the proposed glazing.

The new seventh floor will be constructed to reflect the existing cladding material and new window frames below.

All proposed materials are copied from the existing building to create a cohesive whole. The new proposed panels are designed to match proposed elevation changes. (application reference)

The internal finishes of each flat will be of high quality.



Light grey aluminium panels

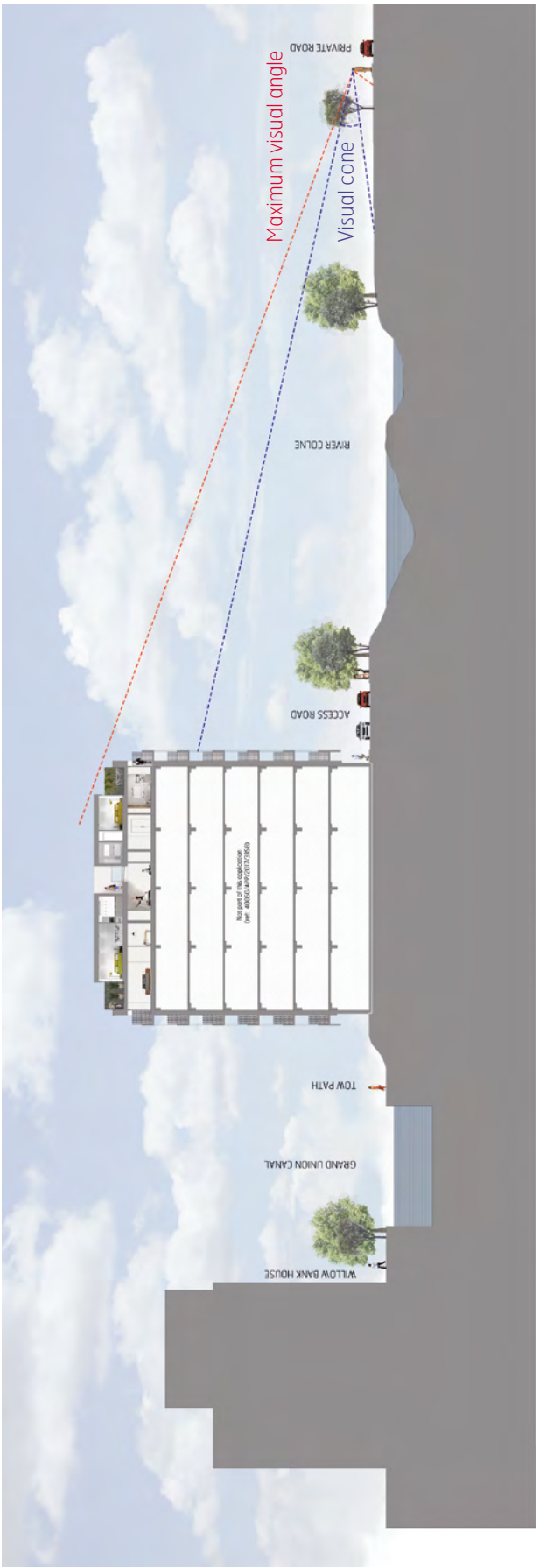
Full height glazing

Timber dividing screen

Timber decking

Scale, Materials $ Appearance

Bridge House, UB8 1HS



Field of vison

Scale, Materials $ Appearance

Bridge House, UB8 1HS

Proposed North Elevation

Existing East view

Proposed South Elevation

Existing West view

Proposed West Elevation

Proposed East Elevation

Transport

Bridge House, UB8 1HS

6. Access

This site has a PTAL rating of 3.

The site is located in an accessible location, is well placed for undertaking journeys by cycle and there are public transport opportunities in the vicinity of the site as listed below.

A. Accessibility by Bus

The site is located on Oxford Road and within 500m (4min walk) there is a bus stop served by 13 routes.

B. Accessibility by Tube

Uxbridge London Underground Station is 1000m (8min walk) away and is served by Piccadilly and Metropolitan lines with fast connections to central London.

C. Accessibility by Cycle

As part of the drive for more sustainable transport, bicycle storage will be provided in the development. One long term space per every one bed and two bed flat and two long term spaces per every three or more beds units will be provide, consistent whit Adopted Hillingdon Unitary Development Plan, (27 in total)

D. Car Parking

Car parking will be provided to a ratio of 1.5 spaces per dwelling, 38 in total.

7. Recycling & Refuse management

Sufficient space will be provide for waste storage and recycling facilities to serve the 25 new units.