

Design and Access Statement

For The Conversion of Existing Houses to 8 no. Self-Contained Flats
at

235 and 235A Long Lane, Uxbridge UB10 9JP

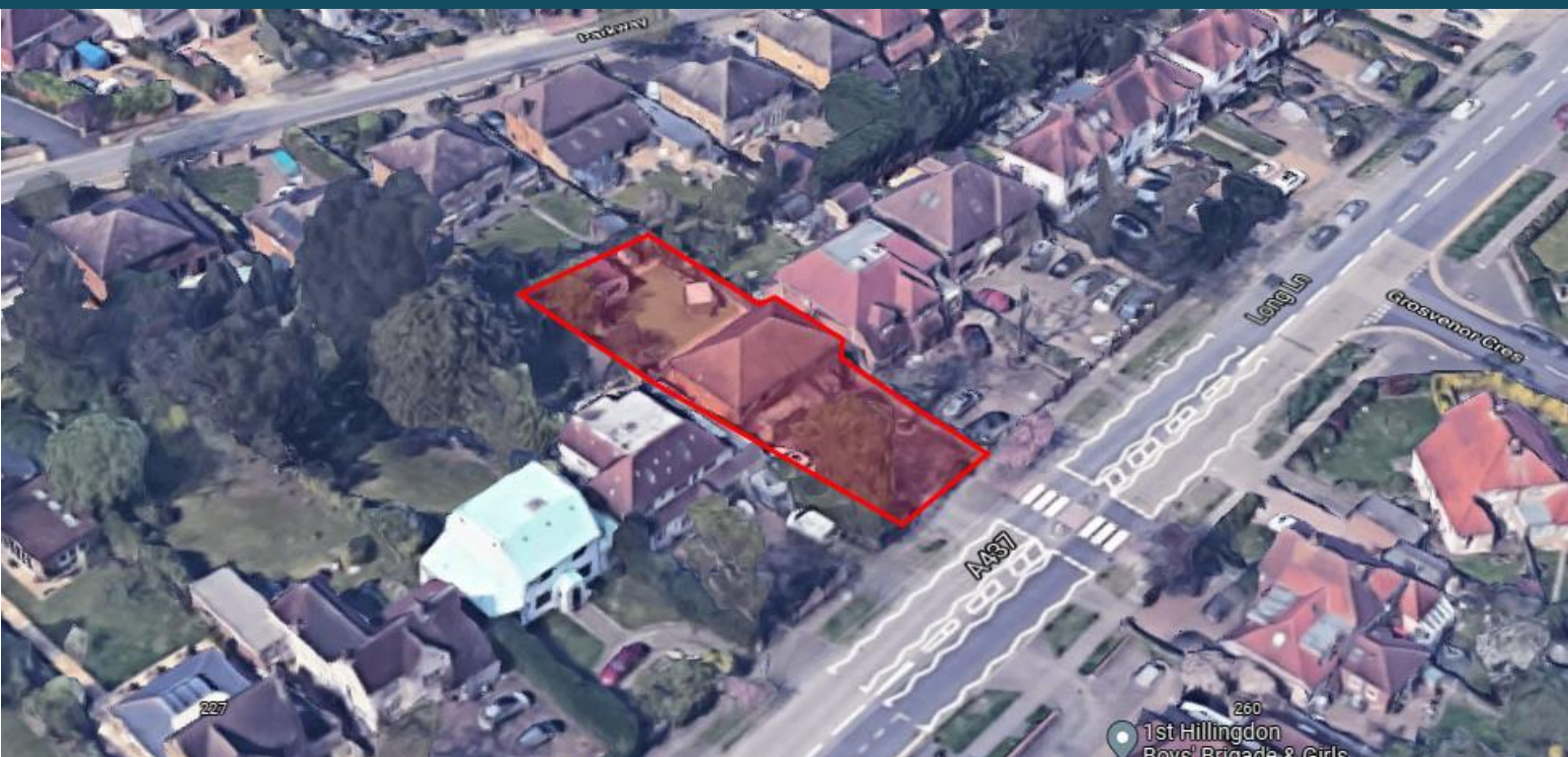
for

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by

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Preamble

This document should be read in conjunction with all the relevant Planning drawings and associated documentation produced by Articlus Ltd, alongside any other advice by the relevant consultants.

Please note that some statements within this document may be repeated in other supporting documentation.

1. Planning History

235 Long Lane:

Three planning applications have been submitted for 235 Long Lane, all three to do with tree maintenance.

235A Long Lane:

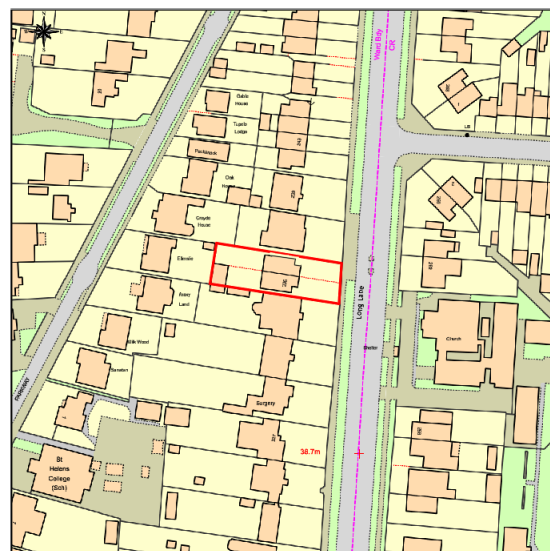
44548/APP/2011/466 - Conversion of house into 3 apartments to create 2 x one bed apartments and 1 x two bed apartment with amenity space and parking – Withdrawn

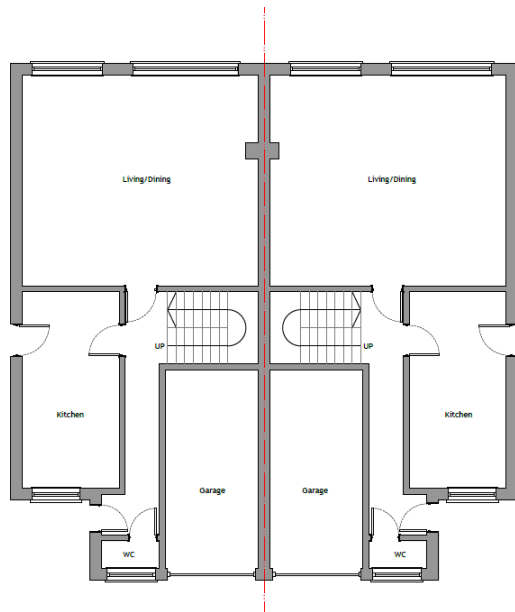
44548/APP/2011/1346 - Conversion of existing semi-detached dwelling into 2, one-bedroom flats and 1, two-bedroom flat with associated amenity space and parking, involving alterations to side. – Refused.

2. Introduction

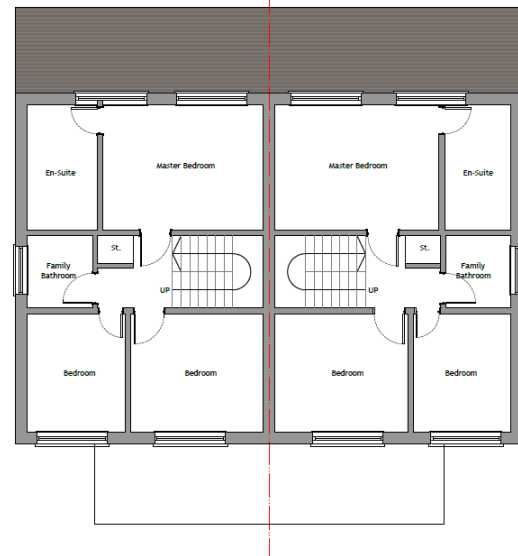
235 and 235A Long Lane are two semi-detached houses sharing a front driveway and a rear garden. The houses have two storeys, with the ground floor at street level, each house has 3 bedrooms. All elevations of the houses are finished in facing brick. The roof is tile duo-pitched roof. Windows and doors are predominantly white uPVC, with some timber elements. The rear of the properties is amenity space mostly laid to lawn.

The proposed works comprise merging the two properties, extensions to the rear at Ground and First Floor level, Construction of a new mansard roof, and internal alterations to the existing building in order to subdivide it into a total of 8 new self-contained flats.





Existing Ground Floor Plan



Existing First Floor Plan

3. Context

The surrounding area is dominated by 2 and 3-storey Detached dwelling houses mainly of traditional construction and materials with facing brickwork and tiled pitched roofs, with the exception of a few modernist buildings along Long Lane. Houses are most typically served by driveway parking and rear amenity space. Many properties have been extended with single and double-storey extensions toward the rear, as well as loft conversions. Subdivision of existing houses into flats has also been carried out in some houses in the area, e.g No 233 Long Lane, 253 Long Lane etc, as well as subdivision into dwellings with adjacent business use.



Rear Elevation of No.233 Long Lane, showing Ridge Height of 8.25m (image Courtesy of Hillingdon Planning Directory)



Front Elevation of No.237 Long Lane, showing Ridge Height of 8.00m (image Courtesy of Hillingdon Planning Directory)

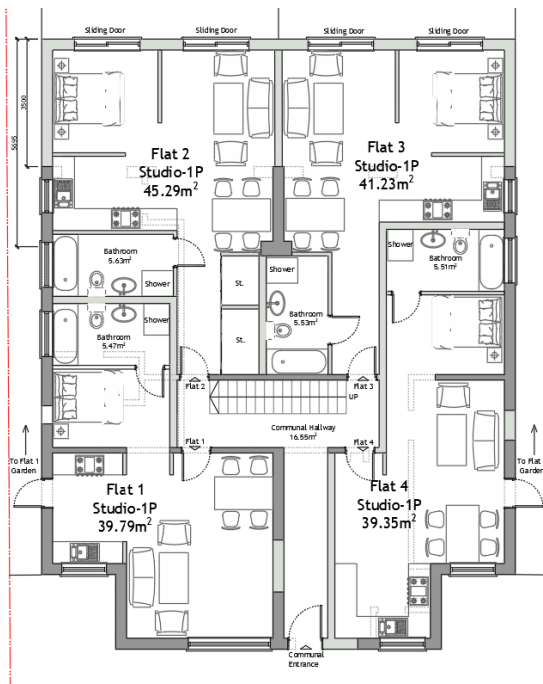


Height Comparison with Neighbouring Buildings

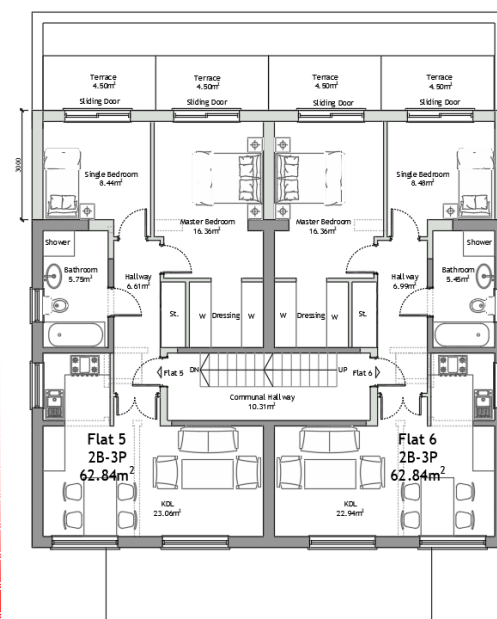
4. Proposed Layout and Scale

The proposed works will create 8 no. self-contained flats in total.

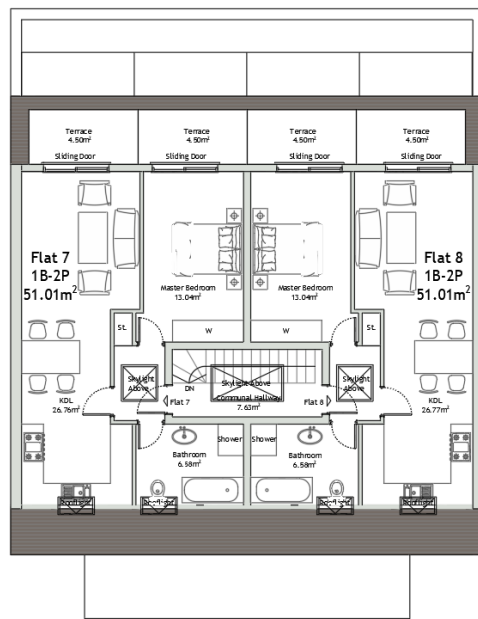
- Flat 1 – 39.8m² – Studio Flat – accessed on Ground Floor, with access to own rear garden at Ground Floor Level.
- Flat 2 – 45.3m² - Studio Flat – accessed on Ground Floor, with access to own rear garden at Ground Floor Level.
- Flat 3 – 41.2m² - Studio Flat – accessed on Ground Floor, with access to own rear garden at Ground Floor Level.
- Flat 4 – 39.4m² - Studio Flat – accessed on Ground Floor, with access to own rear garden at Ground Floor Level.
- Flat 5 – 62.8m² - 2-Bedroom 3-Person Flat – accessed on First Floor.
- Flat 6 – 62.8m² - 2-Bedroom 3-Person Flat – accessed on First Floor.
- Flat 7 – 51.0m² - 1-Bedroom 2-Person Flat – accessed on Second Floor.
- Flat 8 – 51.0m² - 1-Bedroom 2-Person Flat – accessed on Second Floor.



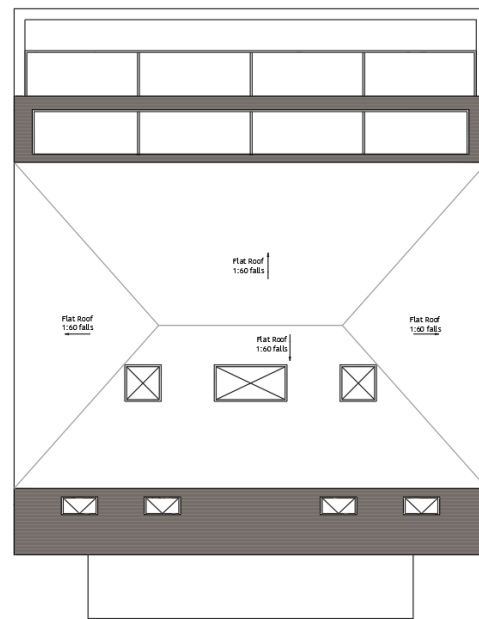
Proposed Ground Floor Plan



Proposed First Floor Plan



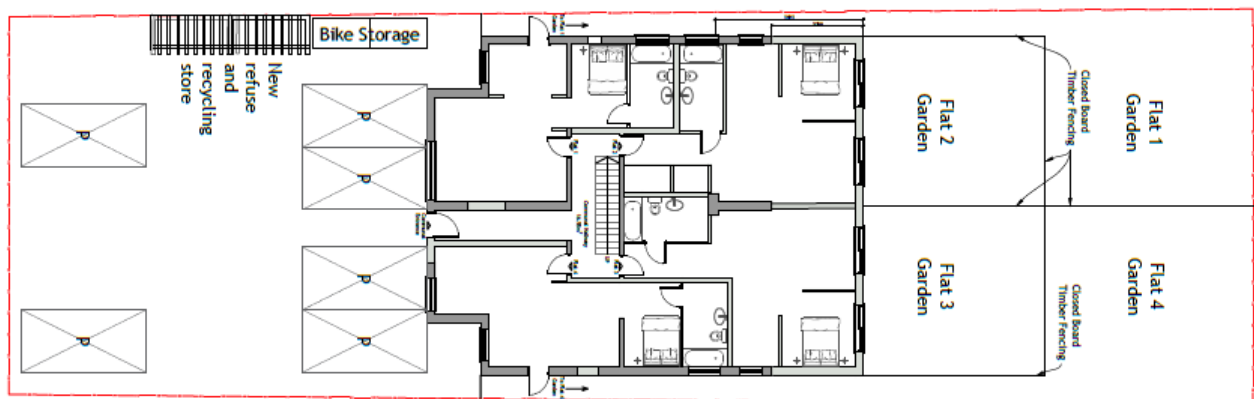
Proposed Second Floor Plan



Proposed Roof Plan

5. Landscaping

No major changes to the landscaping are being proposed except division of the garden spaces.



6. Appearance

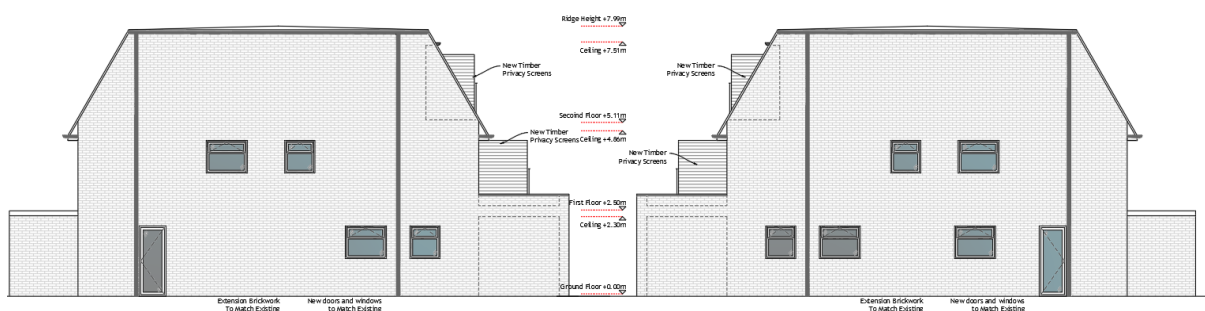
The Existing External materials for the existing building will remain and the materials used for any external alteration will match the existing.



Proposed Front Elevation



Proposed Rear Elevation



Proposed RHS Elevation

Proposed LHS Elevation

7. Sustainability

Although no specific technologies are proposed within the design, it is intended to review and integrate where possible:

- Efficient thermal envelope.
- Mechanical ventilation.
- Water/energy efficient fittings.

8. Access

The proposed building will have a single main entrance to the front of the property leading to the communal hallway and providing access to all flats.

9. Summary

The subdivision of the existing property into flats will significantly enhance how the available floor area is being utilised, providing much needed accommodation that also varies in size and occupancy,

allowing individuals and small families to find suitable accommodation in an area seeing significant population growth in recent years. Keeping in line with the original aesthetics of the property will allow for minimising any adverse effect to the street scene. The scheme has also been designed to make significant use of the existing structure of the property, minimising the amount of construction work needed to be carried out, which will ultimately result in less disturbance to the neighbouring properties along the street during construction.

10. Relevant Drawings:

AR-PL-1000 Site Location and Proposed Block Plans

AR-PL-1001 Existing Ground Floor and First Floor Plans

AR-PL-1002 Existing Roof Plan

AR-PL-1003 Existing Elevations

AR-PL-1100(0) Proposed Site Plan

AR-PL-1101 Proposed Ground Floor and First Floor Plans

AR-PL-1102 Proposed Second Floor and Roof Plans

AR-PL-1103 Proposed Elevations