

Design and Access Statement

Unit 1-4 Peter James Business Park

Construction of an additional floor

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1.0 Introduction

1.1

This statement has been prepared by Towers Associates Ltd, to be submitted alongside a full planning application to Hillingdon Council for permission to construct an additional floor on unit 1,2,3&4 Peter James Business Park.

1.2

This application has been prepared to comply with policies set out in the Hillingdon Local Plan and those set out in National Planning Policy.

1.3

This planning statement is to be read alongside the planning application with the planning portal reference of PP-11639094, which consists of the following documents: Planning Statement 3304-APP1, 3304-SK1, 3304-01, 3304-02, 3304-03, 3304-04, 3304-05 and 3304-06, 3304-07.

2.0. Site and Surroundings

2.1

The application site consists of four, two-storey office block units within a commercial site called Peter-James Business Park. It is located on the south-western side of Pump Lane.

2.2.

The site is surrounded by commercial buildings and associated parking.

2.3.

The application site is located within the Pump Lane Industrial Business Area and forms part of the Hayes / West Drayton Corridor. The site also forms part of Hillingdon's Air Quality Management Area.

3.0 The Design Component

3.1

All proposed materials are to match the existing buildings elevations with the exception of the rear cladding. Currently, the building consists of a mixture of brick cladding to the front elevation and green metal cladding to the rear. The existing rear metal cladding is to be replaced by a new, more efficient cladding in order to reduce heat loss. The existing windows are a red aluminium metal frame.

3.2

The area to the front of the property is covered in hardstanding and provides parking to staff. Parking will be discussed further during the access component of this statement.

3.3

The application site is bordered by commercial and industrial buildings. It is not considered that the proposed development would result in any additional impact on the surrounding properties or businesses to that already in.

3.4

Around the area of Pump Lane, there are numerous buildings at the height of our proposed building, therefore, as such it is not considered that there would be any detrimental impact on the street scene.

3.5

Due to the location of fenestration would ensure that there would be no visual intrusion or loss of privacy.



Units 1-4 Peter James Business Park

4.0 Recent Planning History

4.1.

Reference	Location	Proposal	Received	Status
74714/APP/2022/2325	UNIT 4 PETER JAMES BUSINESS CENTRE PUMP LANE HAYES UB3 3NT	Variation of Condition 2 (Approved Plans) of planning permission ref. 74714/APP/2019/1071 dated 12/07/2019 'Two storey side extension to change approved materials' to change approved plans.	20-07-22	Undecided
75062/APP/2021/1109	UNIT 1-3, PETER JAMES BUSINESS CENTRE PUMP LANE HAYES	Details pursuant to Conditions 3 (Boundary Treatment and Landscaping) of the Inspector's Decision Letter dated 01/10/2020, Appeal Ref: APP/R5510/W/20/3253972 (LPA Ref. 75062/APP/2020/131): (Alterations to frontage to increase hardstanding, reduce soft landscaping and include steel railings)	19-03-21	Approval
75062/APP/2020/131	UNIT 1-3, PETER JAMES BUSINESS CENTRE PUMP LANE HAYES	Additional hard-standing to front and new steel railing enclosure	15-01-20	Appealed
75062/APP/2019/2862	UNIT 1-3, PETER JAMES BUSINESS CENTRE PUMP LANE HAYES	Additional hard-standing to front and new steel railing enclosure	28-08-19	Refusal
74714/APP/2019/1071	UNIT 4 PETER JAMES BUSINESS CENTRE PUMP LANE HAYES UB3 3NT	Two storey side extension	29-03-19	Approval

4.2.

There is currently a pending planning application regarding Unit 4 Peter James Business Park. This application is a variation of planning conditions to amend the location of fenestration and for the material used on the (Side and Rear of the approved to be brick cladding to mimic the existing building. This development is substantially complete therefore has not been included in this application.

5.0 Access and Parking

5.1

There are no proposed changes to access for both pedestrians and vehicles.

5.2.

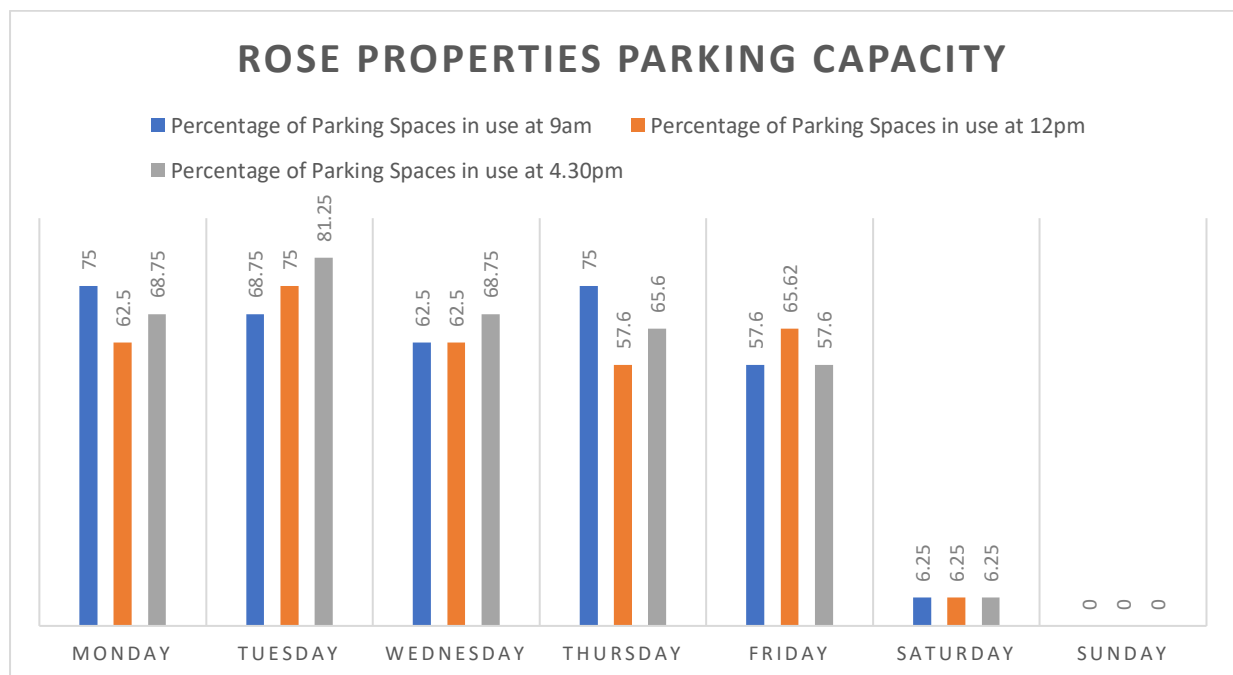
In preparation for this survey, an employee transport survey and parking capacity survey have been undertaken.

5.3.

The survey was undertaken between 8am and 5pm over a period of 7 days. It is important to note that units 1-3's had a higher parking demand due to recruitment and interviews increasing the number of visitors. When the roles are filled, these will resume to normal levels. Also, ten rose properties vans need did not move as often during this week as these are staff vehicles, and the roles are vacant at this time. Hence, the interviewing process.

5.4.

The parking survey showed Rose Properties had a maximum of 81.25% of spaces in use during the week.



5.5.

A vast majority of Rose Properties' staff are remote or 'on-the-road' staff members and only periodically visit the office base to re-stock supplies as required.

5.6.

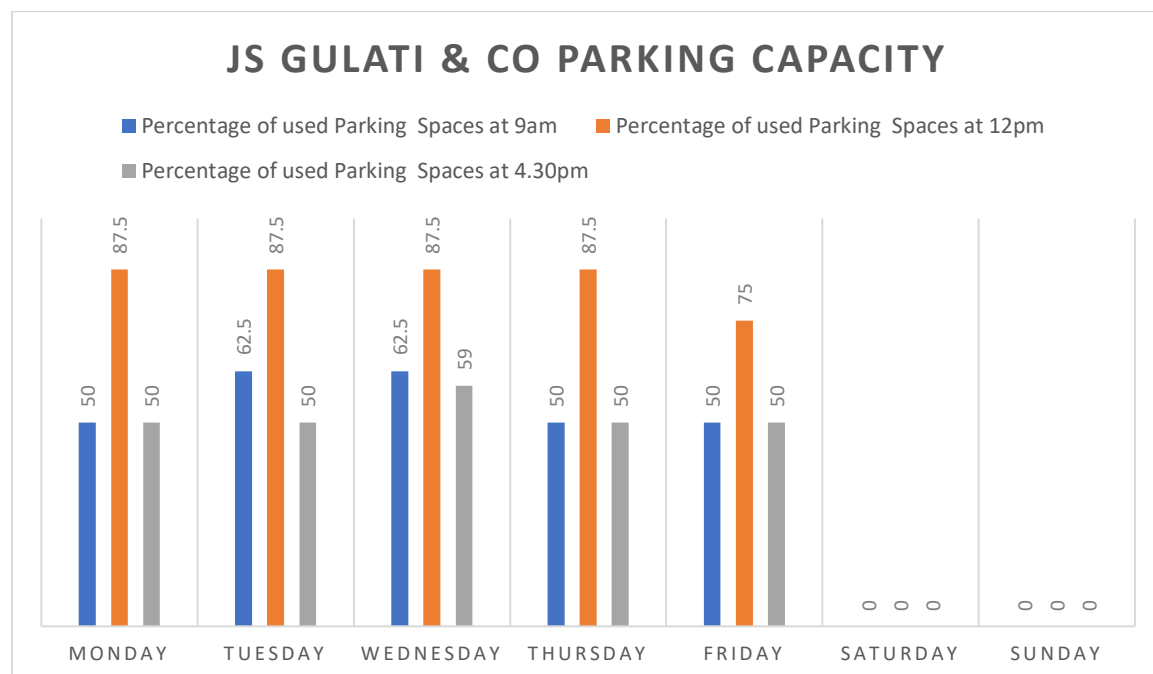
Only 62.4% of Rose Properties staff travel to work using cars/vans.

5.7.

Rose Properties proposed to increase staffing levels by twenty full time staff, however, in line with current practises, many of these will be remote or 'on-the-road' and will unlikely increase demand beyond capacity.

5.8.

The parking survey showed JS Gulati and Co had a maximum of 87.5% of spaces in use during the week.



5.9.

Our survey showed 72.73% of GS Gulati & Co Staff travel to work via car/van.

5.10. JS Gulati do not propose an increase in staff as a result of this application, therefore there will be no further demand in parking and shows the parking on site can comfortably accommodate staff and visitors.

5.11. JS Gulati & Co and Rose Properties will provide further cycle spaces to encourage cycling to work and reduce both parking demand and car emissions.

5.12 This proposal increases the proposed parking spaces by twelve and parking spaces by a further twelve. This is in line with the parking guidance provided within the local plan part 2 which states one parking spaces per 50-100sqm of additional floorspace for business use.

5.13. There is room on the site for additional parking if required, we are willing to accept any feedback from the Planning Department. We have considered guidance in the local plan that advises against the over-provision of parking to encourage 'green' methods of commuting and feel the provision proposed grants an adequate amount of parking given the increase in cycle spaces and local visitors parking.

6.0 Conclusion

6.1.

We believe that our proposal is appropriate for the site and will have no adverse effect on its surroundings, therefore it respectfully requested, that this application be approved, and planning permission be granted accordingly. If there are any questions throughout the application process, please do not hesitate to get in touch.