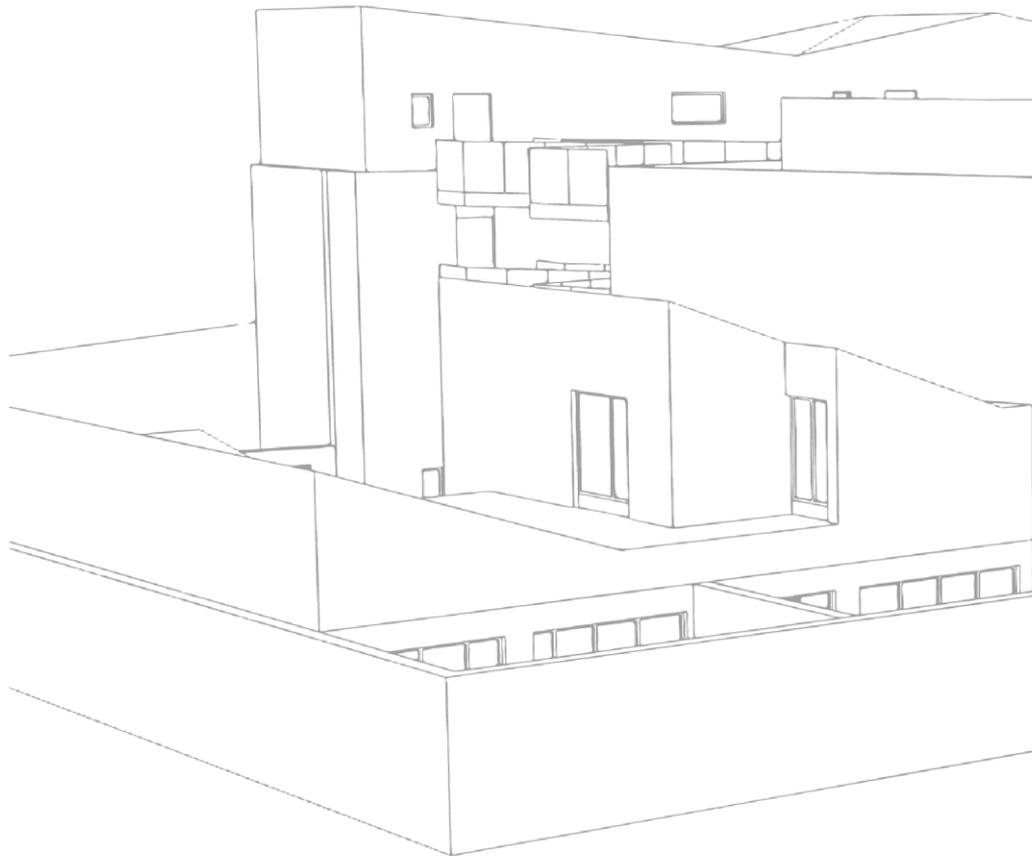


Access Statement

Conversion of existing office building to 34 residential flats (Use class C3)

**Salamander Quay
Uxbridge
London**

Date: July 2025



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1. INTRODUCTION

This Access Statement has been prepared in support of a full planning application for the conversion of an existing office building located at Salamander Quay, Harefield, Uxbridge, into 34 self-contained residential apartments, while retaining 3 ground floor office units.

This document outlines how the principles of inclusive design and accessibility have been incorporated into the proposal, with specific reference to current legislation, design guidance and planning policy including:

- The Equality Act 2010
- The National Planning Policy Framework (NPPF)
- Approved Document M of the Building Regulations 2010 (as amended)
- London Plan Policies (where applicable)
- Local Development Framework policies of the London Borough of Hillingdon

The aim is to ensure that the development is accessible and usable by all potential occupants, visitors and employees, regardless of age, disability, or mobility requirements.



2. SITE CONTEXT AND EXISTING USE

The application site lies within the established commercial setting of Salamander Quay in Harefield, Uxbridge, adjacent to the Grand Union Canal and within easy reach of Harefield village centre.

The existing building is a purpose-built commercial office block, set over multiple floors, currently underutilised due to changing work patterns and market demand for office space.

The site is accessed via Salamander Quay, off Park Lane and the surrounding highway network. The area includes a mix of light commercial, office and residential developments.

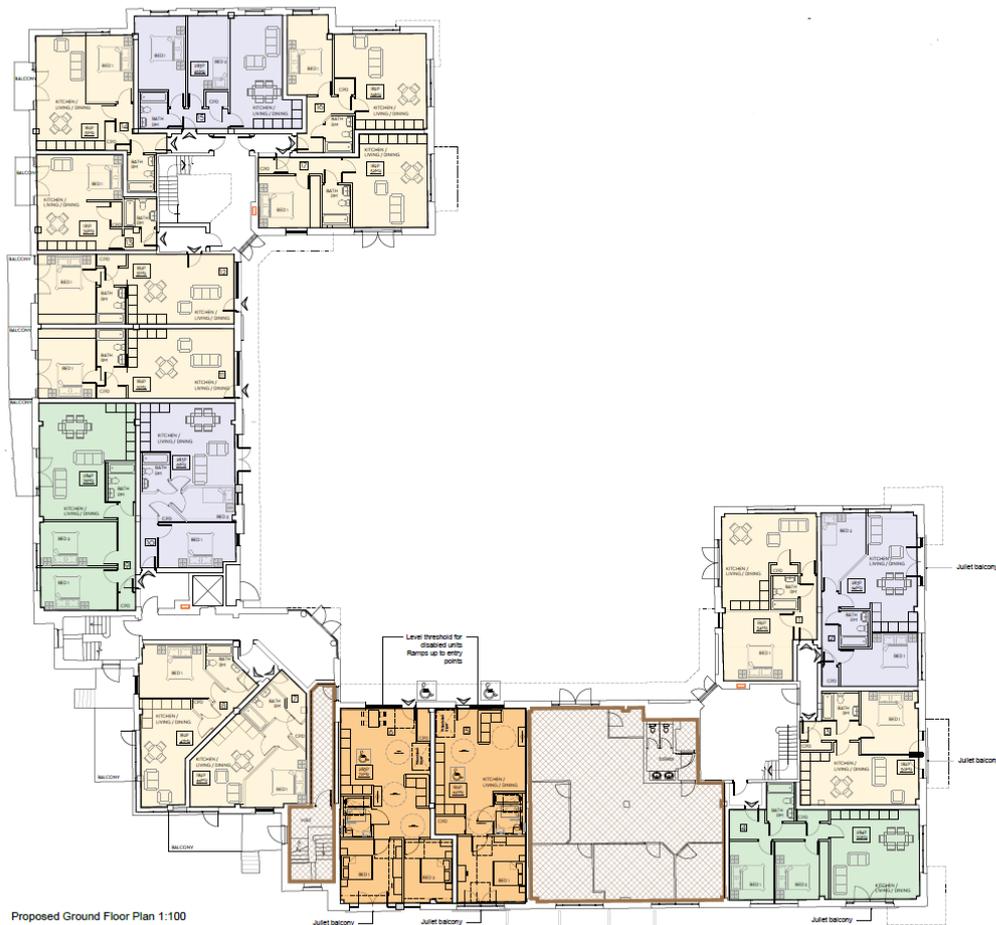
The site is well-placed to support residential use, being within walking distance of local shops, services, green spaces, and public transport links.



3. DEVELOPMENT PROPOSALS

The proposed development will involve the conversion of the existing office building to deliver 34 residential apartments, comprising a mix of 1-bedroom and 2-bedroom units 3 retained office units located over 3 floors and Associated car parking, bin stores, and secure cycle storage.

The conversion will largely retain the existing built form, with minimal external alterations. However, internal layouts will be extensively reconfigured to provide modern, efficient, and accessible residential accommodation, meeting current building regulations and modern living requirements.



4. ACCESS STRATEGY

4.1. VEHICULAR AND PEDESTRIAN ACCESS

The existing site entrance to Salamander Quay will remain unchanged. Vehicle access, including service and emergency access, is facilitated through established routes.

Dedicated pedestrian paths will be demarcated where appropriate to separate foot traffic from vehicles, with step-free level surfaces and tactile paving to enhance accessibility and safety.

4.2. PARKING PROVISION

The development will provide a total of 60 vehicle parking spaces, of which 4 will be allocated as accessible parking bays in accordance with Building Regulations and local policy.

Disabled spaces will be located within close proximity to the main residential entrance and designed in accordance with BS 8300 standards.

Secure and covered cycle storage will be provided for both residential and office use, in line with sustainable transport policy. Provision will comply with the London Plan cycle parking standards.



4.3. ENTRANCES AND THRESHOLDS

All main entrances to the residential units will be step-free, level or ramped in compliance with Approved Document M4(1) and M4(2) requirements.

Entrance lobbies and corridors will be sufficiently wide to accommodate wheelchair users, and all entrance doors will provide a clear opening width of at least 850mm and will include accessible ironmongery, low-level entry systems and well-lit, sheltered canopies where required.

4.4. INTERNAL CIRCULATION

The building will be served by a single central lift that is wheelchair accessible to the central core of units.

The Internal corridors will have minimum widths in accordance with Approved Document M and will be free from obstructions, with non-slip flooring and have appropriate visual contrast.

The existing staircases will be checked to ensure they include continuous handrails on both sides and have suitable riser/tread proportions and contrasting nosing's for visibility.

4.5. RESIDENTIAL UNITS

Units have been designed to meet Approved Document M4(2): Accessible and Adaptable Dwellings.

Two of the ground floor units have been designed specifically to meet M4(3) Wheelchair User Dwelling standards which include:

- Adequate turning circles and clear widths within rooms
- Accessible bathrooms and WC facilities
- Potential for future adaptation of kitchens and wet rooms
- Switches and sockets at appropriate heights for seated users

4.6. SERVICING AND REFUSE STORAGE

Refuse collection points will be located to allow easy and safe access by residents and collection crews. Bins will be stored in a designated, accessible compound.

Level or gently ramped routes will lead from apartments to the refuse store, suitable for residents with mobility limitations.



5. PUBLIC TRANSPORT AND LOCAL AMENITIES

The site benefits from a sustainable location with easy access to Bus routes operating within a short walking distance, linking to Uxbridge town centre and nearby underground stations

Local services including shops, medical facilities, schools and leisure amenities, are all within an accessible radius and Pedestrian and cycling connections to the wider area, including canal towpaths and green infrastructure are also on the doorstep.

The development promotes active and sustainable transport, aligning with the objectives of the London Plan and local transport strategies.



6. INCLUSIVE DESIGN PRINCIPLES

The development embraces the following key inclusive design principles:

- Equitable use: All users will have the same means of access without segregation.
- Flexibility: Layouts allow for different needs and levels of ability.
- Simple and intuitive use: Legible circulation routes, clear signage and logical layouts.
- Perceptible information: Use of visual contrast, lighting and tactile elements to support users with sensory impairments.
- Tolerance for error: Safe layouts that minimise hazards and unintended use.
- Low physical effort: Minimal force required to open doors; use of automated systems where appropriate.
- Size and space for approach and use: Adequate circulation space for wheelchairs and mobility aids.

7. FIRE SAFETY AND EVACUATION

The fire strategy will address safe evacuation of all users, including those with restricted mobility.

Provisions will include:

- Refuge points on each floor with two-way communication systems
- Enhanced fire alarm systems with both visual and audible indicators
- Fire-rated lift access or fire evacuation lifts (subject to technical feasibility and design development)
- Sprinkler systems and smoke ventilation in accordance with current regulations

A full fire risk assessment will be undertaken during detailed design stages and prior to occupation.



8. CONCLUSION

The proposed conversion of the office building at Salamander Quay into 34 high-quality residential apartments with the retention of 3 office units has been developed with a firm commitment to inclusive access and usability for all. The scheme promotes accessibility, safety, and comfort across all areas. It complies with relevant regulations and best practice standards and ensures a high-quality residential environment for all potential occupiers.

This Access Statement demonstrates that the development will provide an inclusive and sustainable living and working environment, adaptable to the needs of future residents and visitors.

