

DESIGN & ACCESS STATEMENT

Our Ref: UXBR800-PL-A

Application Site:

800-806 Uxbridge Road, Hayes, UB4 0RS

Proposal:

Conversion of third floor 2-bedroom flat into 2 x self-contained flats.



1.0 Introduction

The subject property is a four storey building located at the end of the terrace block of shops.

The ground floor is currently occupied by Ladbrokes betting shop, whilst the first, second and third floors have been converted into self-contained units.

The building owner has applied for and received Prior Approval under the Permitted Development Order 2015 for the change of use for first and second floors from offices (Use Class B1) to 2 x 2 bedroom and 4 x 1 bedroom self-contained flats; (application reference: 43151/APP/2017/323). There is an independent access from the front of the building to the upper floors including a lift.

The building owner has subsequently received full planning approval under Town and Country planning Act 1990 (as amended) for an extension to the roof to create an additional floor level to provide 1 x 2-bed and 1 x 1-bed self-contained flats; (application reference: 43151/APP/2018/2316).

The building also has a significant car park located to the rear with private access via Warley Road.

2.0 The Location

The application site (fig.1) is situated at 800-806 Uxbridge Road, Hayes within London Borough of Hillingdon.

The property is located north of Uxbridge Road with a mixture of commercial properties of which some benefit from residential use at first, second and in some cases third floors' too.

Hayes & Harlington Overground Station is conveniently located approximately 1.4 miles (25min walking distance) from the application site. Bus services are easily available on Uxbridge Road within a very close distance.

There are a number of amenities located within walking distance and a Botanic Garden located South-West of the application site which provides landscaping enjoyment.

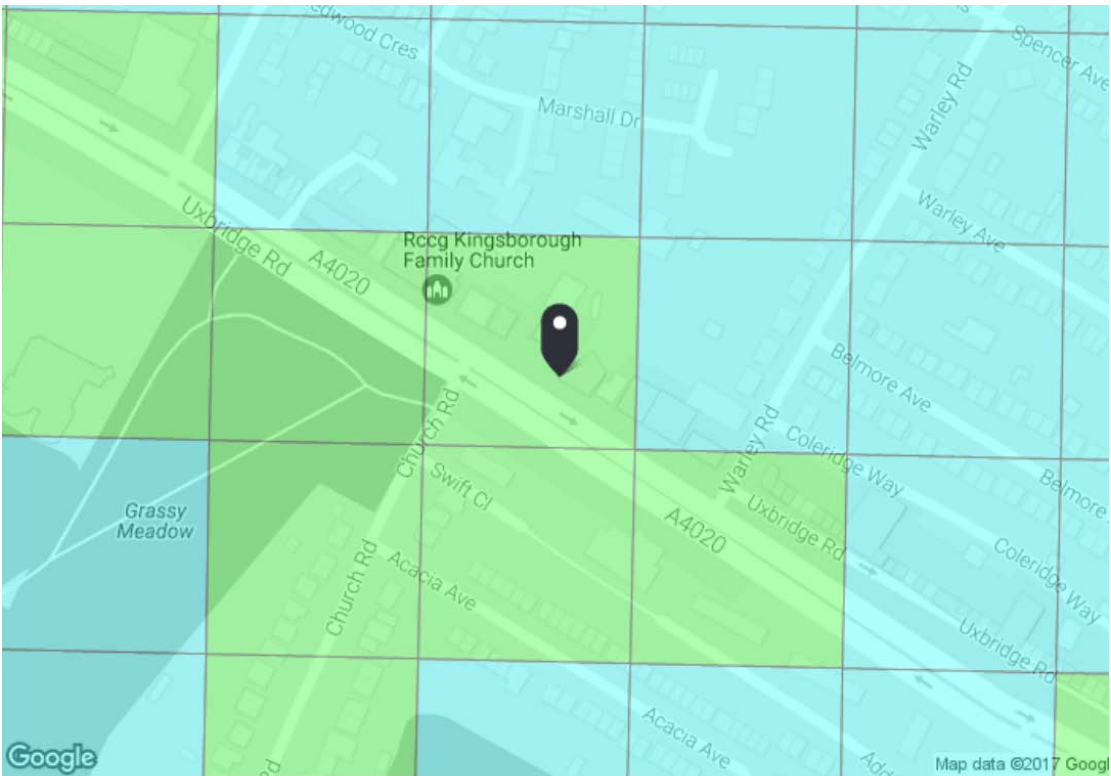
There are also a number of primary and secondary schools nearby, within walking distance.

DESIGN & ACCESS STATEMENT

The application site is located a suitable distance from local transportation and benefits from a PTAL rating 3 (fig.2).



Fig.1 – Obtained from Google Maps



PTAL output for Base Year
3
Easting: 509960, Northing: 181427

Fig.2 – Transport of London Mapping

DESIGN & ACCESS STATEMENT

3.0 The Proposal

The proposal is to alter the already approved third floor level 2- bedroom flat to form 1 x 1- bedroom and 1 x studio flats.

Having reviewed the scheme further, and carried out additional market research it transpires there is a higher demand for 1 bedroom units within the local vicinity.

Flat H has been altered to form a studio flat with an internal floor area of 40.00m² which is seen to exceed the requirement of 37m² (as per London Plan Design Guidance (for unit with a shower room) and Hillingdon Councils Planning Guidance) and also retains a private amenity terrace area.

Flat I is to form a 1 x 1-bedroom flat; 2-person with an internal floor area of 50.00m² and is noted to comply with the minimum standard size of 50m² set out by London Plan Design Guidance which also maintains a private amenity terrace area with double door access from the living room.

4.0 Refuse & Recycling

Refuse and Recycling Eurobin's are as proposed within application ref: 43151/APP/2018/2316 and seen to be acceptable with the proposed alterations.

6.0 Bike storage

An enclosed secure bike store is to remain as proposed within application ref: 43151/APP/2018/2316 and seen to be acceptable with the proposed alterations.

7.0 Parking

An additional parking space has been allocated on drawing UXBR800/B-PL-02 for *Flat I* whilst *Flat H* already benefits from parking previously approved under application ref: 43151/APP/2018/2316.

8.0 Appearance

The only external alteration is the replacement of a window to form a door and the addition of a privacy glass separating the rear terrace area. It is felt this alteration is not significant and does not have any negative visual appearance from the streetscene, or rear of the application site.

9.0 Conclusion

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property meets the main housing standards, has adequate parking facility, refuse & re-cycling aspects have been catered for, and it is not proposed to significantly alter the appearance of the highway facing elevation. The additional units will also make a positive contribution to the housing stock in the local area.

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We would welcome any further recommendations that are offered from the Planning Case Officer.