

Design and Access Statement

Allport House, 1 Cowley Business Park, Uxbridge, UB8 2AD

Date: 19th February 2020

Ref: 1920/DAS

1.Introduction

- 1.1 This Design, Access and Planning Statement has been prepared in support of A full planning application at Allport House, Cowley Business Park for the following development:

Roof extension to existing building to create x9 additional flats, external alterations and erection of refuse/recycling and cycles stores.

- 1.2 This application follows a recent prior approval permission to convert the former office building into 28 residential dwellings.
- 1.3 The location of the site is shown in Figure 1.

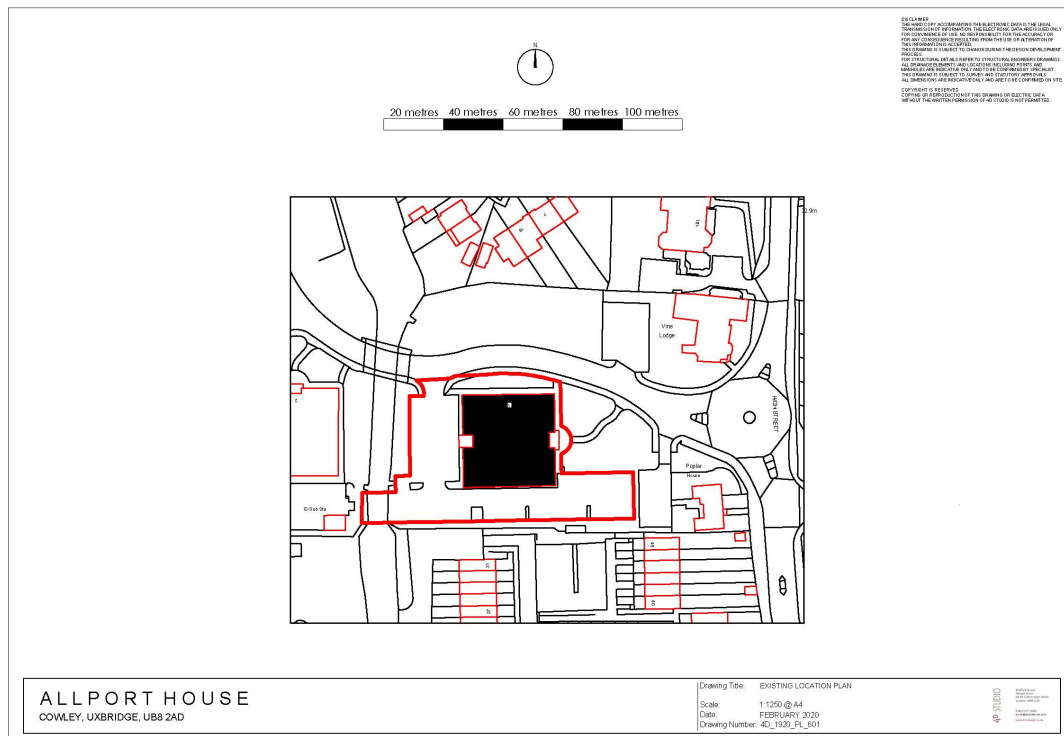


Figure 1: Site Location Plan

- 1.4** A description of the application site and the surrounding area is given in Section 2; a description of the proposals can be found in Section 3, the planning policy context in Section 4, the key planning considerations are set out in Section 5; the conclusion and consideration of the planning balance is presented in Section 6.
- 1.5** This statement should be read in conjunction with the following application documents and drawings:

Drawings:

Existing:

4D_1920_PL_600	Existing Location Plan
4D_1920_PL_601	Existing Block Plan
4D_1920_PL_100	Existing Ground Floor
4D_1920_PL_101	Existing First Floor
4D_1920_PL_103	Existing Car parking plan

Previously Consented REF: 46104/APP/2019/2606

4D_1920_PL_200	Previously Consented Proposed Ground Floor
4D_1920_PL_201	Previously Consented Proposed First Floor

Previously Consented REF: 46104/APP/2019/3845

4D_1920_PL_500	Previously Consented Existing and Proposed East Elevations
4D_1920_PL_501	Previously Consented Existing and Proposed West Elevations
4D_1920_PL_502	Previously Consented Existing and Proposed North Elevations
4D_1920_PL_503	Previously Consented Existing and Proposed South Elevations

Proposed Plans

4D_1920_PL_610.3	Proposed Second Floor 9 flats
4D_1920_PL_611.3	Proposed Third Floor 9 flats
4D_1920_PL_612.3	Proposed Roof Plan Floor 9 flats

Proposed Elevations

4D_1920_PL_620 A	Existing and Proposed East Elevations
4D_1920_PL_621 A	Existing and Proposed West Elevations
4D_1920_PL_622 A	Existing and Proposed North Elevations
4D_1920_PL_623 A	Existing and Proposed South Elevations

Proposed Sections

4D_1920_PL_624	Proposed Section AA
4D_1920_PL_625	Proposed Section BB

Proposed Car Parking, Cycle and Refuse Store Plan

4D_1920_PL_630	Previously Consented & New Second Floor (9 Flats) Car Parking, Cycle & Refuse Store Plan
4D_1920_PL_631	Previously Consented & New Second Floor (9 Flats) Refuse Store Plan
4D_1920_PL_632	Previously Consented & New Second Floor (9 Flats) Cycle Store Plan
4D_1920_PL_633	Visuals

Documents:

- Transport Assessment, prepared by Caneparo Associates Ltd.
- Sustainability and Energy Statement, prepared by Bluesky unlimited
- Flood Risk Assessment, prepared by EAS
- Planning Statement, prepared by Planning Resolution

2. Site and Surroundings

- 2.1** Allport House is a two storey office premises with part roof storey. It is located just outside Uxbridge town centre at the entrance to Cowley Business Park.
- 2.2** Cowley Business Park consists of 9 headquarter office buildings and is an established office park approximately two miles south of Uxbridge town centre. It is accessed by Cowley Road. It lies a short distance inside the M25 and is flanked by Fray's River and Cowley Road to the east and the Grand Union canal to the west. Allport House is the only two storey high building in the estate. All the others are 3 storeys high.
- 2.3** Cowley Road runs from Uxbridge in the north to Cowley in the south. It is a largely residential street environment with some retail. Brunel University Halls of Residence lie to the east of Cowley Business Park, accessed from the opposite side of Cowley Road.
- 2.4** The surrounding and adjoining boundaries are well wooded. Mature trees and shrubs along the Eastern boundary of the business park form part of an 'Area Forming Links in Green Chain' and 'Nature Conservation Sites of metropolitan or Borough Grade I importance. The Grand union canal running North-South to the west of Teal House is also a 'Nature Conservation Site of Metropolitan Importance'. All port House is located outside of these designated areas.
- 2.5** Allport House is currently occupied by vacant office space arranged over two levels plus part roof space consisting of offices at ground floor level, offices at first floor and plant rooms in the roof space. This office accommodation has recently been granted consent for conversion to 28 residential dwellings

3.Planning History

- 3.1** **Prior approval** was granted in 2019 **ref: 46104/app/2019/2606** for the existing office space to be used to create 28 self-contained residential +units together with appropriate car parking, cycle storage and refuse collection arrangements.
- 3.2** **Full Planning Permission** was granted recently **ref: 46104/APP/2019/3845** for changes to the façade of the building in order to better relate the windows to the residential use proposed following the permitted development consent referred to above.
- The existing windows at Allport House were installed to serve its original use as an office building and they run in a continuous band of glazing around the perimeter walls of the building. The permitted development proposed will insert a number of self-contained residential units that need to be separated from one another by dividing walls that meet current regulations.
- In order to ensure that there is adequate fire, thermal and sound insulation between apartments we propose to replace the glazing where the 'party walls' between apartments meet the external face of the building To do this it is proposed to replace an existing window pane at each of the junctions concerned with a non-combustible insulated wall panel finished internally in plaster painted and externally in high performance Sto render coloured to match, as closely as possible, the colour of the existing brickwork of the building.
- The panels will visually break the existing continuous bands of glazing that reflect the building's use as an office and replace them with 'windows in walls' that are more in keeping with the consented residential use.

4. Proposals

- 4.1** Removal of existing roof and replacement with one floor of accommodation over which a new roof will be constructed containing 'attic' rooms to provide 9 new dwellings. The resulting building will present at a similar height to all other buildings on the estate.
- 4.2** The dwellings that will be provided within these proposals are as follows:

Unit Number	Type	Area
Flat 29	3B/5P	94sqm
Flat 30	3B4P	93sqm
Flat 31	2B/4P	87sqm
Flat 32	2B/4P	82sqm
Flat 33	3B/4P	89sqm
Flat 34	3B/6P	95sqm
Flat 35	4B/7P	117sqm
Flat 36	3B/4P	93sqm
Flat 37	3B/5P	94sqm

- 4.3** Cycle parking is located within a dedicated secure covered cycle stores adjacent to the building 58 Cycle spaces are provided.
- 4.4** Car parking is provided in the existing car park area 57 spaces are provided.
- 4.5** The refuse collection area is provided within easy reach of the building.

5. Design

- 5.1** The proposals are for a single replacement floor and new roof with rooms to be built at Allport House.
- 5.2** In constructing the new roof the existing atrium within the building will be enlarged, its roof removed and it will be opened to the air to create an attractive central courtyard that will admit light and air to the centre of the building ensuring that the new dwellings are dual aspect.
- 5.3** The replacement floor is to be constructed using synthetic render external wall finish in a colour to match the existing brick walls of the building.
- 5.4** All dwellings will be constructed to meet the minimum standards required by the GLA. Each dwelling will be provided with private amenity space in the form of a balcony that meets the minimum area and dimension requirements of the GLA.
- 5.5** Approximately 119.4 sq. m. of communal amenity space is provided.

6. Conclusion and Summary

- 6.1** This Design, Access and Planning Statement has been prepared in support of a planning application at Allport House, Cowley Business Park for the following development:

Roof extension to existing building to create x9 additional flats, external alterations and erection of refuse/recycling and cycles stores.

- 6.2** The site is located close to the town centre. The immediate area about the development site is generally of commercial and residential use. The site occupies an area of approximately 0.30 hectares (ha). It is currently occupied by office space arranged over two levels plus rooms in roof consisting of ground floor level and one upper level plus plant rooms in the roof space which has recently been granted consent for conversion to 28 residential dwellings.
- 6.3** The site is accessible within short walking distance of local public transport, community, education, health, retail, employment and entertainment facilities including high street shops and public transport.
- 6.4** The proposals are for 9 residential dwellings with a mix of 2no 2-bed, 6no. 3-bed and 1no 4-bed apartments.
- 6.5** The site is a highly sustainable and accessible brownfield site. Paragraph 118 of the NPPF states that substantial weight should be given to the value of developing sites such as this for homes. The proposals are making the best use of land within this urban area by extending an existing property. The property, on the lower floors has consent for conversion to residential and, therefore, this extension complements the lawful use of the property.
- 6.6** The proposed design will create a distinctive and attractive addition to the existing building.
- 6.7** Parking for future residents is provided in the surface level car park alongside Allport House with 57 spaces provided. These spaces are provided along with 58 cycle spaces at ground floor. The proposal will have no impact on the surrounding highway network and is an appropriate form of development in this highly sustainable location.
- 6.8** Supporting documents to this application identify that there will be no negative impacts in respect of flood risk and drainage, air quality or noise. In addition, the proposals have been designed to be highly sustainable in their construction.