



K.B Architectural Service - Draftsman

Kasun Bandara

K.B Architectural Service
Draftsman
37, Douglas Road
Kingston
Surrey
KT1 3PX

Planning Application Team

London Borough of Hillingdon
Civic Centre
High Street
Uxbridge

29th October 2019

Planning Design and Access Statement

Proposed erection of a rear extension on the first and second floors and development of the rear first and second floor terrace into 2No. x 1-Bed Flats.

722 Uxbridge Road, Hayes, Middlesex, UB4 0RX

CONTENTS

1.0 DESIGN STATEMENT

1.1 INTRODUCTION

2.0 THE SITE BACKGROUND, CONTEXT & CURRENT USE

3.0 PRE PLANNING CONSULTATION

4.0 THE PROPOSAL

5.0 ACCESS TO THE HIGHWAY

6.0 CAR/CYCLE PARKING

7.0 WASTE MANAGEMENT STRATEGY

8.0 CONCLUSION

9.0 ACCESS STATEMENT

10.0 SUSTAINABILITY STATEMENT - SUSTAINABLE HOMES LEVEL 4

PHOTOGRAPHS

1.0 PLANNING AND DESIGN STATEMENT

1.1 INTRODUCTION This statement has been prepared by KB Architectural service/Drafts-man. In connection with a proposal for a rear extension on the first and second floors.

This application includes the following:

- Construction of a rear extension on the first and second floors at the rear of the site to form two additional 1-Bed flats on each floor.
- Provision of private amenity space to each flat - location of cycle store *4/ Car parking *2 to the rear of the property on the ground floor The planning application submissions comprises of:

Policy AM14

- . CIL Form
- . Location Plan
- . Block Plan
- . Existing and proposed floor plans and elevations
- . Proposed Roof Plan
- . Planning Statement, Design & Access Statement
- . Daylight/sunlight assessment
- . Pre Planning Application advice Report dated 3rd April 2019
- . Submitted plans for pre planning advice
- . Photographs

2.0 THE SITE BACKGROUND, CONTEXT & CURRENT USE

- . 2.1 The site comprises of a terraced building dating from circa 1920/30s on Uxbridge road Broadway. Front of the site forms part of Uxbridge road frontage with retail unit on the ground floor to the front. There are One 2 x Bed Flat on the 1st floor fronting Uxbridge road, currently the flat been occupied by the workers of the ground floor retail unit. Rear of the site is accessed from Coleridge way, a public highway which is the means of access to the retail unit and all the flats.
- . 2.2 Parking – current occupiers of the existing building are eligible to apply for Parking permit.
- . 2.3 Ground floor is a retail unit, which extends from the front to the middle of the site, and is addressed as 722 Uxbridge road. The upper floors flat are accessed from a staircase from Coleridge way to the rear, and along the flat roof over the shop. The first floors of the building comprise of 1 x 2 bedroom self- contained flat with Kitchen/living and toilet accessed from the flat roof terrace. The second floor comprises 2 Bedroom and a Bathroom accessed from the private staircase within the development.
- . 2.4 The site is not within a conservation area and is not a Listed Building. There are no TPO trees within the site. It is also not in a Flood Zone area.

- . 2.5 The site is located on the center of the north Uxbridge road in Uxbridge main retailing High Street, just off A312 The Ossie Garvin roundabout and 2 shops next Tesco express. It is near all major high street retailers and local traders. The site is easily accessible by several bus routes.

3.0 PRE PLANNING CONSULTATION

Pre planning application was submitted to the Council on 03/04/2019. A report for this application, Ref. No. 4666/PRC/2019/77 dated 05th June 2019 is included.

The Pre Application advice report indicates that the scheme is NOT acceptable for the following reasons:

Planning officer's Conclusion -

"The principle of redevelopment of the site is considered unacceptable by virtue of the fact that the scheme fails to harmonise with its surroundings, would result in an unneighbourly form of development and would fail to provide an acceptable level of amenity to future occupants of the proposed flats."

After considering Planning Officers full report we decided to completely change the scheme and redesign and comply with the officer's report.

4.0 THE PROPOSAL

- . 4.1 The proposal includes rear of the plot allow for the creation on 2 x 1-bedroom flats on the first and second floors. These are approximately 52 sq.m each. Access to the flats shall be through the existing staircase from Coleridge way. The new flats will also use designated amenity space provided for the existing flats and from the ground floor. This amenity area is enclosed with 1835mm high timber screen. Being lower than the existing front roof, this development is concealed from the main street. Maximum depth of the development will be 10.00m, which is within the site boundary and over an area which would have been otherwise left unused.

Walls of the proposed extension will be constructed in brickwork to match the existing, the windows shall be casement type and top hung in white uPVC to match existing. Fencing enclosing private amenity spaces shall be timber screening as shown in the drawings, A secure cycle store for a minimum of 4 bicycles will be located on the ground floor adjoining the existing staircase. A bin storage area will be located on the ground floor, with direct external access from the rear of the building. It will comply with Council's waste storage capacity for three flats and the retail unit. Please refer to drawings included.

- . 4.1.2 Demolish the existing temporary extension structure at the rear.
- . 4.1.3 **Policy BE20, BE21, BE22, BE23 AND BE24** Core Strategy seeks to safeguard residential amenities in terms of privacy, outlook, sunlight/daylight, avoidance of visual

intrusion and noise and disturbance

Design:

The proposed flats to the rear of the site will be between 15m from the rear elevation of the existing building. (15.0m from 1st floor, 15.0m from the 2nd floor). The 1st floor window separation distance does not fully meet the 21m required but the proposed 1.8m high timber screening to the terraces amenity space will prevent overlooking between proposed/existing kitchen glazing windows. Overlooking from 2nd floor is not possible because of obscure glazing to the existing bathroom window. Hence there is no effect on privacy, outlook, sunlight/daylight, visual intrusion and noise or disturbance. Because the first floor existing is 781mm higher than the first floor proposed to the front, the step in the roof acts as a natural screen.

5.0 ACCESS TO THE HIGHWAY

Access to the development will be from Warley Rd on the north side.

6.0 CAR/CYCLE PARKING

A secure cycle/car park store is proposed on the ground floor near the rear entrance to the flat above. It includes covered cycle parking for 4 nos and car parking for 2 nos. cycles/Car park for the proposed Two flats as per Policy AM14 of the London Plan and the Council's Sustainable Transport SPD. Please refer to drawing floor plan ground floor.

Car parking provision for the existing flat or the retail unit is not considered necessary because of easy access to efficient public transport system and there are eligible to apply for car parking permit from the council, Loading bay available outside the retail unit for business use.



7.0 WASTE MANAGEMENT STRATEGY

A safe and secured bin store shall be provided as shown in drawing floor plan ground floor. Its siting shall allow for easy access for the residents of two flats. It would also be easily accessible from Coleridge way for collections, being within 15 meters of the public highway as required by the Policy Guidance.

The bin store will Flats *2 2no. 23 litre food bins for residual food, bin bags for recyclables or as required by the council's Waste management department. PROPOSED, Allocated Space for WASTE MANAGEMENT

Width: 128.00 (cm)

Height: 200.00 (cm)

Depth: 103.00 (cm)

1 no bin shall be provided for the commercial unit and existing flat for private collection, Please see the invoice below.

London Borough of Hillingdon
Corporate Debtors (1S/06)
Civic Centre, High Street,
Uxbridge, UB8 1UW
VAT Reg: GB 222 4308 07

INVOICE
97432962

Page 1 of 1

SNAPPY PIZZA
722 UXBRIDGE ROAD
HAYES
UB4 0RX

INVOICE NUMBER: 97432962
INVOICE DATE: 01-Jul-2019
CUSTOMER REF: TR6362

Page 1 of 1 PLEASE PAY THIS INVOICE PROMPTLY.
SEE OVERLEAF FOR PAYMENT INSTRUCTIONS

DETAILS	NET	VAT	VAT AMT	GROSS
TRADE REFUSE SERVICE AT ABOVE ADDRESS COLLECTION OF TRADE REFUSE AND HIRE OF CONTAINER(S). From Date 01-JUL-19 To Date 30-SEP-19	286.00	0	0.00	286.00
	286.00		0.00	286.00

TOTAL AMOUNT DUE 286.00

8.0 CONCLUSION

The flats shall be of modern standards of accommodation, accessibility, energy conservation and sustainability.

The proposal has been carefully designed and shall have no detrimental effect on neighbouring properties with respect to noise, loss of light or impact on their privacy.

The proposal is a sustainable form of development, which provides additional new dwellings to meet the council's housing requirement. It makes the best use of previously developed land. Its design is compatible with the area and will improve the appearance of the building.

9.0 ACCESS STATEMENT

- . 9.1 Access to the building Access to the site is from Uxbridge Rd to the front to the retail unit for staff and customers. Staff and deliveries can also access the shop from Coleridge Way to the rear, which will be shared with occupants of three flats.
- . 9.2 Access to flats Access to the proposed flats shall be from Coleridge Way to the rear side, from the existing staircase. This will be retained. A well-lit path has been provided from the landing through the communal amenity space. Safety and security shall be provided by compliance with fire regulations, appropriate external lighting. There is no provision for lift or ramps for wheelchair users.

10.0 SUSTAINABILITY STATEMENT - SUSTAINABLE HOMES LEVEL 4

10.1 Introduction

Policy 5.2 of the London Plan and Policy DM1 of the LDF Core Strategy states that new residential development would be expected to achieve the equivalent of Code for Sustainable Homes Level 4. The development will need to achieve no less than the CO2 reductions (ENE1) and internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4. Evidence requirements are detailed in the "Schedule of evidence Required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 19% reduction compared to 2013 part L regulations and internal water usage rates of 420/p/ would be required.

- . 10.2 Minimum carbon dioxide emission: Dwelling Emission rate shall be assessed and percentage improvement DER/TER established.
 - Each element of the dwelling i.e. floors, walls, roofs, etc shall be designed so that it complies with Part L 2013 of the Building Regulations less 19%.
 - - Energy consumption data for each device in a dwelling shall be displayed and provided in a logbook to be kept by the occupier. Electricity shall be the primary source for heating.

- Self-charging sensors shall be fixed to incoming mains supply. These shall display time, mains energy consumption, current emission of CO₂, current tariff and cost.

- Space and security lighting shall have dedicated energy efficient fittings. Burglar security lighting shall be 150w max. PIR shall be used for external lighting. Security lights shall have daylight cut off.

- Drying lines shall be provided in each bathroom to hang clothes. Each bathroom shall be vented to permit drying.

- All white goods shall be A rated and this shall be displayed on each appliance and written in the log book.

- No zero or low carbon energy sources are proposed. Electric heating system in each flat shall comply with the current Building Regulations requirements.

- . 10.3 Avoiding internal overheating: Temperatures in the flats shall be controlled for comfortable environment by provision of thermostats in boilers, on radiators and hall as required by building regulations.

- Windows in all flats shall be installed with trickle vents to permit background ventilation and cooling. Most of the windows shall be openable for purge ventilation if required.

The 2nd floor kitchen roof Velux windows are smoke ventilation system -

“VELUX roof window with effective smoke ventilation. The smoke ventilation window is activated either automatically by a smoke sensor or manually with a break glass point. Natural ventilation for daily comfort is activated with the integrated switch in the control system or via an auxiliary wall switch.”



The 2nd floor Living/Dining area Velux windows are (Velux integra electric and solar powered roof windows) –

“If you want ultimate comfort, VELUX INTEGRA® is the answer. This innovative system of windows, blinds and shutters lets you open and close with just one touch of the pre-paired wall

switch. With the wall switch, you can reach every window easier and faster. Or why not upgrade your VELUX INTEGRA® roof window with VELUX ACTIVE - the ultimate choice for fresh air and better indoor comfort.”

“Benefits -

- Fresh air and a better indoor comfort
- Worry-free home security - with one single touch you can close all your roof windows
- No risk of rain entering - the rain sensor closes your windows
- Suitable for roof pitches between 15° and 90°”



- Walls, floors and roof shall be insulated and double glazed doors and windows shall be provided to prevent mass of the flats absorbing excessive heat during daytime.
- The 1st and 2nd floor bedroom has Juliet balcony and door tinted toughened glass



10.4 Efficient use of natural resources: It is proposed that key elements in the building shall be constructed using materials which occur naturally, comply with Green Guide Rating of A+ to and ISO14001/BS8555

- External materials shall be as follows:

New floor: Timber

Walls: Bricks and blocks

Roof: Hip roof felt on timber structure

Parapet Walls - Coping Stones in concrete

Windows: PVC Windows double glazed

Windows: Velux

Balcony: Juliet Balcony

External doors: PVC doors double glazed

Rain water goods: PVC

- Internal materials shall be as follows

Walls: Stud partitions in metal/timber

Doors, frames, architraves, skirting

- Water consumption shall be limited to 105lit/person/day. Water efficient calculator shall be used to specify types and sizes of appliances

10.5 Minimise pollution: These include noise, air and urban runoff. It is proposed to minimise pollution during construction and during the lifetime of the flats using the following measures:

- **Noise.** Noise levels during construction shall comply with requirements of H & S Executive and local Council. Measures shall include carrying out noisy operations during hours when disruption is less, use of methods which result in less noise, use of less noisy power tools and machines, providing noise buffers on site and protective equipment to operators and workers.

All walls, floors and ceilings shall be insulated to reduce sound by air borne or impact to the levels permitted by Building Regulations.

- **Air:** It is not proposed to use special insulants, which prevent global warming or heating systems which produce less nitrogen dioxide unless these can be obtained at the same cost as standard products. Carbon monoxide emission from heat producing appliances shall comply with requirements of Building Regulations.

All flats shall be adequately vented by use of trickle vents, openable windows and mechanical

ventilation in bathrooms and kitchens as required by Building Regulations

- Urban runoff: Since the catchment area of this development remains the same as existing, there is no change in the urban runoff. Existing surface water drainage system i.e. public sewer shall be used.

- . 10.6 Minimise generation of waste and maximise recycling: Waste shall be managed during construction and after using following measures

- Although SWMP is not compulsory, construction waste, which can be recycled, shall be stored separately on site. This shall include timber, plastic, steel, lead, copper, paper, etc, which shall be sold to scrap dealers or sent to special tips. Rest of the materials shall be skipped and transported to appropriate tips.

- The development shall comply with mandatory requirements. Refuse stores shall be provided for residential users. These shall store bins for recyclable and non-recyclable waste as required by the local environmental officer. Access to these stores shall be convenient for the users and the local council for collection.

- . 10.7 Avoiding impacts from natural hazards: The only natural hazard to consider for this development is flooding. - Flood risk to this development is low as per Environmental Agency Flood maps. Also the proposed development is on the first and second floors. Hence no measures are required against flooding.

- . 10.8 Ensuring developments are comfortable and secure for users: Following design tools have been used to ensure that the proposed development is comfortable and secure.

- Comfortable: The gross internal floorspace area of the units will exceed the minimum space standards for such development specified under Policy 3.3 of the London Plan. The dwellings will be provided an adequate level of daylight in accordance with the Mayor's Housing Design Guidance and Policy Guidance 16 of the Residential Design SPD. This ensure that these flats are comfortable.

All habitable rooms shall have windows, sizes of which are greater than 25% of the floor area, located where maximum day light can be obtained. External doors and terraces are also provided. Each flat shall also have adequate telephone and internet facilities to permit working from home if required. Secured cycle store shall be provided on the ground floor for 4 bicycles

- Secure for users: The site has been 'secure by design' to comply with the requirements of New Homes 2016.

10.9 Securing sustainable procurement of materials: All the materials listed in paragraph above are available in UK and sourced locally.

PHOTOGRAPHS

Photograph, Coleridge Way (Rear view)



722 Uxbridge Road, Hayes, Middlesex, UB4 0RX (Front view)

