

Supporting Planning Design & Access Statement

Change of Use of the first-floor existing vacant dental surgery (use class E) to a 1-bedroom studio flat (use class C3)

278b High Street, Uxbridge, UB8 1LQ

1. Introduction

This planning statement is submitted in support of a full planning application for the change of use of the premises at 278b High Street, Uxbridge, from a vacant dental practice (Class E) to a spacious one-bedroom studio flat (Class C3). The proposal seeks to repurpose the currently unused commercial space into a modern, self-contained residential unit, contributing positively to the local housing stock while aligning with the Council's broader objectives for sustainable development and urban regeneration.

2. Site and Surroundings

278b High Street is located within the heart of Uxbridge, a vibrant area characterised by a mix of residential, commercial, and retail properties. The site is well-served by public transport, with Uxbridge Underground Station just a short walk away, providing direct access to both the Metropolitan and Piccadilly lines. Additionally, several bus routes operate along the High Street, offering excellent connectivity to surrounding areas.

The property is part of a mid-20th-century building, typical of the surrounding urban fabric. The High Street location offers convenient access to a wide range of amenities, including shops, restaurants, and public services, which makes the site particularly suitable for residential use.

3. Proposed Development

The proposed development involves the conversion of the existing vacant dental practice into a one-bedroom studio flat. The conversion will require minimal external alterations, thereby preserving the character of the building and its surroundings. The internal layout will be redesigned to create a spacious, well-lit living space with modern amenities, while ensuring compliance with all relevant building regulations and housing standards. The Gross internal area of the proposed studio flat is 50m², with 1.5m² of storage space, according with the requirements of National Space Standards.

4. Planning Considerations

4.1. Land Use and Principle of Development

The proposed change of use is consistent with the surrounding area, which includes a mix of residential and commercial uses. The creation of a residential unit aligns with local and national planning policies that promote the efficient use of land and the conversion of underutilised commercial properties to meet housing needs. The proposal supports the Council's objectives of enhancing urban living environments and providing sustainable housing options.

4.2. Design and Layout

The proposed studio flat will be designed to a high standard, with careful consideration given to the layout to ensure a comfortable and functional living space. Natural light and ventilation will be maximised through the existing window openings, and the interior will be finished to a modern specification.

4.3. Impact on Residential Amenity

Noise Concerns:

Given the High Street location, noise could be a potential concern. However, a detailed Noise Impact Assessment has been conducted to evaluate the existing noise levels and recommend appropriate mitigation measures.

Accessibility:

The flat will be accessed via an existing front entrance door and communal internal staircase. The external amenity area is accessed via the communal hallway on the ground floor, leading to the rear of the building. This area incorporates existing bin stores and bike store areas.

Transport and Parking:

Given the site's central location and proximity to excellent public transport links, we propose a zero-parking scheme. This will help to reduce traffic congestion and promote the use of sustainable modes of transport. The property's location offers ample access to local amenities, meaning that future occupants will not be reliant on private vehicles. Additionally, bicycle storage is located within the external rear amenity area.

4.4. Impact on the Character and Appearance of the Area

The proposed change of use will have a negligible impact on the external appearance of the building, ensuring that the character of the High Street is maintained. The lack of significant

external alterations means the development will blend seamlessly with the surrounding environment, preserving the aesthetic continuity of the street.

4.5. Waste Management

Bin storage is currently located within the rear external amenity area of the application site. This will be utilised and will follow the current operations for collections.

5. Conclusion

In summary, the proposed change of use from a vacant dental practice to a one-bedroom studio flat at 278b High Street, Uxbridge, represents a sustainable and beneficial development. The proposal will contribute to the local housing stock, make efficient use of a currently underutilised property, and enhance the vitality of the area. The accompanying Noise Impact Assessment and accessibility improvements will ensure that the development meets high standards of residential amenity, while the zero-parking scheme aligns with sustainable transport objectives.