

Design & Access Statement

**For the erection of double storey building and the conversion of the existing building to provide new flats at the rear of
10-16 The Green , West Drayton, UB7 7PJ**



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Introduction

This application constitutes a resubmission of the previously refused application ref.no 51392/APP/2023/2593.

Full planning permission is sought for the erection of a double-storey building containing two 1-bedroom houses and the conversion of the existing two-storey Bakehouse building into two 2-bedroom units. Additionally, the proposal involves the demolition of a temporary timber outbuilding, sheds, and a single-storey structure attached to the Bakehouse.

The changes to the design have been implemented to address the reasons for the previous refusal. These modifications include reducing the footprint and height of the proposed new building, resulting in a smaller scale compared to both the existing properties on the application site and neighbouring properties. Furthermore, the reduction in size reduces the risk of impact on protected trees.

An Arboricultural Implications Assessment and Method Statement have been submitted with the application, confirming that the proposed new construction can be carried out with minimal impact on the surroundings. Provision has also been made for the protection of significant trees to ensure their continued viability following the completion of construction.

The proposed conversion of the Bakehouse has also been revised to mitigate concerns regarding overlooking and loss of privacy.

Additionally, the comments of the highways officer have been addressed. The cycle storage has been relocated to provide better access from the proposed properties, and speed humps are now proposed at the entrance to the site as required. The proposal also includes provision for one active EV charging point, with parking spaces allocated to each new dwelling. Moreover, the Delivery and Servicing Plan and Outline Construction Logistics Plan have been submitted to support this application.

Location

The site lies within the West Drayton Green Conservation area.

The site stands on the western side of The Green, approximately 40m north of its junction with Money Lane. The site of proposed development is to the rear of nos. 10-16 The Green, which are Locally Listed Buildings. At the northern side of the application site there is a medical centre, at the southern side Saint Catherine Church and at the western side residential two storey buildings at Catherines Close.

The site is located at a close distance to the parks The Green and The Closes as well as to the River Colne.

The site benefits from good access to bus stops as well as to the West Drayton train station which is located within 10 minutes walking distance.

In the proximity of the site there are numerous retail and service local shops on Swan Road and Station Road.



Proposal

The proposed new building and conversion of the Bakehouse will provide four residential units. The new building will consist of two two-storey, 1-bedroom houses with private gardens. The existing building, the Bakehouse, will be converted into two 2-bedroom flats with small private gardens and access to a communal amenity space.

The layouts of the flats are designed to provide accessible accommodation with required level of daylight and outlook from the habitable rooms.

Each flat provides accessible bathrooms and sufficient room sizes complying with requirements of London Plan.

The site benefits from the close distance to The Green and The Closes parks as well as to the River Colne which the future occupants will be able to use as additional amenity space.

New building:

The floor areas of proposed House 1 and House 2 is 59.25m² each.

The size of the bedroom in each house is 19.60m², meeting the requirements outlined in both the Local and London plans for two-person and one-person bedrooms.

Occupants of the new building will enjoy large front gardens, as well as private gardens for each house, approximately 62m² for House 1 and 72m² for House 2.

The ground floor will have a ceiling height of 2.5m, while the first floor will feature sloping ceilings ranging from 1.5m at the lowest point to 3.25m at the highest.

Bakehouse building

The floor area of the proposed flat 3 is 63.45m² and flat 4 is 70.90 m² .

The size of the double bedroom in flat 3 is 13.84m², in flat 4 11.99 m² and the size of single bedroom in flat 3 is 8.69 m² , in flat 4 8.36 m² which meet the Local and London plans requirements for two and one person bedrooms.

Although the occupants of the Bakehouse will benefit from communal amenity space of 170 m².

Design

The intention is to ensure a high-quality design both externally and internally for the proposed development. The appearance of the new building is intended to seamlessly blend with the existing structures on the application site.

The new building will be constructed with brickwork matching that of the existing buildings. The roof will feature gable ends to complement the design of the Bakehouse and No. 16 The Green. Additionally, the pitched roof will be covered with dark grey slates to match the existing roofing material. Conservation white uPVC windows with internal glazing bars will be installed.

To minimize impact on existing tree roots, the ground slab will be designed to be above ground level, resulting in a floor level of 400mm above ground level.

Changes to the external appearance of the Bakehouse will be kept minimal, utilizing matching and like-for-like materials. Windows in the Bakehouse will be replaced with uPVC windows of a similar design.

All windows in kitchens, bathrooms, and staircases will be obscure glazed and positioned with openings at a minimum height of 1.7m above finished floor levels.

The proposed buildings have been strategically located within the site to ensure the privacy of future occupants and neighbouring properties, avoiding any loss of privacy or overshadowing. The design adheres to the 45-degree line requirement for overlooking, measured from the midpoint of windows at neighbouring properties.

Parking

While the proposal does not introduce new car parking spaces, it does maintain the existing five spaces. Additionally, each flat will be equipped with cycle storage, providing two spaces per flat. Furthermore, the proposal incorporates one active EV charging point.

A legal agreement will be arranged to prohibit future residents of the proposed development from applying for parking permits. This measure aims to promote sustainable forms of transportation and reduce single-car usage.

Access

The existing pedestrian and vehicular access to the site from The Green will be retained. With the removal of the commercial unit, vehicle movement to the site will be significantly reduced. The proposed residential development will not result in additional vehicle movements compared to the existing use of the Bakehouse. To enhance pedestrian safety and mitigate speeding vehicles leaving the site, speed humps will be installed on the existing vehicle access near the junction with The Green.

Waste Bins

The refuse and recyclable waste bins will be situated within the private garden areas. Currently, residents of the existing houses and flats place waste bags at the end of the drive on collection mornings. The same arrangement will apply to the new occupants, who will need to leave waste at designated collection points on collection days.

Any container used will have a capacity no greater than 90 litres. Dry mixed recycling will be presented in clear sacks provided by the Council.

Photographs of the site



Rear garden – view at timber outbuilding and nos 8 and 9 Catherines Close



View at the rear garden.



View at rear garden



View at Bakehouse



View at parking area and Saint Catherine Church



View at nos 10-16 The Green