

Design and Access Statement

114 Harmondsworth Road

West Drayton

Hillingdon

UB7 9JW

Date: 10/10/19

CONTENTS

- 1. Summary**
- 2. Introduction**
- 3. Site and Surrounding Area**
- 4. The case for permission**
- 5. Policies**
- 6. Conclusion**

1. Summary

This supporting Design and Access Statement accompanies this planning application for the part change of use of the property & refurbishment of existing offices to a single new one bedroom flat on the top floor sharing a communal entrance with the Ground floor offices at 114 Harmondsworth Road, West Drayton. The Ground floor will continue to be used as offices.

In summary the scheme would provide:

New one bedroom flat on 1st floor with shared entrance.

There is amenity space at the back of the dwelling which will be dedicated for the flat. In addition there are various green open spaces right opposite the building.

2. Introduction

2.1 This statement forms part of a planning application for the part change of use and refurbishment of 114 Harmondsworth Road.

2.2 The site has been identified on the location plan. The property is currently being used as offices but has historically been used as a doctors surgery.

2.3 The proposed scheme is for:

2.4 A part change of use from office to residential; providing a single one bedroom flat on the 1st floor with shared entrance from the ground floor.

2.5 This supporting statement examines the site together with the surrounding area and details the proposed development with the case for permission set out.

3. The Site and Surrounding Area

3.1 The application site is situated within the Borough of Hillingdon. The location of the site is shown on the location plan.

3.2 114 Harmondsworth Road forms a two storey detached office block situated on a quiet residential road in West Drayton.

3.3 The facade of the building is of similar vernacular to the houses along the street scene. It currently has electrically operated security shutters on all ground floor windows and doors. The facade is red brick with UPVC windows.

3.4 The neighbouring properties are also mainly red brick with UPVC windows.

3.5 Harmondsworth Road is made up mostly of terraced residential properties, a majority of which are split into flats.

3.6 There are a number of larger blocks of flats situated on the opposite side of the road.

3.7 There is a large recreation space and children's play park approx 8 minutes walking distance to the North West of the site.

3.8 The only parking available to the property is on-road. However, considering the existing use of the property as offices, it could be assumed that less traffic would be expected from the proposed residential property.

3.9 There is no controlled parking zone around the site with all day on road parking available to residents.

3.10 Cycle parking will be provided by the scheme for 3 cycles — one for the flat, one for the offices and one for visitors. Shown on the Ground Floor plan drawing.

3.11 The location is deemed sustainable by having a PTAL score of 1b as it is well served by public transport with good links to;

Hillingdon Town Centre 2.75 miles

West Drayton Train Station 0.9 mi, 16 minutes walk approx.

Local bus routes running regularly from Harmondsworth Road

Conclusion

The site is suitable for residential development and parking has been considered. A communal external amenity space (30sqm) is available at the back along with cycle space in the front of the building.

4. The case for Permission

4.1 Sustainability and Making efficient use of Land

This scheme would maximise the site potential whilst contributing to the Boroughs Housing Figures. The Council's planning policies for housing seek to achieve a minimum level of new Council provision as set out in RPG3.

4.2 The proposed dwelling meets the standard space requirements for a one bedroom dwelling, comprising of one bedroom, bathroom, kitchen, reception room, storage for the flat. In addition to the amenity space at the rear of the building there is ample external communal amenity space in the neighbourhood.

4.3 The design

The application is for the part change of use of the property. As there is no proposed alteration to the front/rear elevation of the building, the scheme proposes no effect on the existing streetscape.

4.4 Access

The existing access into the dwelling is sustained as well as the existing side access to the property. It is proposed to use the side access as a communal entrance. This would serve the offices as well the 1st floor flat. The entrance to the flat would be from the ground floor leading to an open staircase. The existing window in the staircase area would provide ample light and ventilation leading to an open central corridor on the 1st floor.

4.5 Amenity Area

The dwelling provides 30 sqm of external amenity space at the rear of the building. There is also ample amenity area opposite the building.

4.6 Refuse

Hard standing will be provided with enough room for refuse and recyclables, a path will be provided for easy access to and from as shown on the floor plan drawing.

4.7 Sunlight, Daylight and Privacy

All side facing windows which overlook neighbouring properties will be obscurely glazed. All main windows to bedrooms and living spaces face either the front or rear of the property.

5. Policies

5.1 Hillingdon UDP

Population trends indicate that a continuing demand for new housing can be expected in the Borough, with a particular requirement for accommodation suitable for one or two person households and for those on low incomes. The Council will seek to ensure that this demand is met as far as possible whilst respecting established conservation policies and the interests of existing communities.

Another source of residential accommodation which requires an element of conversion is the change of use from existing non-residential development. Mostly these involve vacant office or industrial buildings, though other uses may be appropriate, where there is little likelihood of an occupier being found. Not only can such conversions meet a range of permanent and temporary housing needs, but can also contribute to the regeneration of an area. The Local Planning Authority will therefore encourage such conversions provided they are consistent with other objectives of this plan.

6. Conclusion

The proposal will provide a single new one bedroom flat with entrance from the existing side entrance, with above standard living spaces and external amenity space. The scheme will maximize the sites potential with not much effect to neighbouring properties whilst utilizing existing offices(ex Doctors Surgery). The use of the existing building ensures the character of the existing surrounding buildings is not compromised and the scheme respects the surrounding townscape and is suitable for the topography of the area, primarily a residential area.