

Design & Access Statement

**For the construction of a 3-storey building to
provide residential apartments at
1372 Uxbridge Road, Hillingdon UB10 0NQ**



Dale Venn Architects Ltd
Chartered Architects, Planners & Surveyors
High House, Harlington Road,
Hillingdon, Middlesex. UB8 3HX.

Tel: 01895 237345 Fax: 01895 237346
e-mail: dalevennarchitects@gmail.com

July 2018

Description

The project involves demolition and clearance of the existing structure which is an HMO (House in Multiple Occupation) which includes six studio units each having en-suite toilet and shower plus cooking facilities.

The proposed replacement building will be of 3-storeys providing 2 one-bedroom flats, each including bathroom and kitchen, plus 3 studio units each having en-suite shower room and open-plan kitchen.

The 2 studio units at upper floors have outside balcony space facing south at the end of the building. The intention is to provide a quality of design both externally and within to replace the unattractive existing structure.

As an end-of-terrace building, care has been taken to consider the street elevations and in particular to compliment the design recently approved of three-storey apartment building at the western end of the terrace abutting Knights Gardens, number 1380, this being just separated by a single storey electrical sub-station from the main block.

The mid-terrace buildings standing between 1372 and 1380 are undistinguished in appearance and the opportunity for renewal and improvement may be stimulated by the presence of new structures at each end of the block.

Location

The site stands on the northern side of Uxbridge Road at the junction with Hewens Road. The new building will occupy a similar footprint to the existing structure which is to be demolished, maintaining the present building line along the main road frontage. The set-back from the kerb line of Uxbridge Road to the building is 9 metres due to the very wide pavement flanking a grass verge, and an inner footpath which provides a link to Knights Gardens.

The Hewens Road frontage is irregular allowing three parking spaces off-street to nose beneath the building as well as cycle storage at ground floor. A compound for refuse and recyclable waste is also placed to avoid obstructing the outlook from any habitable rooms.

The north side of Hewens Road comprises residential, mostly semi-detached houses near to the main road junction followed by school premises further west.

Access

The site is well served by public transport, there being frequent bus services operating between Uxbridge and Hayes, the east-bound stopping point being virtually outside. The west-bound direction is served by a pedestrian tunnel beneath Uxbridge Road which is a dual carriageway, having a bus stop nearly opposite the site.

Vehicular access is served by Hewens Road and controlled by traffic signals, including vehicles emerging from West Drayton Road to cross Uxbridge Road.

Pedestrian access will be via the front door on the Uxbridge Road with a level threshold from the pavement.

Landscaping

Whilst the development involves total site cover as does the existing structure, all four upper floor apartments are provided with external balcony space, thus giving residents the opportunity for pot-grown plants and shrubs.

At ground floor the front and rear doors to the entrance lobby provide access to the public footpath with a distance of about 50 metres to reach the large public open space of Knights Gardens.

Additionally a recess of approximately 1 metre in depth outside the principal window of the living area, provides space for plants and shrubs to decorate the frontage of the building.

The north side of Uxbridge Road is flanked by trees, largely cherry and lime set within the grass verge alongside the main road.

Whilst not within the application site, the applicant has stated a willingness to fund the Council for the replanting of a semi-mature cherry tree opposite to the window serving the entrance staircase. This tree would take the place of a lost specimen of which the former tree pit remains visible.

Design

External materials as proposed would include facing brick of multi red-brown colour to harmonise with surrounding developments at ground floor with cream through-colour render to the external face of all walls above. All windows and doors are to be double glazed in grey UPVC frames, and obscure glazing to all bathrooms.

Sustainability

It is proposed to install solar panels on the flat roof to provide sufficient energy for the building and to have a surplus to supply the Electricity Board.

Re-cycling bins will be provided within the site to ensure good practice from the occupants of the flats.

DDA Compliance

There is a DDA Compliant flat on each floor with provision for a lift at a future time.