DESIGN & ACCESS STATEMENT

Site Address:

683-689 Uxbridge Road
Hayes
Middlesex
UB4 8HT

Provided by:

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The Application:

Creation of a Mezzanine Level to provide Three x One Bedroom additional Flats including Front/Rear facing Windows with associated Bin Storage, Vehicle Parking and Bicycle Parking

This Planning Application follows a recent Pre-Application submission with reference 56934/PRC/2018/75. Within the Planning Officer's report, the main concern relates to the Parking Access. Understandably, this is a major factor as to whether the proposal to create 3 additional units can be supported.

Subsequently, a Transport Assessment has been carried out in order to provide a solution to the Parking Access concerns. As per the accompanying document/drawings, an entry point to the South of the Site and a separate exit point to the North would be a suitable solution. This will ensure vehicles enter/exit in a forward motion.

As the Applicant owns the neighbouring buildings, the temporary structure in-between will be demolished/removed. It should also be noted, an existing dropped kerb provides a safe exit route.

The Site:



Location & Background:

The application site is located along the main High Street within the Borough of Hillingdon. This area is relatively busy as it is located along a main access road, however the location consists of mixed residential dwellings/flats, Industrial units and Convenience shops which are easily accessible.

The property is presently used as Residential with 2 Self Contained Flats at Ground Floor Level and 3 Self Contained Flat at First Floor Level. The application seeks to provide a Mezzanine Level between the First Floor and Roof in order to create an additional Floor Level to provide 3 x 1 Bedroom Flats. The space is ideal for additional living accommodation, as the units can be created whilst following Planning Guidelines for Room areas. There is adequate space on the site to provide good size residential units without affecting the surrounding area. It should be noted, the existing 2 Bedroom unit at First Floor Level will be reduced to a 1 Bedroom Flat.

There will be minimal impact on neighbouring properties, as many of the surrounding buildings are more than 2 storeys high. Many of the neighbouring properties have been extended and vary in heights, whilst there are no Residential units to the front or rear (minimum 10m away but not in direct sight).

The property is situated along Uxbridge Road within a busy Hillingdon Shopping parade. There are good public transport facilities located close to the proposed site, as well as, local conveniences and amenities.

Design:

The proposal has been conceived to make better and more sustainable use of the space without causing harm to neighbours.

External building works include the following:-

- First and Rear facing Windows at Second Floor Level
- Creation of Bin Storage and Bicycle Parking

Internal building works include the following:-

- Insertion of Mezzanine Level
- Creation of a 3 x 1 Bedrooms Self Contained Flats
- Provision of new Staircase to Second Floor Level
- Internal Partitions separating rooms

This proposal, to provide 3 x 1 Bedroom units is considered to be an appropriate and sustainable use of the property site. The proposed scheme has been designed, without harming the neighbouring properties.

It is considered that the proposal, to provide 3 additional good size units, represents a far better and more appropriate use of this space.

There is Off-Street Parking on-site, which would be access from Angel Lane. Following the recent Refused Application (56934/APP/2015/2222) and Pre-Application advice (dated 16/10/2018), a Transport Assessment has been carried out in order to demonstrate the Parking is achievable (see Report provided by PT Planners). It should also be noted, the property has excellent public transport facilities with buses providing direct access to other town centres.

The units have been designed to accommodate individuals or couples, who want to be close to local amenities and services. As the site is located close to excellent public transport, occupants would have easy access to work and Excellent Public services to Central London.

The units have been designed to ‘stack’ Habitable Rooms. As per the London Guidelines for residential developments/conversions, we have ensured the application complies with Floor Areas and Lifetime Homes Standards.

Bin Storage has been located to the Ground Floor Level by occupying within the fore forecourt. This is the only practical arrangement for this due to the confines of the site and boundary.

Bicycle storage has also been located at Ground Floor Level within suitable lockable storage spaces.

Access:

As noted above, the application site is situated along Uxbridge Road, Hayes and to the main line railway station, which provides excellent transport links to many locations.

The application premises are therefore well-served by public transport and, being located close to other town centres, have good access to a range of shops and services.

Much of the proposed development has been designed to reflect the Planning Officer's comments in relation to the Parking access. The concerns have now been overcome with regards to ensuring separate enter/exit points are provides. This will allow vehicles to enter/exit the site in a forward motion, therefore being a safe development for pedestrians and users.

Conclusions:

This application, which has been carefully designed so that is causes no harm to neighbours or to the street scene, would enable the site to provide three additional good sized Residential units.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

Please do not hesitate to contact us if you need any further information.