

# DESIGN & ACCESS STATEMENT

## FOR DEMOLITION OF EXISTING DWELLING HOUSE & CONSTRUCTION OF 5 FLATS AT 549 UXBRIDGE ROAD, HAYES UB4 8HP.

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### PRE-APPLICATION CONSULTATION

Following comments received at the planning services pre-application consultation meeting held on the 19<sup>th</sup> December 2019 with Mr Tunde Aregbesola at London Borough of Hillingdon planning department, Civic Centre, Uxbridge, the recommendations of this meeting have been included within this proposal to assist with recommendation for approval.

Below are the points from this consultation meeting on the 19<sup>th</sup> December 2019 at the Civic Centre to develop this scheme to gain planning permission:

1. Show a street scene outline of adjacent buildings to the left and right of the proposed site to provide context and a comprehensive perspective to the proposal. (see **Appendix 1** for street scene Photos)
2. Remove entrance gates to the drive of the proposed site but retain walking entrance gate.
3. Amend cycle storage to lockable.
4. Allocate one of the six car parking spaces as a visitor space.
5. Show the first and second floor kitchen and bath/shower room windows as obscured glass. Exception to ground floor and communal area windows.
6. Provide materials schedule covering, brick, roof tiles, juliette balcony, & decorative panel Cladding.
7. Provide separate drawing to show refuse bin and recycle store.

### 1.0 INTRODUCTION

1.1 This Statement has been prepared in support of an Application for Planning Permission for the demolition of the existing house at 549 Uxbridge Road, Hayes, UB4 8HP and the erection of five flats of high quality with associated parking, landscaping and external works.

1.2 The existing original building on this site is a detached two storey dwelling house. The structure is of rendered masonry construction with a pitched Redland 49 plain tile roof. The existing house is surrounded by a large drive to the front and a large garden to the rear with a number of sheds and greenhouse structures within the rear garden. The site also benefits from an existing vehicle access onto Uxbridge Road.

1.3 The proposed flats would include 2nos. One Bedroom and 3nos. Two Bedroom with associated living and kitchen areas as well as bathrooms/ensuites.

1.4 A total of 6 car parking spaces inclusive of one disabled space and one visitor space and 8 cycle spaces would be provided with each flat therefore allocated 1 car parking space and 1.5 cycle spaces.

### 2. 0 CONTEXT

2.1 The application site is located on the south side of the Uxbridge Road, Hayes and connecting to various main roads e.g. Lansbury Drive, Yeading Lane, Coldharbour Lane towards east and towards west Hayes end road, and West Drayton Road. The site is within a mixed development property area comprising of large houses, bungalows, commercial uses, and a number of small to medium scale flatted developments which are similar schemes to this proposed development.

The site also benefits from sports grounds to the south, a recreation park to the north, local shops, schools and excellent public transport links.



Street scene view from the east of the proposed development site 549 Uxbridge Road, Hayes.



Street scene view from the west of the proposed development site 549 Uxbridge Road, Hayes.



Kingswood Place Uxbridge Road, Hayes as presented in the first photo - Street scene view from the east of the proposed development site 549 Uxbridge Road, Hayes.

### 3.0 USE

3.1 The existing building at 549 Uxbridge Road, Hayes is in use as a large single detached private dwelling house.

3.2 By demolishing the existing large dwelling house and constructing the proposed 5 nos. flats the land use would therefore remain unchanged.

3.3 The replacement building seeks to make use of the substantial plot by providing much needed attainable residential accommodation in the area.

### 4.0 LAYOUT

4.1 Each flat will be entered from a central communal entrance hall and stairwell accessed from a main entrance.

4.2 The proposed flats will offer open plan living areas with bedrooms and bathrooms accessed via hallways from this circulation space within the flats.

4.3 All accommodation being adequately in excess of Council minima size requirements and have been designed to comply with Lifetime Homes Standards in terms of layout and sizes of rooms and circulation.

### 5.0 APPEARANCE

5.1 The proposed replacement building seeks to compliment the design and appearance of surrounding buildings by borrowing from a number of forms and motif, notably Neville Court & Marsh Court, Uxbridge Road, Hayes which are located as the second/third block west of the proposed site. The height and form of the roof echos the character of existing buildings towards the west, Neville Court & Marsh Court, Uxbridge Road, Hayes and towards the east 541 Uxbridge Road, Hayes.

5.2 The materials used in the proposed development are also to mimic the surrounding building appearance, chosen to blend well into the street scene.

These consist of new three storey flats with pitch roof tiles to match existing and proposed in render to ground floor and bricks with panels between the windows. The front windows will be fitted with juliette balcony with railings to match surrounding existing buildings.



**Proposed Development Site -  
549 Uxbridge Road, Hayes**



**Neville & Marsh Court Uxbridge Road, Hayes**

## **6.0 SCALE**

6.1 Total Site area is 965.45 sqm. The proposed floor area is as follows, Flat-1; (one bedroom flat) 53.30 sqm, Flat-2; (one bedroom flat) 50.28sqm, Flat-3; (two bedroom flat) 64.25 sqm, Flat-4; (two bedroom flat) 64.25sqm and Flat-5; (two bedroom flat) 66.17 sqm.

6.2 The footprint area of the proposed building is 114.60 sqm, less than existing house on the site of 135.30 sqm.

## **7.0 AMENITY AND LANDSCAPING**

7.1 The front forecourt area will allow for separate pedestrian pathway and vehicle access to site and also include a partly-enclosed small metal railing complimented with trimmed shrubs to obscure car parking and bin store area.

7.2 The bin store enclosure can be accessed via a pathway from the proposed building main entrance. The bin store will feature lockable gates and designed to accommodate refuse and recycling storage.

7.3 Paving slabs are to be used from the front entrance to rear amenities areas as a continuous pathway.

7.4 The proposal seeks to provide amenity space for 5nos. flats to meet the requirement. The vegetation will be enhanced by planting of new shrubs around the site. Landscaping can be further dealt with pursuant to a planning condition.

## **8.0 SUSTAINABILITY**

8.1 Sustainability, energy and water efficiency are very important design considerations and are the principal driving force behind this redevelopment proposal. The proposed dwellings will be designed to incorporate various renewables and energy saving features.

8.2 Roof mounted Photovoltaics panels will provide an input to the power requirement of the building and surplus contribution to local electrical distribution. In addition solar thermal panels to heat water will be used.

8.3 All new window frames within the dwelling will be factory manufactured with a thermal insulated glass to ensure energy efficient sealed double glazing to minimise potential heat loss.

8.4 The design for the new building will incorporate rainwater harvesting to make use of the area of sloping roof on the proposed building. Paved areas will be re-laid to permit water percolation in preference to water run-off.

8.5 The efficiency of lighting systems will be optimised using low energy light fittings to all areas of the dwelling and dimmer controls fitted where appropriate.

8.6 With careful selection of construction materials distinctly 'Eco-friendly' and with the general construction of the new building to incorporate high levels of insulation to floors, walls and roofs within an air tight structural envelope.

8.7 The new dwelling will be constructed using as many locally sourced materials as possible and due consideration will be given to the use of recycled materials wherever possible.

8.8 Timber will be sourced exclusively from renewable and sustainable sources and prefabrication, such as trusses rafters, will be used wherever possible in order to reduce waste and the length of the construction period

## **10.0 ACCESSIBILITY**

10.1 Pedestrian and vehicle access to the property will be direct from Uxbridge Road as it is at present.

10.2 The existing crossover will be retained to serve the proposed parking areas.

10.3 Pedestrian pathway access from Uxbridge Road to the main entrance staircase lobby serving all flats, and to bicycle storage area as well as refuse and recycling facilities.

10.4 Disabled access will be provided to the proposed building in accordance with Part M of the Building Regulations in the form of a level threshold to the main entrance. The landscaping works to the front driveway will incorporate a ramped pathway leading to the main entrance and pathways to the rear.

## **11.0 PARKING**

11.1 Six parking spaces to approved dimensions serve the five flats, which includes the provision of one disabled space and one visitor space.

11.2 A secure cycle store is to be provided to the rear of the proposed building to accommodate 8 cycles for use by the occupiers of the building. The cycle store will feature secure lockable gates and be accessed via a continuous pathway from the front of proposed building to main communal entrance and to rear.

## **12.0 TRANSPORT**

12.1 The bus stop immediately outside the site has regular services to Hayes End, Uxbridge station and Town Centre, Ruislip station and High Street and beyond via bus routes 278, 427, H98, 697, 698, and N207. Uxbridge Station and Ruislip station includes access to the London Underground Metropolitan and Piccadilly lines.

12.2 A pedestrian crossing outside the site on the Uxbridge Road links to a bus stop opposite with services to Hayes Town, Heathrow Central, Hounslow, White City/Shepherds Bush and beyond. The bus service to Hayes links with the Network Rail overground to Paddington station, Slough, and Reading in Berkshire.

12.3 Provision of adequate bicycle storage encourages cycle usage in preference to motor transport. The site is served by the Uxbridge Road cycle route towards Uxbridge, and on the opposite side towards Hayes and Southall.

## **CONCLUSION**

This statement together with the accompanying proposal drawings form a full planning application for the development. This Design & Statement has attempted to objectively demonstrate that the proposed building will make a positive contribution to the area and a valuable contribution to the local housing stock by means of a mix of five new one and two-bedroomed flats.

The occupants of the flats will not only enjoy the local facilities including Rosedale Park sports ground, Park Road Green recreation park, and the vast local shops, but by so doing encourage others to benefit from these amenity thereby enhancing the site itself and its surroundings.

We very much look forward to receiving your favourable decision on the application.

## Appendix 1 - Street scene photos



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For London Borough of Hillingdon  
January 2020  
Re 549UxbRd/V1.0