

Temporary conversion of apartment to amenity space with minor external
changes

Fizzy Living
8 Pressing Lane
Hayes
UB3 1DR

Design & Access Statement
29 September 2023

Revision	Date	Purpose	Status
A	29.09.23	Issued for Planning	A

1. Introduction

This document highlights the access proposal in converting living accommodation into a temporary amenity space for site residents and reference minor changes - painting of exterior and fencing/balustrading.

2. Location of the Site

The site is in Hayes, which is situated in the London Borough of Hillingdon.

It has good access to public transport and local shopping and leisure facilities.



LOCATION PLAN

3. Existing Building & Site Conditions

Fizzy are a leading provider of quality residential accommodation across multiple sites in and around London.

The existing Fizzy Living site has stepped access up from street level. Access to the upper and lower floors is via a staircase.

4. Proposal

The existing accommodation in question is located on the eastern side of Pressing Lane across lower ground, ground and first floors.

The proposal is to convert these areas into a temporary amenity space to be utilised by the residents of the site, due to a lack of internal amenity space to meet contemporary requirements.

The areas will be accessed from the street via steps up into a reception area and via the existing staircase to the other two levels.

Minor, non-structural internal changes are also proposed.

It is proposed that the Pressing Lane facade of the development will have additional non-illuminated signage along the façade, with a new wall finish behind the main entrance sign.

This new signage will be addressed through a separate application for advertisement consent.

5. Scale & Massing

The areas are located at lower ground, ground and first floor levels. They are within the existing curtilage of the building.

The proposal repurposes existing rooms, with unchanged access.

6. Planning Policies

The relevant planning policies are covered by information issued by Iceni.

7. Social Considerations

In our view this application has no impact on the existing social considerations.

8. Transport Links

The site is in Pressing Lane, located 0.7 miles from Hayes & Harlington station, with an adjoining bus station benefiting from multiple TFL Bus lines including 90, 140, 278, 696, U4 and U5 routes.

9. Conclusion

There would not appear to be any overriding planning policy reason as to why planning permission should be withheld.