

Proposed terrace gym and fitness studio

Fizzy Living
8 Pressing Lane
Hayes
UB3 1DR

Design & Access Statement
13th October 2023

Revision	Date	Purpose	Status
A	26.09.23	Issued for comments	A
B	13.10.23	Issued for Palnning	B

1. Introduction

This document highlights the access proposal in converting an external pergola at second floor terrace level terrace to a new gym and fitness studio for use by residents of the site.

2. Location of the Site

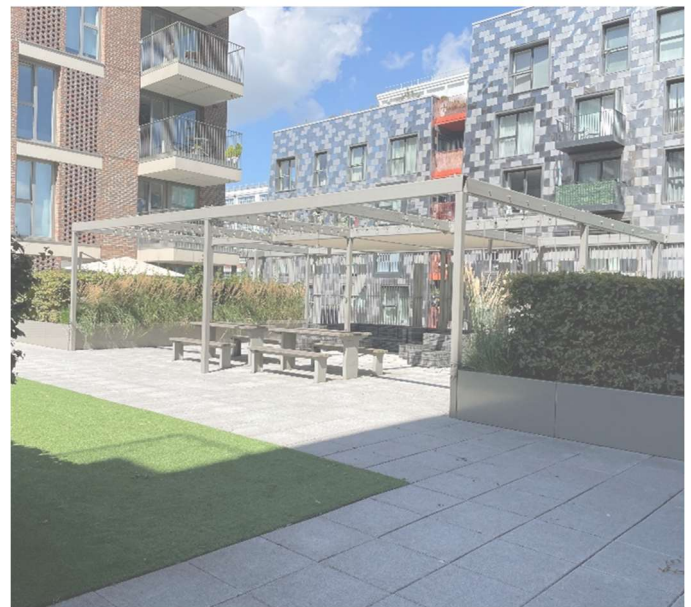
Fizzy Living are a leading provider of quality residential accommodation across multiple sites in and around London.

The site is located in Hayes, which is situated in the London Borough of Hillingdon, it was constructed as the Material Store which was developed in late 2010.

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



LOCATION PLAN



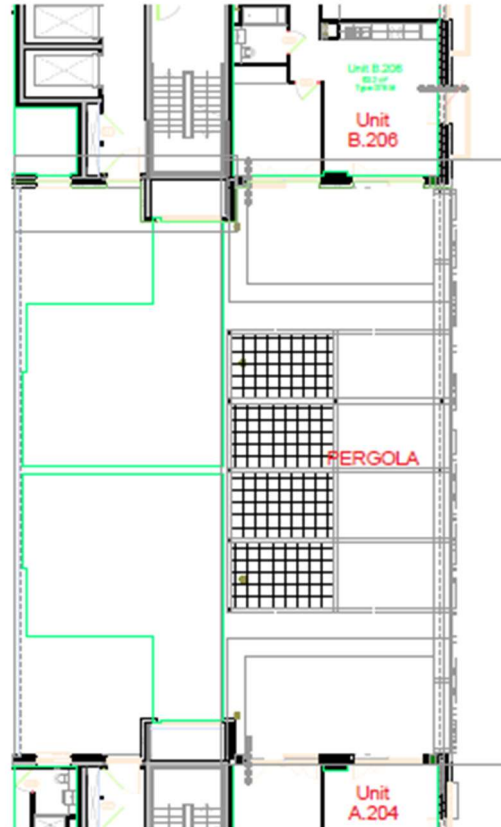
EXISTING SITE PHOTO

3. Existing Building & Site Conditions

The existing Fizzy Living site has stepped access up from street level. Access to an existing second floor pergola is via stairs to second floor, or via stairs to first floor and a lift from first to second floor.

There is level access from external single doors from both wings of the building to the terrace, which has planters to two sides demarking residential dwellings on either side (plots A.204 and B.206 on the adjacencies plan below).

The existing structure is located on the 2nd floor roof, overlooking a pedestrianised area known as 'Material Walk', which adjoins Pressing Lane.



2ND FLOOR ADJACENCIES

4. Proposal

The proposal is to convert a steel framed pergola and seating area into a managed gym and fitness studio to be utilised by the residents of the site. The new gym would provide a significant benefit to the enjoyment of the site by its residents. The proposals would replace existing external amenity area with a high-quality new leisure offering for use all-year round by occupants, whilst retaining the majority of the high-quality landscaped area at second floor level.

Access to the gym is unchanged from access to the pergola, with level access into the enclosed structure.

The design utilises much of the existing structure, whilst the zinc roof and façade treatment remains in keeping with the architecture of Pressing Lane.

New living walls to both flank elevations provide environmental benefits in addition to giving attractive, additional privacy for dwellings 2.04 and B.206 which are currently overlooked from the seating area.

It is proposed that the gym will comprise dedicated air conditioning via a low-level condenser, double glazed doors and an attractive zinc exterior shell. As stated in the Noise Report prepared by KP Acoustics, mitigation and limiting reverberant sound pressure levels have been set for the space and satisfies the emissions criterion of the Local Authority.

The design sits unobtrusively with the existing railings and large-scale lettering facing Pressing Lane.

VIEW FROM TERRACE



REAR ELEVATION



VIEW FROM OPPOSITE PRESSING LANE



5. Scale & Massing

The proposal is essentially over cladding of an existing structure, albeit with a new external envelope built out from this, with unchanged access from lower levels.

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.