

DESIGN & ACCESS STATEMENT

157 High Street, Harlington, UB3 5DA

PROPOSED CHANGE OF USE FROM USE CLASS C4 (HMO) TO USE CLASS C3 (DWELLINGHOUSES) FOLLOWING LOFT SPACE CONVERSION, TO FORM A 2 BEDROOM 3 PERSON FLAT ON FIRST FLOOR & CHANGE OF USE FROM USE CLASS C4 (HMO) TO CLASS E PROVISION OF MEDICAL & HEALTH SERVICES (e) ON THE GROUND FLOOR

25 November 2020

The White House Design Ltd

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3N/04

Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

25th November 2020

Dear Sir/Madam,

**Re: Design and Access Statement in support of planning application for
157 HIGH STREET, HARLINGTON, UB3 5DA**

INTRODUCTION

This Design & Access Statement has been prepared on behalf of our client Mr Harish Dass the applicant and owner of 157 High Street, Harlington, UB3 5DS. Currently, the property serves a residential use, as a house of multiple occupancy. The house lies between two commercial properties, Glendale Medical Centre, located at 155 High Street and Village Dental Practice, located at 159 High Street Harlington. Both of these properties are adjacent to our proposal and make up the important elevation facing High Street, Harlington. We believe that this street scene requires an opticians, seeing as the other local professional necessities have been provided in one convenient location. The proposal that has been designed to sit harmoniously amongst this streetscape, the below elevations provide context and evidence of this.



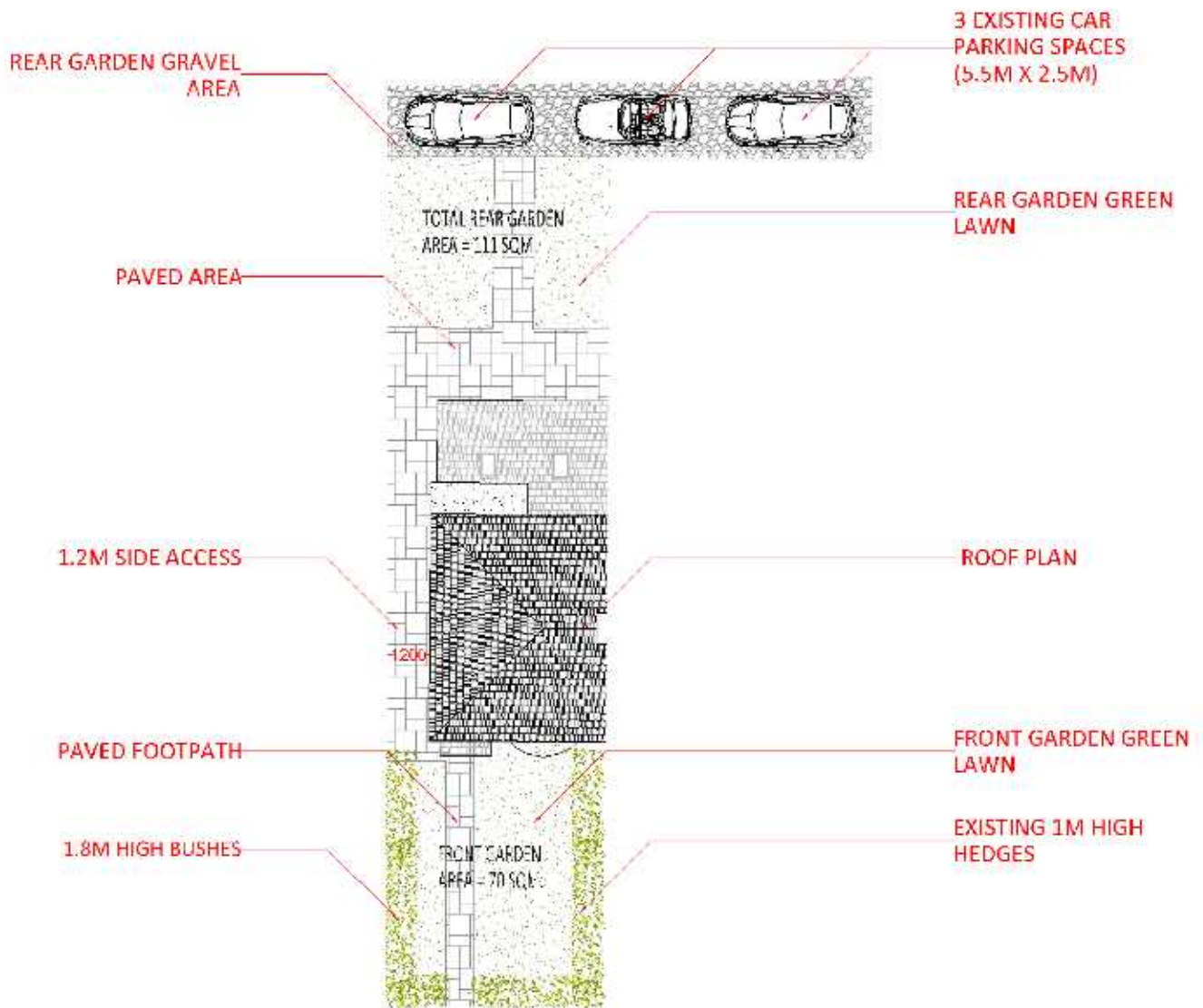
Existing Street Scene of Harlington High Street



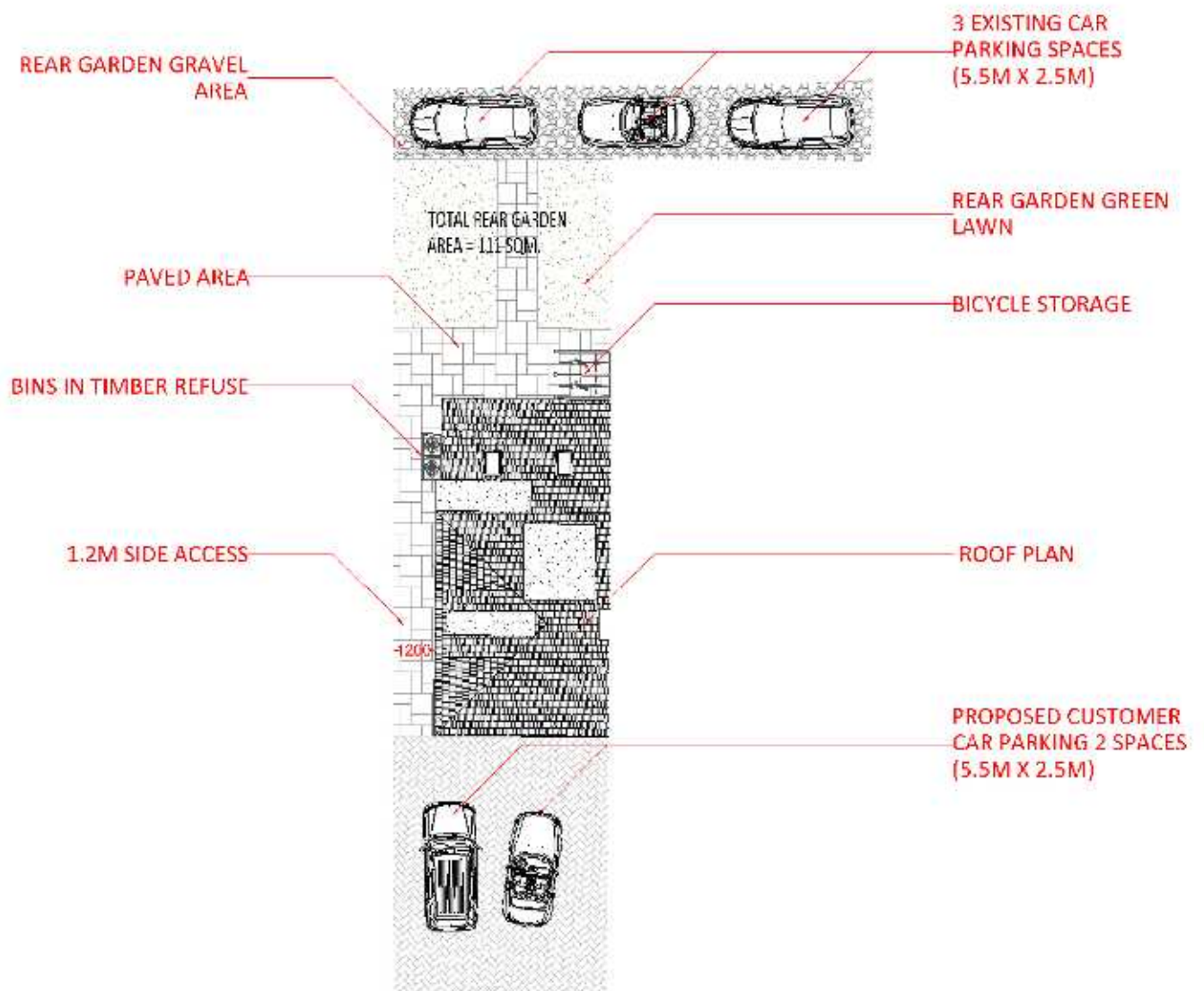
Proposed Street Scene of Harlington High Street

AIM

The aim of this document is to present an appropriate proposal for the applicant site. This is based on an understanding of the site, context, and design objectives to support a set of design principles and policies, which ensure that the proposed development delivers an appropriate standard of design.



Labelled Existing Site Plan



Labelled Proposed Site Plan

PLANNING POLICY

Economic, Social and Environmental impacts are all important types considerations to make when designing a proposal within a London Borough. Planning policies allow us to carry out this design process in an informed manner. Some of the planning policies that we have considered are referenced below:

London Plan Policy

London Plan requirement to accommodate a proportion of 12,000 new jobs and 9,000 new homes in the Heathrow Opportunity Area (policy E1, E2). Need to provide sufficient community infrastructure to underpin growth, as defined in the Strategic Infrastructure Plan (policy C1). Technical housing standards – nationally described space standard to meet the minimum space standards for new dwellings. This proposal accommodates this planning policy by providing new commercial space that will accommodate at least 4 new jobs as well as meeting the demand for improved infrastructure through its change of use.

The Development Plan

The development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004 is the Hillingdon Local Plan Part 1 Policies and Part 2 (Saved UDP) Policies and “The London Plan – The Spatial Development Strategy for London Consolidated with Alterations since 2011” (March 2015).

Hillingdon Local Plan – Saved UDP Policies (2012)

Part 1 Policies:

PT1.BE1 Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments

BE13 New development must harmonise with the existing street scene

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area

BE20 Daylight and sunlight considerations

BE21 Siting, bulk and proximity of new buildings/extensions

BE23 Requires the provision of adequate amenity space

BE24 Requires new development to ensure adequate levels of privacy to neighbours

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals

National Planning Policy Framework

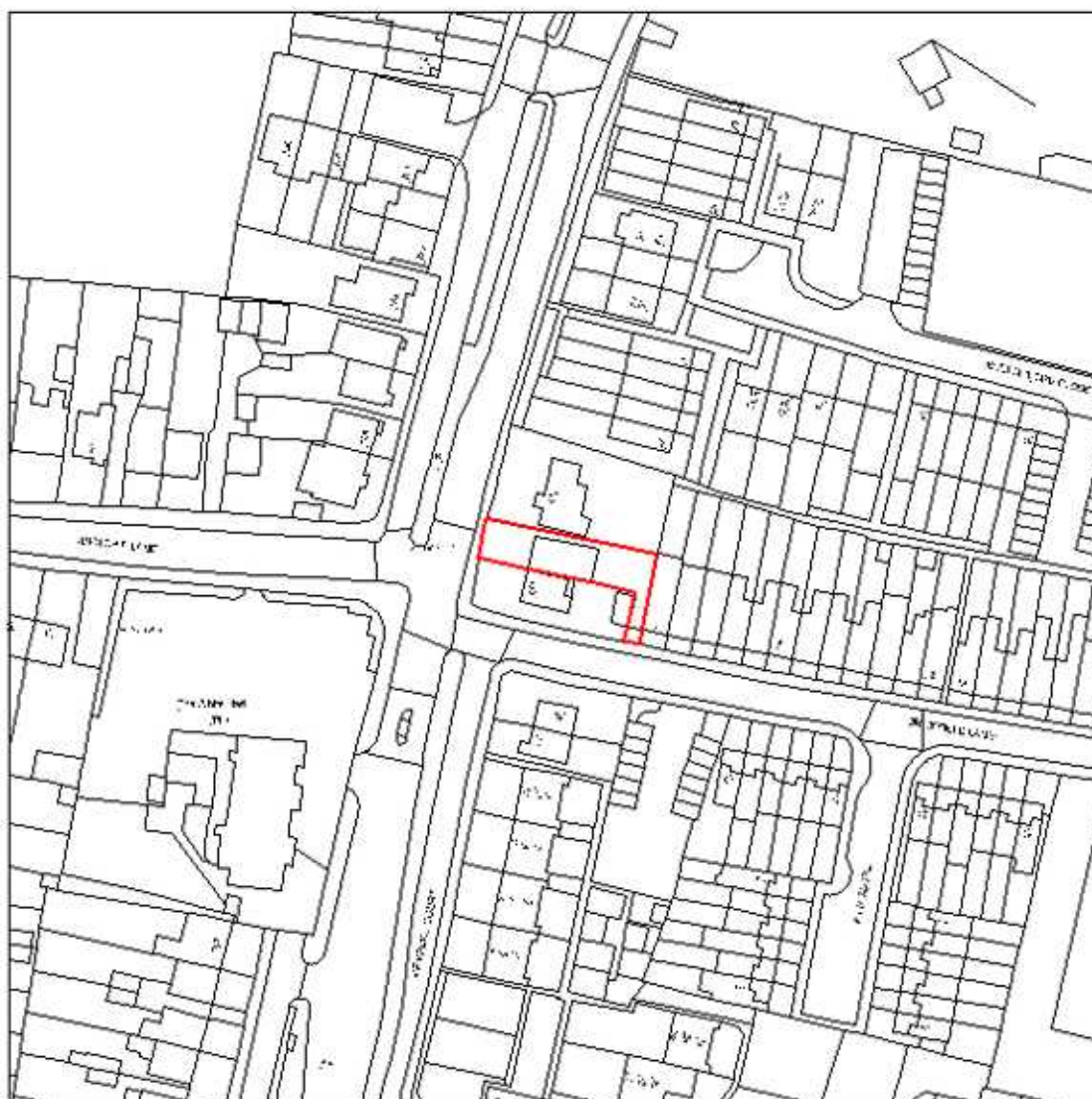
The National Planning Policy Framework aims to strengthen local decision making and reinforce the importance of up-to-date plans. NPPF para 211 advises that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of this Framework. However, the policies contained in the Framework are material considerations which LPAs should take into account. NPPF para 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

NPPF sets out the overarching policies on the delivery of sustainable development through the planning system. Good design plays a fundamental role in achieving this. As National Planning Policy Framework states:

11 “Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change. Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

This statement illustrates the process that has led to the development proposal, and is provided to explain and justify the proposal in a structured way. A major part of the statement is the explanation of how local context has influenced the design.

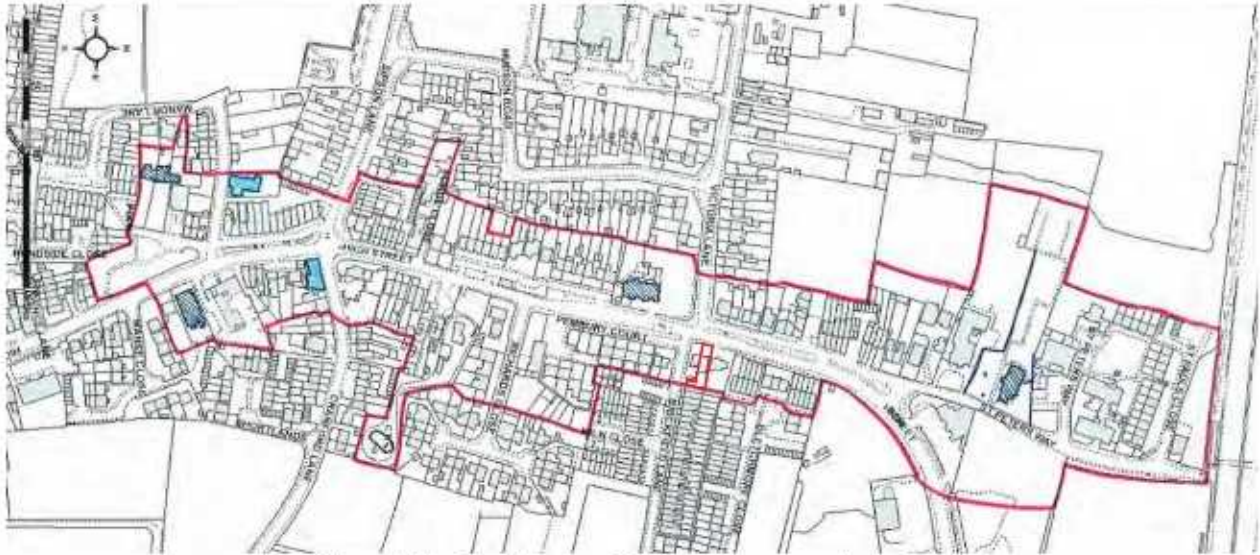


Location Plan

LOCATION & LOCAL AMENITIES

This semi-detached house is located at 157 High Street, Harlington, Hayes, UB3 5DA. The High Street in Harlington is in the London region of England. The postcode is within the Heathrow Villages ward/electoral division, inside the constituency of Hayes and Harlington. The High Street hosts 299 houses/flats and there are currently 311 houses and flats to rent in the UB3 postcode, showing the proposal aids in meeting the demand for flats and other rental properties that already exist in this area and keeps in line with the current housing background. The Conservation Area is predominantly residential in character. There are a few public buildings (churches, church halls and the Scout Hut), a small number of commercial premises (pubs and shops).

Hayes & Harlington Train Station is 1 mile away, which provides services on the Great Western Main Line, the station falls at the start of a spur towards Heathrow Airport. William Byrd Primary Academy is 0.1 miles away, just a few minutes' walk along Victorian Lane that adjoins the high street on the opposing side of the property. Harlington Secondary School is 0.4 miles north of the property. Brickfield Lane bus stop is positioned just 1 minute walk along the High Street south of the site, with services to and from Hayes End, Northolt, Ruislip, Heathrow and Harrow.



Site within Harlington Village Conservation Area

CONSERVATION AREA

Harlington Village comprises a distinct collection of early farm buildings, public houses, places of worship and dwellings arranged along the High Street. These are interspersed with later developments, illustrating the gradual expansion and piecemeal growth of the area over a long period of time, from a rural village to a suburb. This gives the Conservation Area a varied character, with buildings of different ages, styles and architectural detailing, which we believe our proposal fits within. The most architecturally and historically significant buildings are those that are statutory listed. The Parish Church of St Peter and St Paul's (Grade I) is a landmark building of exceptional significance that dates from the 12th century. Only 3 minutes' walk up the Highstreet from the site.

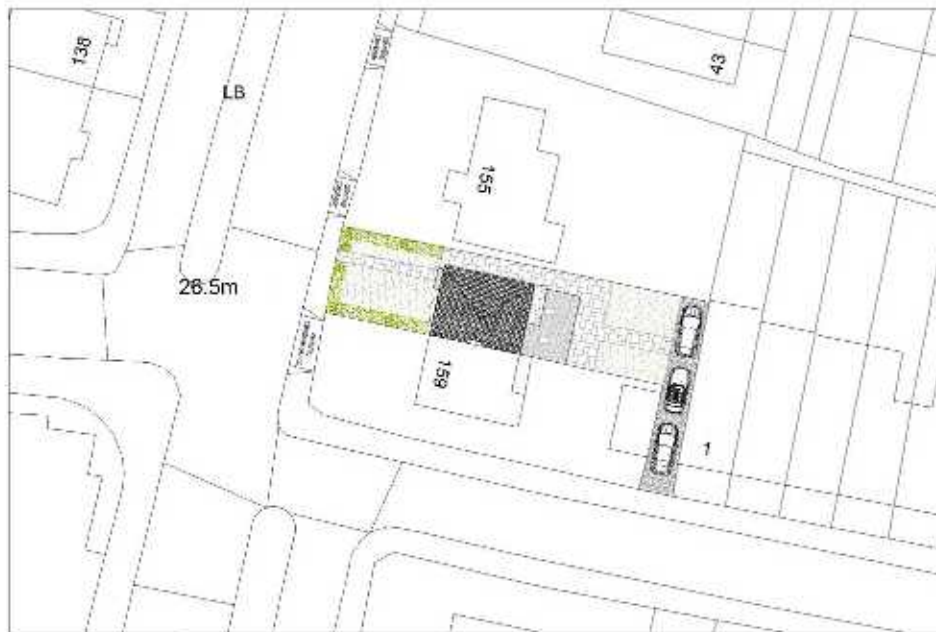


Parish Church of St Peter and St Paul's

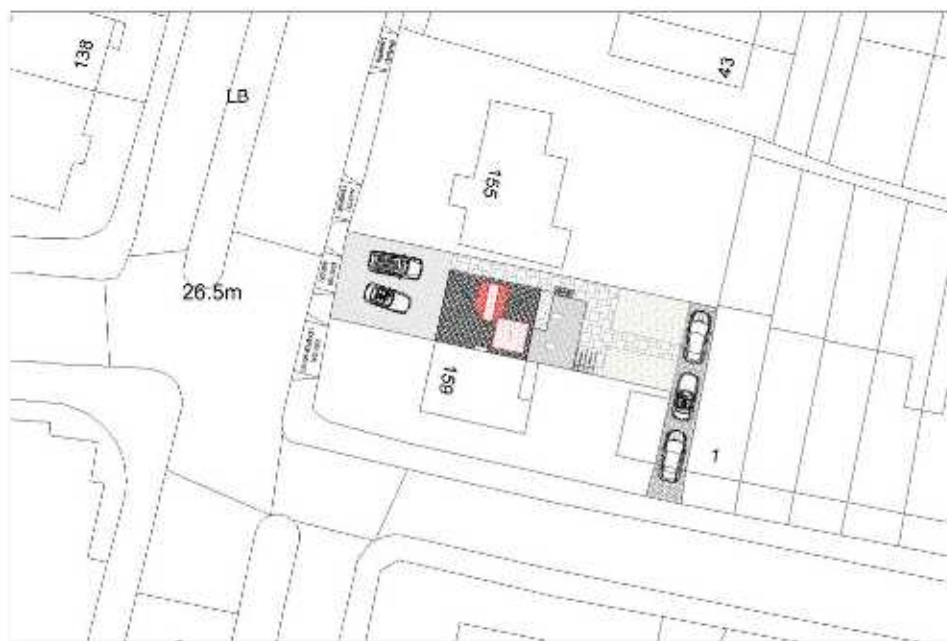


CHARACTER & CONTEXT

The built environment within Harlington, Hillingdon has a mixture of residential and non-residential uses. Housing within the UB3 5DA postcode is typically 2 storey semi-detached properties, Simple design approach with painted finish is kept to match with existing property and of the surroundings as a whole. The immediate character of the site is clearly defined by the existing property and existing residential dwellings on Harlington High Street.



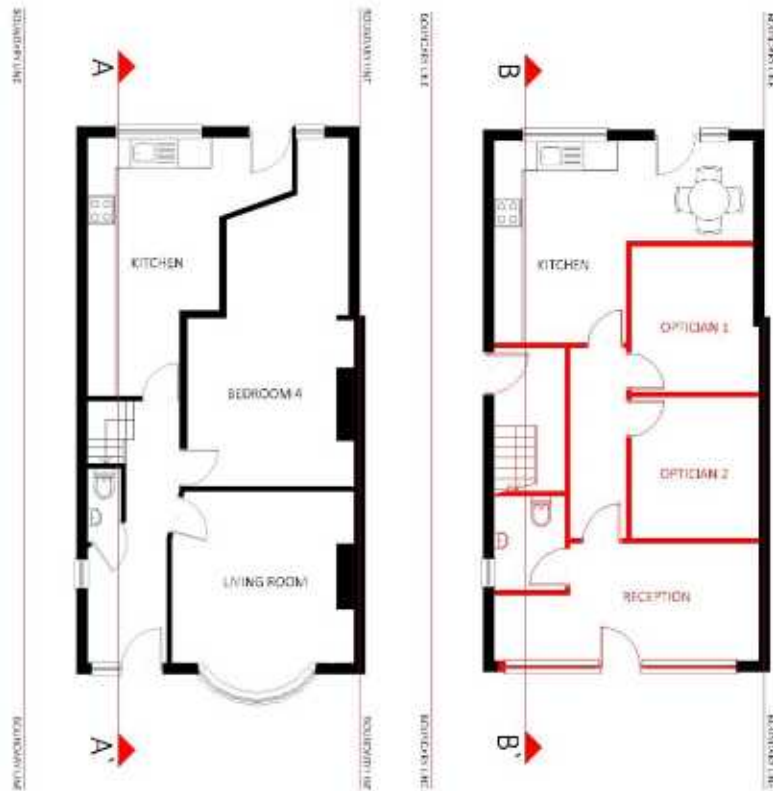
Existing Site Plan



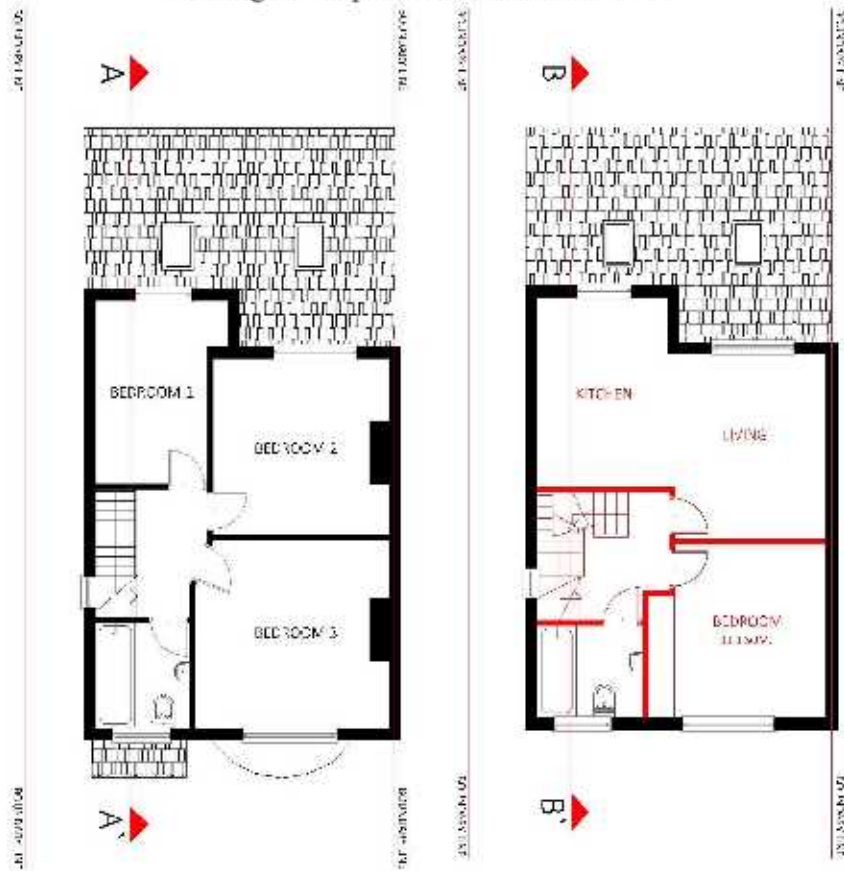
Proposed Site Plan

THE SITE

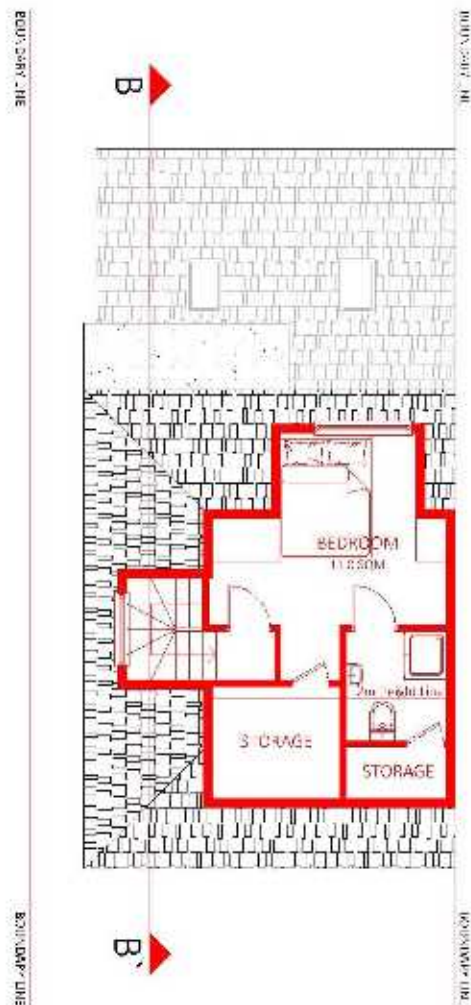
The footprint of the existing and proposed building is around the same size at an area of 72.5 m² situated on a roughly rectangular plot with an area of 261 m². The site is located at 157 High Street, Harlington, UB3 5DA. Considerations have been taken into account, with respect to the appearance and context of the dwellings within this site's locality. The front elevation of the existing property reflects a painted brick finish in appearance and a sloping hip roof with roof tiles, this aesthetic is to be maintained in the proposed, but with the major difference being the frontage on the ground floor.



Existing & Proposed Ground Floor Plan



Existing & Proposed First Floor Plan



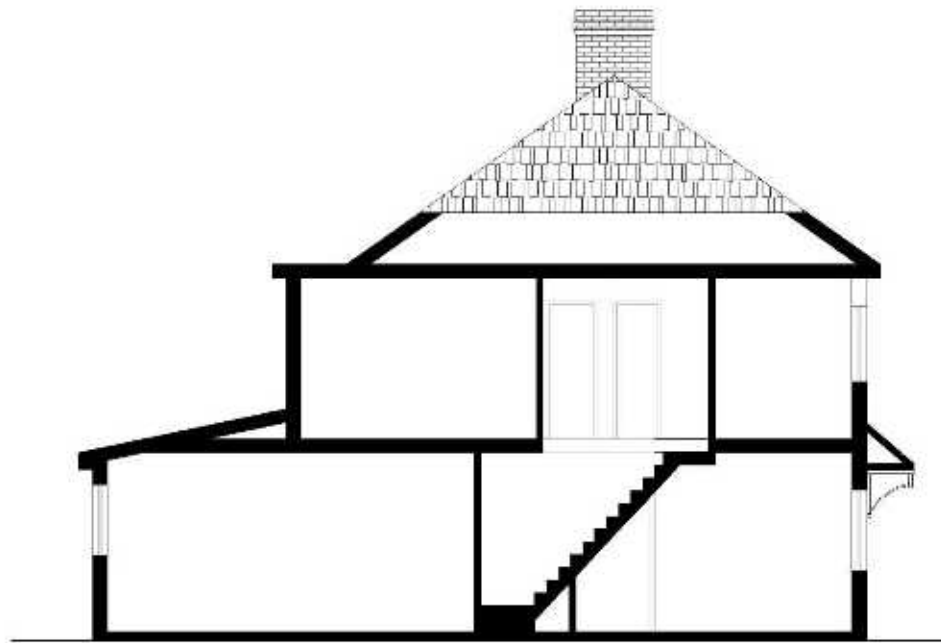
Proposed Loft Floor Plan

EXISTING TO PROPOSED

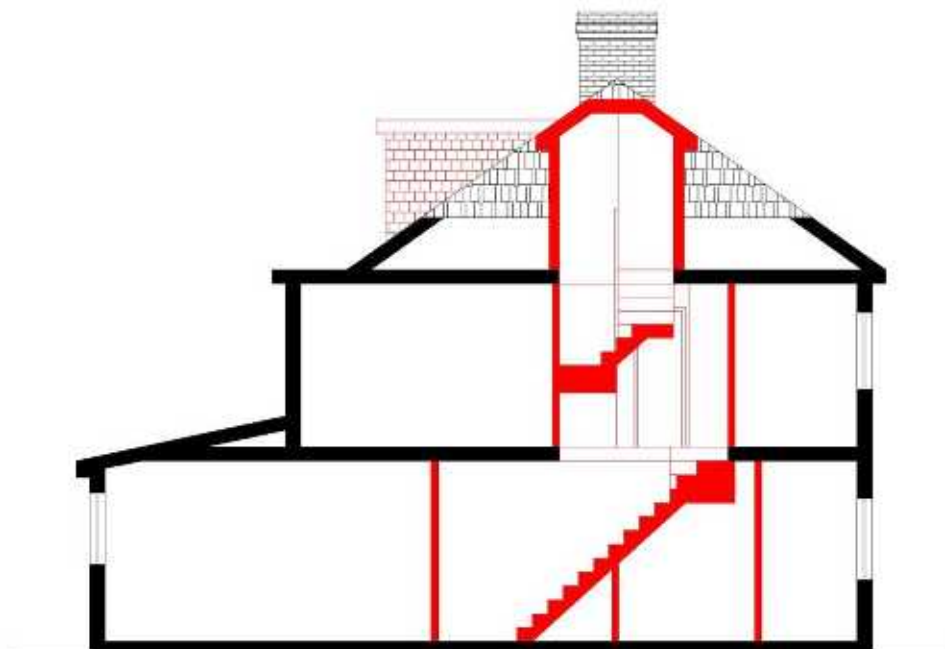
The existing property is currently a house of multiple occupancy with 4-bedrooms. We have proposed the conversion of first floor from this current use class C4 to a 2-bedroom flat (use C3 dwelling houses) following the conversion of the loft space. As well as the change of use from class C4 (HMO) to class E (provision of medical & health services) on the ground floor, to accommodate the new opticians. The proposed 2 bedroom flat, has an area of 70 m² this meets the recommended standards relating to floor space as stated in the Hillingdon Supplementary Planning Document for residential layouts of 63 m² for a 2-bedroom flat. Moreover, this meets the minimum gross internal floor area for a 2-storey dwelling, 2-bedroom dwelling for 3 people with an area of 70 m² as stated in the Technical Housing Standards – nationally described space standards.

Amenity Space:

- Total Site Area is 261 m²
- Existing and Proposed Ground Floor Footprint is 73 m²
- Proposed 2 Storey 3 Person Flat is total area 70 m²
- Proposed optician commercial area 56 m²
- Rear Garden Area 111 m²
- Front Garden Area 70 m²



Existing Section A-A'



Proposed Section B-B'

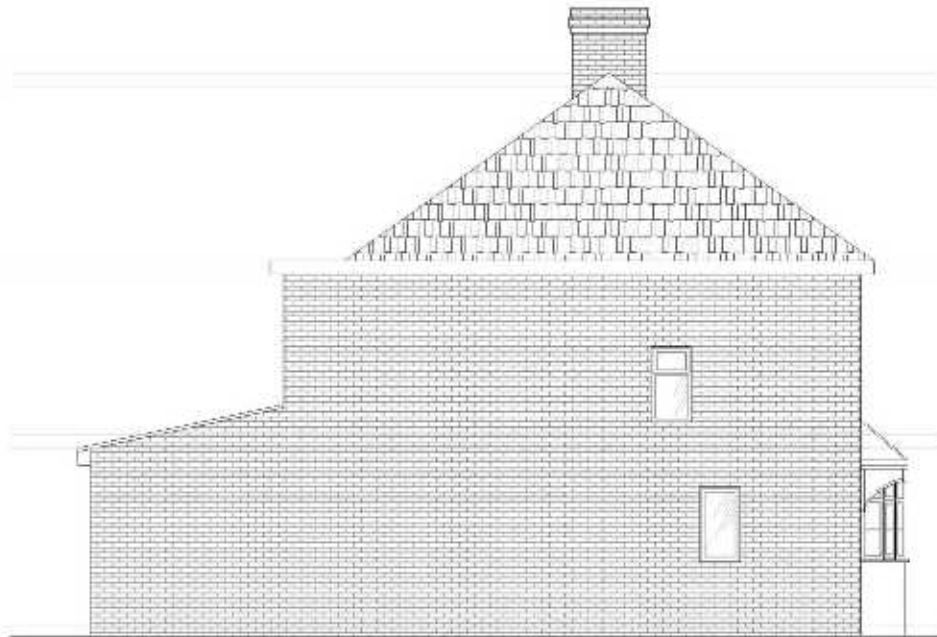


Existing Front Elevation and Neighbouring Property

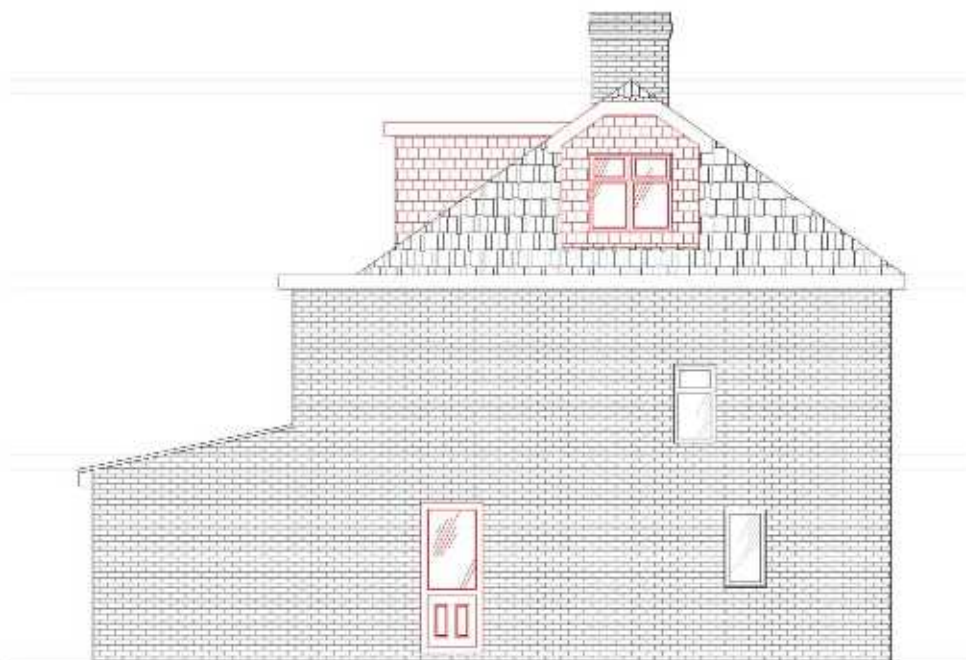


Proposed Front Elevation and Neighbouring Property

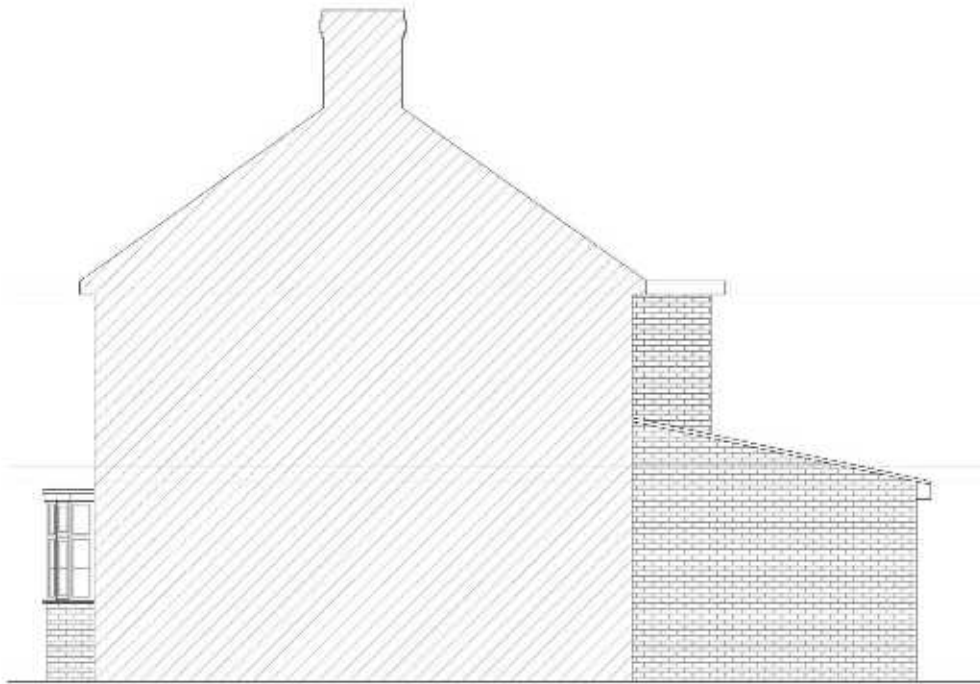
The adjoining property (number 159) has a ground floor dental practice serving the High Street, we believe the change of use on the ground floor of number 157 to an opticians would be a pertinent addition to the High Street. Within the High Street it is important not only to uphold what remains of the village character, but to prevent encroachment on the current built environment of the village, by maintaining the established character and uniformly designed street layouts. Therefore, the symmetry and uniformity brought by this proposal, especially on the ground floor frontage, should be welcomed.



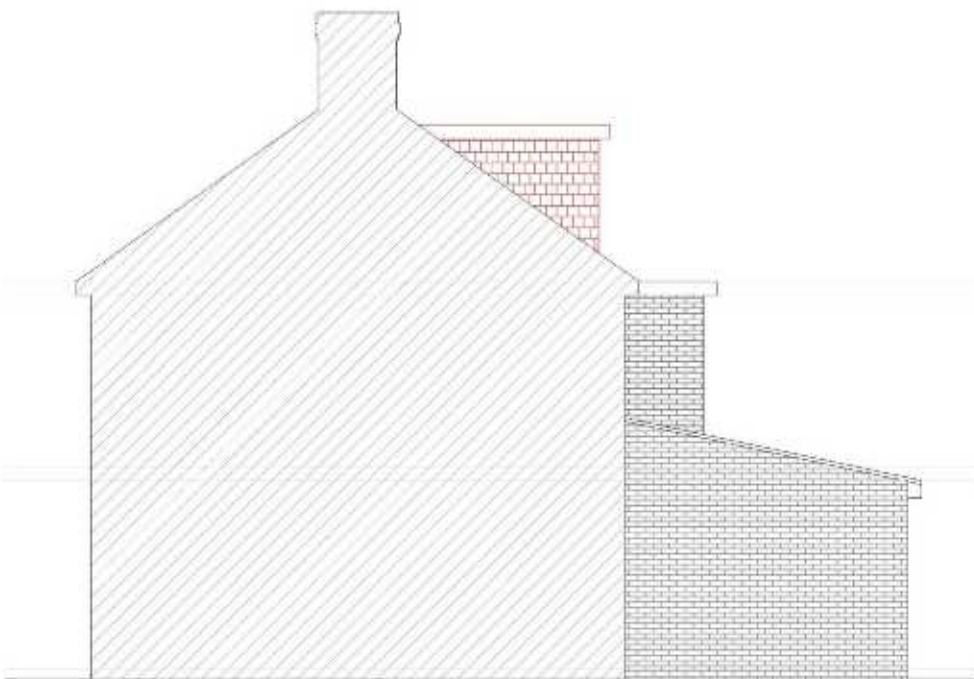
Existing Side I Elevation



Proposed Side I Elevation



Existing Side II Elevation



Proposed Side II Elevation



Existing & Proposed Rear Elevation

ACCESS & PARKING

Harlington High Street (A437) runs north to south between the M4 Motorway and Bath Road, catering buses, cars, cyclists, pedestrians and other motor vehicles. The proposed site is accessed by pedestrians from the High Street (A437) through the front garden, a side access is of approximately 1.2 metres space between the flank wall of the property and the boundary is also provided. Vehicle parking can be accessed from Brick Field Lane to the rear of the site, which can comfortably host 3 cars.



PEDESTRIAN MOVEMENT

To avoid conflict between vehicular and pedestrian movement, a separate approximately 1.2m pedestrian access is provided. Whilst there are not designated cycle routes within the vicinity of the site, it is located well within reasonable cycling distances to surrounding facilities and cycling is encouraged through the application of cycle storage on the site.

As there is a doctor's surgery and dentist adjoining the applicant site, the vast majority of visitors to the opticians would be local residents who would travel to the site on foot. However, the proposal still accommodates new visitors through the addition of 2 parking spaces for customers to the front of the property with a proposed crossover. With a new front boundary treatment that respects the character of the street scene. Promoting the current locality through pedestrian travel and supporting the use of existing health services within the vicinity. As well as catering for those unable to travel by foot. The proposal also has facilities being offered that provide equal access to toilets for disabled customers / visitors and employees. As shown with the sizable disabled WC in the proposed ground floor plan.

REFUSE

To the rear of the development within the garden area, the refuse bins storage will be allocated and bicycle storage would also be provided. This is in order to encourage environmentally friendly waste disposal and recycling, as well as healthy, eco-friendly travel.

It is proposed to have recycling refuse bins in the rear/side garden enclosed in timber enclosure as shown below:



Refuse Bin Enclosure

CONCLUSION

This proposal is intended to meet the current and anticipated demands of Harlington High Street and the surrounding area. All relevant planning policy has been considered and applied; we believe it meets all relevant planning requirements. As a result, the proposal will create a sustainable development to be of benefit to its context and character.

We trust this design and access statement meets your requirements. Should you require any further information please feel free to call us.

Yours faithfully

The White House Design Ltd