DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

843 UXBRIDGE ROAD, HAYES, UB4 8HZ

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CHANGE OF USE FROM SHOP (CLASS A1) TO 2 BED (3P) FLAT (CLASS C3) INCLUDING THE SINGLE STOREY REAR EXTENSION, WITH ASSOCIATED AMENITY SPACE AND PARKING PROVISION AT 843 UXBRIDGE ROAD, HAYES, UB4 8HZ

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NTRODUCTION

This statement has been prepared on behalf of our client **Bhanot Corporation** 843 Uxbridge Road, Hayes, Middlesex, UB4 8HZ for whom we submit a design and access statement in support of the planning application for change of use from shop (class AI) to 2 bed (3p) flat (class C3) at 843 Uxbridge Road, Hayes, UB4 8HZ. Previously grant of planning permission **Ref: 630/APP/2001/1146.**

DESIGN AND ACCESS STATEMENT
841-843 UXBRIDGE ROAD UB4 8HZ

THE SITE AND SURROUNDING AREAS

THE LOCATION

The site is located on the A4020 (Uxbridge Road) which, at this point, is dual carriage. Lay-by parking is provided to the front of the site although its use is not specifically allocated to it. The site is positioned between the Hillingdon Heath Local Shopping Centre, which is approximately 500 metres to the west, and the Uxbridge Road, Hayes Town Centre which is approximately 1 km to the east. The road in the immediate vicinity is lined by terraces of small retail and restaurants units, which have either residential or office uses above ground floor level. There are also pockets of other commercial development including a plant storage yard. Neighbouring side streets are generally residential in nature. The site itself is occupied by a three-storey property which forms part of a terrace of seven similar properties. The use of the building as a shop at ground floor. The upper two-storeys of the building are occupied by a residential flat. To the rear of the building is a hard surfaced yard area which benefits from rear access by way of a service track. The site is not situated within any Conservation area, and not a listed building.



THE PROPOSAL

The proposal involves the change of use of the ground floor vacant shop unit (from February 2017) to accommodate a 2 bed self-contained unit. This includes single storey extension to the rear. The proposed extension would be a flat roof structure measuring approximately 4.0 Metres in depth by 6.4 metres in width and 3.0 metres in height to roof top. The design of the new extension would seek to match the existing house. Outside to the rear there would be a small area of patio and some private amenity space.

CONTEXT:

Assessment

The proposed is to reconfigure the existing vacant shop (from February 2017) at 843 Uxbridge Road to create a new apartment. The proposed development would create one 2 bed flat (Dwelling house Use Class C3) including the single storey rear extension.

Existing Site

The site currently houses a mixed use development with various retail uses at ground floor level with private residential accommodation above. The application site consists of a three-storey property which forms part of a terrace of seven similar properties. The use of the building as a shop at ground floor No. 843. The upper two-storeys of the building are occupied by a residential No. 841. The existing building the main elevations facing onto Uxbridge Road, Hillingdon

DESIGN:

Use
The application site consists of a three-storey property which forms part of a terrace of seven similar properties. The use of the building as a shop at ground floor No. 843. The upper two-storeys of the building are occupied by a residential No. 841.
The proposed development is for change of use from shop (class Al) to 2 bed flat (Dwelling house Use Class C3).

The dwelling has been sensitively harmonizing with the design of the adjoining buildings. This proposed development continues the natural pattern of the existing street scene and the surrounding developments.

Amount

The total GIA of the proposed Residential unit is **62.8 sq.m.** The minimum gross internal floor area **61.0sq.m**. required by the London Housing Standards guidance. The internal living area is therefore adequate.

Layout

The proposed development will be utilising the ground floor space of vacant shop including additional single storey rear extension. The Apartment will provide an entrance lobby with a main open plan space including kitchen, dining and living. The bedrooms and bathroom can be accessed from the entrance lobby.

Scale

The proposed development will involve forming a new single storey extension to the existing building. Also maintain the important architectural feature of the building and given the minimal increase in building foot print. Scale of proposed development is considered appropriate to, and respectful of, its location.

Landscaping / Amenity

All the proposed habitable rooms of the existing house, and those provided in the new would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016). In terms of the provision of usable garden area, paragraph 4.15 of the HDAS SPD on Residential Layouts specifies that at least 40 sq. of rear private garden should be retained for adequate amenity space for 2-bedroom dwelling. The proposed development would result in the retention of a usable rear garden area of approximately 40.0 sq. for the proposed 2-bedroom flat. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement: Residential Layouts. In terms of the impacts on neighbouring properties would be anticipated from this development.

Design and Appearance

The proposal is for change of use of the ground floor vacant shop unit to accommodate a 2 bed self-contained unit with separate amenity space at rear, including single storey rear extension in accordance with drawings TP/460/ 01-05. Consistent with surrounding buildings feature, new proposal will have flat roof to achieve a U value of 0.16Wm2K. External walls will be insulated cavity construction to achieve a U value of 0.22Wm2K with facing brick work to match the existing house. All new windows and door will be double glazed. All glazing to be with 16mm air gap and soft low e-coating. Glass to be Pilkington k glass to achieve a maximum u value of 1.6 / 1.8Wm2K.

ACCESS:

Vehicle Access

The site is located on the A4020 (Uxbridge Road) which, at this point, is dual carriage. Lay-by parking is provided to the front of the site although its use is not specifically allocated to it.
The proposed development is to provide 1 car parking (total of 3 No. parking space) at the rear via Access Road. To the rear of the building is a hard surfaced yard area which benefits from rear access by way of a service track. The applicant would also be happy to enter into a legal agreement preventing future occupants/owners from obtain parking permits if required.

Secure bike storage will be provided for the proposed apartments as indicated on the drawings.

Secure bin storage will also be provided, as indicated on the drawings.

Pedestrian Access

The main pedestrian access will be directly off Uxbridge Road utilising an existing entrance lobby / staircase which leads to first floor. Communal pedestrian access will be provided within building for rear garden and parking area, these will function as fire escapes and secondary points of access as well.

PLANNING POLICY

The national planning policy framework which seeks amongst other things, to boost significantly the supply of housing and secure high quality and a good standard of amenity for all existing and future occupants.
The development proposed would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, The London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.
Planning policy is generally supportive of new housing developments provided that they meet a number of criteria set out in the individual policies and the supporting guidance. These policies seek to insure that the proposed development is designed so that it is suited to its location, complements the existing dwelling and does not unacceptably impact on the living conditions of the residents of neighbouring properties.

Part 1 Policies:

PT1.BE1 - (2012) Built Environment

Other Policies

AM14 - New development and car parking standards.
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.
BE22 - Residential extensions/buildings of two or more storeys.

BE23 - Requires the provision of adequate amenity space.
BE24 - Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-LAY - Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.3 - (2016) Increasing housing supply
LPP 3.4 - (2015) Optimising housing potential
LPP 3.5 - (2016) Quality and design of housing developments
LPP 7.4 - (2016) Local character
NPPF1 - NPPF - Delivering sustainable development
NPPF6 - NPPF - Delivering a wide choice quality homes
NPPF7 -NPPF - Requiring good design

Conclusion

This planning application seeks approval for the proposal change of use of the ground floor **vacant** (**from February 2017**) shop unit to accommodate a 2 bed self-contained unit with separate amenity space at the rear through proposed communal access, including single storey rear extension. The proposed development is in a highly sustainable location and will create a high quality standard. Application was previously granted of planning permission **Ref: 630/APP/2001/1146.**

This statement along with the accompanying existing and proposed drawings will form a new Full Planning Application. The proposal complies with Council Infill Policies as well as the Small and Medium Housing Sites SPD and relating to alterations and extension to your home, in that it complements the existing building and character of the surrounding buildings, does not alter its scale and character, and respects the amenity, privacy, daylight and sunlight of adjoining properties and the local character and street scene. It also complies with the guidelines set out in Design Guidance note: (residential development standard).

The proposal would make efficient use of land by increasing the density of the development, without causing harm. This scheme would maximize the site potential and contribute to the Borough's housing figures. The development complies with policies and national planning guidance PPS 3, making efficient use of land. The proposed dwelling meets the criteria and standard space requirements, for a new house/ flat.

Careful consideration has been given to the size and aesthetics of the proposals and the relationship with the neighbouring properties and is in accordance with the requirements of the Design Policies and Supplementary guidelines and would preserve the character and appearance of the existing building.

Owner is proposing to develop the site by introducing one more family unit. Carefully selected materials and a thorough design process has ensured that the proposed additional family home are sympathetic to the character of the surrounding area. Internally, the new unit benefit from accessible design, allowing for a wide range of possible occupants. The proposal retains the privacy and amenities of surrounding properties Overall the application proposal meets the requirements of national and local planning policies and will lead to the enhancement of this area, and much needed affordable housing for Hillingdon.