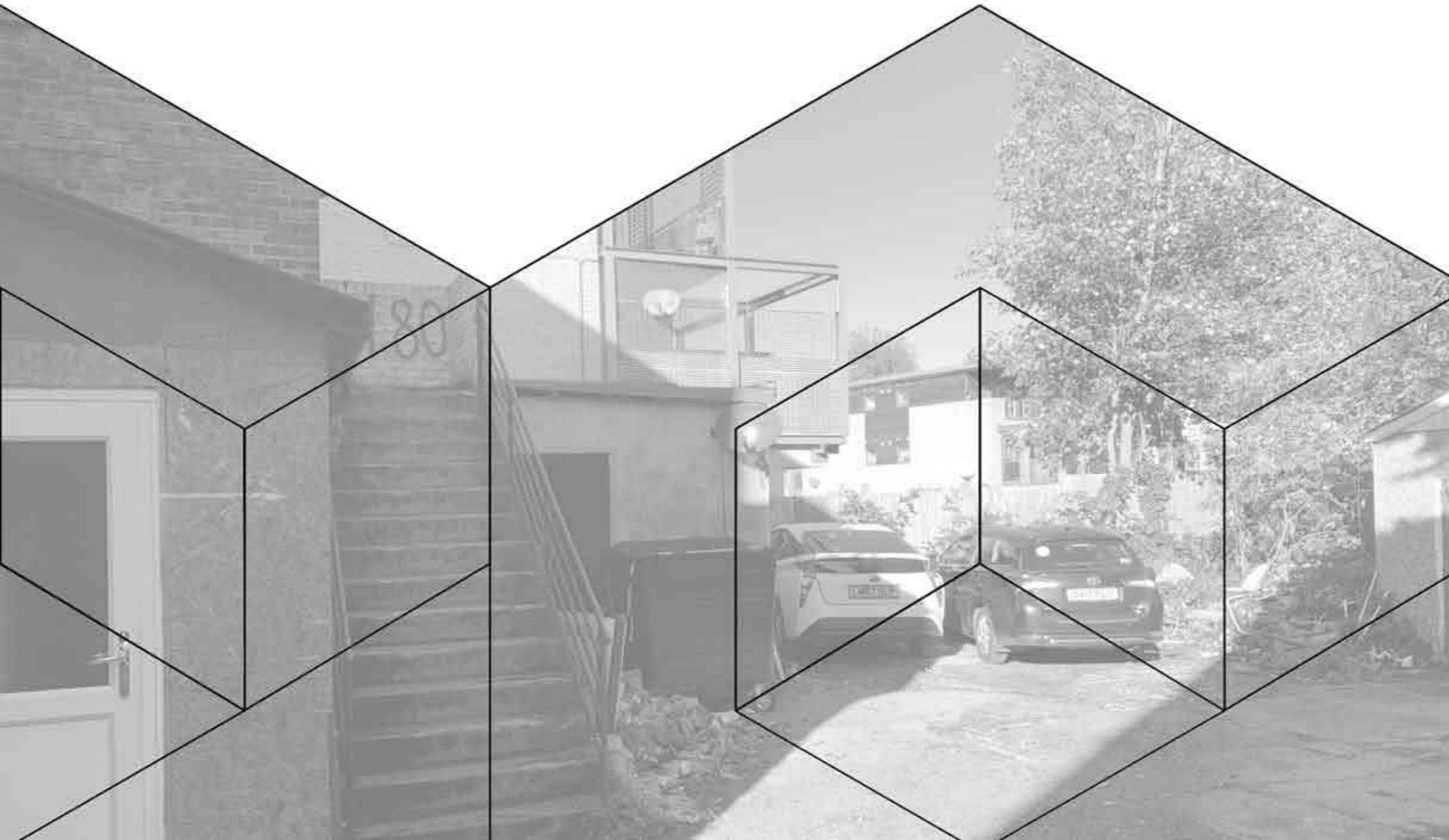


LAND TO THE REAR OF 1174-1184 UXBRIDGE ROAD HAYES / UB4 8JB

colony RIBA 

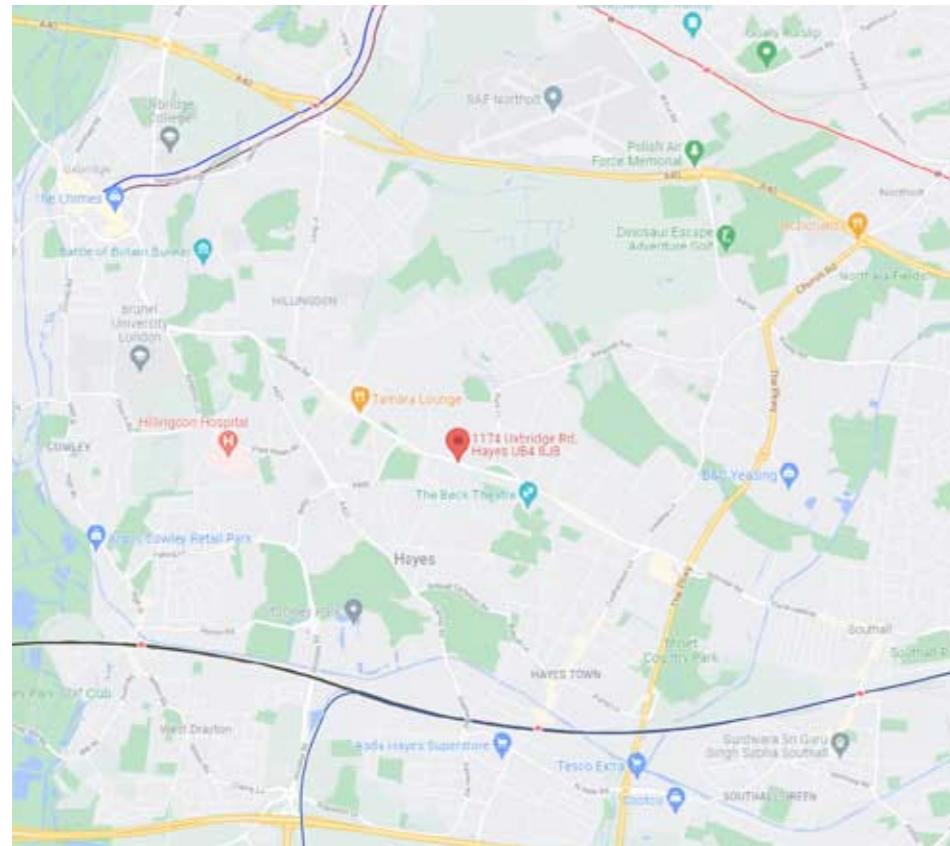
Design and access statement
- Planning application

Date: Jan 2022
Ref: 709/DAS/REV1
Site address: 1174-1184
Uxbridge Road Hayes UB4 8JB



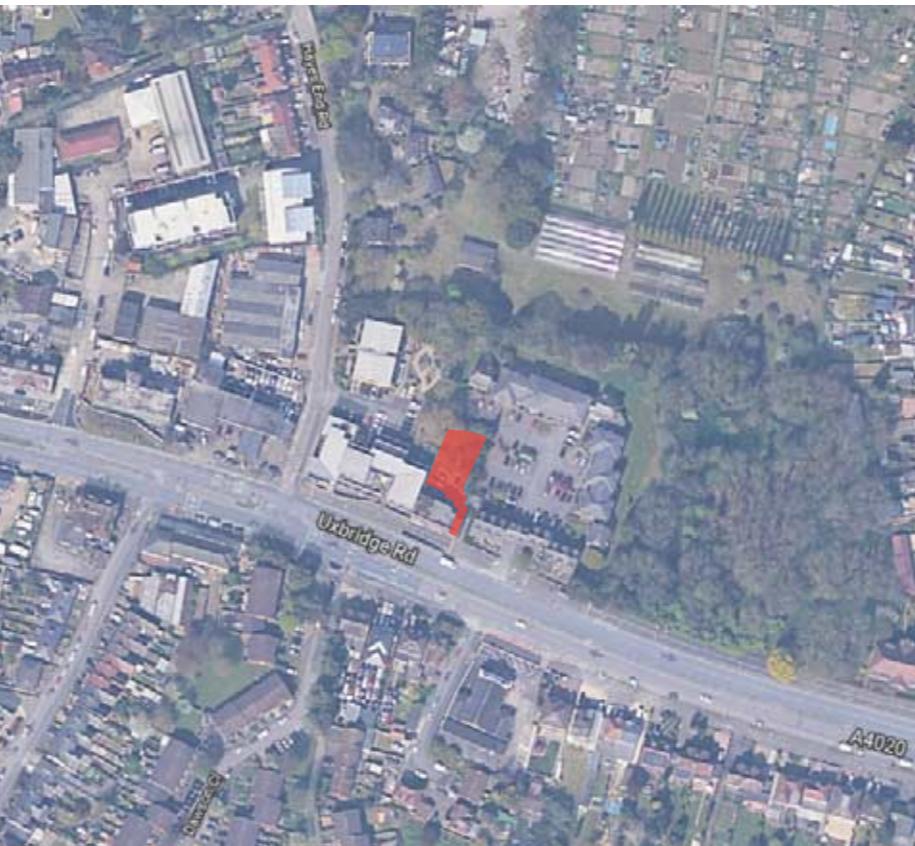
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LOCATION / CONTEXT



REGIONAL LOCATION

- Site located to the north of Hayes
- The site is accessible from the Uxbridge Road (A4020) which provides easy access to the Parkway by car
- The site is on the same road as a group of diverse local shops and amenities
- There are various parks within walking distance
- Hayes and Harlington is the nearest rail station southeast of the site



AERIAL VIEW

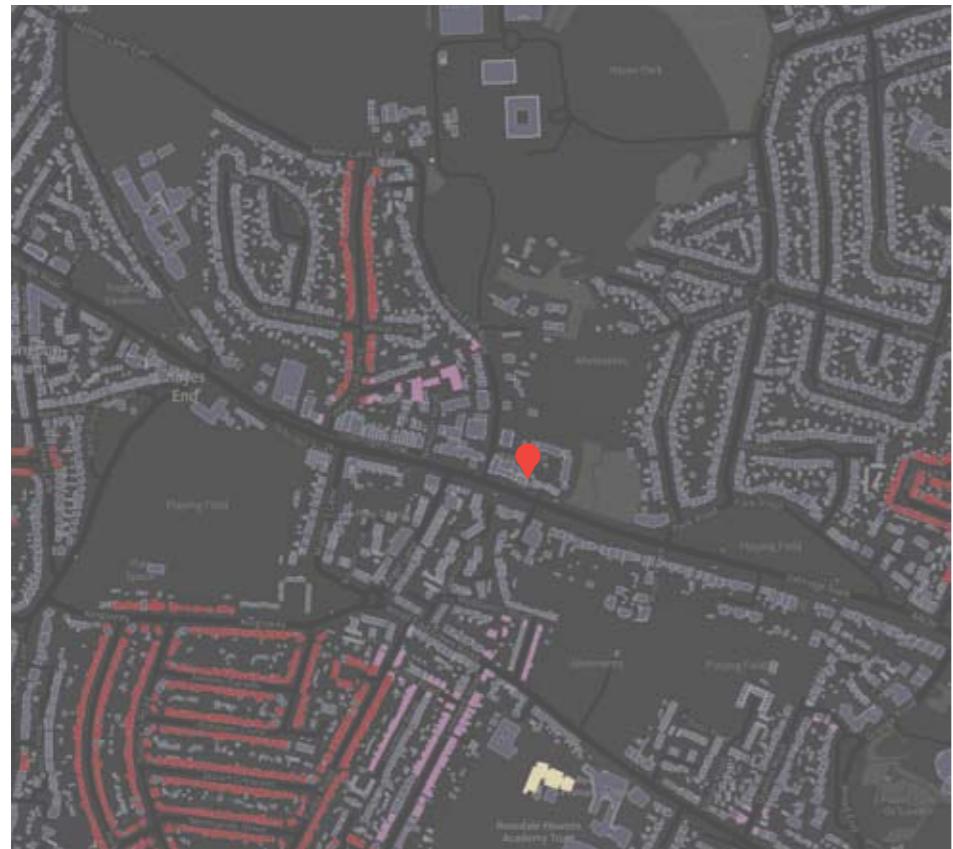
- Accessed from Uxbridge Road, which is the main arterial route in the area
- Predominantly a residential area, with local shops fronting the main road
- Nearby Hayes End Recreation Ground
- Numerous bus stops on Uxbridge Road
- PTAL rating of site 3 - good access to public transport



SITE LOCATION PLAN

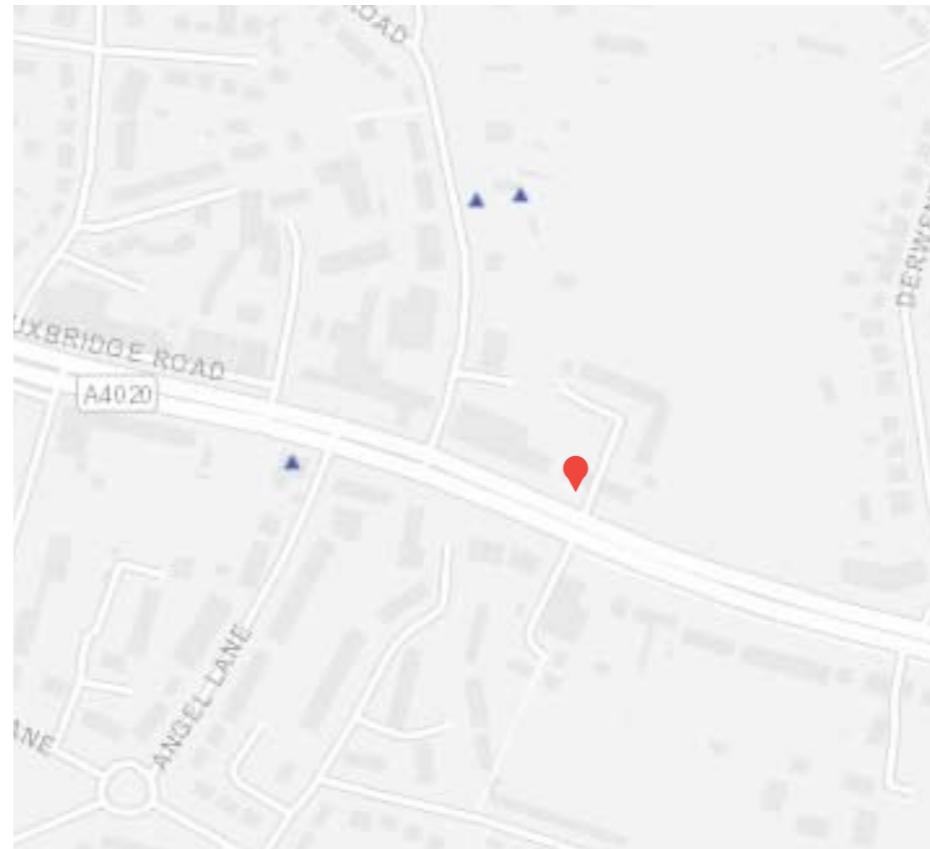
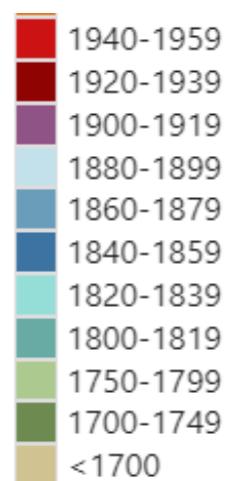
- The red line illustrates application boundary
- Site is currently vacant

SITE CONTEXT



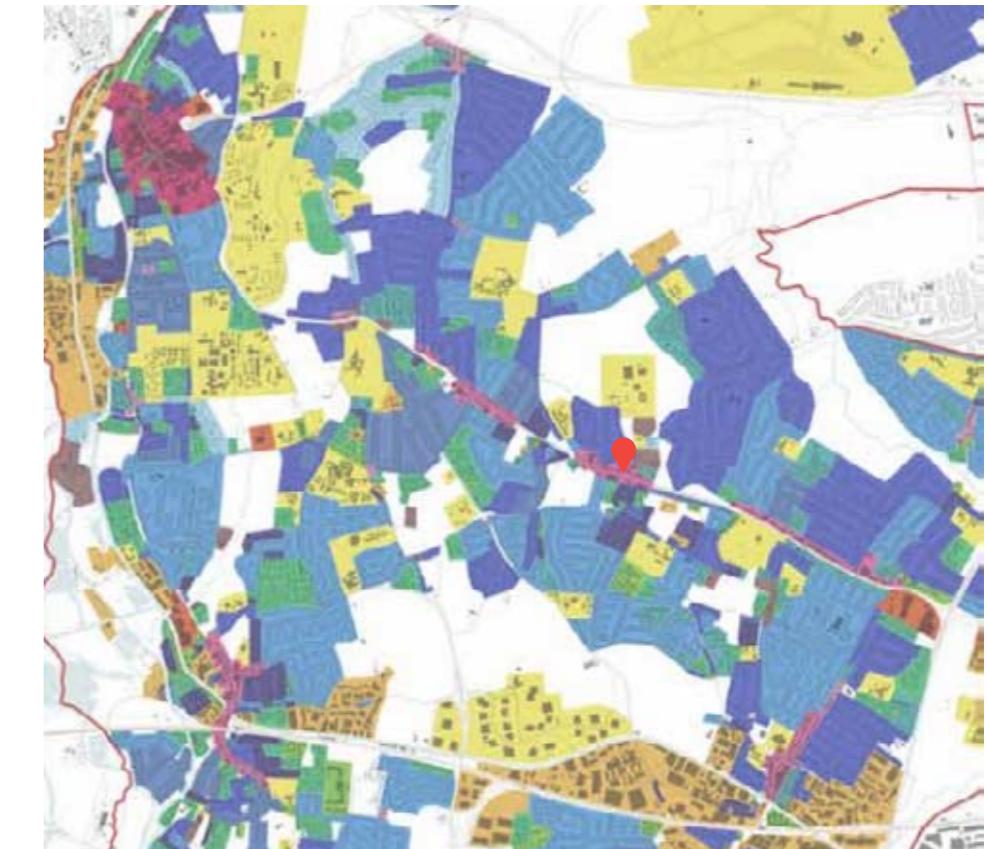
BUILDING AGES

The immediate surroundings of the site are relatively new with a few notable exceptions of 1910's and 1940's developments in the wider context.



HERITAGE AND CONSERVATION

The site is in the vicinity of three Grade II listed buildings, however not close enough to be impacted by the proposal.



DISTINCTIVE CHARACTER

The immediate surroundings of the site are classified as a secondary centre due to the various commercial and mixed-use properties facing Uxbridge Road.



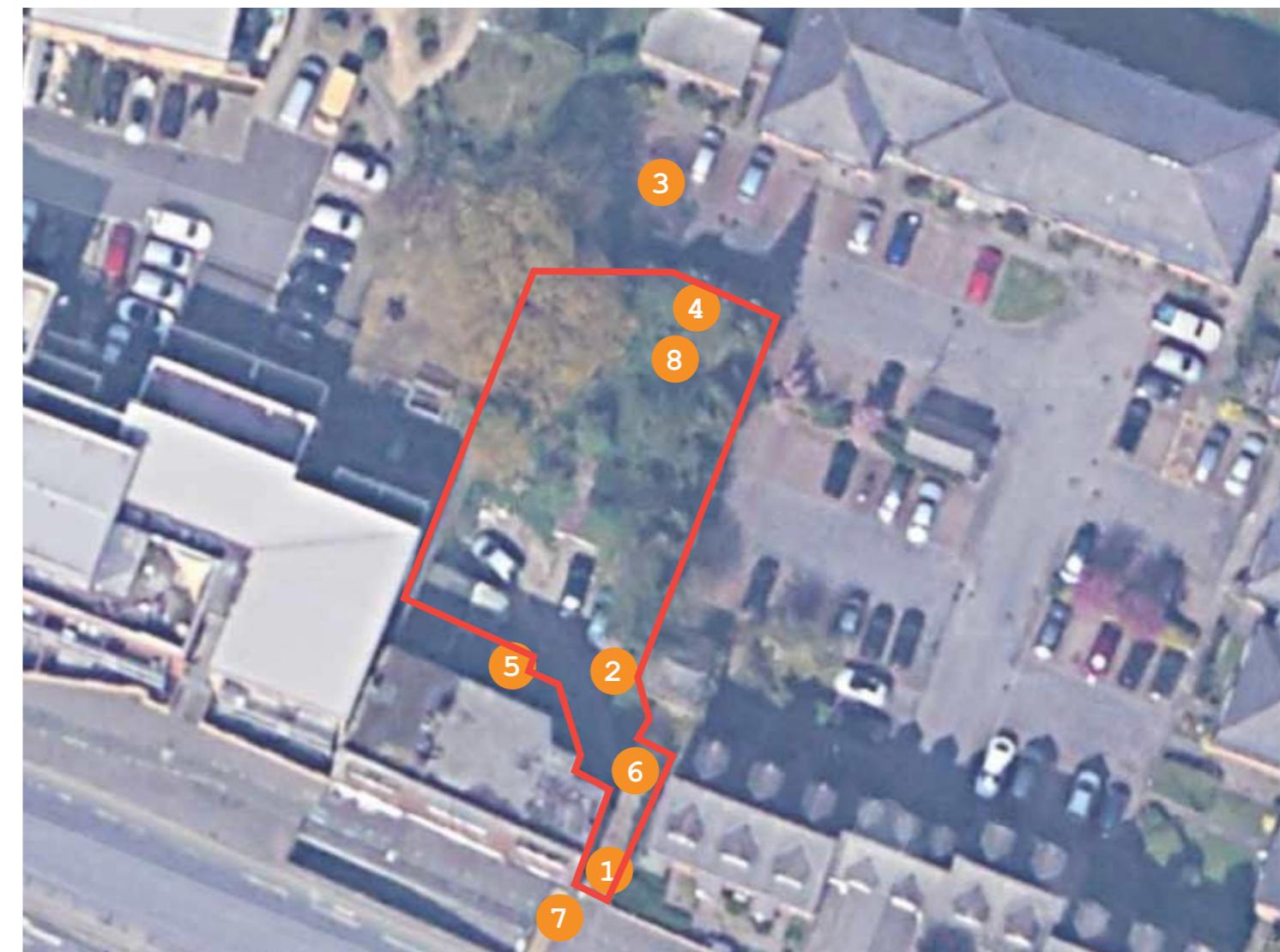
SITE CONTEXT

As part of the design process the design team assessed the character of the immediate area and the study below illustrates a summary of this exercise. A high proportion of the nearby dwellings are modern flats and terrace houses, with some detached houses along the Uxbridge Road. The age and architectural style is relatively modern with some very recent blocks of flats nearby. The fenestration reflect the varied architectural styles of each property whilst there is more consistency with the material used, with a high proportion of brick with slate roofs.



SITE PHOTOS - THE EXISTING SITE

Aside from the shed, the current site is used as a car park and is otherwise overgrown. It is a relatively large plot to be left to disuse and unmaintained, particularly at such a prime location.



CONSTRAINTS & OPPORTUNITIES



Land to the rear of 1174-1184 Uxbridge Road, Hayes UB4 8JB
 Design and Access Statement
 Project: 709 - January 2022

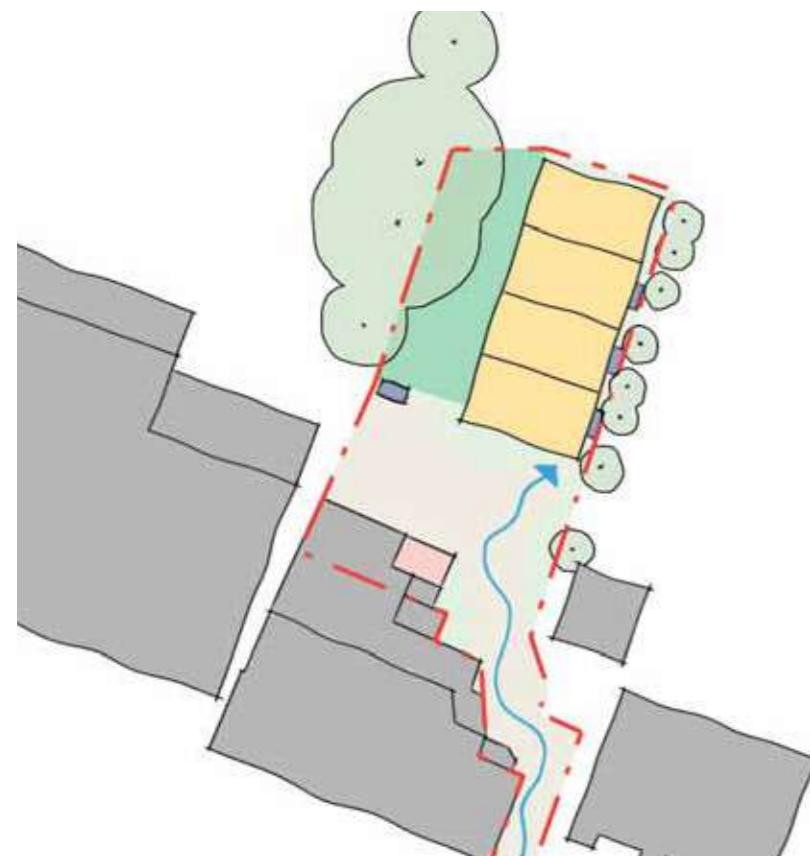
VISION

The vision for this development is to regenerate the former overgrown empty lot that is a visual blight and a negative impact on the area. The proposal creates a vibrant landscape around a new contemporary block of duplex flats. The proposal embraces a contemporary "London vernacular" style whilst being subservient and complementary to the buildings nearby.

The new landscape includes a paved entrance flanked by pockets of greenery at either side. The communal gardens lie behind a fence, providing some detachment from the busy Uxbridge Road. The existing trees on site will be retained to maintain the privacy that the current site enjoys.



CONCEPT



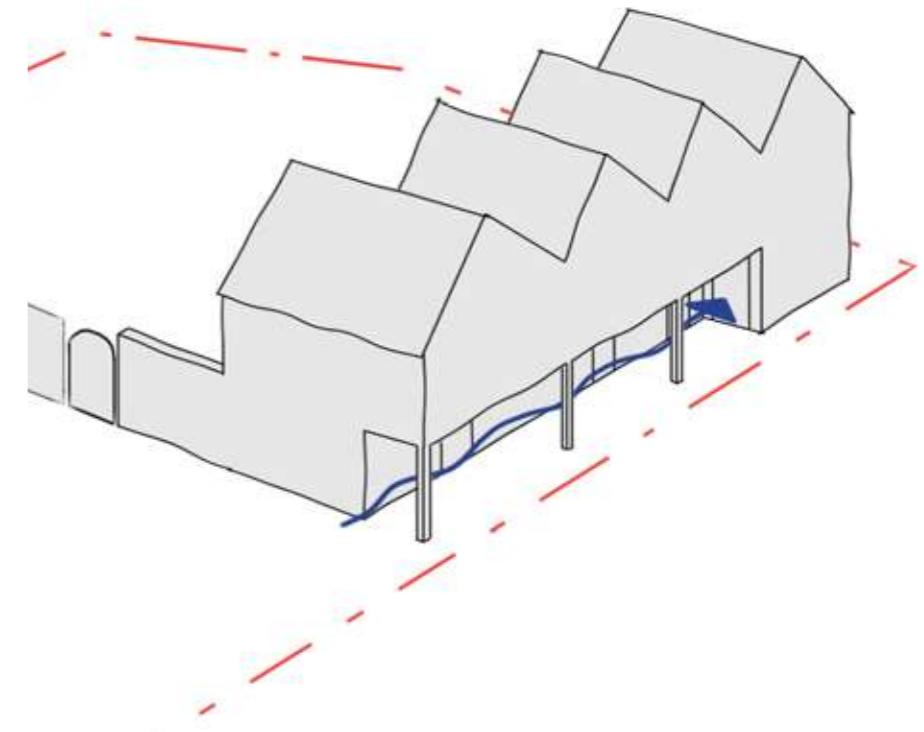
AMENITY, ACCESS & LANDSCAPE

- proposed development
- communal garden
- bin store
- bike store
- access route



POSITION, TREE & OUTLOOK

- Dual aspect units pointed towards adjacent trees to avoid overlooking from properties at the front

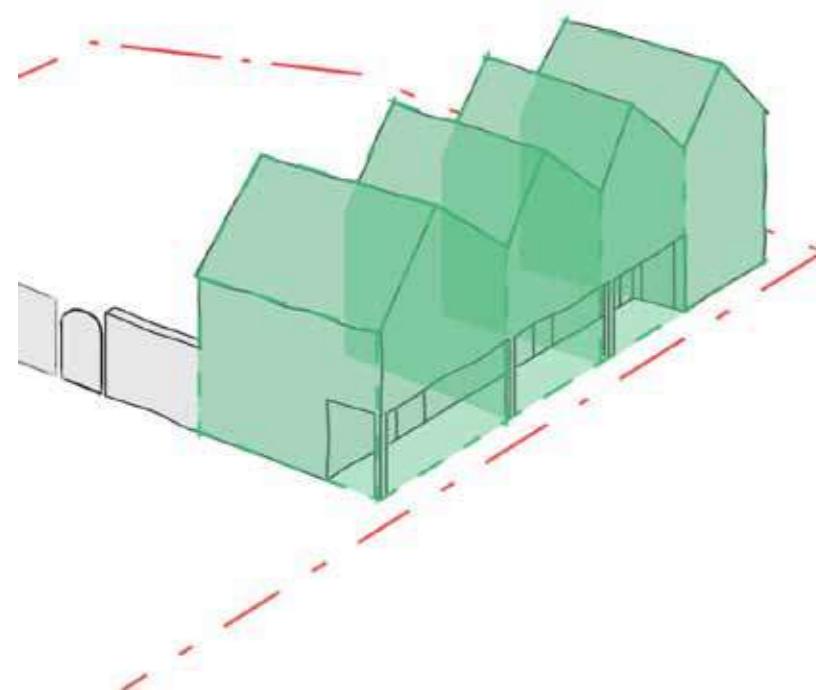


SCALE & MASSING

- Side entrance to maximise space for the properties
- first floor overhang creates a sheltered access to all units

SCALE AND MASSING

The site is largely surrounded by residential buildings 2.5 storeys or taller. However, due to the size of the site and it's proximity to the 2 storey house south of the site, it has been determined that 2 storeys is the most appropriate scale for the site.



Massing of two storey house rear of site multiplied to create four duplex flats

	2 storeys
	4 storeys
	2.5-3 storeys
	2 storeys



ACCESS, AMENITY & REFUSE

- pedestrian access only via the footpath and landscape off Uxbridge Road. The vehicular dropped-kerb to be blocked up
- the site holds a PTAL 3 rating, which suggests the site has a moderate level of accessibility to public transport
- secure cycle store provided at ground level within communal gardens and sheltered entrance
- there is a wide network of good pedestrian and cyclist infrastructure in the vicinity of the site, providing opportunities for future residents of the site to travel on foot or by bicycle. Good quality footways are provided along the length of Uxbridge Road
- the nearest bus stops are the Hayes End stops, with the eastbound stop located within 50m of the site and the westbound stop directly over the road
- ample communal gardens with paved terrace space
- bin store positioned on the ground floor, near the entrance pathway for ease of collection
- two loading/unloading bays
- deliveries and servicing for the site can also be undertaken on the single yellow line on Uxbridge Road, which is directly adjacent to the pedestrian access to the site



TREE SURVEY

- largest trees in the area stand outside of site
- proposal does not interfere with root protection area



LANDSCAPING PLAN

The landscaping has focused on creating a pocket of greenery amongst the busy backdrop of Croydon with plenty of space to sit and relax. The planting mostly consists of local wildflowers in communal spaces to aid native fauna, as well as dense shrubbery for added privacy from adjacent properties. The landscaping is divided in 3 main zones: entrance meadow, informal communal gardens and private gardens.



1. PRIVATE TERRACES

tiled private terrace for outdoor leisure



2. GREEN PARTITIONS

english yew tree partitions to allow for some privacy between terraces



3. COMMUNAL GARDENS

minimally landscaped grassy communal gardens to encourage multiuse of the space



4. MEDIUM SIZED SHRUBBERY

native species of shrubs and wildflowers, creating a pocket of greenery at the entrance of the

1. private terraces

2. green partitions

3. communal gardens

bike store

loading and unloading bays

4. medium sized shrubbery

bin store

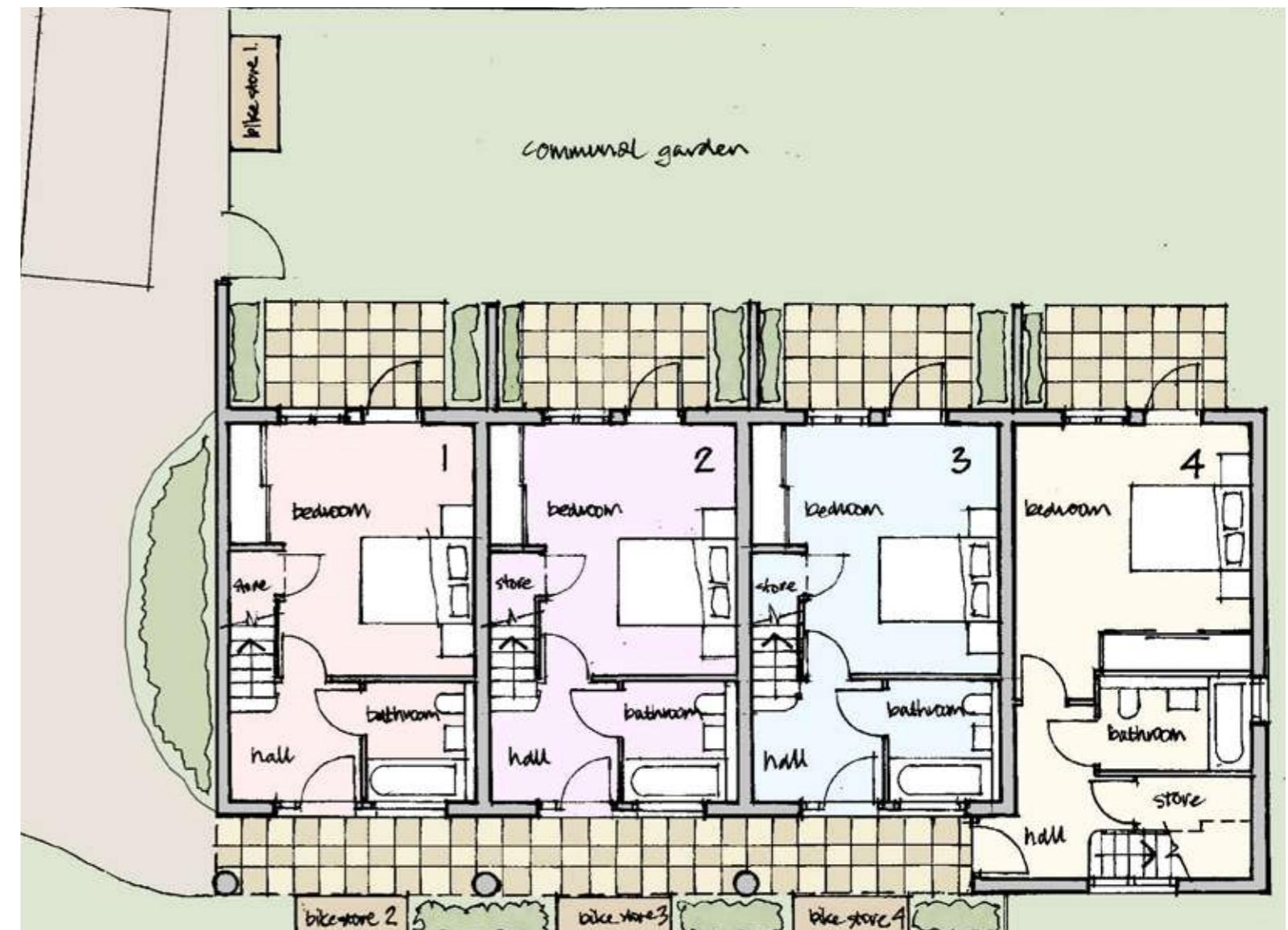


PROPOSED PLANS

Unit	GIA
Unit 1	59.5 m ²
Unit 2	59.5 m ²
Unit 3	59.5 m ²
Unit 4	64.5 m ²
Total GIA	243.0 m²
Total GEA	132.3 m²



First floor



Ground floor

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AESTHETIC PRECEDENT - LONDON VERNACULAR GABLED HOUSES

- Buff brick is widely found on the immediate surroundings of the site, so incorporating it into our design bridges the gap between the difference of scales
- given the amount of contemporary design in the area, modern detailing fits appropriately; a large gabled window allows the traditional gable house to be reimagined in a contemporary setting



PROPOSED ELEVATIONS



East Elevation



East Elevation



West Elevation



West Elevation

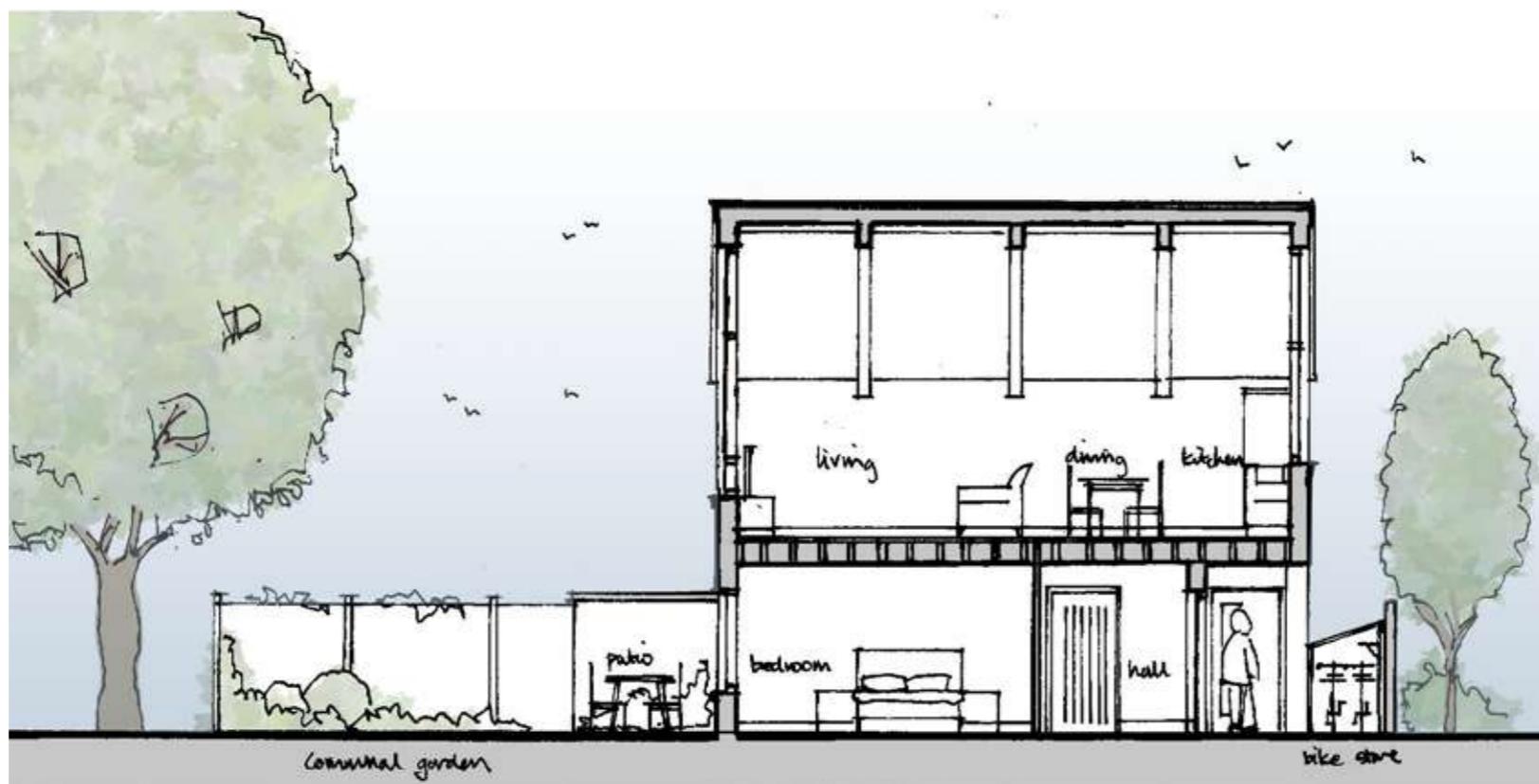
Appearance

- Light gray/buff brick walls with hatched areas of 12mm projecting alternate courses. Slate roof and gray-framed windows with gray reveals and stone cills
- A "London vernacular" contemporary aesthetic has been adopted to reflect the contemporary buildings surrounding the site, as well as a similar palette of materials

PROPOSED SECTIONS



Long Section



Cross Section

FIRE STRATEGY

- FR30 fire rated partition
- FR60 fire rated partition
- all doors to hall to be FD20s fire rated door
- hose route
- 53.9m from road to furthest corner



ACCESSIBILITY AND ADAPTABILITY

PART M4 (2) - PLOT 1 - 3

Approach Routes

- level, step free access
- communal approach route has clear width of 1300mm with localised obstructions reducing the width to 1050mm
- localised obstructions are not opposite entrance doors

Private Entrance

- step free primary access
- level external landing is 1300mm deep
- front door has min. clear opening of 850mm
- more than a 300mm nib to the leading edge

Other Doors

- landing clear width over 900mm
- all internal doors have min 750mm clear opening
- doors on entrance floor have 300mm nib to leading edge

Stairs

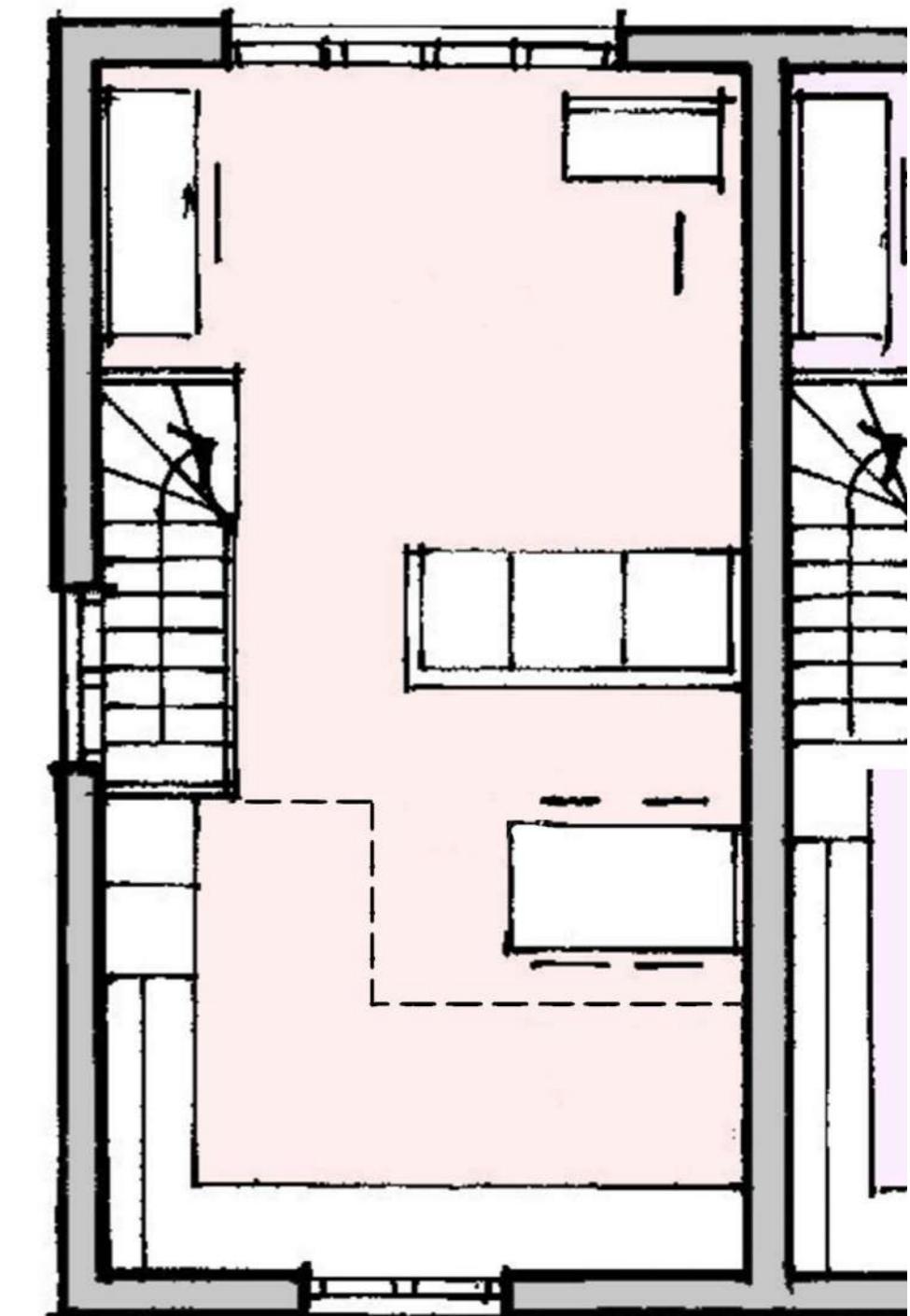
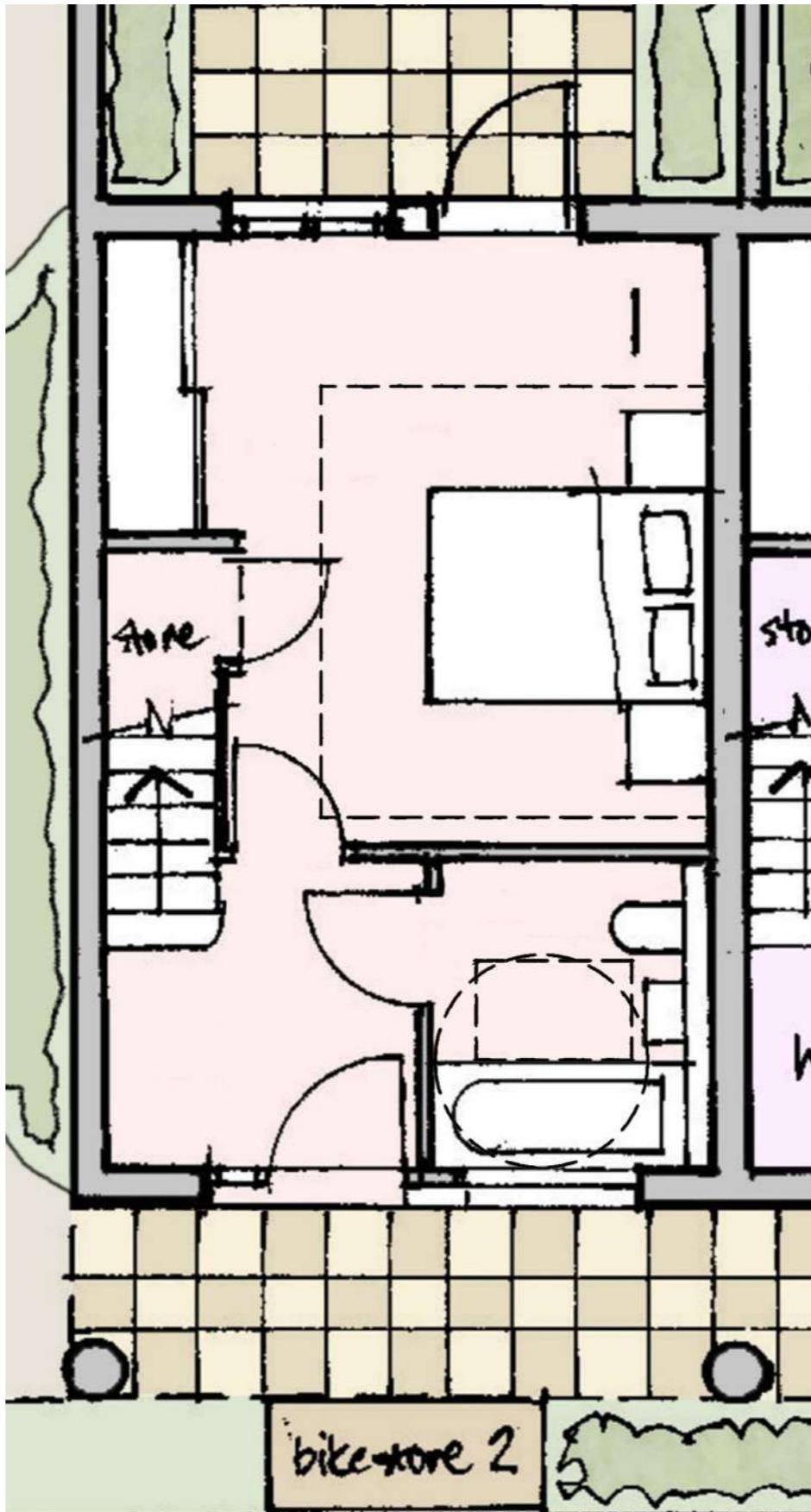
- access to all rooms on entrance level are step free
- stairs have clear width of 850mm

Habitable Rooms

- entrance storey has a room which could be used as a living room if required
- 1200mm clear space in front of and between kitchen units and appliances
- glazing to living area is 850mm from floor level
- clear access zone of 750mm around the bed

Sanitary Facilities & Bathrooms

- bathroom is on entrance storey
- bathroom layout meets M4(2) provisions and doesn't impede access to WC
- door opens outward
- bathroom on same floor as bedroom
- provision for potential level access shower



ACCESSIBILITY AND ADAPTABILITY

PART M4(2) - PLOT 4

Approach Routes

- level, step free access
- communal approach route has clear width of 1300mm with localised obstructions reducing the width to 1050mm
- localised obstructions are not opposite entrance doors

Private Entrance

- step free primary access
- level external landing is 1300mm deep
- front door has min. clear opening of 850mm
- more than a 300mm nib to the leading edge

Other Doors

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Stairs

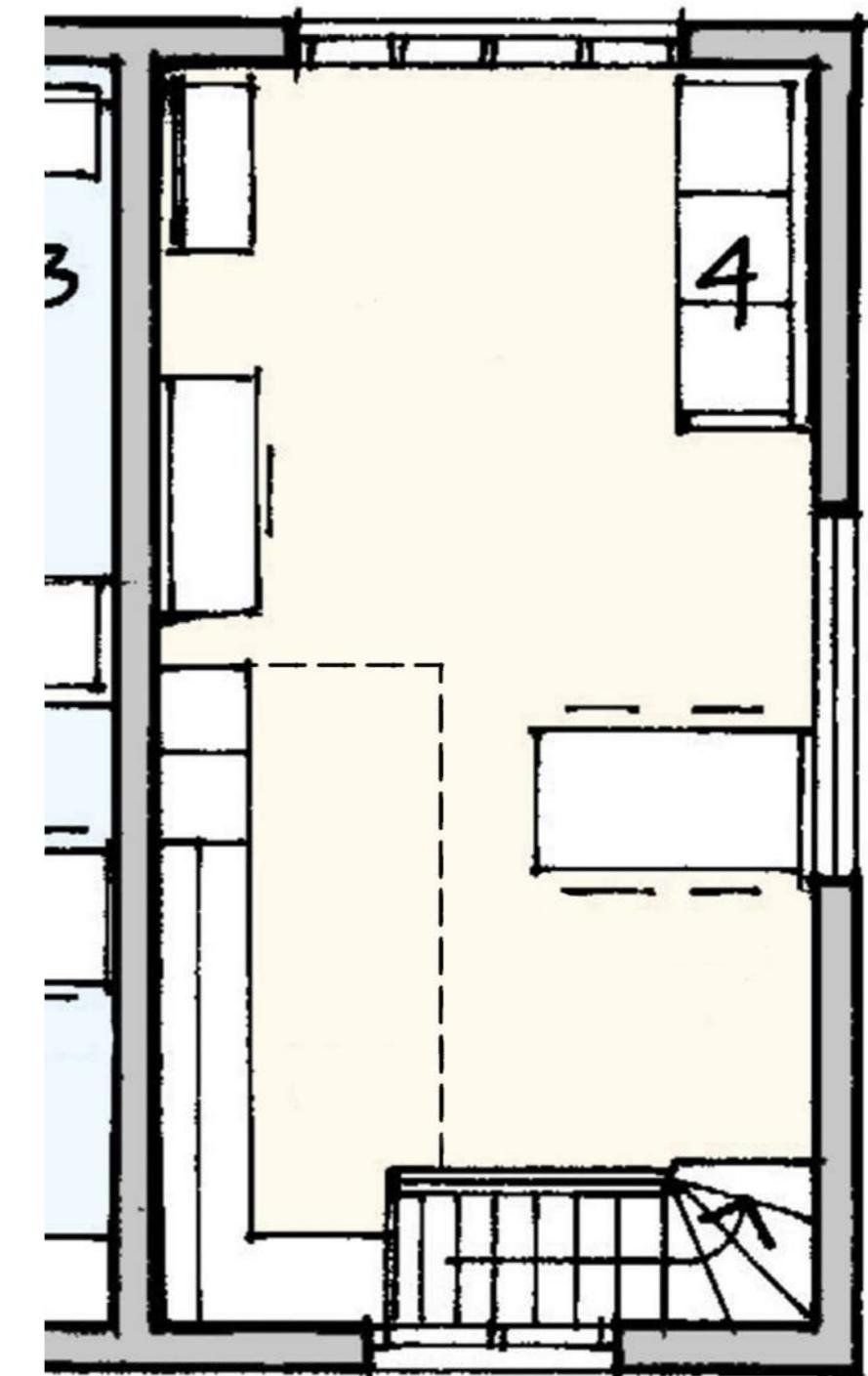
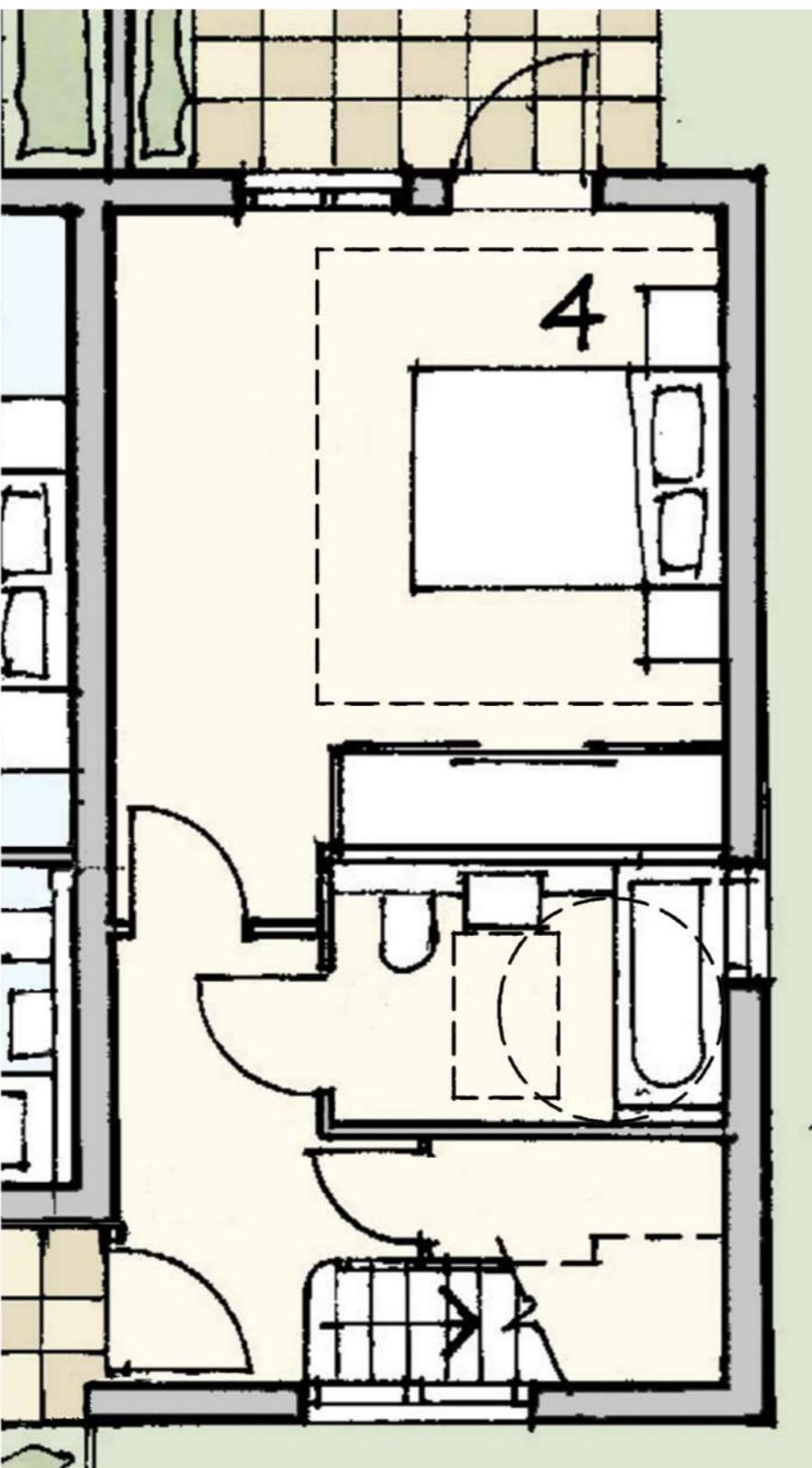
- access to all rooms on entrance level are step free
- stairs have clear width of 850mm

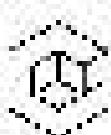
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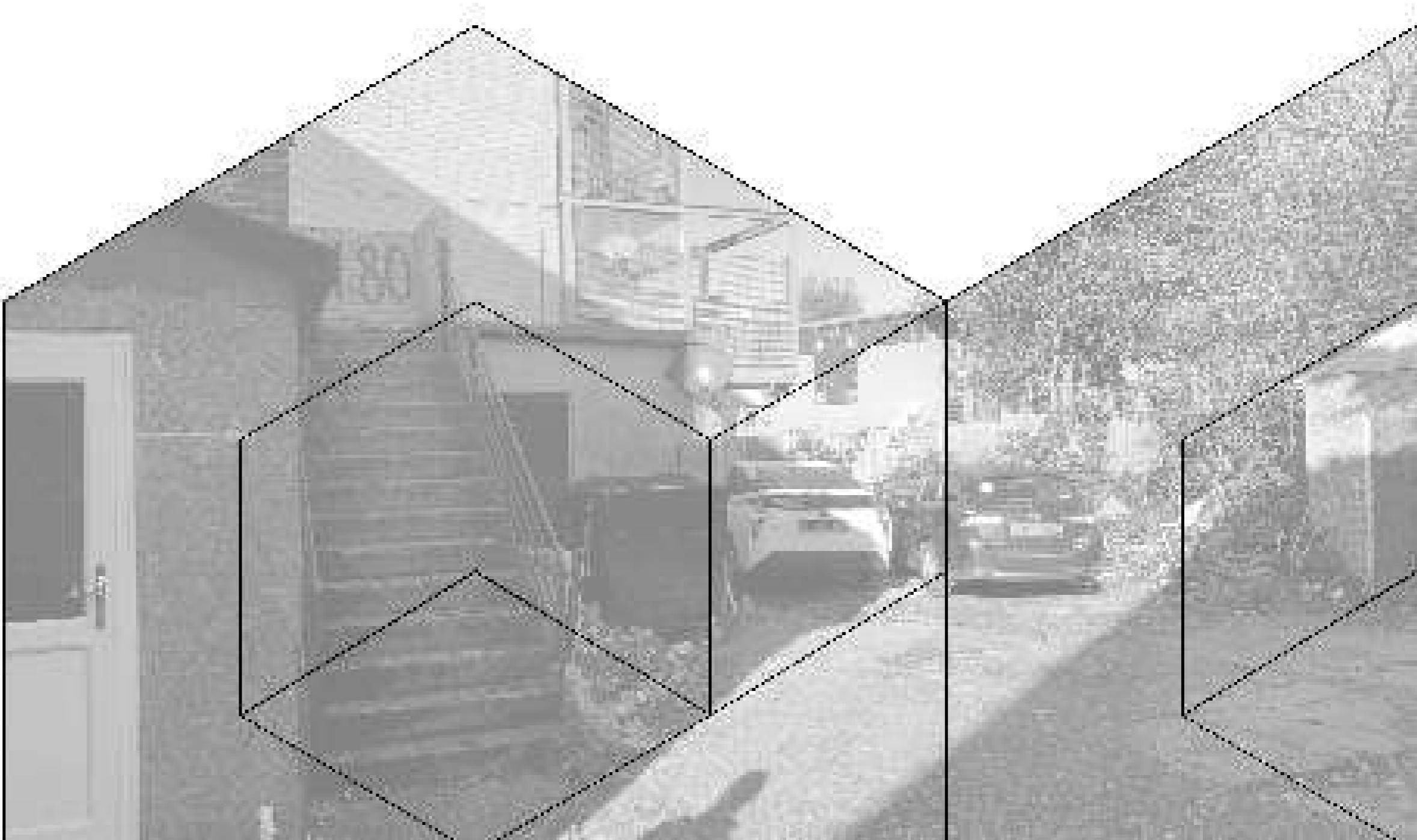


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Section 1: Introduction

- 13 -

— 3 —



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