

Design & Access Statement

In support of a Planning Application
to the London Borough of Hillingdon

For the conversion and extension
of upper floors from 3
existing flats to 5 flats
at

12 Marlborough Parade
Uxbridge road
UB10 0LP



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- 4.3 The site is bordered to the North by houses. To its South are Marlborough Parade and Uxbridge Road. To the East is Poole Hill Road and to the West are the shops and flats above.

5.00 Pre Application advice

- 5.1 A pre application advice meeting was held on the 29 July 2015 at the Hillingdon Council Offices with Mandeep Chuggar, Planning Officer. The view of the Officer was that in principle the proposal for the conversion and extension was acceptable. A written response dated 11 August 2015 was received from the council.
- 5.2 We have amended the design to suit the recommendation made by the officer. Our submitted drawings are reflection of those recommendations.

6.0 The Proposal & Design

- 6.1 The scheme will involve converting the existing upper floors of 160.00 sq. metres net internal area including first and second floors with an extension to the first floor within the cartilage of the open terrace. 2 flats will be accessed by the communal staircase. The area has no set character or a definitive architectural style. The building opposite to the site on Pool hill Road is new modern development of flats above commercial on the ground floor. The number of flats in this development as we can gather is 5.

Our scheme will not increase the existing maximum height of this building as well as smaller in footprint if compared. Please see the attached photos from Pool Hill road looking towards Uxbridge road. The rear flat at the first floor remains within the existing footprint and the earlier proposal of a small extension has been removed.

The layout of the flats has no overlooking issue to either on the other flats or to the neighbouring houses. This scheme has been redesigned following the pre app advice.

The second floor extension over the existing single storey was discussed at the meeting and was acceptable to the case officer. We have removed the proposed flat from the roof as advised.

Therefore, the conversion has no impact on the neighbouring properties.

- 6.2 Amenity Space in the form of a terrace garden on the first floor has been provided for the residents with landscaping and sitting areas. A cedar wood timber privacy fence is proposed at the party wall. Please refer to the drawing 878/RDP/P04. The neighbouring properties residential units have no amenity space as the ground floor commercial units have extended the premises or using as storage/parking. Historically the existing flats did not have any dedicated amenity

- 6.3 Parking & Bike Store

The proposal has provision for secure stand for 5 bicycles

Rubbish storage area to the side near the ground floor access have been provided for the flats containing household and recycling waste as per co

4 off street car parking space are provided. This site is located within few minutes walk of public transport.

7.0 Accommodation

- 7.1 The development comprises of conversion of the upper floors of the building into 5 self contained flats.

Gross internal floor area of the each flat varies from 37 to 61 sqm.

All the sizes comply with London plan and your SPG in terms of internal space provision

- 7.2 1 bike stand per flat, and bin area have been provided.

- 7.3 Schedule of Accommodation

Flat no	Flat Type	GIFA	London plan Standards.
1	1P Studio	37	37
2	1P Studio	37	37
3	3P 2Bed	61	61
4	3P 2Bed	61	61
5	1P Studio	37	37

The ground floor ceiling will be well insulated in compliance with the current building regulations and robust detail to stop noise transmission from the ground floor activities

8.0 Sustainability & Renewable Energy.

8.1 We believe strongly that the proposals make best use of an underutilised building and all of the aforementioned fundamentals will allow for the creation of sustainable development in the future. By upgrading the external fabric of the buildings to achieve a U Value of $0.22 \text{ W/m}^2\text{k}$, using the eco labels appliances and sanitary fittings etc. The development will incorporate a comprehensive approach toward a sustainable development as detailed below;

- 100% of the proposed development is contained within the developed land
- Dwellings designed to meet Lifetime Homes Standards with provision for Wheelchair access.
- Cycle stand provides secure storage for 2 bikes for the residents.
- Development designed to be compliant with 'Secured by Design'.
- Building materials to be sustainable sourced timber and other building components.
- All elements of the external envelope shall be upgraded to achieve an average Heat Loss Perimeter (HLP) as calculated under SAP 2005, Approved document part L1. U value would be above current regulations to achieve 20-27% energy performance standards.
- Reuse of demolished materials on site for aggregates etc where possible.
- Use of recycled material from locally sourced where possible.
- Use of eco label white goods
- Use of low emission gas boilers
- Use of energy efficiency light fittings throughout
- This development is to achieve a code 4 or equivalent rating
- The development to have Permeable paved surfaces
- Rainwater harvesting and SUDs
- The units will be subject to an air leakage test upon completion

8.2 Waste Management

An area within the site has been allocated for waste management i.e. for storing rubbish and recycling materials, for the resident that are easily accessed by both rubbish collectors and residents.

9.0 Energy Assessments

9.1 Please refer to Ministerial Statement dated 25 March 2015 announcing new Government policy. The principle energy requirement changes are around the delivery of small-scale residential developments.

9.2 Planning authorities should no longer require compliance with any technical housing standards other than for those areas where there are existing policies on access, internal space or water efficiency. The Code for Sustainable Homes is now withdrawn. The intention is to shortly introduce national standards and for all energy performance requirements to be dealt with through Building Regulations rather than the planning process.

In this instance, the applicant will submit DETR / SAP calculations and EPC to demonstrate the energy efficiency of the converted flat to be a code level 4 equivalents if required by the planning authority. This can be attached as a condition upon grant of planning permission.

10.0 Access Statement

10.1 Site Assessment

The site is easily accessed from Marlborough & Pool Hill Road and is generally flat. As the building is, conversion of upper floor existing access via external stairway is maintained. As the number of flats is low, no provision has been made for accessible accommodation / wheel chair access.

10.2 Key Access Issue of the Design

- Approach to the building well lit and free from obstructions
- Access to Refuse and recycling area on site with drop kerb

10.3 Sources of advice and consultation

- Approved Documents Part M -2004
- British Standards 8300 -2001
- Disability rights Commission: Access statement – Guide

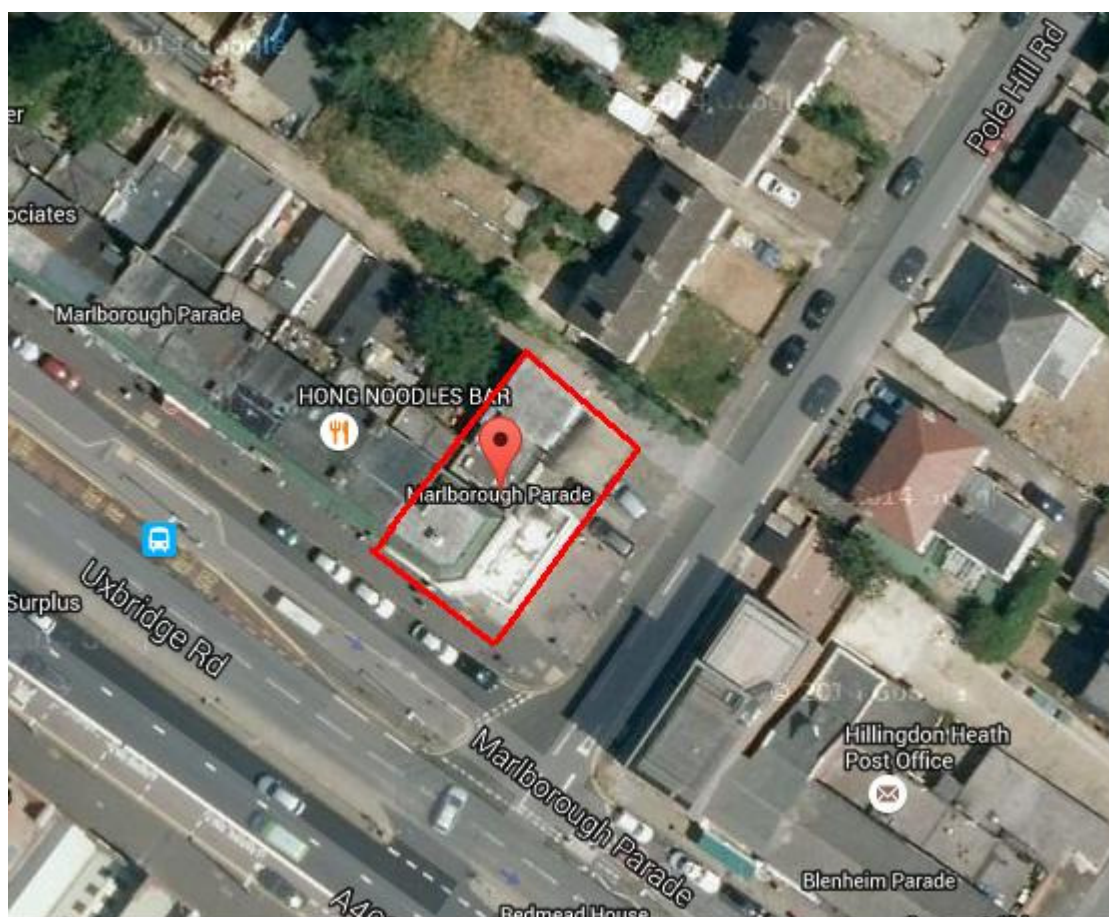
10.4 Measures taken to ensure this information is made available to building occupiers

On completion of the work, this statement will form part of the Building Manual will be handed to the occupant together with other relevant information about the project

11.0 Conclusion

- 11.1 The proposals seek to make better use of underutilised building and increase the stock of much needed accommodation. The site is in an established residential area, good transport links, primary and secondary schools etc. Any development on the site is clearly highly sustainable.
- 11.2 No harmful impact will arise to the amenities of adjacent property owing to the conversion of the existing buildings.
- 11.3 We have taken on board the advice given by the council during the meeting and in writing as stated above.
- 11.4 We believe that our proposal complies with the council's and London plan and we expect a favourable recommendation for approval.

12.0 Aerial view of the site



12.0 Photographs of the Existing Buildings on site



View from Uxbridge Road looking towards Poole Hill Road



View from Uxbridge looking towards the application site/building



View from Poole Hill Road looking west



View from Poole Hill Road looking towards Uxbridge Road

13.0 Drawings

Drawings submitted with this application

887/RDP/P01 Existing & Proposed Site plans
887/RDP/P02 Existing Floor Plans
887/RDP/P03 Existing Elevations
887/RDP/P04 Proposed Floor Plans
887/RDP/P05 Proposed Elevations
887/RDP/P06 Proposed Sectional Elevations
887/RDP/P07 Contextual Street Elevations

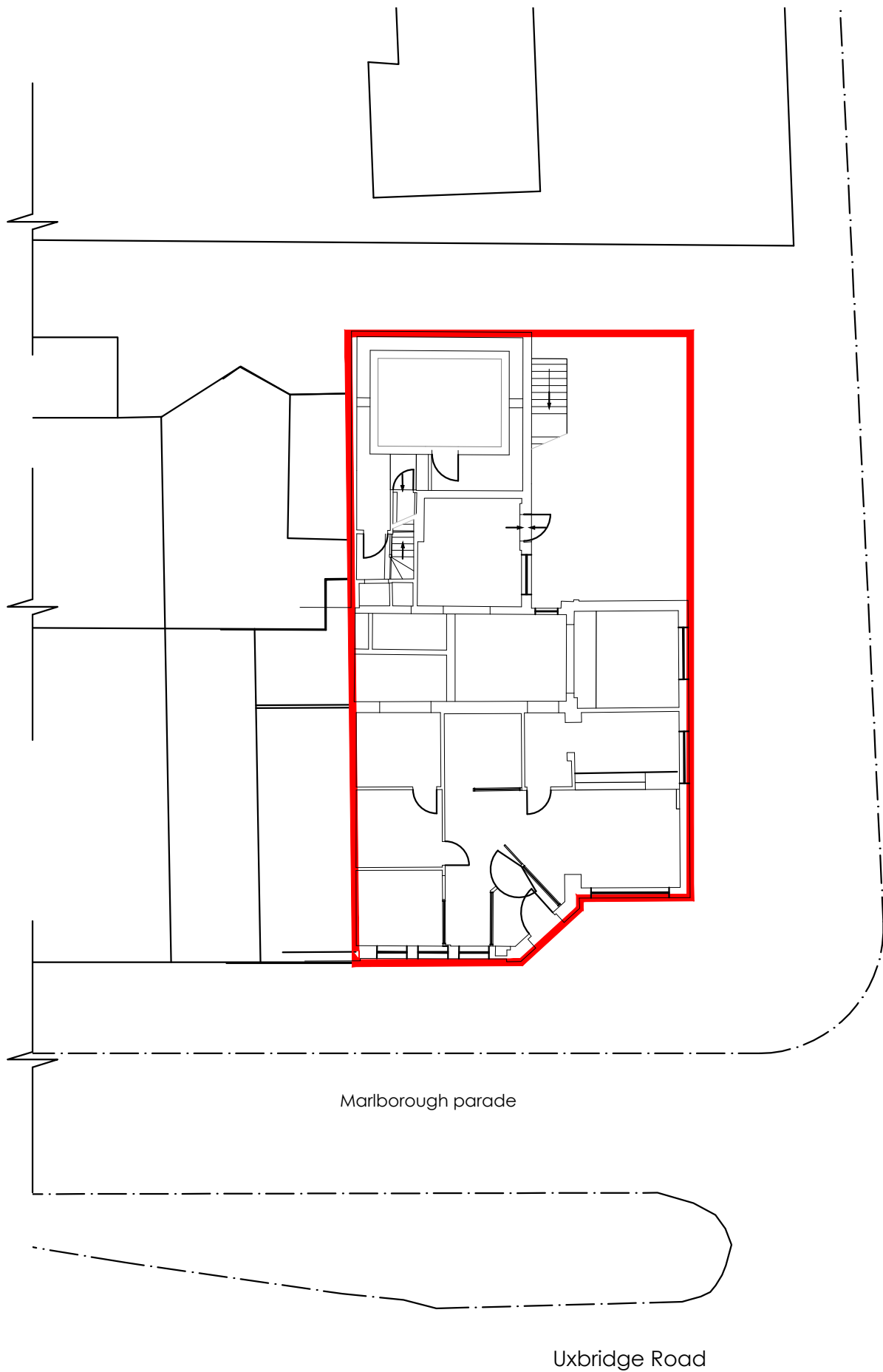
Limitations

This statement and design scheme are prepared for our client. It is provided for the stated purpose and sole use of our client Mr Mohammad Afzal. It is confidential to the client and his/her professional advisers. Neither the whole, nor any part of this report, or any reference to it may be made available to any third party. It has been prepared with skill, care and diligence reasonably to be accepted of a competent Architect's practice, but accepts no responsibility whatsoever to any other person than the client. Any such person relies upon the report at his /her own risk.

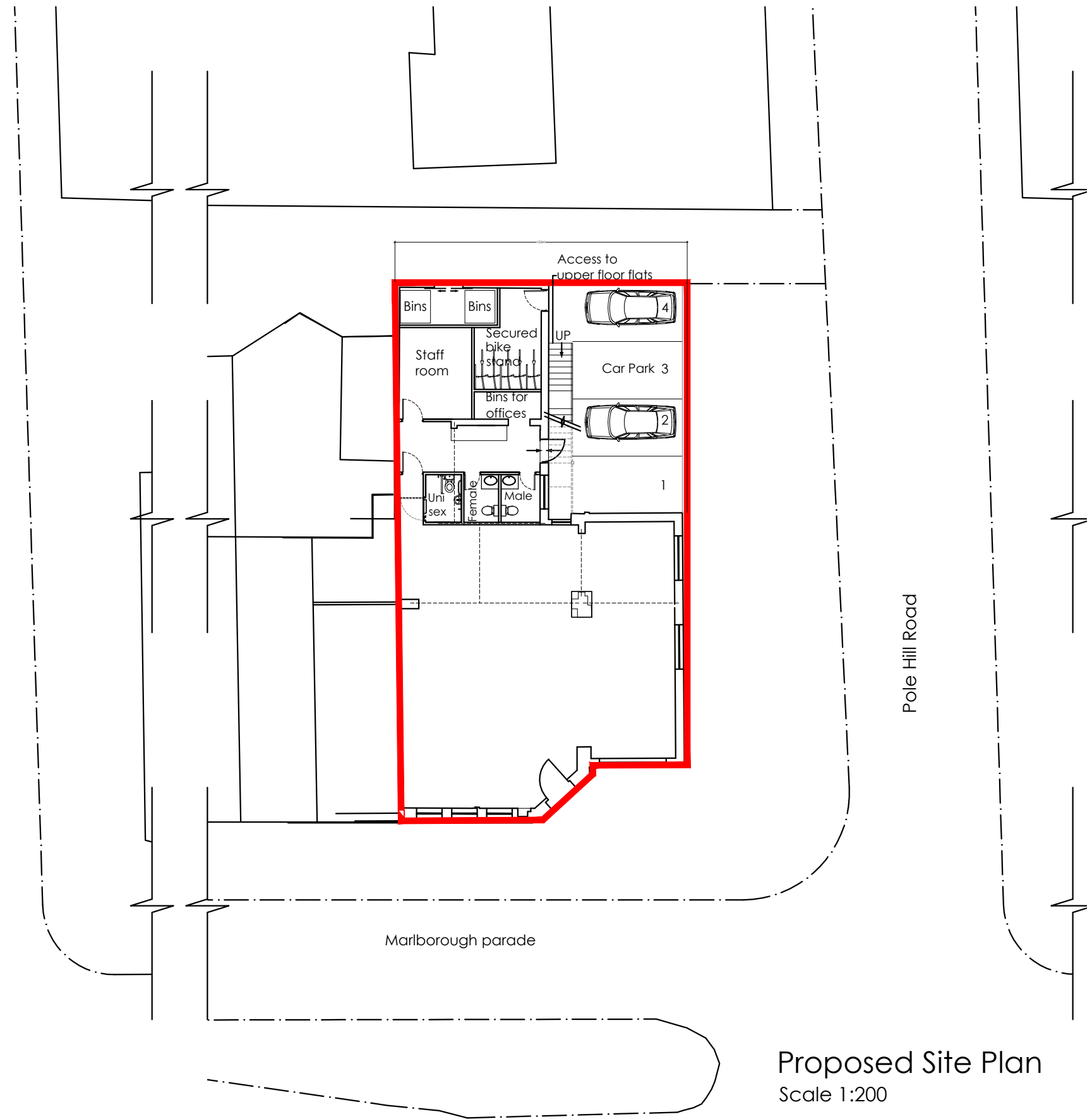
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In making our enquiry the following assumptions have been made unless otherwise stated:

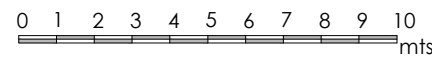
It is assumed that the site is not subject to any unusual or especially onerous restrictions, encumbrances, covenants that may be found in the title deeds. No account has been taken in respect of soil condition, landfill, contamination etc.

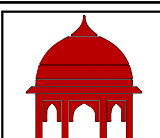


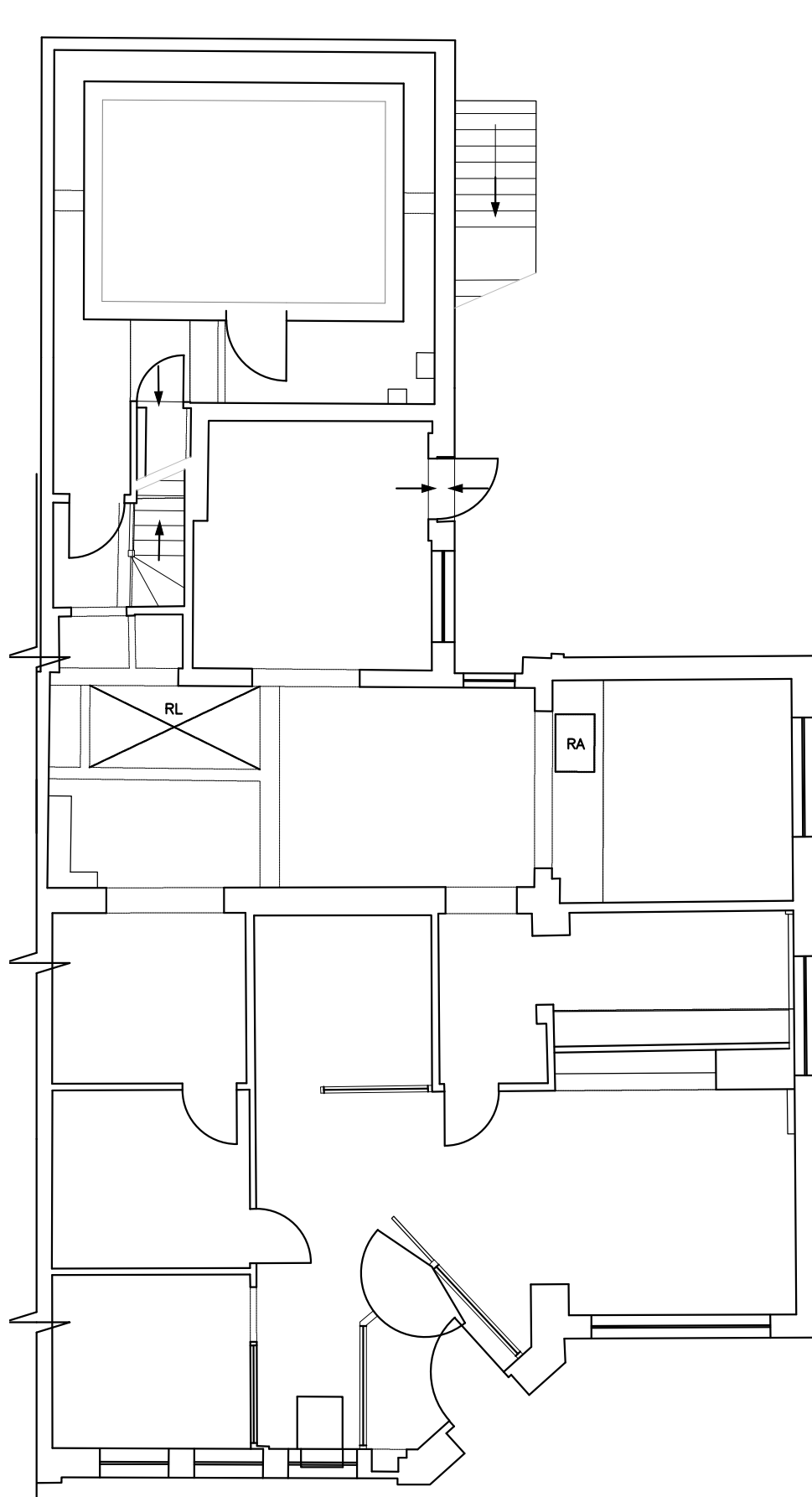
Existing Site Plan
Scale 1:200



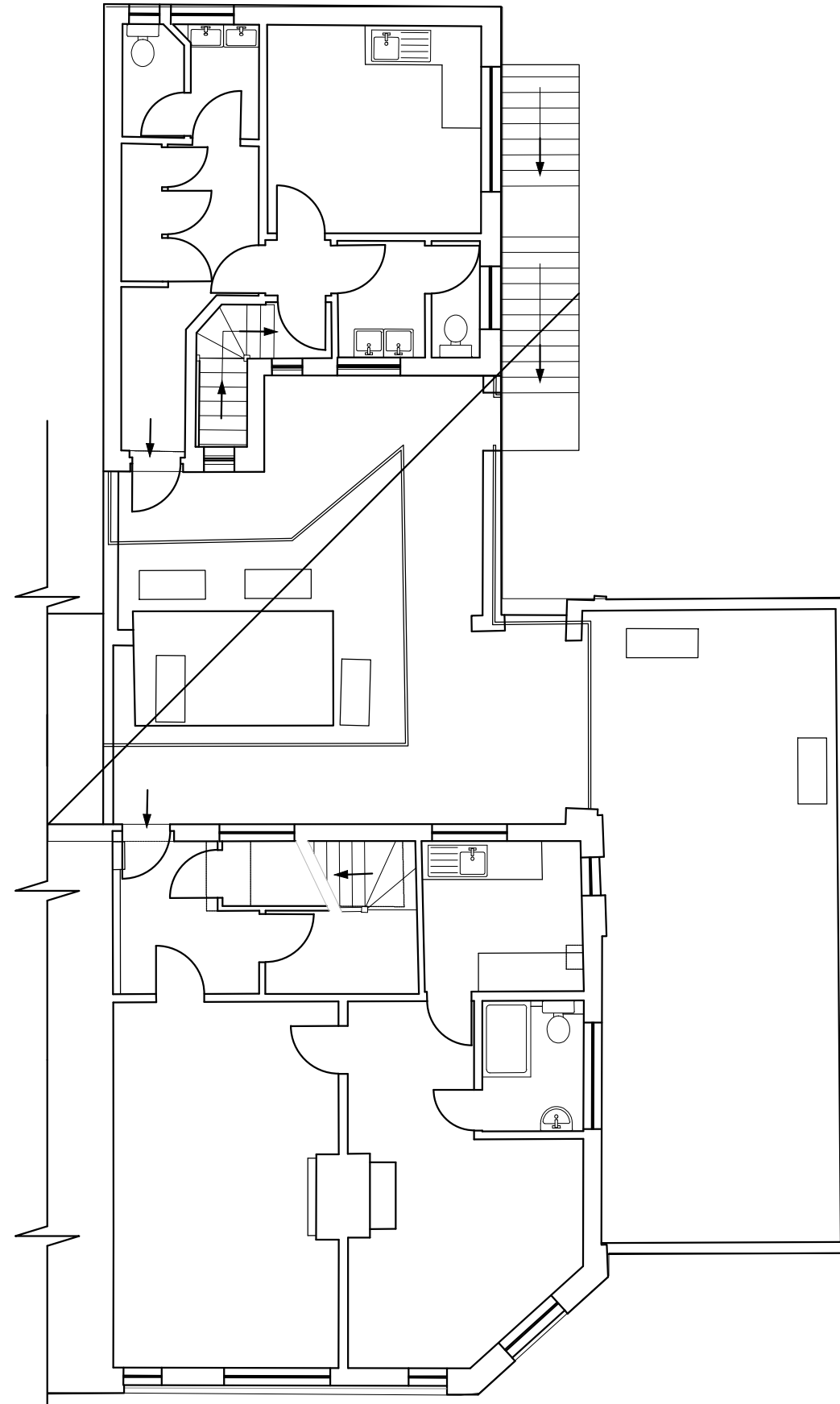
Proposed Site Plan
Scale 1:200



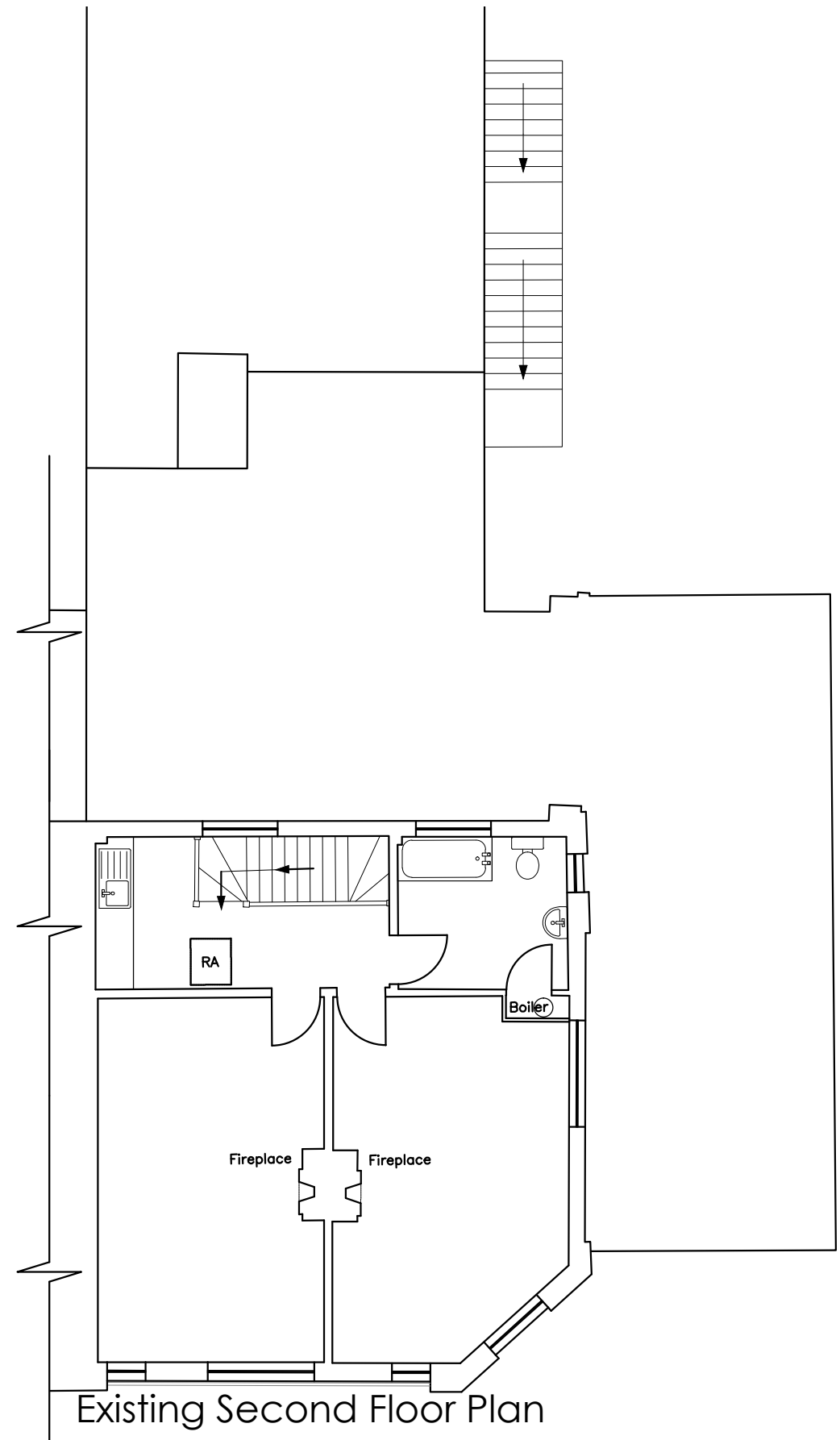
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PROJECT: 12 Marlborough parade Uxbridge Road, UB10 0LP			
DRAWING TITLE: Existing & Proposed Site Plans			
SCALE: 1:200		A3	
DATE: June 2015		DRAWING No. 887/RDP/P01	



Existing Ground Floor Plan
Scale 1:100



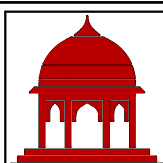
Existing First Floor Plan
Scale 1:100



Existing Second Floor Plan
Scale 1:100



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DRAWING TITLE: Existing Floor Plans				
SCALE: 1:100		DATE: A3 June 2015	DRAWING No. 887/RDP/PA02	



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South West Elevation

Scale 1:100



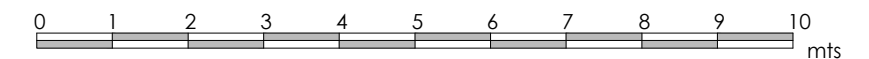
North East Elevation

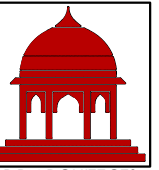
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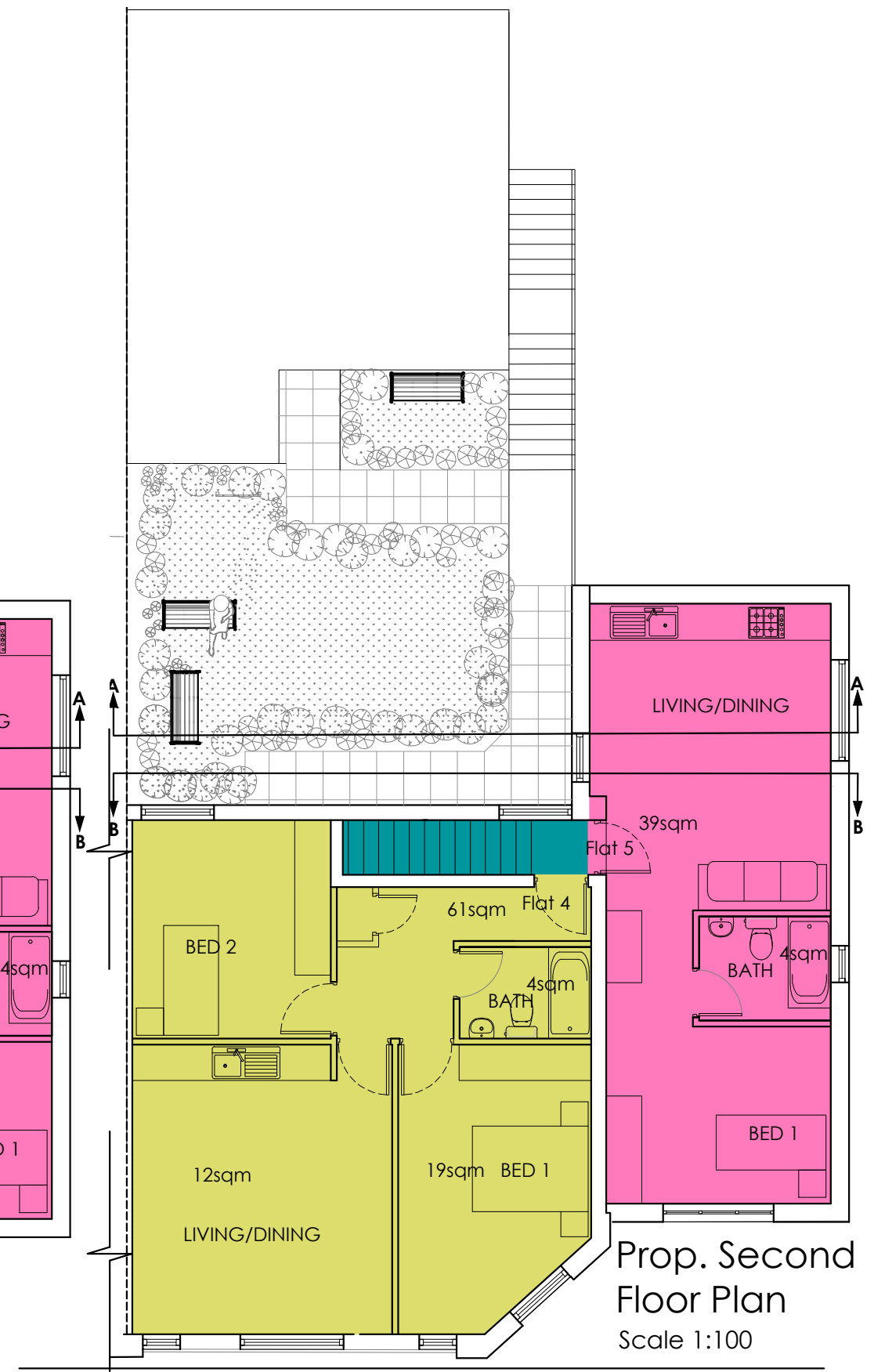
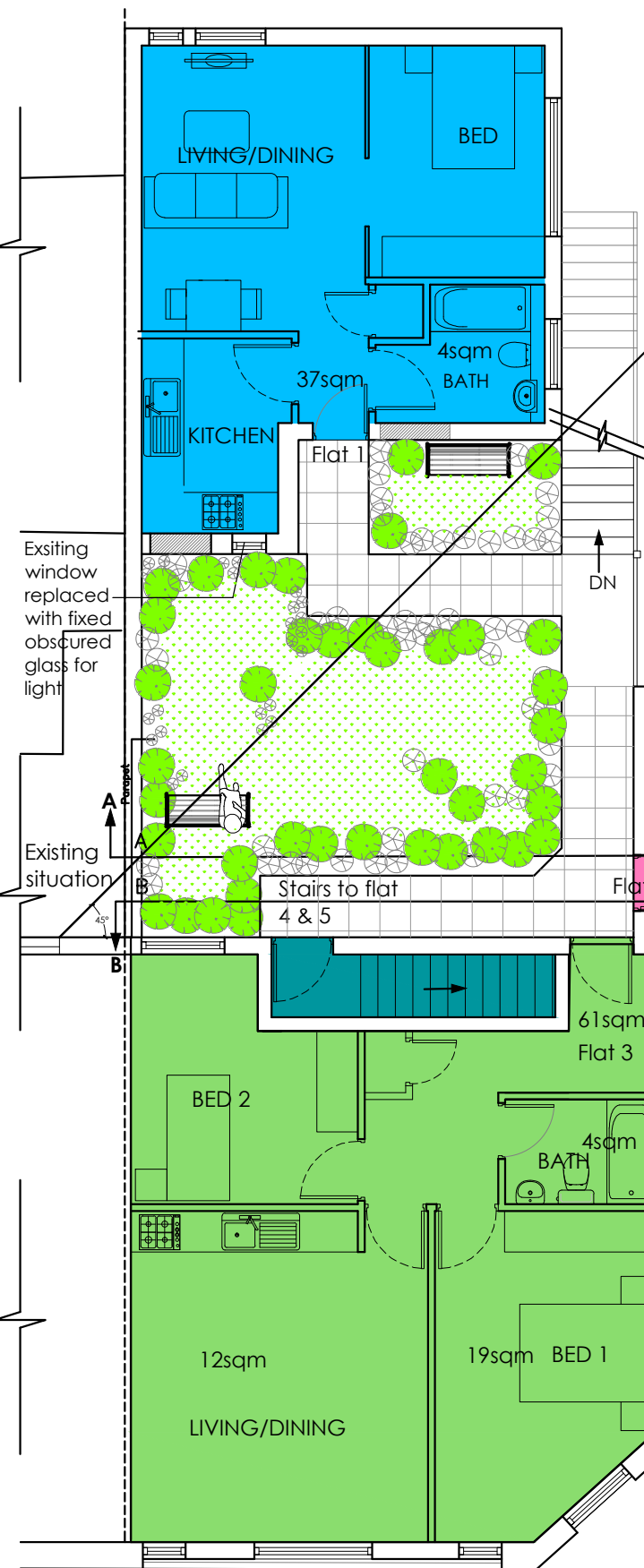
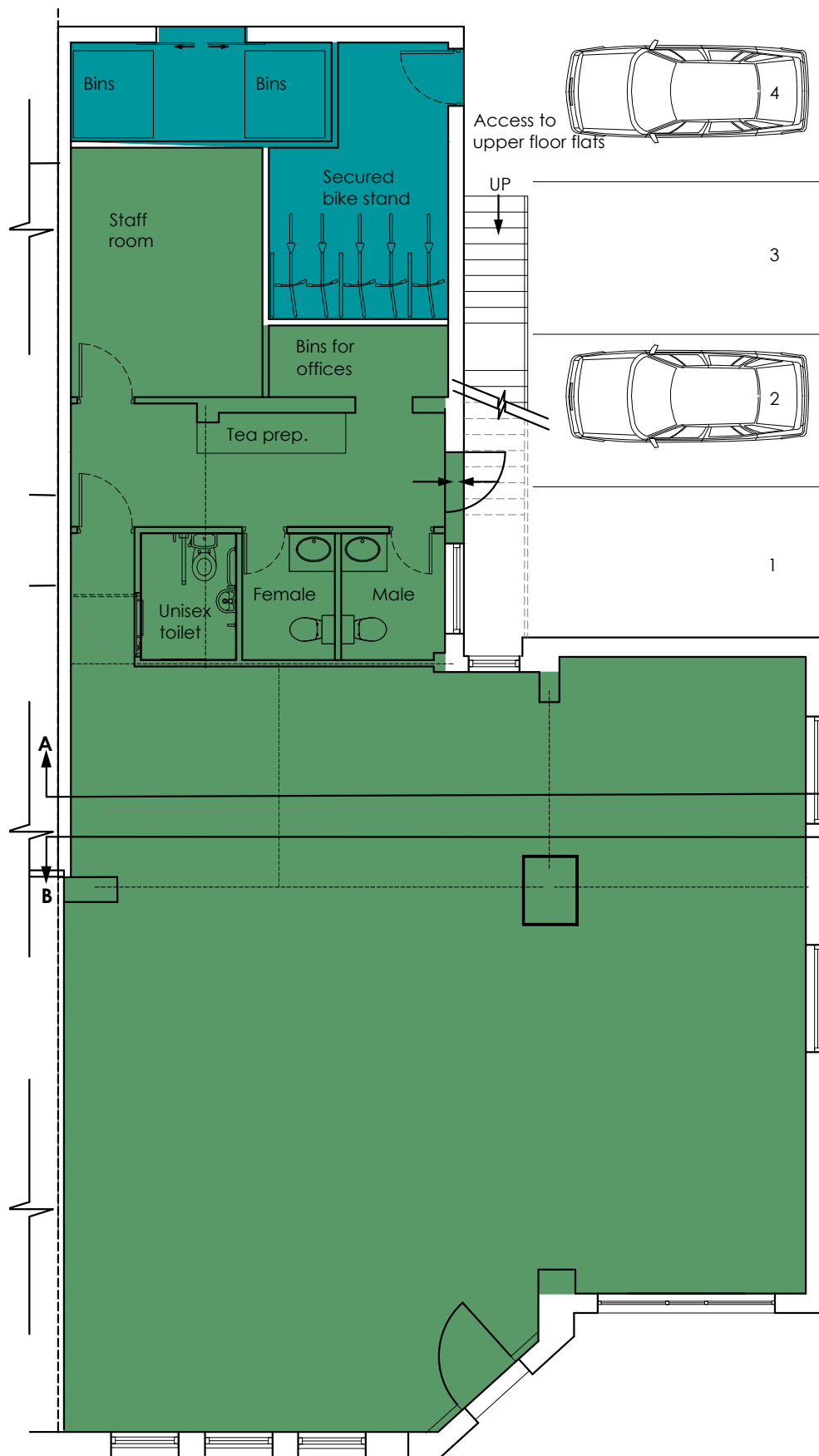


South East Elevation

Scale 1:100



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PROJECT: 12 Marlborough parade Uxbridge Road, UB10 0LP		
DRAWING TITLE: Proposed Floor Plans		
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DRAWING No. 887/RDP/PA04		

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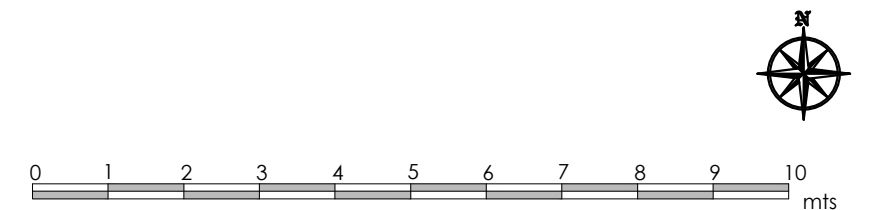
South West Elevation (Front)
Scale 1:100



North East Elevation (Rear)
Scale 1:100



South East Elevation
Scale 1:100



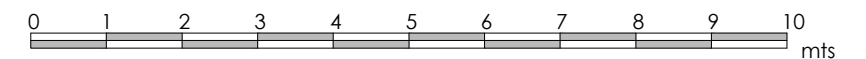
A	05.08.2015	Amended to suite PL. OFF's comments	
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DRAWING No. 887/RDP/PA05			



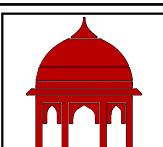
Sectional Elevation A-A
Scale 1:100



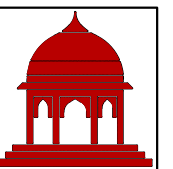
Sectional Elevation B-B
Scale 1:100



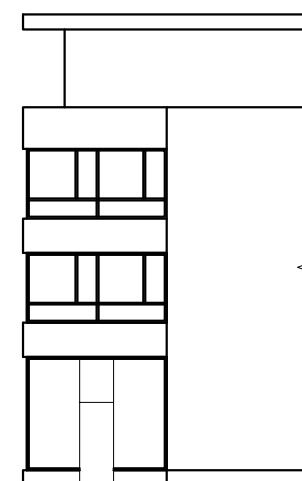
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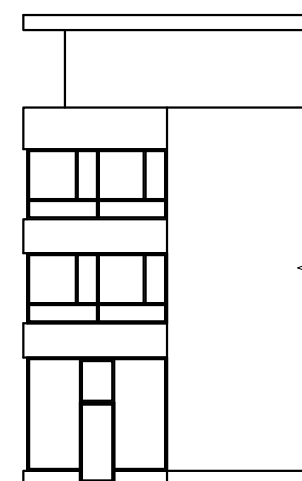
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Contextual elevation - Existing
Marlborough Parade/Uxbridge Road
Scale 1:200



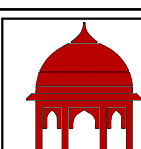
Contextual elevation - Proposed
Marlborough Parade/Uxbridge Road
Scale 1:200



Contextual elevation - Existing
Pole Hill Road
Scale 1:200

Contextual elevation - Proposed
Pole Hill Road
Scale 1:200



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