



Geoff Beardsley & Partners (UK) LLP

CHARTERED ARCHITECTS, BUILDING SURVEYORS,
PRINCIPAL DESIGNER AND CDM CONSULTANTS

Elfin House, 1A Elfin Grove, Teddington, Middlesex TW11 8RD

Tel: 020 8614 4374

www.gbpartners.co.uk

DESIGN AND ACCESS STATEMENT

Proposed Gym for personal use at Land between
Coldharbour Lane House and 101 Hunters Grove UB3
3JH

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Land between Coldharbour Lane House and 101 Hunters Grove UB3 3JH

Full Planning Application for Proposed Gym Facilities for Personal Use and Maintaining Public Right of Way

1. SITE CONTEXT & LOCAL AREA

The subject site is a parcel of land currently vacant and split into two sections bisected by an existing Public Right of Way footpath.

The subject site is part of a Designated Area of Special Character (ASLC). The Right of Way connects West Walk with a rear alley way linking to Hunters Grove and the rear service area to the commercial buildings fronting Coldharbour Lane. The land is largely flat, laid to lawn and enclosed by a mix of soft vegetations and hedges. There is an existing stepped access to the Public Right of Way from the Hunter Grove's end, the subject site once formed part of the adjoining gardens of the existing residential units No.12 and No.13 West Walk.

The location of the subject plot is at the end of the residential West Walk cul-de-sac largely formed by a distinct area of interwar two storey semi-detached and terraced dwellings.

Beyond the north-western boundary is a public alley way and service yard area converging to Hunters Grove.

A terrace of 3 storey commercial buildings lines the north-western boundary beyond the service parking area.

Coldharbour Lane is well served with a diverse mix of local shops and services. Several bus stops are also located within close proximity of the site. The site is not listed, within a conservation area or locally listed and there are no trees on site.



The application site is situated between Coldharbour Lane House and no 101 Hunters Grove. The existing public right of way splits the site into two defined triangular plots, one of each, the subject site, is outlined in red.



Subject Site from stepped access to Hunters Grove.

2. RELEVANT PLANNING HISTORY

Appeal Ref: APP/R5510/A/12/2179833 Land Adjoining 12 & 13 West Walk West Walk Hayes

Decision: 06.12.2012- The Appeal is dismissed

Application Ref: 68438/APP/2012/706 Land Adjoining 12 & 13 West Walk West Walk Hayes

ERECTION OF 4 X 1 BEDROOM STUDIO UNITS (37SQM each) HOUSED IN TWO
DETACHED BUILDINGS ON LAND ADJOINING NO.12 AND NO.13 WEST WALK

Decision: 15.05.2012- Refusal

Application Ref: 68438/APP/2020/2448 Land Adjoining 12 & 13 West Walk West Walk Hayes

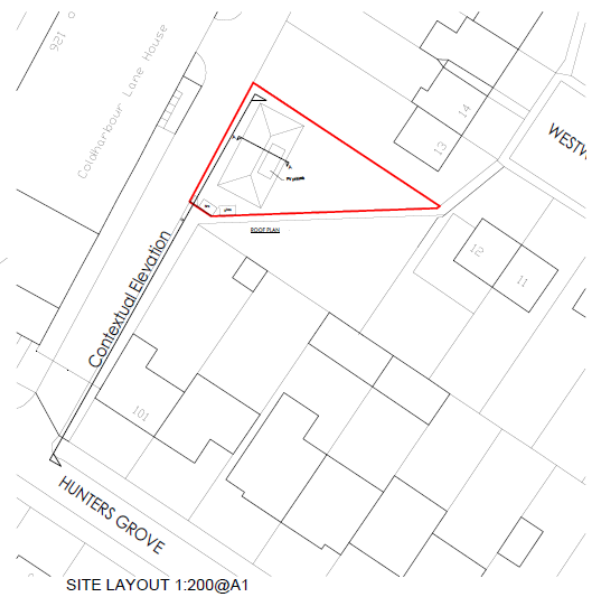
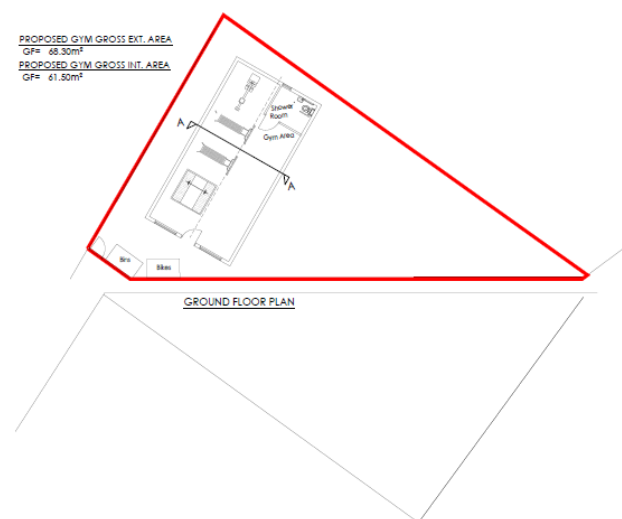
SINGLE STOREY BUILDING FOR USE AS A PERSONAL GYM ON LAND ADJOINING
NO.12 AND NO.13 WEST WALK

Decision: 15.10.20- Refusal

3. PROPOSAL – GYM FACILITIES FOR PERSONAL USE AND MAINTAINING EXISTING PUBLIC RIGHT OF WAY

The proposed gym will be for personal use with no habitable spaces. The existing right of way is retained and the proposal is to be located on the northern side of the footpath near to Coldharbour Lane House side

The proposal consists of a single storey timber-built structure with an open plan gym layout with a WC-Shower located on the ground floor. Entrance into the property is from the existing right of way footpath near the Hunters Grove end. The proposed single storey property has a double pitched roof with hipped ends which has been designed to be in keeping with the surrounding neighbouring properties.



4. RELATION TO NEIGHBOURING RESIDENTIAL UNITS

The subject site currently has no buildings located within its area, currently the Right of Way foot path is adjacent to the subject site, running from West Walk to Hunters Grove.

The site area was previously open land however this area and the triangular site on the opposite side have been significantly deteriorated due to ongoing antisocial occurrences and rubbish accumulation.

The proposed personal gym would not have a detrimental impact to the neighbouring dwellings as the design has been carefully considered to not appear intrusive when being seen within the context of the adjoining properties. In addition, the daylight would not be compromised.

5. TREES

There are no existing trees located within or around the boundaries of the application site. Any existing boundary hedges would be retained but managed, and further scope of soft landscaping and proprietary planting can be added subject to an agreed landscaping plan to meet the Council's specific requirements should any be applied to a future consent.