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DESIGN AND ACCESS STATEMENT

LONDON BOROUGH OF HILLINGDON

August 2017

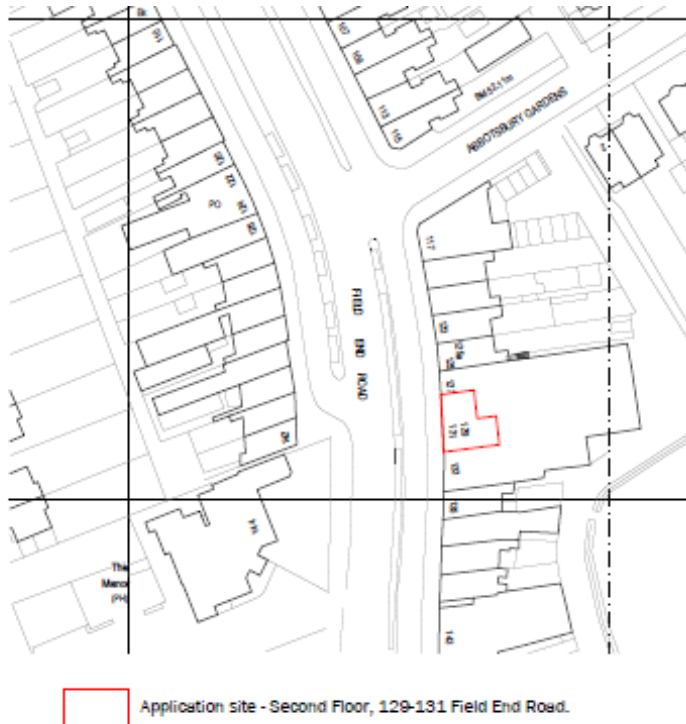
127-133 FIELD END ROAD, HA5 1QH: FENESTRATION ALTERATIONS TO SECOND FLOOR REAR ELEVATION ONLY



INTRODUCTION

This Design and Access Statement is presented in support of proposed alterations to the rear fenestration of the second floor of 127-133 Field End Road.

The purpose of this document is to explain the proposal and the design rationale, where applicable, in relation to relevant planning policy.



Location map of 127-133 Field End Road, Hillingdon



Aerial view of 127-133 Field End Road, Hillingdon



Front view of 127-133 Field End Road, Hillingdon

1.0 EXISTING SITE AND CONTEXT

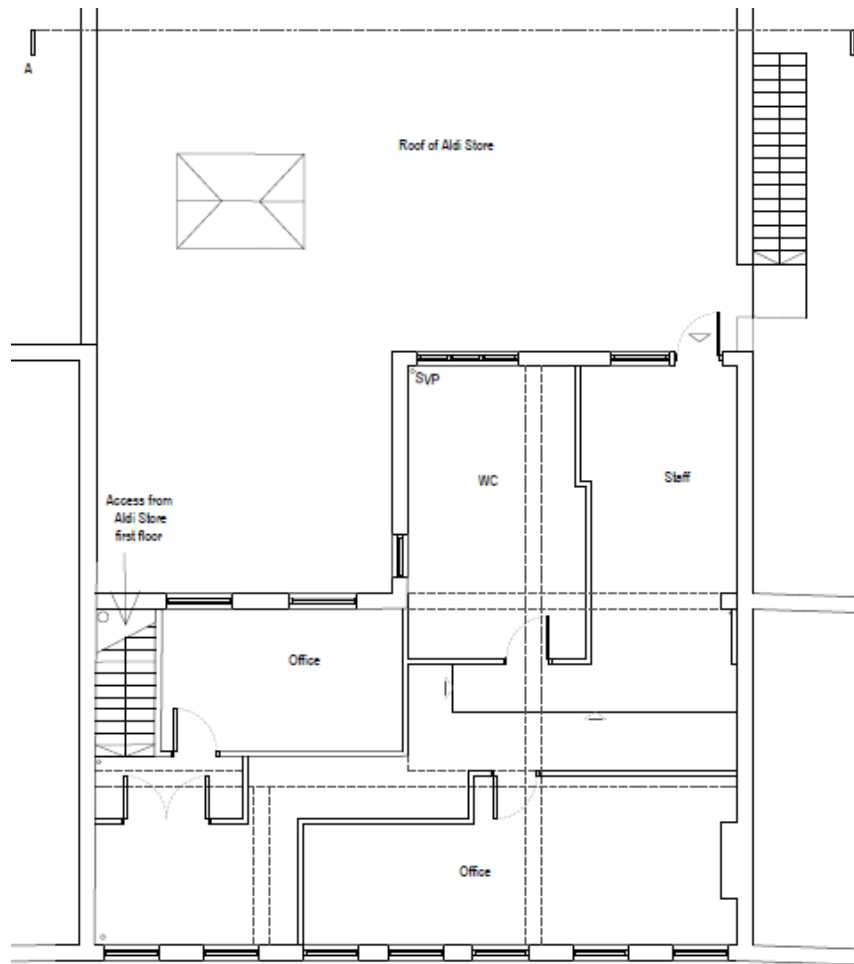
- 1.1 The application property, 127-133 Field End Road, in the London Borough of Hillingdon, is a three-storey building with a retail function at ground floor level, and offices on the floors above.
- 1.2 The proposal does not include any changes to the front elevation. The proposal concerns the fenestration of the rear elevation to the second floor of 129-131 Field End Road, only.
- 1.3 The fenestration of the rear elevation to the second floor of 129-131 Field End Road is not visible from any other property, due to its location and to the extent of the existing first floor.
- 1.4 Currently the ground floor retail premises are occupied by an Aldi supermarket, which also occupies the majority of the first-floor as storage, with associated offices on the Field End Road frontage.
- 1.5 The second floor of no. 127-133 Field End Road is presently vacant, with its last known use as Office (Class B1(a)), which ended in September 2015. A notification for prior approval was submitted to London Borough of Hillingdon on 02 August 2017 for change of use of the second floor of nos.127-133 Field End Road to Residential Class C3.



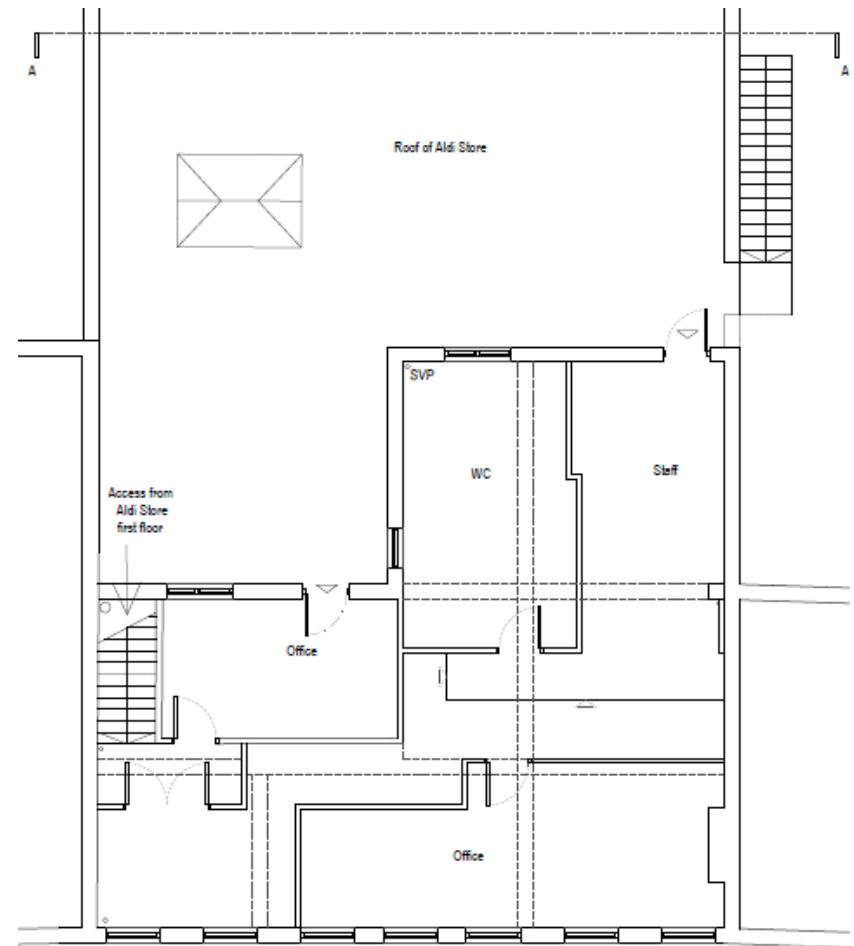
Rear view of 127-133 Field End Road, Hillingdon



Rear side view of 127-133 Field End Road, Hillingdon

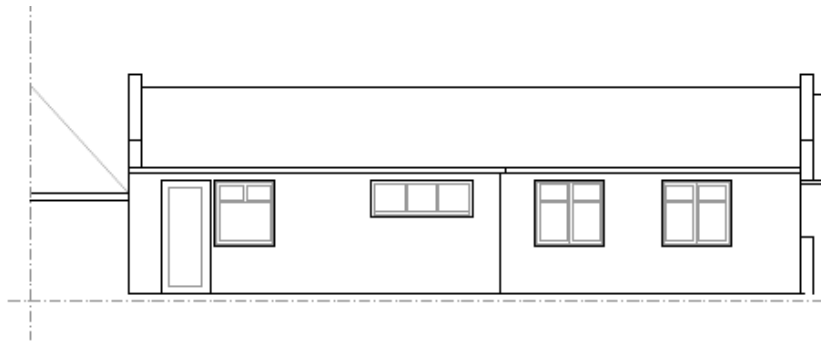


Existing second-floor plan of 129-131 Field End Road.

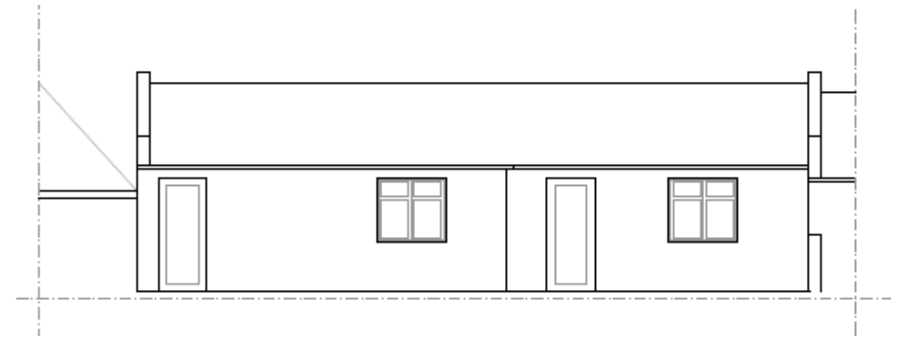


Proposed second-floor plan of 129-131 Field End Road, showing the altered fenestration

2.0 PROPOSED EXTERNAL FABRIC ALTERATIONS



Section A-A, Existing rear elevation of 129-131 Field End Road Second floor.



Section A-A, Proposed elevation of the second-floor level of 129-131 Field End Road.

- 2.1 There are no proposed alterations to the front elevation of no.127-133 Field End Road, the only amendment consisting of the addition of a new door and windows to the rear elevation at second floor level.
- 2.2 The proposed additional windows and doors have been designed to relate to the architectural character of the existing building, and the adjacent residential properties
- 2.3 The new second floor windows and door do not overlook any existing properties, and therefore no existing amenities are affected. The new windows are proposed as double-glazed in UPVC frames, and finished in white to match the existing windows.

- 2.4 The building is not in a conservation area and it is not listed