

DESIGN & ACCESS STATEMENT

Site Address:

948 Uxbridge Road
Hayes
Middlesex
UB4 0RL

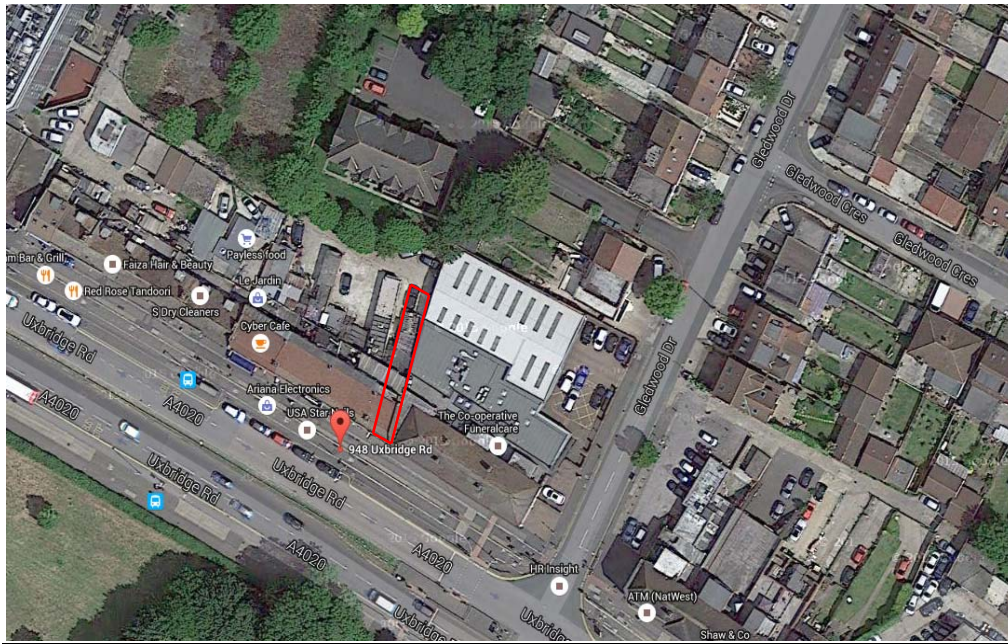
Provided by:

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The Application:

Creation of Two Self Contained Flats from Existing Three-Bedroom Maisonette, including Second Floor Rear Extension and Loft Conversion with Rear Facing Dormer & Front Roof Lights.

The Site:



Location & Background:

The application site is located along the Main High Street, in Hayes.

It is noted that the Ground floor unit is currently used as retail unit and this will remain the same. The property benefits from an existing separate Entrance to the Upper Floor Levels, located to the Rear (via a Metal Staircase). This proposal will be in-keeping with the surrounding properties and will not be out of character. Many of the upper levels along this part of Hayes have been developed in similar ways.

The Ground Floor property is currently used as Retail and this will not be affected by the proposed development. The proposal is to provide two good sized Self Contained Flats (1 x 1 Bedroom and 1 x 2 Bedroom) following extensions at Second and Loft Floor Level.

The Rear Entrance will be commonly accessed by the occupants of the Flats. Once inside, a Staircase leads to the upper floor levels. Flat 1 is located at First Floor Level, with Flat 2 being located at 2nd and Loft Levels.

There is no Off-street car parking on-site, but off-street parking is available near to the site. This helps to encourage the use of Public Transport. As the property is located near the Uxbridge and Hayes Town Centres, excellent Bus Services and Trains are widely available for the convenience of residence and shoppers.

The property is situated along Uxbridge Road in close proximity within Uxbridge Shopping Centre. There are good public transport facilities located close to the

proposed site, as well as, Local Community centres, Government School and Sports Centres. Additionally, the M4 Motorway is located within a short distance from the site, providing easy access to other areas. Hayes & Harlington and Uxbridge Train Stations, as well as Bus service Links to other train stations are also in accessible distance from the property.

Design:

The proposal has been conceived to make better and more sustainable use of the property site without causing harm to neighbours or to the local street scene.

Physical building works include the following:-

- Second Floor Rear Extension
- Loft Floor Extension with Rear Dormer and Front Roof Lights
- Creation of Two Self Contained Flats
- Additional Sound Insulation to Wall and Ceiling, between Flats
- Internal alterations to create adequate Living Facilities to meet Planning Guidelines

This proposal, to convert the existing Three Bedroom Maisonette, is considered to be an appropriate and sustainable use of the property site. This location is ideally suited to residential use. It is considered that the proposal, to provide Two Self Contained residential units, represents a far better and more appropriate use of this space.

It is noted that Hillingdon Council, like most London boroughs, is experiencing an increasing demand for more residential units for couples or small families and this represents an opportunity to contribute to the stock of quality units to help address that demand. The UK Government has recently indicated a shortfall in smaller residential units. This proposal looks to address the demand within an ideal location.

The proposed residential units would be of good sizes and layouts. The proposed units will have total floor areas of some 50sqm and 63sqm respectively. These have been designed to meet standard sizes of house and room spaces.

It is considered that the proposed residential units would provide suitable space including Kitchen/Living Room, Bedroom and Bathroom with the addition of good public transport access to Central London or to other centres.

Many of the upper floors along Uxbridge Road have been converted in similar ways, by providing Residential units at upper Floor Levels. As the neighbouring properties have been developed in the same or similar way, the impact on Neighbouring properties will be minimal. The demand for better residential units has increased and this provides an opportunity to ensure occupants' requirements are fulfilled.

The layouts have been designed to ensure 'stacking' is maintained. This will provide occupants with suitable sound barriers in addition to proposed Sound Proofing between Floors.

Bin Storage has been located to the Rear (at Ground Floor Level) for easy collection. The development looks to encourage the use of Bicycles by providing secure Parking to the Rear. This is located outside of the main entrance into the Flats.

Access:

As noted above, the application site is situated along the main High Street and to the main line railway station, which provides excellent transport links to other centres, including Hounslow, Harrow, Central London and to many other locations.

In addition to these excellent rail links, Yeading Lane is within walking distance from the site which leads to Hayes shopping area. Additional bus services at the nearby town centre link to many other locations within the borough.

The application premises are therefore well-served by public transport and, being located close to a town centre, have good access to a range of other shops and services.

Conclusions:

This application, which have been carefully designed so that it causes no harm to neighbours or to the street scene, would enable the property to provide good space for residential use.

It is therefore considered that this application is consistent with sustainable planning aims to make full use of existing developed land in urban areas, as promoted by central and regional Government as well as by the local planning authority.

The provision of two residential units to the upper floor levels of this site, which has excellent public transport links and is well located in terms of its access to shops and other local services, is a common arrangement to have and an appropriate use of the site.

Please do not hesitate to contact us if you require any further information.