

PLANNING STATEMENT

Gethceln House
Dawley Road
Hayes, Middlesex
UB3 1EH

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The Application: Creation of 4 Self Contained Flats at Ground and First Floor Levels from Existing Office Space.

This Application is a Prior Notification Development to convert the Existing Offices (Use Class B1a) to Dwellinghouses (Use Class C3) with the creation of Four Self Contained Units.

The Submission follows the amendments of the Town & Country Planning (General Development Order) 1995 by the Town & Country Planning (General Permitted Development) (Amendment) (England) Order 2013: STATUTORY INSTRUMENT 2013 No.1101

The main factors in determining the proposal relate to; Transport & Highway Impacts, Contamination Impacts and Flood Risks on site.

The Site:



The application site is located along Dawley Road, within close proximity to Hayes Town Centre.

Location & Background:

Planning Permission was Granted to convert the Office to a Single Family Dwelling (Planning Reference Number: 71736/APP/2016/1199). However, as the property is within the industrial part of Hayes, multiple residential units would be better suited. This proposal would be a more positive addition, without effecting the external appearance.

It is noted that the surrounding units have varied uses with separate/communal access. A number of the commercial units are occupied as Retail use, Office Space or Storage. This proposal will be in-keeping with the surrounding properties, as there are residential properties within the immediate area and therefore will not be out of character. Many of the properties along this part of the Borough have been converted into Residential use.

The property is currently accessed via a front entrance leading to a Staircase which provides access to the first floor. All floor levels are currently occupied as Office space.

There are no extensions proposed as part of the development, as the floor levels are large enough to create a mixture of 4 Self Contained Flats (2 x Studio Units and 2 x 1 Bedroom Units). The development has been designed to provide such units, as the location is ideal for Individuals or couples with the site being within a Town Centre.

Communal Amenity space can be provided to the Rear, ensuring the occupiers have outdoor space for recreational activities. Our aim is to provide Residential units which achieve above the minimum requirements with regards to Lifetime Homes Standards.

As the property is situated along a main road, within close proximity to Hayes Shopping Centre, there are good public transport facilities located close to the proposed site. Hayes & Harlington Train Station, as well as Bus service Links to other train stations are also in accessible distance from the property.

Neighbouring properties have been converted to create multiple self contained units, in recent History. There is no real demand for Office space within this location, therefore the proposal to create self contained units would be more suited.

Transport & Highway

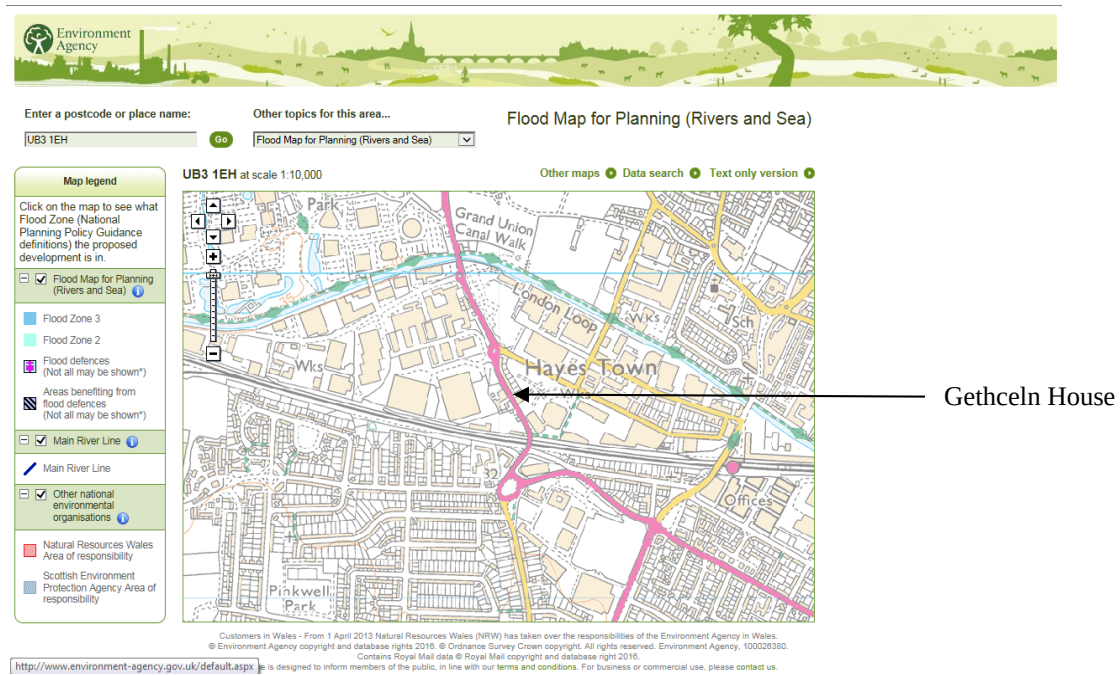
There are 2 off-street car parking spaces provided on-site, one being to the Rear due to the confines of the site. The existing side access is being used for Deliveries to the Commercial Unit, however this will be common to all occupiers.

Secure Bin Storage (both General Waste and Recycling Waste) has been provided to the Front of the Site, as well as secure storage for Bicycle storage. This ensures the development provides suitable amenities and facilities for the Residential Occupants.

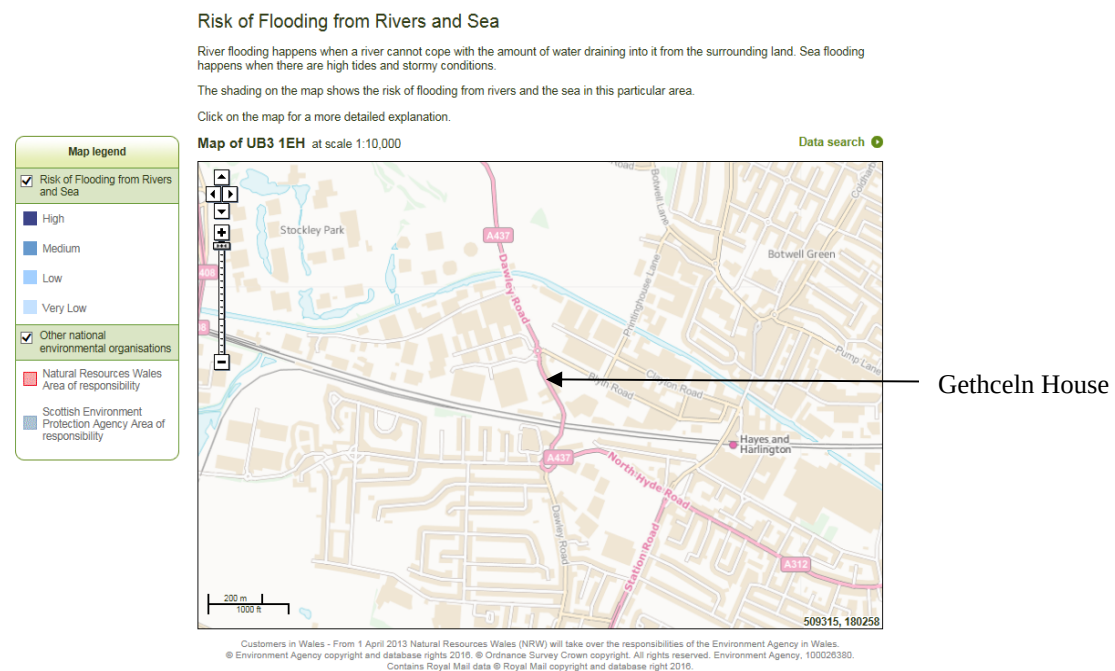
As the Site is located close a Town Centre, Public Transport facilities are easily available along the Main High Street and nearby Roads.

Flood Risk Assessment

The property is not within a Flood Zone, therefore there is minimal risk of Flooding. There are no extensions proposed as part of the development. The main escape route would be via the Front Entrance in case of Fire and Emergency Escape measures. An alternative escape route would be from the Rear for Flat 2. The Environment Agency Maps below indicates the Site Location.



The Environment Agency Map below demonstrates the location is not within a Flood Zone with no chance of Flooding expected.



Land Contamination Assessment

There are no risks of Land Contamination, as the property is currently occupied as Offices at Ground/First Floor Levels. The site has not been used by Commercial or Industrial waste which indicates there are no risks associated.

Neighbouring Development have not been effected by Contaminated Land, therefore we see no reason for the subject site to be effected.

We have employed the services of 'Landmark Information Group' who are providing a Data analysis and summary of the Land. The report will indicate there has been no History of Land Contamination. The document will also show the site is not at risk of contamination and therefore a Proposal to provide multiple Self-Contained Units would be deemed appropriate.

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:-

- Internal alterations to create 4 separate residential units
- Creation of Bin Storage to the Front
- Creation of Off-Street Parking to the Front/Rear

It is considered that the proposal would provide better floor space for the self contained Flats with the addition of good public transport access to London or to other centres.

This proposal, to provide 4 Self-Contained Flats is considered to be an appropriate and sustainable use of the property site. The existing floor area would provide suitable space for four self contained flats without the need to extend. It is considered that the proposal, to provide good size flats, represents a far better and more appropriate use of this space.

The proposed Flats have been designed to meet Lifetime Homes Standards, by providing easy access and comfortable living spaces.

The Flats have been designed to accommodate individuals and/or couples who want to be close to local amenities and services. As the site is located close to London, occupants would have easy access to work and Excellent Public services.

The Flats can be accessed via a Staircase, located to the Front which is accessible from Dawley Road. The internal Staircase leads to the upper Floor level.

Bin Storage has been located to the Front of the Property with easy access for collection and disposal. This has been designed to be an enclosed vented space to ensure minimal impact is created up on the neighbouring properties.

Additionally, Dawley Road is within walking Distance from nearby Public Spaces and Recreation Grounds. Therefore, the development provides suitable outside space in connection with the local Public spaces.

Access:

As noted above, the application site is situated close to Hayes Shopping Centre and to the main line railway station, which provides excellent transport links to other centres.

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 neighbouring properties, would enable the property to provide good space for multiple Residential units at Ground and First Floor Levels.

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

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