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Design & Access
Site: Gethceln House, Hillingdon, UB3 1EH
Juttla Architects Ref: 1627

Date: April 2026
Rev:
Author: Kevin Padilla

Design & Access Statement

Gethceln House, Hillingdon, UB3 1EH

April 2026

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1. The Application

The application is for the change of use of Gethceln House from office use class E(g)(i) to storage use class B8.

2. Site Location

The Application is for a site on Gethceln House, Dawley Road Hayes, Hillingdon, UB3 1EH. The site comprises an approximately 0.2-hectare site.

The site is bounded to the north, south and west by industrial uses, including Crossrail depot to the south, beyond which is the mainline railway line. To the east it is bounded by Dawley Road, beyond which is a public house and a row of terraced houses, the end terrace. The opposite the site entrance, accommodating a café at ground floor level.

The site falls within the Rigby Lane/Swallowfield Way Industrial and Business Area as designated in the Hillingdon Local Plan and Strategic Industrial Location as defined in the London Plan 2021.

3. Proposed Alteration

It is proposed to retain Gethclen House with no external alteration and a further 132 sqm additional storage floorspace.

These changes aim to increase the employment floorspace on site and improve the internal layout of the new building. The changes would have a negligible impact which will be discussed below.

Externally, existing associated access and parking will be retained.



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4. Conclusions

The proposal is seen to fit the context of the site with no significant impact on the development on a plot this scale.

The proposal would retain Gethclen House which had been used as offices for many years. However, the proposed change of use will further enhance the employment offer on site. The change of use of the building would not lead to any unacceptable impact on residential amenities.

It is felt that the proposal at Gethceln House is of an acceptable standard and we look forward to working with the planners on this scheme to facilitate a favourable decision.