

Design & Access Statement

Proposed for Bumblebee House, 5 Rockingham Road,
Uxbridge, UB8 2UB



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01 Introduction

This full planning application seeks approval and support for the proposal of change of use on the third floor into 4 apartments.

This report should be read in conjunction with the planning application and drawings submitted.

The contents of this document reflect the process undertaken in developing the design for the proposed scheme. This started with an analysis of the context in planning and physical terms, together with an evaluation of the site and brief.

With these findings we have designed a proposal that will cater for our clients' needs while maintaining the character of the surrounding area.



02 Context

- Wider Site Location
- Site Location
- Site Description
- Surrounding Context
- Previous Application

Wider Site Location

Bumblebee House, Rockingham Road

The site is located at Bumblebee House, Rockingham Road, Uxbridge, UB8 2UB

Site Location -
Bumblebee House,
Rockingham Road,
Uxbridge,
UB8 2UB



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Site Location -
Bumblebee House,
Rockingham Road,
Uxbridge,
UB8 2UB



Site Description

Bumblebee House, Rockingham Road

The Application site and its building is bounded to the north and east with the existing commercial buildings. Existing Buildings are of blank façades, thus avoiding any potential of overlooking.



Surrounding Context

Bumblebee House, Rockingham Road

To the south of the property the building responds to Rockingham Road. The prevailing street character is of a Residential tempo. There are no proposed changes to external appearance of the building, as we aim to maintain the character of the street.



Bumblebee House - Proposed Site



Sheraton House



1 Rockingham Road



North Side of Rockingham Road - Residential



52 Rockingham Road - Neighbouring properties



Neighbouring Warehouses



Overlooking from the rear of the application site



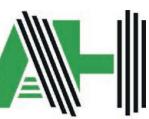
2-3 Rockingham Road - Neighbouring Garages



52 Rockingham Road - Neighbouring properties

Architectural Hub Ltd
architecturalhub.co.uk
Info@architecturalhub.co.uk

01277 201 828



03 Design Statement

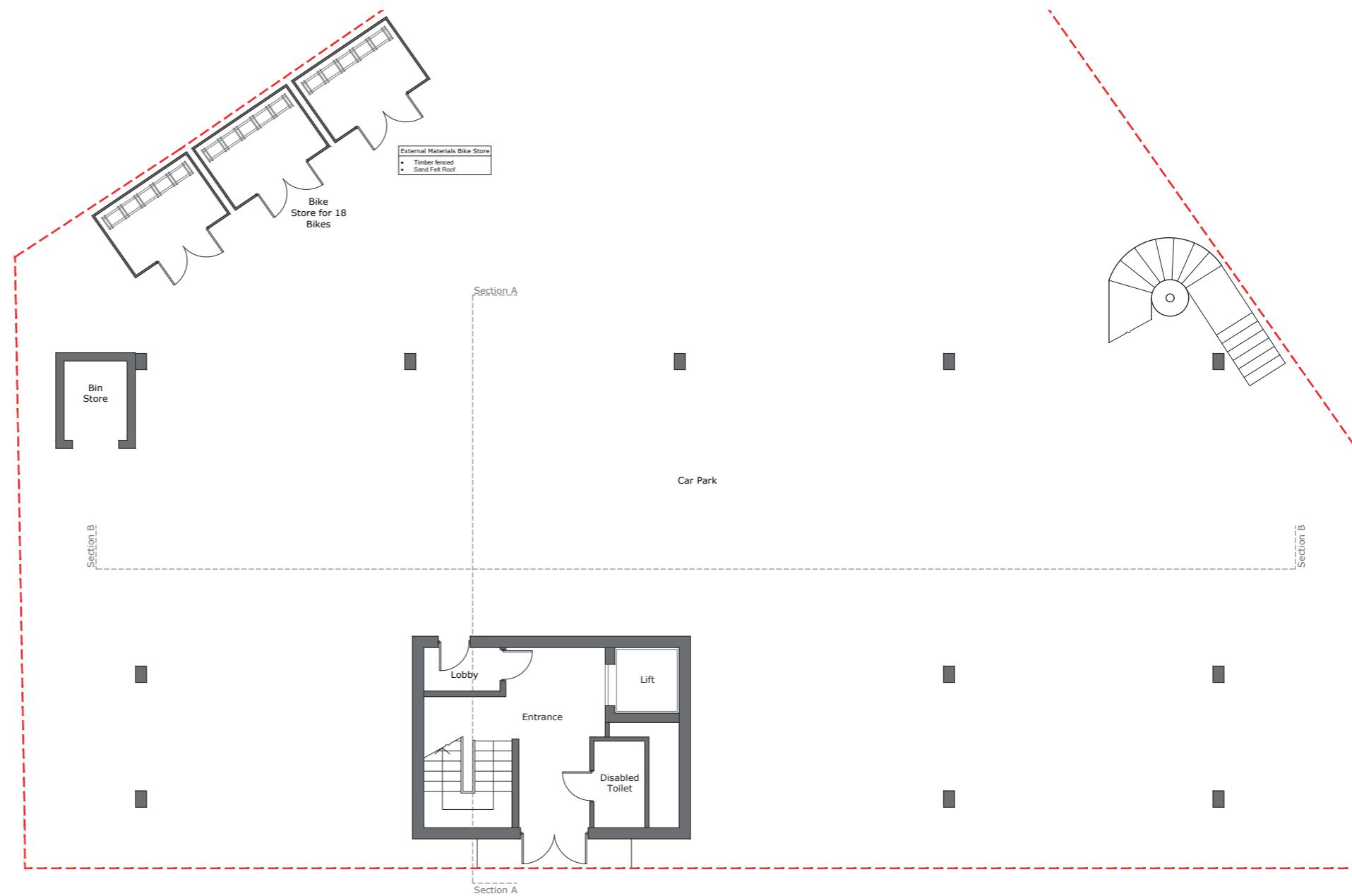
- Proposed Site Layout
- Proposed Layout
- Materiality
- Sustainability
- Access

Proposed Site Layout

Bumblebee House, Rockingham Road

Following the Prior Approval, Full Planning Consent was achieved for the conversion of the existing roof space, to provide 4no. Apartments. In addition, adequate car parking provision been provided within the Application site, cycle storage provision shall be made to encourage such trips to be undertaken by the cyclist.

There have been no changes prior approval, appropriate refuse storage facilities will be provided within the site with suitable access to disposal facilities. Refuse containers are to be located away from habitable rooms. A bike store for 18 bikes have been to the rear of the car park.

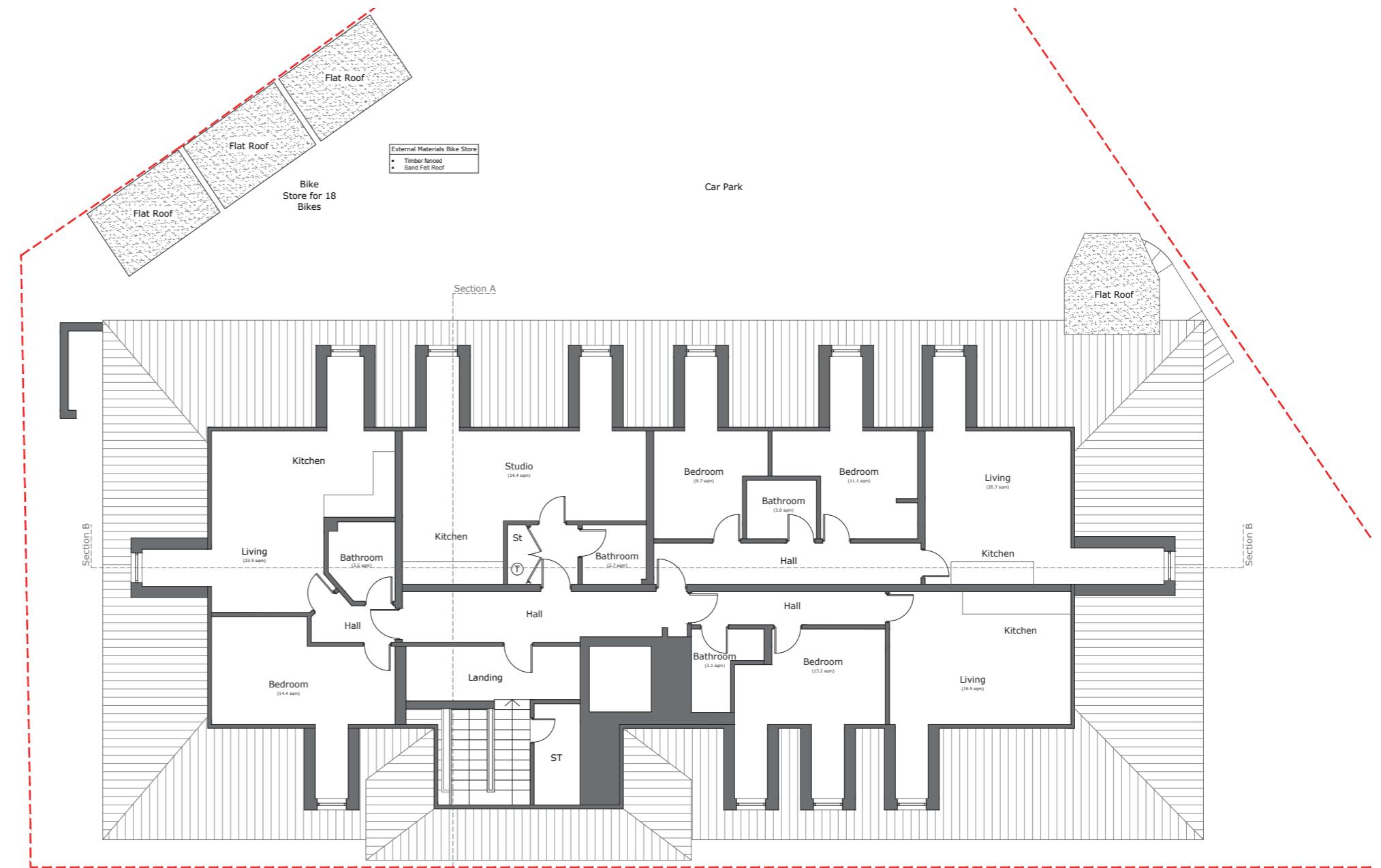


Proposed Layout

Bumblebee House, Rockingham Road

The proposals shall provide for a mix of Apartment Types, including Studio. No modifications have been made to the earlier approval; appropriate storage for waste will be provided on the site, together with sufficient access to disposal facilities. Refuse receptacles should be placed far from rooms that are occupied.

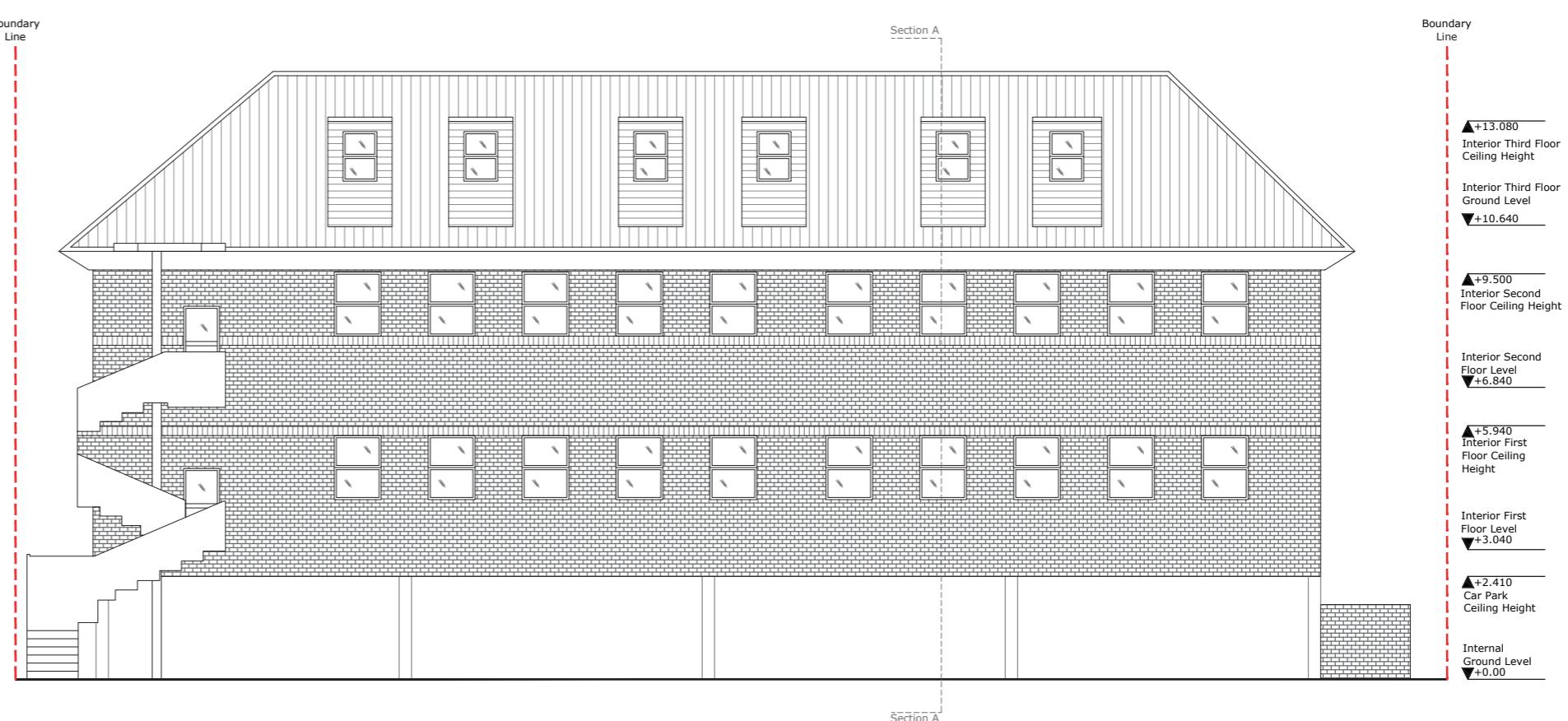
Each flat will be provided with an easily accessible bicycle store which is located at the North corner of the property. The store will have a proprietary shelter above and be enclosed in a timber fence which is accessed from the front of the property. The gate into the store will be permanently locked and only be accessible by the residents.



Materiality

Bumblebee House, Rockingham Road

The proposal has no changes made as keeping in character within the street is key. Each flat will be provided with an easily accessible bicycle store which is located at the North corner of the property. The store will have a sand felt covering above and be enclosed in a timber fence, built to last allowing all bikes to be protected. Wide double-doors give you outstanding access and the gate into the store will be permanently locked and only be accessible by the residents. The bike can be accessed from the front of the property into the rear car park.



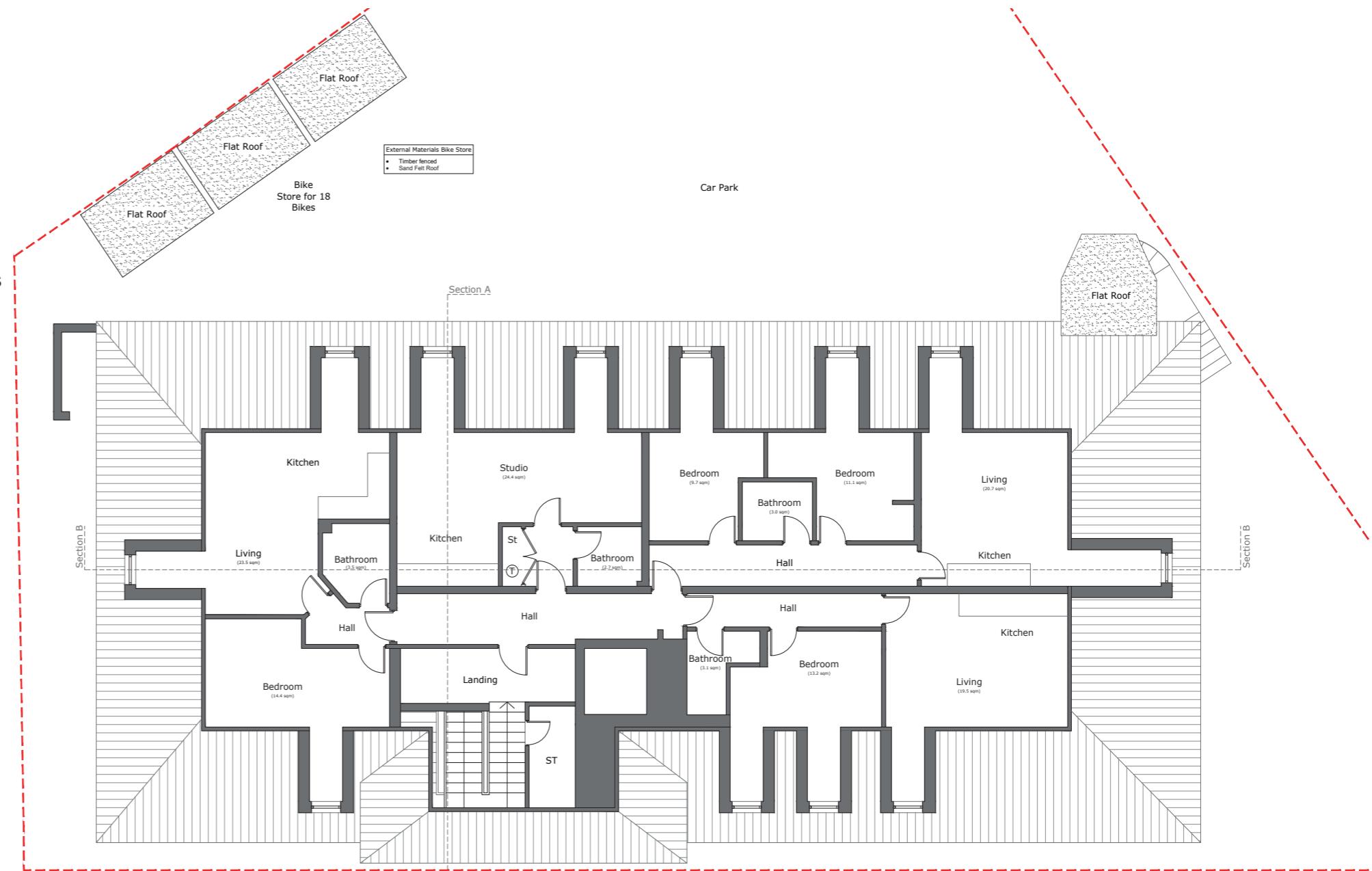
Sustainability

Bumblebee House, Rockingham Road

With the current expansive extent of hard standing to the Application Site, which occupies the entirety of the area, the site affords very little or zero opportunities for biodiversity and ecology. The provision within the Application for significant reductions to the extent of hard standing and provision of the Landscaped Residents amenity space, shall enable the enhancement and establishment of a rich biodiversity and ecological placement.

The site is in a highly sustainable location which provides opportunities for speedy and convenient movement connections for pedestrian and cycle trips to the immediate vibrant Town Centre, with its Underground and overground rail connections.

This proposal has also incorporated a functional need for bike storage, refuse and recycling collection points.

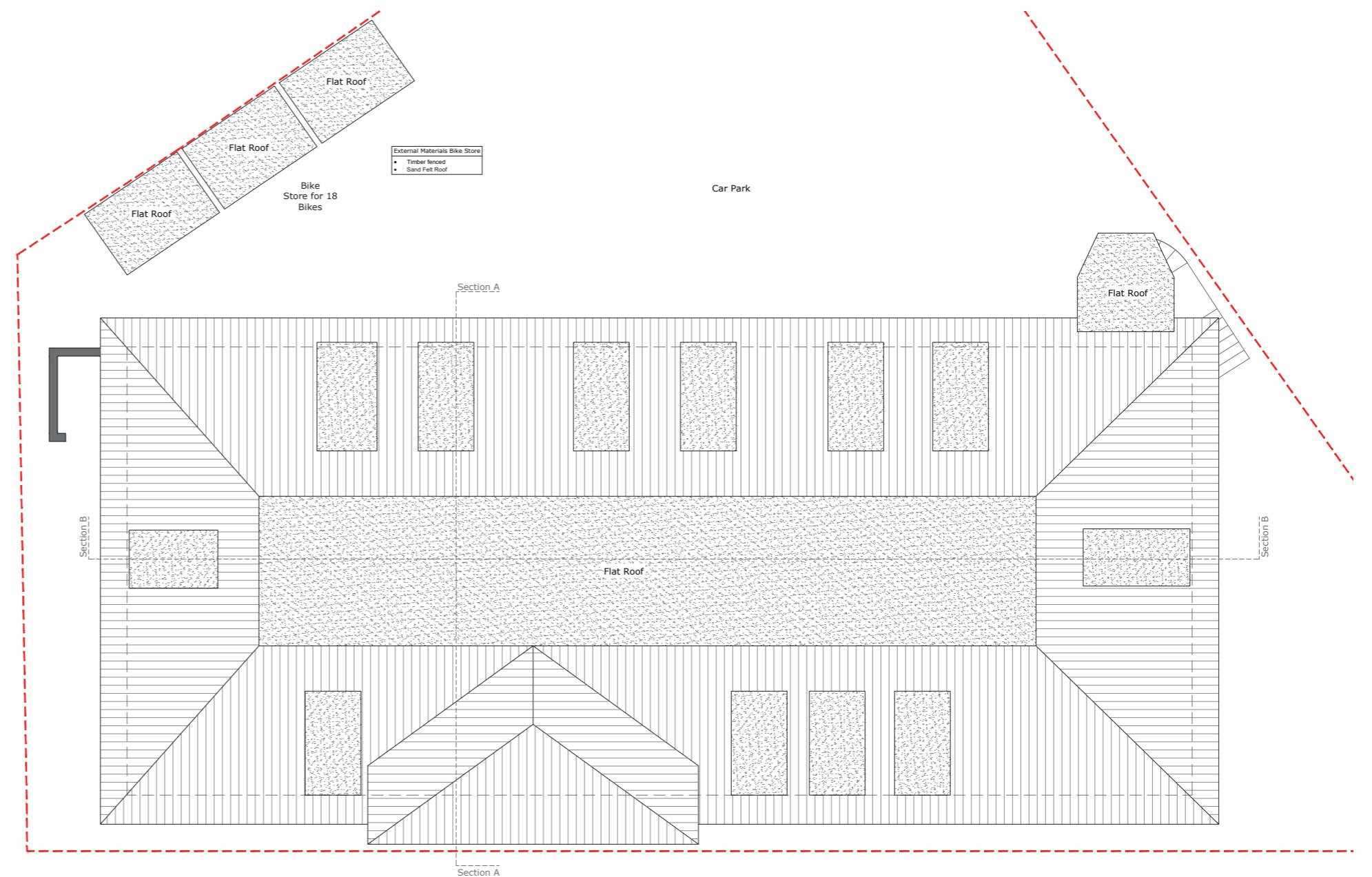


Access

Bumblebee House, Rockingham Road

The application site is accessed via the existing point of access to Rockingham Road, for both vehicles and secondary pedestrian movements. The main pedestrian access shall be via pedestrian links, direct from Rockingham Road.

To the west of the property, the building shares access with Sheraton House, being a 3 Storey Building, which in recent times has obtained Planning Consent for change of use from office to residential. This change of use has been implemented and the Building is now of established residential status.



04 Conclusion

This Design & Access Statement has been prepared as part of the full planning application for the proposed change of use on the third floor into 4 apartments at Bumblebee House, Rockingham Road, UB8 2UB.

The Design responds positively to the prevailing character of the area, in terms of high quality inclusive design and scale. Whilst also considering its boundary relationships and character, to ensure that a sensitive design approach would be achieved.

The contents of this document reflect the process undertaken in developing the design for the proposed scheme. This started with an analysis of the context in planning and physical terms, together with an evaluation of the site and brief.

With these findings we have designed a proposal that will cater for our clients' needs while maintaining the character of the surrounding area.

Having established the need for the extension to this property we respectfully request that the submitted proposal be supported. Thank you for your time and review, we look forward to hearing from you.

Contact

Who are we/ What do we do

'We approach every project with excitement and enthusiasm. Our client and their vision are our principle focus and, through our expertise, we strive to develop and realise those ideas to exceed expectations. In our quest to do this, we are always seeking innovative new ways to utilise new products, specialist materials, exciting tools, and the latest building technologies.'



Architectural Hub Ltd

Website : architecturalhub.co.uk
Email : Info@architecturalhub.co.uk
Phone No. : 01277 201 828

Architectural Hub Ltd
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