



Design and Access Statement

1-3 Bakers Road, Uxbridge, UB8 1RG

1.00 - Introduction

This Design and Access Statement has been prepared to assist with the planning process in relation to the proposed development; 'Formation of 2No. New Flats (use C3) in place of space designated for a Gymnasium (use D2)', at first floor level of 1-3 Bakers Road, Uxbridge, UB8 1RG. The majority of the proposed works are internal, allowing for only minor changes to the external envelope of the building to allow for the inclusion of intake/extract vents for the MVHR system.

The original intent for the space in which this application relates, was to provide an exercise space for the residents of this apartment block. However, given that since the original planning approval for this development, a gymnasium has opened up directly across the street from the property, it was felt that there was no longer the same requirement for the space to be fitted out as a gymnasium, and that the space would be better utilised in providing much needed additional housing. The space in question has never been fitted out as a gymnasium or exercise space, therefore this proposal would not constitute a loss of an existing D2 use. The proposed gymnasium was conditioned in the previous planning approval for the use of residents of this development only and was never intended to be for the wider community use. As well as the existing gymnasium directly across the street from the development, there are a number of local easily accessible gymnasium's within walking distance located in close proximity to the development. Therefore the space in question is not really required anymore and would likely receive little if any use, as the area is very well served with local gymnasiums.

2.00 - Location and Existing Use

The site is located at 1-3 Bakers Road, Uxbridge, UB8 1RG. The existing 9 storey property is predominately residential, with retail units at ground floor level. The property sits on the western side of Bakers Road. The site is not located within a Conservation Area. The existing development gained planning approval in March 2013 and construction is substantially completed.

Planning application reference: 8218/APP/2011/1853

3.00 - Proposed Development - Layout and Use

The proposed development looks to convert the space designated for the gymnasium at first floor level into 2No. flats; 1No. 1 bed and 1No. 2 bed. The proposed flats would have the exact layout of the above flats located at second floor level, to ensure there is no conflict of vertical stacking with regard to different habitable rooms and services.

FLAT 1 (2 Bed)	GIA	= 73.2 m2
	Amenity	= 25.1 m2
FLAT 2 (1 Bed)	GIA	= 59.5 m2
	Amenity	= 20.0 m2

Flat and floor areas are in accordance with local policies. Both units will have their own private amenity space. See Proposed Drawings for room areas.

The proposed flats will be accessed via the existing communal corridor, which in turn is accessed via the existing communal lifts and stairs. The existing communal circulation will also provide access to the existing bicycle store. Along with providing access to the existing refuse and recycle store. Future residents of the additional units will be allocated keys to these stores.

4.00 - Pre-application Advice

In 2016, pre-application advice was obtained from the local authority (Ref: 72219/PRC/2016/173). See pre-application written advice received via email (from Noel Kelly, Planning Officer) below in blue:

It is considered that such an application would allow for a deed of variation to the Section 106 and the application of a CIL fee for the additional residential units proposed should planning consent be granted for said works.

Any application will need to demonstrate that the scheme would not lead to the loss of an existing D2 use (it is my understanding that the development has not yet been occupied).

NK additional comments (02.11.16) - Provided that the gym use has not been built out then the proposal at hand would not constitute a loss of an existing D1 use.

It is considered that the submission will allow for a full assessment of the proposed flats at first floor level. This will include internal consultation with the Council's Environmental Protection Unit and Air Quality Officer. Their comments will be important in assessing whether you have overcome the previous objections to the creation of residential units in the location at first floor level.

N K additional comments (02.11.16) - Please note that I have discussed the issue of noise/ventilation with the Council's Principal Environmental Protection Officer and the following comments have been made:

- It is assumed that the level of glazing proposed has been determined based on calculations of existing external noise levels? If this is the case you are required to submit the details of existing external noise levels as part of any subsequent application. If this is not the case, you should demonstrate how have you determined the appropriate level of glazing for these residential units?

- Please submit details of proposed sound insulation between the ground floor retail use and these first floor flats. Hillingdon Council requests a minimum sound proofing of 60dB in instances such as these (which exceeds the Building Control minimum standards of 40dB)

- Any application should include details on the RW rating of the glazing proposed for these residential units

- With respect to ventilation and the proposed MVHR units, it is considered that you must ensure that the noise from such units does not exceed internal noise guideline levels recommended in BS8233:2014.

With respect to point 3 concerning overlooking from buses, the submitted cross section has been considered and unacceptable levels of overlooking into habitable rooms is not anticipated.

The proposal addresses these points as follows;

4.01 - The application demonstrates that the scheme would not lead to the loss of an existing D2 Use, as the space in question has never been fitted out as a gymnasium or exercise space, therefore this proposal would not constitute a loss of an existing D2 use. It is also important to note, that the proposed gymnasium was conditioned in the previous planning approval for the use of residents of this

development only and was never intended to be for the wider community use. In addition to this, a gymnasium has opened on Baker's road directly opposite the development site and would therefore maintain the provision of a gymnasium facility for the residents, if so required. There are also a number of other gymnasium's in the area, easily accessible, within walking distance.

4.02 - A Noise Assessment Report (See Appendix AA) has been prepared and submitted with this application. The report shows that both internal and external noise measurements were undertaken relative to the façade zone location. It determines that noise levels within the proposed residential apartments will be within the desirable limits. The report also states that it anticipates that levels would be lower following completion of the apartments due to the smaller surface area of the glazing, in relation to individual rooms, as well as an increase in acoustic absorption.

4.03 - The local authority stipulated that the floor separating the ground floor commercial unit and the proposed residential apartments at first floor should achieve a minimum 60 dB Rw+Ctr. The Noise Assessment Report (see Page 14) provides details of the method of achieving the target criteria as set out by Hillingdon Council. Following implementation of the recommended enhancements, it is determined that the separating floor will achieve the target criteria set by the local planning authority.

4.04 - The Noise Assessment Report (see Page 6) gives guidance for the recommended internal noise levels for the Ventilation (MVHR) System, which will be followed. A specification for the Ventilation (MVHR) System has been included with this application (see Appendix BB). The MVHR Units will be located in a cupboard within the proposed units - the proposed cupboards will have sound block boards to both sides of the partitions and sound quilt to the cavity, as well as solid doors.

4.05 - An Air Quality Statement (See Appendix DD) has been included with this application, along with the original Air Quality Assessment (See Appendix EE) submitted with the original Planning Application (Ref: 72219/PRC/2016/173), for reference purposes. The Air Quality Statement shows that the air quality objectives for the first floor façade will be achieved. The Air Quality Statement also highlights that a Mechanical Ventilation and Heat Recovery (MVHR) System is to be installed to the new units - See the Proposed Drawings and Appendix BB for further information and details of the MVHR System. The intake and extract vents for the MVHR units have been located on the side elevations of the property in order to avoid excessive pollutants being drawn into the system from idling buses, cars, etc., which may be parked near the front elevation. In order to further reduce the risk of contaminants entering the ventilation system, it is proposed, in addition to the standard G4 filter, to add an additional F7 (NO2) filter on the air intake to the unit. The system is fully compatible with Approved Document Part F and meets the requirements of system 4 - See Appendix CC for further details of the Filtration System.

It is also worth noting, that whilst the upper existing units have MVHR Units, they do not have any nitrogen dioxide (NO2) filtration and due to the fact that there is no discernible difference in air quality from the first to the second floor, the air quality for the proposed units will be better than that to the rest of the apartment block.

4.06 - The Rw rating of the triple glazing to the proposed flats will be **32 dB Rw+Ctr**, which meets the requirements set out in the Noise Assessment Report (See Appendix DD). Whilst the Rw rating for triple glazing meets the requirements, the flats will further benefit with the inclusion of the double glazing to the winter gardens. The Rw rating of the double glazing to the winter gardens for the proposed flats will be 38 dB Rw+Ctr. This is a significant improvement when compared to the other units within the development. See specifications below for glazing to both the proposed units and previously approved units;

Triple Glazing to (Proposed) Units at First Floor Level;

6.4mm toughened glass + 4mm argon cavity + 4mm clear float glass + 4mm argon + 6.4mm laminate glass.

Double Glazing to Winter Garden to (Proposed) Units at First Floor Level;
10.8mm laminate glass + 16mm Argon gap + 10.8mm Laminate.

Double Glazing to Units at Second Floor Level and Above (Previously Approved);
6.4mm toughened + 4mm argon cavity + 6.4mm laminate.

Single Glazing to Winter Gardens to Units at Second Floor Level and Above (Previously Approved);
10.8 single glaze laminate.

Between first floor level and second floor level there is no discernible difference in airborne sound from the exterior, however the proposal has allowed for improved performance glazing to the proposed units at first floor level, when compared with the previously approved units at second floor level (and above).

4.07 - Section AA shows sight lines from the interior of the new flats relative to a double decker London bus at street level, which clearly shows there will be no overlooking into habitable rooms. The pre-application advice received agreed with this and stated that unacceptable levels of overlooking into habitable rooms is not anticipated. The proposed units will have winter gardens to the front, acting as buffer between Bakers Road and the interior of the units. The winter gardens will have full height double glazing units with reflective film, which again will further reduce any possible overlooking from double decker buses and increase the sense of privacy for future occupants. It is also worth noting, that first floor units sited above commercial areas and adjacent to roads is an approved standard design format for London and its conurbation areas. Please see Drawing No. 1612.3/A006, which shows a double decker bus relative to the proposed flats.

5.00 - Scale of the Development

The scale of the development is within the existing gymnasium and building envelope. It should have no effect on any of the adjoining units.

6.00 - External Appearance

No changes.

7.00 - Access

7.01 - Access to Site and Premises

No changes.

7.02 - Fire Escape

No changes.

7.03 - General Access

The proposed flats will be accessed via the existing communal corridor, which in turn is accessed via the existing communal lifts and stairs.

8.00 - Transport

8.01 - Parking

No changes. The proposed two additional units would be designated as parking permit free. This would be in line with the other residential units in the building.

8.02 - Cycling

No changes. Proposed flats to use shared Cycle Store located at Ground Floor. At present there is sufficient space in the existing store to accommodate additional bicycles. Future residents will be

allocated access keys.

8.03 - Public Transport

No changes. The site has a 6a PTAL rating. It is located adjacent to Uxbridge Underground Station and is well serviced by numerous bus routes.

9.00 - Refuse and Recycling

No changes. Proposed flats to use shared Refuse & Recycling Store located at Ground Floor. The existing volume of refuse and recycling store is adequate to accommodate the additional units. Future residents will be allocated access keys.

10.00 - APPRAISAL

Physical, Social and Economic Context

The proposed development will have no adverse effect on the environment and has been designed to be in keeping with the other dwellings in the existing building.

11.00 - Evaluation of the Scheme

When preparing the drawings and in consultation with the client and other professionals, it was felt that the proposal is of the highest design standard and should be acceptable to the Local Authority. It was also felt that the proposal would NOT have a negative impact on the environment and the amenities of adjoining owners and nearby neighbours. There is no loss of light to any of the neighbouring units or properties and no disturbance is caused to the area as a whole.

If you require any further details or clarification, please do not hesitate to contact us using the details provided below. Please see Appendixes.

Sincerely



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