

REVISION

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20.10.25

Design, Access & Heritage Statement



To accompany the Amendment to Conditions to the New Dwelling at Hillingdon Park, Parkway, Uxbridge UB10 9JX and Proposed Coffee Kiosk on the Boundary thereof. Ref.APP2024/1201 and APP2025/769



CR Design Services,
Salvus House,
Aykley Heads,
Durham, DH1 5TS

www.crdesignservices.co.uk

1.0 Introduction

- 1.1 This design and access statement has been prepared by CR Design Services on behalf the applicant to accompany the S73 application to Hillingdon London Borough Council for Maximum Construction.
- 1.2 This design and access statement describes the proposed development for a new 5 bedroomed dwelling on the site of the derelict park pavilion building.
- 1.3 The proposed development will also consist of the demolition of the derelict pavilion.
- 1.4 This document is to assist in the understanding and appraisal of the proposed property and to describe the design and the approach taken to demonstrate a suitable response to the site and setting.
- 1.5 The structure and detail of this document follow guidance set out by the section 6 The Town and Country Planning (Development Management Procedure) and should be read in conjunction with the supporting drawings that accompany the application.

2.0 The Site



Figure 1- OS Map of development site in context with the immediate area.

- 2.1 The existing property is located at Court Park Pavilion site, off Parkway, Uxbridge and is owned by the client.
- 2.2 The property faces North-West on to the access road, off Parkway, shared with Park Lodge and Oakland Medical Centre.



- 2.3 Parkway is a residential area, located within a 10-minute walking distance from Uxbridge City Centre due west across Court Park. The site is located at the south end of Parkway which is gated and restricted access.
- 2.4 The site is not listed but is designated for residential redevelopment.
- 2.5 The pavilion building closed 2017 and subject to anti-social activity and is currently derelict.
- 2.6 The client has now taken possession of the site which is protected by hoardings
- 2.7 This document incorporates the approved coffee kiosk into the boundary of the proposed dwelling.



Proposed Development

3.0 Design

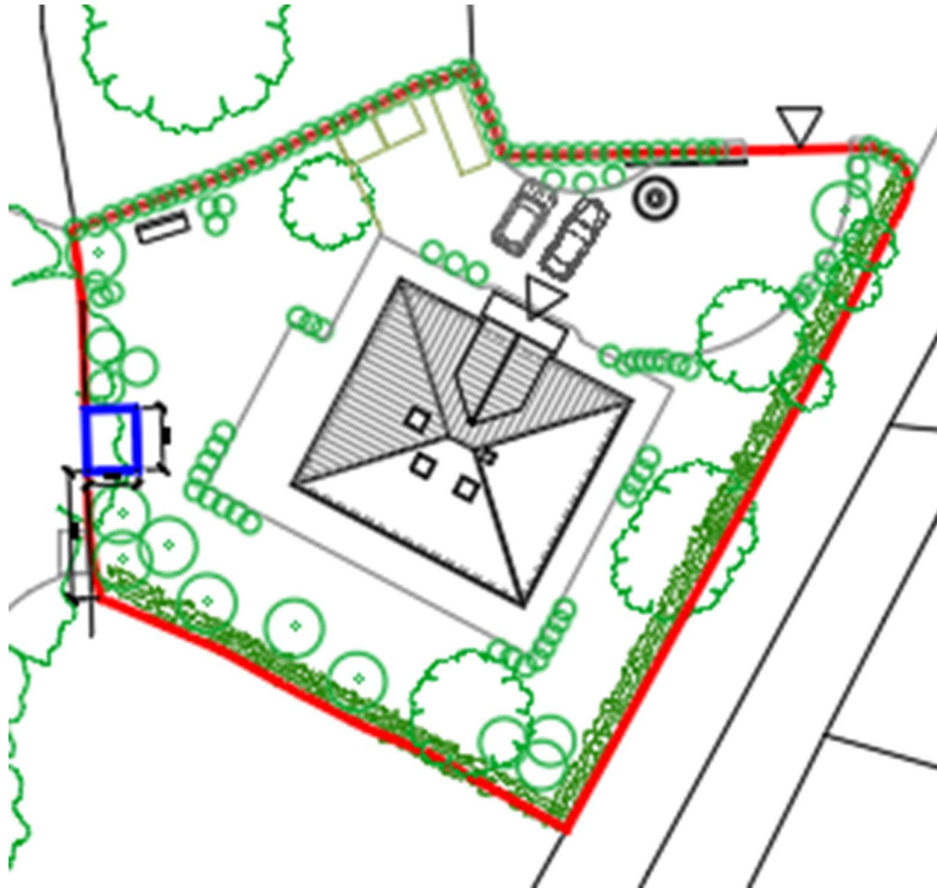
3.1 This Statement is to be read in conjunction with the following drawings:

Drawing Nos.	Drawing Title.
2190-01A	Site Location Plans
2190-02	Proposed Elevations
2190-03B	Proposed Plans
2190-04A	Proposed Site Layout Plan

- 3.2 The proposed design incorporates an open plan family room on the ground floor with additional lounge and study, on the first floor are two double and two single bedrooms and the master bedroom in the loft with ensuite and closet space, accessed by a staircase.
- 3.3 Three roof lights illuminate the roof suite.
- 3.4 The design is symmetrical and incorporates an entrance portico with a large feature window spanning the upper storey landings, providing light to the core of the building.
- 3.5 The dwelling is oriented on the same axis as the existing building with the front elevation and drive to the north-east and the rear elevation and wrap around gardens to the west south and south-east of the site.
- 3.6 There is no on-street parking as the proposal will have ample space on site, both by the entrance to the house.
- 3.7 The development incorporates the kiosk from 729/APP2024/1201



- 3.8 The proposed design incorporates traditional features that are complimentary with the individual styling of the surrounding properties. The building will be constructed using high-quality materials, including brick and rendered walls, quality aluminium windows and doors, with a pitched tiled roof and feature portico/dormer bay. There will also be a resin bound drive and stone paved paths.



4.0 Scale

- 4.1 The proposal has three levels of accommodation with five bedrooms, three double and two singles. There will be three reception rooms on the ground floor with access to the garden.
- 4.2 The proposed dwelling will have a gross internal floor area of 280sqm consisting of 119sqm on both ground and first floor and 42sqm on the second floor. The plot is approximately 934sqm. The large plot easily accommodates the dwelling.
- 4.3 The layout takes advantage of utilising the existing boundary hedging as part of an enhanced established green screen, along with new fencing and brick walls.

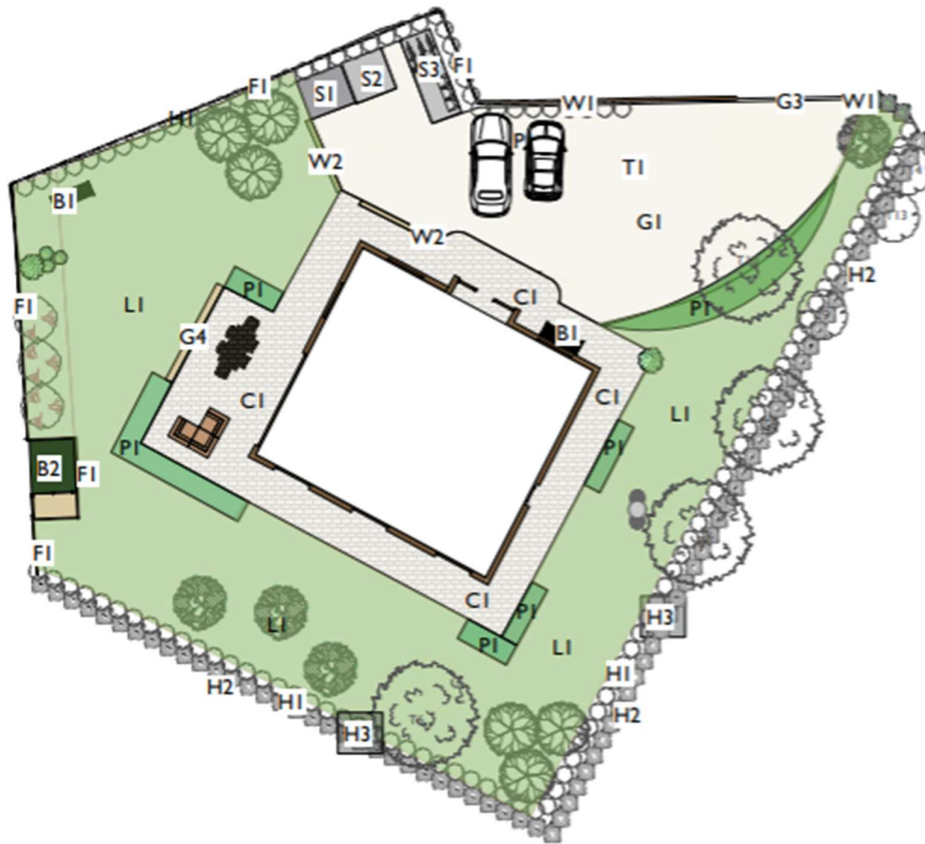
5.0 Sustainability

- 5.1 The proposed development has been designed with sustainability in mind. The proposed scheme will be approached with measures to mitigate negative impact on the environment where possible, these include:

- High levels of insulation that meet or exceed the requirement of current building regulations.
- Energy-efficient windows, and an efficient heat pump, based heating system.
- Installation of EV charging for the vehicles at the car port.
- Aiming to achieve neutral NOx and particle impact.
- Sustainably sourced materials will be used as appropriate throughout the construction.
- Low energy light fittings where applicable.
- Scheme incorporates SuDS surface water drainage.

6.0 Landscaping

- 6.1 The garden area has been designed by a landscape designer and is contained within this application.
- 6.2 The layout features a resin bound gravel drive, dedicated bike store, wooden outdoor sauna, a clay paver patio, enhanced boundary planting. The coffee kiosk is shown B2 on map below with 1.8m high fence panels each side on the boundary.
- 6.3



7.0 Access

- 7.1 The property is accessed directly off the access road through a sliding automated gate. A call point and a mailbox will be built in the gates brick piers.
- 7.2 There is ample forecourt/hardstanding space in front of the house for numerous cars, with a dedicated double car port at the north-east of the site.
- 7.3 The new dwelling has a main front entrance, a secondary east side access from the utility room, and a wide 5 panel folding patio door set on the west side.
- 7.4 The dwelling will be Doc M4(2) compliant.

- 7.5 The user access for the kiosk is from the park side.
- 7.6 The kiosk is operated by the occupiers of the dwelling.
- 7.7 The garden of the dwelling cannot be accessed from the park side at the kiosk position.

8.0 Management of Noise, Air Quality, Vibration and Dust

All works will be conducted in compliance with the following:

- Control of Noise at Work Regulations 2005.
- Environmental Protection Act 1990
- BS 5228:1997 Code of Practice on Construction and Open Sites

Site works will be controlled so that all plant and machinery noise emissions will be operated at noise levels that do not cause nuisance to the local area and dust will be minimised, via the following:

- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- All materials transported to and from the site are in enclosed containers or fully sheeted and are to remain covered on site.
- All waste (skips) leaving site will be sprayed with a fine water mist and fully sheeted before egressing site.
- During construction, scaffolding will be fully sheeted to help cut down on any debris being blown or falling from the upper floors.
- Dust and debris during the works will be kept to a minimum, by restricting the location of dust producing activities, and controlling packaging and material off cuts.

9.0 Conclusion

- 9.1 Overall, the enclosed application presents a scheme that is appropriate to the setting of the property, with the intention to provide a proposal with scale, form, and materials sympathetic to the surrounding buildings.
- 9.2 The proposal will provide the resident with a well-designed dwelling suitable for a family and functional for their future needs. The design has been carefully considered to ensure that it is both functional and attractive, with high-quality materials and traditional design elements that are in keeping and on par with the surrounding properties.
- 9.3 The proposed development will be energy-efficient and sustainability and will provide attractive outdoor space for the resident to use and enjoy.
- 9.4 The applicant therefore seeks that the application is accepted and planning permission approved.
- 9.5 The kiosk has been successfully incorporated into the boundary of the dwelling.
- 9.6 The modified boundary retains the privacy of the dwelling.