

PLANNING & ACCESS STATEMENT

PROPOSED OFFICE SPACE

1, REDFORD WAY, UXBRIDGE, UB8 1SZ

March 2019



Planning Application

The application comprises of the following;

1. A change of use from D1 dental to B1 office on the first floor of 1 Redford Way.

The existing building was constructed circa 1970 and comprises a concrete frame construction, stock brick and rendered facades and a flat roof. Aluminium framed shop fronts on Belmont Road dominate at ground floor level and white powder coated double glazed aluminium punched windows at first floor level. The rear of the building provides loading space for the shop units at ground floor level and limited parking to the rear of 21 Belmont Road.

The site has recently been the subject of approval for a new Dental Clinic; with construction currently underway, however the clinic does not require the full area available on the first floor therefore giving an opportunity to revert some of the space back to its former B1 use.

The access and egress were unsuitable for an NHS Dental Clinic therefore a suitable lift and stair has been provided for the vertical movement of the patient group, deliveries and volume of lift movements. The introduction of this new vertical movement means the existing staircase can be used exclusively by the occupants of the proposed office space.

A small enclosed waste disposal store will be provided adjacent to the Loading area.



Access

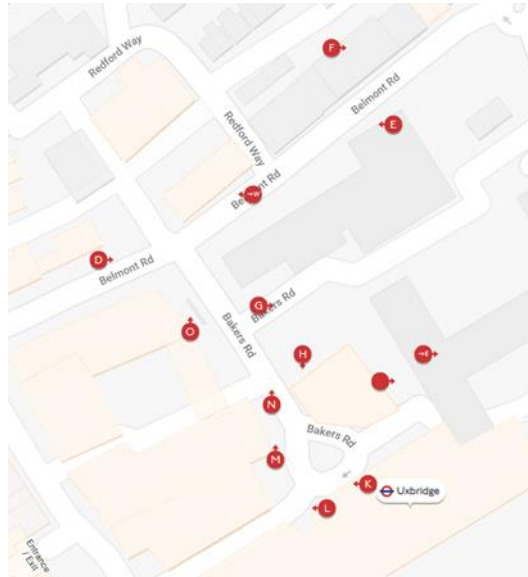
Existing and Proposed Site Accessibility

Public Transport

The site is well served by Public transport with several bus routes operating in the environs of the site and the Uxbridge Station Bus stops on Bakers Road approx. 120 metres from the site.

The rear entrance to Uxbridge London Underground station served by the Metropolitan and Piccadilly Lines is located on Bakers Road.

The M25 London Orbital, M40 heading North-West and the A40 heading into central London are all less than 1.6km from the site with a 130-space car park located off Bakers Road and 543-spaces on Oxford Road.



Bus route	Towards
222 	Hounslow
331	Ruislip
427	Acton
607	White City ♦
A10	Heathrow Terminals 2 & 3
U1	Ruislip West Drayton
U2	Brunel University
U3	Heathrow Terminals 2 & 3
U4	Hayes Prologis Park
U5	Hayes ASDA
U7	Hayes Sainsbury's
U9	Harefield Hospital ⊕
U10	Ruislip +

Cycle Access

Whilst there are no cycle routes indicated in the vicinity of the site, 2 no. cycle hoops are being provided adjacent to the new entrance.

Whilst the volume of attendances by cyclists is unknown, the option for staff to travel to work by cycle is recognised and the facility to secure bicycles would aim to encourage their use.

Vehicular Access

No new accesses onto the public highway are proposed as part of this development.

Parking

There will be no new provision for parking on the site however this should not pose a significant problem due to the prevalence of public transport.

The closest long stay public pay and display car park is located off Bakers Road approx. 120 metres from the site providing 130 spaces operated by Excell Parking Limited however the nearest London Borough of Hillingdon Long stay car park is located at the Cedars on Oxford Road, being a 3-minute walk from the site via High Street. The car park provides a total of 543 no. spaces including 32 no. Disabled spaces.

Redford Way is a Controlled Parking Zone with 'No loading at any time' restrictions and are therefore unavailable for the use of Blue Badge holders.

Further parking opportunities may be available within the adjacent Christ Church. Lease discussions are progressing, but this application is not dependent on a positive solution.

Emergency Access

Owing to the nature of the existing site, access to the development by means of "blue light ambulance" is catered for in the proposed layout.

Access for Fire Appliance vehicles on the site will remain unaltered. Hose distance to the South Western boundary meets the maximum criteria.