

379 03 6418

**PROPOSAL FOR A CHANGE OF USE FROM B1 BUSINESS USE TO USE CLASS C3(A)
RESIDENTIAL USE**

at

**NO.3 BRITANNIA COURT, THE GREEN, WEST DRAYTON UB7 7PN (the building was formerly
known as no. 27 The Green)**

DESIGN AND ACCESS STATEMENT

Introduction

This Full Planning Application seeks permission from London Borough of Hillingdon for the change of use of the building from Use Class B1 business to Use Class C3 residential. The last occupiers of the building had to leave for expansion reasons with the tenant exercising a break clause option in their lease since when the applicant has been actively seeking new office tenants which has so far been unsuccessful. The building address, prior to being absorbed into the current development, was no 27 The Green which suggest that it may have originally been an independent separate building.

The Proposal

This proposal focuses on the use of the building which was part of the recent business development and currently has a Use class B1 business use. In view of the lack of response from business users to occupy the building, the Applicant feels that the building could be put to better use if it were to become a residential dwelling.

The Site

The building is part of an existing, relatively recent, larger development known as Britannia Court. The scheme involved the conversion of old brewery buildings, some of which have statutory listing, and included some new-build additions.



The development is located on the eastern side of The Green in West Drayton. The subject building forms part of the eastern side of The Green and has windows facing onto the open space; with one or two exceptions the majority of the buildings on this side are two storey, terraced and in residential use.

Use and Amount

The existing development, of which this building forms a part, all provide Use Class B1 business premises of various sizes. This proposal involves no change to the existing floor area of the building. The building is self-contained and it is felt lends itself to conversion to a single residential dwelling.

Layout scale and Landscape

The entrance to the Britannia Court Development is from The Green via a vehicle and pedestrian gateway which leads into two linked paved courtyards which provide space for car parking and access to the various businesses located there. Current access to the subject building is via this entrance.

Architecturally, by merit of its small scale, window positions and proportions, and being only two storeys in height, the building is domestic in character rather than expressing a business use, and this may well reflect an original residential use.

The building is on the edge of the main development and faces directly on to the public open space, the front elevation aligns with the residential buildings to its north and south.

The Green is a large, landscaped public open space which is grass covered and edged with mature trees and the proposal provides direct access to it for amenity use.

Appearance

The subject building is Listed Grade II with a plain clay tiled pitched roof with gable ends. Two sides of the building share party walls with adjoining premises leaving the other two walls, north and west, with unaltered openings at ground and first floor levels fitted with original timber windows. The pitched roof is visible internally at first floor level and is fitted with a number of roof windows.



Existing building

West Elevation facing The Green

The western wall facing The Green is faced in brickwork painted white, with cills, lintels, and downpipes painted black. Adjoining the building to the north is a covered entrance yard accessed from The Green via two large entrance gates, these are not often used but lead to the second, internal courtyard where parking is located.

Vehicles, Transport, and Access

Proposed residents of the building would use the existing vehicle access which leads to three existing car parking spaces located close to the subject building and which are part of this proposal. Currently pedestrian access to the entrance door of the building is also via the main vehicle entrance located on the north elevation within the larger development. Part of this proposal is to improve this pedestrian access, to make it more direct by providing a new wicket door which is proposed to be fitted into one leaf of the existing yard gates – this would make a stronger spatial connection with the Green and amenity space, and give more convenient pedestrian access to the proposal. The

adjoining residential neighbour at no. 25 also has an access to the covered yard from The Green where there is a side entrance to the house.

For residential occupants the site has convenient access to public transport being located 0.5 miles from West Drayton mainline station and the forthcoming Elizabeth Line, and with a good bus connection from The Green to Uxbridge Station, West Drayton Station, and Heathrow.

Planning History

An informal conversation with Mr Richard Buxton, planning officer at L.B. Hillingdon, indicated that there may have been an expired planning approval for a mixed use development of offices and residential use in the early 1980's, the current scheme appears to be principally business use.

Conclusion

The applicant has been marketing the vacant premises for many months now without there being any commercial interest indicating that the premises are perceived to be other than ideally suited to business use.

Taking the above factors into consideration, and in particular the difficult market conditions for this size and type of commercial building in this location, our client has come to the conclusion that the building could be put to better use as a residential dwelling.

We have consulted with a planning officer via the Council's pre-application consultation route, and the advice given has been incorporated into these proposals and we will be pleased to provide further supporting information if needed.