

DESIGN AND ACCESS STATEMENT

for

CHANGE OF USE FROM OFFICE (CLASS USE B1) TO EDUCATION CENTRE
(CLASS USE D1)
(RETROSPECTIVE)

at

10-11 BENTINCK ROAD, WEST DRAYTON, UB7
7RQ.

NOVEMBER 2019

Use

10-11 Bentinck Road, West Drayton, is an office building (Use class B1) but remained vacant for some time. Recently, it is being used as a temporary venue for hosting a small number of group tuition classes in evenings and weekends. There have been no major issues with neighbouring residents due to noise disturbance or parking. There are other similar venues on the same road also operating without any known issues.

Prior to being used as a temporary tuition centre, the offices were located on both ground and first floors. Access to the Centre is via Bentinck Road.

The retrospective change of use from the offices to an Education centre is sought to regularise the use of the property. If granted, the centre will continue to provide a small number of group tuition classes in English, Arabic, Islamic Studies and Maths for young persons aged between 5 to 16 years. There is considerable demand for such classes in the local area and this sort of after school facility is highly beneficial to the local community and helps to maintain high levels of education. It gives young people alternatives to anti-social behaviour on the streets in our vicinity. Running as a not for profit tuition centre provides parents an affordable service and activity for their children.

[The change in use is to be temporary for 3 years]

The rooms will be used between 5pm and 7pm Monday to Friday and 10:30am to 1:00pm at the weekend. No other activities are planned to take place at the centre.

Amount

No external or internal changes to the building are proposed.

Layout

The use of both buildings on both floors is sufficient in size to provide the services required by the small community. Most of the room will be used as classroom for educational purposes. Around 30-35 children are expected to attend the centre for lessons on a daily basis. The operation hours will be Monday to Friday, 5pm until 7pm, Saturday and Sunday 10.30am until 1.00pm.

Appearance

The appearance of the property is to remain mainly unaffected by the proposed development.

Parking

The site is within a controlled parking zone that operates Monday to Saturday from 9am to 6pm. However, as the majority of students that come to the centre live locally and almost all within a 1 mile radius, walking is the main mode of transport. The small number that come by car are dropped off and picked up from in front of the building and the impact on parking and traffic flow is negligible.

The change in use will have no additional detrimental effect on other road users or residents of the area.

A travel plan is attached to further educate and inform visitors to the centre.

The centre is located close to excellent public transport with bus stops within 250m, on the High Street.

Access

The development will comply with the latest requirements for access included in the Building Regulations. A chair lift is purposed for the disabled children attending the centre.

A 1.0m wide door is fitted in accordance with Part M of Building regulations.

Summary

To summarise the main reasons for this application include:

- ☐ The main strategic planning considerations applying to the site and associated policies are:

Issue	Local Plan Policy	Compliance
Design in keeping with character of area	7B	Yes
Acceptable layout and design	7B	Yes
Acceptable impact on appearance of area	7B	Yes
Acceptable impact when viewed from nearby occupiers	7B	Yes

M C S DESIGN Architectural Services

Plans Drawn Submitted Approved

Maintains acceptable level of privacy for nearby residents	7B	Yes
Maintains acceptable level of daylight and sunlight for nearby occupiers	7B	Yes
Makes provision for infrastructure, services, facilities and amenities	4B	Yes
Sufficient parking space available		Yes