

AUGUST 17, 2023.

Design Statement

Project: PROPOSED DEVELOPMENT TO PROPERTY - Demolition of existing industrial building and the development of a two-storey dwelling with associated amenity space and parking provision.

Location: 1A VILLIER STREET, UXBRIDGE. UB8 2PU

Date: AUGUST 2023

Purpose: Change of Use Planning Consent Application

It is our intention to carry out a change of use consisting of the demolition of existing industrial building and the development of a two storey dwelling with associated amenity space and parking provision within the curtilage at the above property.

1.0 INTRODUCTION

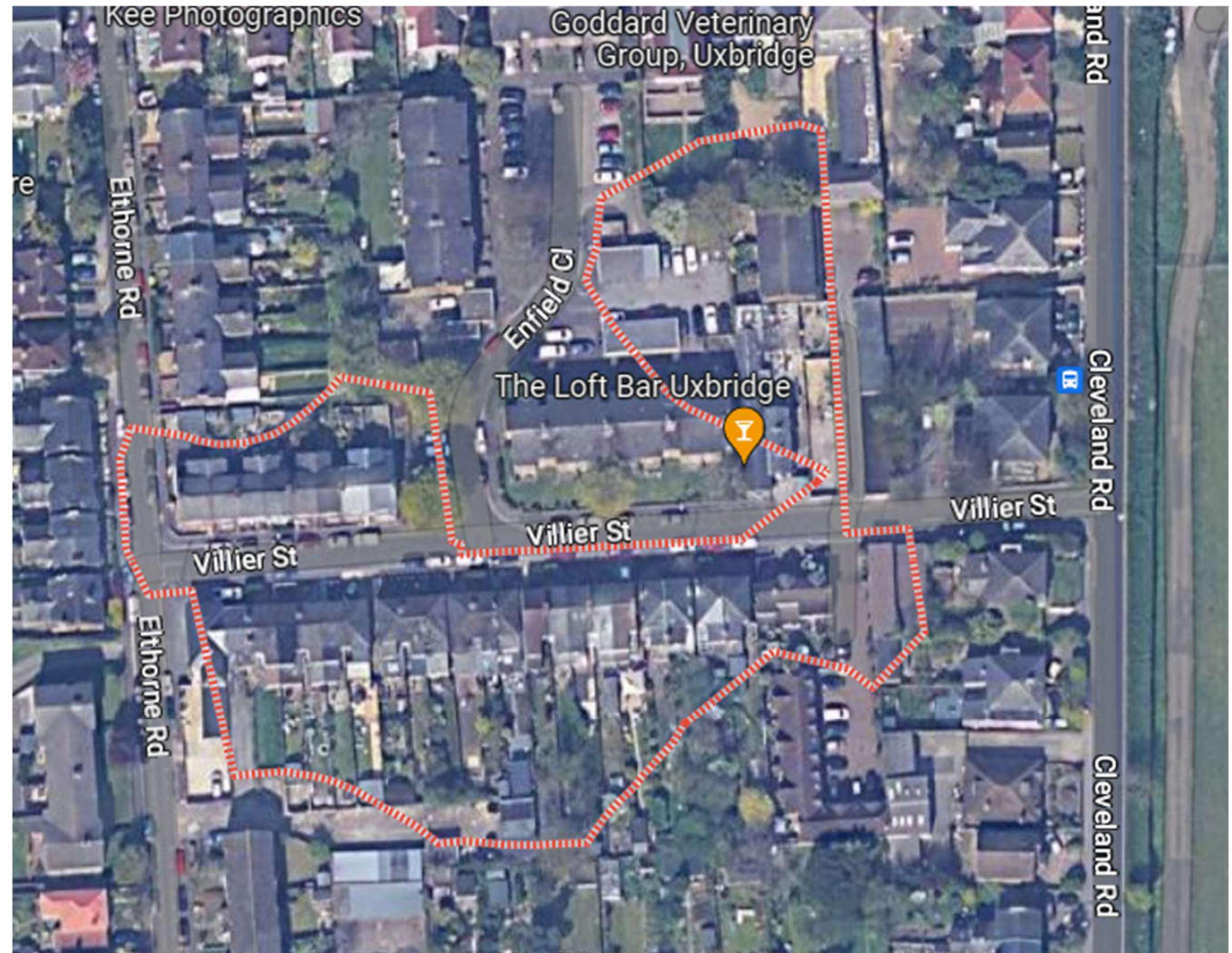
- 1.01 This Design and Access Statement has been prepared following the guidelines in "Design and access statements – How to write read and use them" published by the Commission for Architecture and the Built Environment (CABE).
- 1.02 The content of the design and access statement follows the steps of assessment, involvement evaluation and design under the following headings as suggested in the CABE planning advisory document - USE; AMOUNT; LAYOUT; SCALE; LANDSCAPING; APPEARANCE.
- 1.03 The contents of the access statement follow the same advice where relevant under the headings of: - VEHICULAR & TRANSPORT LINKS; INCLUSIVE ACCESS.
- 1.04 The Heritage Impact Statement included under Section 5 follows the advice of the ICOMOS guidance on Heritage.

2.0 DESCRIPTION OF PROPOSALS

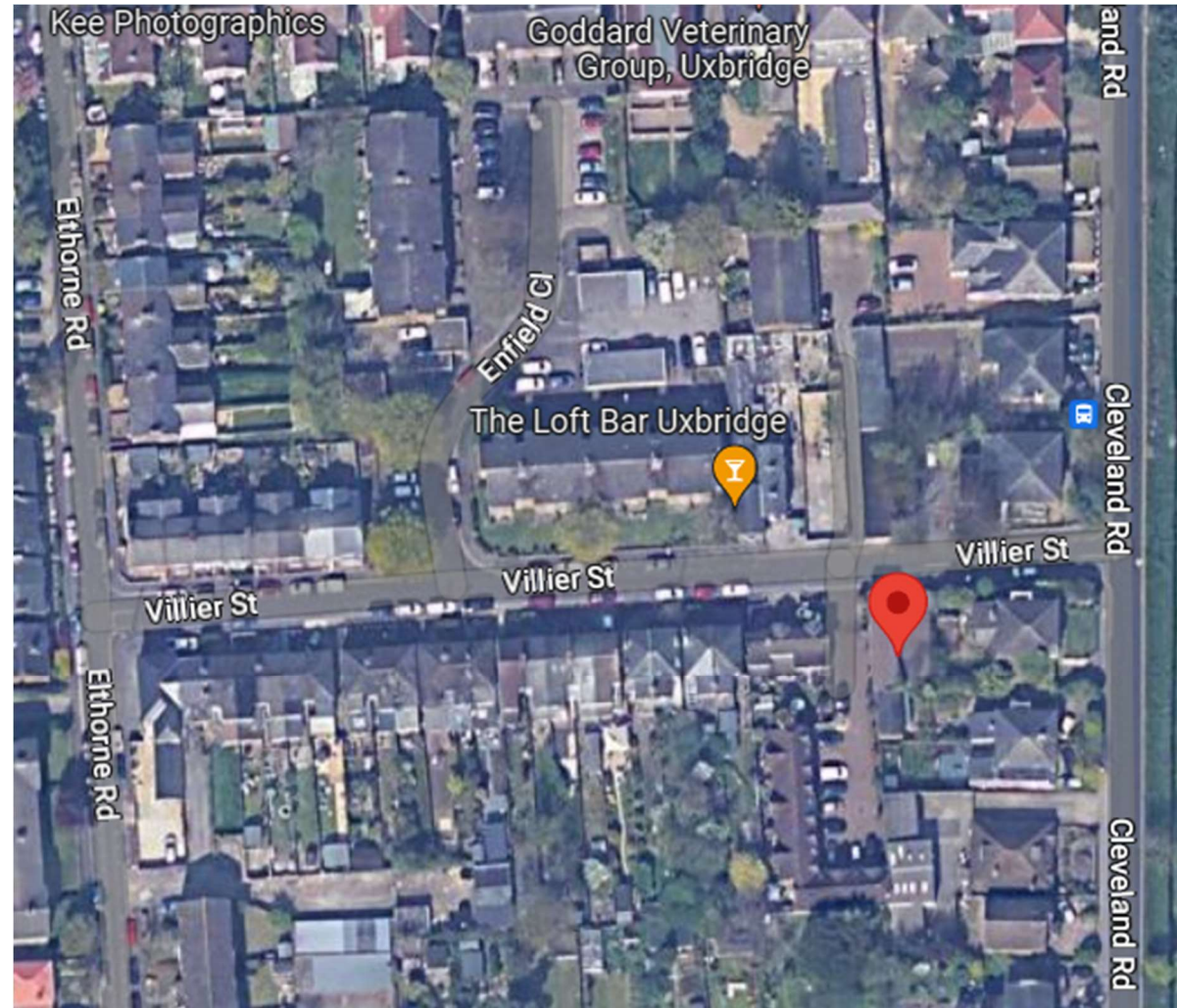
- 2.01 Project: Demolition of existing industrial building and the development of a two-storey dwelling with associated amenity space and parking provision.
Location: 1A Villier Street, Uxbridge. UB8 2PU.

The existing building consists of 2 floors of a former workshop or industrial use that is currently vacant and has been for a considerable length of time.

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- 2.02 The proposed development comprises the demolition of existing industrial building.
- As the site is within a primarily residential area comprising of terraced housing, detached and semi-detached types including block of flats; the proposal solution includes the development of a two-storey dwelling with associated amenity space and parking provision and services to suit within the area and to fit in with the existing context in a positive manner.

3.0 SITE AND ITS SURROUNDINGS:

- 3.01 The existing building comprises of an open entrance space from the street with storage and office accommodation on the ground floor and additional storage spaces on part of the first floor and a flat roof construction over the ground floor open space.
- The building benefits from entry from Villier Street via large double doors with no other access points. a long lobby and security shutters from Berkeley Street.

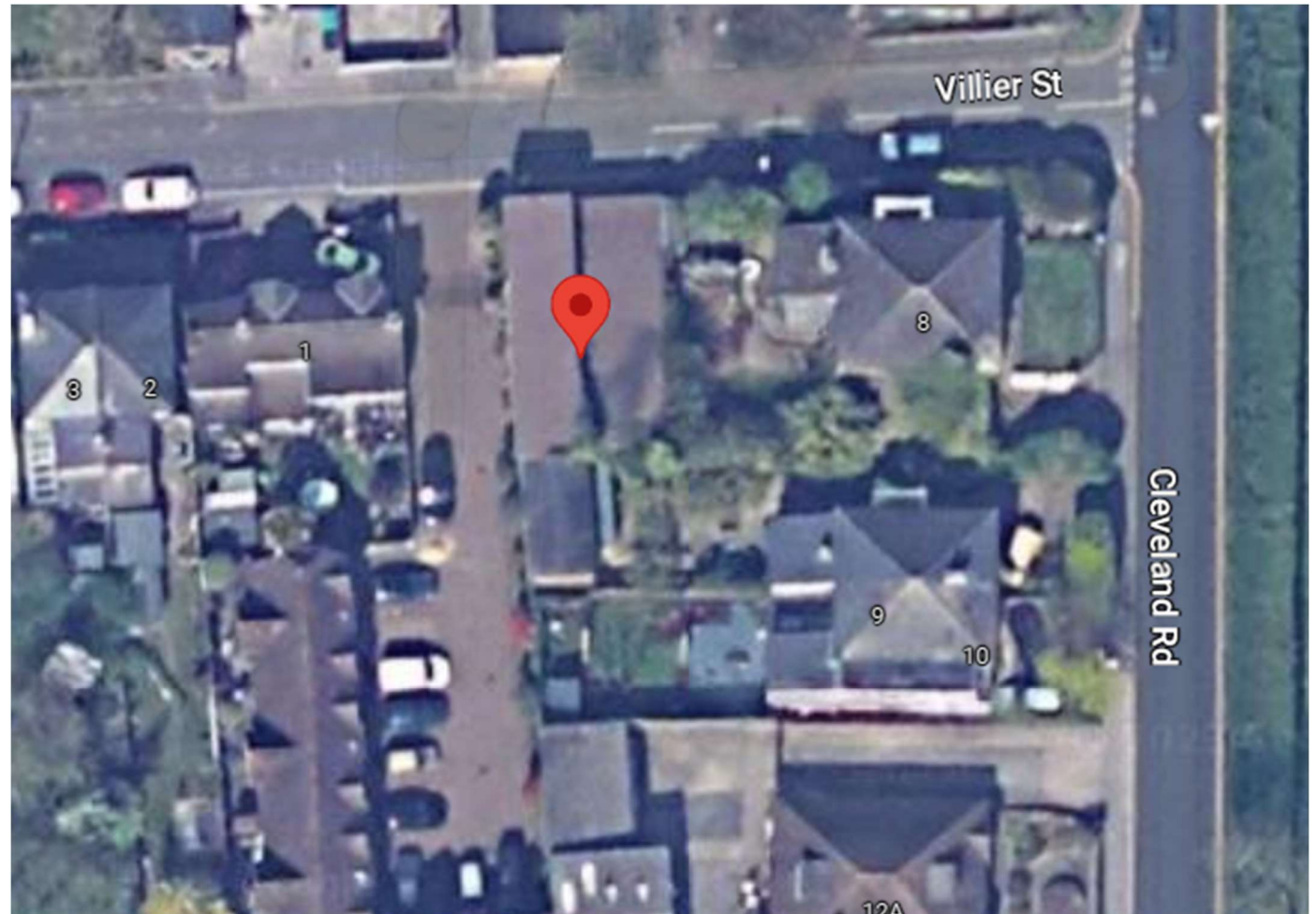


Figure 1 - Aerial View 1A Villier Street

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2 - Existing Street View from Villier Street

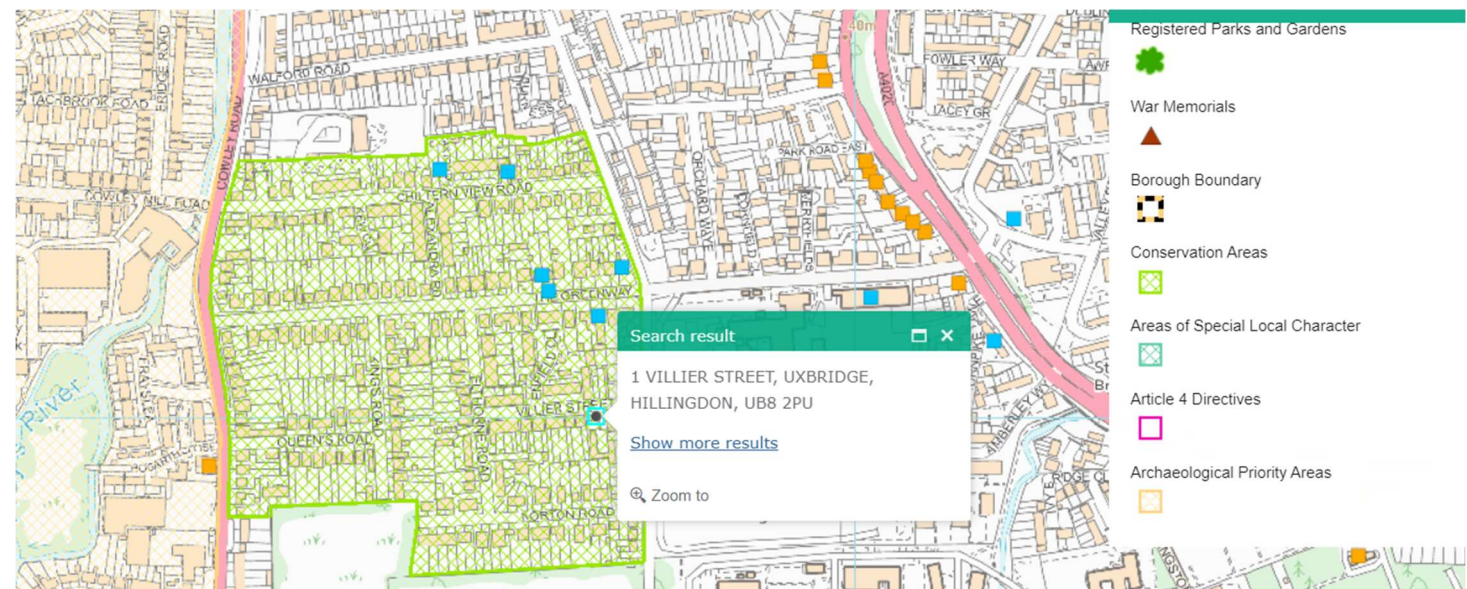
4.0 LOCAL SITE CONTEXT

4.01 There are a range of finishes and materials in the immediate vicinity including slate roof finishes, rendered, brick external walling, timber and aluminium windows and doors and more be-spoke traditional/contemporary finishes within the locality.

5.0 HISTORIC ENVIRONMENT STATEMENT:

5.01 Heritage Asset:

1A Villier Street is not a listed building although it falls within a conservation area in Hillingdon that is described as if special a character as shown in the figure below extracted from <https://www.hillingdon.gov.uk/conservation-areas>.



3 – Contextual Conservation Area map.

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5.02 Street Layout and Character:

Access to the proposed development will be from Villier Street which benefits from pedestrianised and vehicular throughfare at both ends.

Along Villier street, the materials used for the pedestrianisation on both sides of the road are of good quality paving delineations and the buildings along this section of the are all constructed on the back of pavement line maintaining a continuous building line.



4 - Typical residential terrace on Villier Street



5 - Typical residential terrace on Villier Street

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There is existing two-storey buildings along Villier Street, the proposal is envisaged to be of a similar height to most of the other properties on the street and in other to complements the character of this section of Uxbridge. It is therefore hoped that the proposal and potential interventions of the development will not impact negatively but at least preserve or enhance the streetscape and should be quite limited.

One side of Villier Street consists of residential flats forming the boundary with Enfield close while the rest are mostly semi-detached residential dwelling. It is notable to also mention the proximity of the site to the local pub "load of hay" as shown in the picture below.



6 - Local Pub on Villier Street

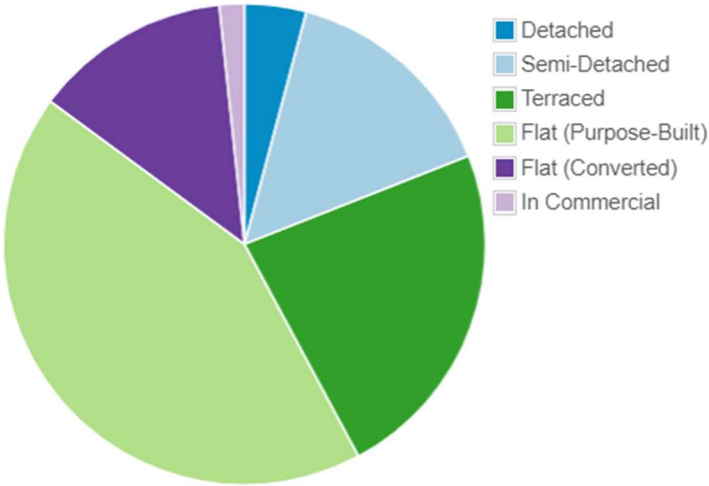
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Housing Types

The area containing Villier Street, Uxbridge consists predominantly of flats, which is common in inner cities, student neighbourhoods and poorer suburban settings.

Housing Types

Detached	5
Semi-Detached	18
Terraced	28
Flat (Purpose-Built)	52
Flat (Converted)	16
Residence in Commercial Building	2
Total	121



7 - Housing Types - <https://www.streetcheck.co.uk/postcode/ub82pu>

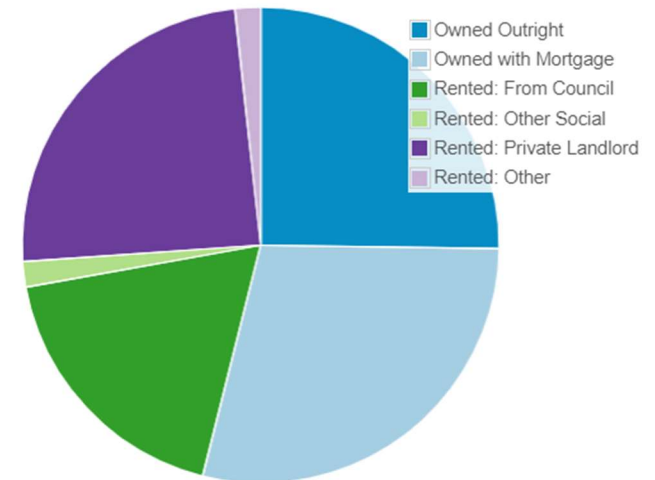
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Housing Tenure

The area containing Villier Street, Uxbridge contains a higher-than-average level of rented housing (excluding social housing) - 26% of household spaces. This contrasts with the national average of just over 16%.

Housing Tenure

Owned Outright	29
Owned with Mortgage	33
Shared Ownership	0
Rented: From Council	21
Rented: Other Social <i>inc. charities and housing associations</i>	2
Rented: Private Landlord <i>inc. letting agents</i>	28
Rented: Other	2
Rent Free	0
Total	115



8 - Housing Tenure - <https://www.streetcheck.co.uk/postcode/ub82pu>

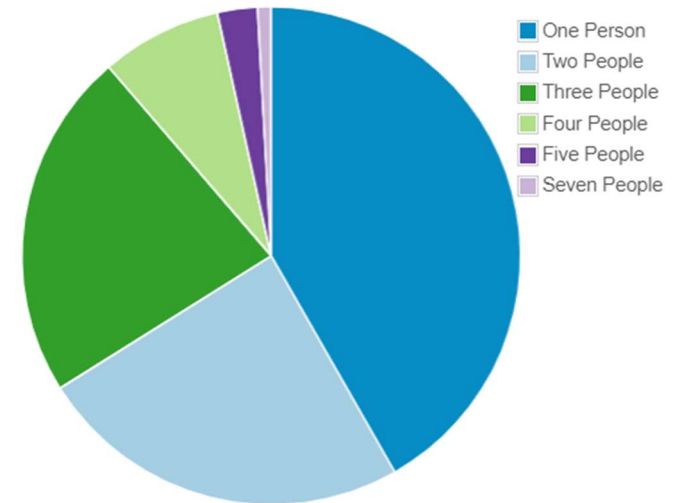
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Housing Occupancy

This data lists the total number of residents normally resident within each household. The figures do not record under- or over-occupancy.

Housing Occupancy

One Person	48
Two People	28
Three People	26
Four People	9
Five People	3
Six People	0
Seven People	1
8+ People	0
Total	115



9 - Housing Occupancy - <https://www.streetcheck.co.uk/postcode/ub82pu>

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6.0 DESIGN STATEMENT

6.01 USE:

Because the existing use of the building as originally designed has been deemed by the client as being uneconomically viable as such and prior to possession the building has stood, unoccupied, for over 2 years.

The proposal is being developed around the retention of the existing curtilage with major works being as follows – (refer to drawing list)

- The removal of the boundary wall along Villier Street.
- The part removal the boundary wall along Villier court to retain a height of 1.8m.
- The entire removal of all elements within the curtilage to create an empty site.
- Subsequently the development of a two-storey dwelling with associated amenity space and parking provision.

6.02 AMOUNT:

The total site area for this proposal is approximately 156m² - comprised of 45.m² building footprint and 110m² of external space.

6.03 LAYOUT:

Reference is hereby made to the following architectural drawings for general arrangement layout of spaces within the proposal.

- 202309 1A Villier Street_ Planning-301 Location Plan and Site Plan Proposed
- 202309 1A Villier Street_ Planning-302 Ground Floor Plan Proposed
- 202309 1A Villier Street_ Planning-303 First Floor Plan Proposed

6.04 SCALE:

The scale of the development is dictated by the existing structure and the bounded site area.

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6.05 LANDSCAPING:

The exiting property extends to the boundaries of the site and as such there is little opportunity for any form of extensive new landscaping within – however the proposed development will be set back on all sides (front and both sides) to create the opportunity for movement all around the site. There is also a provision for rear garden space and storage in addition to the exploration of greening alternatives such as standalone ground level and vertical planters and permeable paving into the curtilage of the design. The intention is to reduce the height of the green wall boundary to Villier court.

6.06 APPEARANCE, ARCHITECTURAL IMPACT AND MITIGATION:

In line with Hillingdon City Councils' and National policies to encourage redevelopment of buildings which make a negative contribution to the Conservation area. The proposal hopefully falls within the initiative which seeks to bring vacant buildings in to use.

The redevelopment proposal elevations will be in sympathy with the surrounding properties with the introduction of finishes and a colour palette achieve a contextual statement which will make a positive impact to the neighbourhood.

7.0 SUSTAINABILITY, ENVIRONMENTAL ASPECTS AND WASTE MINIMISATION.

7.01 Some of the broader aspects of sustainability such as travel impact, land use, impact on neighbourhoods etc. remain the same due to the established and limited nature of the site.

7.02 Generally the development the requirements of the applicable building standards and as such the external envelope of the building will be developed as far as is practicable to improve thermal performance etc.

- Internal partitions will be specified and installed in such a way as to reduce nuisance from sound transmission in each of the apartments.
- As necessary Low energy, light fittings will be incorporated in the scheme to complement available natural daylight which will be maximised where possible.
- Specification and materials choices will seek to attain building regulations standards as best as possible.

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- Steelwork design where applicable will be in accordance with the latest Eurocode EC3 which allows for lighter weight steel sections.
- Where precast concrete components are used, it is intended to source a supplier which uses recycled aggregates.
- Appliances to toilet areas will use water efficient fittings.

7.03 Waste minimisation will generally be considered as part of the project. The proposal takes due cognisance of the minimisation of excavated material.

7.04 The proposals with regards to refuse collection, level of refuse bin provision and recycling provision has been based on established strategy and due to the nature of the site. This is illustrated on the general arrangement drawings.

8.0 CONTAMINATION

8.01 The site use prior to construction of the existing structure is not known but it is felt that there should be little or no contamination remaining.

9.0 NOISE

9.01 By its position and orientation, the site location is relatively quiet in terms of traffic noise. Sound transmission between the apartments the neighbourhood will be attenuated as far as is practicable in line with current Building Regulations requirements.

10.0 ACCESS

10.01 VEHICULAR AND TRANSPORT LINKS:

The site will benefit from the existing strategy for transport links to access all the services that the neighbourhood has to offer. These include recreation, healthcare, shopping, and religious worship etc. Pedestrian links are also good with easy access to the township centre.

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10.02 DISABLED/INCLUSIVE ACCESS:

Within the development 'level' access can only be achieved on the ground floor. Vertical circulation may be enhanced with the introduction of stair lifts if achievable for both new and existing staircases.

10.03 PARKING

The development introduces two parking spaces / vehicular access on to the site. In addition to this it is observed that there is availability of on street parking on Villier Street and surroundings if required.

11.0 SUMMARY

11.01 The proposal seeks to bring to life a now under-utilised property with a design which complements and respects the neighbourhood's conservation area and should further improve the appearance of this part of Uxbridge.

11.02 In conclusion the proposal will serve to bring a dilapidated building and a vacant site which has been largely empty for over 2 years back into use, providing a desired housing development which will not have a negative impact upon but will make a positive contribution to its immediate vicinity.

12.00 REFERENCES/APPENDICES

A. Covering Letter

B. Drawings

Existing

- 202309 1A Villier Street_ Planning-100 Photos Existing
- 202309 1A Villier Street_ Planning-101 Location Plan and Site Plan Existing
- 202309 1A Villier Street_ Planning-102 Ground Floor Plan Existing

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- 202309 1A Villier Street_ Planning-103 First Floor Plan Existing
- 202309 1A Villier Street_ Planning-104 Roof Plan Existing
- 202309 1A Villier Street_ Planning-105 Elevations Existing Front and Rear
- 202309 1A Villier Street_ Planning-106 Elevations Existing Left and Right

Downtakings

- 202309 1A Villier Street_ Planning-200 Photos Downtakings
- 202309 1A Villier Street_ Planning-201 Location Plan and Site Plan Downtakings
- 202309 1A Villier Street_ Planning-202 Ground Floor Plan Downtakings
- 202309 1A Villier Street_ Planning-203 First Floor Plan Downtakings
- 202309 1A Villier Street_ Planning-204 Roof Plan Downtakings
- 202309 1A Villier Street_ Planning-205 Elevations Downtakings Front and Rear
- 202309 1A Villier Street_ Planning-206 Elevations Downtakings Left and Right
- 202309 1A Villier Street_ Planning-207 Sections Downtakings

Proposed

- 202309 1A Villier Street_ Planning-301 Location Plan and Site Plan Proposed
- 202309 1A Villier Street_ Planning-302 Ground Floor Plan Proposed
- 202309 1A Villier Street_ Planning-303 First Floor Plan Proposed
- 202309 1A Villier Street_ Planning-304 Roof Plan Proposed
- 202309 1A Villier Street_ Planning-305 Elevations Proposed Front and Rear
- 202309 1A Villier Street_ Planning-306 Elevations Proposed Left and Right
- 202309 1A Villier Street_ Planning-307 Sections Proposed

C. Others

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