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AUGUST 17, 2023.

Design Statement

Project: **PROPOSED DEVELOPMENT TO PROPERTY - Change of use to a two-storey dwelling with the development of associated amenity space and parking provision within the curtilage at the above property.**

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

Date: **JANUARY 2024**

Purpose: **Change of Use Planning Consent Application**

It is our intention to carry out a change of use to a two-storey dwelling with the development of 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 to support other information prepared towards the development proposal for 1A Villier Street, Uxbridge, aims to transform a disused industrial building into a residential unit. The transition away from manufacturing to a service and knowledge-based economy necessitates a re-evaluation of how urban spaces are used. Industrial-to-residential conversions represent a shift in line with contemporary economic trends, optimizing the use of space in urban environments to reflect the current and future needs of the economy and the population.

2.0 DESCRIPTION OF PROPOSALS

2.01 PROJECT: Change of use to a two-storey dwelling with the development of associated amenity space and parking provision within the curtilage at the above property.

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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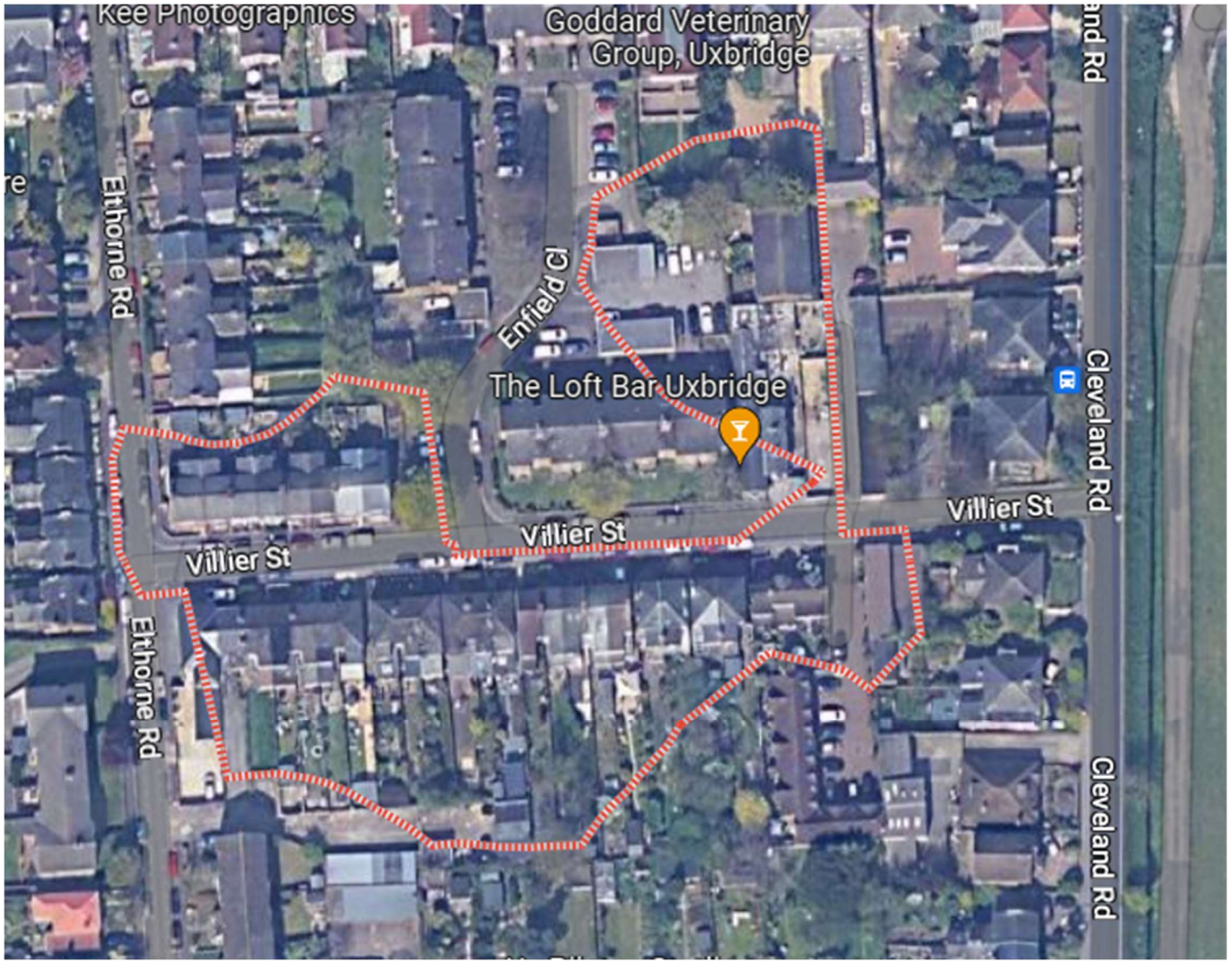

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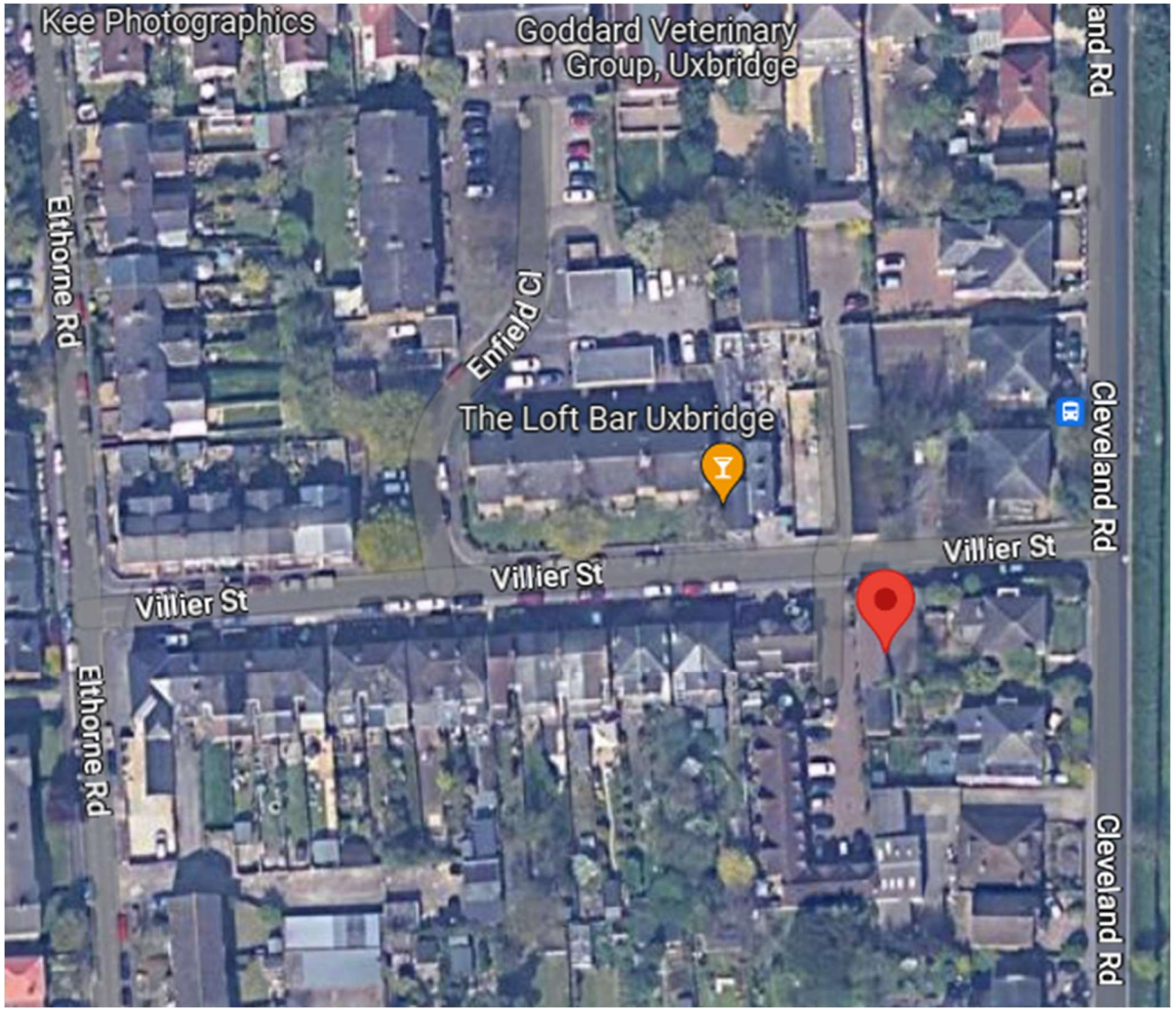

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2.02 The development proposal for 1A Villier Street, Uxbridge, aims to transform a disused industrial building into residential units. This report justifies the development, focusing on its harmonious integration with the Greenway Conservation area, preservation of the area's general character, and its positive impact on neighbouring amenities and future residents. Additionally, we address the transition from industrial to residential use, emphasizing the benefits of an accessible dwelling. 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.

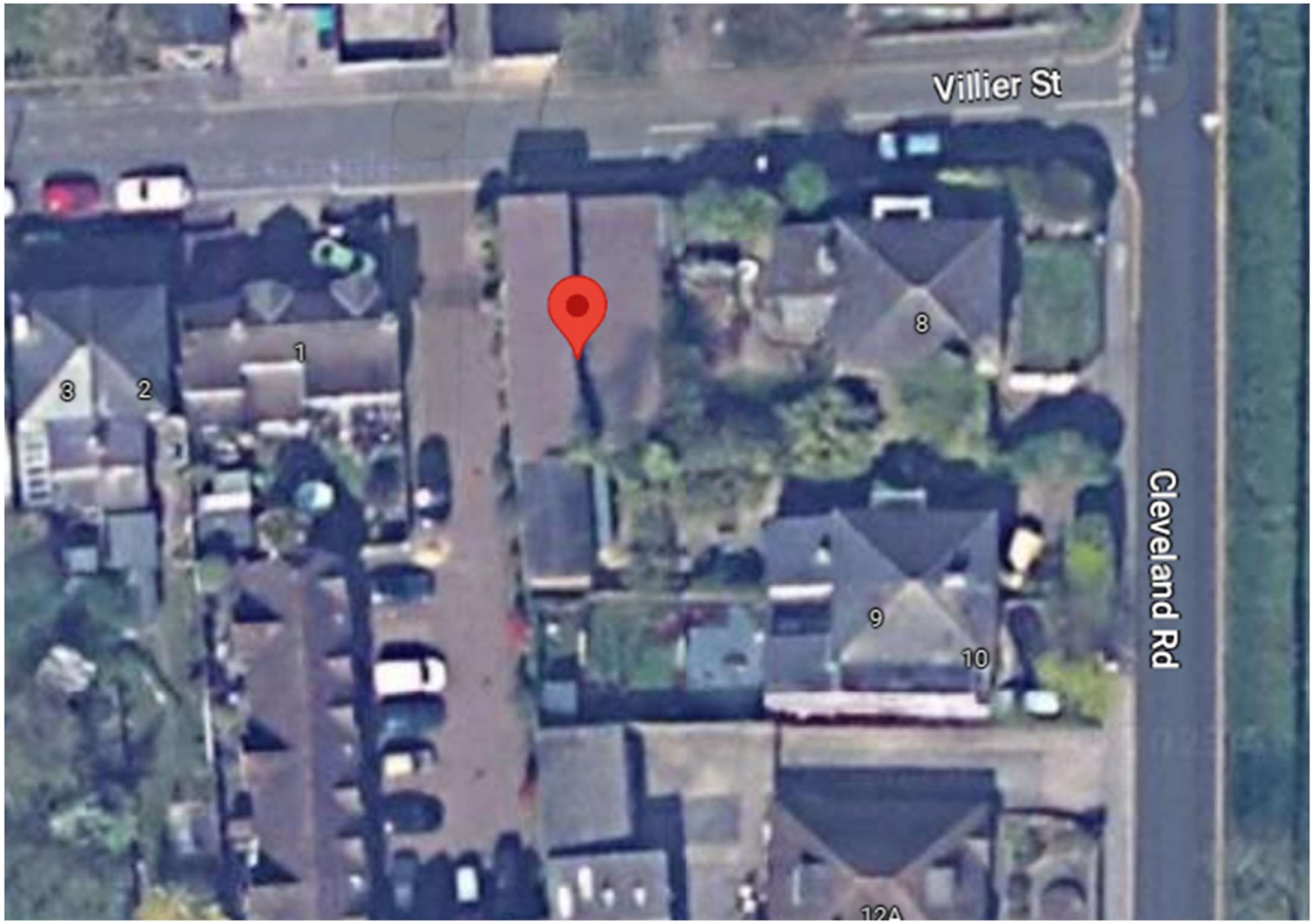

Figure 1 - Aerial View 1A Villier Street

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2 - Existing Street View from Villier Street

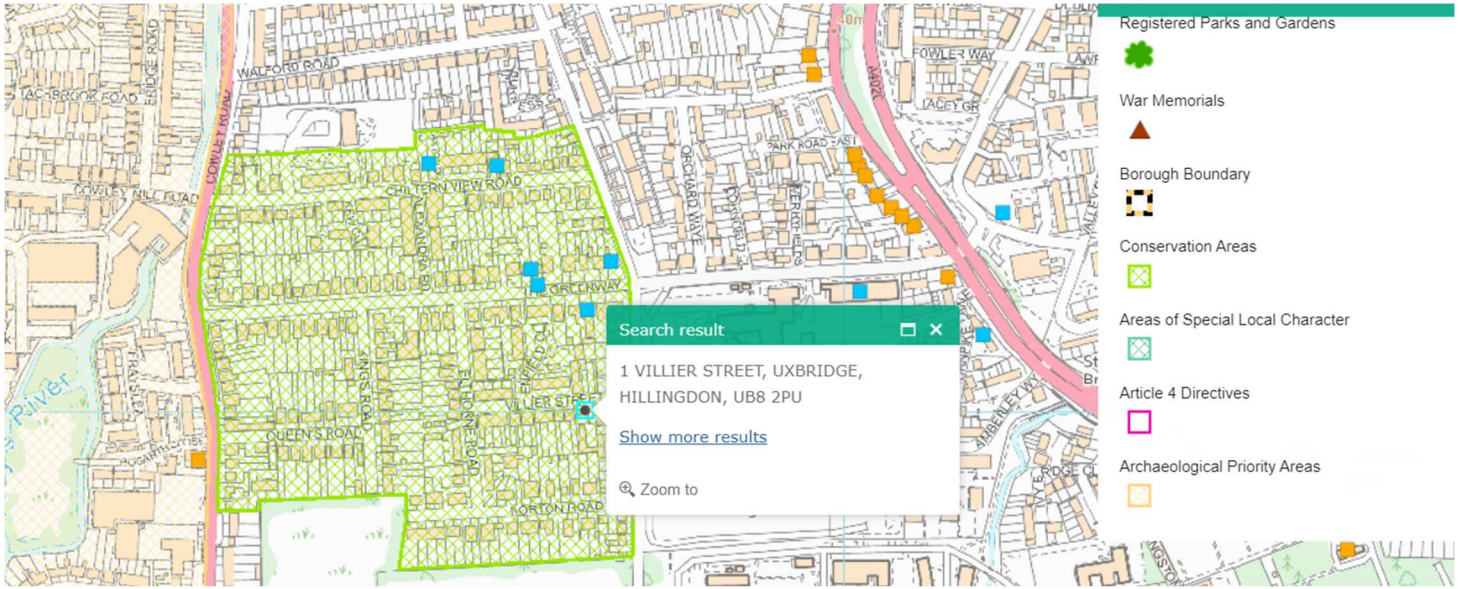
4.0 LOCAL SITE CONTEXT

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.

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 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

There are 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.

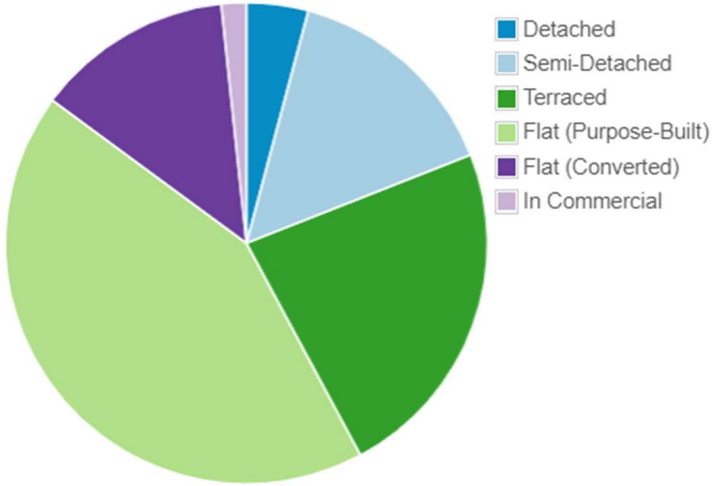
One side of Villier Street consists of residential flats forming the boundary with Enfield close while the rest are mostly semi-detached residential dwelling. It is notable to also mention the proximity of the site to the local pub "load of hay" as shown in the picture below.

6 - Local Pub on Villier Street

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**

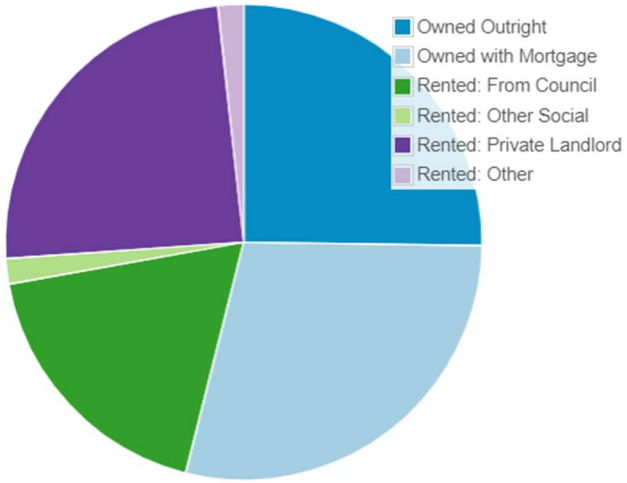


7 - Housing Types - https://www.streetcheck.co.uk/postcode/ub82pu

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%.

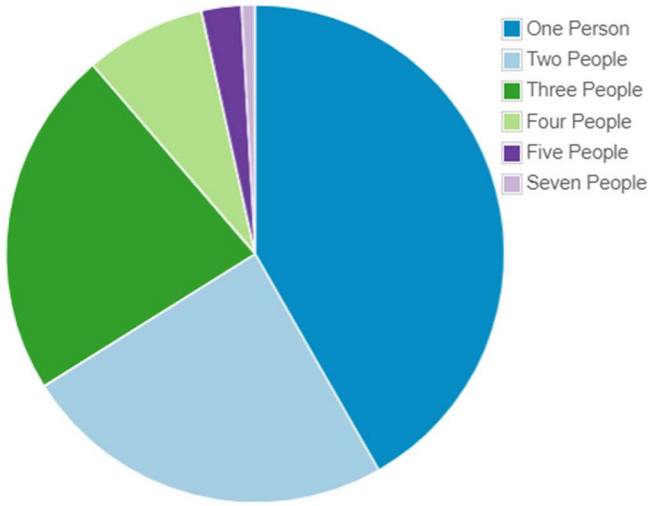
Housing Tenure	
Owned Outright	29
Owned with Mortgage	33
Shared Ownership	0
Rented: From Council	21
Rented: Other Social *inc. charities and housing associations*	2
Rented: Private Landlord *inc. letting agents*	28
Rented: Other	2
Rent Free	0
Total	**115**



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

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

6.0 DESIGN STATEMENT

6.01 PROPOSED USE AND JUSTIFICATION FOR LOSS OF INDUSTRIAL UNIT.

The loss of the industrial unit is justified by its prolonged disuse and the area's evolving character. The industrial building has been unused for over two years and is in a state of disrepair, making it unsuitable for modern industrial purposes. The area's character has shifted towards residential use, as evidenced by developments like Villier Court. Our proposal aligns with this trend, fulfilling the growing demand for housing while revitalizing an underutilized site.

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

- The partial removal of the boundary wall along Villier Street.
- The removal of the existing flat roof.
- An upper storey side extension to create desired amenity space internally for the subsequent 2-bedroom dwelling.
- All above with associated fenestrations for natural lighting, ventilation, amenity space and parking provision.

When it comes to the conversion of industrial buildings into residential developments as a part of urban regeneration, appropriate guidelines and justifiable points are elaborated upon in the following texts to support this development.

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.

- 202401 1A Villier Street_ Planning-301 Location Plan and Site Plan Proposed
- 202401 1A Villier Street_ Planning-302 Ground Floor Plan Proposed
- 202401 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.

6.05 LANDSCAPING:

The exiting property extends to the boundaries of the site – however the proposed development will include demarcated and zoned for soft landscaping interventions to complement the required hard surfaces for parking and to create the opportunity for movement within the site. There is also an exploration of greening alternatives such as green wall treatments to the blank wall on the proposed side extension, standalone ground level and vertical planters and permeable paving into the curtilage of the design. The intention is to retain 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 being the side extension on the eastern side is subservient to the existing structure being set back from the original building, lower in height to the highest point of the existing roof line. Due cognisance is taken to the detailing on the existing structure and of the surrounding properties with the introduction of finishes and a colour palette to achieve a contextual statement which will make a positive impact to the neighbourhood.

6.07 URBAN REGENERATION:

Industrial areas can often become derelict or underused as economies evolve and manufacturing needs change. Converting these buildings to residential use can be part of a wider urban regeneration strategy, revitalizing areas and making better use of the space. Urban regeneration is a multifaceted concept that involves the revitalization of areas that have fallen into decay or are not being used to their full potential.

6.08 HOUSING DEMAND:

Many cities face a critical shortage of affordable housing. Industrial-to-residential conversions can help to alleviate this by creating new living spaces in areas well-served by existing infrastructure.

6.09 ECONOMIC SHIFTS:

The transition from manufacturing-based economies to service and knowledge-based economies can leave industrial properties redundant. It can be more economically viable to convert these properties to residential use than to try to attract new industrial tenants.

6.10 SUSTAINABILITY:

Repurposing existing structures for new uses can be more sustainable than demolition and new construction, preserving embodied energy and reducing waste.

6.11 HISTORICAL PRESERVATION:

Older industrial buildings often have significant architectural and historical value. Converting them into residential spaces can preserve these structures when they might otherwise fall into disrepair and be lost.

Infrastructure Utilization: Industrial sites are typically well-connected in terms of transportation and utilities. Repurposing these sites can make efficient use of this existing infrastructure.

6.12 COMMUNITY BENEFITS:

Residential developments can bring new life and community benefits to areas that were previously uninhabited industrial zones, including local business growth and increased social cohesion.

6.13 ECONOMIC VIABILITY:

The financial returns on residential development can be higher than industrial use, providing an economic incentive for property owners and developers.

6.14 LEGISLATION AND ZONING CHANGES:
Changes in local zoning laws and land use policies can make industrial to residential conversions more feasible and legally permissible.

6.15 QUALITY OF LIFE:
Residential areas typically offer a better quality of life compared to industrial zones, which can be noisy, polluted, and visually unappealing.

6.16 DEMOGRAPHIC CHANGES:
As populations grow and change, there may be less need for industrial spaces and a greater need for residential areas, especially in urban settings.

6.17 REVITALIZATION OF NEGLECTED AREAS:
Industrial buildings, especially those that are no longer in use or are underused, can contribute to a sense of urban decay. By converting these buildings into residential units, these areas can be revitalized, bringing new energy and a sense of renewal. This process can transform what was once a dormant industrial zone into a vibrant community hub.

6.18 HISTORICAL AND CULTURAL PRESERVATION:
Many industrial buildings are of historical significance, with distinctive architectural features that reflect the industrial heritage of a city or neighbourhood. Converting these buildings into residential spaces allows for the preservation of this cultural heritage, while also adapting to contemporary needs.

6.19 ECONOMIC CATALYST: The process of converting industrial buildings often stimulates further economic development. It can attract new businesses, such as retail, restaurants, and services, to cater to the new residential community. This can create jobs and contribute to the economic vibrancy of the area.

6.20 SOCIAL INTEGRATION:

Introducing residential units into former industrial areas can lead to greater social integration, reducing the segregation between zones designated for living, working, and leisure. This mixed-use approach can foster a more integrated urban fabric, encouraging diversity and inclusivity.

6.21 ENVIRONMENTAL BENEFITS:

Urban regeneration through residential conversion can also have environmental benefits. Instead of industrial processes that may pollute the environment, residential areas tend to have a smaller carbon footprint. Additionally, by adapting and reusing existing structures, the energy and resources required for new construction are conserved.

6.22 SUSTAINABLE DEVELOPMENT:

Transforming industrial buildings into residential units often aligns with sustainable development goals. These buildings are typically located in areas with established infrastructure, including roads, public transport, and utilities, which means that new residential developments can leverage this existing infrastructure rather than extending urban sprawl into undeveloped areas.

6.23 ENHANCING PROPERTY VALUES:

The regeneration of industrial areas can lead to an increase in property values, not only within the converted buildings but also in the surrounding neighbourhood. This can generate increased property tax revenues, which can be reinvested in local services and infrastructure.

6.24 COMMUNITY DEVELOPMENT: Residential development can help to foster a sense of community, with shared spaces and amenities that encourage interaction among residents. This can improve social capital and create a more cohesive society. Safety and Security: The presence of people living in an area around the clock can improve safety and security. Residential areas are often better maintained and surveyed than deserted industrial zones, which can help to reduce crime rates.

6.25 HOUSING DEMAND:

The demand for housing in many urban areas is a critical issue that confronts city planners and policymakers. Repurposing industrial buildings for residential use can be a key strategy in addressing this demand for several reasons:

6.26 ADDRESSING HOUSING SHORTAGES:

In many cities, the demand for housing far exceeds supply, leading to increased prices and affordability issues. Converting industrial buildings to residential units can increase the housing stock in a relatively short time frame, as the basic structures are already in place.

6.27 AFFORDABILITY: Industrial-to-residential conversions can sometimes be more affordable than new constructions because they can utilize the existing shell of the building. This can translate into lower costs for developers and ultimately for residents, potentially increasing the availability of affordable housing.

6.28 DENSITY BENEFITS:

Many industrial buildings are in urban areas where building dense housing makes sense. These buildings are often well-suited to conversion into apartments or condos, which can support more residents per square foot than single-family homes.

6.29 VARIETY OF HOUSING OPTIONS: Industrial spaces often have unique features that can be incorporated into residential designs, such as loft spaces with high ceilings and large windows, which can appeal to different market segments and provide a variety of housing options that stand out from typical new builds.

6.30 SPEED OF DEVELOPMENT: Converting an existing building can be quicker than constructing a new one since some of the infrastructure, such as walls and floors, is already in place. This means that housing can be brought to the market more quickly to meet urgent demand.

6.31 SMART GROWTH:

Utilizing existing industrial structures for housing supports the principles of smart growth, which promotes sustainable urban development and the efficient use of land and resources. This approach helps to prevent urban sprawl, preserving green spaces and reducing the environmental impact of new construction.

6.32 LOCATION AND CONNECTIVITY:

Industrial buildings are often well-situated near city centres and transportation hubs, making them ideal for conversion into residential units that benefit from existing public transport links and proximity to urban amenities.

6.33 SOCIAL DIVERSITY:

By providing more housing options in different areas, including former industrial zones, a city can promote a mix of economic and social groups living together. This can enhance the social fabric and lead to more diverse and dynamic communities.

6.34 LEVERAGING UNDERUTILIZED ASSETS:

Many industrial buildings may no longer be suitable for modern industrial uses due to changes in technology and manufacturing practices. Converting these underutilized assets into housing gives them a new lease on life and ensures they remain a valuable part of the urban landscape.

6.35 ECONOMIC SHIFT:

The economic shifts from manufacturing-based economies to service and knowledge-based economies have a significant impact on the use and value of urban industrial spaces. Here's how this transition supports the conversion of industrial buildings into residential developments:

6.36 CHANGING ECONOMIC LANDSCAPES:

As the global economy moves away from manufacturing and towards service, information, and technology sectors, the demand for large-scale industrial spaces in urban areas declines. These spaces become less economically viable for industrial use, making alternative uses, like residential conversions, more attractive.

6.37 ADAPTIVE REUSE:

Adaptive reuse of industrial buildings for residential purposes becomes a practical solution to the problem of vacant or underused industrial properties. It is an economically beneficial way to repurpose buildings whose original industrial functions are no longer in demand due to economic shifts.

6.38 MAXIMIZING PROPERTY VALUE:

Industrial buildings in prime urban locations may have a higher value for residential or mixed-use development than for industrial purposes. As cities grow and develop, the land value increases, and the highest and best use of certain properties may transition from industrial to residential.

6.39 JOB DISTRIBUTION:

As economies transition, the distribution of jobs changes, with more employment opportunities in the service sectors often located in city centres or mixed-use areas rather than traditional industrial zones. Residential developments in these areas allow people to live closer to where they work, reducing commute times and improving quality of life.

6.40 INVESTMENT INCENTIVES:

Investors and developers often seek the highest return on investment, which can frequently be found in residential development in growing urban areas. The shift in economic priorities can lead to financial incentives for converting industrial spaces to residential units, including tax credits and zoning allowances.

6.41 TECHNOLOGY AND MANUFACTURING INNOVATIONS:

The nature of manufacturing has changed with advances in technology, leading to a decreased need for large industrial spaces in urban areas. Smaller, more efficient manufacturing methods, and the rise of automation, mean that some industries can operate in smaller, more specialized spaces, or outside of urban centres altogether.

6.42 REDUCED INDUSTRIAL POLLUTION:

Converting industrial buildings to residential use also aligns with environmental and public health objectives. Residential areas typically contribute less to environmental pollution compared to industrial zones, and repurposing these buildings can lead to cleaner urban environments.

6.43 KNOWLEDGE-BASED WORK ENVIRONMENTS:

The knowledge economy often requires different types of workspaces than traditional manufacturing, such as co-working spaces and mixed-use buildings that combine residential, office, and retail. This can lead to a reimagining of industrial spaces to meet these modern needs.

6.44 URBAN AESTHETICS AND LIVEABILITY:

Industrial buildings converted to residential use can improve the urban aesthetics, replacing the often-stark industrial landscape with more appealing living spaces. This enhances the overall liveability (*the conditions for a decent life for all inhabitants of cities, regions, and communities, including their physical, social, and mental wellbeing*) of cities, attracting more residents and contributing to a vibrant urban culture.

7.0 SUSTAINABILITY, ENVIRONMENTAL ASPECTS AND WASTE MINIMISATION.

7.01 Sustainability is a central concern in contemporary urban development, and the conversion of industrial buildings into residential spaces aligns well with this principle.
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. By focusing on sustainability, industrial-to-residential conversions can not only provide immediate environmental and economic benefits but also contribute to the long-term goal of creating more sustainable cities. These conversions represent a proactive approach to urban development, embracing the principles of conservation and responsible stewardship of the environment.

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.
- 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.

7.05 Taking the above into consideration; the proposal is not likely to cause an adverse impact on the existing air quality in the neighbourhood.

8.0 CONTAMINATION AND DRAINAGE

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

8.02 The proposal aims to ensure that surface water run-off is managed as close to its source as possible and will include appropriate sustainable drainage scheme.

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.

10.02 DISABLED/INCLUSIVE ACCESS:

Within the development 'level' access can only be achieved on the ground floor. Accessibility considerations has been made to adhere to the stipulations within the 2021 London plan: policy D7 and in also accordance with M4(2) advisories as set out in the Approved DOCEMENT m OF THE Building Reulations (2015) to include the following -

- Step free access via all other points of entry and exit indicated on the ground floor plan.
- Accessible shower, water closet and wash hand basin prison on the ground floor.
- Adequate spatial requirements in ternal spaces to align with specifications as applicable.
- Vertical circulation may be enhanced with the introduction of stair lifts if achievable for both the proposed staircases.

10.03 ACCESS AND PARKING

Vehicular access on to the site is as existing with no change to the existing vehicle crossover. The development introduces one parking space with electric vehicle charging provision. In addition to this 2no. vertical cycle racks have been provided to concur with London cycling design standards and the Mayor's Transport Strategy which aims to encourage people to use alternative means of transportation.

It is observed that there is availability of on street parking on Villier Street and surroundings if required.

11.0 SUMMARY AND CONCLUSION

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. Doing so in a thoughtful, well-planned manner that respects the Greenway Conservation Area, maintains the local character, and ensures no harm to neighbouring amenities. By focusing on accessibility and inclusivity, the project enhances the social fabric of the area.

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.

The conversion from an industrial unit to residential dwellings is a positive change, aligning with the evolving needs and character of the community. By focusing on the conversion of industrial buildings to residential use, cities can make significant inroads into addressing the housing demand. This not only helps in providing homes for people but also contributes to the broader goals of sustainable urban development and the creation of more vibrant and equitable communities.

12.00 REFERENCES/APPENDICES

A. Drawings

Existing

- 202401 1A Villier Street_ Planning-101A Location Plan and Site Plan - Showing Existing
- 202401 1A Villier Street_ Planning-102A Ground Floor Plan - Showing Existing
- 202401 1A Villier Street_ Planning-103A First Floor Plan - Showing Existing
- 202401 1A Villier Street_ Planning-104A Roof Plan - Showing Existing
- 202401 1A Villier Street_ Planning-105A Elevations - Front and Rear - Showing Existing
- 202401 1A Villier Street_ Planning-106A Elevations - Left and Right - Showing Existing

Downtakings

- 202401 1A Villier Street_ Planning-200A Photographs – Showing Existing
- 202401 1A Villier Street_ Planning-201A Location Plan and Site Plan - Showing Downtakings
- 202401 1A Villier Street_ Planning-202A Ground Floor Plan - Showing Downtakings
- 202401 1A Villier Street_ Planning-203A First Floor Plan - Showing Downtakings
- 202401 1A Villier Street_ Planning-204A Roof Plan - Showing Downtakings
- 202401 1A Villier Street_ Planning-205A Elevations Front and Rear - Showing Downtakings
- 202401 1A Villier Street_ Planning-206A Elevations Downtakings Left and Right - Showing Downtakings

Proposed

- 202401 1A Villier Street_ Planning-301A Location Plan and Site Plan – Showing Proposed
- 202401 1A Villier Street_ Planning-302A Ground Floor Plan – Showing Proposed
- 202401 1A Villier Street_ Planning-303A First Floor Plan – Showing Proposed
- 202401 1A Villier Street_ Planning-304A Roof Plan – Showing Proposed
- 202401 1A Villier Street_ Planning-305A Elevations Front and Rear – Showing Proposed
- 202401 1A Villier Street_ Planning-306A Elevations Proposed Left and Right – Showing Proposed
- 202401 1A Villier Street_ Planning-307A Sections Proposed – Showing Proposed
- 202401 1A Villier Street_ Planning-307A Sections Proposed – Showing Proposed

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