

# Design & Access Statement



## Design & Access Statement For:

Technology House  
215 High Street  
West Drayton  
UB7 7QP

X (Easting) 505721  
Y (Northing) 180790

June 2025

### Rev. –

#### Proposed:

Change of use from mixed Class B8 (storage and distribution) and Class E (commercial business and services uses) to mixed Class B8 (storage and distribution), Class E (commercial business and services uses) and Class F.1 (place of worship).

1

# Design & Access Statement

## Content

- 1.0 Introduction
- 2.0 Context
- 3.0 Use
- 4.0 Amount
- 5.0 Layout
- 6.0 Scale
- 7.0 Landscaping
- 8.0 Appearance
- 9.0 Access
- 10.0 Conclusion

## Annex

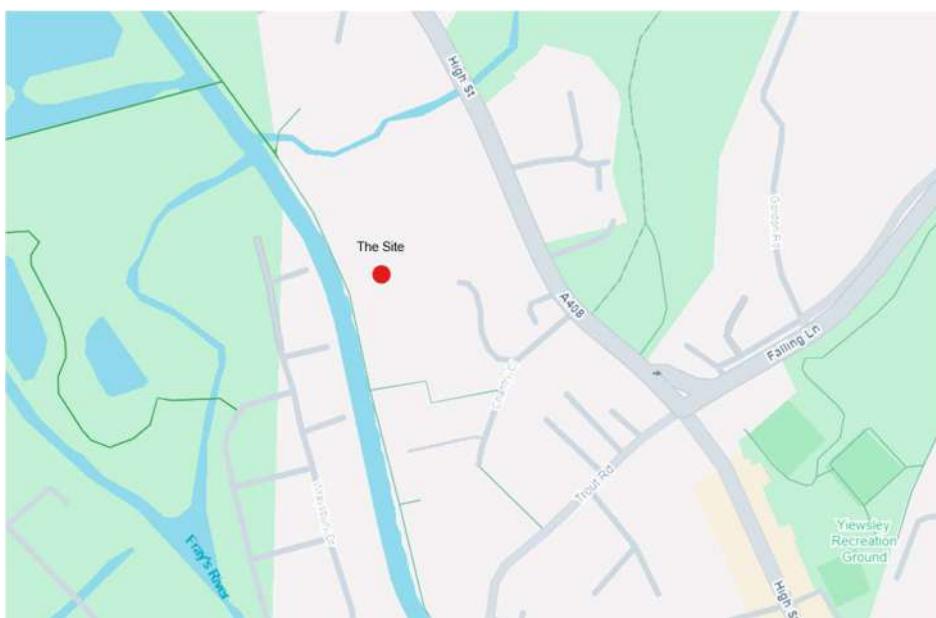
- 11.0 Site Photos
- 12.0 Existing & Proposed Plans & Elevations
- 13.0 Heritage

# Design & Access Statement

## 1.0 Introduction

- 1.1 This Statement forms part of a planning application submitted to Hillingdon Borough Council for the;

*Proposed:* Change of use from mixed Class B8 (storage and distribution) and Class E (commercial business and services uses) to mixed Class B8 (storage and distribution), Class E (commercial business and services uses) and Class F.1 (place of worship).



3

- 1.2 The sections sets out the parameters of the design and access statement which have guided the proposal.
- 1.3 Section 2 provides a summary description of the site and setting
- 1.4 Section 3 summarises the use class for the site.
- 1.5 Section 4 sets out the amount of development.
- 1.6 Section 5 & 6 explains the layout & scale.
- 1.7 Section 7 sets out the landscape parameters.
- 1.8 Section 8 sets out the appearance.
- 1.9 Section 9 provides a summary of the access.
- 1.10 Section 10 provides a brief conclusion.

# Design & Access Statement



505721 , 180790

**Grid Reference**

**TQ 05721 80790**

Grid Reference (6 figure)

**TQ057807**

X (Easting) , Y (Northing)

**505721 , 180790**

Latitude , Longitude (decimal)

**51.516150 , -0.47778088**

Latitude , Longitude (deg, mins, secs)

**51°30'58"N , 000°28'40"W**

What3Words :

**hidden.apron.hopes**

Address (near) :

**Dataquest Group, 215, High Street, West Drayton, London Borough of Hillingdon,**

Postcode (nearest) :

**UB7 7QP**

Maps For Point :

[Ordnance Survey](#) | [Google](#) | [Bing](#) | [Streetview](#)

Tools for Point :

[QR Code](#) | [Info](#) | [Zoom here](#)

Share :

[Link For Point](#)

## 2.0 Context

4

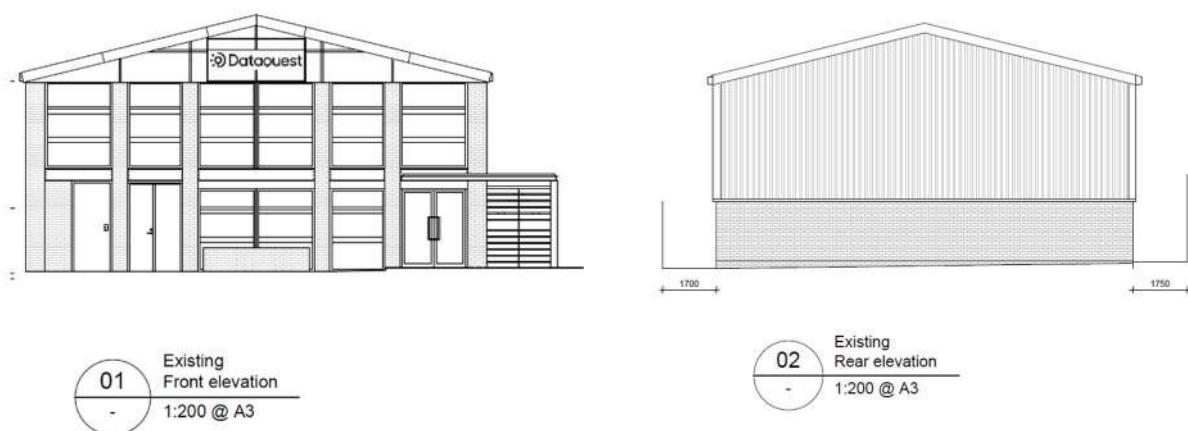
### The Site

- 2.1 This Design and Access Statement has been prepared in support of a planning application for the proposed change of use of the ground and first floors of Technology House, 215 High Street, West Drayton, from Use Class mixed Class B8 (storage and distribution) and Class E (commercial business and services uses) to mixed Class B8 (storage and distribution), Class E (commercial business and services uses) and Class F.1 (place of worship).
- 2.2 The occupier will be, a registered Christian-based organisation committed to community engagement, worship, educational initiatives and community food bank.
- 2.3 The application relates only to the internal use and rear elevation windows and fire exit doors and does not propose any other material alterations to the external fabric of the building.
- 2.4 The site falls within the Yiewsley electoral ward in the London Borough of Hillingdon and is located on High Street, West Drayton.
- 2.5 The site totals 1567 sq. m and is of a broadly thin rectangular configuration shaped site, with a length of 97m and width of 16m.

# Design & Access Statement



- 2.6 The building is a late-20th-century commercial structure with a modern façade, accessible via the High Street. The building has previously been in use as office space and is laid out over two floors. There is no significant historical or heritage designation associated with the building.



- 2.7 Technology House is located on the southern side of West Drayton High Street (UB7 7QP), a mixed-use area characterised by commercial, retail, residential, and community facilities. It is well-served by public transport, with West Drayton Station (Elizabeth Line) within walking distance and several local bus routes operating nearby.
- 2.8 The site comprises a double gated access and drive leading to on-site parking, from the High Street.

# Design & Access Statement

- 2.9 Technology House is a purpose-built two-storey commercial/business unit, constructed in 1996. The building features a steel portal frame with aluminium and brick cladding, and a cast-in-situ concrete first floor.
- 2.10 The ground floor comprises office spaces, meeting rooms, a kitchen, WC facilities, and storage areas, while the first floor is predominantly open-plan office and cellular office accommodation, with teapoint and WC facilities.

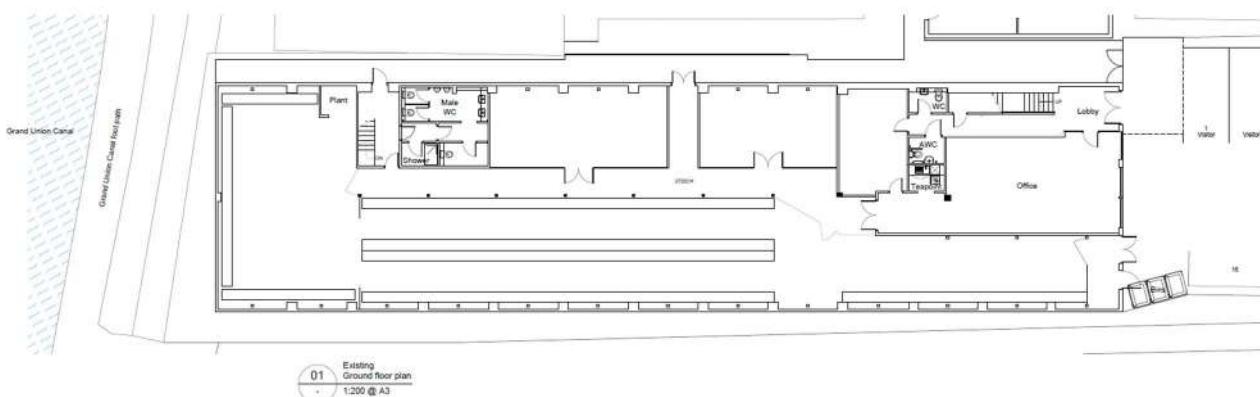
## 3.0 Use

- 3.1 The proposal seeks to change the use from mixed Class B8 (storage and distribution) and Class E (commercial business and services uses) to mixed Class B8 (storage and distribution), Class E (commercial business and services uses) and Class F.1 (place of worship).
- 3.2 The building space will be used for:
- Regular weekly worship services
  - Prayer meetings
  - Faith-based educational sessions
  - Community support activities
  - Food bank services
- 3.3 All activities will take place during specified hours and will not involve overnight stays or residential use.
- 3.4 The existing layout lends itself well to conversion with minimal internal alterations. There is sufficient space to accommodate seating, a stage/podium, sound systems, and associated welfare facilities such as toilets and refreshment areas.

6

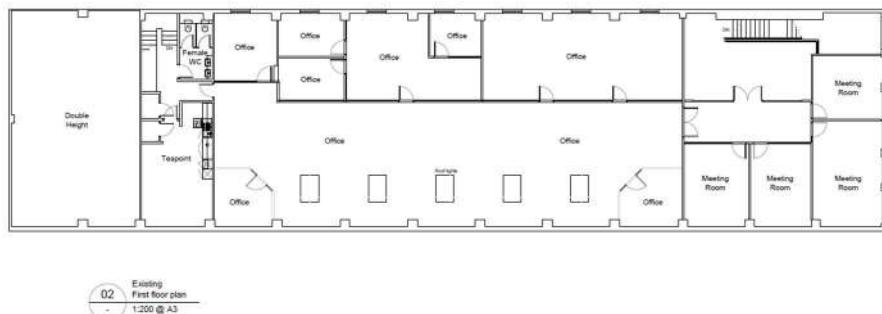
## 4.0 Amount

- 4.1 The illustrative plan below shows the ground floor footprint as currently existing, with G.I.A. of 659.22 sq. m.

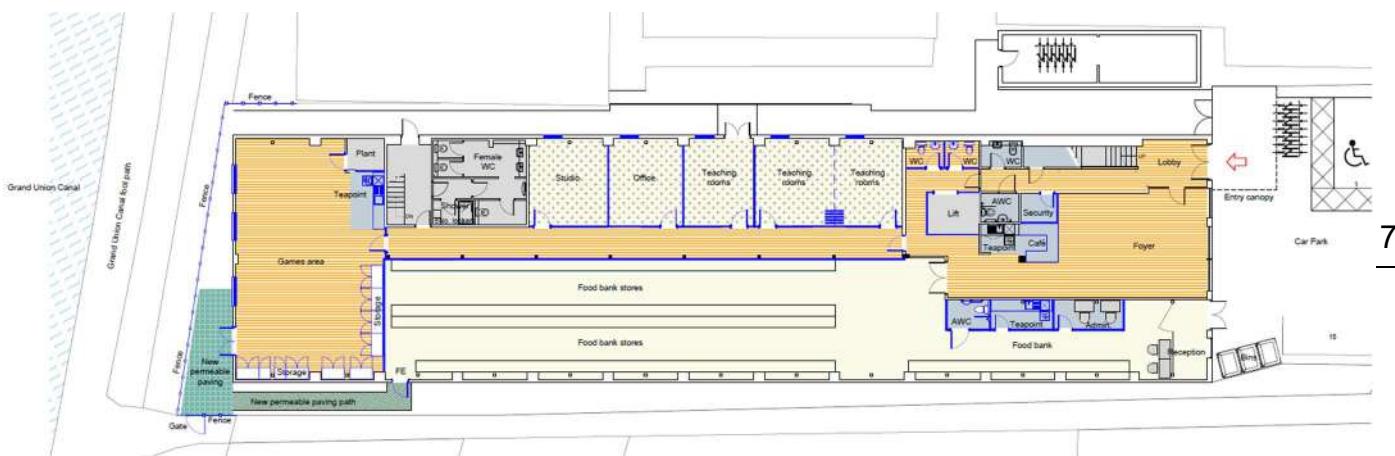


# Design & Access Statement

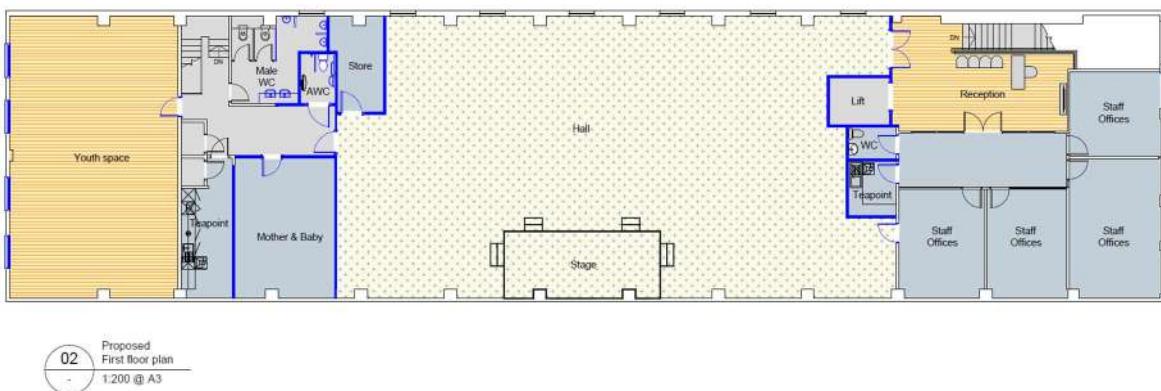
- 4.2 The illustrative plan below shows the first floor footprint as currently existing, with G.I.A. of 553.99 sq. m.



- 4.3 The illustrative plan below shows the ground floor footprint as proposed, the G.I.A. will remain unchanged.



- 4.4 The illustrative plan below shows the amount of proposed will remain the same, but with the addition of the first floor youth space located at the rear with a G.I.A. of 95.14 sq. m



# Design & Access Statement

## 5.0 Layout

- 5.1 The illustrative ground floor plan shows the entrance lobby. Retained and unchanged. Off the lobby is a new security room and existing WC and AWC.
- 5.2 The foyer located next to the lobby will have teapoint, Café style refreshment and seating area.
- 5.3 A new lift for accessibility to the 1<sup>st</sup> floor and 2no. additional new WC for convenience have been added.
- 5.4 New internal partition for 3no. teaching rooms, office and studio each with external double glazed windows and internal doors, with carpet floor tiles white painted wall finishes and lay in ceiling grid and tiles with pir led lighting tiles.
- 5.5 At the rear of the building is a new games area, teapoint and wall storage.
- 5.6 The New food back will have a separate entrance and reception, with new internal partition for administration, teapoint and AWC. New internal partition will create a new food bank stores.
- 5.7 The first floor can be accessed by existing stairs located at the front and rear of the building, and a new lift for users with accessibility issue.
- 5.8 Existing 1<sup>st</sup> floor offices located at the front of the building have been retained and these will continued to be used as staff offices.
- 5.9 New internal partitions will be created to provide WC and teapoint facilities for the staff offices.
- 5.10 A new hall with a raised stage and storage will be located on the 1<sup>st</sup> floor .
- 5.11 A new mother & baby and youth space room with access to teapoint and WC and AWC facilities.

8

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## 6.0 Scale

- 6.1 There are no changes in scale to the external envelope in this proposal.
- 6.2 The existing ground floor ceiling height is 2.72m high, this will remain unchanged.

# Design & Access Statement

- 6.3 The existing ground floor storage area at the rear is full height but a first floor will be added in this area bring the ceiling height in line with rest of the ground floor.
- 6.4 The existing first floor ceiling height is 2.62m, this will remain unchanged.
- 6.5 The existing first floor open plan and cellular office space in the middle of the building will be removed and the ceiling will be removed, a new ceiling following the roof line will allow for a higher ceiling height in the first floor proposed hall, to a height of 3m at the external walls, and to a height of 3.62m at the ridge height.

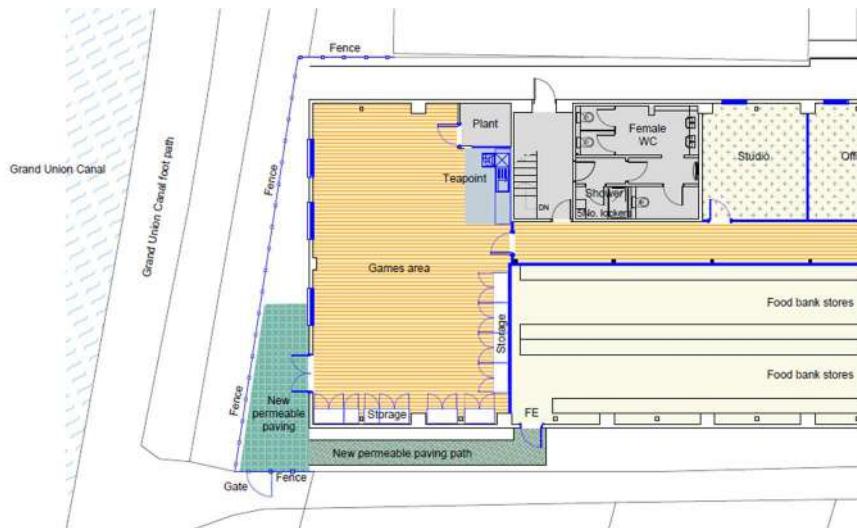
## 7.0 Landscaping

- 7.1 The existing site is not landscaped, there is a over grown area to the rear of the property, between the rear building and canal foot path shown in the photo below.



# Design & Access Statement

- 7.2 The illustrative layout below shows a proposed new permeable paved patio and new permeable paved path for the new fire escape.

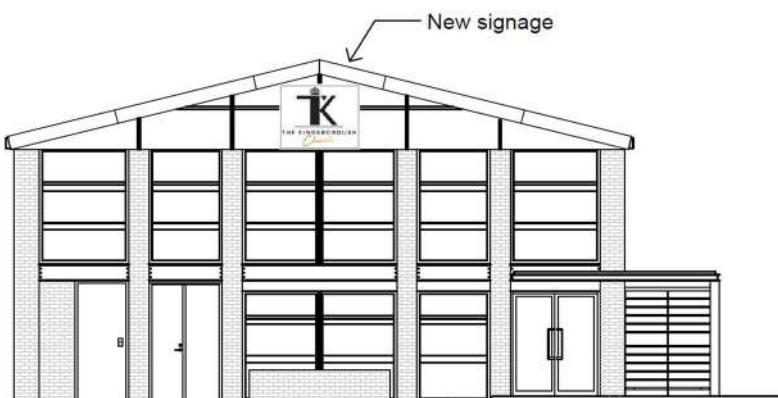


## 8.0 Appearance

### 8.1 External Design:

There are no changes proposed to the front external appearance of the building. Existing signage will be updated.

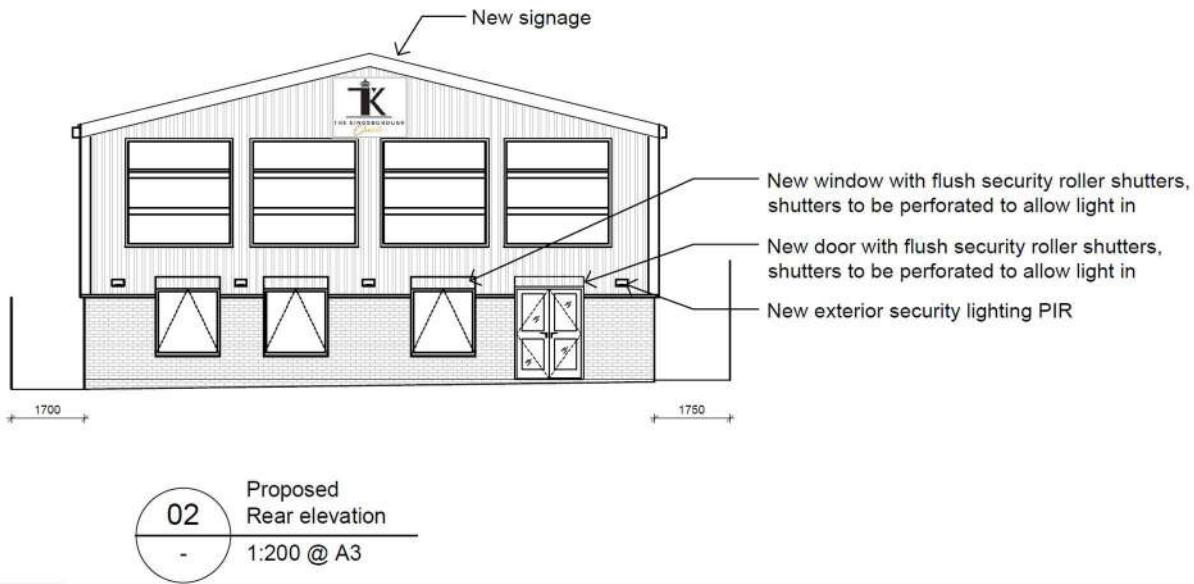
10



01  
-  
Proposed  
Front elevation  
1:200 @ A3

# Design & Access Statement

- 8.2 The rear elevation will introduce windows at ground and first floor levels, and a external door to access the rear patio



## 9.0 Access

### 9.1 Pedestrian Access:

The building is easily accessible via High Street, with level access at the main entrance. The site complies with current accessibility requirements under the Equality Act 2010.

11

### 9.2 Public Transport:

The location is highly accessible by public transport:

- West Drayton Station (Elizabeth Line) – approx. 7-minute walk
- Bus stops within 2-minute walk (routes include U3, 222, 350)

### 9.3 Car Parking:

There is provision for a total of 20 on-site parking, primarily for staff and vulnerable attendees. 3no. disabled parking bays, 1no. electric charge point. The congregation is encouraged to use public transport or carpooling.

### 9.4 The occupier has approached their neighbour, Tesco supermarket, the Tesco's Manager has agreed to make available Tesco parking for the congregation at no cost.

### 9.4 Cycle Storage:

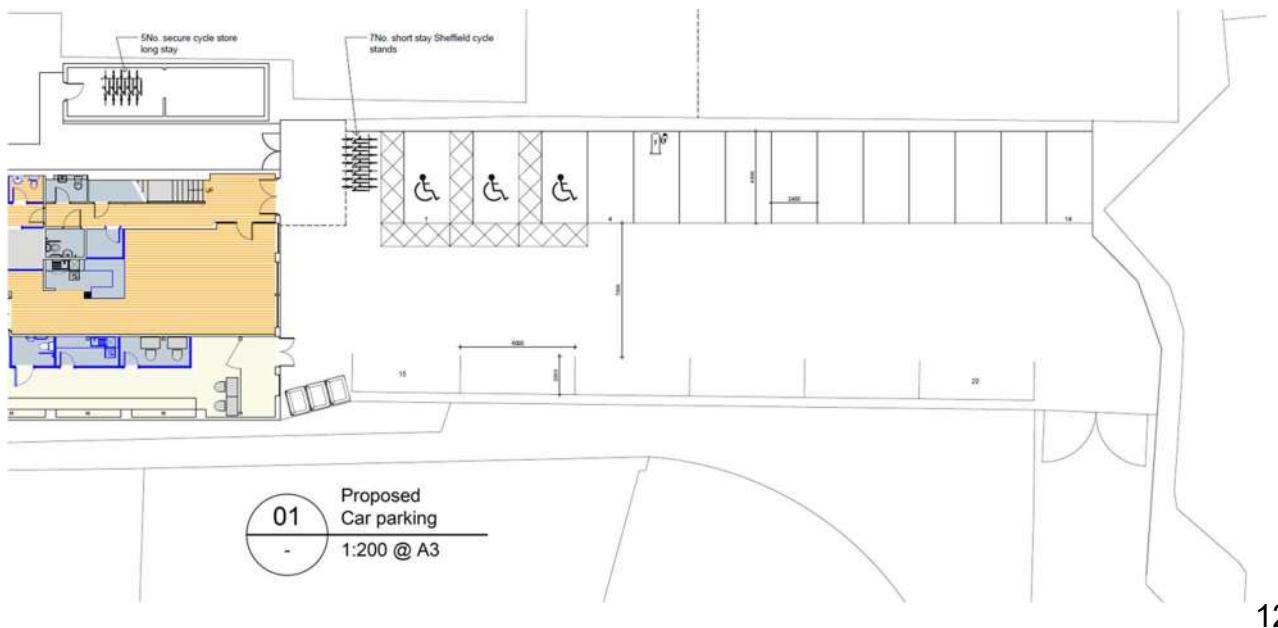
Provision for cycle storage has been made available with 7no. short stay Sheffield cycle stands made available at the entrance, and 5no. secure cycle

# Design & Access Statement

store long stay made available at the secure out building along the side on the main building.

## 9.4 Inclusive Access:

The facility will be accessible to all, including those with limited mobility. Any internal modifications will ensure DDA compliance.



## 10.0 Conclusion

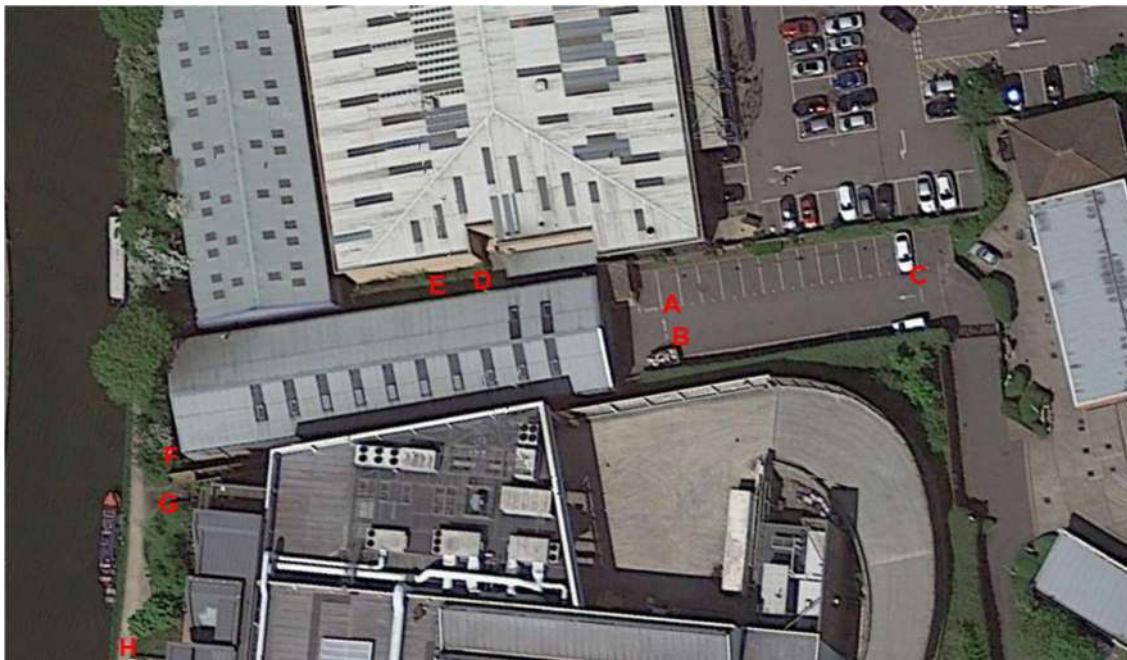
The proposed change of use from mixed Class B8 (storage and distribution) and Class E (commercial business and services uses) to mixed Class B8 (storage and distribution), Class E (commercial business and services uses) and Class F.1 (place of worship). will:

- Make positive use of underutilised office space
- Serve local community needs through religious and educational activities
- Support social inclusion and cohesion in West Drayton
- Provide food bank services during a cost-of-living crisis
- Be implemented with minimal environmental or transport impact

# Design & Access Statement

## Annex

### 11.0 Site Photos



13



**(A) Front elevation**

# Design & Access Statement



**(B) Car park**

14



**(C) Front gates**

# Design & Access Statement



**(D) Side path**

15



**(E) Side path**

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**(F) Face of rear building**



**(G) Rear entrance from canal path**

# Design & Access Statement

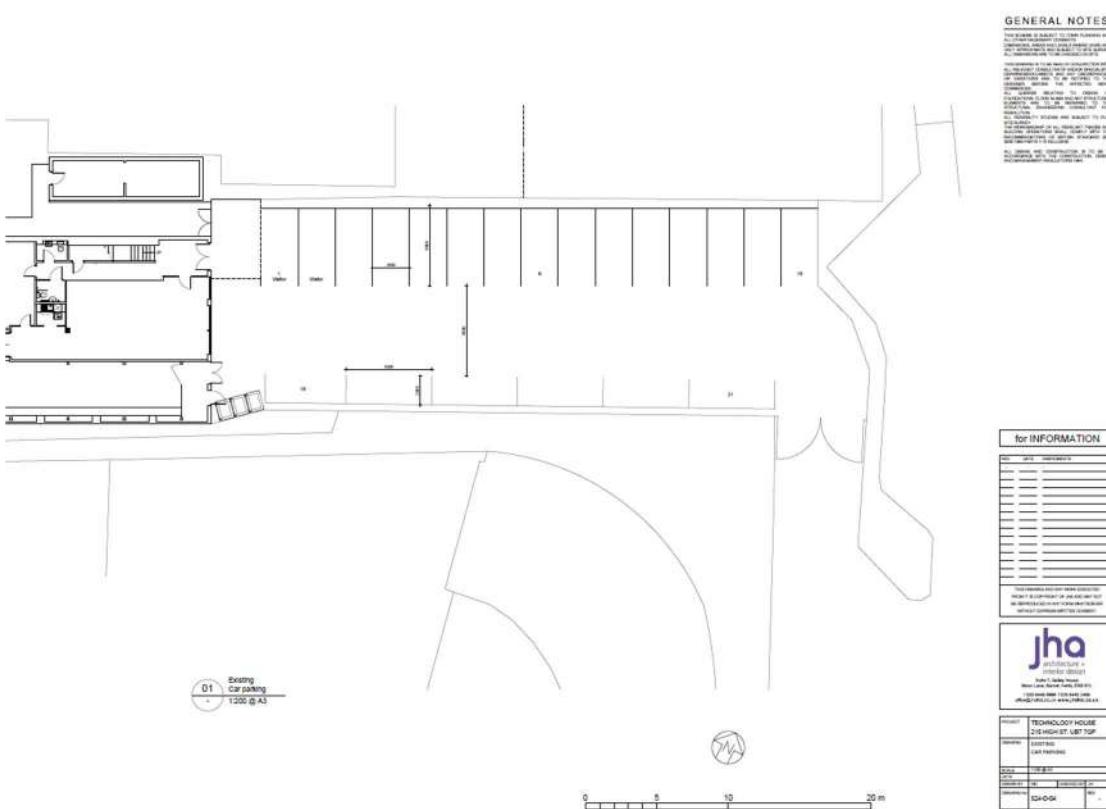
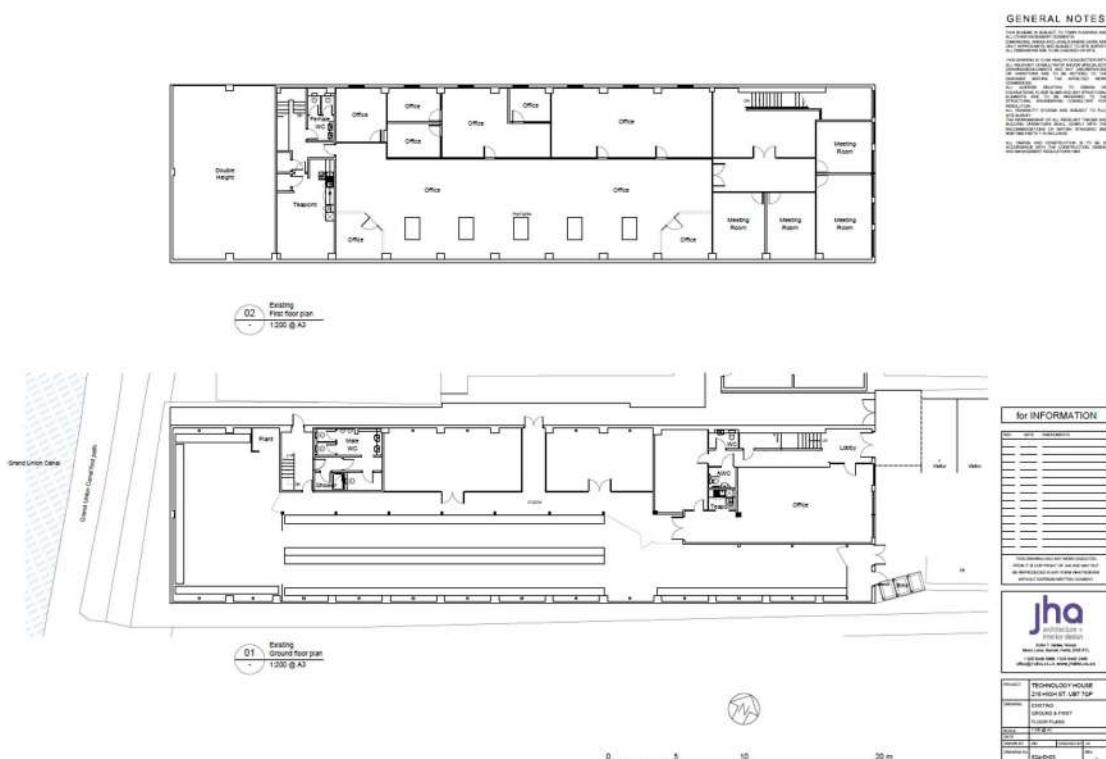


**(H) View of rear building from canal path**

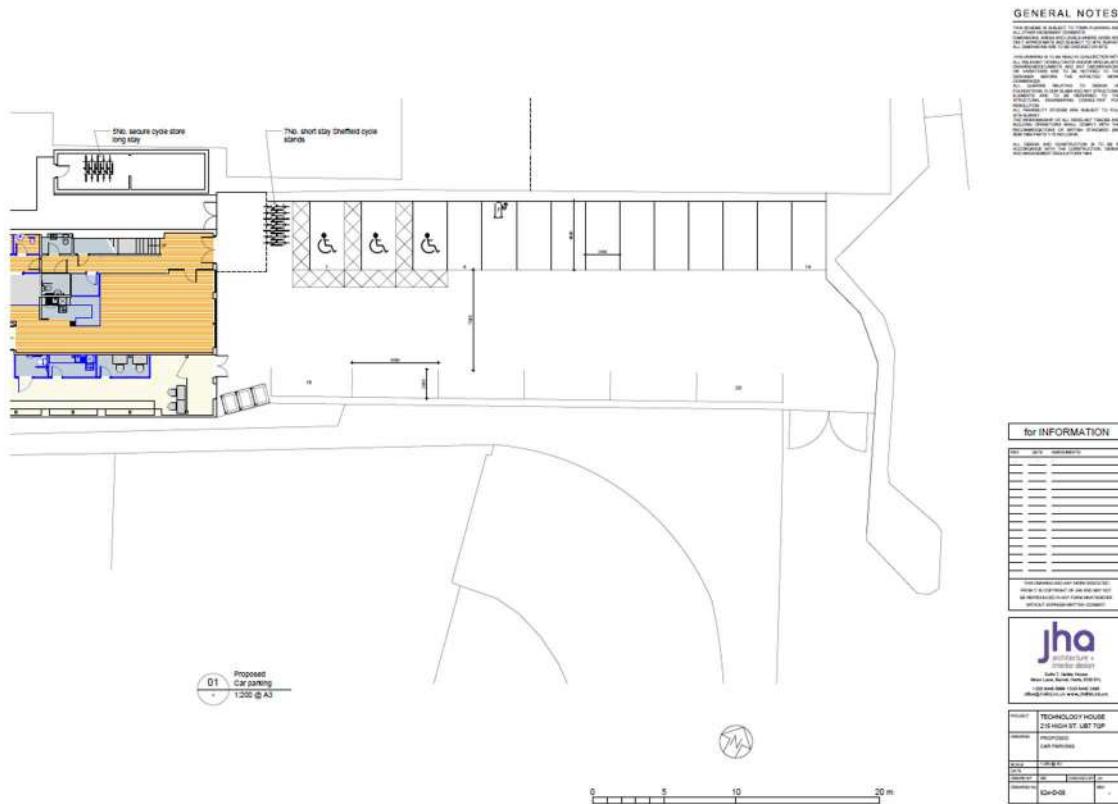
# Design & Access Statement

## Annex

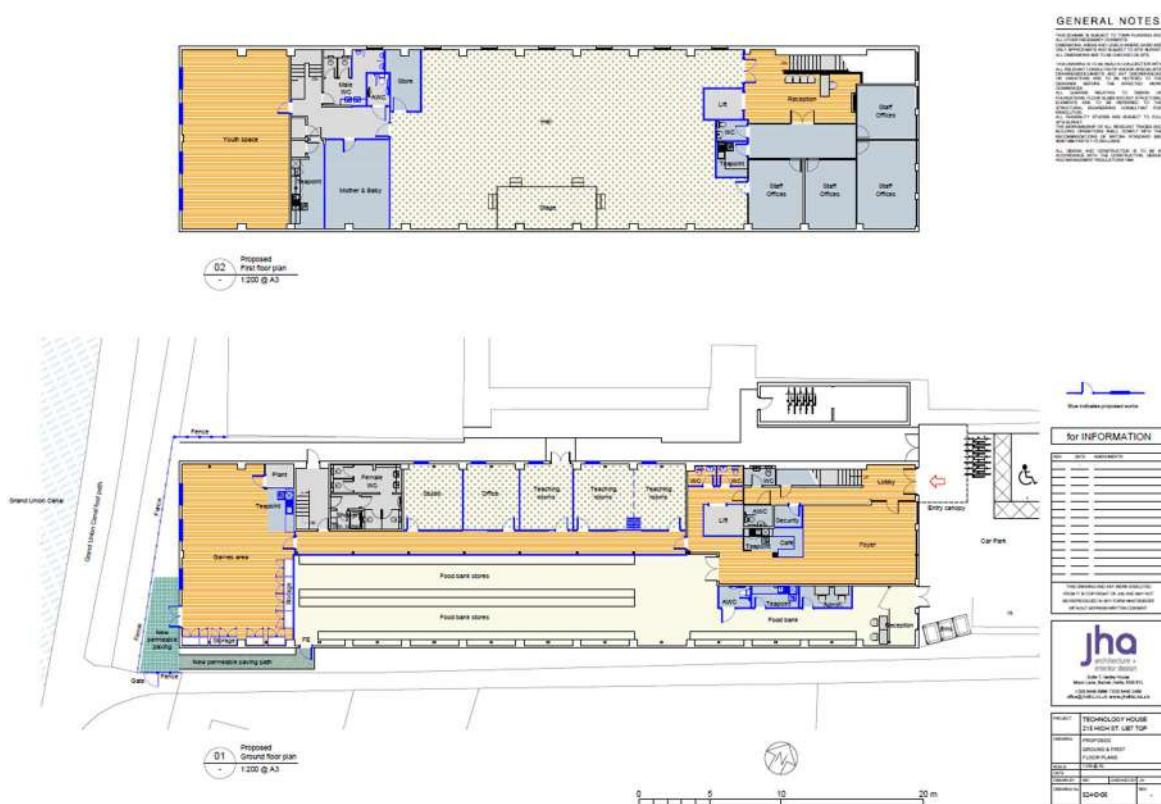
## 12.0 Design Parameter Plans



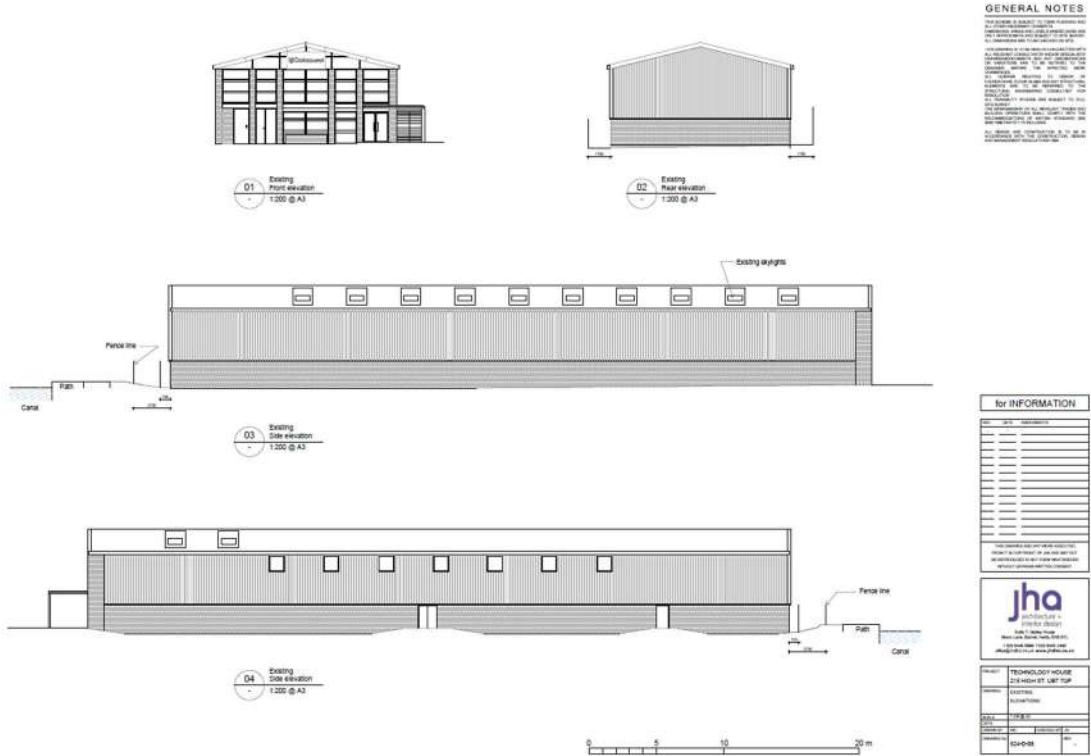
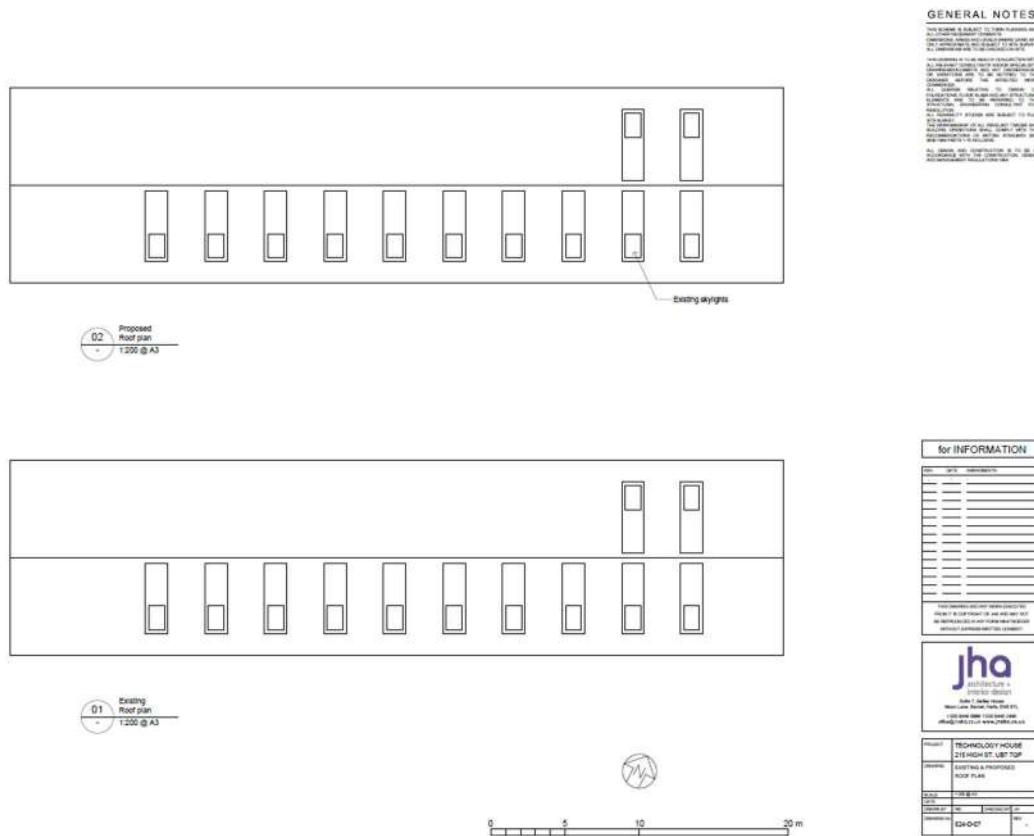
# Design & Access Statement



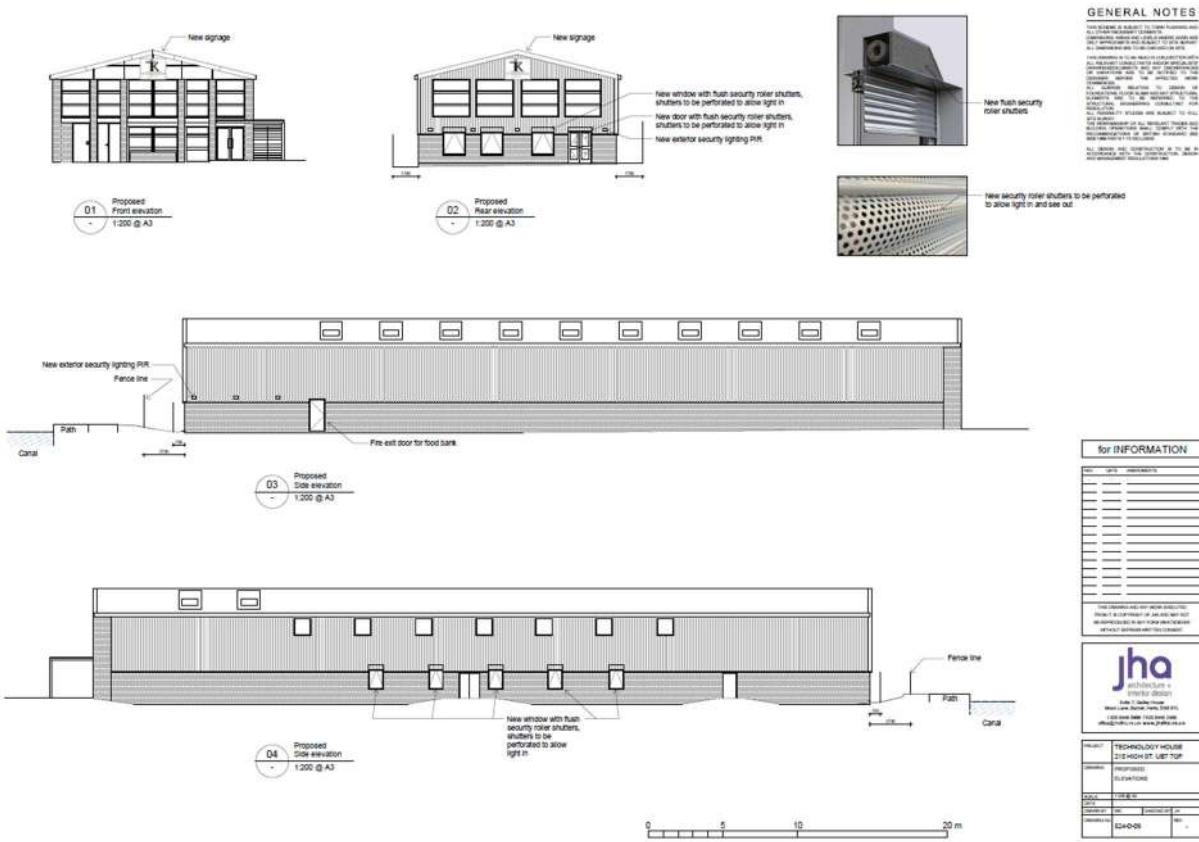
19



# Design & Access Statement



# Design & Access Statement



# Design & Access Statement

## Annex

### 13.0 Heritage

#### 13.1 Introduction

This heritage statement assesses the historical and architectural significance of Technology House, located at 215 High Street, West Drayton, UB7 7QP. The building is situated within the London Borough of Hillingdon, an area with a rich industrial heritage.

#### 13.2 Site Context and Historical Background

West Drayton, historically known as Yiewsley, has evolved from a rural settlement into a significant industrial hub. The area was renowned for its brick production in the 19th century, supplying materials to Victorian London. The presence of various industries, including oil mills, chemical works, and engineering firms, underscores the area's industrial development.



Map cir. 1964

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## 13.3 Architectural Description of Technology House

Technology House is a purpose-built two-storey business unit, constructed in 1996. The building features a steel portal frame with aluminium and brick cladding, and a cast-in-situ concrete first floor. The ground floor comprises office spaces, meeting rooms, a kitchen, and storage areas, while the first floor is predominantly open-plan office accommodation.

## 13.4 Significance and Contribution to Local Heritage

While Technology House itself is not listed, it contributes to the ongoing industrial character of West Drayton. The building's design reflects modern industrial architecture, aligning with the area's historical development. Its location on the High Street places it within the broader context of West Drayton's urban evolution.



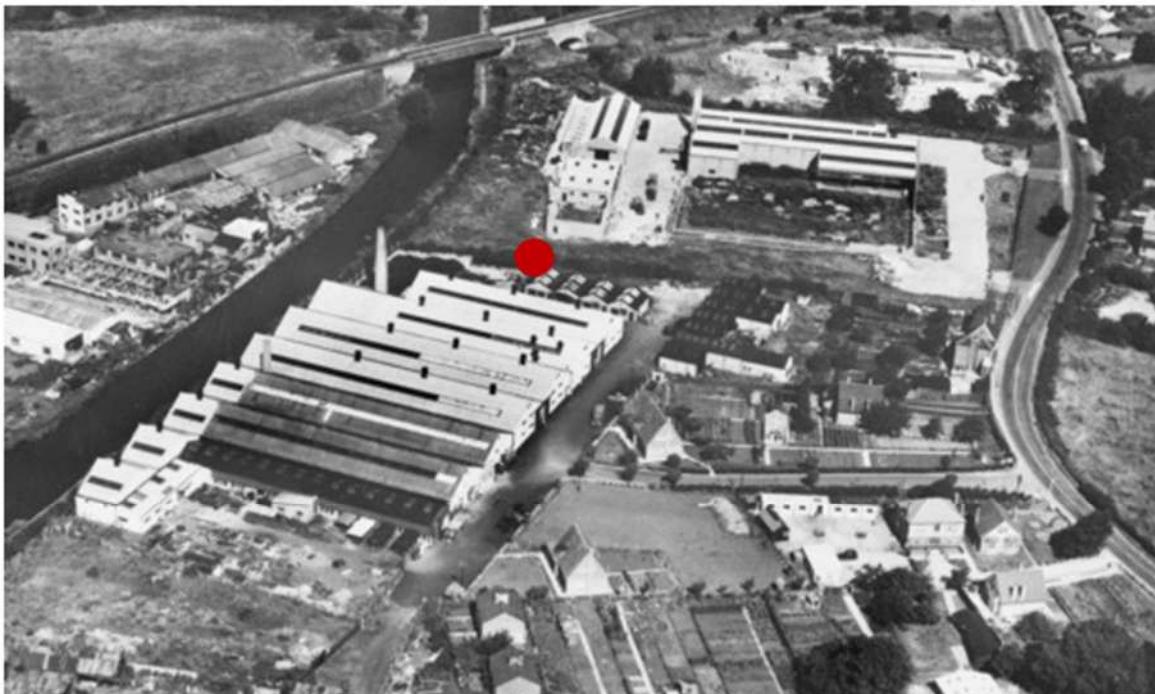
23

Aerial photo cir. 1946 – Red dot indicates the site, looking south

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## 13.5 Conclusion

Technology House, though a modern structure, holds significance within the historical and industrial narrative of West Drayton. Its design and function continue the area's legacy of industrial development, making it a noteworthy component of the local heritage



24

Aerial photo cir. 1951 – Red dot indicates the site, looking north