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Design and Access Statement Full Planning Application

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Material palette changes

Endeavour Sea Scout Group
Moorfield Road
Uxbridge
UB8 3SH

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1.0 INTRODUCTION

Address

Endeavour Sea Scout Group
Moorfield Road
Uxbridge
UB8 3SH

Applicant

London Borough of Hillingdon

Agent and Architect

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1.1 AIM

The purpose of this Design and Access statement is to report the design intentions of the Endeavour Sea Scout Group hut located at Moorfield Road, Uxbridge UB8 3SH. The proposal seeks to apply for a full planning application and the intentions are to demolish and rebuild the scout hut.

2.0 SITE LOCATION AND CONTEXT



Fig 1: Location Plan with boundary line.



Fig 2: Google map 3D view showing site with boundary line



Fig 3: Front elevation and access to the existing scout-hut proposed to be demolished.



Fig 4 & 5: Side views of the existing scout hut.



Fig 6 & 7: Rear view of the existing scout hut.

The site is located on Moorfield Road, Uxbridge, UB8 3SH near the junction of St Clement. The area of the site is 470sqm and contains a building used as a scout hut with a building footprint of 222sqm. A park is situated to the north and west boundary. The eastern side abuts Moorfield Road and to the south there is an electric sub-station. The closest bus stop is 443m south west of the site on High Road, and West Drayton train station is 0.9miles south of the site. The site has a PTAL rating of 1b.

The site is in the Brunel ward of the Uxbridge & South Ruislip constituency.

3.0 PLANNING STATEMENT

There are no known past planning applications for the proposed site.

4.0 DESIGN

The existing scout hut is in poor condition and we propose to demolish the existing two huts and to replace it with a single storey hut with a dual pitched roof. The proposal is classified as a minor development.

The existing footprint of the building is 222sqm and will be replaced with a similar sized hut at 175sqm. The current layout does not fulfil the needs of the scouts in achieving their activities. The new scout hut will have a GIA of 155.8sqm and will contain amenities such as accessible WCs, kitchen, utility room, and a large hall space which will help facilitate their growing needs for future scout members.

It is proposed that all new drainage will connect to the existing.

4.1 LAYOUT

To be read in conjunction with the Architect's drawings.

The building measures 9m x 19.5m and contains the following:

- Hall
- Kitchen
- 2 no. WC
- 1 no. Accessible WC
- Storage & Utility

There will be a door situated to the side of the building to be used as a fire exit or a secondary entrance/exit. The design of the building will be wheelchair accessible and comply with Approved Documents M2 – Access to and use of buildings other than dwellings.

The hours of use are as follows:

Monday	08:00 - 21:30
Tuesday	08:00 - 21:30
Wednesday	08:00 - 21:30

Thursday 08:00 - 21:30
Friday 08:00 - 19:30

There are no regular hours of use for Saturday and Sunday.

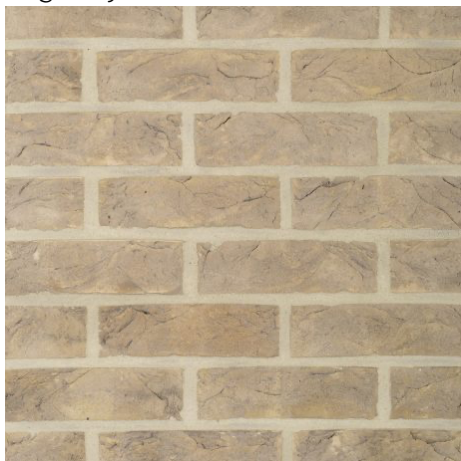
4.2 SCALE & HEIGHT

The single storey proposed scout hut will have a dual pitch roof with an eaves height of 2.5m and ridge height of 5.7m from finish floor level. The ridge of the proposal will be lower than the neighbouring buildings and not cause overlooking or overshadowing issues.

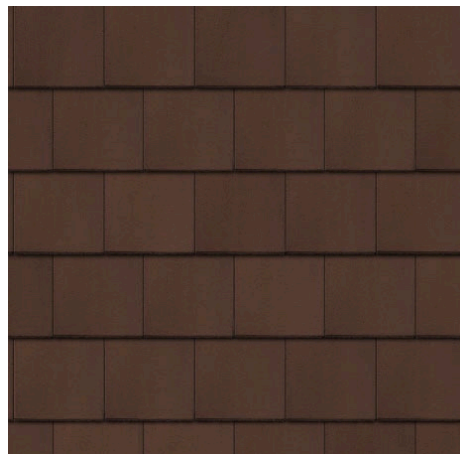
4.3 APPEARANCE & MATERIALS

The proposed materials will be: black facing brickwork; dark grey corrugated metal roof; the colour of the windows are proposed as RAL 4006 Traffic purple to match the Scouts colour; the guttering and rainwater downpipes will be dark coloured; the double entrance doors will be half glazed and for the main entrance there will be a timber sliding door to act as a security panel.

Facing Brickwork: Wienerberger
Anglesey Weathered Buff



Roof: Marley Edgemere Interlocking
Concrete Slate in Smooth brown



Windows: Warm grey



Anthracite Grey Galvanised Steel
Hopper head and black uPVC
downpipes



4.4 ACCESS

The new scout huts will be built to comply and meet the standards of Approved Document M, Access to and use of buildings, Volume 2: Buildings other than dwellings. All doors will be manually operated doors and there will be weather protection provided at the principal entrance.

The access to the property will remain as existing. There are no proposed changes to the vehicle parking and it is to remain as existing. There are 4 proposed Sheffield stands to accommodate cyclists. The users are generally expected to walk or cycle to the site.

The new proposed scout hut will have level access into the main entrance of the building and level access to the side entrance. There will be an accessible WC for disabled people and wheelchair users.

There will be a side entrance/exit door for fire escape.

The main entrance to the Scout hut is inset in to create a foyer to protect the building users from the weather.

4.5 OVERLOOKING

The proposed alterations will not impact the neighbouring residential properties or cause overlooking issues.

4.6 LANDSCAPE

Trees are highly regarded within the London Borough of Hillingdon. An Arboricultural Impact Assessment has been submitted in supplement of this application in relation to the existing trees on the site. None of the trees on the site are covered by a TPO and the site is not in a conservation area.

Any retained or third-party trees will be protected using up-to-date methodology and guidance provided by the current British Standard BS 58378:2012. The drawing TH/A3/3066/TPP shall be adhered to in order to protect the tree and their roots as indicated in the zones.

Neither the trees or wider landscape will be adversely affected. The relationship between the proposal and trees is sustainable and will not result in any unreasonable pressure to carry out inappropriate tree works.

4.7 SECURE BY DESIGN

Approved document part Q on security; all external doors and windows will be to PAS 24:2012 standard. All new windows and doors shall be certified to prove that the products and installation accords with the Secure by Design Standard.

The site is enveloped by metal security fencing which will remain unchanged. The entrance to the premises is accessed by a hinged metal gate which is kept locked at all times during operational and non-operational times. It is unlocked during supervised times by the site manager.

Advice will be sought on the alarm system and lighting within the site to prevent anti-social behavior and enhance security measures if necessary.

External: The front door will be secured by a timber sliding door which will act as a security panel. Glazed areas of the door will be safety glass.

Internal: Every window will have a sliding shutter for security measures. All glazing will be safety glass.

4.8 ENERGY

There are no gas connection on site. The new scout huts will be built to comply and meet the standards of Approved Document L, conservation of fuel and power, Volume 2: Buildings other than dwellings.

4.8 CONTAMINATION

A desk study and ground investigation report has been produced in supplement of this application. No visual or olfactory evidence of significant contamination was noted during the ground investigation. Notwithstanding this, laboratory analytical results of encountered made ground reported exceedances of the GAC for a number of PAH's, beryllium and lead.

As a result of the contaminants found on site it is proposed that the made ground will be capped to avoid the spread of contamination. The capped area will be beneath the proposed hard and soft landscaping which will prevent people and wildlife from coming in contact with contaminants.

5.0 CONCLUSION

This Design and Access Statement and accompanying drawings have been prepared on behalf of the applicant, London Borough of Hillingdon to seek full planning application the demolition and reconstruction of the Scout huts.

As laid out in detail in the previous sections, it is believed that this submission will retain a similar footprint and massing to the existing hut. The materials will be robust and good quality for easy maintenance. The scale and massing of the building will be similar to the existing and will not cause any overlooking and privacy issues to surrounding neighbouring buildings. The proposal will improve the surrounding context and provide a robust building for the scouts to nurture their skills and perform their activities safely.