



DESIGN AND ACCESS STATEMENT
80 Howletts Lane,
Ruislip, HA4 7RZ

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Design Brief for: 80 Howletts Lane, Ruislip, HA4 7RZ

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1.0 INTRODUCTION

Star place is a residential care home, located at 80 Howletts Lane, Ruislip, with the provisions for two children or young persons of any gender between the ages for eleven and seventeen. Star place provides a safe home for a child or young person who experiences social, emotional, learning, and behavioural difficulties.

Upward stars aims and ethos are to create a safe and nurturing environment; enabling children and young people to recover from past trauma and grow to achieve their full potential. They provide outstanding quality of care for a child, young persons or sibling group, who for whatever reason cannot live with their own families.

The house isn't distinguishable from the other residential properties in the area, and is integrated into its surroundings. The change of use from residential housing (C3) to a care home (C2), does not affect the appearance of the house. Internally the house has two reception areas (lounge and dining room), a kitchen and a toilet on the ground floor, and two bedrooms, an office/meeting room, sensory room, and main bathroom on the first floor. The kitchen and bathroom facilities are shared.

At any time, there will be at least two staff members at the property, with shift changes in the morning and evenings following a 'normal' routine of leavings and comings like a standard family house, this is to create a family atmosphere in the house and to minimise disturbance to the surrounding neighbours. In total there will be ten care workers alternating between shifts.

As the house is detached, this will help reduce any noise and disturbance that could potentially be created from passing from house to house.

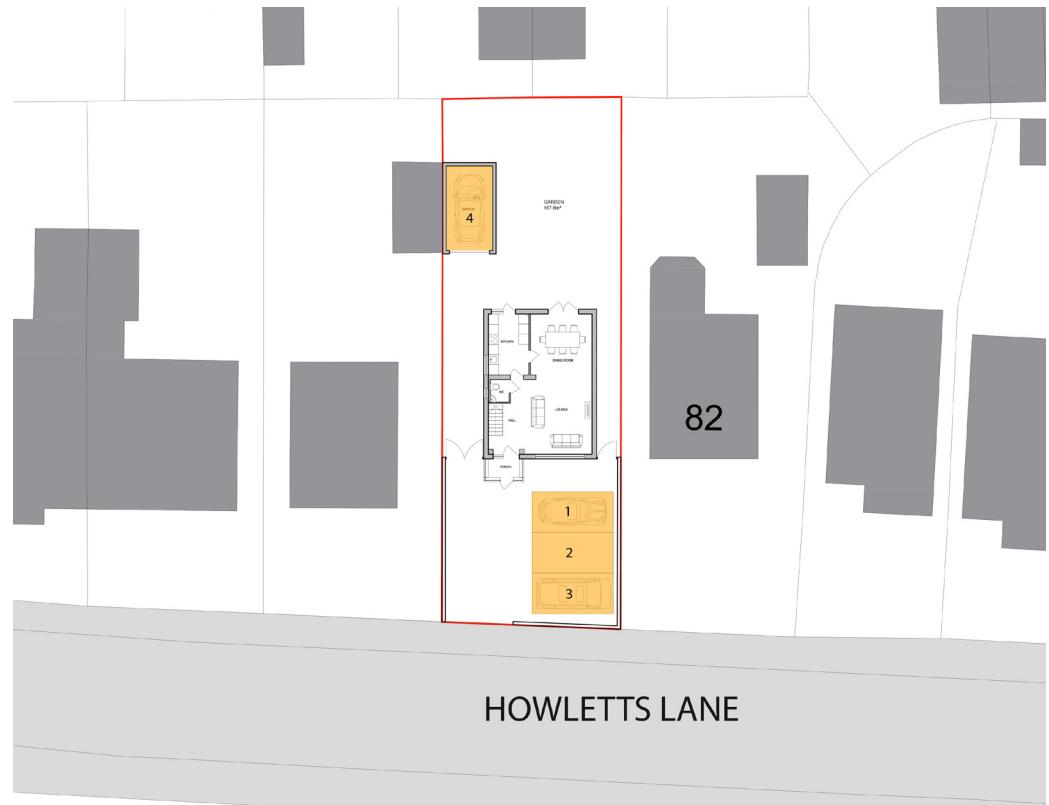


2.0 AVAILABLE PARKING

The property has a large driveway, with three car parking spaces available and a fourth space in the garage located through the left access in to the garden.

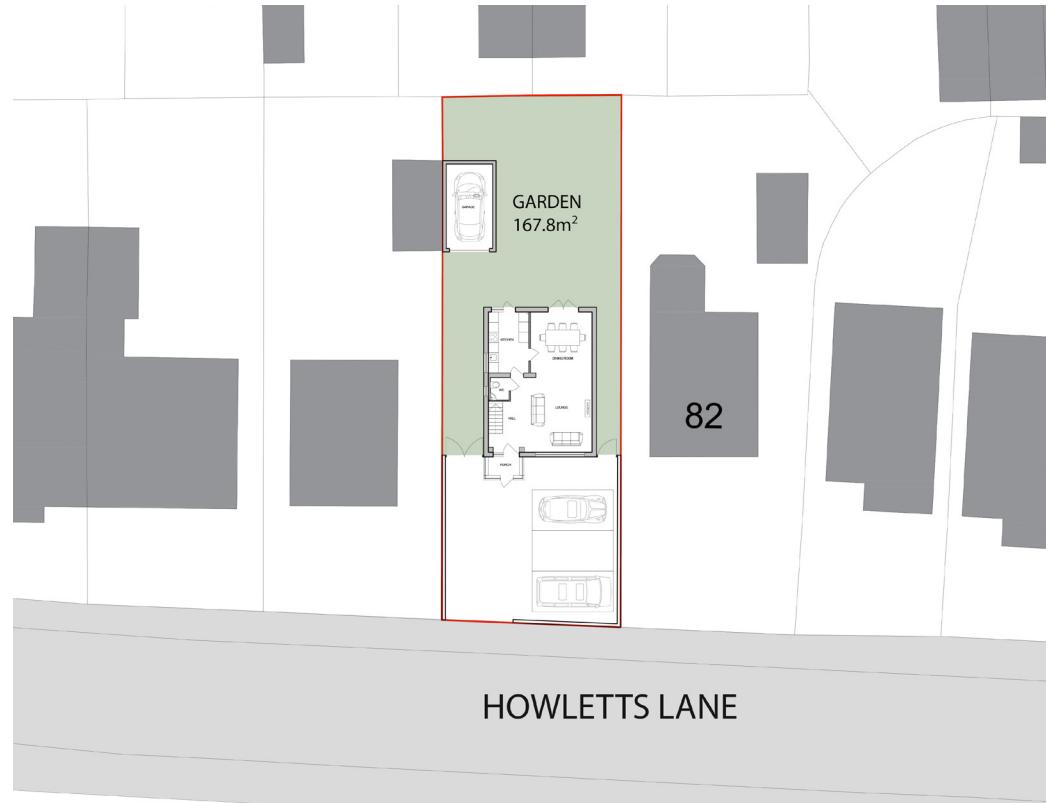
This available space will provide parking for two staff members to as well as providing space for regular visitors or emergency services.

The road has slight traffic to and from the post office and small stores, which makes the street a little busier than the standard residential road. However, the speed limited is restricted as its in residential area with on street parking.



3.0 GARDEN AREA

The property has a large rear garden, approximately 167.9 square meters, with two access points from the house, one being from the kitchen and the second from the dining area. Access is also available from the front driveway, by two gate doors either side of the property, which can be secured closed. This creates a safe outside area for children to play and get some fresh air.



4.0 SURROUNDING CONTEXT AND NEIGHBOURS

The detached property sits on a residential street, with a pub/restaurant on the corner and small amenity shops further down the street.

There are numerous amenities close by in Ruislip and more larger facilities in the Hillingdon area. There are public parks and gardens (with children play area), multipurpose sports pitches and community gardens. As well as numerous, youth clubs, gyms, shops, sporting clubs, hairdressers, ATMs, post office, takeaways, and supermarkets a short walk away.

In the Hillingdon area there is a large shopping centre, a street market, three cinemas, a bowling alley and leisure centre, which are easier accessible via public transport.



CONCLUSION

Star Place will provide a safe home for children and young people, to recover from their past trauma, and thrive in their new environment. The carers and staff will help them feel valued and develop their sense of self whilst preparing them for their future.

We believe that the proposal would not have any detrimental impact on the character of the building and its setting within the area. For all the above reasons described within this design and access statement, we trust the council will look positively at this application.

