

Design and Access Statement

Change of use from AST 4 Student living to Dwellinghouse C3.B

ATTN: Planning Department

RE: 32 Bosanquet Close, Uxbridge, UB8 3PE

01 Introduction

02 Context

03 Opportunities

04 Design, Layout and Amenity

01 Introduction

The proposal is for the change of use classification at 32 Bosanquet Close, Uxbridge, London, UB8 2PE. Currently, it is operating as an AST 4 Student living changing it's use classification into a dwellinghouse C3.B

This Design and Access statement is to be read in conjunction with the following documents:

1. Full set of drawings
2. Location Map
3. CIL Form

The following policies and legislation have been considered:

- National Planning Policy Framework 2019
- Local Plan - Development Management Policies 2020: DMP1 Development Management General Policy Housing Standards and DMP2.

02 Context

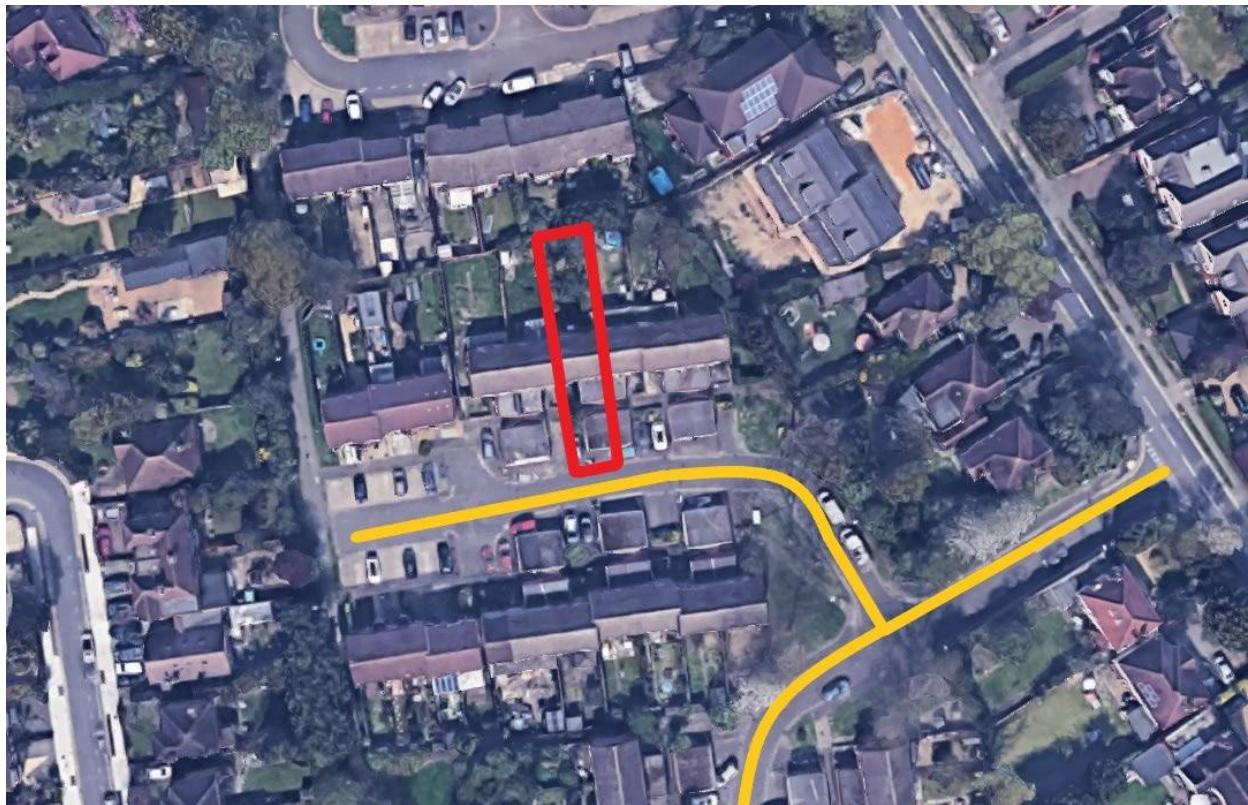


Fig. 1 Location view

Site —
Bosanquet Cl —

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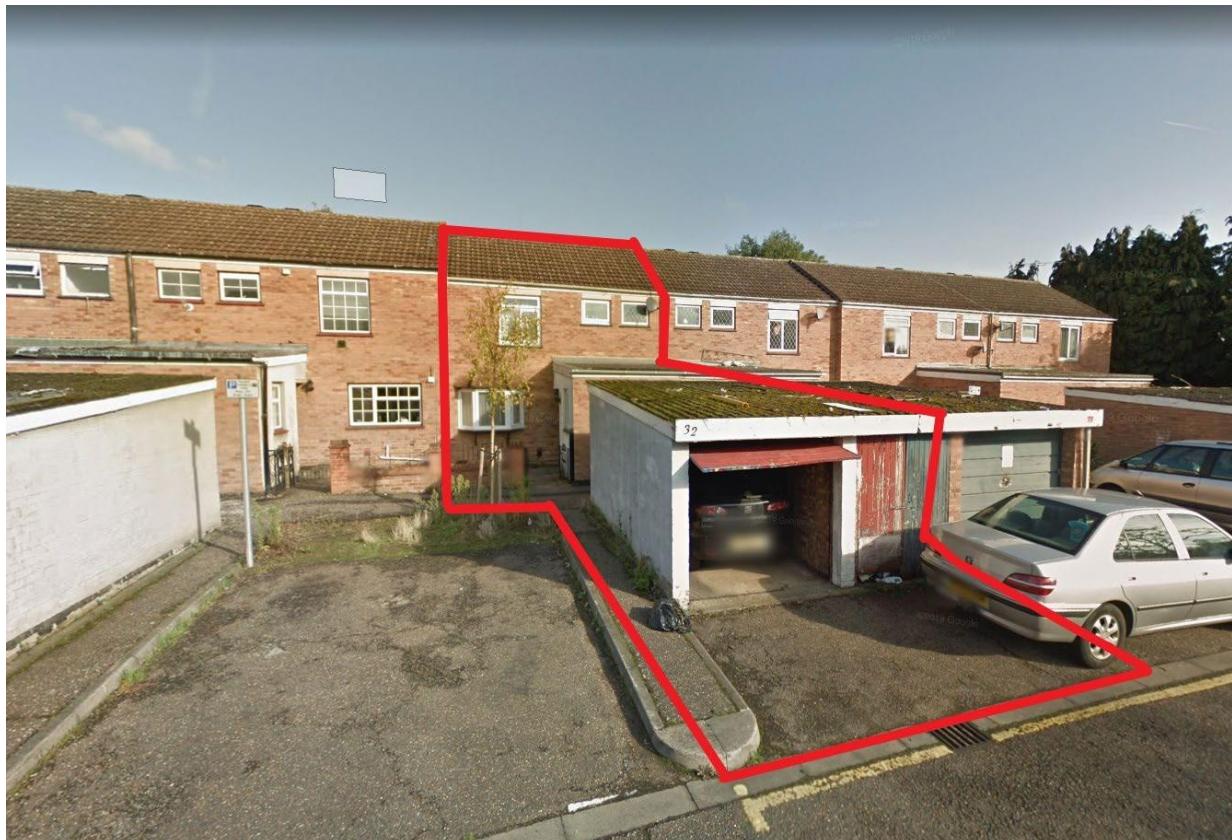
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The site is situated in Uxbridge within a large residential area. There are many green spaces nearby. Walking distance away is Cowley Hall Recreation Ground 0.6 miles, Philpot's farm Open Space 0.6 miles. Cowley Saint Laurence C.E Primary School is a nine-minute walk away.

The local amenities are within easy reach of the area. The site offers easy access to transport links with buses taking you to Hounslow, Heathrow Airport as well as Uxbridge Town Centre, where you can get to the London Underground.



Site



The existing dwelling is a mid-terrace 6-bedroom house. It is constructed from brick as can be seen from the photos.

Parking is available as shown in figure 2. The existing dwelling currently enjoys parking facilities plus a garage i.e. parking space in front of the garage and 2 parking spaces valid on-street parking permits for the existing dwelling. Apart from some existing garage parking, most properties rely on on-street parking via permits and as always benefit from far in excess of that needed. Access is via Bosanquet Close.

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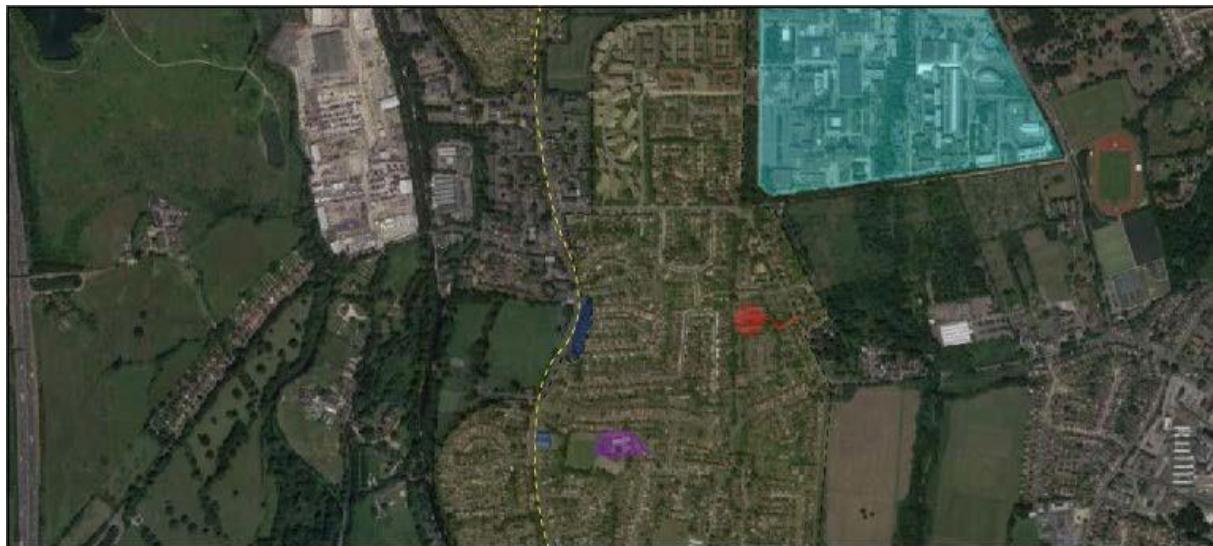


Figure 3



03 Opportunities

The proposed development is to change the use of the property from an AST 4 Student living into a Dwellinghouse C3B. This use class covers up to six people living together as a single household and receives care such as supported housing schemes. This would allow for supported living accommodations for people with learning disabilities or mental health conditions. The proposal of this use class will require careers being provided for the residents that are either residents of the property or will attend the premises with 24 hours of care.

04 Design, layout and amenity

There are no changes to the design and layout of the property. The property currently has three bedrooms on the ground floor and three bedrooms on the first floor. Both floors within the property have bathroom space to accommodate the six bedrooms.

The amenity space of the living and kitchen are located on the ground floor with access to the garden through the living room space to allow the residents and their careers to have ample private outdoor amenities, fresh air and exposure to nature.

This proposal will consist of up to six people who will receive care from careers who will attend the property and/or careers living with the people who require round-the-clock attention and care.



Fig. 4 Existing ground floor

Fig. 5 Existing first floor