

DESIGN AND ACCESS PLANNING STATEMENT

179 FIELD END ROAD, EASTCOTE, HA5 1QR

Introduction

This statement has been written in support of the proposed planning application for a two-storey rear extension to provide storage and office space to existing shop at 179 Field End Road, Eastcote, HA5 1QR.

The application proposal has been designed in reference to:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The London Plan (2021)

The West London Waste Plan (2015)

Following on from a pre-application report with reference 78129/PRC/2024/96 the proposal has also been designed in reference to the following policies including The London Plan (2021) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Other Policies

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 3 Locally Listed Buildings

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

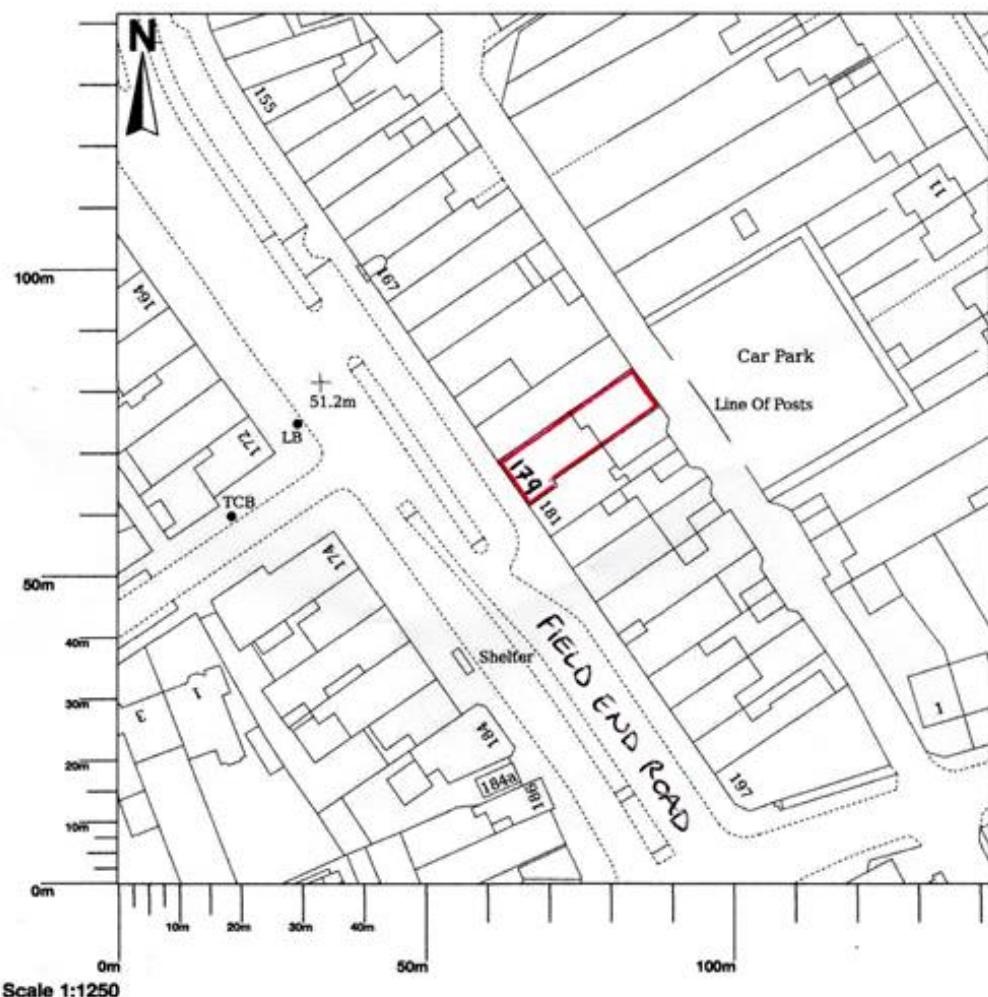
DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
DMTC 4	Amenity and Town Centre Uses
DME 3	Office Development
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP HC1	(2021) Heritage conservation and growth
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T6	(2021) Car parking
LPP T6.3	(2021) Retail parking
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF2 -23	NPPF2 2023 - Achieving sustainable development

Description of Existing Site and Surroundings:

The site is located on the eastern side of Field End Road. It comprises an existing ground floor unit. The application site is one of 10 commercial units which forms part of a locally listed shopping parade, dating from the early 1930's. The back of the building is accessed by a narrow service road that serves a small public car park and links between the roads of North View and Abbotsbury Gardens.

The site lies immediately opposite the Eastcote, Morford Way Conservation Area. The shop frontage itself is more modernised as are all of the commercial frontages to this shopping parade. The street is characterised by a linear arrangement of terraced buildings, predominantly 2 to 3 storeys high, which face directly onto the pavement. The majority of buildings have retail or associated uses at ground floor level with office or residential space above.

The site lies within Eastcote Town Centre Boundary and the primary shopping area.



Description of Proposal:

The proposal is for the erection of a two storey rear extension to provide storage and office space to existing shop with vehicle undercroft detail.

Key Design Supporting Information:

Similar and identical extensions to the proposal are seen in the immediate surrounding area and the design and appearance of the proposal is of a similar style of the immediate surrounding area along with detailing from the adjacent 1930's extension which is replicated with regards to the brickwork, window fenestrations, coping detail to the parapet and branding of different shade bricks to break up any concerns of a blank façade.

Impact on Street Scene and Character:

Example of an existing identical extension along the parade:





There are many various types of first floor rear extensions along the parade and one identical at 187A. Therefore the proposal is not considered to impact the street scene or character of the surrounding area.

The site is located within Eastcote Town Centre and primary shopping area. There would be no change of use and the frontage of the building would remain as existing. The use of the proposed extension complies with Policies DME 3, DMT 2 and DMT 4 of the Hillingdon Local Plan Part 2 (2020) and the use of the space complies with the main town centre uses specified within the NPPF glossary (2023)

Transport:

The proposed development would provide two off-street parking spaces, which complies with the maximum number recommended by the London Plan Policy T6.1. However, the main thrust of policies T6 and T6.1 is to promote car-free developments.

The two on-plot parking spaces are proposed to be accessed from the rear access/service road that also serves other retail establishments together with several council run car parks.

The location exhibits a public transport accessibility level (PTAL) rating of 3 which is considered as moderate.

One Electric Vehicle Charging Point is proposed and complies considering this being dedicated both to active and passive provisions amounting to a minimum of 5% of parking spaces for this use class.

The proposal has one cycle parking which complies with the guidelines of The London plan Policy T5 promoting the use of bicycles and requiring provisions of appropriate levels of cycle parking which should be fit for purpose, secure and well-located.

Refuse and Recycling:

Policy SI 8 of the Publication London Plan (2021) requires opportunities for managing as much waste as possible on site as well as adequate and easily accessible storage space and collection systems to support recycling and re-use.

The proposal has an existing commercial use in place and the refuse arrangements and collection will continue via the rear service road. The storage facilities are outlined on the plans accompanying the application.

Refuse for the flat 179A at first floor level is unaffected as the refuse storage is at the front ground floor staircase by the communal access.

Conclusion

The proposal complies with the plans and policies that form the relevant material planning considerations. Therefore, it is recommended that planning permission be granted.