

DESIGN AND ACCESS STATEMENT

(WITH WASTE MANAGEMENT SCHEME)

Proposed work: PROPOSED ALTERATIONS IN FIRST FLOOR FLAT AND BUILD ADDITIONAL TWO FLOOR TO CREATE TOTAL OF SIX SELF CONTAIN FLAT.

At address: 25 Botwell Lane, Hayes UB3 2AB



Picture of the 25 Botwell Lane, Hayes UB3 2AB property

Prepared by:

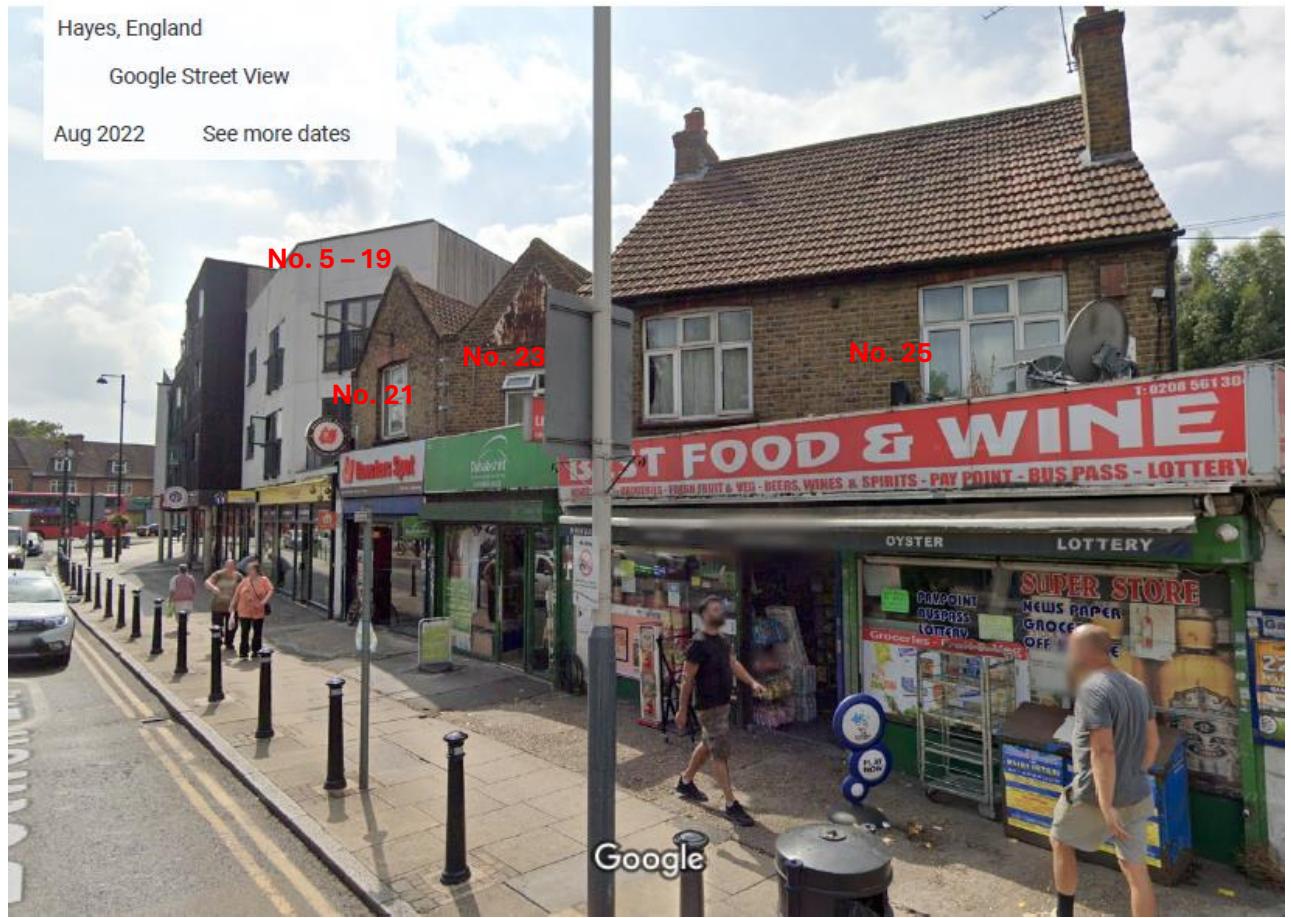


**Keeran Designs Ltd
157 Forest Road
Walthamstow
London E17 6HE**

**Tel: (020) 8531 6000
Fax: (020) 8531 5444
E mail : keeran@consultant.com**

Planning Statement for Redevelopment at 25 Botwell Lane, Hayes UB3 2AB

Introduction: This pre-planning statement accompanies the application for the development at 25 Botwell Lane, Hayes UB3 2AB. The proposal aims to retain the Ground floor class E retails, Area 110 sqm. This redevelopment includes alterations to the existing first floor, converting a 3-bedroom flat into 1 studio flat and 1 bedroom flat, utilizing unused space to create 6 flats (3x 1-bed, and 3x Studio) through modifications to the first-floor flat and the addition of two more floors. Please refer to the table below for a detailed breakdown. The existing first-floor area totals 110 sqm including the balcony. The first-floor studio flat is 37 sqm and the one-bedroom flat is 61 sqm (including the balcony). The new second floor will have a 41 sqm studio flat and a 61 sqm one-bedroom flat. The creation of the third floor will have a 41 sqm studio flat and a 61 sqm one-bedroom flat.



Justification:

The proposed redevelopment aligns with the strategic aims outlined in the 'Concept Proposal for Hayes Town Centre Redevelopment' by The Hayes Regeneration Office. The development's positive impact mirrors that of neighbouring properties and adheres to the overall vision for the area.

Current Use:

The site currently serves as retail space, with outdated single-story commercial units and a first-floor flat that contribute negatively to the town center's image. The redevelopment seeks to transform this underused resource into a vibrant mixed-use development, fostering a modern shopping environment with residential spaces to revitalize the Town Centre.

Site Location:

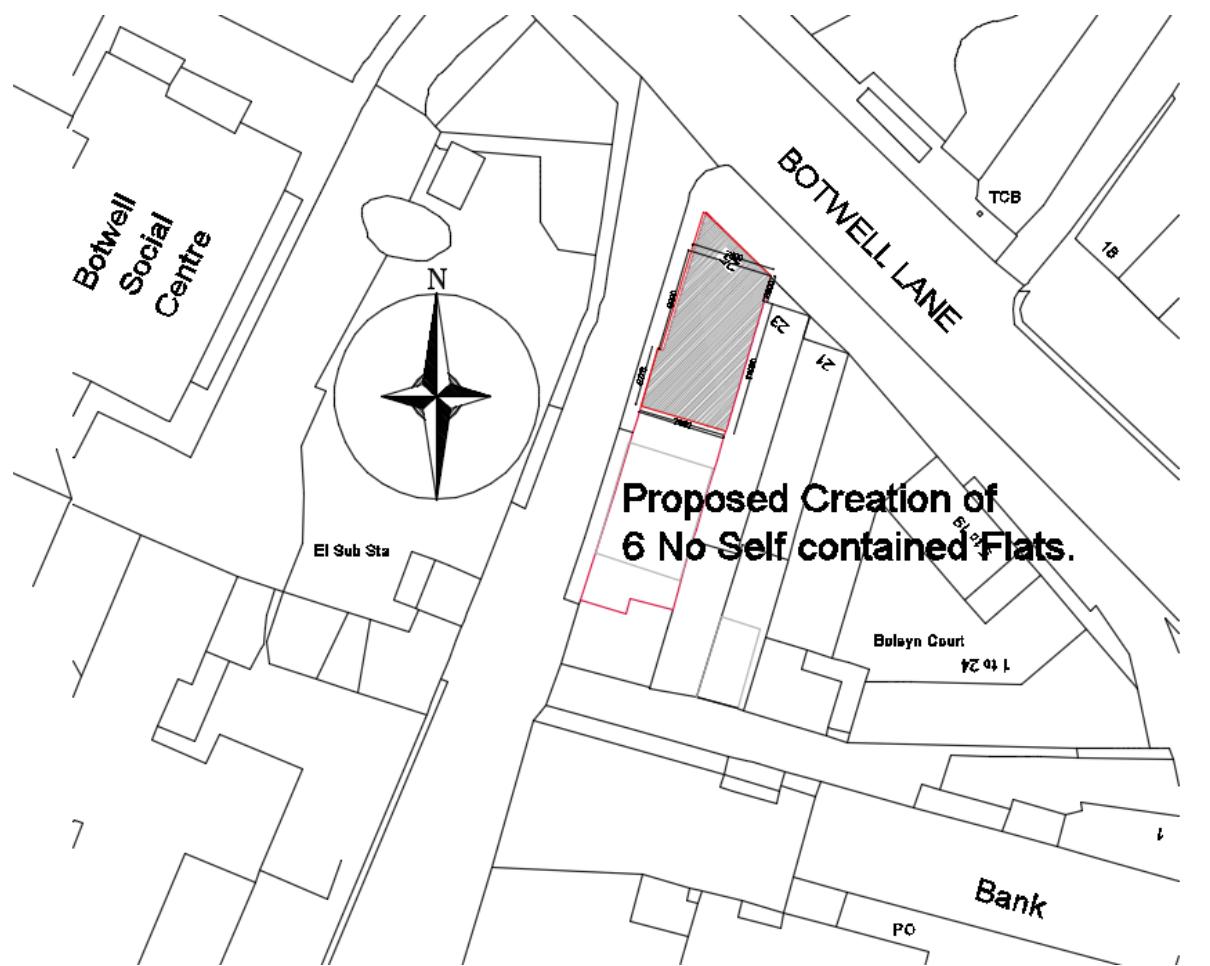
Strategically positioned at the top of Hayes Town Centre's main shopping mall, the site is a pivotal location for the ongoing regeneration. Its accessibility, proximity to transport hubs, and connection to local amenities make it an ideal candidate for a mixed-use development in line with PPG 3.

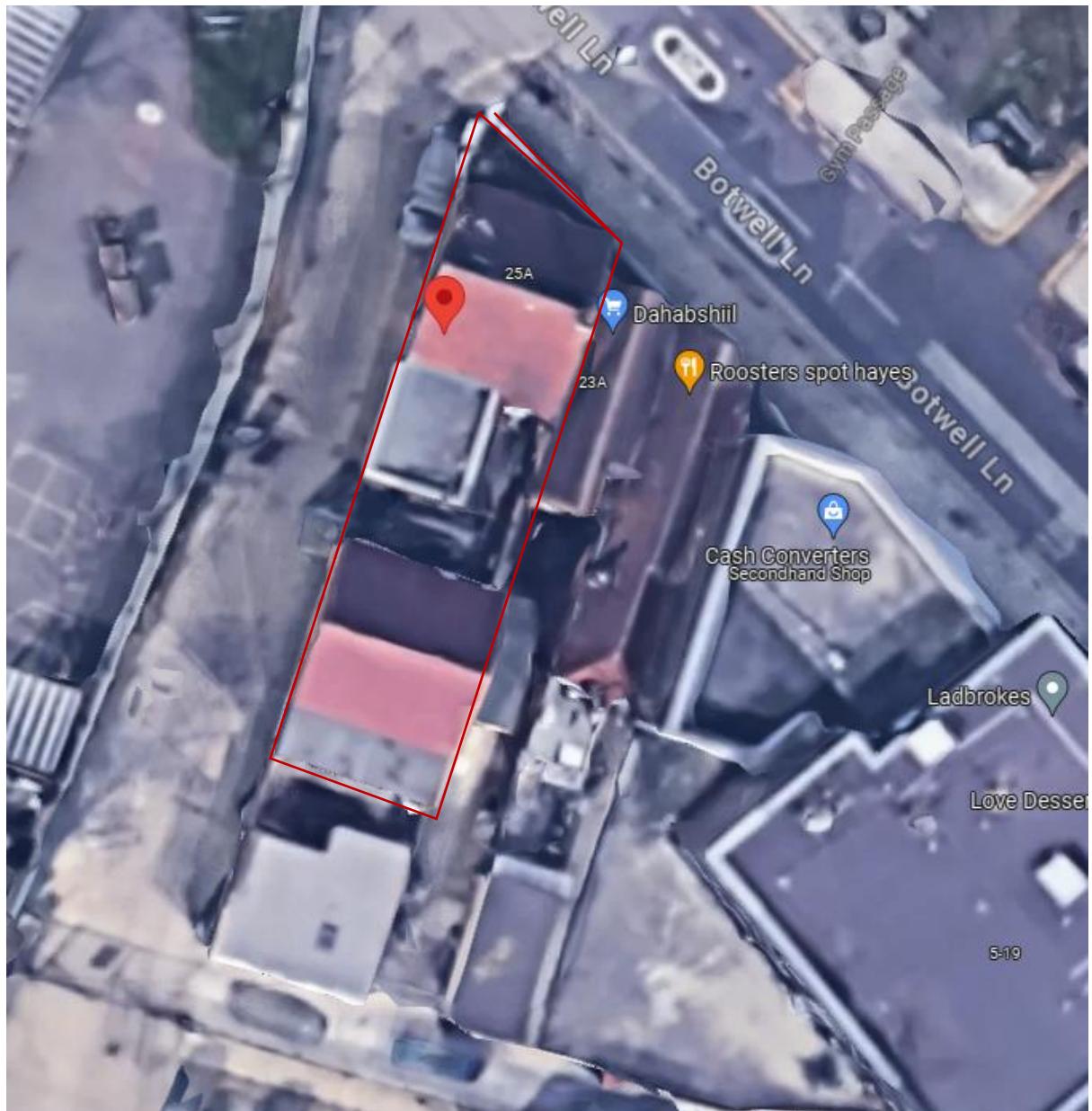
Transport and Amenities:

Located within a 5-minute walk from Hayes & Harlington British Rail Station and the new Elizabeth line, and well-connected by multiple bus routes, the site enjoys excellent transport links. This supports the proposed high-density residential and retail development, aligning with PPG 3 guidelines.

Adjacent Uses and Access:

The site is surrounded by commercial and retail establishments, overlooking Botwell Green. The proposed contemporary mixed-use building complements the diverse architectural styles in the area. Access to the residential units is provided at the rear with consideration of Building Control Part M.





Regeneration Key Aims & Planning Issues:

The proposed development addresses key strategic aims from the 'Concept Proposal for Hayes Town Centre Redevelopment,' including improved retail unit sizes, the introduction of town centre residential spaces, and efficient servicing to retail units. All retail units have provided side and rear access for their deliveries. Bin storage has been allocated in the design for residential and commercial stores separately for easy collection access. As 21, 23, and 25 share the bin storage area as currently arranged, there is ample space to store the bins at 23 Botwell Lane and collection through the rear as per the existing arrangement.

Density:

While proposing higher densities than the Borough's UDP, the development reflects the town center's location and outstanding transport amenities, aligning with PPG3's objectives for sustainable development.

Car Parking:

The proposal advocates for a car-free scheme, consistent with the approved scheme and PPG 13, promoting sustainable urban development. Cycle parking facilities are provided.

Residential Amenity:

Balconies provide amenity space, and the development benefits from the nearby park (Botwell Green), compensating for the lack of gardens in the town center location.

Dwelling Type:

The scheme offers 6 flats, tailored to the needs of key workers, aligning with Kingsbridge Residential's proven demand for such accommodation.

Affordable Housing:

While the proposal falls below the 25-unit threshold for mandatory affordable housing, Kingsbridge Residential, as a registered social landlord, intends to retain the development for key workers.

Conclusion:

In conclusion, the proposed redevelopment aligns with the London Borough of Hillingdon's and The Hayes Regeneration Office's vision for Hayes. It not only transforms an underused resource into a vibrant mixed-use space but also contributes positively to the town center's viability and attractiveness. The development, with its strategic location and key features, is poised to act as a catalyst for the broader Town Centre redevelopment.