



Design & Access Statement

Proposed development:

Change of Use to Amalgamate B1 Space with C3 Dwelling
to Create a 3-Bedroom House

Address:

2 Linden Square, Uxbridge, UB9 6TQ

Application Dated:

July 2024

1. Introduction

This Design and Access Statement supports the planning application for the change of use at 2 Linden Square, Uxbridge, UB9 6TQ. The proposal involves amalgamating the existing B1 workspace with the C3 dwelling to create a three-bedroom house. This statement addresses the design principles, access policies, and relevant considerations for this development.

2. Context & Location

The site is located on the eastern side of Linden Square within the London Borough of Hillingdon. It comprises a three-storey end-of-terrace property, originally approved as a live/work unit with B1 workspace on the ground floor and residential accommodation on the upper floors. The site is not listed, is not in the vicinity of any listed buildings, and is situated within Flood Zone 3. The surrounding area features a mix of residential and industrial properties.

3. Design Component

The proposed development entails the amalgamation of the existing B1 workspace with the C3 dwelling to create a single three-bedroom house. The conversion involves internal reconfiguration to optimise the living space while maintaining the building's character. The design balances preserving original architectural features and introducing modern elements, ensuring the changes complement the surrounding architecture.

4. Amount

The proposal converts the 52m² ground floor B1 workspace into residential use, adding to the existing 120m² residential space on the first and second floors. The development results in a three-bedroom house, enhancing the living space without altering the building's external dimensions.

5. Layout

The new layout will include:

- A ground floor bedroom, living room, and bathroom.
- The first floor will retain its balcony area (11.3m²) as private amenity space.
- Additional internal living space on the first floor, incorporating rooflights to enhance natural lighting.

6. Scale

The scale of the building remains unchanged. The internal modifications do not affect the building's height, footprint, or volume, maintaining its compatibility with the surrounding properties.

7. Landscaping

There are no changes to the external landscaping. The existing balcony area will continue to provide private amenity space, and the overall site landscaping remains consistent with the current arrangement.

8. Appearance

No changes are proposed to the building's exterior. The internal modifications enhance the residential functionality without impacting the building's external appearance.

9. Access to the Site

Access to the site remains unchanged. The property is well-served by local roads and public transport, with adequate provision for pedestrian access.

10. Inclusive Access

The internal layout is designed to ensure ease of movement and access for all residents. The ground floor modifications include wide doorways and accessible facilities to accommodate residents with varying mobility needs.

11. Parking and Cycle Storage

The property includes two designated car parking spaces, meeting the requirements for a three-bedroom dwelling as per the Hillingdon Local Plan standards. Additional parking is available in the surrounding area. Cycle storage is provided within the living space, ensuring secure and convenient access for residents.

12. Consultation

Consultations with local residents and stakeholders indicate general support for the proposed change of use. Feedback has been incorporated to address concerns related to parking, refuse storage, and the overall impact on the local area.

13. Policy Compliance

The proposal complies with the relevant policies of the National Planning Policy Framework (NPPF), the London Plan (2023), and the Hillingdon Local Plan (2020), particularly:

- DMH 4: Residential Conversions and Redevelopment
- DMT 1: Managing Transport Impacts
- DMT 2: Highways Impacts
- DMT 5: Pedestrians and Cyclists
- DMT 6: Vehicle Parking
- DME 1: Employment Uses in Designated Sites

14. Conclusion

The proposed change of use at 2 Linden Square aligns with national and local planning policies, offering sustainable development that enhances the existing residential accommodation. The development provides high-quality living space while maintaining the character and appearance of the building and surrounding area.