

ACCESSIBILITY STATEMENT

SUITE 5, GROUND FLOOR, 4 HEATHROW BOULEVARD, WEST DRAYTON, UB7 0DQ



Introduction

- 1.1 This Accessibility Statement has been prepared on behalf of Vantive Limited in respect of a planning application for change of use at Suite 5, Ground Floor, 4 Heathrow Boulevard.
- 1.2 It relates to an application for:
Change of use of part of ground floor from Office (Class E) to flexible uses within Class E and / or C2 for residential training centre for dialysis patients, meeting spaces for commercial teams and associated training
- 1.3 The proposed development relates to a material change of use only and does not propose any external alterations to the existing building.

The Site

- 2.1 The application site comprises existing floorspace within 4 Heathrow Boulevard, known as Suite 5. The Site is located fully across ground floor.
- 2.2 The wider building comprises three floors of accommodation and was constructed as part of the Heathrow Boulevard Estate which comprises of 5 freestanding office buildings.
- 2.3 Access to the business park is achieved via Heathrow Boulevard, off Bath Road which also serves a number of office premises to the south and east of the application site.

Relevant Planning Policy

- 3.1 The Local Plan: Part 1 – Strategic Policies (Adopted November 2012) recognises the importance of designing development to achieve integrated, sustainable developments. The Council's adopted 'Accessible Hillingdon' Supplementary Planning Document (September 2017) ('SPD') is referred to within the Local Plan and provides details of how integrated, sustainable developments can be achieved.
- 3.2 The SPD provides details of the how inclusive design is synonymous with good design and the goal is to create buildings and public places that allow everyone to use facilities and services. LB Hillingdon are committed to ensuring that 'access for all' is a requirement for all developers so that spaces and places meet the requirements of all residents.

Accessibility

- 4.1 The proposal has considered how users will experience the training facility and residential aspects of the proposal.
- 4.2 An indicative plan has been provided to demonstrate the likely internal arrangement of the proposal which demonstrates that the proposal has considered aspects such as internal doors and corridors, toilets and changing facilities and kitchen / breakout areas. The proposal complies with the requirements as set out within the SPD with regard to internal arrangements.
- 4.3 The Applicants operations have meant that a ground floor unit is a requirement for them to operate successfully and therefore the Site is located across a single ground floor plate.
- 4.4 The existing access door is wheelchair accessible and will include a disabled access ramp, however this does not form part of this application. The Site will be fully wheelchair accessible once installed prior to occupation of the Applicant.
- 4.5 The existing Site includes two disabled parking bays which will be demised to the Applicant.

- 4.6 The Site is fully DDA compliant to ensure any users with disabilities can effectively and safely use and benefit from the operations which are proposed as part of the application.
- 4.7 The proposal does not propose any amends to the existing access arrangements and does not create any new floorspace. The existing access is suitable for all users, including wheelchair users.

Conclusion

- 6.1 In light of the above, we conclude that the proposed development is fully accessible for all users and it is demonstrate that the Applicant has considered how patients, carers, staff and other users will access and use the Site.
- 6.2 The application accords with the guidance as set out within the 'Accessible Hillingdon' SPD (2017).