

DESIGN & ACCESS STATEMENT

Site Address: 143a Greenland Crescent, Southall, UB2 5ET

The Application:

Convert existing Outbuilding into of a 1 Bedroom flats (1 Bedroom 2 person) with Associated Bin Storage, Bicycle Parking and Private Amenity Space.

Location & Background: 143a Greenland Crescent

The site is located on 143a Greenland Crescent within close proximity to Southall's main Shopping Area (King Street) and close to Southall Railway Station.

The main house 143a Greenland Crescent at the front of the Road was converted last year into 2 flats(143a Greenland Crescent Ground Floor and 143b Greenland Crescent upstairs) . The proposal looks to convert the existing outbuilding at the rear into a self contained flat (1b2p GIA requirement 50m2) with associated existing separate access via a side entrance.

The existing main Front Entrance provides a common area with access to the Flats at the front and access to the rear outbuilding.

There are 2 Off-Street Parking spaces as well as associated bike parking facilities located at the front. Also on-street parking is easily accessible along Greenland Crescent and local roads. Also the site is located within close proximity to King Street and is in a High PTAL rating area. Bus Services and Trains are widely available for the convenience of all residents.

There are good public transport facilities located close to the proposed site, as well as, Local Community centres, Government School and Sports Centres. Southall Train Station, as well as Bus service Links to other train stations are also in close proximity to the property.

Design:

The outbuilding is currently empty and the client would like to make better and more sustainable use of the Outbuilding without causing harm to neighbours or to the local street scene.

Conversion building works include the following:-

- Fitting of new kitchen

The client is not currently using the outbuilding .This location is ideally suited to residential use. It is considered that the proposal, to provide a new good sized residential unit, represents a far better and more appropriate use of this space.

It is noted that Ealing Council, like most London boroughs, is experiencing an increasing demand for more residential units for individuals/couples/families and this represents an opportunity to contribute to the stock of quality units to help address that demand. Central Government has recently indicated a shortfall in smaller residential units. This proposal looks to address the demand within an ideal location.

It is considered that the proposed conversion would provide a suitable space including Kitchen/Living Room, Bedroom and Bathroom.

The layouts will provide occupants with suitable sound barriers.

Bin Storage is provided in the front garden and is easily accessible for collection. Bicycle parking is located in the front garden as well.

There are small Garden areas for the exclusive use of the flat at the front of the outbuilding as well as to the rear. There are also communal areas at the front of the site.

There are a number of public Recreational Grounds within walking distance from the Site.

Access:

The application site is situated on Greenland Crescent and close to the main line railway station, which provides excellent transport links to other centres, including Hayes, Greenford, Central London and to many other locations.

Additional bus services at the nearby town centre link to many other locations within the borough.

The application site is therefore well-served by public transport and, being located close to a town centre, have good access to a range of other shops and services.