

**Unitary Development Plan 2004
Supplementary Planning Guidance
Development Sites**

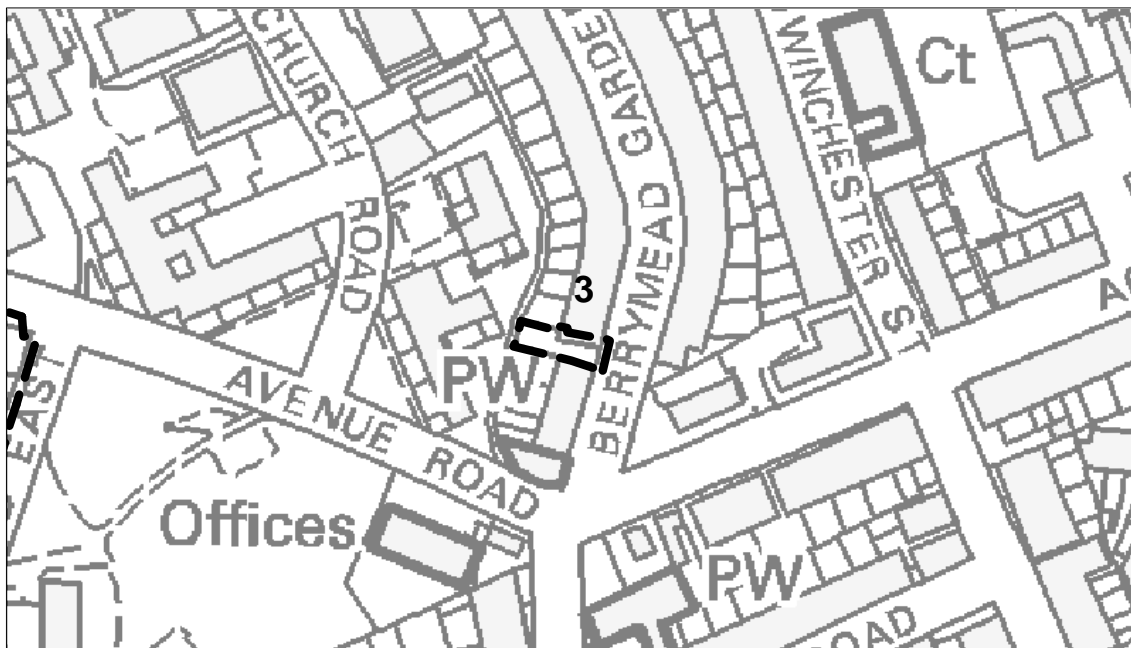
This document should be read with the Planning and Transport Statement for the Acton area.

Site	3
Address	75-77 Berrymead Gardens, Acton, W3
Area	Acton
Site Area	0.03 ha (0.07 acres - 300 m ²)

SUMMARY

Development Aims Infill development - remove non-conforming use
Land Uses Residential
Overall Capacity using 1:1 plot ratio and 50% site coverage 300 m ² (140 m ² additional over existing)
Key Design Principles Close gap in residential street
Key Transport Issues Parking

SITE PLAN



For more information contact the Planning Policy Team on 020 8825 5428

INDICATIVE DEVELOPMENT CAPACITY*

Overall Capacity	
Existing Estimate (m ²):	60
Potential floor space (m ²):	300 (1:1 plot ratio and 50% site coverage)

Housing	
Existing Estimate (m ²):	-
Potential floor space (m ²):	300
Potential Number of Units:	2 semis

Retail/Leisure	
Existing Estimate (m ²):	-
Potential floor space (m ²):	-
Potential Jobs:**	-

Employment	
Existing Estimate (m ²):	-
Potential floor space (m ²):	-
Potential Jobs:**	-

Community Facilities	
Type:	-
Existing Floor space (m ²):	-
Potential floor space (m ²):	-

Public Open Space	
Type:	-
Deficiency Area	District Park deficiency
Potential OS:	-

Key Transport Infrastructure Considerations (See General Planning Information)			
Bus Routes:	-	Rail / Tube:	-
Roads / Juncs:	-	Traffic Management:	-
Cycle Routes:	-	Pedestrian Routes:	-
City Car Club:	-	Green Travel Plan:	-
Servicing:	-	Car Parking:	Yes
Comments: Residential development may be subject to 'low car housing' policy			

Site Adjustment	None
Potential Units / Jobs:	
Justification:	

* This indicative development capacity should be used as an approximate guide only – potential floor space is based upon an estimation using site coverage and building heights. Where uses currently exist but the floorspace is unknown this is indicated using the symbol u/k

**Jobs estimation see appendices

SITE LOCATION, DESCRIPTION AND PLANNING STATUS

Site description

- Long narrow site
- Residential street
- Off Berrymead Gardens
- Non- conforming use - 1 storey office for removals storage yard

Town planning Land use/Context

- Outside Acton Town Centre Envelope
- Regeneration Area
- Uses -
B2 - (General industry)

Current site activity

- Active business - Six Keys Removals

Current planning/development control status

- Demolition of existing buildings and construction of a three-storey building to provide 4 self-contained flats. Decision: Conditional Approval - P/2004/0319

Relevant Policy Considerations

- Acton Town Centre Strategy
- Community & Local Neighbourhood Renewal Strategy
- Acton Strategy
- East Acton Action Plan

Current access issues

- Within 5 min walking distance of Acton High Street
- Within 10 mins from Acton Central Station
- Within 5 min of 2 bus stops serving 2 bus routes
- PTAL 3

CONSTRAINTS AND OPPORTUNITIES

Constraints

- Existing active residential uses adjoining
- Six Keys Removals still in operation
- Quiet residential street
- Parking
- Below ground services possible constraint

Opportunities

- Precedent set by adjoining semi detached residential
- Close gap in street
- Access to High Street

DEVELOPMENT PRINCIPLES

Preferred Uses/Mix

- Residential

Urban Form

Site/block layout

- Close perimeter block with residential units
- Access off street
- Gardens to rear

Character

- Residential street - as existing

Access/Transport

- Walking distance of Acton Central station
- Well served by bus services running along High Street

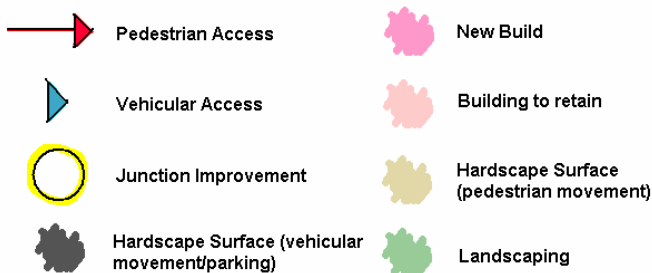
INDICATIVE DEVELOPMENT DIAGRAM*

Design Principles

- Perimeter block development maintained
- Keep existing building line
- Garden area to rear
- Pedestrian access off Berrymead Gardens
- Respect neighbouring properties



Key:



* This diagram provides a possible site layout only and should not be seen as prescriptive. Further study into details may give rise to alternative options and the final scheme will need to meet all relevant policies.

SITE PHOTO



AERIAL PHOTO



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