

THE MARKET DESIGN & BUILD



Rev 1 – 13/05/2024

DISCHARGE OF CONDITIONS 6 & 7
OF APPLICATION REFERENCE 10954/APP/2022/2495

Erection of 9 additional residential units at 109 Coldharbour Lane
to add to existing development at

KINGS ARMS COURT - 109 COLDHARBOUR LANE, HAYES

CLIENT: DEV GILL

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Block Plan 1:500 @ A3 - site in Red

INTRODUCTION

The purpose of this report is to discharge conditions 6 and 7 of Approved Application reference 10954/APP/2022/2495.

These conditions will be addressed in two sections:

- Condition 6 will address external finishes and materials.
- Condition 7 will address all soft landscaping, hard landscaping and landscape maintenance in the 5 identified communal and private amenity spaces across the first, second, third and fourth floor.

6. CONDITION 6

Prior to the commencement of the development hereby approved, all materials and external surfaces for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON
To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

EXTERNAL MATERIALS AND FINISHES

Existing materials and finishes at 109 Coldharbour Lane include mixed red-facing brick, dark grey finish for doors and windows, double glazing throughout the scheme and glazed balustrades with metal railings. Proposed materials and finishes will match the existing as practically possible.

Approved scheme



1. BALCONY: Framel-ess 12mm toughened glass with slot tube stainless steel handrail



2. RENDER: To match existing render



West Elevation - Scale 1:200



3. BRICKWORK: To match existing brick



4. SERVICES DOORS: Dark grey - louvred for ventilation



North Elevation - Scale 1:200

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EXTERNAL MATERIALS AND FINISHES

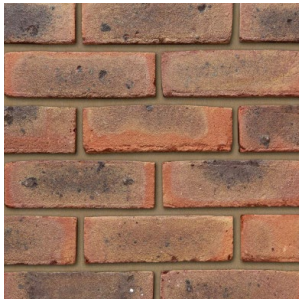
Existing materials and finishes at 109 Coldharbour Lane include mixed red-facing brick, dark grey finish for doors and windows, double glazing throughout the scheme and glazed balustrades with metal railings.

Proposed materials and finishes will match the existing as practically possible.

--- Approved scheme



1. BALCONY: Framel-less 12mm toughened glass with slot tube stainless steel handrail



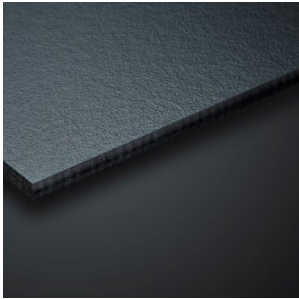
3. BRICKWORK: To match existing brick



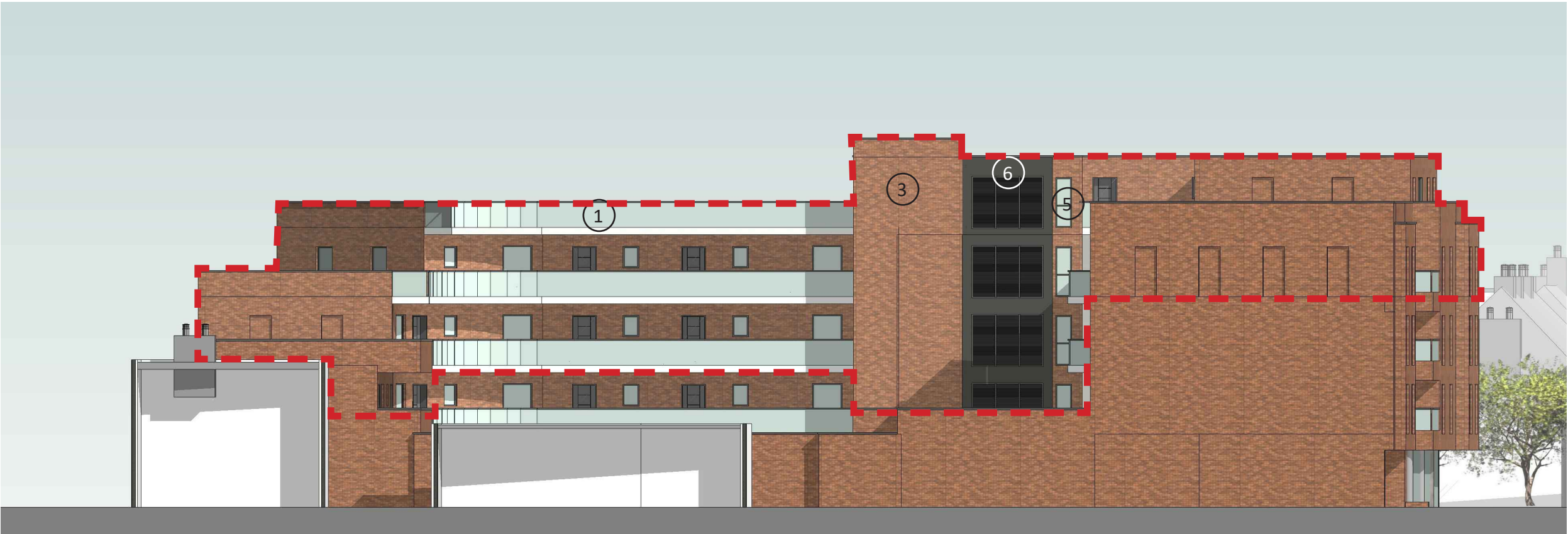
East Elevation - Scale 1:200



5. ALUMINIUM DOORS/ WINDOWS: Slate Grey matching existing



6. CLADDING: Silver Grey matching existing



South Elevation - Scale 1:200

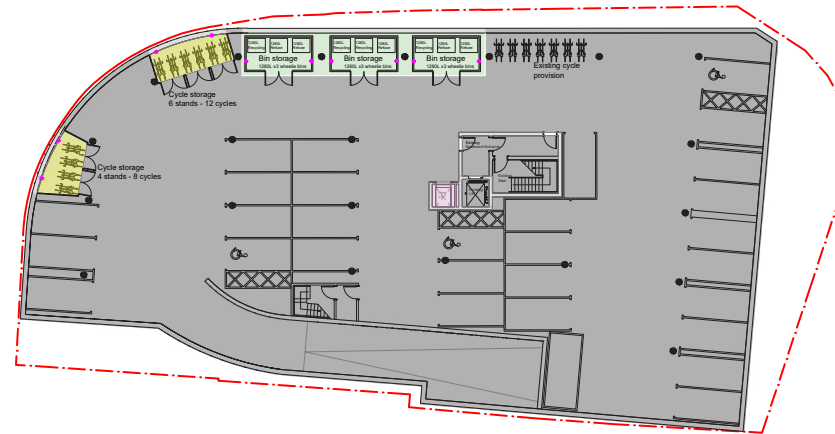
7. CONDITION 7

Condition 7 focuses on areas across the scheme, in relation to soft and hard landscaping.

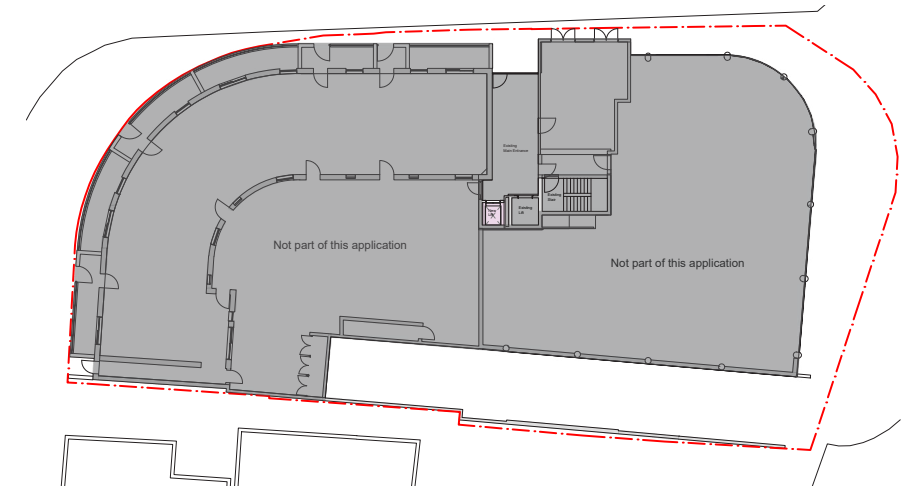
The soft landscaping section identifies 5 areas of intervention. They are as follows:

1. First floor - Communal amenity space 1
2. Second floor - Communal amenity space 2
3. Third floor - Private amenity space 3
4. Fourth floor - Communal amenity space 4 and 5

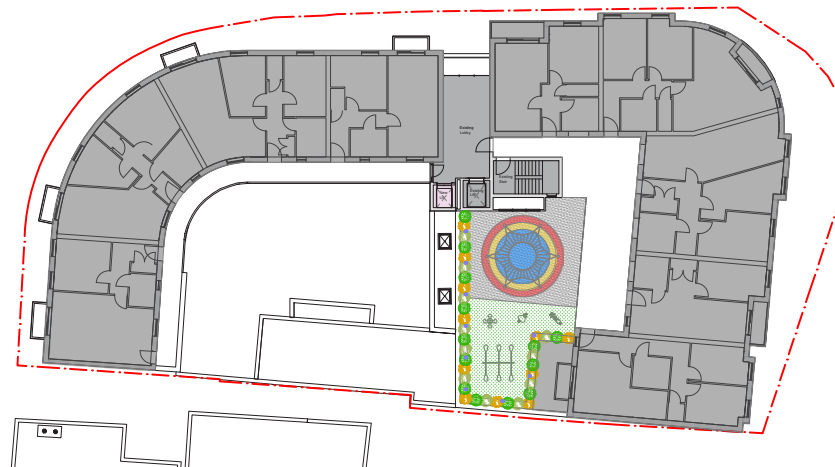
The hard landscaping section focuses on the basement level where the refuse and cycle storages are located, as well as across the various communal and private amenity areas. Features such as the means of enclosure/boundary treatments, hard surfacing materials, external lighting and other structures (such as play equipment and furniture) are addressed within this document.



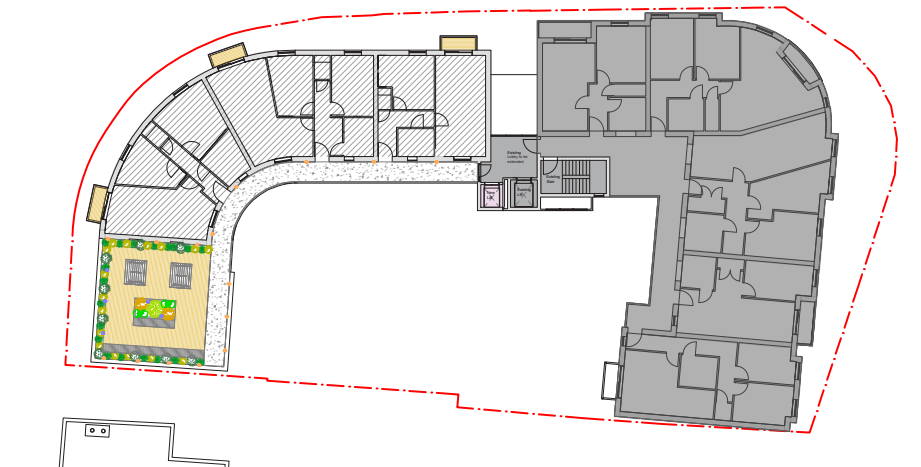
Existing Basement - Proposed Refuse and Cycle Storages



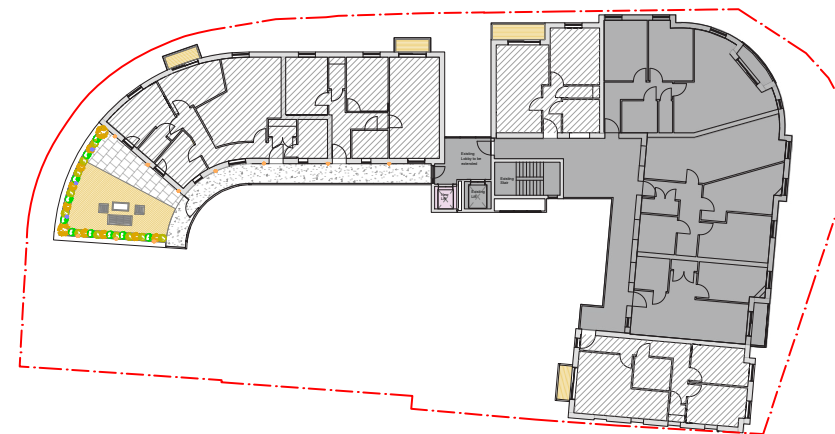
Existing Ground Floor - Untouched



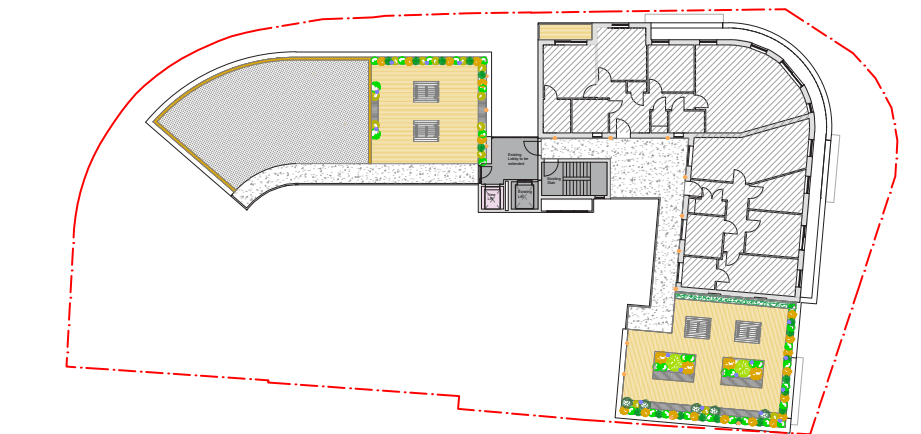
Proposed First Floor - Communal Amenity Space 1



Proposed Second Floor - Communal Amenity Space 2



Proposed Third Floor - Communal Amenity Space 3



Proposed Fourth Floor - Communal Amenity Spaces 4 & 5

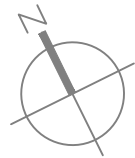
7. CONDITION 7

7.1 SOFT LANDSCAPING

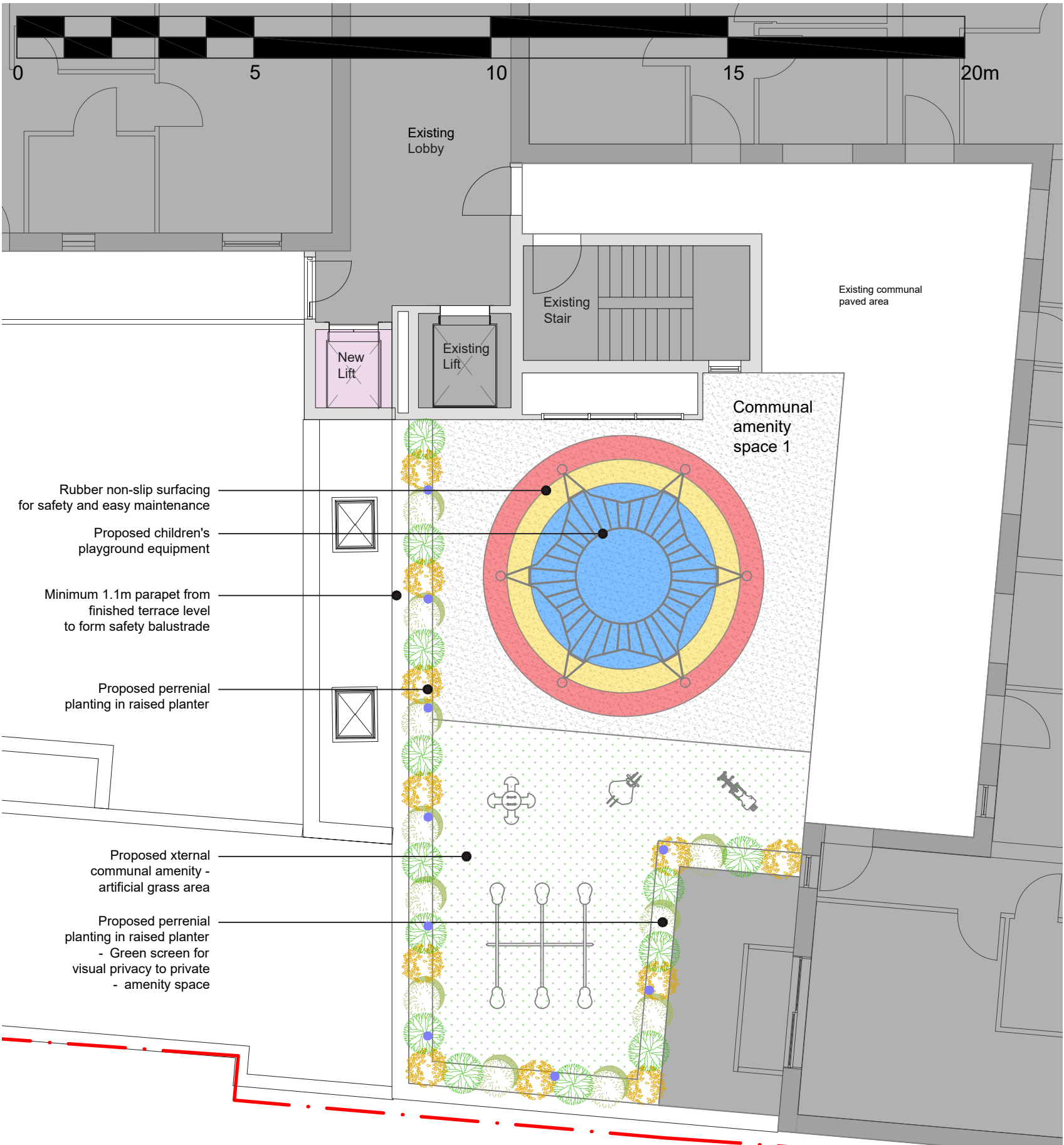
- a. Planting plans (at not less than a scale of 1:100)
- b. Written specification of planting and cultivation works to be undertaken
- c. Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

WAYFINDING KEY

- Site Boundary
- Existing dwellings
- Planning-approved dwellings
- New Lift Access
- Spike-mounted Planter Lighting
- Wall-mounted Footpath Lighting
- Wall-mounted Basement Lighting



SPECIES	PLANT SIZES (mm)	PROPOSED NUMBERS/ DENSITIES	IMAGES
Dryopteris Affinis	-	5	
Photonia Fraseri	-	5	
Carex Hachijoensis Evergold	200/300	5	
Asplenium Scolopendrium	-	5	
Arunderia Variegata	-	5	
Sasa Veitchii	200/300	6	



Proposed First Floor - Communal Amenity Space 1

Scale 1:100 on A3

7. CONDITION 7

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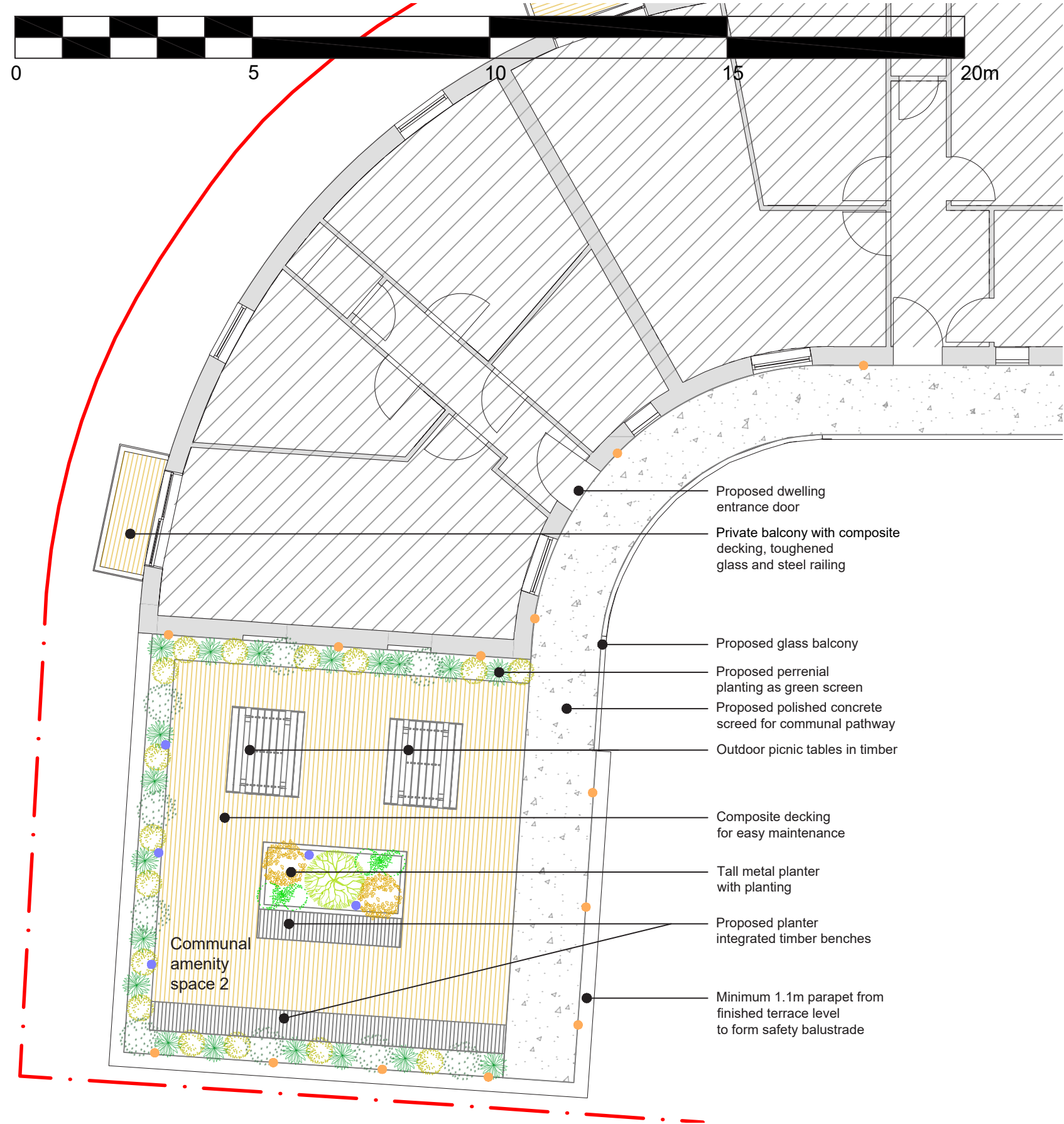
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SPECIES	PLANT SIZES (mm)	PROPOSED NUMBERS/ DENSITIES	IMAGES
Buxus Sempervirens	-	1	
Fatsia Japonica	-	19	
Euphorbia Griffithi	300/400	11	
Carex Pendula	200/300	4	
Hebe Emerald Green	-	2	
Acer Palmatum Dissectum	-	14	



Proposed Second Floor - Communal Amenity Space 2

Scale 1:100 on A3

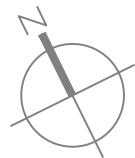
7. CONDITION 7

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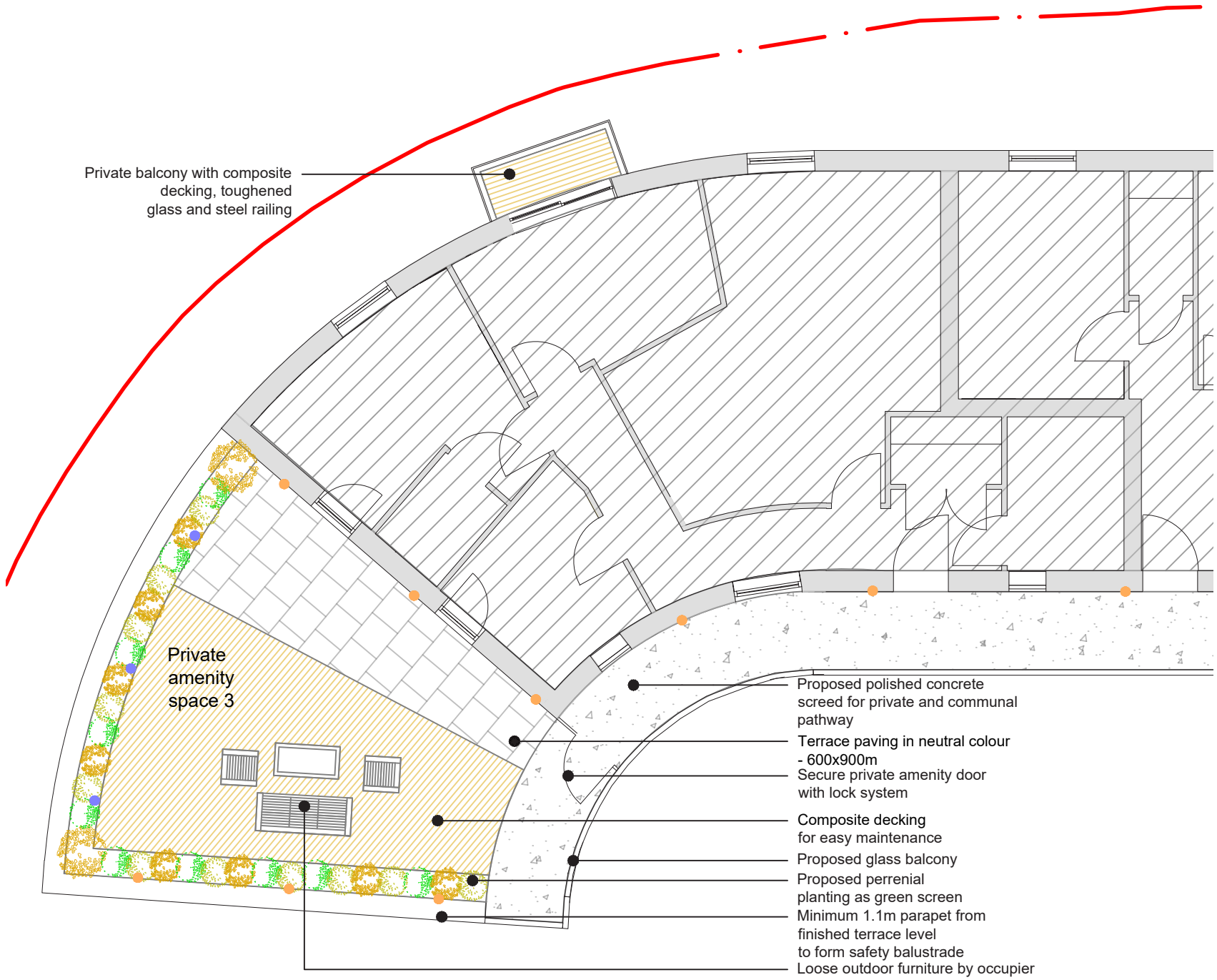
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WAYFINDING KEY

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SPECIES	PLANT SIZES (mm)	PROPOSED NUMBERS/ DENSITIES	IMAGES
Agapanthus Africanus	-	10	
Passiflora Incarnata	-	10	
Hebe Emerald Green	-	11	



Proposed Third Floor - Private Amenity Space 3

Scale 1:100 on A3





7. CONDITION 7

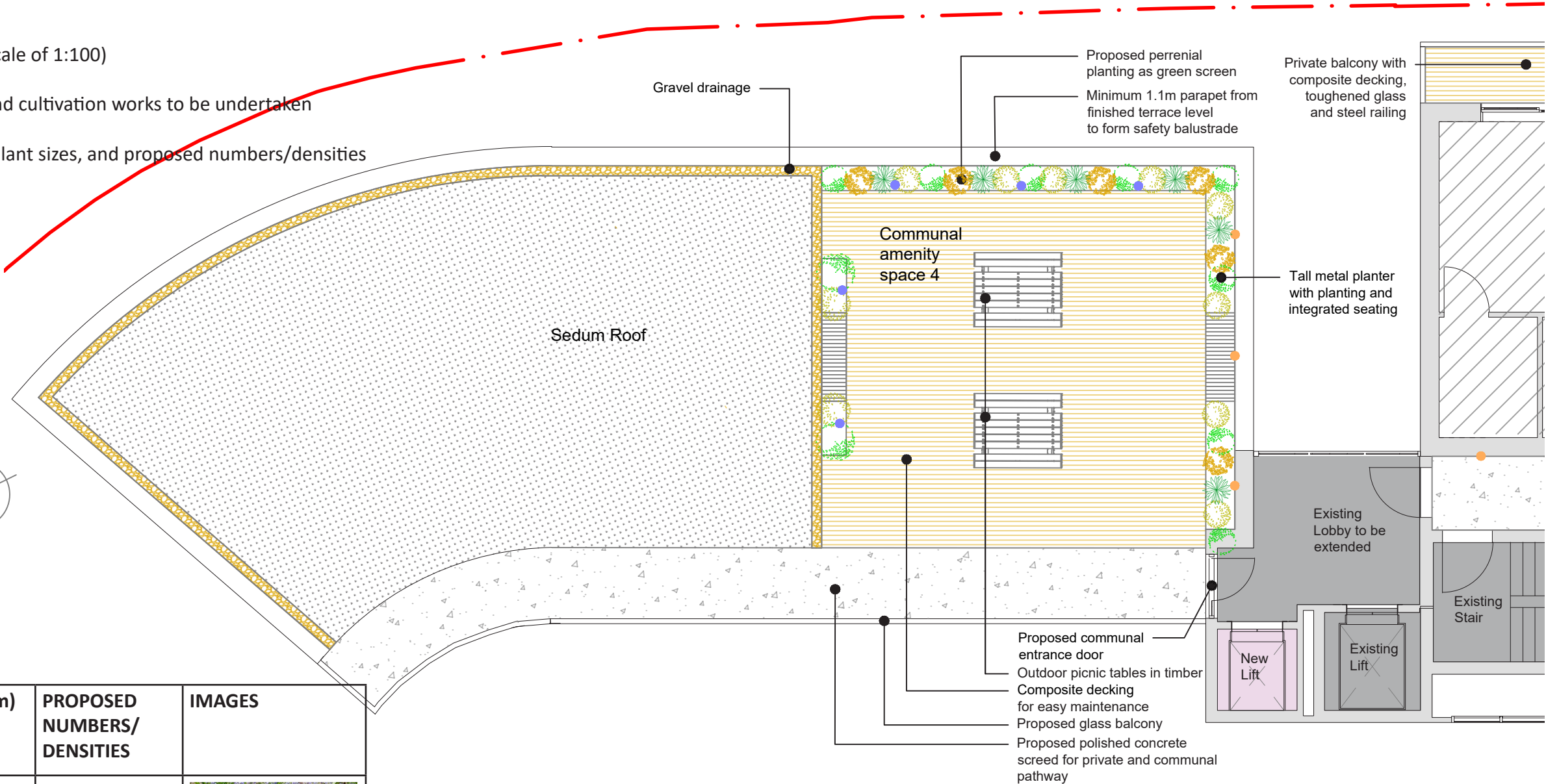
7.1 SOFT LANDSCAPING

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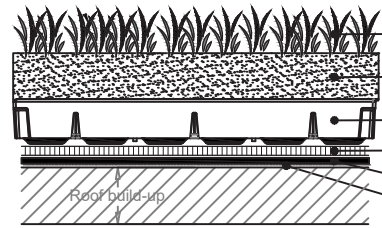
- Site Boundary
- Existing dwellings
- Planning-approved dwellings
- New Lift Access
- Spike-mounted Planter Lighting
- Wall-mounted Footpath Lighting
- Wall-mounted Basement Lighting

SPECIES	PLANT SIZES (mm)	PROPOSED NUMBERS/DENSITIES	IMAGES
Agapanthus Campanulatus	-	12	
Photonia Fraseri	300/400	12	
Carex Hachijoen-sis Evergold	200/300	13	
Arundinaria Variegata	-	6	



Proposed Four Floor - Communal Amenity Space 4

Scale 1:100 on A3



Proposed Sedum Roof detail

Scale 1:50 on A3



Sedum acre - Golden moss



Sedum Pulchellum - Wid-ows cross

Supplier to provide numbers for 100m2 of sedum roof

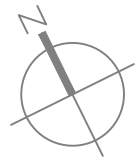
7. CONDITION 7

7.1 SOFT LANDSCAPING

- a. Planting plans (at not less than a scale of 1:100)
- b. Written specification of planting and cultivation works to be undertaken
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WAYFINDING KEY

- Site Boundary
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SPECIES	PLANT SIZES (mm)	PROPOSED NUMBERS/ DENSITIES	IMAGES
Agapanthus Campanulatus	-	22	
Photonia Fraseri	300/400	17	
Carex Hachijoen-sis Evergold	200/300	16	
Arundinaria Variegata	-	5	



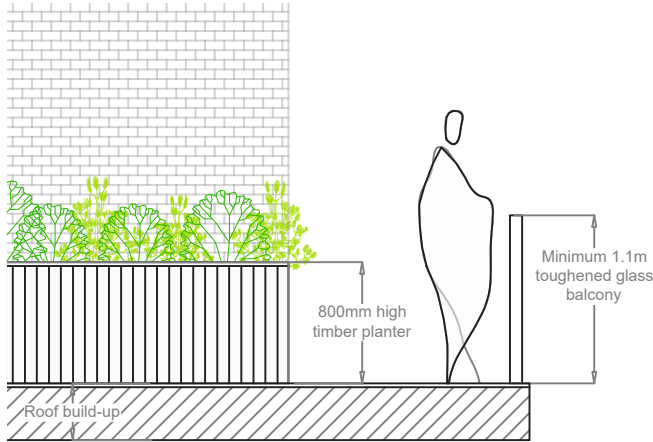
Proposed Four Floor - Communal Amenity Space 5

Scale 1:100 on A3

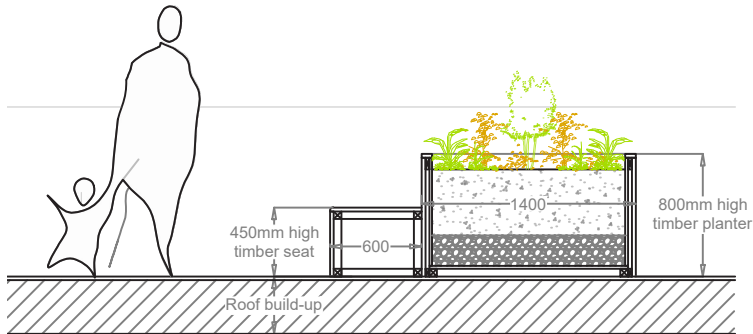
7. CONDITION 7

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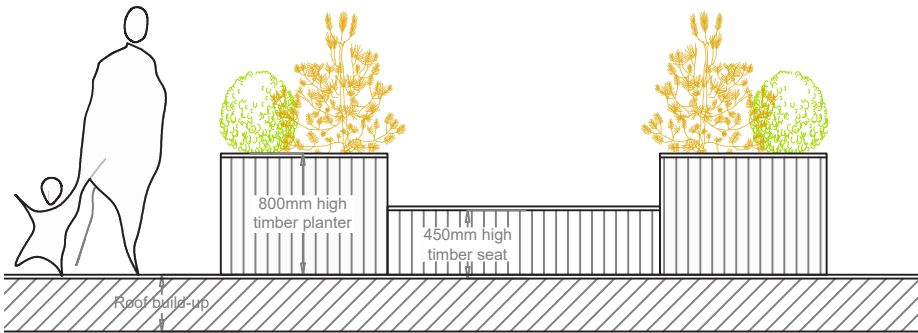
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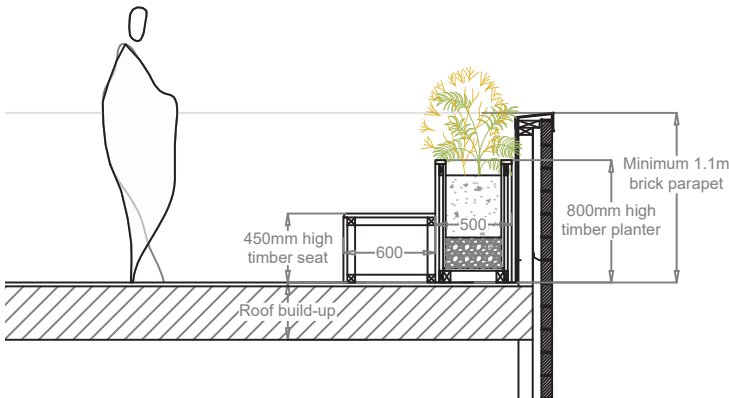
Proposed Elevation - Scale 1:50
Typical planter along external brick wall



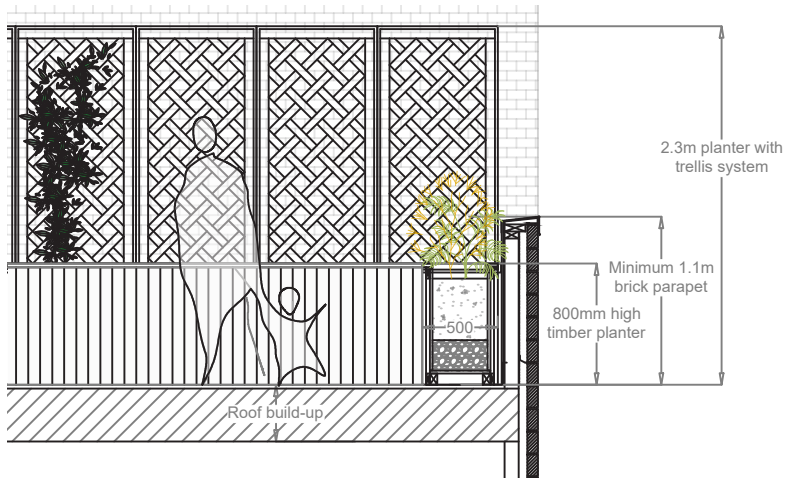
Proposed Section - Scale 1:50
Planter 1 with integrated seat



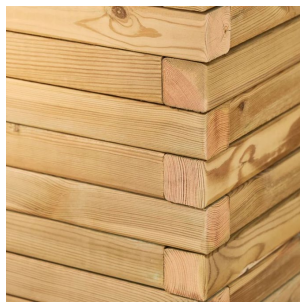
Proposed Elevation - Scale 1:50
Planter 2 with integrated seat



Proposed Section - Scale 1:50
Brick parapet with integrated seat in planter 1



Proposed Elevation - Scale 1:50
Planter with trellis on external brick wall



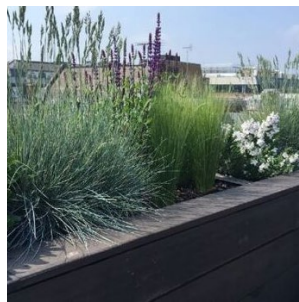
PLANTER: Pine timber



PLANTER WITH TREL-
LIS: Pine timber



GRAVEL: Drainage



PLANTERS: Green
screen in planters

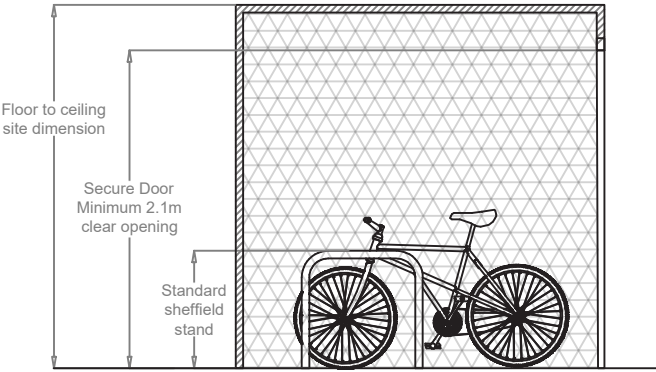


PLANTERS: With inte-
grated seating

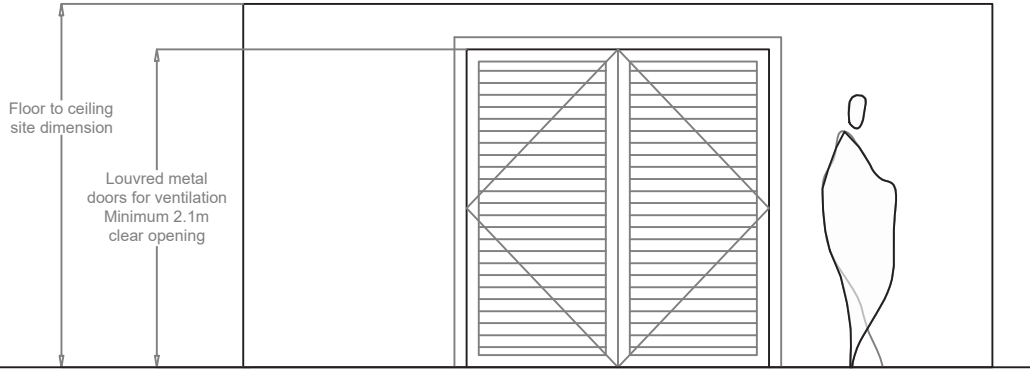
7. CONDITION 7

7.2 HARD LANDSCAPING

- a. Refuse Storage (provisions for new residents to store general refuse, recycling and food waste)
Details should include location, dimensions and material finishes for stores)
- b. Cycle Storage (which should be secure and enclosed providing cycle parking space for 20 bikes)



Proposed Section - Cycle storage - Scale 1:50
Standard Sheffield cycle stand in secure wire caging



Proposed Elevation - Refuse storage - Scale 1:50
Floor to ceiling single leaf masonry wall enclosure with easy wash concrete render finish - louvred double doors for easy access and ventilation



BULKHEAD
WALL-MOUNTED
LIGHTING



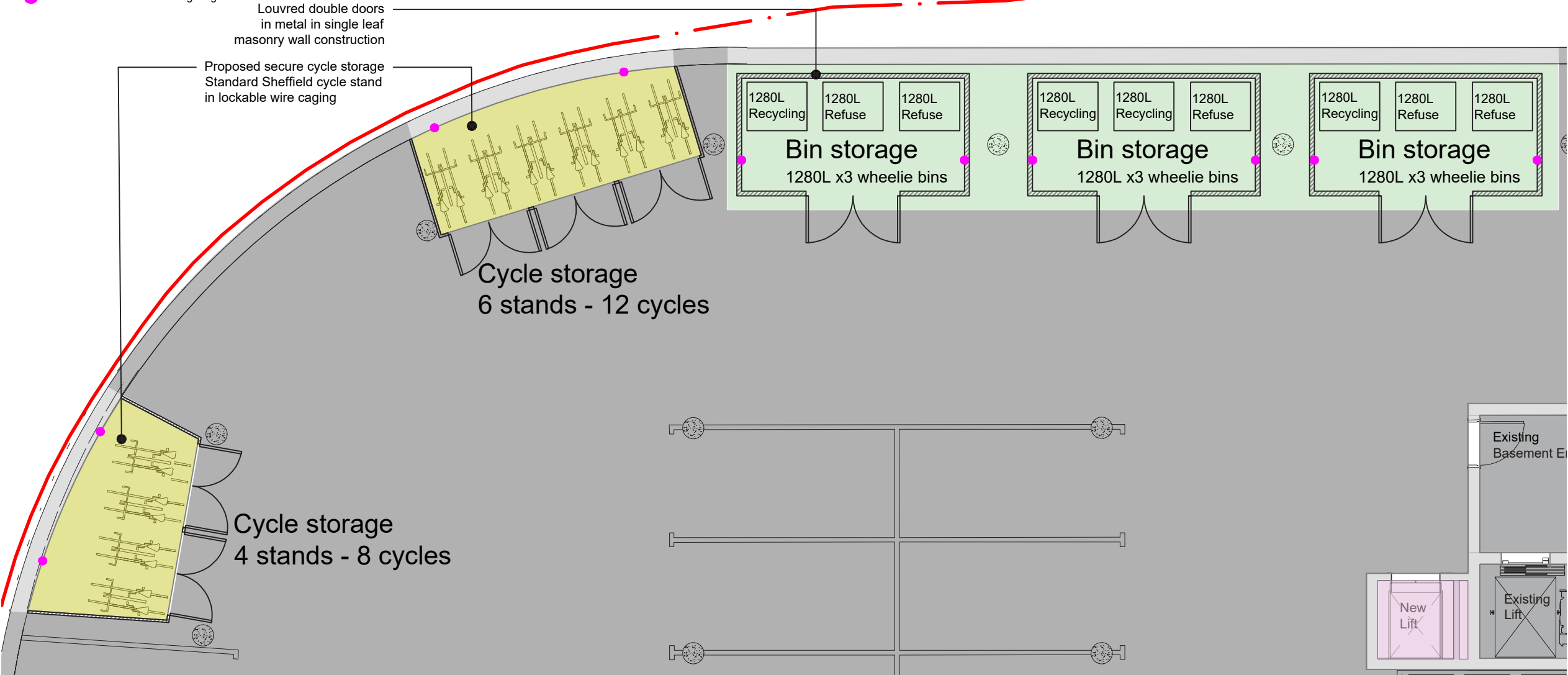
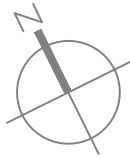
SHEFFIELD CYCLE
STAND



SECURE WIRE CAGING

WAYFINDING KEY

- Site Boundary
- Existing dwellings
- Planning-approved dwellings
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Proposed Basement - Refuse & Cycle Storages

Scale 1:100 on A3

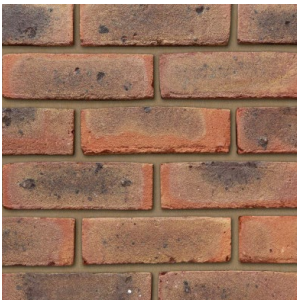
7. CONDITION 7

7.2 HARD LANDSCAPING

- c. Means of enclosure/boundary treatments
- d. Hard Surfacing Materials
- e. External Lighting
- f. Other structures (such as play equipment and furniture)

These elements are to installed and maintained as per the manufacturer’s specifications.

MEANS OF ENCLOSURE/ BOUNDARY TREATMENTS



BRICK PARAPET:
Challey Stock - Ibstock



BALCONY: Frameless
12mm toughened
glass with slot tube
stainless steel handrail

EXTERNAL LIGHTING



WALL-MOUNTED
LIGHTING



SPIKE-MOUNTED
SPOT LIGHTING

HARDSURFACING MATERIALS



CONCOURSE: Polished
concrete screed - non
slip - communal path



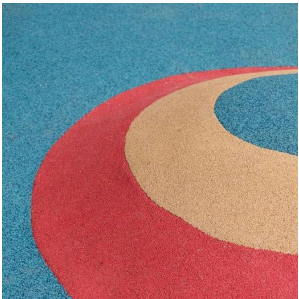
DECKING: Composite
Decking in private and
communal amenity



PAVING: Terrace
paving in private
amenity



PLAYGROUND COVER:
Artificial Grass in com-
munal amenity



PLAYGROUND COVER:
Poured rubber - ab-
sorbant cover in com-
munal amenity

OTHER STRUCTURES - PLAY EQUIPMENT



PLAYGROUND EQUIP-
MENT: Net Tower



PLAYGROUND EQUIP-
MENT: Seesaw



PLAYGROUND EQUIP-
MENT: Spring Rocker



EQUIPMENT: Outdoor
picnic table

7. CONDITION 7

7.3 DETAILS OF LANDSCAPE MAINTENANCE

- a. Landscape Maintenance Schedule for a minimum period of 5 years
- b. Proposals for the replacement of any tree, shrub, or area of turfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased

7.4 SCHEDULE FOR IMPLEMENTATION

MONTH PERIOD	APRIL				MAY				JUNE				JULY				AUGUST				SEPTEMBER				OCTOBER				NOVEMBER				DECEMBER				JANUARY				FEBRUARY				MARCH							
WEEK NO	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
<div>REFUSE COLLECTION as per local authority schedule - every Monday alternated rubbish/ recycling</div> <div>SPECIMEN PLANTING Check twice a year Prune trees 15% once every other year</div> <div>SHRUB PLANTING Undertake twice a year</div> <div>IRRIGATION Check once a month Drain once a year</div> <div>SHRUB BEDS Weeding 8 times a year Pruning 4 times a year depending on species</div> <div>LEAF CLEARANCE Undertake once a week from 1st week of October to last week of November</div> <div>SEDUM ROOF Invasive weed removal (minimum 5x a year)</div> <div>TIMBER DECKING/ TERRACE PAVING Check for repair and clean once a year</div> <div>RUBBER COVERING Check for repair and clean once a year</div> <div>PATHWAYS TO FLATS Check for repair and clean once a year</div> <div>EXTERNAL COMMUNAL GLAZED WINDOWS/ DOORS Clean once a year</div>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				

The contractor shall compile a detailed programme of work based on this schedule.

NOTE:

Any tree, shrub or area of turfing/seeding within the landscape scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased within 12 months of planting will require replacing.

KEY

- X week hard landscaping works may take place
- period soft landscaping works may take place