

Site: 163 High Street, Yiewsley, London. UB7 7QH.

Approval: **Ref. No. 15348/APP/2021/615**

Dated: 14 October 2022

Description: **Addition of a storey to provide 5 flats with rooftop amenity space and associated works.**

Application: **Ref. No. 15348/APP/698**

Regarding: Condition No.3 - Materials.

Condition No.4 - Landscaping.

Design Statement

Associated documents are listed below:

1-DoC 3&4 - Covering letter

2-UB7 7QH-Approval Notice 15348/APP/2021/615

3-UB7 7QH - Existing Site Location Plan

4-UB7 7QH - DoC 3&4 – Design Statement

5-UB7/DoC/200 RevA at A1 - Floor Plans.

6-UB7/DoC/400 RevA at A1 - Elevations.

7-Drg.No.: 1261.24.2 - Landscape design

Datasheet 3 - Brick Detail - Leicester Autumn Multi

Datasheet 3 - Doors & Windows Visotherm

Datasheet 3 - Roofing Protec Polyroof

Datasheet 3.3.a - Euroclad Vieo Brochure.

Datasheet 3.3.a - Nvelope Wall Frame details.

Datasheet 3.3.a - Nvelope Wall Frame Performance.

Datasheet 3.3.e - Linear Light Balustrade System by Ryno

Datasheet 4.2 - Porcelain Paving Slabs in Liddio by Ryno

Datasheet 4.2.b - Hermeq 1100litre Wheelie Bins

Datasheet 4.2.b - SECURE Cycle Store

Datasheet 4.2.c - Avanta Mesh Security Cages

Datasheet 4.2.e - External Rooftop Lighting by Orion

The parking and storage layouts shown on Drg. No. **5-UB7/DoC/200 RevA at A1 – Floor Plans** is as shown on the originally approved. Any necessary enclosures, such as the cycle and general storage '**rooms**' will be constructed in a galvanized steel frame and the infill panels in a '**mesh**' type of galvanized steel material, to provide transparency and remove any '**hiding spaces**' for an anti-social intruder.

Datasheet 4.2.c - Avanta Mesh Security Cages



www.granvilleforbes.com



Electric Vehicle Charging:

This development has 10No. Car Parking spaces in total and they will all to be built with Passive provision for electric vehicle (EV) charging. **Bay Nos.: 9 & 10 (disabled)** will be active EVCPs immediately and all other Bays will be activated upon request of the flat occupant.

The Electric Vehicle chargers will be: **British General BG 7.4Kw.**

The **BG SyncEV EVS7G-02** is a 7.4kW untethered EV charger with Wi-Fi connection and Smart function. This charger includes a Type 2 socket with auto-lock, which makes it compatible with all electric and hybrid plug-in vehicles and no earth rod is required thanks to the integrated open PEN conductor protection.

Requirements for EV charging points:

Charge points must meet the technical requirements of **BS EN 61851**, the British Standard for Electric Vehicle conductive charging system general requirements.

New public charge points 8kW and above must offer contactless payment.

Existing rapid and ultra-rapid charge points (50kW and above) must also add contactless payment.

Before installing an EV charger, you must notify your DNO (distribution network operator) as charging draws more electricity, which can impact local network capacity.

Passive EVCPs will have all the infrastructure in place to make it easy to install a charging point in the future. This includes the cabling and power supply to parking spaces, as well as the capacity in the local electricity distribution network to be added easily in the future.

Cycle Storage: As shown on Drg. No. **5-UB7/DoC/200 RevA at A1– Floor Plans.**

This development provides a total of 28No. spaces for Cycle Storage in a pair of Semi-Vertical Frames made by **SECURE Cycle Store Ltd.**, located within a galvanised steel enclosure. A further 7No. wheel hoops are located adjacent to the staircase door for the use of visitor.

Datasheet 4.2.b - SECURE Cycle Store

Refuse and Recycling Storage:

Hillingdon Council require 90litres of refuse storage for each dwelling.

The existing building comprises 16No. units and this project will add a further 5No., bringing the total to 21No. dwellings, each requiring 90litres of storage bringing the total to **1,890 litres**.

This project provides 2No. 1,100litre refuse bins plus 1No. 1,100litre recycling bin bringing the combined total to **3,300 litres**. Sufficient to meet the Council requirements and conveniently located adjacent to the vehicle roller shutter entrance door for ease collection.

Colour-coded for use: Black for refuse and green for recycling.

As shown on Drg. No. 5-UB7/DoC/200 RevA at A1– Floor Plans.

Datasheet 4.2.b - Hermeq 1100litre Wheelie Bins



www.granvilleforbes.com



Materials: The position of each type of material is as shown numerically on the elevation drawing Drg. No. [6-UB7/DoC/400 RevA at A1 - Elevations](#). Details of said materials are explained below.

Brickwork: Any repairs to damaged brickwork or, small infill spaces.

Datasheet 3 - Brick Detail - Leicester Autumn Multi

Doors & Windows: Visotherm is the manufacturer and the colour is **ANTHRACITE**.

Datasheet 3 - Doors & Windows Visotherm.

Roofing Covering: Protec Polyroof is the manufacturer and the colour is **CHROMITE GREY**.

Datasheet 3 - Roofing Protec Polyroof.

Cladding: Euroclad, or similar manufacturer with standing seams in the colour **VIEO ZINC**.

The cladding will be held in place by an **NVELOPE** cladding system.

Datasheet 3.3.a - Euroclad Vieo Brochure.

Datasheet 3.3.a - Nvelope Wall Frame details.

Datasheet 3.3.a - Nvelope Wall Frame Performance.

Balconies: Design and position shown on Drg. No. [6-UB7/DoC/400 RevA at A1 - Elevations](#)

Porcelain Paving Slabs in Liddio by Ryno

Balustrades: are made to measure by Ryno and the colour is **ANTHRACITE**.

Datasheet 3.3.e - Linear Light Balustrade System by Ryno

Landscape: As shown on Drg. No. [7-Drg.No.: 1261.24.2 - Landscape design](#).

The landscape design follows the original approval to include the Green Roof with Solar Panels.

Condition Item Nos.: 4.1, 4.1a, 4.1b & 4.1c are as Drg. No. [7-Drg.No.: 1261.24.2 – Landscape design](#).

Condition Item No. 4.2: Hardstanding is shown on Drg. No. [5-UB7/DoC/200 RevA at A1 – Floor Plans](#).

Datasheet 4.2.0 - Porcelain Paving Slabs in Liddio by Ryno

Condition Item No. 4.2a: Refuse Storage is shown on Drg. No. [5-UB7/DoC/200 RevA at A1 – Floor Plans](#).

Datasheet 4.2.b - Hermeq 1100litre Wheelie Bins. Black for refuse and green for recycling.

Condition Item No. 4.2b: Cycle Storage is shown on Drg. No. [5-UB7/DoC/200 RevA at A1 – Floor Plans](#).

Datasheet 4.2.b - SECURE Cycle Store

Condition Item No. 4.2c: Enclosures are shown on Drg. No. [5-UB7/DoC/200 RevA at A1 – Floor Plans](#).

Datasheet 4.2.c - Avanta Mesh Security Cages

Condition Item No. 4.2e: Lighting is shown on Drg. No. [5-UB7/DoC/200 RevA at A1 – Floor Plans](#).

Datasheet 4.2.e - External Rooftop Lighting by Orion

Condition Item Nos.: 4.3, 4.3a, & 4.3b are as Drg. No. [7-Drg.No.: 1261.24.2 – Landscape design](#).

Condition Item No.: 4.4 is as Drg. No. [7-Drg.No.: 1261.24.2 – Landscape design](#).

We hope this information is sufficient and ask that you support the application, but should you require anything else kindly contact us and it will be provided immediately.



www.granvilleforbes.com

