

The Beer Barrel Ltd.



47 Joel Street Northwood Hills HA6 1NZ
Design & Access Statement

July 2022
ICE19.247.301.009

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ICE Environmental Policy 2022

Objective 4: *Reduce waste and make better use of material resources*

1.0 Introduction

- 1.1. The present document is a Design & Access Statement to accompany a planning application submission to London Borough of Hillingdon for the redevelopment of the lower ground floor and the land to the rear of 47 Joel Street Northwood HA6 1NZ. The land is accessed off Ferndown.
- 1.2. The site is located on the eastern side of Joel Street and extends to 18-19 Ferndown to the rear.
- 1.3. The statement takes note of the advice set out in the CABE publication – *Design & Access Statements: How to write, read and use them*. (2006).
- 1.4. The statement should be read in conjunction with the following application drawings:

DRAWING NUMBER	DRAWING TITLE	SCALE	CURRENT REVISION
PL01.00	LOCATION PLAN	1:1250 @ A3	B
PL01.01	GROUND FLOOR AND BASEMENT PLAN - EXISTING	1:100 @ A3	C
PL01.02	FIRST FLOOR AND SECOND FLOOR PLAN - EXISTING	1:100 @ A3	C
PL01.03	SOUTH AND EAST ELEVATIONS - EXISTING	1:100 @ A3	C
PL01.04	NORTH ELEVATION - EXISTING	1:100 @ A3	C
PL02.01	LOWER GROUND, GROUND AND FIRST FLOOR PLANS (GROUND FIRST AND SECOND AT FERNDOWN) PROPOSED	1:100 @ A3	F
PL02.03	SOUTH ELEVATION - PROPOSED	1:100 @ A3	E
PL02.04	NORTH ELEVATION - PROPOSED	1:100 @ A3	E
PL02.05	EAST AND WEST ELEVATIONS PROPOSED	1:100 @ A3	F
PL02.06	LONGITUDINAL SECTION AA PROPOSED	1:100 @ A3	E
PL02.07	STREET ELEVATION EXISTING & PROPOSED ALONG FERNDOWN	1:200 @ A3	E

2.0 Document Status

- 2.1. The report is issued to accompany the submission of a revised planning application to Hillingdon Council on the 14th July 2022.
- 2.2. The Applicant submitted a Planning Application ref: 17155/APP/2021/1453 on the 13/04/2021 that was refused planning consent on the 8th of June 2021.
- 2.3. An Appeal was made by the Applicant against the decision of the London Borough of Hillingdon, Appeal Ref: APP/R5510/W/21/3288520, on the 6/12/2021 that was dismissed on the 11th of March 2022.
- 2.1. The revised application is submitted to amend the design according to the reasons raised by the Planning Inspector in the dismissed Appeal.
- 2.2. The conclusions of the Planning Inspector as set out in the Appeal Decision Notice are the following – the paragraphs below are numbered as per Decision Notice:
 28. *The scheme would be located close to local services, other employment opportunities and access to local transport provision, counts in its favour, as well as the removal of a derelict building. A landscaped courtyard area would provide softness to the site. It would create a new dwelling in the local area, albeit one is limited. However, they would bring relatively modest public benefits to the borough as a whole, and in my judgement attracts only moderate weight.*
 29. *There is no evidence before me to substantiate the appellant's case that the lower ground floor is difficult to let. Nonetheless, modern business space with its improvements as identified including energy efficiencies and the need for new business space driven by the Coronavirus pandemic, are positive contributions of the scheme that I recognise. However, they also attract moderate weight in the overall balance.*

30. I have found that the proposal would adversely harm the character and appearance of the street scene to which I apply significant weight. Furthermore, it would fail to be considered as inclusive design which I also apportion significant weight. Even though I have found it favourable in respect of the living conditions of local residents and taken with the benefits identified, these are limited in the round. Therefore, in the totality of things, these are not sufficient to justify or outweigh the adverse effects the proposed development would cause to the character and appearance of the local area and would not amount to inclusive design.

31. To conclude, it would thus lead to conflict with the development plan taken as a whole. There are no material considerations that indicate the decision should be made other than in accordance with the development plan. For the reasons given above and having had regard to all other matters raised, I conclude that the appeal is dismissed.

2.3. The reasons for the dismissal as set out in the Appeal Decision Notice are summarised as follows:

Adverse harm to the street scene because *the scheme would not harmonise with the local character of low-rise buildings within rear yards to which it would be experienced. Instead, it would appear as a visually dominant feature harmful to the character and appearance of the local area.*

Accessibility for the residential unit as *the staircase would be a significant obstacle in respect of accessibility to a less-abled person. [...] Due to the lack of inclusive design, the development would therefore not comply with Policies D5 and D7 of the London Plan 2021 in its objectives to provide inclusive design.*

2.4. The proposed development has been revised to address the issues raised by the Planning Inspector. The new proposed development:

- has been reduced in height by eliminating one storey (the building now proposed is two storeys high).
- proposes solely business use at ground and first floor; while the first-floor is served by a lift, to meet the requirements of people with disabilities. The units meet Building Regulation requirement M volume 2 'Buildings other than Dwellings'.

2.5. At section 11.0 below the new development proposal is described in detail.

2.6. At section 12 below the proposal is assessed against the Local Plan Part 2 - Development Management Policies and there is a further review of the main planning issues which lead to the refusal of the original planning application in March 2021.

3.0 The Applicant and the Site

3.1. The applicant is The Beer Barrel Ltd, whose registered office is at 3-4 Glenmore Parade, Ealing Road, Wembley, HA0 4PJ. The Applicant is the freeholder of the property.

3.2. The existing building at 47 Joel Street comprises of a three-storey building with sloping tiled roof and a basement.

3.3. The application site is as shown on the Location Plan – Drawing No: ICE19.247.PL1.00.

4.0 Statutory Consents

4.1. The work will require the following statutory consents:

- Full planning approval for the refurbishment of the basement at 47 Joel Street to provide one business space (use class E) with associated storage facilities.
- Full planning approval for the erection of a two-storey building containing one business space unit at ground floor (Use Class E) and one business space unit at first (Use Class E).

5.0 The Planning Context

5.1 The planning policy context comprises three levels of policy – national, regional, and local. In each level there is both planning policy and guidance which combine to provide the framework for the assessment of the proposed development.

5.2 At local level, the Local Plan comprises two sections: Part 1 - Strategic Policies sets out the overall level and broad locations of growth up to 2026, and Part 2, which includes Development Management Policies, Site Allocations and Designations, and Policies Map. The Local Plan Part 2 was adopted by the Council on 16 January 2020 and replaces the Saved UDP Policies (2012) to deliver the detail of the strategic policies set out in the Local Plan Part 1.

5.3 In addition to the Local Plan, the planning authority provides Supplementary Planning Documents (SPDs) to assist with the design development process. Reference has also been made to Document B - Planning Obligations SPD and Accessible Hillingdon SPD - September 2017.

6.0 Relevant Planning History

6.1 Several developments have been proposed at the site between 1995 and 2021. The recent planning history is as set out in the table below:

Reference	Location	Proposal	Received	Status
17155/APP/2021/1453	The Broadway 47 Joel Street Eastcote	Erection of a three storey building to create a business unit and 1 x 2-bed residential unit involving demolition of existing store/garage to rear and remodelling of existing basement to increase business use	13/04/2021	Appealed
17155/APP/2020/3664	The Broadway 47 Joel Street Eastcote	Erection of a four-storey building to create two business units and 1 x 2-bed residential unit involving demolition of existing store/garage to rear and remodelling of existing basement to increase business use	05/01/2021	Refusal
17155/APP/2017/1028	18-19 Ferndown & 47 Joel Street Northwood HA6 1NZ	Change of use from retail (Use Class A1) to create 2 x 1 bed flats (Use Class C3) (Prior Approval)	17/03/2017	Refusal (P)
17155/APP/2016/3527	18-19 Ferndown & 47 Joel Street Northwood HA6 1NZ	Change of use from retail (Use Class A1) to create 2 x 1 bed flats (Use Class C3) (Prior Approval)	23/09/2016	Refusal (P)
17155/APP/2016/3514	18-19 Ferndown & 47 Joel Street Northwood HA6 1NZ	First floor rear extension to create 1 x 1-bed self-contained flat with associated parking involving demolition of existing lean to at ground floor level.	20/09/2016	Appealed
17155/APP/2015/71	18-19 Ferndown & 47 Joel Street Northwood HA6 1NZ	Change of use of lower ground floor from Use Class A1 (Shops) to Use Class A2/B1/B8/D1/D2 (Financial and Professional Services/Offices/Storage/Non-Residential Institutions/Assembly and Leisure) and extension to ground floor level to create 1 x 2-bed self-contained flat with associated parking involving demolition of existing single storey storage building	09/01/2015	Refusal (P)
17155/APP/2014/3458	Domino's Pizza 47 Joel Street Northwood HA6 1NZ	Three storey attached building containing 2 x 1-bed self-contained flats, conversion of basement into 1 x 1-bed self-contained flat, alterations to external staircase and demolition of single storey storage building	26/09/2014	Refusal (P)
17155/APP/2005/798	47 Joel Street Northwood	Erection of a rear extension over re-built lower basement/ground-floor extension	17/03/2005	Approval
17155/APP/2004/81	47 Joel Street Northwood	Installation of new shopfront and rear extractor unit and compressor units	12/01/2004	Approval

17155/APP/2004/79	47 Joel Street Northwood	Erection of a three-storey building for the storage and preparation of food	08/01/2004	Refusal (P)
17155/ADV/2003/90	47 Joel Street Northwood	Installation of internally illuminated fascia sign, an illuminated projecting sign and illuminated hung sign in window	11/12/2003	Approval
17155/B/95/1486	47 Joel Street Northwood	Change of use of ground floor from Class A1 (bakery) to Class A3 (restaurant)	26/09/1995	Appealed

7.0 Context Assessment

7.1. The application site is in the *Northwood Hills Minor Town Centre* as identified in the Hillingdon Local Plan Part Two: Development Management Policies and the site is within the Primary Shopping Area boundary.

7.2. The existing building at Joel Street, as noted above, comprises of a three-storey building and a basement.

7.3. The part of the property facing Ferndown is a single storey storage building with vehicular access. The access to the two residential upper floors of the building at Joel Street is arranged via an external staircase from Ferndown running along the southern wall of the existing storage building between the building and the site boundary. (See photograph at Appendix 1).

7.4. The property is arranged with a one storey level change between the ground floor at Joel Street and the ground level on Ferndown. Ground level at Ferndown is thus at the same level as the basement on Joel Street. The basement presently provides storage facilities accessed via Ferndown but is currently vacant, the ground floor is a Domino's Pizza take-away business and the first and second floors at Joel Street have residential use.

7.5. Photographs of the existing site are attached at Appendix 1 and in a separate document reference ICE19.247.301.003 – Site Photographs.

8.0 The Applicants' Requirements

8.1. The Applicant seeks to redevelop the site and provide a business-use scheme refurbishing the basement at Joel Street and developing a new two storey building facing Ferndown. At present the storage building to the rear of the site is derelict and there has been no market interest in occupying the basement as it is a deep plan space with no daylight.

8.2. The Applicant noted the Local Authority's policy to encourage the provision of small business units in the Borough as set out in Local Plan Part 1 Policy E6: Small and Medium-Sized Enterprises and in particular at DME 3 (C) and (i) and (ii).

8.3. The Applicant considers that the formation of a business unit from part of the existing disused basement and the construction of two new business units is the type of development supported by DME (C).

8.4. The proposed use to the basement at Joel Street and ground and first floor at Ferndown is planning use Class E.

8.5. The location of the development, close to public transport but not directly situated on a busy shopping street makes the proposed units ideal for E(c) uses such as financial services, professional services, or other appropriate services in a commercial, business or service locality. The units could also accommodate medical or health services, use class E(e), and uses which can be carried out in a residential area without detriment to its amenity such as offices to carry out any operational or administrative functions use class E(g)(i).

8.6. The new building is proposed to be detached from the main building at Joel Street to form a private courtyard providing access to the business units and to improve the daylight conditions in the basement, which, at present, is neither naturally lit nor ventilated.

8.7. The Applicant's key requirements are as follows:

- 8.8.1. Basement at Joel Street – make suitable for business use with improved daylight conditions by means of larger openings facing a private courtyard framed by boundary walls.
- 8.8.2. New building facing Ferndown with business use at ground and floor.
- 8.8.3. Courtyard entrance to Unit 1 and 2 and entrance off Ferndown to Unit 3 at first floor. The Courtyard entrance is proposed as a communal outdoor space to the three units and will provide space for bicycles and refuse bins.
- 8.8.4. Ground Floor – Domino's Pizza Unit off Joel Street and ancillary spaces to remain undisturbed.
- 8.8.5. Refurbished staircase to the two residential upper floors of the building at Joel Street.

9.0 Flood Risk Assessment

9.1 The Environment Agency Flood Risk Map for the postcode area HA6 1NZ has been examined – (<https://flood-map-for-planning.service.gov.uk>); from this review it is concluded that the property is not in a flood risk area, as also shown in the London Borough of Hillingdon critical drainage map (Fig 1.1) for the area with the site indicated.

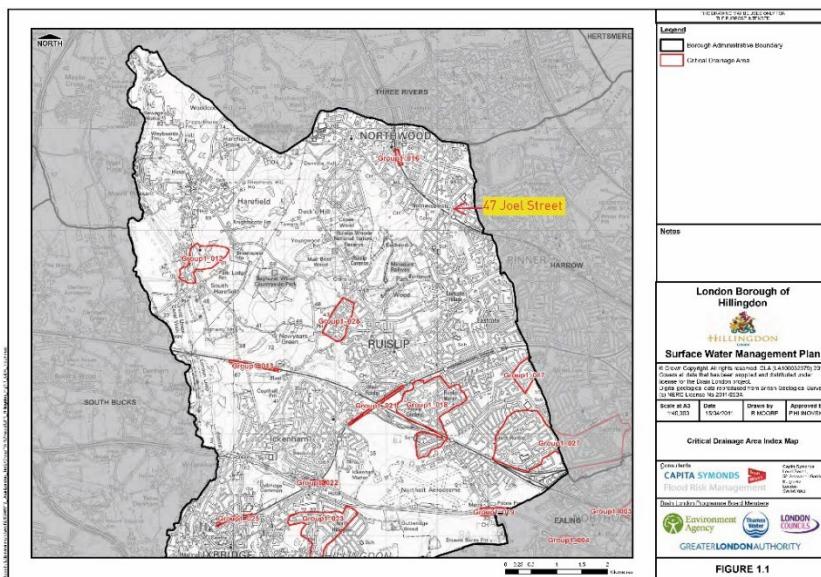


Fig 1.1. London Borough of Hillingdon critical drainage map

9.2 During the validation process of the original application, despite the above, the Hillingdon Team has requested the submission of a Flood Risk Assessment. This was provided as a separate document – reference 'Argyll Environmental report reference: AEL-0016-LFLC-1015748 – report dated 22nd December 2020'.

9.3 The Flood Risk Assessment confirms that the site is not considered to be at a significant risk of flooding, and it is submitted with this revised application.

10.0 Access

10.1 The PTAL rating for the site is 3 reflecting the distance to the local stations and bus stops.

11.0 Design Development

11.1 The proposed development consists of a two-storey, flat roofed building located to the end of the property site, with the main elevation on the boundary facing Ferndown. This creates a courtyard between the main building and the new development. This design decision would allow:

- direct light to the existing basement,

- a physical distance from the main building that shows that the new development is subsidiary to the existing building on Joel Street.
- an increase in the permeability of the site which would contribute to a more efficient disposal of surface water.

11.2 Patterned brick façades have been proposed to decorate and embellish the elevations, in particular the otherwise plain flank walls of the new building.



Examples of Patterned Brick Facades

11.3 The main elevation, along Ferndown, open up to natural daylight, creating a bright and uncluttered office space using robust materials chosen for their longevity.

11.4 *Materials*

The palette of materials reflects a requirements for a robust and easily maintained building. The building is proposed in red multicolour bricks (<https://www.wienerberger.co.uk/product-range/bricks/ashington-red-multi.html>) to harmonize with the wider context.



Proposed Red Multicolour brick

Powder coated aluminium window frames and spandrels as well as the metal gates are proposed in a dark bronze finish, complementing the red brick. The flat roof material will be asphalt but will not be visible from the street as a parapet is proposed to a height of approximately 350mm.

A permeable outdoor finish based on natural stones and resin will contribute to limit the risks of local flooding. (<https://www.gclproducts.co.uk/c/resin-bound-gravel-surfacing/resin-bound-gravel-kits/page/2/>)

12.0 Proposal assessment against the Local Plan Part 2 - Development Management Policies and the main planning issues noted in Decision Notice dated 2nd March 2021 (Refusal)

12.1 This section provides an assessment of the Proposed Development against the relevant Local Plan Policies. The reasons for the dismissal of the Appeal as well as the reasons for the refusal of the Planning Application, are considered and a description provided as to how these matters have been addressed in the revised application.

12.2 *Policy BE1: Built Environment, Policy DMHB 11 - Design of New Development and Policy DMHB 12: Streets and Public Realm*

The new development harmonises with the local context having considered the scale, height mass and bulk of the adjacent structures. The building proposed in this revised application is two storeys and is thus one storey less than the previous application and of the same height of a fairly recent two storey development at 1-4 Ferndown (Lynx House) to the rear of 37-41 Joel Street.

In the Appeal the Inspector, concluded that the three-storey development previously proposed would be contrary to Policy BE1 and Policy DMHB 11 and DMHB 12 of the Hillingdon Local Plan merely in view of the height and bulky scale and mass '*The proposal would not integrate with this consistent pattern of low-rise buildings due to its three-storey height and bulky scale and mass.*'

The reduction of height of the proposed development to a two-storey building is considered to address the issue of scale and mass.

The development is not the first development to the rear of the Joel Street properties on Ferndown, there are original buildings to the north end of the road, behind 33 Joel Street, and the above-mentioned Lynx House to the rear of 37-41 Joel Street, hence, it is the opinion of the design team that the proposed development would be balanced within the existing street scene.

Although at present there is no clear and consistent demarcation between the highway and the Applicant's land or adjacent plots along Ferndown - the proposed design respects the building line of the main walls of the properties to either side.

The proposed development improves the quality of a poor public realm and contributes to the creation of a safe and secure environment by promoting natural surveillance of the street - where this side of Ferndown is at present remote from the residential units on Joel Street.

As concluded in the Inspector report, the proposal would not lead to harm arising to the living conditions of the adjacent occupants and would accord with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies 2020 in their aims to protect the amenity of neighbouring residents.

There is no direct overlooking to the private amenity of the adjoining properties. There is no direct overlooking to the private amenity of the properties on the opposite side of Ferndown. The windows face Ferndown – a public space in the same way as the existing windows at Lynx House, - and existing building that presents clear windows both at ground and first floor to Ferndown.

There is no loss of amenity to the garden to No. 55 opposite to the development site, since there is a tree screen to the garden and part of the remaining garden outside of the tree screen is already overlooked by the first-floor windows at Lynx House.



ICE Architects picture of the garden at No.55 Briarwood Drive from the terrace at 47 Joel Street - January 2021

There is no loss of amenity at No.27 as the proposed windows and terrace overlook two garages and a public side area garage/parking area as illustrated below.



Corner of the Property at 27 Ferndown - Google Street View Screenshot



ICE Architects picture of the Corner of the Property at 27 Ferndown from the terrace at 47 Joel Street - January 2021

The area to the side of 27 Ferndown cannot be considered private amenity space as it is open to the highway and is clearly used for parking and bin storage and not as the main private amenity for the dwelling.

The proposed windows to the back, at first floor level, directly face the commercial space at 47 Joel Street, nevertheless translucent glass is proposed, to allow light but prevent a view into or out of the unit.

12.8 *Policy DMT6 – Vehicle Parking and Council adopted Parking Standards*

The previous application was considered to have complied with the parking standards outlined in Appendix C Table 1 to the Hillingdon Local Plan. The new development is proposed car – free which, considering the good accessibility of the site and the Highways officer comments on the previous application is concluded to be in accordance with the Local Plan. The Highway Officer commented on the Delegated Decision on Refused Application ref:17155/APP/2021/1453 as follows: *The 'car-free' aspect is therefore considered broadly acceptable further reinforced by the aforementioned good 'real world' transport links and extensive parking controls in the area which act as a parking constraint.*

12.9 *Operational Refuse & Servicing Requirements*

The provisions of the previous scheme were deemed acceptable, and no substantial changes have been proposed in the present submission.

12.10 *Access*

Business Units

The business units present no disability barriers. The three steps and long landing at the bottom of the existing side stair leading to the residential units at first and second floor of No 47 are now proposed to be demolished and rebuilt closer to the main flight of steps to allow a step free access to the business courtyard.

The proposed business unit are served by a Part M compliant lift. and unisex accessible toilets.

12.18 *Policy DMHB 15 Planning for Safer Places*

Secured by Design (SBD) is a police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop, and visit. The proposal responds to this policy requirement as follows:

- the new development will have visible, safe, and accessible entrances
- the development will provide natural surveillance of the publicly accessible areas on the site
- and will provide clear delineation between public and private use,
- Appropriate lighting will be provided at entrances

12.19 *Policy DMEI 2: Reducing Carbon Emissions*

According to the London Plan a development proposal should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- 1 Be lean: use less energy
- 2 Be clean: supply energy efficiently
- 3 Be green: use renewable energy

The development will utilise low energy building services solutions to keep energy use and carbon emissions to a minimum. The main objectives are as follows:

- Low carbon Emission
- Waste management and recycling
- Secure by design compliancy
- Low construction site impacts
- Travel plan /cycle storage shown on the ground floor plan

The design will aim to achieve the above objectives by:

- High levels of insulation in the building fabric – the proposed insulation standards as London Energy Transformation Initiative (LETI) with an energy use intensity of 55kWh/m².yr for new business units excluding renewable energy contribution.
- Good sound insulation
- Enhanced air leakage standards – less than 1m³/h.m²@50Pa
- Low energy light fittings
- Enhanced controls and monitoring to reduce and assess energy use
- Low carbon and renewable energy options for the site which will include air source heat pumps and roof mounted photovoltaic panels as shown on the application drawings.

An initial assessment is that the proposed roof has capacity for up to 18 m² of roof mounted photovoltaic panels (PV) to generate renewable energy. Subject to further study it has been estimated that 4 panels (1950mmx990mm), 360 watts, and 8 panels (1390mmx990mm), 250 watts, could be installed, generating approximately 3.4 kW.

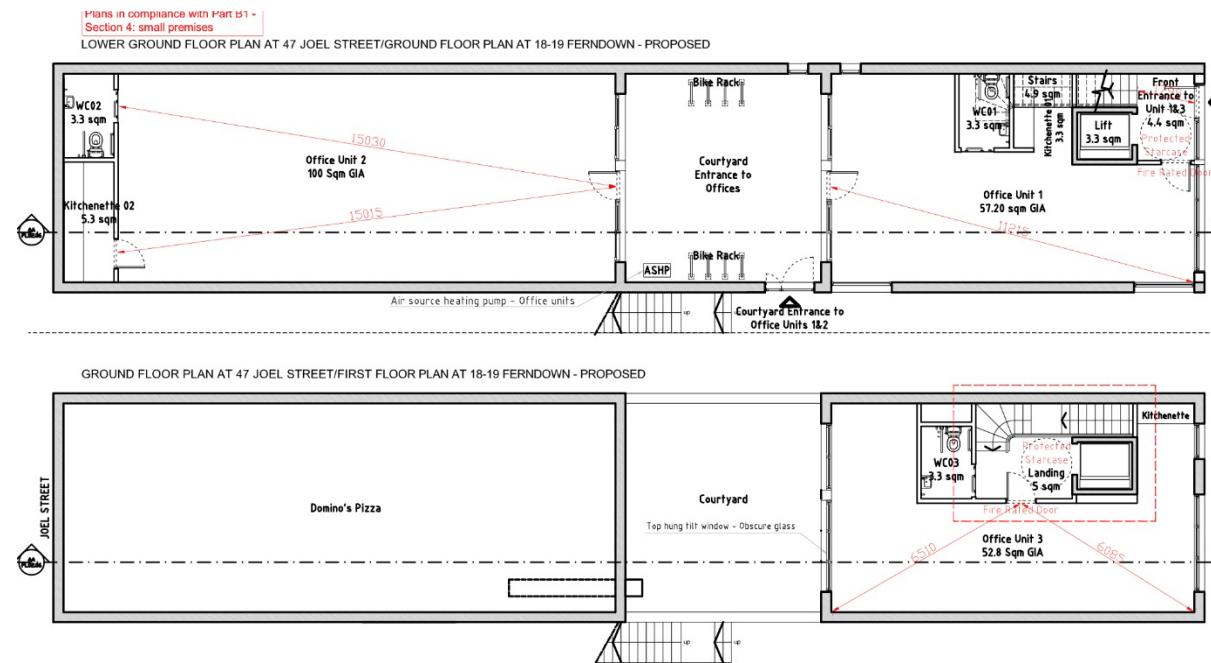
13.0 **Fire safety - Policy D12 of the London Plan 2021**

13.1 The proposed development will achieve the highest standards of fire safety. The design will be in compliance with Part B of Building Regulation 2010 Volume 2: Buildings other than dwellings, 2019 edition incorporating 2020 amendments –for use in England

13.2 Special provisions apply to small premises with regards to the following:

- a. The number and position of exits and protected stairways.
- b. Measuring distances of travel.
- c. Open escape stairs

On the following page is included a fire plan showing exits and distance of travel.



14.0 Conclusion

14.1 The existing land to the rear of 47 Joel Street off Ferndown is next to the highway but presently derelict. The existing long deep basement at the property has little natural light and has been difficult to let because of this and because of the depth of the space.

14.2 This is an inefficient use of space in a local centre location – thus there are good planning reasons for redevelopment.

14.3 There is already a precedent for this type of development along Ferndown in Lynx House at 1-4 Ferndown.

14.4 A previous application was refused because of the scale of the development and because of the accessibility of the proposed residential unit.

14.5 The revised proposal has lowered the development by one story compared to the previous application.

14.6 The height, scale and mass of the revised proposal reflects the immediate site characteristics of two storeys along Ferndown.

14.7 The commercial units have been designed to be fully accessible using a lift and include accessible bathroom facilities.

14.8 The proposal includes small business space (Use Class E) which the London Borough of Hillingdon promotes through policy provisions in the Local Plan.

14.9 The Applicant considers that a positive and reasonable response has been made to the matters identified in the previous proposal as reasons for refusal.

Appendix 1 –Existing Site Photographs



Derelict garage building (white door) is the application site.



View of Ferndown from the Terrace at No 47 Joel Street



Stairs to the Flats at No 47 Joel Street.

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