

4

DEVELOPMENT PRINCIPLES

4.1- RELEVANT POLICY DOCUMENTS

We have considered the following policies when developing the proposals:

National Planning Policy:

1. National Planning Policy Framework (NPPF), December 2024.
2. National Planning Practice Guidance, February 2024.

Local Planning Policy:

3. The London Plan, March 2021.
4. Housing Design Standards London Plan Guidance, June 2023.
5. Hillingdon Local Plan Part 1, *Strategic Policies*, Adopted November 2012.
6. Hillingdon Local Plan Part 2, *Development Management Policies*, Adopted Version, 16 January 2020.



Policy Map, LBH LPP2 Adoption Version.

The site has no planning designations; it is located in close proximity to a number of Green Belt Sites and Nature Conservation Sites.



Residential Density

- The Local Plan recommends a residential density ranging between **35-70u/ha** and **105-231hr/ha** for terraced house developments located in 'non town centre areas' in a suburban/semi-rural setting (under Table 5.2).
- The proposed scheme would provide 21 new family homes on the 0.58 ha site. As such, the development would have a **density of 36u/ha**.
- In terms of habitable rooms, the development would have a **density of 170hr/ha**, far exceeding the capacity of the existing studio bungalows (defined by the GLA as 'obsolete homes') on site.

Housing Mix

- The Council's current information on **housing need** indicates a substantial borough-wide requirement for **larger affordable** and private market units, particularly 3-bedroom properties (*London Borough Of Hillingdon Local Plan Part 2, Development Management Policies, Adopted Version, 16 January 2020*).
- Using a design-led approach that optimises the capacity of sites (*Policy D3 and H10 of the London Plan 2021*), the proposed development offers **a mix of housing units of different sizes** to reflect the Council's latest information on housing need:
 - 4-bedroom houses: 71.4%
 - 3-bedroom houses: 28.6%

Children and Young People's Play Facilities

- The increase in child yields arising from the development will require additional play space provision, at a minimum of **5 sqm** of suitable formal play space to be provided onsite (based on the child yield of the development as a whole) according to Hillingdon's Local Plan.
- This requirement needs to be seen within the context of the London-wide target of **10 sqm per child** as set out in the Mayor of London's Children and Young People's Play and Informal Recreation SPG (2012).

Hillingdon LPP2

Table 5.2: Residential Density Matrix, p.59

			Dwelling Type		
Location	PTAL	Setting	Detached and linked houses	Terraced houses and flats	Mostly Flats
Uxbridge Town Centre	4 - 6	Central	Ave. 3.5 hr/unit	Ave. 3.3 hr/unit	Ave. 3 hr/unit
			175 - 385 hr/ha	170 - 792 hr/ha	495 - 1,100 hr/ha
West Drayton/ Hayes Town Centres	3 - 6	Urban	50 - 110 u/ha	55 - 240 u/ha	165 - 405 u/ha
			175 - 385 hr/ha	170 - 660 hr/ha	450 - 750 hr/ha
Other town centres	2 - 3	Suburban /urban	50 -110 u/ha	55 - 200 u/ha	150 -250 u/ha
			140 - 200 hr/ha	155 - 396 hr/ha	200 - 510 hr/ha
Residential areas with suburban character within 800m of a town centre*	2 - 3	Suburban /urban	35 - 65 u/ha	50 - 120 u/ha	80 - 170 u/ha
			105 - 175 hr/ha	108 - 264 hr/ha	150 - 330 hr/ha
Other non town centre areas	0 - 2	Suburban /semi rural	35 - 50 u/ha	35 - 80 u/ha	50 - 110 u/ha
			105 - 150 hr/ha	105 - 231 hr/ha	105 - 300 hr/ha
			35 - 50 u/ha	35 - 70 u/ha	35 - 100 u/ha

PTAL - Public Transport Accessibility Level hr - habitable room ha - hectare

*Substantial pockets of residential uses within town centres are also likely to fall within this category

New Dwellings

- All homes will meet minimum floor space standards, including storage, as outlined in Table 3.1 of the London Plan.
- All habitable rooms will have a minimum floor-to-ceiling height of 2.5 metres between finished floor level and finished ceiling level.
- Homes with 3 bedrooms or more will be dual aspect and any single-aspect rooms must not be north-facing.
- All homes will provide for direct sunlight to enter at least one habitable room for part of the day.
- All homes will meet Building Regulations Requirement M4(2) “accessible and adaptable dwellings”, with 3 units (14.3% of the development) designed to meet M4(3) “wheelchair user dwellings” requirements.

Private Outdoor Amenity Space

- We understand the Council prides itself for their higher standards of private amenity space (refer to Table 5.3 or policy DMHB16) in comparison to the London Plan Guidance for Housing Design Standards.
- The development will keep with the pattern of houses and gardens characteristic of Hillingdon's residential townscape, providing safe and secure private outdoor amenity space in the form of front and rear gardens, patios and terraces.
- In addition, the development will offer an enhanced landscaped open space on site to be used as shared amenity amongst residents.

London Plan Housing Design Standards Part C10: Private Outside Space Standards

No. of bedrooms	Minimum step-free private outside space provision (sqm)
1-2 bedrooms	5
3 bedrooms	6
4 bedrooms	7

London Plan

Table 3.1 – Minimum internal space standards for new dwellings

Type of dwelling	Minimum gross internal floor areas* and storage (square metres)				
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

Hillingdon LPP2

Table 5.3: Private Outdoor Amenity Space Standards

Dwelling type	No of bedrooms	Minimum amenity space provision (sqm)
Houses	1 bedroom	40
	2 and 3 bedrooms	60
	4 + bedrooms	100
Flats	Studio and 1 bedroom	20
	2 bedrooms	25
	3 + bedrooms	30

5 THE PROPOSAL

Housing Mix

21 family-sized houses have been proposed on the 0.58ha site, comprising 4 unit types:

A 4B8P: 11 units (52.4%)

B 3B6P: 3 units (14.3%)

C 3B5P(w): 3 units (14.3%)
M4(3) wheelchair accessible

D 4B7P: 4 units (19.0%)

① Active Frontage

An active frontage is created along all public routes using a perimeter block layout with private rear gardens.

② Pedestrian Access

The development retains existing pedestrian access points along its Joel Street frontage, from Chamberlain Lane to the north, as well as from Haydon Drive to the south.

③ Children's Play Area

Shared amenity in the form of a children's play area is proposed along the northern edge of the site, naturally overlooked by the new houses and promoting informal play opportunities/social activity.



Car and Cycle Parking

A total of 31 car parking spaces are proposed (1.5 per dwelling) and 42 cycle parking spaces (2 per dwelling).

Refuse & Cycle Stores

Covered storage for bicycles and bins are provided in front gardens for ease of access and servicing.

Servicing Strategy

A turning head at the end of the home zone street accommodates refuse collection and fire tender access via Haydon Drive, as per existing arrangements.

Separation Distances

Block B and C contain private outdoor patio areas inset from the building line for privacy and shade. This, along with the use of obscure windows on the ground floor rear bedrooms, prevents instances of overlooking towards 9 and 10 Chamberlain Lane and 114-128 Haydon Drive.

Aspect and Amenity

Corner units along the Haydon Drive and Joel Street frontages are designed and oriented to optimise their aspect, amenity and footprint, such as using wrap-around gardens.



Separation Distances

1. **33-39 Haydon Drive** have non-habitable rear windows and thus will not be impacted negatively by overlooking or daylighting issues from the proposed southernmost Type A unit.
2. Blocks B and C are designed with non-habitable, obscure rear windows at first floor to prevent overlooking to **114-128 Haydon Drive**.
3. Block D sits in line with the established streetscape of semi-detached houses along Joel Street, posing minimal impact on **195 Joel Street** which only has non-habitable windows along their flank elevation.
4. Block A1 and Block B have a satisfactory separation distance of 16.3 m, with the use of oriel windows on the front elevation of Block B mitigating any potential overlooking issues.



Roof Level Accommodation

Blocks A and D are 2.5 storeys and contain roof level accommodation, bringing the overall massing to a comfortable level in harmony with the surrounding low density traditional character.



Green Roofs & Renewables

Extensive green roofs are introduced to areas of flat roofs to promote biodiversity across the site. They are low maintenance, not usually irrigated (except during establishment) and have a relatively shallow build-up.

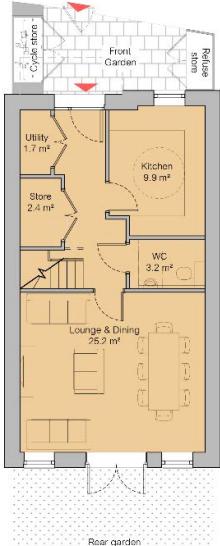
These also offer passive design benefits such as urban cooling, surface water management, improved air quality and noise reduction.

PV panels installed on south-facing pitched roofs minimise the development's carbon footprint and create long-term energy savings for residents.

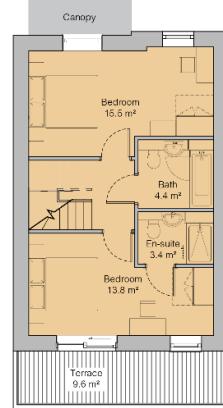


A 4B8P

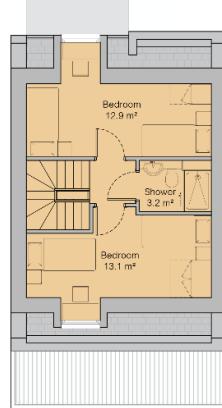
GIA = 135m²



Ground Floor Plan = 54.2m²



First Floor Plan = 45.0m²



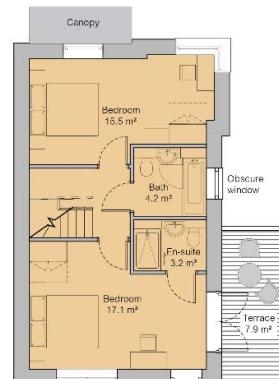
Second Floor Plan = 35.8m²

A 4B8P corner unit

GIA = 140.2m²



Ground Floor Plan = 54.2m²



First Floor Plan = 45.0m²



Second Floor Plan = 35.8m²

Features

- **4-bedroom** family home
- **2.5 storeys** (2 storeys + roof level accommodation)
- Private outdoor amenity space provided:
 - Front garden
 - Rear garden
 - Garden-facing terrace
- Integrated bin store and twin cycle store accessible from street

Features

- **4-bedroom** family home
- **2.5 storeys** (2 storeys + roof level accommodation)
- Private outdoor amenity space provided:
 - Front garden
 - Rear garden
 - Garden and street-facing terrace
- Integrated bin store and twin cycle store accessible from street

B 3B6P

GIA = 109.5m²



Ground Floor Plan = 63.0m²



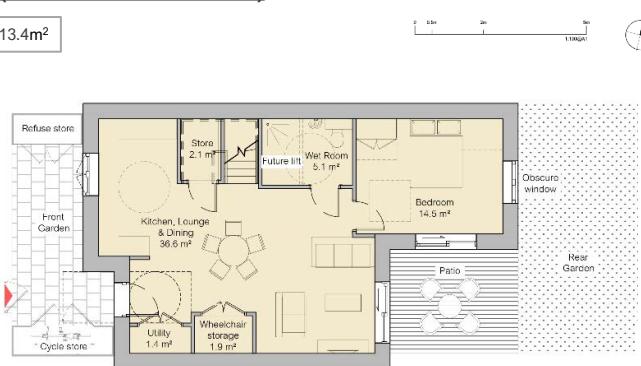
First Floor Plan = 46.5m²

Features

- **3-bedroom** family home
- **2 storeys**
- Approx. 47-50m² of **private outdoor amenity space**, incl.
 - Front garden
 - Rear garden
 - Street-facing terrace
- **Integrated bin store and twin cycle store** accessible from street

C 3B5P (wheelchair accessible)

GIA = 113.4m²



Ground Floor Plan = 66.5m²



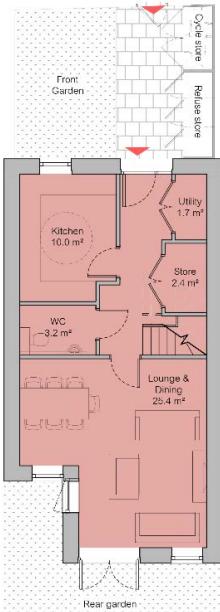
First Floor Plan = 46.9m²

Features

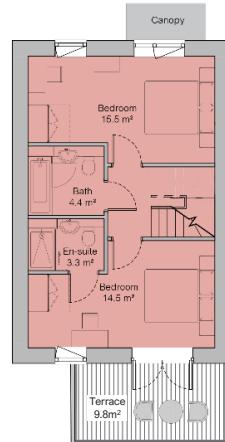
- **3-bedroom** family home
- Part M4(3) **wheelchair accessible** incl. future lift
- **2 storeys**
- Approx. 40-95m² of **private outdoor amenity space**, incl.
 - Front garden
 - Rear garden
 - Street-facing terrace
- **Integrated bin store and twin cycle store** accessible from street

D 4B7P

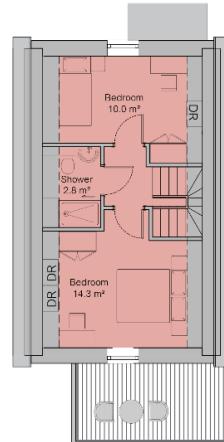
GIA = 135m²



Ground Floor Plan = 54.2m²



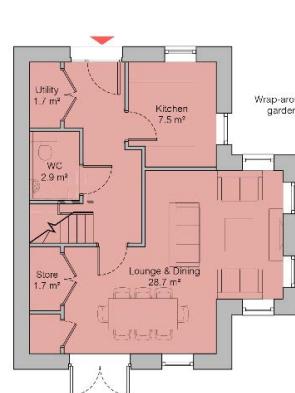
First Floor Plan = 45.0m²



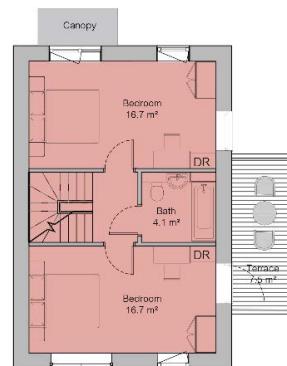
Second Floor Plan = 35.8m²

D 4B7P corner unit

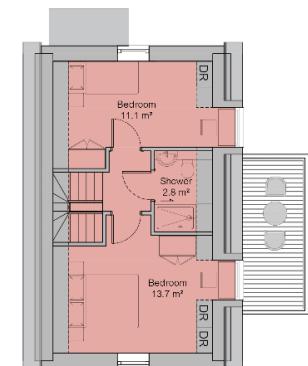
GIA = 138.4m²



Ground Floor Plan = 52.6m²



First Floor Plan = 45.5m²



Second Floor Plan = 40.3m²

Features

- **4-bedroom** family home
- 2.5 storeys
- Private outdoor amenity space provided:
 - Front garden
 - Rear garden
 - Garden-facing terrace
- Integrated bin store and twin cycle store accessible from street

Features

- **4-bedroom** family home
- 2.5 storeys
- Private outdoor amenity space provided:
 - Front garden
 - Rear garden
 - Garden and street-facing terrace
- Integrated bin store and twin cycle store accessible from street

5.4- AREA SCHEDULE

Schedule of Accommodation

Block	Unit	Type	GIA (sqm)	NDSS min. (sqm)*	% oversize	Private External Amenity Space (sqm)			DMHB18 min. (sqm)	% under/ oversize
						Garden	Terrace	Total		
A1	1	4B8P house	135	130	+3.7%	95.1	8.7	103.8	100	+3.7%
A1	2	4B8P house	135	130	+3.7%	82.5	9.6	92.1	100	-8.6%
A1	3	4B8P house	135	130	+3.7%	81.7	9.6	91.3	100	-9.5%
A1	4	4B8P house	135	130	+3.7%	84.2	9.6	93.8	100	-6.6%
A1	5	4B8P house	135	130	+3.7%	78.3	9.6	87.9	100	-13.8%
A2	6	4B8P house	140.2	130	+7.3%	103.8	7.9	111.7	100	+10.5%
A2	7	4B8P house	135	130	+3.7%	44.5	9.6	54.1	100	-84.8%
A2	8	4B8P house	135	130	+3.7%	50.9	9.6	60.5	100	-65.3%
A2	9	4B8P house	135	130	+3.7%	68.9	9.6	78.5	100	-27.4%
A2	10	4B8P house	135	130	+3.7%	79.3	9.6	88.9	100	-12.5%
A2	11	4B8P house	135	130	+3.7%	81.8	9.6	91.4	100	-9.4%
B	12	3B6P house	109.5	102	+6.8%	45.7	4.2	49.9	60	-20.2%
B	13	3B6P house	109.5	102	+6.8%	43.4	3.6	47.0	60	-27.7%
B	14	3B6P house	109.5	102	+6.8%	44.6	3.6	48.2	60	-24.5%
C	15	3B5Pw house	113.4	93	+21.9%	36.2	4.2	40.4	60	-48.5%
C	16	3B5Pw house	113.4	93	+21.9%	50.1	3.6	53.7	60	-11.7%
C	17	3B5Pw house	113.4	93	+21.9%	91.1	3.6	94.7	60	+36.6%
D	18	4B7P house	138.4	121	+14.4%	106.3	7.5	113.8	100	+11.7%
D	19	4B7P house	135	121	+10.4%	82.7	9.8	92.5	100	-8.1%
D	20	4B7P house	135	121	+10.4%	76.5	9.8	86.3	100	-15.9%
D	21	4B7P house	135	121	+10.4%	119.5	9.8	129.3	100	+22.7%
Subtotal (sqm)								1710		
Enhanced open space / shared amenity (sqm)								743		
TOTAL (sqm)			2702	-	-	-	-	2453	-	-



Plan key

Amenity Space Policy Requirements – Comparison

Housing Design Standards - London Plan		Hillingdon Local Plan	
No. of bedrooms	Min. step-free private outside space provision (sqm)	No. of bedrooms	Min. private external amenity space provision (sqm)
1-2 bedrooms	5	1 bedroom house	40
3 bedrooms	6	2-3 bedroom house	60
4 bedrooms	7	4+ bedroom house	100

Proposed Amenity Space

Proposed Housing Mix		Policy Requirements (sqm)		Proposed Amenity Space (sqm)	
		Total Private Outside Space required London Plan HDS	Total Private External Amenity Space required Hillingdon LPP2	Private Outdoor Amenity Space	Enhanced Open Space / Shared Amenity
A	4B8P house	11	77	1100	954
B	3B6P house	3	18	180	145
C	3B5Pw house	3	18	180	189
D	4B7P house	4	28	400	422
Children's play area / Public open space		-	-	-	743
Total	21	141	1860	1710	2453

Total private outdoor amenity space: 1710 sqm

Total private & shared outdoor amenity space: 2453 sqm

Hillingdon LPP2 policy requirement: 1860 sqm

All homes are provided with high quality private external amenity spaces with access to natural sunlight and safeguarded for privacy. These are provided in the form of private gardens, patios and terraces.

On balance, we believe the proposal offers excellent quality of private outdoor amenity space, well in excess of the London Plan Housing Design Standards requirement and very close to fully meeting Hillingdon's much higher standards.



Plan key

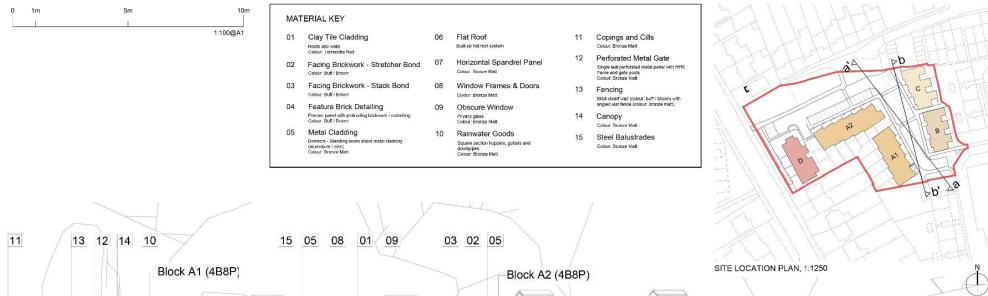
5.5- STREET ELEVATIONS

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Privacy and Permeability

Front gardens are lined with brick dwarf walls and slatted fencing to delineate private amenity space from the public street / footpath whilst maintaining visual permeability.

The corner unit optimises on aspect and orientation with a corner window and wrap-around garden.



5.5- STREET ELEVATIONS

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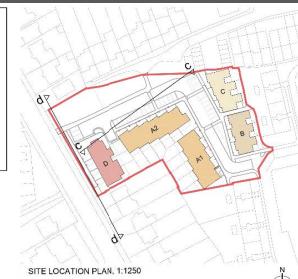
Cascading Roofscape

The proposed crown roof houses along Haydon Drive complement the gable roof houses on the Joel Street frontage, creating variation in the architectural language whilst maintaining coherence throughout. The terraced houses trace the natural slope of the site from west to east (and north to south), stepping down in intervals of 300mm for accessibility and buildability.

0 1m 5m 10m
1:1000A1

MATERIAL KEY

01 Clay Tile Cladding Brick and tiles	06 Flat Roof Slate or roof system	11 Copings and Cills Colour: Bronze Matt
02 Facing Brickwork - Stretcher Bond Colour: Buff Brown	07 Horizontal Spandrel Panel Colour: Bronze Matt	12 Perforated Metal Gate Black perforated metal panel with Holes White and grey powder coated metal frame
03 Facing Brickwork - Stack Bond Colour: Buff Brown	08 Window Frames & Doors White gloss	13 Fencing Black coated metal fence with square mesh White and grey powder coated metal frame
04 Feature Brick Detailing Prestressed with priming treatment - detailing Colour: Buff Brown	09 Obscure Window Primer gloss	14 Canopy Colour: Bronze Matt
05 Metal Cladding Dowels, Glazing, metal sheet metal cladding Brackets, Glazing, metal sheet metal cladding Colour: Bronze Matt	10 Rainwater Goods Square section copper, galvanised and stainless steel	15 Steel Balustrades Colour: Bronze Matt



Haydon Drive, North Elevation c-c'



Joel Street, West Elevation d-d'

5.6- REAR ELEVATIONS

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Level Changes

The natural slope of the site creates stark level changes between the front entrance and rear garden of properties along Haydon Drive, demanding the use of retaining walls as well as raised decks in some instances to provide access to external patios.

0 1m 5m 10m
1:100@A1

MATERIAL KEY	
01	Clay Tile Cladding Horns and tails Smooth and textured Colours white, cream
02	Facing Brickwork - Stretcher Bond Colours white, cream
03	Facing Brickwork - Stack Bond Colours white, cream
04	Feature Brick Detailing Poured concrete with rendered brickwork / rendering Colours white, cream
05	Metal Cladding Glosses - Standard steel / stainless steel Colours silver, white, cream
06	Flat Roof Decking and roof system Colours white, cream
07	Horizontal Spandrel Panel Colours cream, off white
08	Window Frames & Doors Colours white, cream
09	Obscure Window Obscure glass Colours white, cream
10	Rainwater Goods Square section, tapered, galvanised and Colours white, cream
11	Coppings and Gifs Colours silver, off white
12	Perforated Metal Gate Colours cream, off white
13	Fencing Side drive rail colour: off white with black and grey vertical slats Colours white, cream
14	Canopy Colours silver, off white
15	Steel Balustrades Colours silver, off white
16	Composite Decking Intricate set pattern Colours white, cream, grey using weathering decking boards
17	Solar Panels Photovoltaic panel array
18	Green Roof Evergreen slate roof



Haydon Drive, Rear Elevation e-e'



Haydon Drive, Rear Elevation f-f'

5.6- REAR ELEVATIONS

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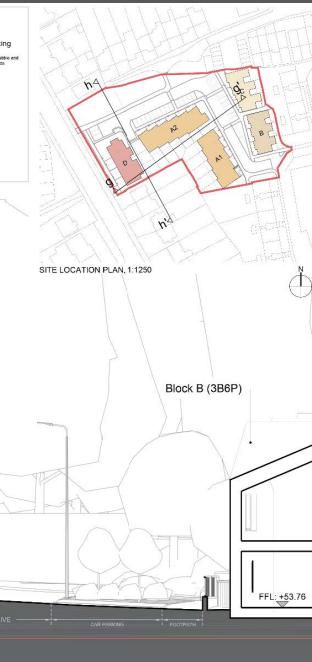
Private Gardens and Terraces

Residents enjoy spacious private outdoor amenity in the form of rear gardens with patios and first-floor terraces.

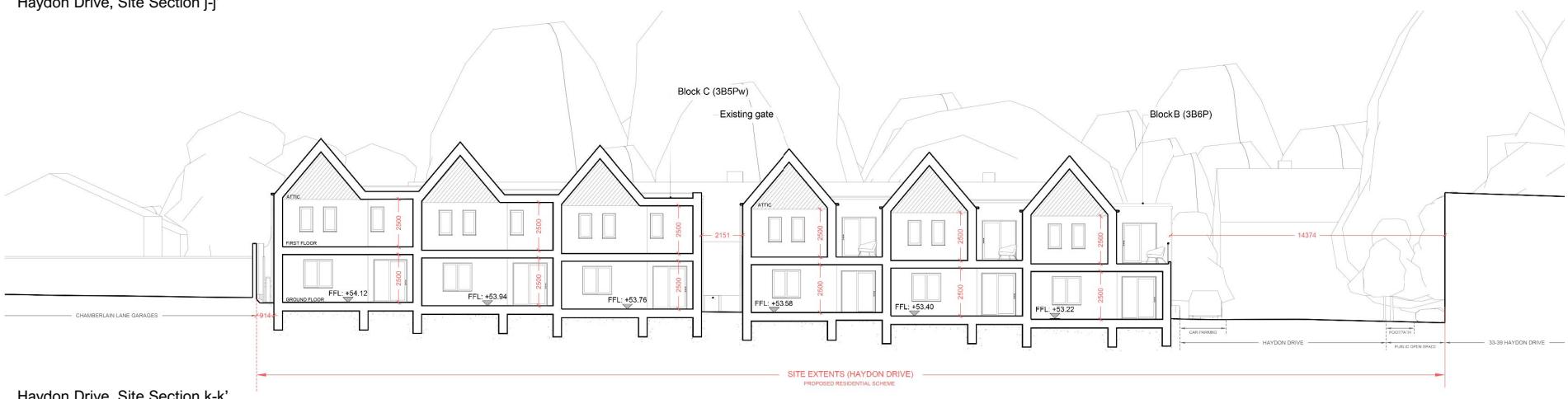
0 1m 5m 10m
1:100(BA1)

MATERIAL KEY

- 01 Clay Tile Cladding
Architectural
Color: Terracotta Red
- 02 Facing Brickwork - Stretcher Bond
Color: Buff
- 03 Facing Brickwork - Stack Bond
Color: Buff
- 04 Paving
Porous paver (silicate
paving with permeable
paving)
- 05 Metal Cladding
Gloss: Shiny steel metal cladding
Architectural
Color: Bronze Mat
- 06 Flat Roof
Deck & Metal system
- 07 Horizontal Slat Panel
Color: Bronze Mat
- 08 Window Frames & Doors
Color: Bronze Mat
- 09 Obscure Window
Color: Bronze Mat
- 10 Railings
Stainless steel
Color: Extrapolite, gloss and
Bronze Bronze Mat
- 11 Copper and Glass
Color: Bronze Mat
- 12 Perforated Metal Gate
Single leaf perforated metal panel with 100%
open area rate
- 13 Fence
Brick-dwarfed and perforated
Color: Bronze Mat
- 14 Canopy
Color: Bronze Mat
- 15 Steel Balustrades
Color: Bronze Mat
- 16 Composite Decking
Texture and color:
A7 - 70% Metal reinforcement and
30% recycled plastic
Color: Bronze Mat
- 17 Solar Panels
Color: Bronze Mat
- 18 Green Roof
Silicate acoustic roof



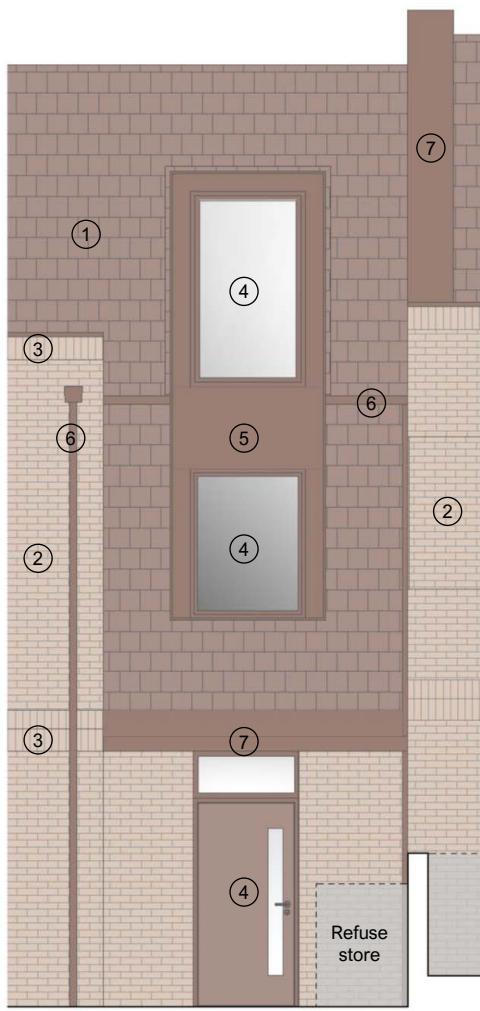
5.7- SITE SECTIONS



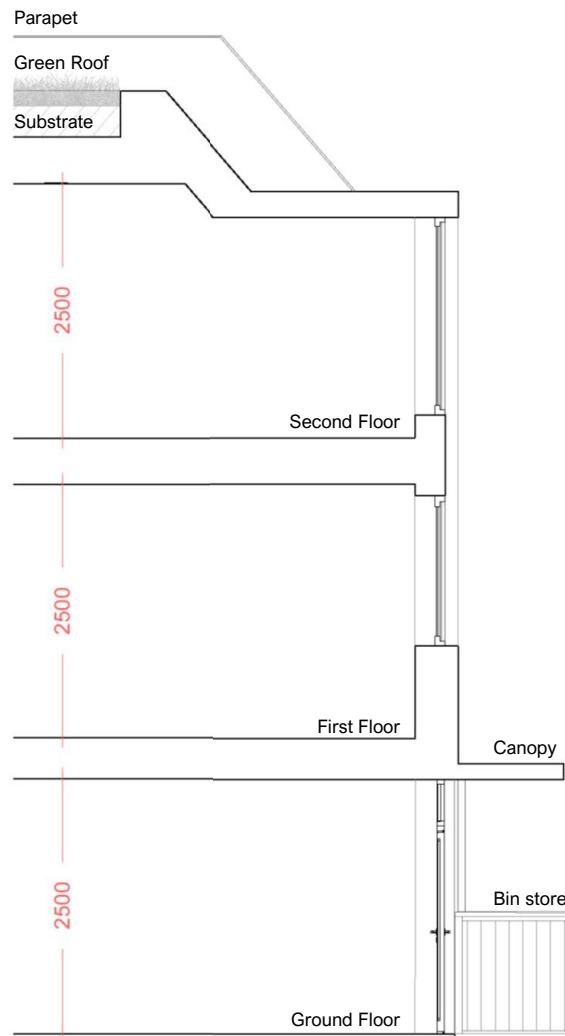
5.7- SITE SECTIONS

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Front Elevation, Type A Dwelling



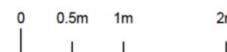
Indicative Section, Type A Dwelling

Elevation Features

- Brick and tile pairing ties in with materiality of local streetscape – accented with bronze coloured aluminium elements.
- Recessed fenestration openings create depth (prevents flat-looking facades).
- Continuity in roof and wall tile cladding reduces perceived mass of solid wall.
- Parapet construction allows for stepped transition of terraced houses along the natural slope of the site, ensuring Part M accessibility.

Material Key

1. **Clay tile cladding**
Wienerberger Plain Tile Terracotta Red (or similar and approved)
2. **Facing brickwork – stretcher bond**
Wienerberger Anglesey Weathered Buff brick (or similar and approved)
3. **Facing brickwork – stack bond**
Wienerberger Anglesey Weathered Buff brick (or similar and approved)
4. **Window frames & doors**
Aluminium composite
Colour: Bronze Matt
5. **Horizontal spandrel panel**
Aluminium composite
Colour: Bronze Matt
6. **Rainwater goods**
Hoppers, gutters and downpipes.
Colour: Bronze Matt
7. **Copings, cills and fascias**
Aluminium composite
Colour: Bronze Matt





Design Approach

- Relationship to character of the street – proposed 2.5 storey massing sits comfortably within established street patterns and scale of surrounding context.
- Contemporary use of familiar materials – red clay tiles and brown/beige brick – responds to local context and visual cues of the local townscape.
- New active frontage along Joel Street, which faces onto public footpath accessing the development and shared amenity space on the northern edge of the site.



Design Approach

- Staggered design creates a cascading effect addressing the natural slope of the site, with corner wrap-around window features providing dual aspect orientation.
- Four dwelling types were developed to address different housing needs and streetscapes within the site, whilst maintaining a consistent architectural language throughout.
- Active frontage proposed along all public routes and communal open space on the north edge of the site.



Boundary Treatment Considerations

Angled slat fence for privacy and light in front gardens



Solid brick wall conceals refuse and cycle stores



Perforated metal gate at principal private entrances



Native hedge planting as buffer between public and private spaces



Close boarded fence with trellis for rear gardens



5.10- LANDSCAPING STRATEGY

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LEGEND:

Boundary Treatment

	Existing timber fence 1.8m-2m high timber closeboard fencing
	Existing brick wall 1.8m-2m high red brick wall
	Proposed play area fence 1.2m high metal mesh fencing
	Proposed rear garden fence 2m high timber closeboard fencing with trellis
	Proposed front garden fence 300-600mm high brick dwarf wall with 865mm high slatted metal fence

Soft Surfaces & Vegetation

	Existing tree, retained
	Existing tree, removed
	Proposed Tree Mixed species tree planting (predominantly native)
	Proposed Small Tree Fastigate tree or large shrub (native species)
	Enhanced Open Space Species rich mown grass (biodiverse mix)
	Wildflower Meadow Species rich mix of grasses and wildflowers
	Grass Areas Turf to BS3969:1996 General Purpose
	Native Shrub Planting
	Native Hedge Planting
	Extensive Green Roof

Hard Surfaces

	Children's Play Area Impact absorbing, play grade bark chips, flush with timber edging
	Vehicular Surface Herringbone driveway block paving, grey/buff Flush with concrete edging
	Parking Bay Herringbone permeable block paving, grey/buff Bay dimensions: 2400 x 4800mm
	Pedestrian Footpath Resin bound gravel, buff finish, flush with metal edging
	Garden Footpath Hoggin path with timber edging
	Patio Natural Stone slab paving, 450 x 450mm
	Raised Deck A1 Fire Rated non-combustible and slip-resistant decking boards



Proposed soft landscaping plan. (For information on existing trees retained and proposed new trees, refer to indicative planting schedule overleaf).

5.10- LANDSCAPING STRATEGY

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Indicative Planting Schedule

Species	Common Name	Symbol	Quantity (Existing)	Quantity (Proposed)
Existing tree species removed:				
<i>Aesculus hippocastanum</i>	Horse Chestnut	Ah	1	
<i>Malus sylvestris</i>	Crab Apple	Ms	3	3
Existing tree species retained:				
<i>Salix matsudana 'Tortuosa'</i>	Corkscrew Willow	SmT	1	1
<i>Aesculus hippocastanum</i>	Horse Chestnut	Ah	6	
<i>Prunus padus</i>	Bird Cherry	Pp	1	
<i>X Cupressocyparis leylandii</i>	Leyland Cypress	XCl	5	
<i>X Cupressocyparis leylandii</i> 'Castellan'	Leyland Cypress 'Castlewellan'	XCIC	5	
<i>Carpinus betulus</i>	Hornbeam	Cb	1	4
<i>Chamaecyparis lawsoniana</i>	Lawson Cypress	Cl	9	
<i>Malus</i>	Apple	M	2	6
<i>Prunus serrulata 'Kanzan'</i>	Kanzan Cherry	PsK	1	
<i>Prunus ssp.</i>	Flowering Cherry	Ps	1	
<i>Ulmus procera</i>	English Elm	Up	1	
<i>Sambucus nigra</i>	Elder	Sn	2	
<i>Fraxinus excelsior</i>	Ash	Fe	4	
<i>Quercus robur</i>	Common Oak	Qro	1	
<i>Taxus baccata</i>	Yew	Tb	1	
<i>Acer pseudoplatanus</i>	Sycamore	Aps	1	
<i>Prunus avium</i>	Wild Cherry	Pa	1	5
<i>Quercus rubra</i>	Red Oak	Qru	1	
<i>Crataegus monogyna</i>	Hawthorn	Cm	1	8
<i>Acer campestre</i>	Field Maple	Ac	1	7
<i>Salix X chrysocoma</i>	Weeping Willow	Sxc	1	

Note: To be read in conjunction with the Arboricultural Consultant's tree data schedule and tree constraints plan TH/A3/4042/TPP.

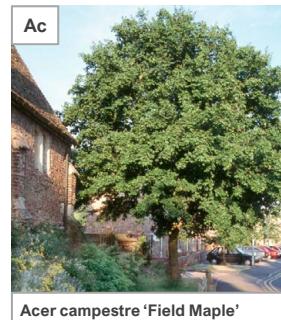
Proposed new tree species:

<i>Amelanchier</i>	Serviceberry	A		4
<i>Betula pendula</i>	Silver Birch	Bp		1
<i>Carya ovata</i>	Shagbark Hickory	Co		1
<i>Prunus spinosa</i>	Blackthorn	Ps		13
<i>Tilia cordata</i>	Small-leaved Lime	Tc		7
	Total		46	60

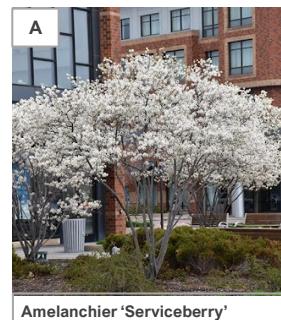
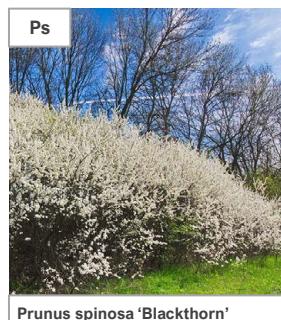
Mix of predominantly native and non-native species with varying canopy sizes selected for their wildlife benefits; resilience to pollution; appearance in a residential street, park & garden setting; and tolerance to the local soil conditions & climate of Hillingdon.

Disclaimer: The proposed planting strategy is indicative and subject to review by / coordination with the Arboricultural & Ecological Consultant's recommendations.

Larger Trees (sample) – enhanced open space areas

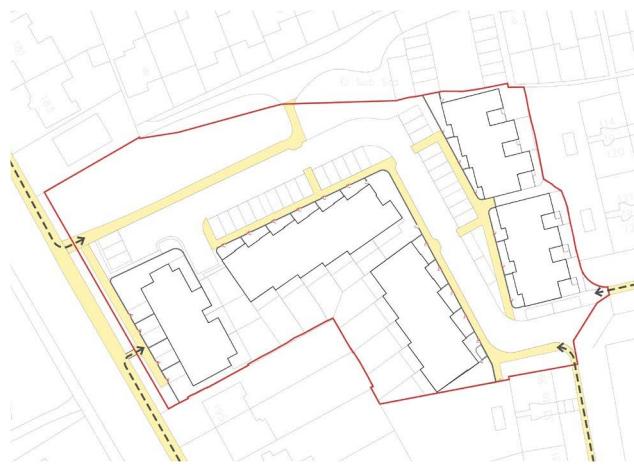


Smaller trees & fastigiate trees (sample) – between parking bays



General Principles

- The scheme applies **accessible and inclusive design** across the site. This is of fundamental importance to residents, visitors and the public.
- The development can be accessed from **existing footpaths** along Joel Street (to the west), Chamberlain Lane (to the north) and Haydon Drive (to the south).
- **Level access into the new houses** is provided from the front garden and public footpath. To achieve this, the houses step up along the natural slope of the site.
- **Level access to private external amenity spaces** is provided for all dwellings. Where the level difference between the front and rear garden is significant, as with Block B, stepped access is provided between the patio decking and the garden.
- 14.3% of the new homes proposed will be **Part M4(3)** compliant 'wheelchair user dwellings', exceeding the London Plan's minimum standard of 10%.
- The longest travel distance to the **shared amenity** or children's play area on site is only 85 m, ensuring ease of access for residents of all ages and to promote informal recreation / social activity.



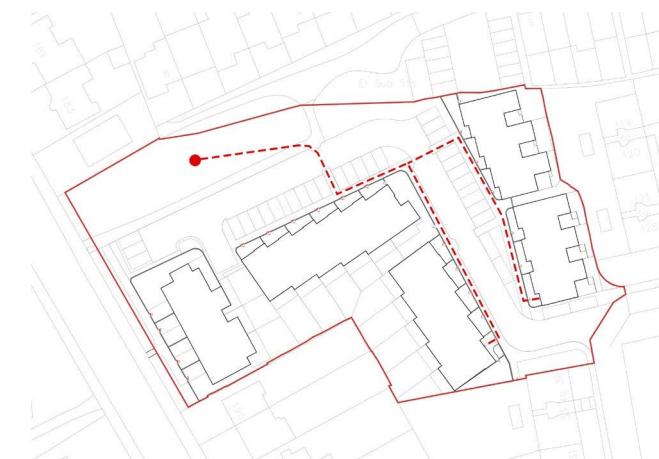
Pedestrian access



Level access – houses step up in regular intervals



14.3% wheelchair user dwellings with 10% disabled parking bays



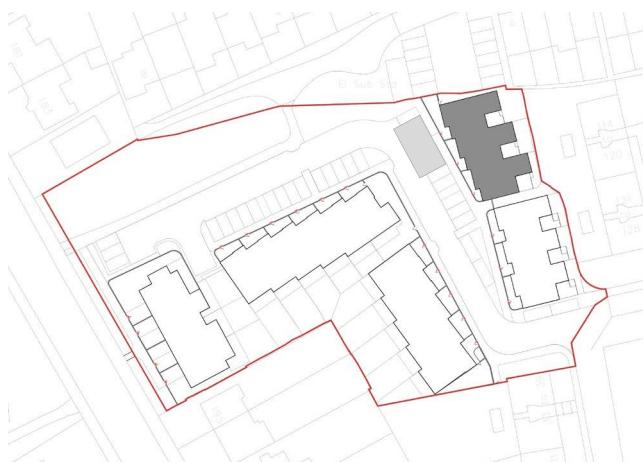
On-site shared amenity / enhanced open space

5.12- WHEELCHAIR USER DWELLINGS

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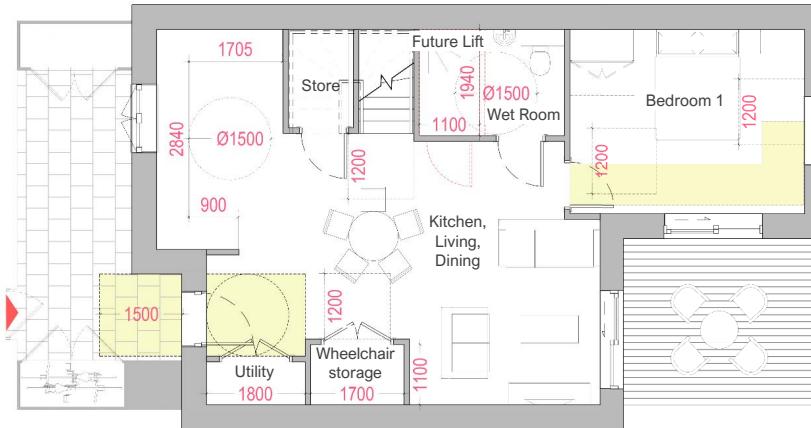
Compliance Strategy

- 3 units are designed to be compliant with the optional requirement M4(3)(2)(a) of the Approved Document M for wheelchair adaptable dwellings.
- 3 disabled parking bays are located by the principal private entrances to each wheelchair user dwelling, with a clear access zone of 1200mm to both sides, a minimum clear headroom of 2200mm, and a suitable ground surface as required.
- All other units in the proposed development are designed to M4(2) requirements.

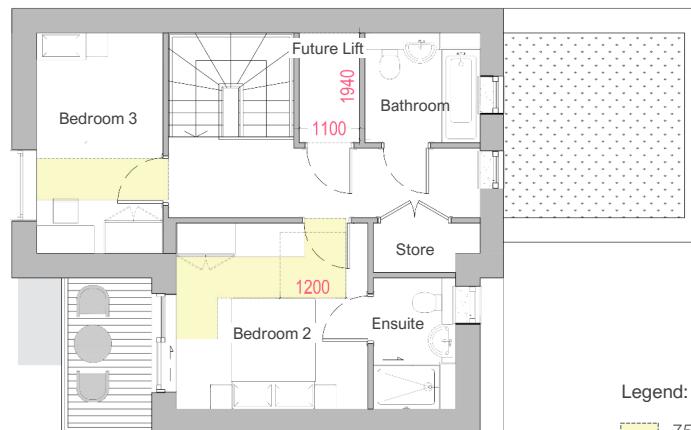


Location Key – wheelchair user dwellings and disabled parking bays

BLOCK C (3B5Pw)
DWELLING TYPE C - TYPICAL LAYOUT



G GROUND FLOOR PLAN
@1:100



+1 FIRST FLOOR PLAN
@1:100

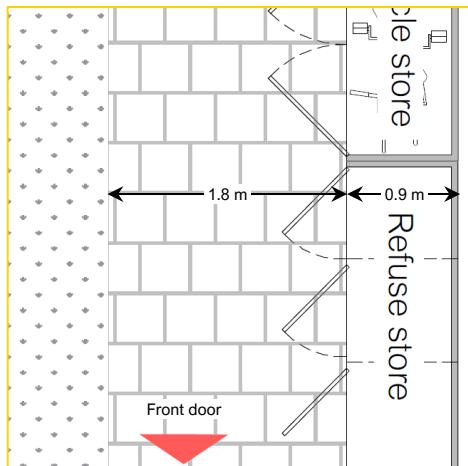
Legend:

750mm clear access route from doorway to window

External Refuse Stores and Access for Collection

To ensure the sustainable management of waste for the new development, a refuse management plan was factored into the design from the outset.

The provision of **grass-roofed external bin storage** promotes biodiversity whilst avoiding nuisance and adverse visual impacts to occupiers and neighbours. Suitable **access for collection** of general, recycling and organic waste is provided via the properties' **front gardens**.

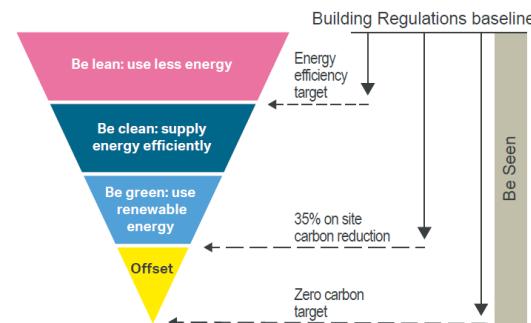


Indicative Front Garden Plan (Covered Bin Storage)

- 1: General Waste (240L bin),
- 2: Mixed Dry Recycling (240L bin),
- 3: Food Waste (40L bin)

Total area per bin: **2 sqm**





Source: Greater London Authority

The proposals have been developed with the following principles, in line with the London Plan energy hierarchy and associated targets:

1. Passive Solar Design

- Orientation, fenestration and solar shading optimised following a fabric-first approach
- Energy reduction measures applied where possible (e.g. natural ventilation)

2. Green Infrastructure

- Maximise opportunities for the planting of new trees, integration of green infrastructure and sustainable draining systems (SuDS)

3. Renewables

- Roof-mounted solar energy PV panels
- Air-source heat pumps (subject to MEP coordination)



743 m²
public open space
(shared amenity)

314 m²
extensive
green roofs

58
proposed
new trees

min. 10%
biodiversity
net gain

184 m²
roof-mounted
PV Panels

energy-efficient
air-source heat
pumps

Open Space, Urban Greening and Biodiversity

Energy and Renewables

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