

15th July 2021
Ref: 19.5158

Planning Department
3N/04
Civic Centre
High Street
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Dear Richard,

Re: Land adjacent to the Load of Hay Public House, Villier Street, Uxbridge UB8 2PU (ref: 201514/APP/2021/1582)

We write on behalf of our client Villier Street Developments Ltd to respond to the objections received in relation to planning application (ref: 201514/APP/2021/1582) for the:

"Construction of the dwelling with associated amenity space, refuse storage and parking provision, involving the extension of an existing vehicular crossover".

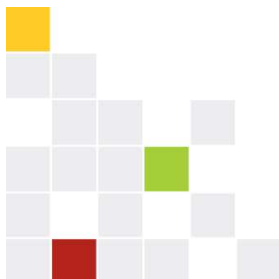
We would like to take this opportunity to respond to Conservation Officer's (CO) comments received on 14th June 2021. The design has been amended to include:

- The provision of a brick pier and railing to the front of the property; and
- Two additional planters located by the residential access.

The scheme has been revised in order to appropriately respond to the CO comments. As stated within the CO comments, the dominant boundary treatment along Villier Street is defined by low-rise brick walls. Therefore, the inclusion of a brick pier and railing to front of the property is in keeping with the character and appearance of Villier Street. An additional planter has also been located by the residential access which will create a symmetrical entrance path to the front door and will soften the front boundary. The revisions positively respond and engage with the surrounding conservation area and further demonstrates that the proposed scheme would enhance the conservation area.

The CO comment sets out that the full width nature of the proposed development would be considered unacceptable in principle. This is understood to result due to the encroachment on the public house.

It is noted within the Heritage Statement that there was historically a full-width development in this plot, which is likely to have been contemporaneous with the development of the public house. The development, therefore, represents a more historic pattern of development and particularly with regard to the relationship between the built forms on the site and the public house. It is noted that this historic development would have maintained a consistent building line with the recessed element of the public house, however, the design has sought to respond and address officer's previous comments regarding the presence of the public house in the streetscene, and therefore the built form within the site has been situated further to the rear of



the plot and the roof form is hipped. In this way, the presence of the Load of Hay would be maintained in views along Villier Street.

It is unclear what aspects of the design the CO feels relates more to the properties along Cleveland Road, given the very varied nature of development along that road. This eastern end of Villier Street also has a varied architectural character, including varied built forms. In relation to the nature of the development as a detached dwelling, there is precedent in this part of Villier Street given the detached property opposite, the detached public house and the detached blocks of light industrial / commercial development. As discussed above, there is also historic precedent for the development to expand the full width of the plot. Given modern space standards, however, there would not be scope for two or more dwellings in this plot.

The submitted DAS also demonstrated ways in which the proposed design would respond to the historic architectural language along Villier Street, whilst taking in previous comments relating to the design such as the omission of the bay window, hipped roof form, and ensuring subservience to the Load of Hay. This scheme has been set back from the pavement by 5m allowing the proposal to be subservient to the public house. Further detail is set out within the Design and Access Statement. The layout has been amended to reflect neighbouring properties in order to reflect the character of street seen along Villier Street.

In reference to the lack of any form of boundary treatment, the submitted proposals included a brick boundary wall to both the east and west boundaries with railings above. The CO Officer has confirmed, the dominant boundary treatment along Villier Street is defined by low-rise brick walls. Therefore, the inclusion of a brick pier and railing to front of the property is in keeping with the character and appearance of Villier Street. This design reflects other boundary treatments along Villier Street, and where boundary treatments as existing along this route are varied.

The front garden / driveway of the property would be demarcated from the pavement by the use of hard landscaping / materiality, and the boundary line would continue or reflect the boundary line of the developments further to the east and west along this side of Villier Street. As submitted, the frontage is not entirely hard landscaping as planting is proposed to the western boundary, with additional planting to the centre of the site. In this way, the design of the proposed built form actively responds to and engages with characteristics of the surrounding conservation area.

In relation to the proposed bin store, it is clear from on-site observations that properties to Villier Street do not have formal arrangements for bin storage. Many properties, including those with and without side access, store rubbish bags / bins on an informal basis in the front garden of their properties. The proposals have sought to provide a well-designed alternative to this type of visual clutter, and the placement is considered discrete given that it is set further back into the depth of the front garden. Nevertheless, the applicant has sought to address concerns relating to the front boundary treatment by providing an additional railing to the side boundary and front boundary including an additional plant by the entrance. The railing would be erected at less than 600mm in order to prevent any potential impact on visibility splays.

As concluded in the Heritage Statement, we consider that the design approach actively responds and engages with the surrounding conservation area, resulting in contemporary yet contextual design. The provision of a carefully designed building, incorporating traditional architectural details,

forms and materials that reflect the characteristics of the surrounding conservation area, would sustain and, to some degree, enhance the significance of The Greenway Conservation Area; given the current contribution of the site.

It is our view that this scheme respond positively to your comments and is in accordance with the relevant planning policies of the development plan. We hope that you will now be in a position to recommend the application for approval, however in the meantime please do not hesitate to contact me should you have any queries.

Yours sincerely



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