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(BY EMAIL ONLY)

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7 October 2022

Dear Richard,

**RE: Planning Application Ref: 21432/APP/2021/4649  
The Former Victoria Pub, 32 North Hyde Road, Hayes, UB3 4NE**

Following our meeting on the 6 September 2022 please find attached the following amended plans and supporting information to address the comments raised:

- Amended CIL Form
- Amended Plans
  - 0100/Rev 8 Site Plan
  - 0100/Rev 9 Proposed Ground Floor Plan
  - 0101/Rev 9 Proposed First Floor Plan
  - 0102/Rev 9 Proposed Second Floor Plan
  - 0103/Rev 6 Proposed Third Floor Plan
  - 0104/Rev 6 Proposed Roof Level
  - 0200/Rev 8 Proposed Site Elevations
  - 0400/Rev 4 Proposed Section
  - 0100/Rev 7 Floor Plans (GF, 1st, 2nd, 3rd)
  - 0201/Rev 6 Elevations Victoria House
  - 0100/Rev 7 Floor Plans (Ground Floor, First Floor)
  - 0101/Rev 7 Floor Plans (Second Floor, Third Floor)
  - 0200/Rev 6 Elevations Sandow House
  - 0100/Rev 7 Landscape Plan
- Amended Design & Access Statement (September 2022)
- Updated CGIs
  1. Street View
  2. Front Block
  3. Rear of Front Block
  4. Rear Block
- Amended Daylight and Sunlight Report (Neighbouring Properties) – 30 September 2022
- Amended Daylight and Sunlight Report (Within Development) – 30 September 2022
- Amended Air Quality Assessment (September 2022)
- Amended Fire Safety Assessment (September 2022)
- Amended Flood Risk and Drainage Strategy (September 2022)
- Amended Noise Assessment (September 2022)

- Transport Statement Addendum (September 2022)
- Amended Sustainability and Energy Statement (September 2022)
- Amended Viability Report (October 2022)

The key changes from the originally submitted scheme are:

- A reduction in the number of units (from 41 to 38);
- A change in the unit mix (from 4 x studio, 7 x 1 bed, 20 x 2 bed and 10 x 3 bed to 7 x studio, 6 x 1 bed, 14 x 2 bed and 11 x 3 bed);
- A reduction in the number of disabled parking spaces (from 5 to 2), including removal of the space in the front setback area;
- Provision of electric vehicle charging points to both disabled parking spaces;
- A change in the footprint and subsequent increase in the separation distance between the western boundary and rear block;
- A reduction in the upper floor mass of the rear block;
- Removal of the communal roof terrace from the rear block;
- Provision of angled windows to the west elevation of the front block to prevent overlooking of the adjacent habitable room windows;
- An increase in the parapet height of the front and rear blocks to reduce the perceived mass of the upper floors;
- Provision of more solid balustrades to improve privacy to the street facing balconies of the front block;
- Removal of the public footpath along the western boundary;
- Inclusion of a security-controlled vehicular and pedestrian gate at the front entrance onto North Hyde Road;
- Inclusion of a security-controlled pedestrian gate at the entrance onto Nestles Avenue and Sandow Crescent (with the Sandow Crescent access being wide enough to accommodate occasional maintenance access to the electricity sub-station as per the existing rights of access);
- Provision of a covered and secure communal cycle store and community garden to the north of the rear block;
- Provision of a mixed-use home zone adjacent to the communal amenity space;
- Provision of larger private gardens to most of the ground floor flats;
- Provision of additional solar panels to the front and rear blocks to improve on-site renewable energy;
- A change in the alignment of the access road to improve the pedestrian and vehicular visibility splays onto North Hyde Road.

We believe the above changes have addressed all the comments raised but feel free to contact me if you require any further amendments.

Yours Sincerely,

**Nick Sutton**

**Director (BTP, MRTPI)**

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