

4.0 Proposed Development

Proposed Layouts

First Floor

- 2 residential blocks
- Private Balconies to each unit
- Lift access in both blocks
- Window positioning and design to minimise overlooking ensuring min 21m separation distances between the blocks and to neighbouring houses



4.0 Proposed Development

Proposed Layouts

Second Floor

- 2 residential blocks
- Private Balconies to each unit
- Lift access in both blocks
- Window positioning and design to minimise overlooking ensuring min 21m separation distances between the blocks and to neighbouring houses

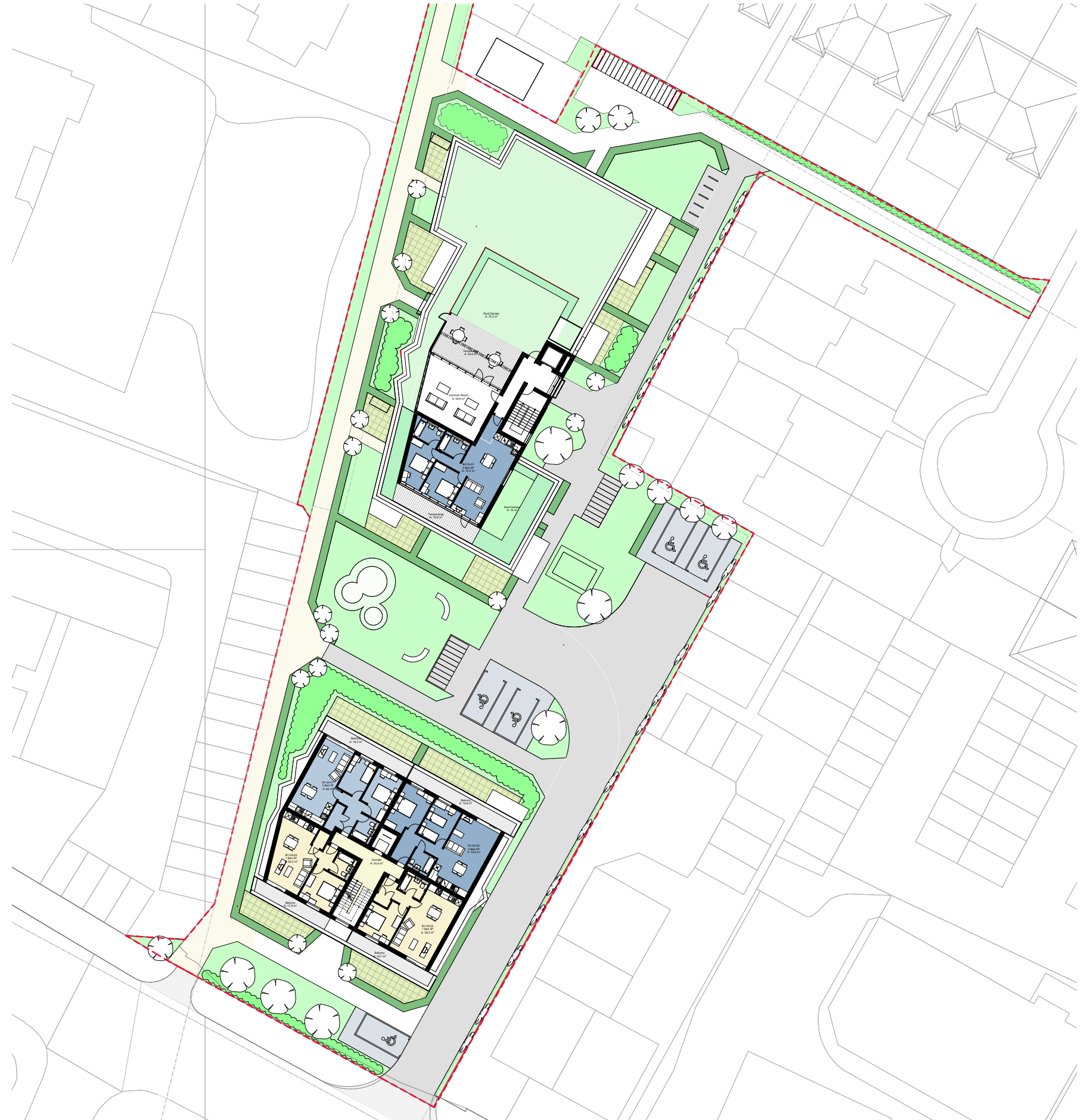


4.0 Proposed Development

Proposed Layouts

Third Floor

- Set back floors on both blocks
- Set back terraces
- Common room and communal roof top garden to rear block
- Lift access
- Window positioning and design to minimise overlooking



5.0 Design Proposals

Appearance- Proposed Materials

- Buff-brown brick will be used on the main elevations for both blocks. Multi brick with variation will be used to create interest across the facade. Clean lines with subtle brick detail will enhance the facades.
- Angled side window features will be used to avoid over looking.
- High quality PPC Aluminium framed glazed window systems and balcony doors
- Tecu (or similar) brownished brass standing seam roof will be used to differentiate the top floor set back level from the bottom and middle portions of the building.
- Vertical bar balconies will be used to amenity spaces with opaque privacy screens as required.



Precedent Images

5.0 Design Proposals

Elevations Block 1- 'Victoria House'

High quality materials used in combination with simple crisp detailing add a quality feel to the blocks.

A simple palette of earthy tones and hues blend in a subtle and classy manner with the varied surrounding architectural styles and materials.

A series of projections, angled side windows and recessed and projecting balconies add subtle variation and modulation to the facades.



Block 1 south elevation (North Hyde Road)



Block 1 west elevation

5.0 Design Proposals

Elevations Block 2- 'Victoria House'



Block 1 north elevation



Block 1 east elevation

5.0 Design Proposals

Elevations Block 2- 'Sandow House'



Block 2 east elevation



Block 2 south elevation

5.0 Design Proposals

Elevations Block 2- 'Sandow House'



Block 2 west elevation



Block 2 north elevation

5.0 Design Proposals

Detail Elevations - Materials

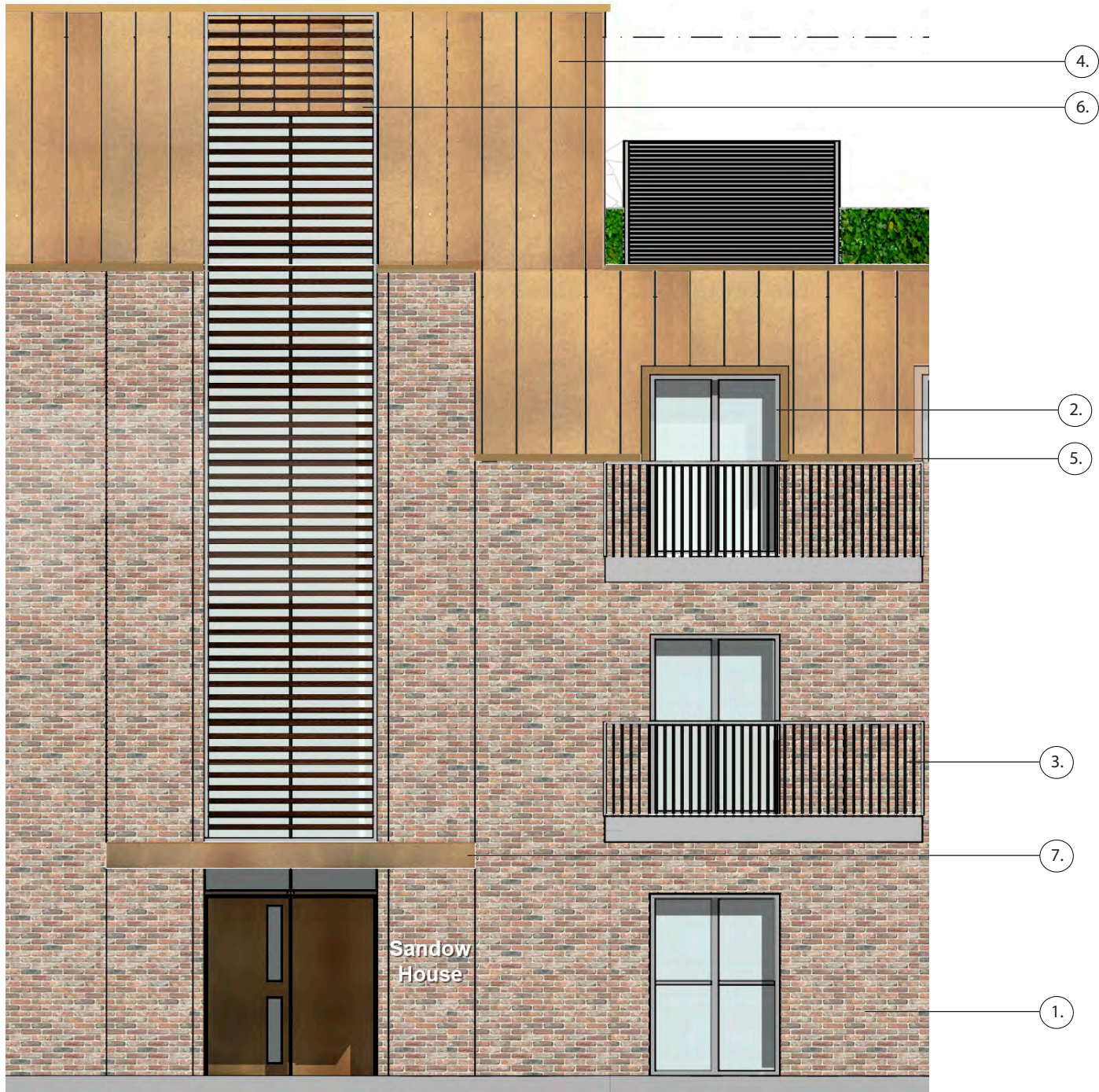


Block 1 Detail

1. High Quality Buff-Brown Brickwork
2. Light Grey Polyester Powder Coated Aluminium Window and Door Frames
3. Light Grey Vertical Bar Balustrade
4. Tecu Brass Brownished Seamed Cladding (or similar) System
5. Matching Coping Panel

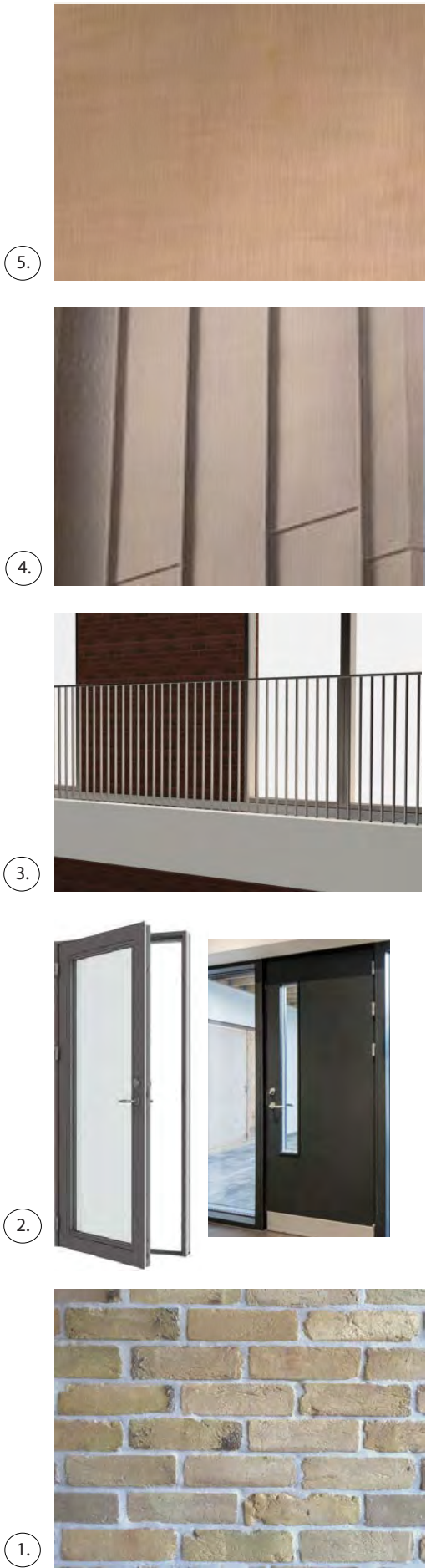


5.0 Design Proposals
Detail Elevations - Materials



Block 2 Detail

- 1. High Quality Buff-Brown Brickwork
- 2. Light Grey Polyester Powder Coated Aluminium Window and Door Frames
- 3. Light Grey Vertical Bar Balustrade
- 4. Tecu Brass Brownished Seamed Cladding (or similar) System
- 5. Matching Coping Panel
- 6. Louvre Screen to compliment metal cladding
- 7. Main Entrance doors and canopy tonally matched to high level cladding



5.0 Design Proposals

Context Views



View towards block 1 from central area of site



West elevation across site



View looking across site from north



Axo of site



South Elevation from North Hyde road

6.0 Landscaping and Amenity

The landscape has been designed around the building blocks to create a variety of interlinked amenity spaces set within a connecting landscape. A variety of space is created for the residents through mixture of formal and informal space where people can enjoy socialising in groups or sitting individually. Ground floor residential property consists of larger apartments which benefit from proximity to external play areas as well as having their own private buffer zones and garden areas.

Set within the communal space there will be areas of shelter, seating and children's play area. These will be interspersed with areas of lawn, walk ways and tactile surfaces. A variety of planting will promote biodiversity and create a pleasant environment for residents and visitors alike.

North South Route

The decision to open up the north south route on the west side of the site allows easy access to the nearby Hayes and Harlington station. Remnants of the route remain overgrown to the north of the site and this would be reinstated and extended the full length of the site to connect Nestles Avenue with North Hyde Road. Existing trees and planting line the west side of this route and this would be tidied up and expanded to create a green corridor.

Connecting Path from the existing electrical substation to Sandow Crescent

An existing pathway that connects Sandow Crescent to the northern end of the site requires to be maintained to allow vehicular access to an existing electrical substation. This connectivity will be enhanced by connecting the pathway through to the new north south route on the western boundary of the site.

Planted Strips and Borders

Carefully considered planted strips and borders will provide subtle screening and buffer zones around pathways and through routes between and around the residential blocks and rear of adjacent properties.

Interactive Play Area

Play area with interactive play equipment/ sculpture for young families and residents.

Benches and Seating Areas

Formal and informal seating elements to allow people to sit individually or in groups.

Varied Hard and Soft landscape Surfaces

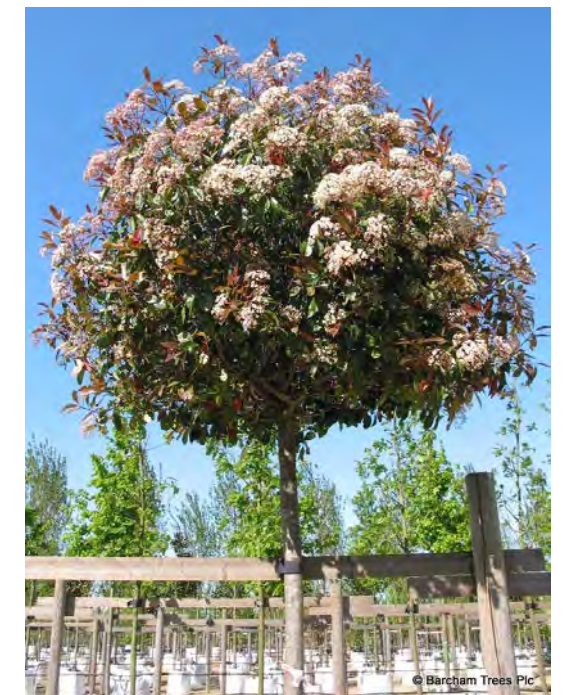
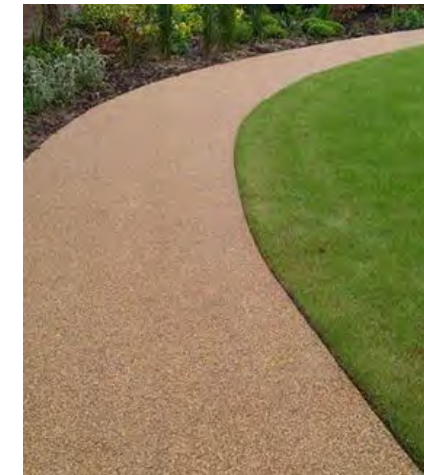
Areas of lawn, walk ways and tactile surfaces will be chosen for access, durability and recreation.

Accessible Parking Spaces

A number of accessible parking spaces will be provided across the site.

Fire and Refuse Truck Access Road

A fire and refuse truck service access road off North Hyde Road allows access into the centre of the site between the two blocks.



6.0 Landscaping and Amenity

Amenity Provision

Landscape flows in and around the buildings with amenity provision accommodated across the site.

Three types of landscape amenity space are provided. These are;

- Communal Amenity Space
- Landscaping between principal Amenity Areas
- Defensible zones in front of ground floor apartments

Additional private amenity is provided on upper floors by way of balconies and terrace areas

A common room with communal roof top garden are provided on the rear block

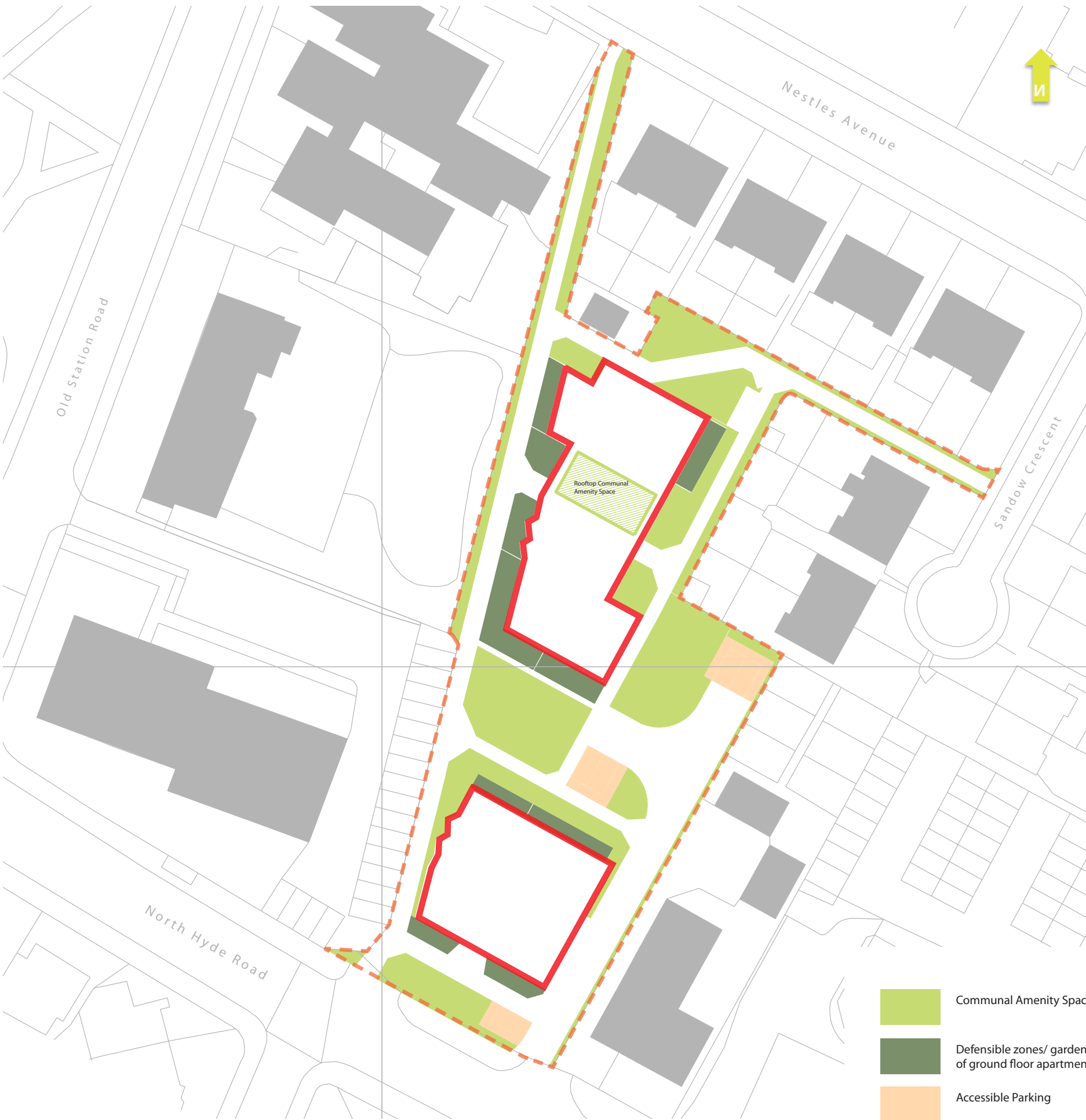
Policy DMBH 18 of the Local Plan requires that good quality and useable private outdoor amenity is provided in accordance with the following standards;

Studio and 1 Bedroom flats- 20 sqm
2 Bedroom flats- 25 sqm
3+ Bedroom Flats 30 sqm

The calculations below demonstrate that this is easily achieved;

	Studio/ 1 Bed	2 Bed	3 Bed+
Amenity Requirement	20	25	30
Ground Floor	3	7	2
First Floor	3	5	4
Second Floor	3	5	4
Third Floor	2	3	
Total Flat Type	11	20	10
Total Requirement	220	500	300
Overall Requirement	1020 sqm		
			1214
			349
			272
Total Provided	1835 sqm		

- Communal Amenity Area
- Private Garden Amenity Area
- Private Balcony/ Terraces



- Communal Amenity Space
- Defensible zones/ gardens in front of ground floor apartments
- Accessible Parking

Landscape Amenity Diagram

6.0 Landscaping and Amenity
Landscape Plan

The landscape plan is integral in creating connectivity across the site.

A variety of open spaces, walking routes and tactile shared surfaces connect the site and provide walking routes between North Hyde Road, Nestles Avenue and Sandow Crescent

Mixed and varied planting creates a soft back drop as well as offering privacy and screening where appropriate.



Conical Yew Tree (Taxus Baccata)



Prunus Avium (Cherry)



Pleached Beech Tree



Photinia Red Robin



Taxus Baccata (Yew Hedge)



KEY	
SURFACE HARD FINISHES	
	A Cobbles
	B Grasscrete
	C Resin Bound Shingle
	D Marshalls Paving (Patios)
	E Sheffield Bike Stand
SOFT FINISHES AND PLANTING	
	1 Photinia Red Robin Planted as a semi-mature shrub 3-4m
	2 Taxus Baccata (Yew Hedge)
	3 Shrub Border
	4 Prunus Avium (Cherry)
	5 Lawn
	6 Pleached Beech Tree Fagus Sylvatica planted at 2.7m
	7 Conical Yew Trees at 2.0m (Taxus Baccata)



Cobbles



Resin Bound Gravel



Marshalls Paving

Landscape Plan

6.0 Landscaping and Amenity

Roof Top Garden

Additional landscape amenity space has been provided on the top of the rear block. This is accessed via the central core and provides a glazed community room, external seating and landscaped area.

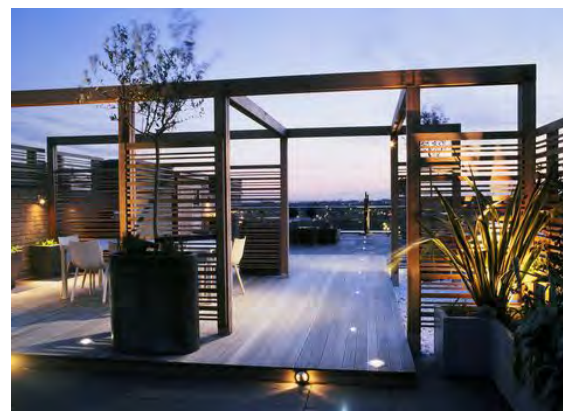
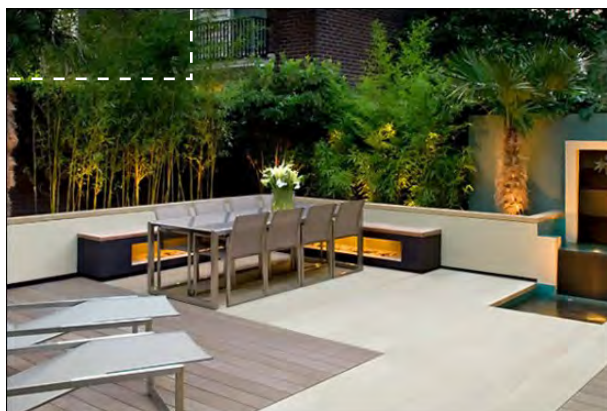


Image of rear block

Precedent Images

7.0 Waste Management, Servicing and Access

Access, Cycle Storage, Refuse

Access

There are various passages of approach to the site. These can be summarised as;

- New footpath connecting North Hyde Road with Nestles Avenue running down the west side of the site.
- Road access from the south east corner to provide access into the centre of the site. This allows for vehicular, fire and refuse truck access to service both front and rear blocks.
- Footpath access from Sandow Crescent to the north east of the site. This allows for service access to the existing electrical substation as well as foot and bike access to the site generally.

Both residential blocks can be accessed by a series of footpaths running through the landscape. The central shared surface access road allows for drop off including accessible access via a number of accessible parking spaces.

Cycle Storage Provision

Secure cycle storage has been provided across the site for the residents including spaces for larger adapted cycles. Cycling Provision has been provided in double stackers in accordance with the New London Plan summarized as:

1 space per studio/ 1 person 1 bed dwelling - $4 \times 1 = 4$
1.5 spaces per 2 person 1 bedroom dwelling - $7 \times 1.5 = 10.5$
2 spaces for all other dwellings - $30 \times 2 = 60$

Total number of bike spaces required = 74.5



Refuse and Recycling

Each block has an internal refuse room that can be accessed internally through a secure lobby and serviced externally. External doors are positioned strategically close to the access road to facilitate collection.



8.0 Environmental Strategy

The proposed scheme has been developed with input from Sustainability consultant Maven Sustainability Ltd whose reports are included as part of this application.

The proposed scheme will comply with the relevant Building Regulations such as Part L to achieve thermally efficient building and envelope as well as working with and responding to Daylighting and Sun lighting Assessments prepared by Herrington Consulting Ltd.

Passive Design

- High values of thermal efficiency and insulation
- Dual aspect units where possible to utilise cross ventilation and multiple daylight angles
- Air source heat pumps for efficient space heating
- Solar gains to reduce heating energy demands
- Semi- recessed south facing balconies to reduce excessive solar overheating during summer months

Active Design

Windows will have acoustic trickle vents on the Hyde Road elevation as required and MVHR to address the required ventilation rates. Windows are openable to allow for overheating and night time purge.

low carbon technology and Renewables

By using air source heat pumps (ASHP's) heating and hot water with a low carbon footprint can be provided to the flats.

The proposed scheme will comply with the relevant Building Regulations such as Part L to achieve thermally efficient building and envelope.

