

Richard Phillips

From: Anna Russell-Smith <anna.russell-smith@montagu-evans.co.uk>
Sent: 25 August 2021 18:15
To: Richard Phillips
Cc: Nadine James
Subject: RE: Northwood & Pinner Cottage Hospital & Northwood Health Centre, Pinner Road - 23658/APP/2021/1296
Attachments: NandP_DSO_amendment_note_25.08.21.pdf

Afternoon Richard

Please see attached a letter from EY regarding amenity in response to the updated design

In addition, for ease of reference see below list of amendments made to reflect comments raised

- Incorporation of a Half hipped roof gable - block A&B
- Revised dormer design - Block A&B
- 1B1P person units changed to Studios (bedroom omitted) - (3no. units) Block A
- Layout review of residential units in block B northern east wing reviewed generally to respond to LBH comments.
 - Layout change in east wing block B affects GF and 1st (so layouts stack, although GF units did not have issues of overlooking)
 - Changes to corner unit (the ones adjacent to main building)
 - LKD window moved towards corner so that it sits 18m away from back of NC properties
 - Balcony omitted at first floor (LBH request)
 - Oriel window to second bedroom at first floor
 - Changes to outer unit:
 - Oriel window to second bedroom at first floor
 - Balcony and LKD openings moved from north to east at first floor, balcony also incorporates a high, opaque screen to the side.
 - Main bedroom window moved towards the west side.
- Balconies omitted in 1B2p unit at all levels on the north east corner of block B (LBH request)
- Added a key to the sitewide GF plan showing more clearly drop-off points and WHCA units
- High level markup in HC elevations stating that windows to the southern end will be replaced to match existing,

Kind regards

Anna

Please note I am on leave from COP Friday 03 September until Monday 13 September 2021.

ANNA RUSSELL-SMITH
PARTNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
d: 020 7312 7498 m: 07818 012 498 e: anna.russell-smith@montagu-evans.co.uk
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 **THINK BEFORE YOU PRINT OR POST. PLEASE CONSIDER THE ENVIRONMENT.**

From: Richard Phillips [mailto:RPhillips@Hillingdon.Gov.UK]
Sent: 25 August 2021 15:30
To: Anna Russell-Smith <anna.russell-smith@montagu-evans.co.uk>
Subject: RE: Northwood & Pinner Cottage Hospital & Northwood Health Centre, Pinner Road - 23658/APP/2021/1296

Anna,

Thank you for your email.

Timescales are extremely tight now as Mandip was asking for finalised reports by tomorrow and it will take time to download revised plans and go through everything. I can only try.

Richard

From: Anna Russell-Smith <anna.russell-smith@montagu-evans.co.uk>
Sent: 25 August 2021 14:13
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Subject: RE: Northwood & Pinner Cottage Hospital & Northwood Health Centre, Pinner Road - 23658/APP/2021/1296

Richard

See attached updated plans and drawing schedule <https://we.tl/t-Sz2s5fvav5>

In terms of a Daylight and Sunlight update regarding the proposed units this will be with you later today in addition an updated addendum DAS

I note the timescales for the September committee are tight – can you confirm if we are still on track? Is there anything still outstanding?

Kind regards

Anna

Please note I am on leave from COP Friday 03 September until Monday 13 September 2021.

ANNA RUSSELL-SMITH
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 **THINK BEFORE YOU PRINT OR POST. PLEASE CONSIDER THE ENVIRONMENT.**

From: Richard Phillips [<mailto:RPhillips@Hillingdon.Gov.UK>]
Sent: 24 August 2021 14:16
To: Anna Russell-Smith <anna.russell-smith@montagu-evans.co.uk>
Subject: RE: Northwood & Pinner Cottage Hospital & Northwood Health Centre, Pinner Road - 23658/APP/2021/1296

Anna,

Thanks for the update.

Richard

From: Anna Russell-Smith <anna.russell-smith@montagu-evans.co.uk>
Sent: 24 August 2021 13:31
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>; Nadine James <nadine.james@montagu-evans.co.uk>
Subject: RE: Northwood & Pinner Cottage Hospital & Northwood Health Centre, Pinner Road - 23658/APP/2021/1296

Afternoon Richard, I hope you are well

I am pulling together a response to the below questions which I will issue over shortly.

However as an update with regards to the design I hope to submit to you revised plans by COP today to enable you to go out to re-consultation.

In the meantime if you have any comments or questions please do not hesitate to get in touch

Kind regards

Anna

Please note I am on leave from COP Friday 03 September until Monday 13 September 2021.

ANNA RUSSELL-SMITH
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From: Richard Phillips [<mailto:RPhillips@Hillingdon.Gov.UK>]

Sent: 20 August 2021 14:40

To: Nadine James <nadine.james@montagu-evans.co.uk>; Anna Russell-Smith <anna.russell-smith@montagu-evans.co.uk>

Subject: Northwood & Pinner Cottage Hospital & Northwood Health Centre, Pinner Road - 23658/APP/2021/1296

Nadine / Anna,

My apologies, but not sure if you have seen the Access Officer's comments which will need to be addressed:-

Access Officer:

This proposal is for redevelopment of the former Cottage Hospital along Pinner Road comprising of two plots to include the relocation of the current Northwood Health Centre and two new buildings for 31 one bed units, 34 two-bed units, 5 three bed units, and associated amenities. In assessing this application, reference is made to London Plan policy D5, D7, D12, S4 and T6.1. The following observations are provided:

1. It is noted from the submitted DAS that seven accessible parking spaces will be provided for the residential element: one parking space for each required M4(3) unit. Additional accessible spaces should be provided for the M4(2) units and for visitors in accordance with policy T6.1.
2. A drop off point/facility should be provided for Dial a Ride, accessible taxis, ambulances and other door to door transport providers to board and alight passengers with ease. Such provision should be conveniently located within 50m of the principal entrances.
3. 10% of new residential units would need to meet the standards for M4(3) Category 3 - wheelchair user dwelling. The units should be interspersed throughout the development, to include all typologies and tenures.
4. To meet the requirement set out in point 3 above, the preferred split would be for 2, one bed, 4, two bed, and 1, three bed units to meet M4(3) standards. 10% of Affordable Housing units would be required to satisfy the design standards for an M4(3) Wheelchair Accessible unit.
5. The accessible, affordable units should be suitable for 'day one occupation' by a wheelchair user. These units should be designed and fitted as per the prescribed standards for a Wheelchair Accessible M4(3) unit, as set out in ADM 2015. No details appear to have been submitted.

6. Where lift access is necessary to achieve a step free approach to the principal private entrance, all M4(3) units should be served by at least two lifts. It is unclear from the submitted plans where these wheelchair accessible/adaptable units would be located. Further clarity is requested.

7. A floor plan at no less than 1:100 should be submitted for each of the different M4(3) units. All details, to include transfer zones, wheelchair storage area, and other spatial requirements within bedrooms, bathrooms, living and dining areas, should be shown on a separate plan for every different unit type.

8. All remaining units must be designed to the standards for Category 2 M4(2) Accessible and Adaptable dwellings, as set out in Approved Document M 2015.

9. Details should be required on the accessible play equipment for disabled children, including those with a sensory impairment, or complex multiple disabilities. Provisions could include outdoor sound tubes, colour and lighting canopies, and other play equipment that could stimulate the olfactory senses. Inclusive play is a key requirement of any new residential development.

10. The development should include a minimum of one fire evacuation lift in accordance with London Plan policy D5 (B5) designed to meet the technical standards set out in BS EN 81-76, BS 9991 and/or BS 9999.

CONCLUSION: unacceptable. Further details should be submitted to address the above issues.

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