



Richard Phillips &lt;rphillips@hillingdon.gov.uk&gt;

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**FW: Morrisons, High Street, Yiewsley - 2370/APP/2018/2793 [NLP-DMS.FID469124]**

1 message

**Hannah Young** <hannah.young@lichfields.uk>

22 November 2018 at 17:17

To: Richard Phillips &lt;rphillips@hillingdon.gov.uk&gt;

Cc: "ptrueman@hesterarchitects.co.uk" &lt;ptrueman@hesterarchitects.co.uk&gt;, "AndrewRennie@citygrove.com" &lt;AndrewRennie@citygrove.com&gt;, Neil Goldsmith &lt;neil.goldsmith@lichfields.uk&gt;, Raluca Turcu &lt;RalucaTurcu@stridetreglown.com&gt;, "mmalhotra@hillingdon.gov.uk" &lt;mmalhotra@hillingdon.gov.uk&gt;, "akashmiri@hillingdon.gov.uk" &lt;akashmiri@hillingdon.gov.uk&gt;

Richard

Please see below comments on the matters raised in red below and an amended drawing (Flat Type Sheet 5 (Affordable) Duplex Units, drawing number 2-717 G). An amended Design and Access Addendum as set out below will follow early next week- we trust this is acceptable?

Please let us know if you require anything further in regard to this.

Kind regards

Hannah

**Hannah Young**  
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**From:** Richard Phillips <rphillips@hillingdon.gov.uk>**Sent:** 21 November 2018 16:10**To:** Philip Trueman <ptrueman@hesterarchitects.co.uk>**Cc:** Hannah Young <hannah.young@lichfields.uk>; Andrew Rennie <AndrewRennie@citygrove.com>; Mandip Malhotra <mmalhotra@hillingdon.gov.uk>; Ali Kashmiri <akashmiri@hillingdon.gov.uk>**Subject:** Morrisons, High Street, Yiewsley - 2370/APP/2018/2793

Hannah,

Further to my earlier email, I have been going through everything and I did send over comments from Ali Kashmiri, our Access Officer to Philip and Andrew on 4/10/18 but I do not recall seeing a response. For information, these comments were:-

## ACCESS OFFICER:

The proposal to demolish the existing Morrison supermarket in Yiewsley, and to construct a new store with 144 residential units above, has been assessed with reference to the requirements of London Plan (2016) policy 3.8 and 7.2. Reference has also been made to the Council's Supplementary Planning Document 'Accessible Hillingdon' (adopted September 2017), in setting out the following observations:

1. The Design & Access Statement should be expanded to demonstrate how the principles of accessibility and Inclusive Design have been applied and incorporated into the submitted scheme. The information provided should include the standards on which the proposed scheme is founded, including sources of guidance and best practice which have informed the final design. The information should include details of paving materials, access to the amenity areas and play spaces, and accessible play equipment for children with physical, sensory and multi-complex impairments. **An amended addendum to the Design and Access Statement will be issued covering the general accessibility principles incorporated. We would normally expect Paving Materials, Play Equipment, and Play Spaces be conditioned so that we can discuss with the supplier at a later stage and submit actual product data sheets to discharge the condition. Please can you confirm if this is acceptable?**
  2. The vertical height clearance into and within the proposed basement car park levels is shown at 2.1 m, which would not allow the passage of a high top accessible vehicle. Any vehicle height barrier should provide a vertical clearance on level ground of 2.6 m from the carriageway to allow high sided accessible vehicles to enter, manoeuvre within, and exit the car park. As a minimum, the vertical clearance of 2.6 m should be maintained from the entrance of the car park to the designated accessible parking spaces and exits from those spaces, in accordance with BS 8300-1:2018. **We confirm that we have 2.9m minimum clearance on the upper level of basement and 2.6m clearance on the lower level.**
  3. A drop off point should be provided for accessible taxis, Dial-a-Ride, and similar door-to-door transport vehicles. The facility should be positioned to allow convenient access to the retail and residential elements. **There is no lay-by provision so we consider this will be a highlighted zone on the carriageway adjacent to the residential entrances and the retail entrance? This can be included as part of the highway works.**
  4. The design of Flat Type\_A-4B6P-2, Flat Type\_A-4B6P-3, and Flat Type\_A-4B6P-4, is contrary to the requirements of London Plan Policy 3.8 and the Council's 'Accessible Hillingdon' SPD (adopted September 2017). In accordance with the prescribed technical housing standards, dwellings with 3 bedrooms or more are to include an entrance storey WC that accords with Diagram 2.5, as set out in Approved Document M to the Building Regulations (2015 edition).
  5. Furthermore, the duplex units should be designed such to allow a through floor lift to be installed should there be a need at a future point. The vertical travel between, for example, a bedroom in the basement and a living room on the ground floor, would need to demonstrate an arrangement that remains feasible with a lift car of 900 mm x 1100mm and typical furniture items in place.
- 4 and 5. These units are duplexes which have a different requirement to the flats (larger cloakroom for possible future use as a shower) and provision for a through floor lift. These items can be accommodated within the floor plan of the unit without changes to the elevation. Please find attached an amended layout drawing for Flat Type Sheet 5 (drawing number 2-717 G) which demonstrate that the units are compliant. With regard to point 5, the duplexes are only M4(2), not M4(3) so they don't require the potential through floor lift. The only requirement is the allowance for a future stair lift, which we comply with; a note has been added to the note for clarity.**

Conclusion: unacceptable.

Further details and revised plans should be submitted and reviewed prior to any grant of planning permission. Any subsequent approval of this application should apply the following condition: The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3 M4(3) dwellings, with all remaining units designed to the standards for Category 2 M4(2) dwellings, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building. REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan Policy 3.8 (c) and (d), is achieved and maintained.

Regards,

Richard

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