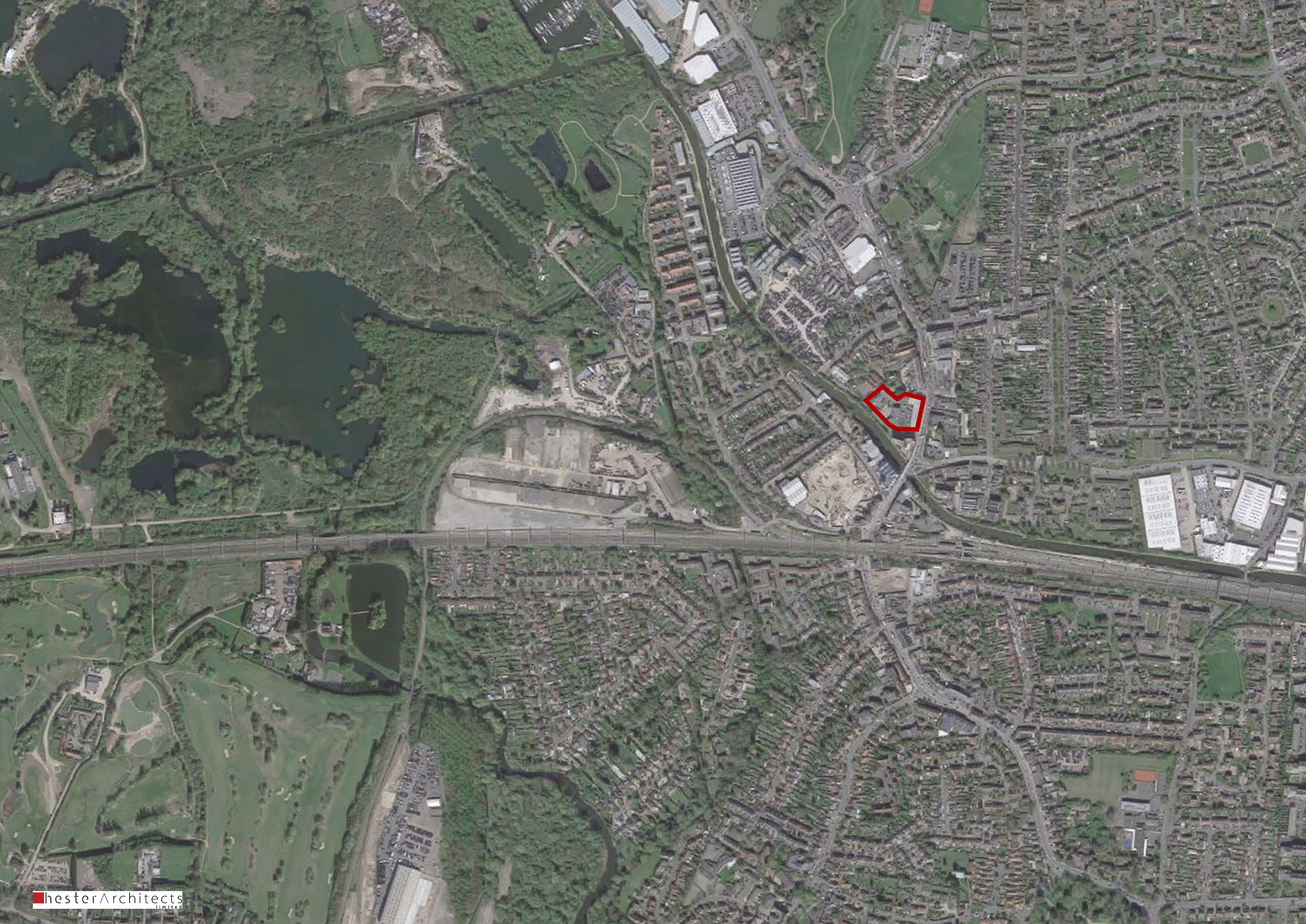




Morrisons 43-67 High Street, Yiewsley

Design and Access Statement Addendum- November 2018





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1. Hillingdon Council Comments

Since the application was submitted in July we have met with the planning and urban design officers on a number of occasions including a meeting on site and we have discussed several design changes to the scheme. The most significant changes include a reduction in the overall height of the building, articulation of the roofline along St Stephen's Road, and an improvement in the quality of materials. All of these points have been addressed in the revised proposals.



2370/APP/2018/2793 Application

Amended Planning Drawings

View from High Street looking North



2370/APP/2018/2793 Application



Amended Planning Drawings

View from High Street looking South



2370/APP/2018/2793 Application

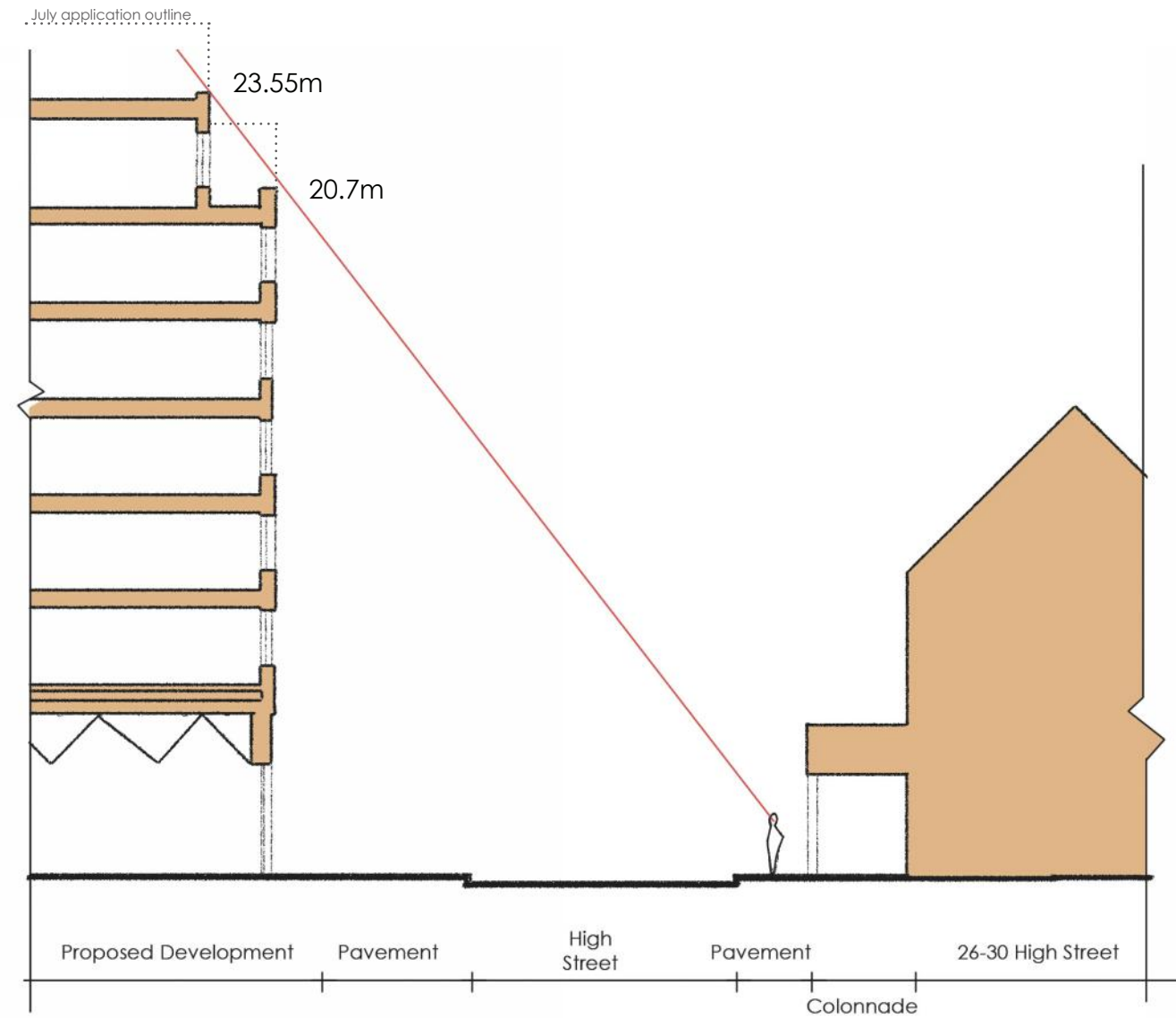


Amended Planning Drawings

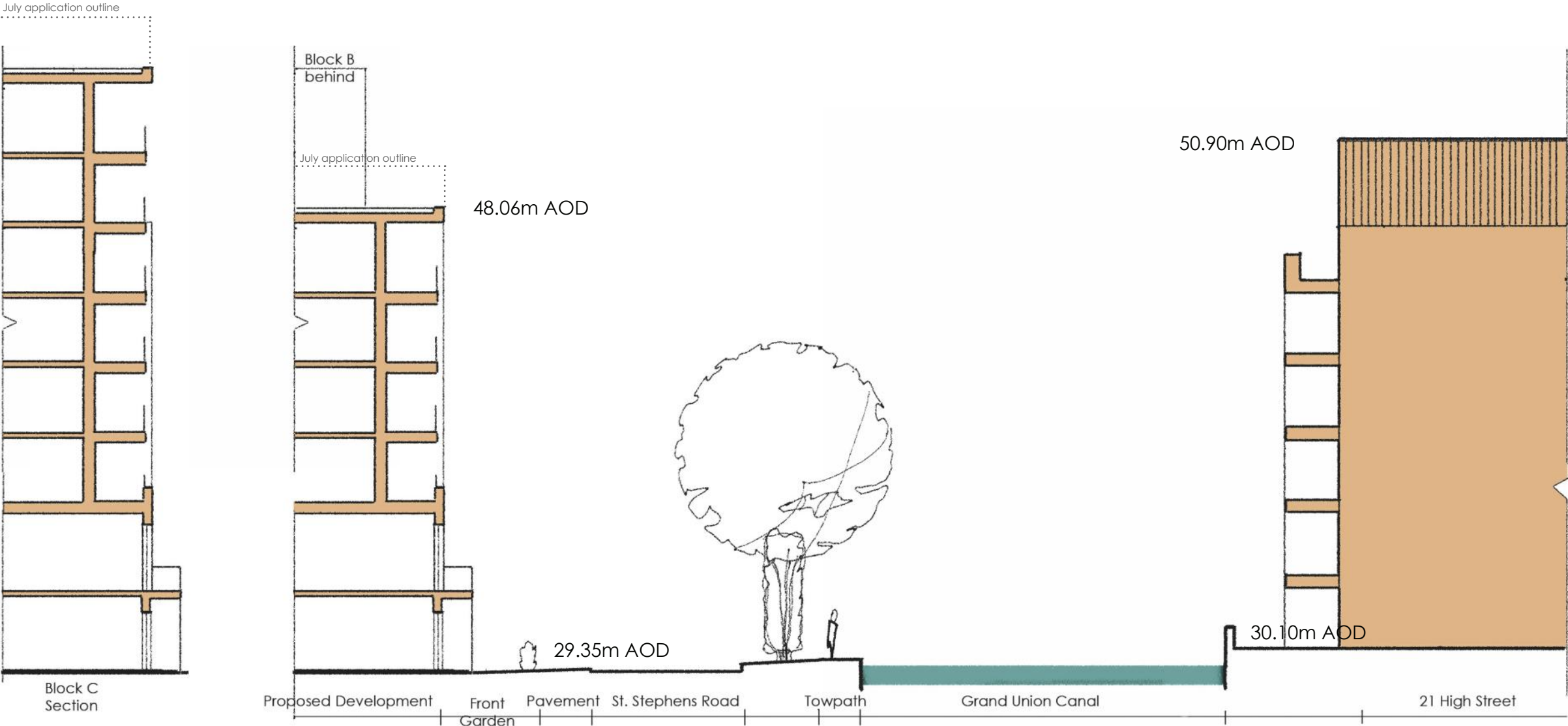
1.1. HEIGHT

Since the application (2370/APP/2018/2793) was submitted in July, significant work has gone into decreasing the overall height of the building.

The perception of height has been reduced from both the High Street and the Grand Union Canal, by inseting the top floor and reducing the structural heights of each floor.

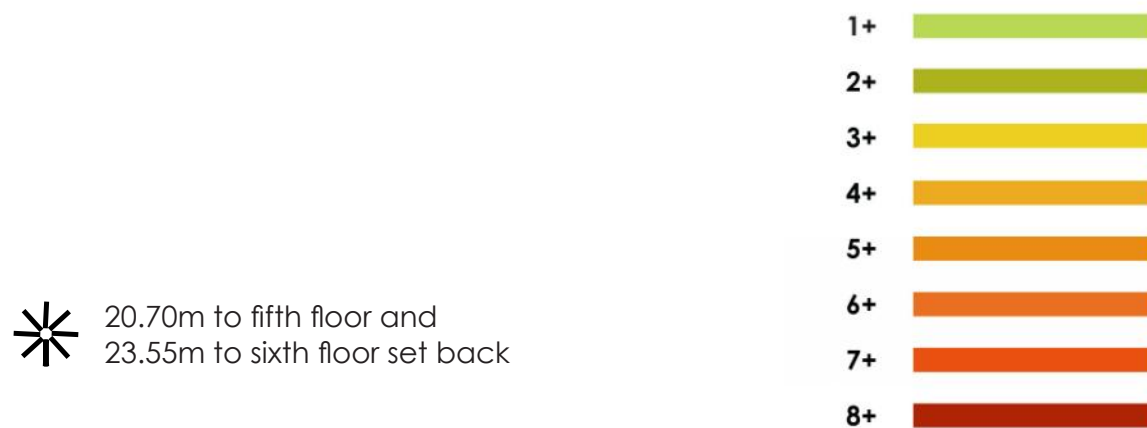


High Street Section



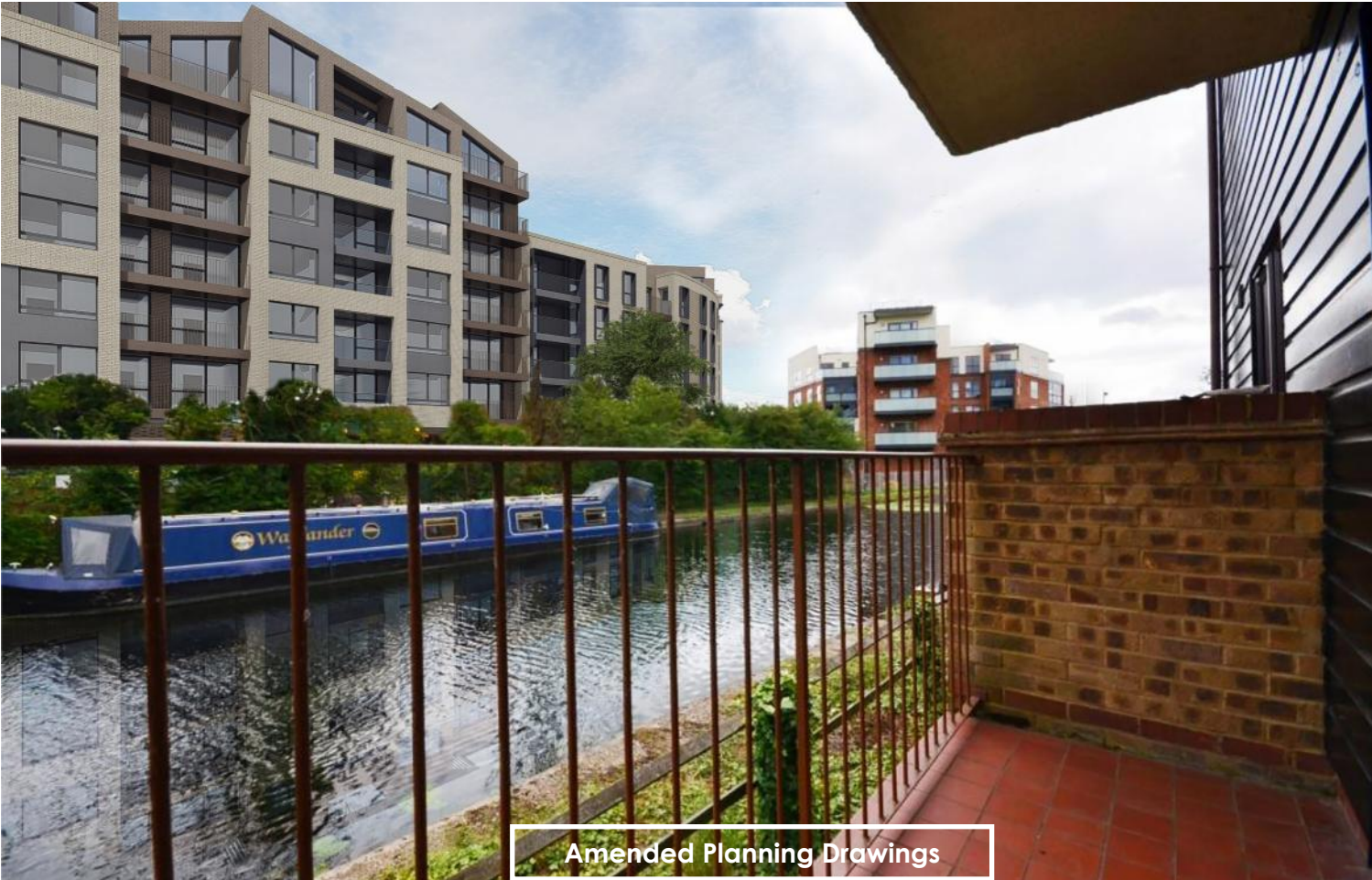
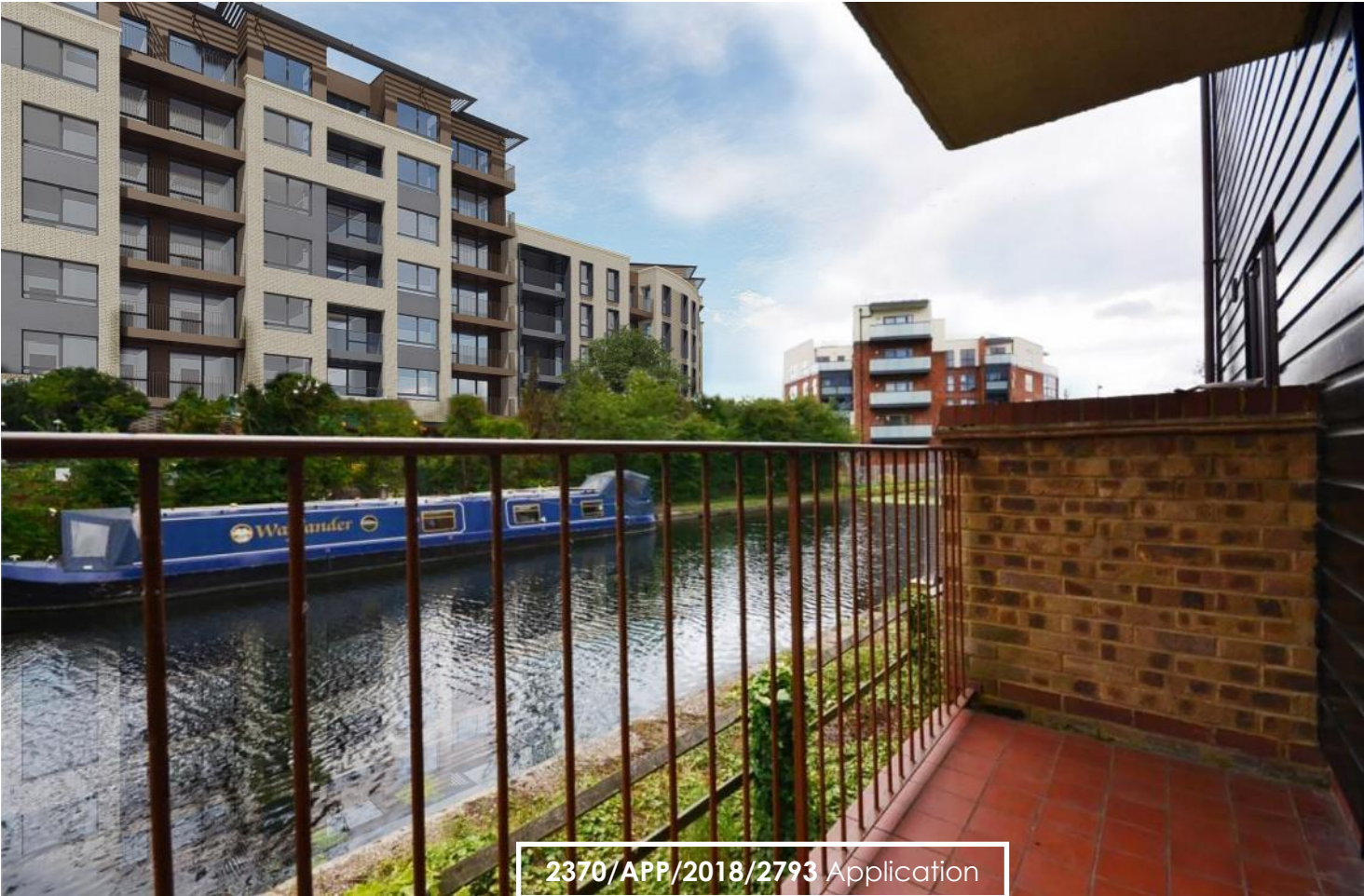
St Stephen's Road/ Grand Union Canal Section

The revised height is comparable to that of the recently approved applications.



1.3. ROOF TYPOLOGY

Following discussions with the urban design officer we have reviewed the composition of the elevations, along St Stephen's Road and introduced a more interesting and dynamic roof line facing the canal.



1.4. DESIGN AND MATERIALS

The scheme proposes a high quality, contemporary building of a style suited to its setting and the new residential developments nearby. The building proportions, massing and detailing have been carefully considered within the context of the High Street and the canal settings. They will provide interest and rhythm.

The elevations have been designed to have depth and relief in the inset balconies, include projecting brickwork panels and incorporate the use of different brick patterns. The materials are of a high quality throughout and the selected brickwork is one that is currently fashionable and used on many central London schemes. The scheme continues the high quality of design that is emerging in the new residential developments around the station and advances this further North toward the centre of the High Street.

The Morrisons branding is shown indicatively. A signage application will be made at the appropriate time.

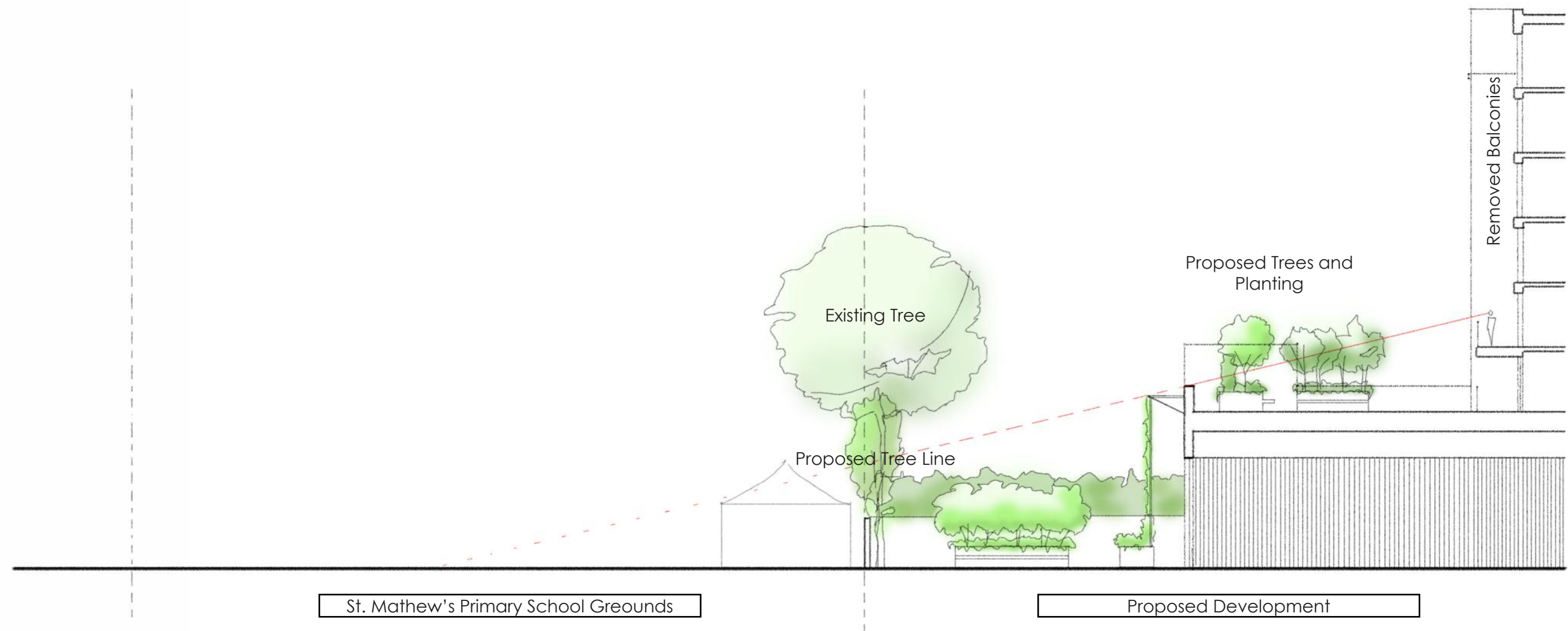


1.5. PERCEPTION OF OVERLOOKING THE SCHOOL

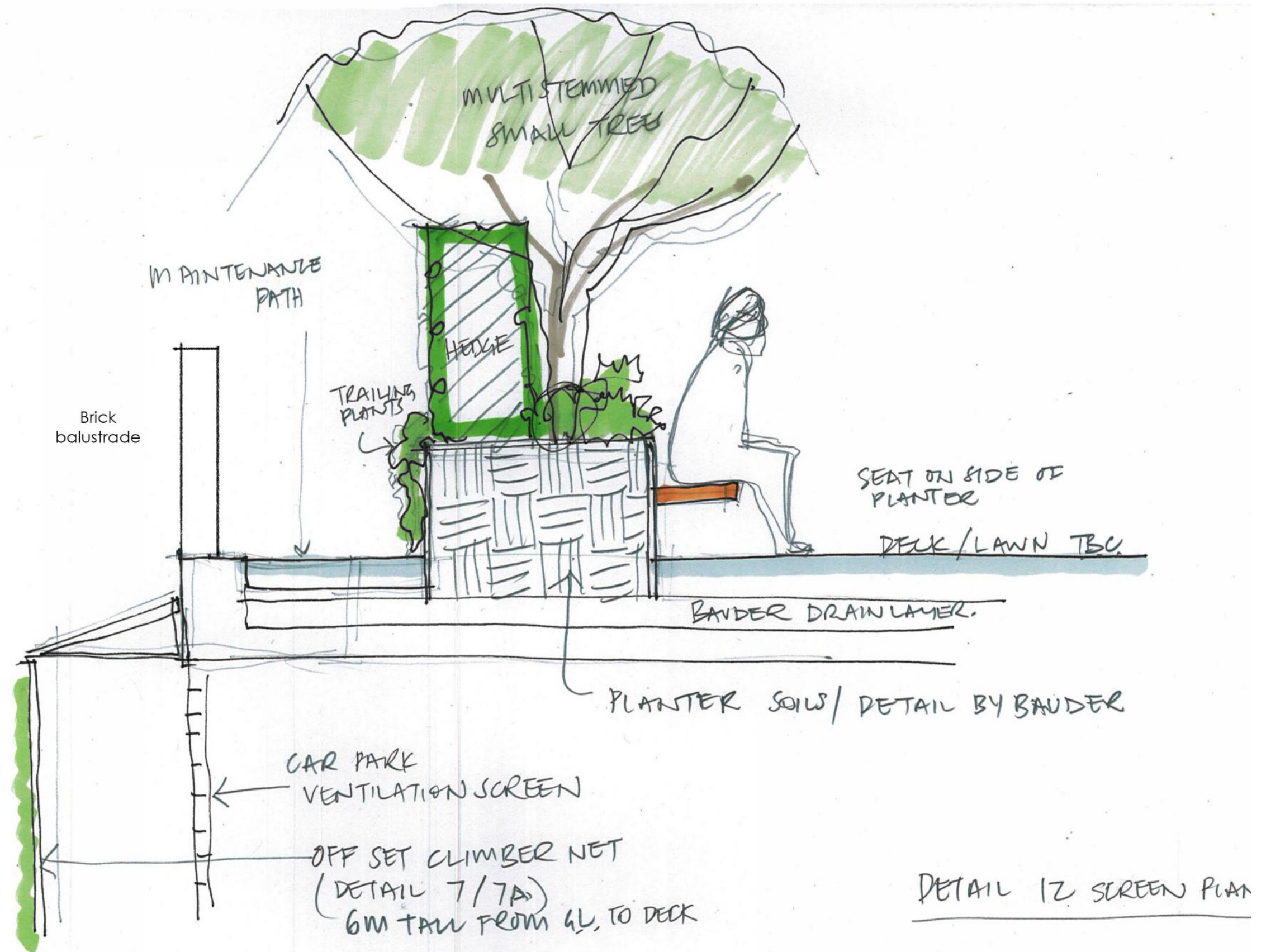
The scheme is designed with a significant green space to act as a buffer to the adjacent St. Mathew's Primary School. The existing native trees along this boundary are to be retained and additional planting will be incorporated to enhance the boundary screening. The end flats along St Stephen's Road do not face toward the school and the flats within Block C that are orientated to the North West are set-back 27m from the school boundary. A brick balustrade and planting have been introduced at the edge of the podium slab to prevent over-looking at this level.

Additionally we have removed the inset balconies that face the school at levels 3 to 6 so that any perception of overlooking the school playground is removed.





We have enhanced the screening at the edge of the amenity deck in this location by introducing fixed seating, planting and a brick balustrade.



1.6. ACTIVE FRONTAGE

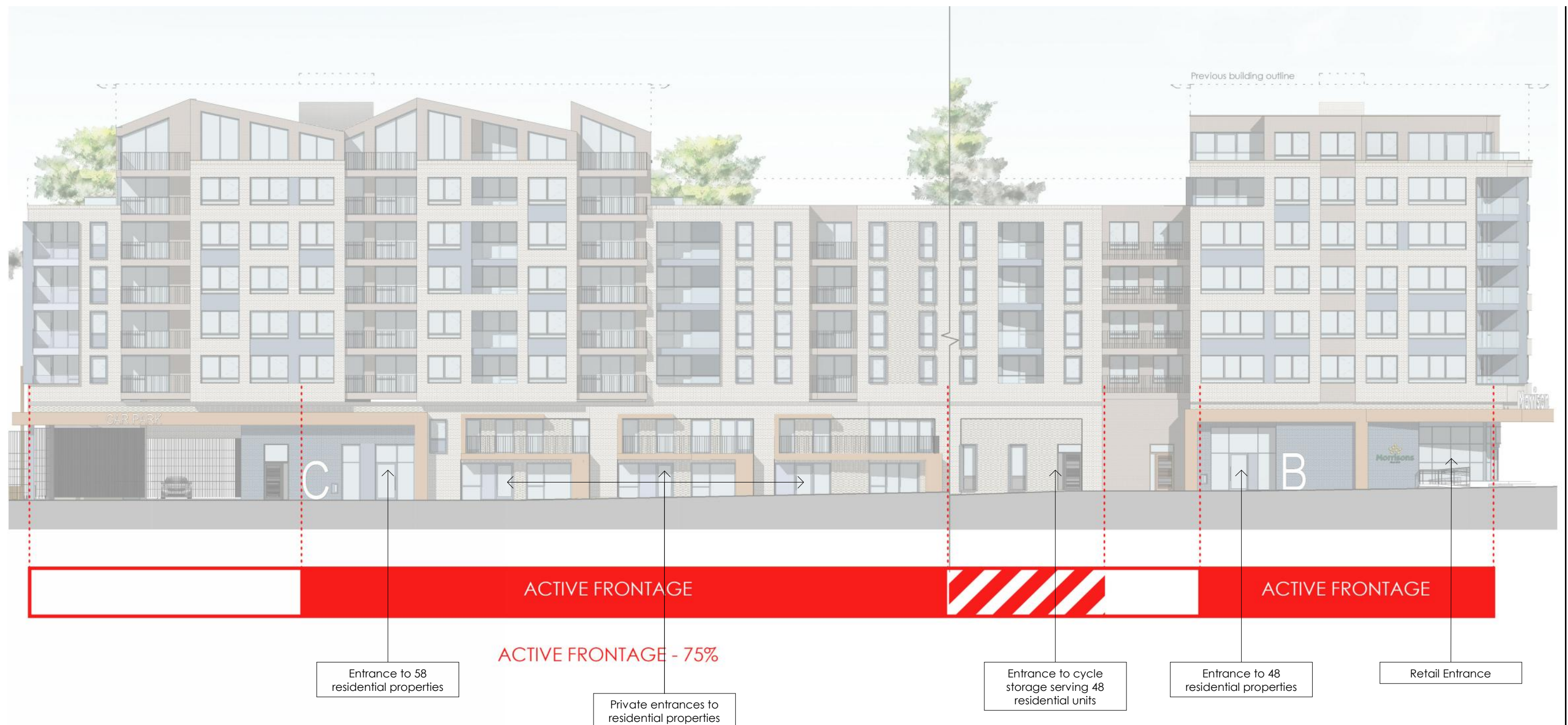
The proposals introduce a significant length of active frontage along the St Stephen's Road elevation which is currently occupied by a blank elevation of brickwork.

The St Stephen's Road frontage will comprise the entrance to the food store, a shared entrance to 48 residential properties, individual entrances to three residential properties together with a further shared entrance to 58 residential properties.

The St Stephens elevation facing the canal is set-back from the foot-path by 4.2m and the introduction of landscaping and private front gardens along this frontage will provide variety, colour and activity.

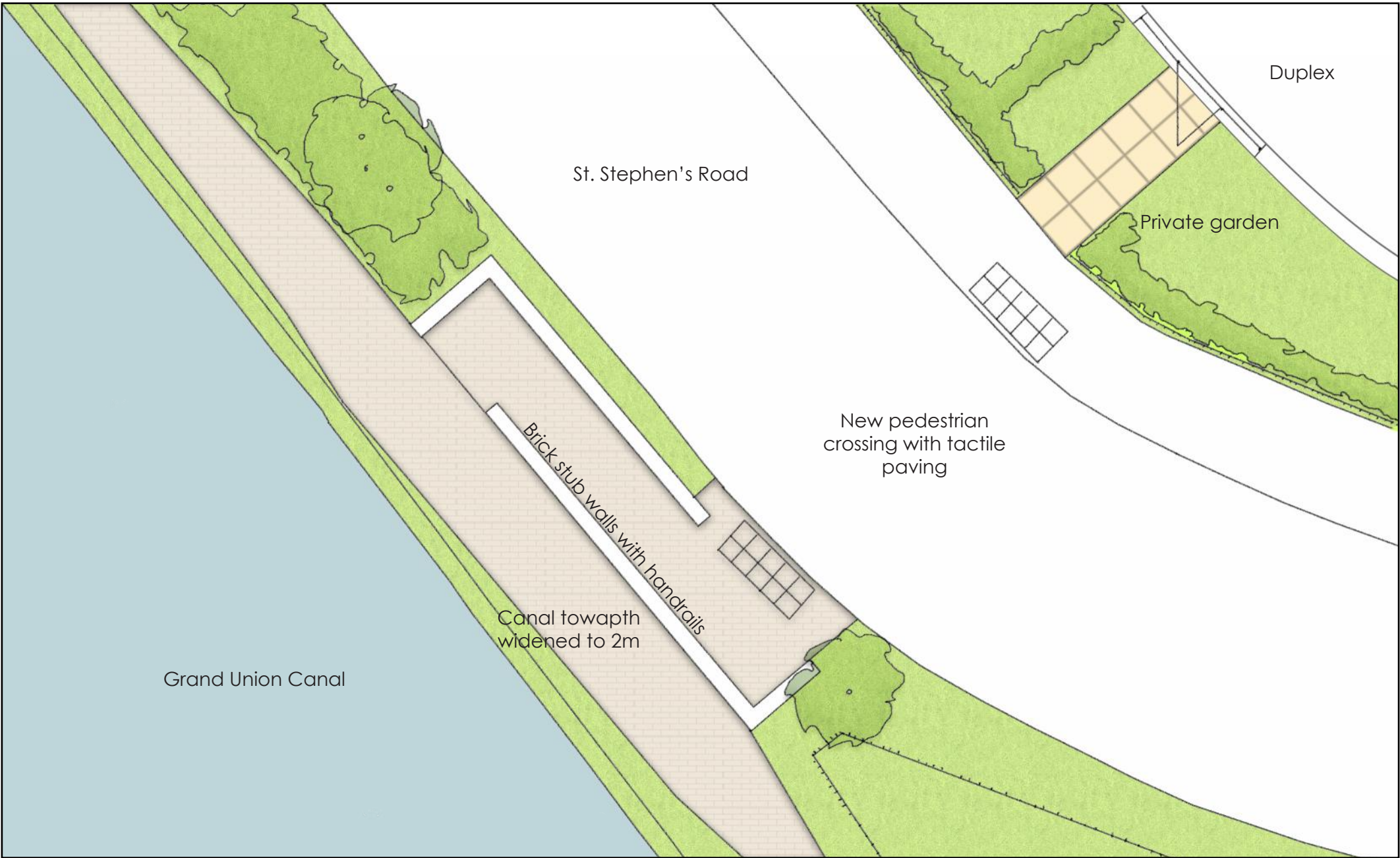
The scheme and the enhancements to the footpath should encourage the re-use of the original school entrance which will further increase the activity along the street.

The diagram shows the extent of the active frontage along this elevation.



1.7. PEDESTRIAN CONNECTION TO THE TOW-PATH

We have met with the Canal and Rivers Trust and agreed to provide a financial contribution to the upgrade of the towpath. Part of this work will also include a new pedestrian crossing point on St Stephen's Road and a fully accessible ramp from road level to the towpath.



2. GLA Comments

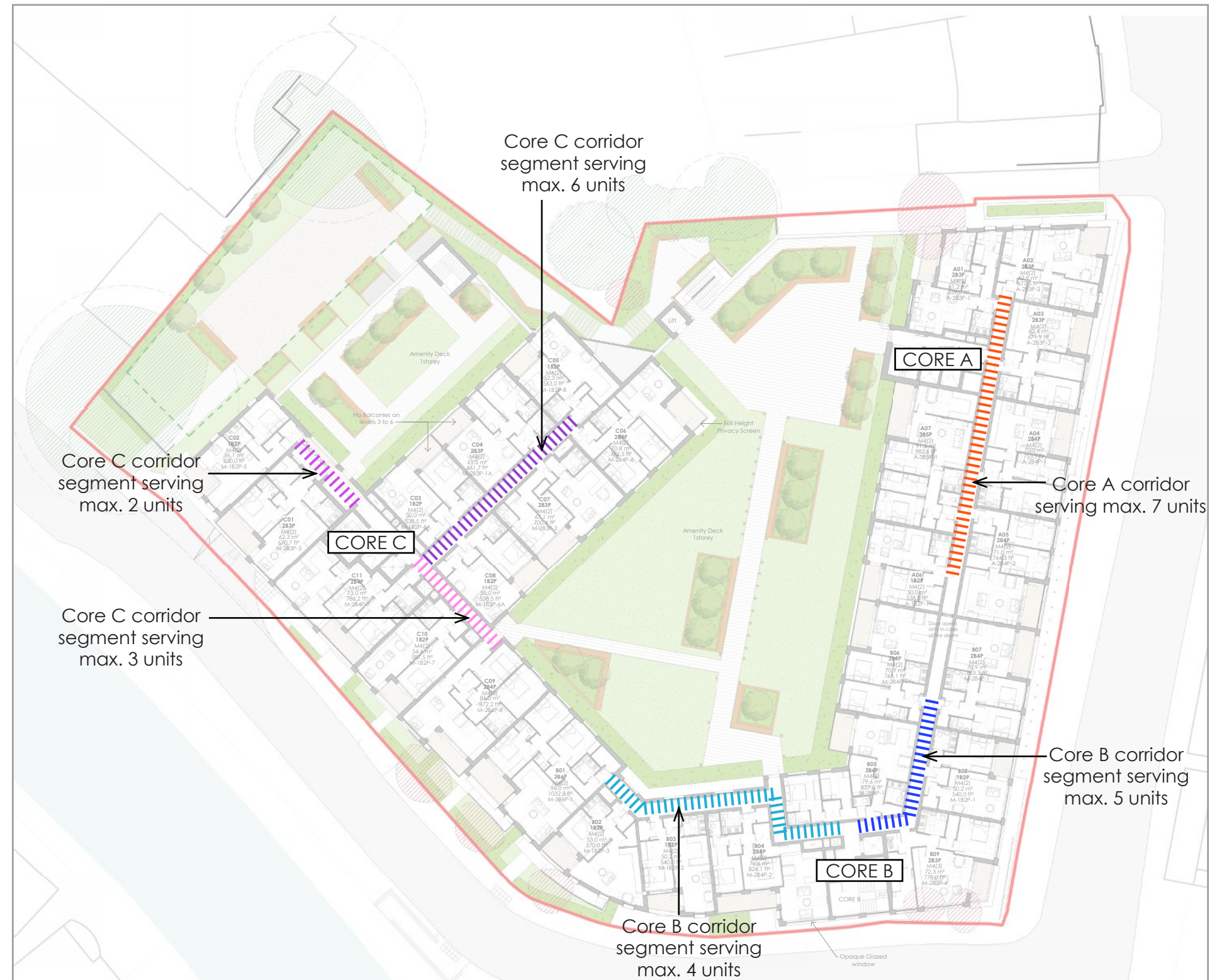
2.1. PROVISION OF 324SQM PLAY SPACE WITH STEP FREE ACCESS

A secure landscaped play space has been introduced along the Western boundary. This will be fully accessible to all residents from within the site.



2.2. SEPARATION BETWEEN CORES A&B

There shall be no access between the properties in cores A and B, except in case of an emergency. The doors separating these blocks will only open in the event of a fire so that residents will have access to a second staircase and an alternative means of escape.



2.3. CYCLE PROVISION

Based on the accommodation mix, the required number of cycle spaces is 233 plus 4 visitor spaces.

The proposed provision is for 244 spaces within double tier cycle racks,



3. Other Consultee Comments

3.1. HIGHWAYS ENGINEER & WASTE AND CONTRACT MANAGER

The proposed waste collection strategy has been amended to avoid any bin collection vehicle stopping on the curbed section of St. Stephen's Road.

The doors into the bin storage areas were amended to have 1500mm clear width.



3.2. CRIME PROTECTION OFFICER'S
COMMENTS

The officer was supportive of the proposals subject to the following comments:

- A controlled barrier has been introduced at the top of the ramp leading to the residents and Morrisons parking. The barrier will be operational when the store is closed, when residents can gain access with FOBS.
- A FOB accessed gate will separate the car parking area for residents from the car parking reserved for customers of the Morrisons foodstore.
- The northern staircase from the basement levels is for emergency egress only
- The side panels for the bin storage doors were removed

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