



Morrisons 43-67 High Street, Yiewsley

Response to Planning Committee Queries - January 2019

Further to the Planning Committee on 9th January 2019, the following drawings have been compiled to allow Councillors to consider the issues raised at that meeting.

The proposals replace the dated and poorly configured retail premises with a modern and efficient Morrisons food store that will enhance and support the High street, whilst adding high quality residential accommodation in an accessible town centre location.

Members requested a site visit to better understand the proposed building height in relation to its surroundings, the relationship with the High Street and the practicalities of refuse collection. Hours of service deliveries was also debated, with a proposal to only allow service deliveries after 7.00am.

1. HIGH STREET SETBACK

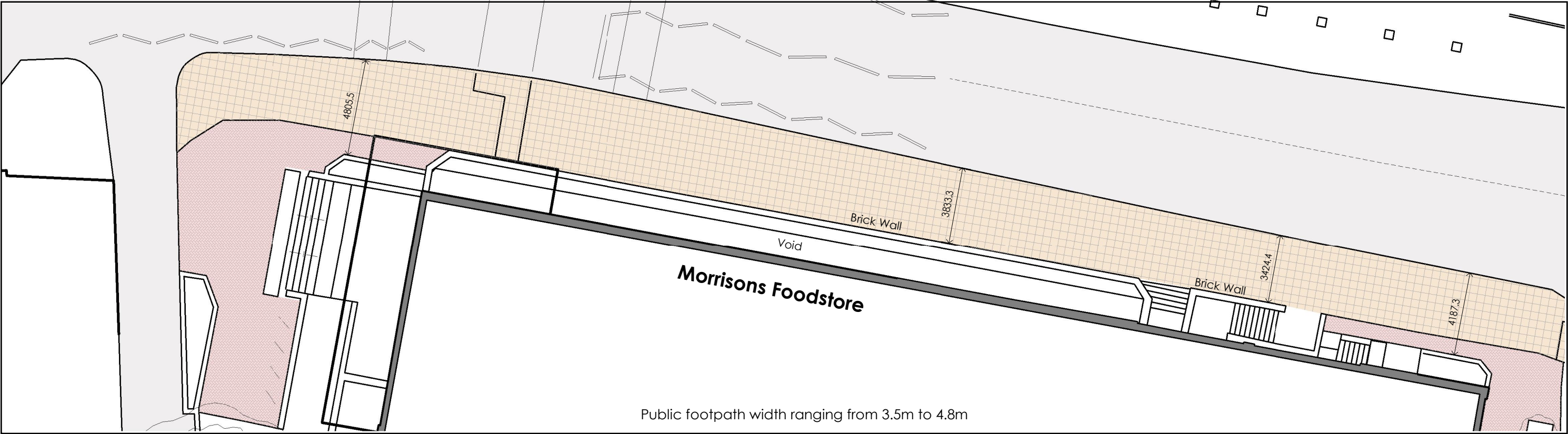
The 50 metre long, fully glazed, new Morrisons shopfront has a generous setback from High Street, varying from 4.5m to 6.3m. It has been significantly increased compared to the existing arrangement.

The proposals provide a colourful and vibrant active frontage in place of the visually and physically inaccessible existing building.

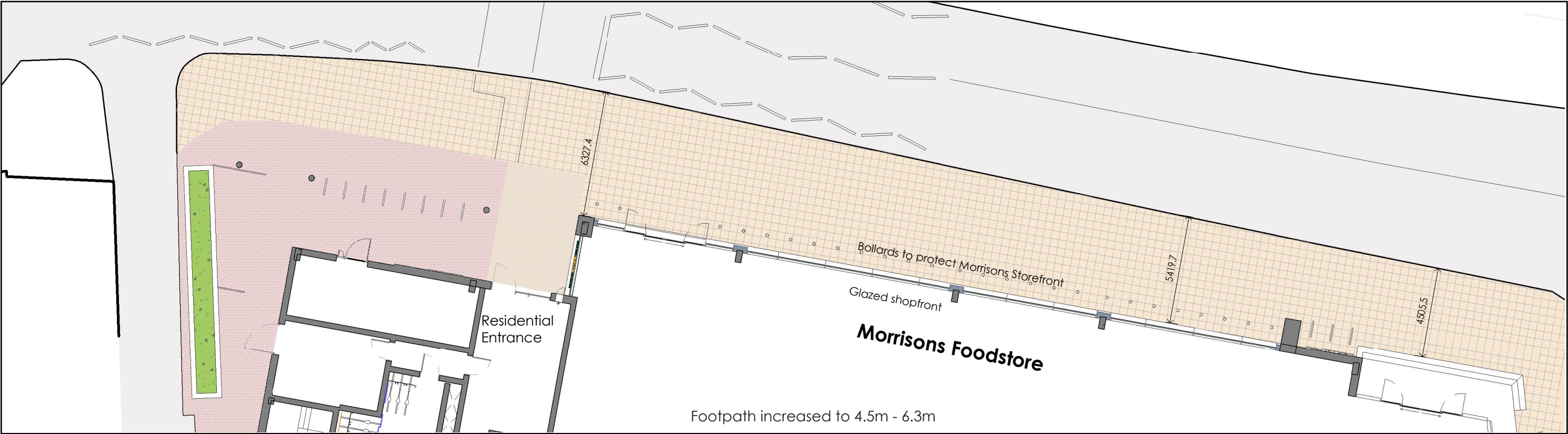
The new foodstore alignment respects the High Street setting and the setback of the neighbouring properties. The proposed height steps down towards the adjacent 3 storey buildings along the High Street, thus ensuring a 'canyon' effect is avoided.



1.1. High Street Footpath Comparison

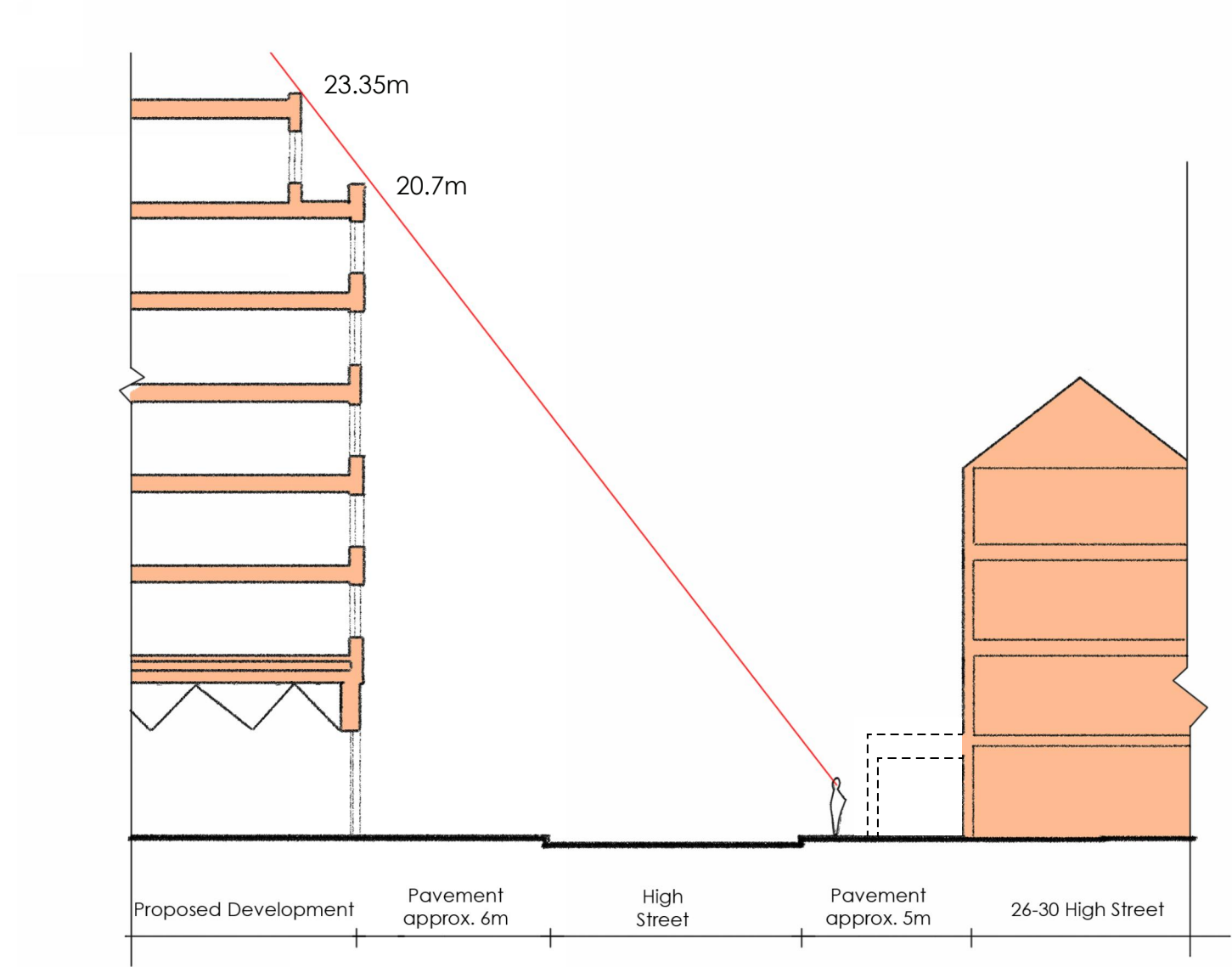


High Street Pavement - Existing

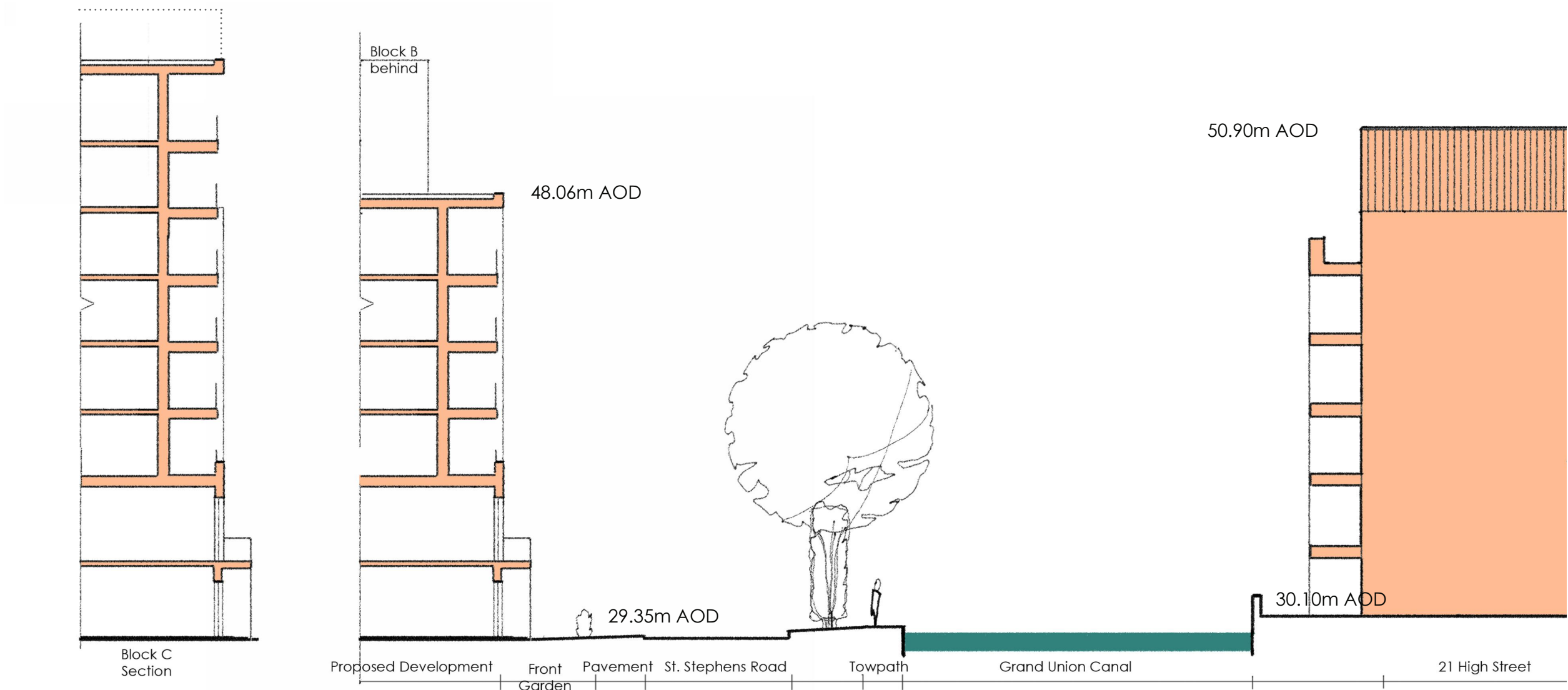


High Street Pavement - Proposed

1.2. High Street Section



1.3. St. Stephen's Road/ Grand Union Canal Section

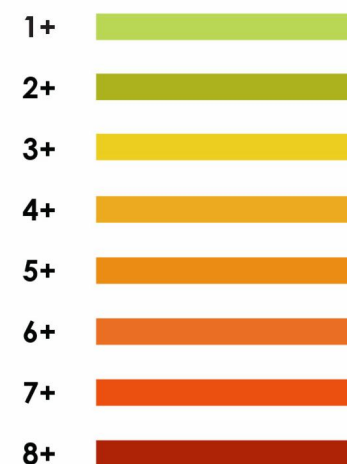


2. BUILDING HEIGHTS

The proposed height is comparable to that of the recently approved applications in Yiewsley and West Drayton.

Outline of the High Street corridor

Yiewsley



20.70m to fifth floor and
23.35m to sixth floor set back



3. REFUSE COLLECTION STRATEGY

Collection zones are provided for all three bin storage locations. On refuse collection day, bins will be moved by the management team from the internal bin storage areas to the temporary collection zones and returned to the internal bin storage areas after emptying.

3.1. Core A

Waste Requirements			
Occupancy	Count	Waste Requirement	Totals

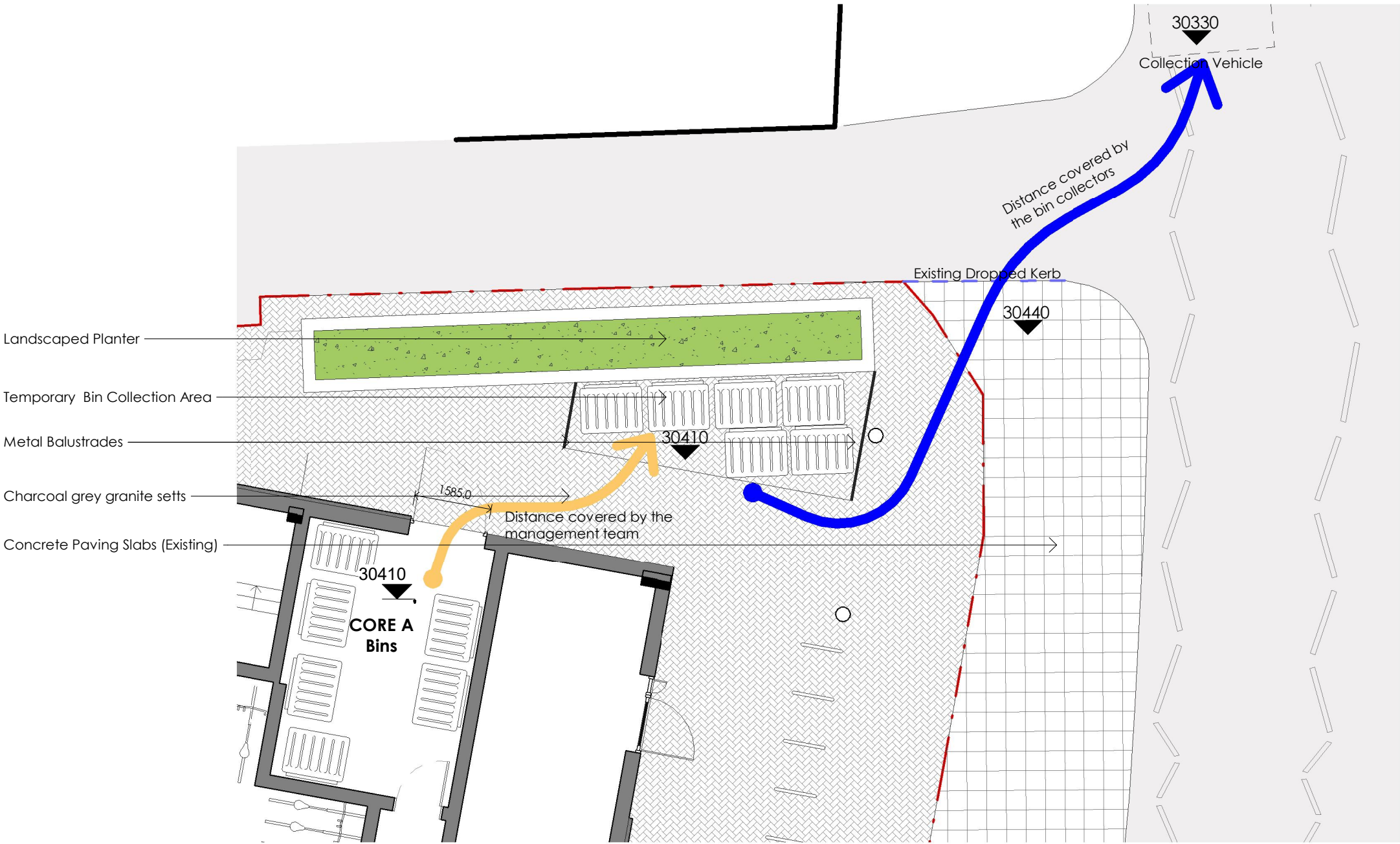
Core A			
1B2P	6	100	600
2B3P	11	170	1870
2B4P	10	170	1700
3B5P	6	240	1440
4B6P	2	310	620
			6230

Core B			
1B2P	22	100	2200
2B3P	13	170	2210
2B4P	5	170	850
3B4P	4	240	960
3B6P	4	240	960
			7180

Core C			
1B2P	25	100	2500
2B3P	16	170	2720
2B4P	15	170	2550
3B4P	2	240	480
			8250
Grand total: 141			21660

Bin Provision			
Site Block	Count	Volume	Total

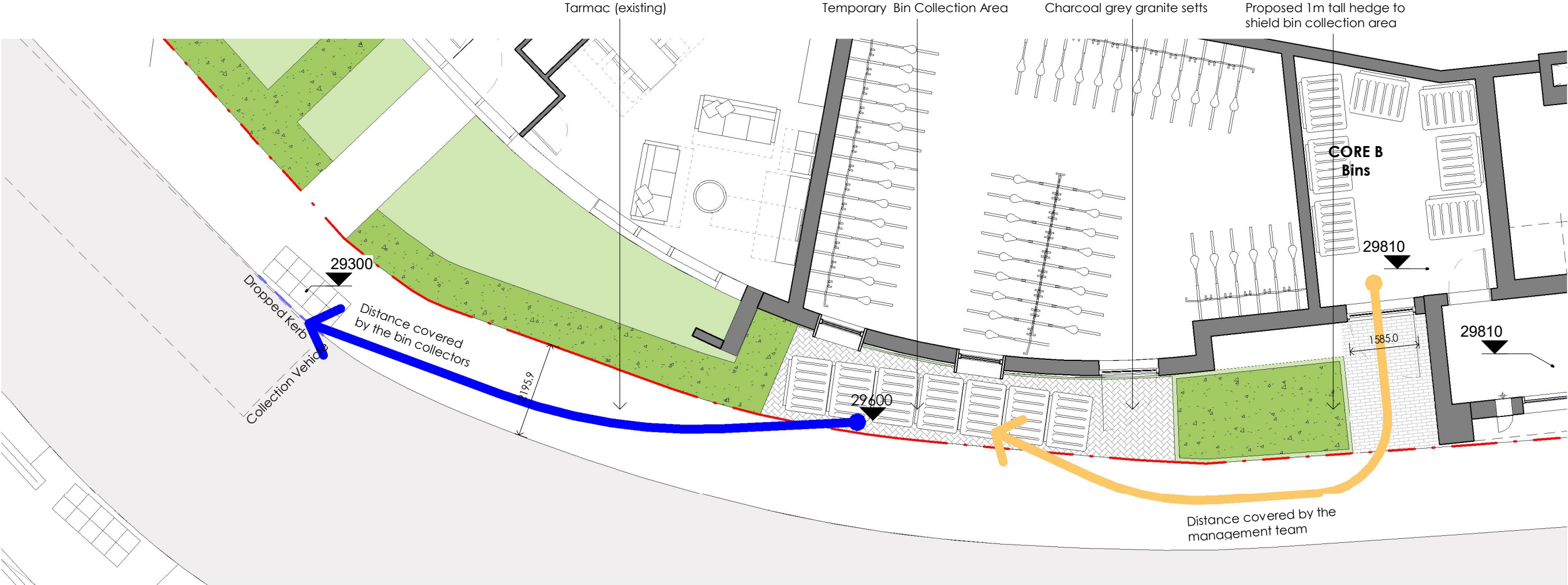
A	6	1100	6600
B	7	1100	7700
C	8	1100	8800



Waste Collection Area - Core A
1 : 100

Nore:
- all hard landscape materials to be agreed through Condition 7 (Landscaping)

3.2. Core B



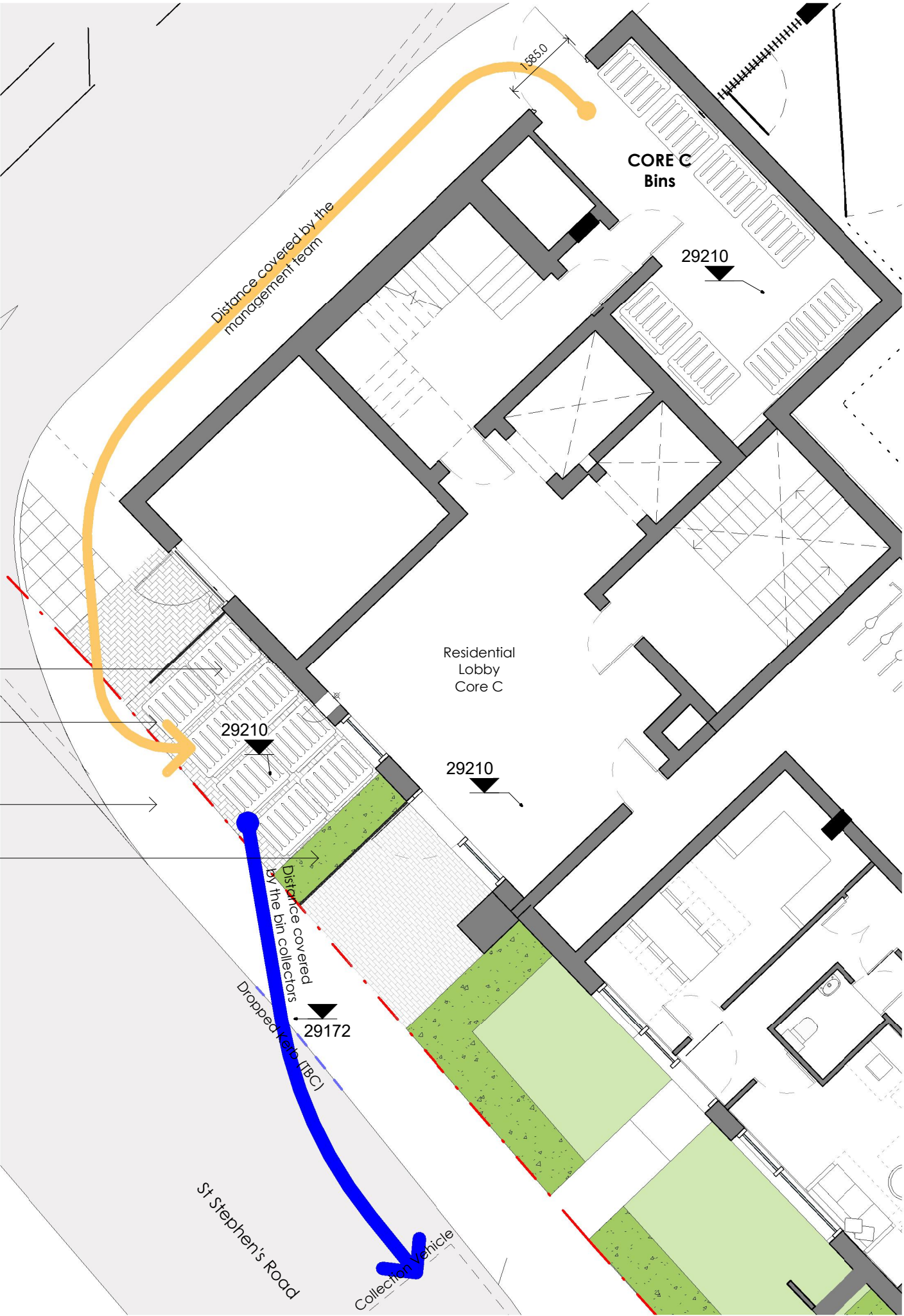
Waste Collection Area - Core B
1 : 100

Nore:
- all hard landscape materials to be agreed through Condition 7 (Landscaping)

3.3. Core C

- Temporary Bin Collection Area
- Charcoal grey granite setts
- Tarmac (existing)
- Proposed 1m tall hedge to shield bin collection area

Waste Collection Area - Core C
1 : 100



Nore:
- all hard landscape materials to be agreed through Condition 7 (Landscaping)

4. HOURS OF SERVICE DELIVERIES

The existing Morrisons store currently opens at 6am (Monday to Saturday, 10am on Sunday).

A HGV service vehicle currently visits the site daily at 6am (Monday to Sunday) to deliver bread and chilled foods for when the store opens. In total, deliveries to the store comprise between one and three HGV's and four smaller vehicles per day as below.

The development proposals will not increase the number of deliveries that currently exist, and will actually improve the current noise environment as the existing service yard is uncovered and open to the environment whilst the new service yard is enclosed by the amenity deck. The new dwellings on St Stephen's Road will have adequate sound insulation between those units and the service yard.

449 Yiewsley	Vehicle Spec	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Bread, Chilled, Produce	13.6m + cab	06:00	06:00	06:00	06:00	06:00	06:00	06:00
Long Life Chill	13.6m + cab	18:30	19:00	17:00	20:00	19:30	17:00	
Grocery / Frozen	13.6m + cab	21:00		17:00	20:00	19:30	17:00	
Directs: Cash, Clipper (Clothing)		4	4	4	4	4	4	4
Total Deliveries	-	7	6	7	7	7	7	5