

View from High Street looking South





View from Grand Union Canal looking East



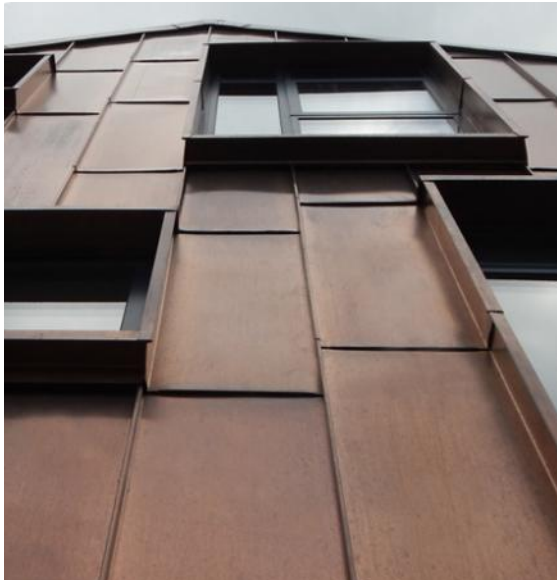
View from Grand Union Canal looking West

7.6. Materials

The proposed development aims to complement the surrounding area with the use of brick juxtaposed with various cladding materials.

Glazing framed with dark grey and grey cladding panels in a modern arrangement help breakup larger expanses of facing brick.

Copper coloured cladding on upper storeys and dividing the brickwork throughtout the building gives interest and elements of warmth.



7.7. Elevation Study

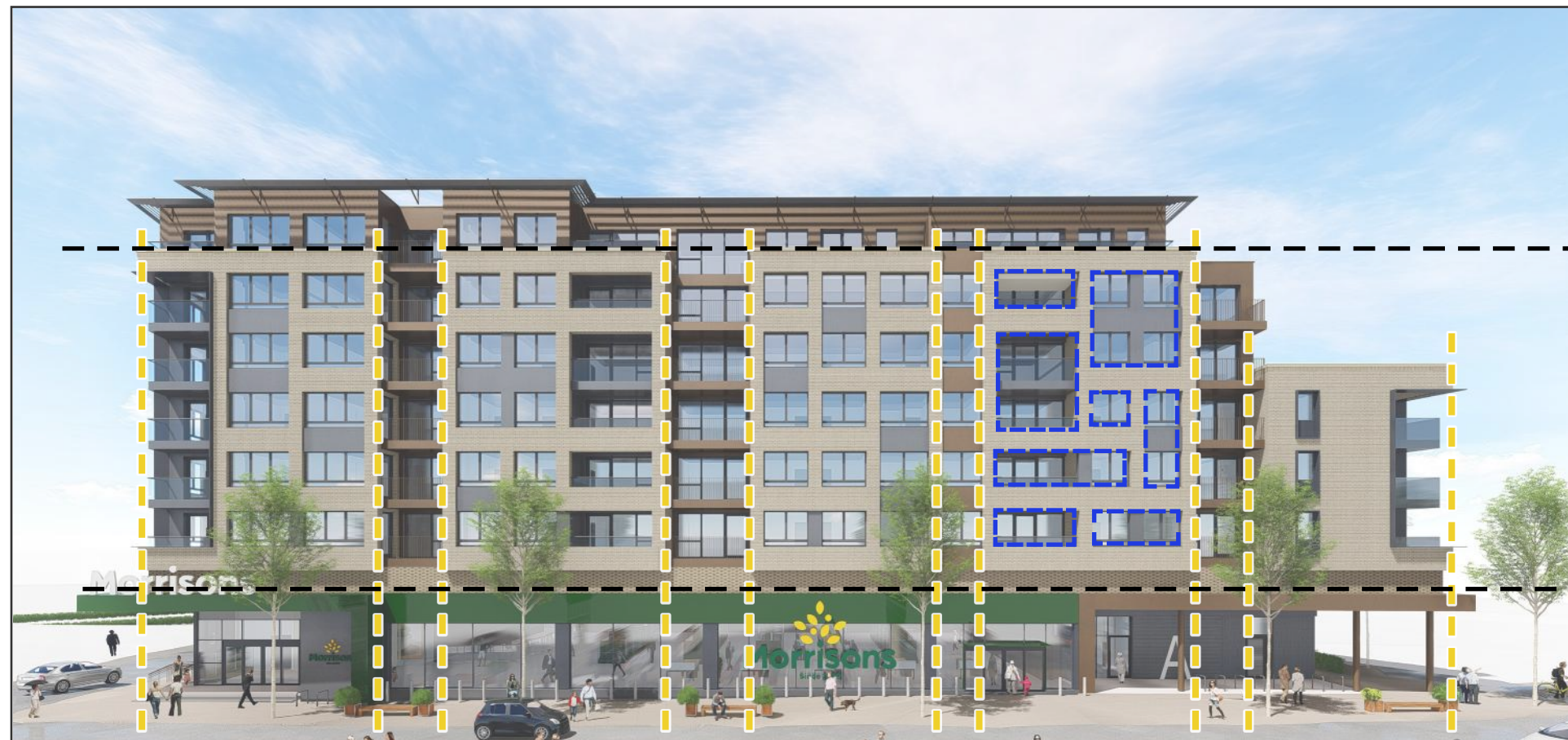


Inset Roof

Projecting brick bays

Regular Window Rhythm

Retail Parade



Inset Top Floors

Projecting brick bays

Irregular Window Rhythm

Shopfront

7.8. Sustainability

Energy/CO2 Reduction

- Target 35% improvement over Part L:2013 carbon dioxide emissions
- Enhanced thermal performance for new façade elements
- High performance glazing
- Low building air leakage
- Communal heating system for residential apartments
- High efficiency heating plant possibly with CHP
- Variable speed fans and pumps
- Low energy LED lighting
- Aim to achieve EPC rating of B or better

Water

- Water efficient sanitaryware specification
- Rainwater attenuation using blue roof systems in the amenity decks build-up to reduce surface water run off rate

Biodiversity

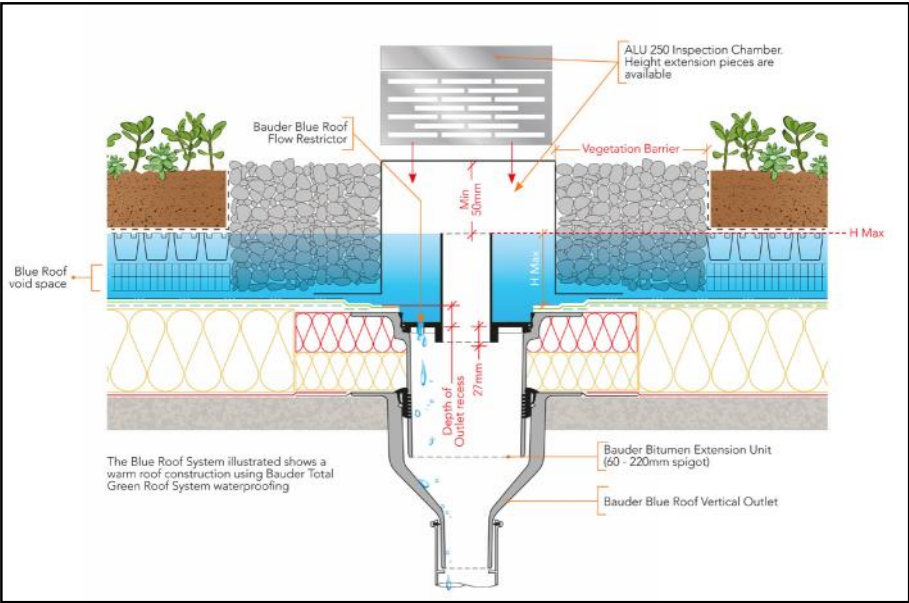
- Improve net site biodiversity
- Mixture of green and brown roof areas
- Promote a mix of species together with incorporating bird and bat boxes if considered appropriate

Materials

- Low embodied energy
- High recycled content
- Locally extracted and manufactured materials wherever possible
- Certified as responsibly sourced wherever possible
- 100% FSC sourced timber (or equivalent)
- Paints and sealants with low or zero volatile organic compounds
- Zero waste to landfill

Air Quality/Pollution

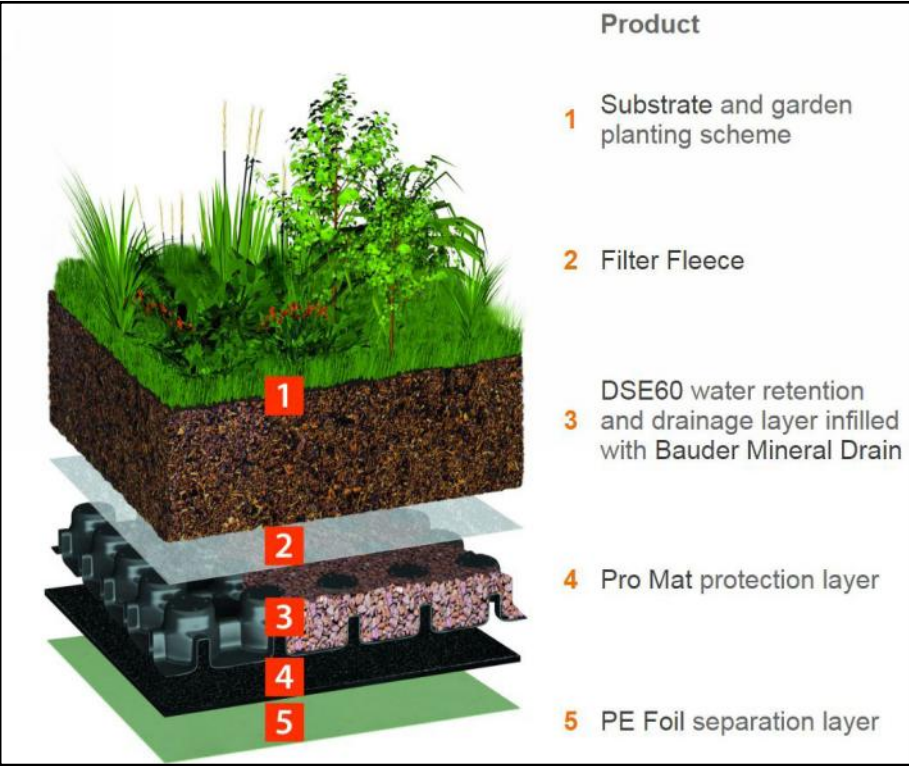
- Refrigerants and insulants with a global warming potential of less than 5 wherever possible
- Low NOx emission boilers



BauderBLUE Roof System



BauderSOLAR PV System



Bauder Green Roof System

7.9. Quantum

All flats are to meet London Plan required areas in terms of floorspace and private amenity.

The proposal provides 35% affordable habitable rooms, split between London Affordable Rent, London Living Rent and Shared Ownership.

Habitable Rooms_Tenure				
Tenure	Count	%	No.	HR %
Affordable	42	29%	148	35%
Private	102	71%	271	65%
Grand total: 144		100%	419	

Habitable Rooms - Affordable Mix				
Affordable	Count	%	No.	HR %
London Affordable Rent	13	31.0%	48	32%
London Living Rent	16	38.1%	53	36%
S/O	13	31.0%	47	32%
Grand total: 42			148	

There is a good proportion of one, two, three and four bedroom units . The family units proportion is considered acceptable for a town centre location, and an exclusively flatted development.

% - Occupancy Mix_Total		
Occupancy	Count	%
1B2P	47	33%
1: 47		33%
2B3P	35	24%
2B4P	41	28%
2: 76		53%
3B4P	6	4%
3B5P	6	4%
3B6P	4	3%
3: 16		11%
4B6P	5	3%
4: 5		3%
Grand total: 144		100%

The the proposal achieves 10% M(4)3 units.

% Accessible Mix		
Part M	Count	%
2	130	90%
3	14	10%
Grand total: 144		

8. Conclusion

The proposed scheme will be a positive contribution to the townscape of Yiewsley. It will replace the dated, unattractive and inaccessible building that has stood on the site for many years and in doing so it will provide Yiewsley with a new modern and vibrant development at the heart of the High Street.

The new Morrisons Store will provide an efficient and exciting shopping experience that will enhance and support the High Street and ensure the continued success of Yiewsley's shops and stores. The residential accommodation will provide high quality homes in a secure environment for all members of the local community.

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Hester Architect's Head office is located in Drayton St Leonard on the outskirts of Oxford near Wallingford, with a second office in Uxbridge, West London.

The Chairman Malcolm Hester, with Director Phillip Trueman, are backed up by a dedicated team of talented technical staff and a wide range of specialist partners. Diane Adams our Finance Director is responsible for the financial administration and the day to day management of the Company.