

8.9. Internal Amenity

The separation distances between the individual buildings have been improved from the original permission, allowing privacy and good light levels for the future occupiers.

Each property meets the National Described Space Standards and London Plan, in regards minimum bedroom, balcony and storage areas and widths.

The submitted 2-700s drawing series detail the flats layouts and demonstrate compliance.



8.10. External Amenity Space

The scheme proposes 1,047.5sqm of private amenity in form of balconies and 2,050.6sqm of communal amenity area, contained within two accessible amenity decks, and landscaped areas surrounding the building.

There is a 571.9sqm (15%) shortfall from the Local Plan requirement of 3,670sqm, which represents an increase from the original permission (8.5%). However, the design of the amenity has improved drastically with regards to accessibility, landscaping quality and biodiversity.

Flat Type_Total Copy 1			
Flat Type	Count	Amenity Area	Total Amenity Area
1B2P-A	38	5.4 m ²	206.7 m ²
1B2P-B	1	6.8 m ²	6.8 m ²
1B2P-C	7	5.4 m ²	37.5 m ²
1B2P-D	5	5.4 m ²	26.8 m ²
1B2P-E	6	5.4 m ²	32.2 m ²
1B2P-F	6	7.5 m ²	45.2 m ²
1B2P-G	1	6.3 m ²	6.3 m ²
1B2P-H	3	5.0 m ²	15.0 m ²
1B2P-I	3	5.0 m ²	15.0 m ²
1B2P-J	2	6.6 m ²	13.2 m ²
1B2P-K	1	6.8 m ²	6.8 m ²
1B2P-L	1	6.8 m ²	6.8 m ²
2B3P-A	5	6.8 m ²	33.8 m ²
2B3P-B	4	6.7 m ²	26.8 m ²
2B3P-C	11	6.3 m ²	69.4 m ²
2B3P-D	7	6.0 m ²	42.0 m ²
2B3P-E	5	6.8 m ²	33.8 m ²
2B3P-F	2	8.0 m ²	15.9 m ²
2B4P-A	15	7.3 m ²	109.1 m ²
2B4P-B	3	8.3 m ²	24.8 m ²
2B4P-C	6	7.1 m ²	42.6 m ²
2B4P-D	6	7.1 m ²	42.6 m ²
2B4P-E	2	8.3 m ²	16.5 m ²
3B5P-A	3	10.1 m ²	30.3 m ²
3B5P-B	3	10.5 m ²	31.6 m ²
3B5P-C	12	9.2 m ²	110.2 m ²
158		1047.5 m ²	

+ 2,050.6sqm Shared Amenity Area
3,098.1sqm total Outdoor Amenity Area



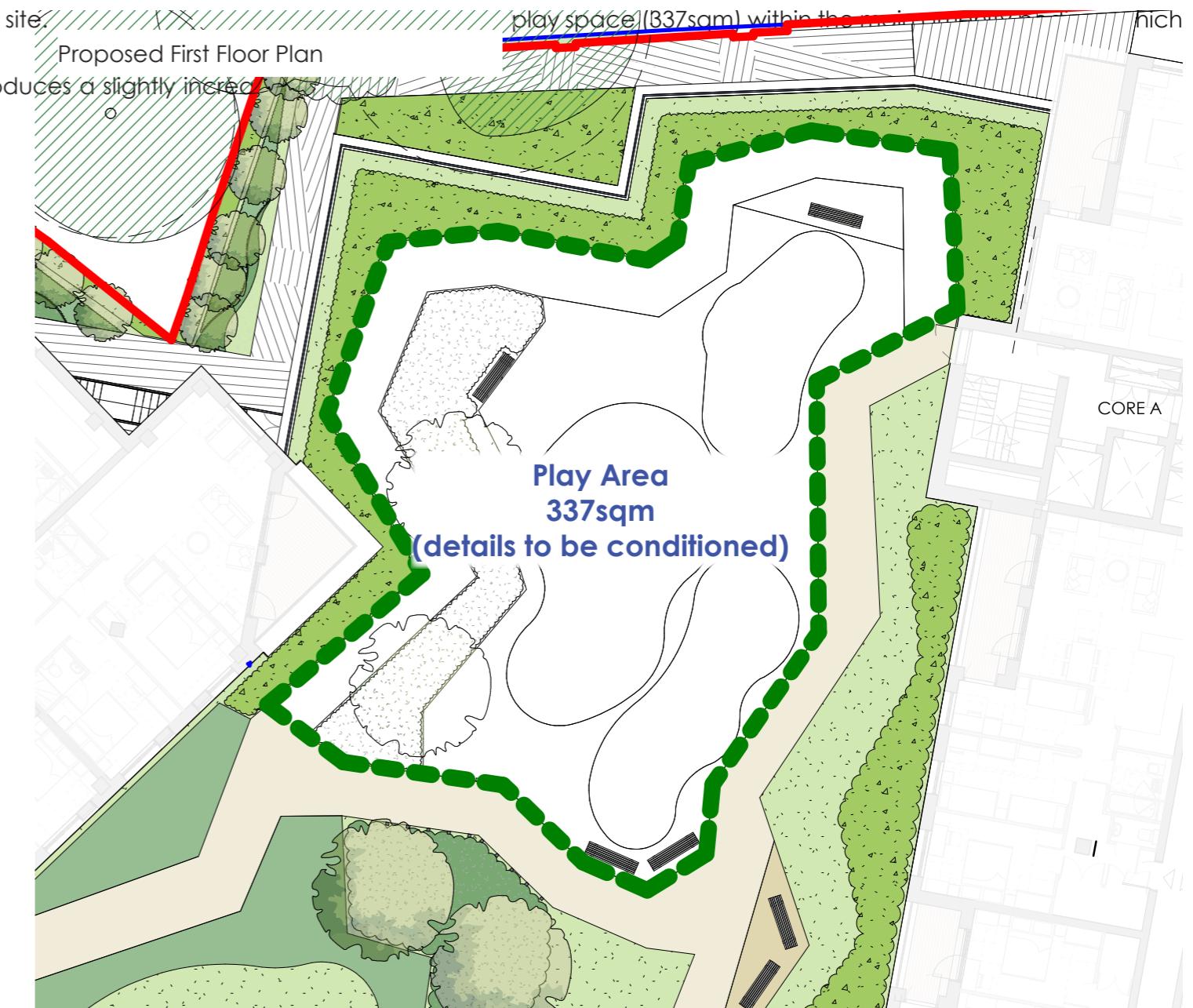
8.11 Children's Play Area

The original permission provided 324sqm of play space,



located at the rear of the site.

The current proposal introduces a slightly increased



8.12.

Parking

Car parking is situated at the ground floor and basement. There are 88 spaces in total, with 64 dedicated to Morrisons and 24 dedicated to the residential. The basement level, dedicated to the store car park, is accessed via a ramp from the St Stephen's Road entrance. The Morrisons car parking has direct access to the store entrance via two customer lifts.

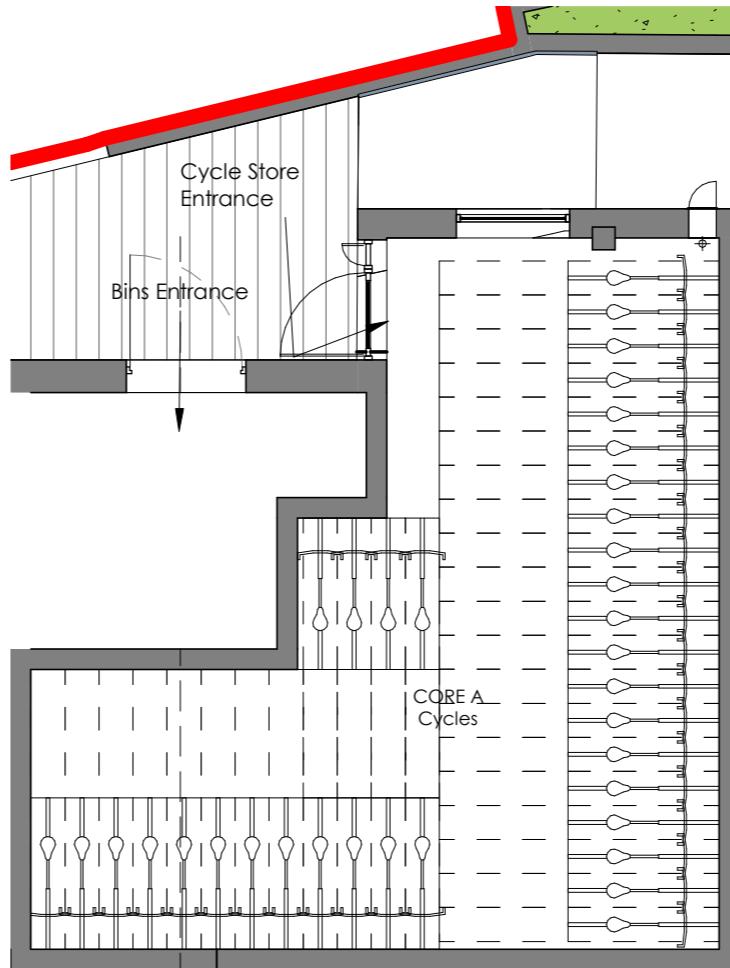
There are four residential wheelchair car parking spaces and six wheelchair car parking spaces for customers of the foodstore.



8.13. Cycle Parking Provision

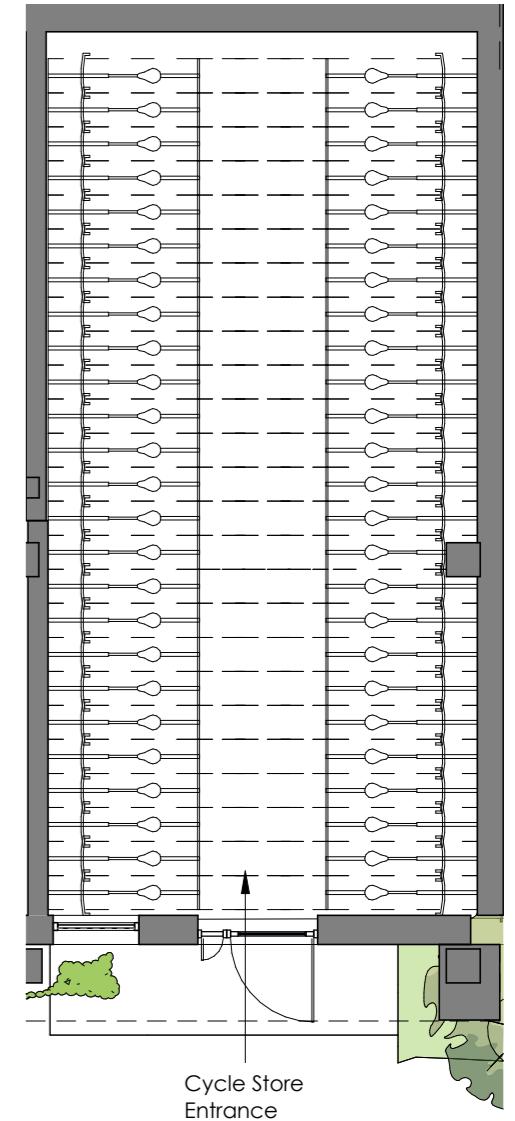
Based on the accommodation mix, the required number of cycle spaces is 279 plus four visitor spaces.

The proposed provision is for 282 spaces within double tier cycle racks, with further one sheffield stand for visitors for each residential core.



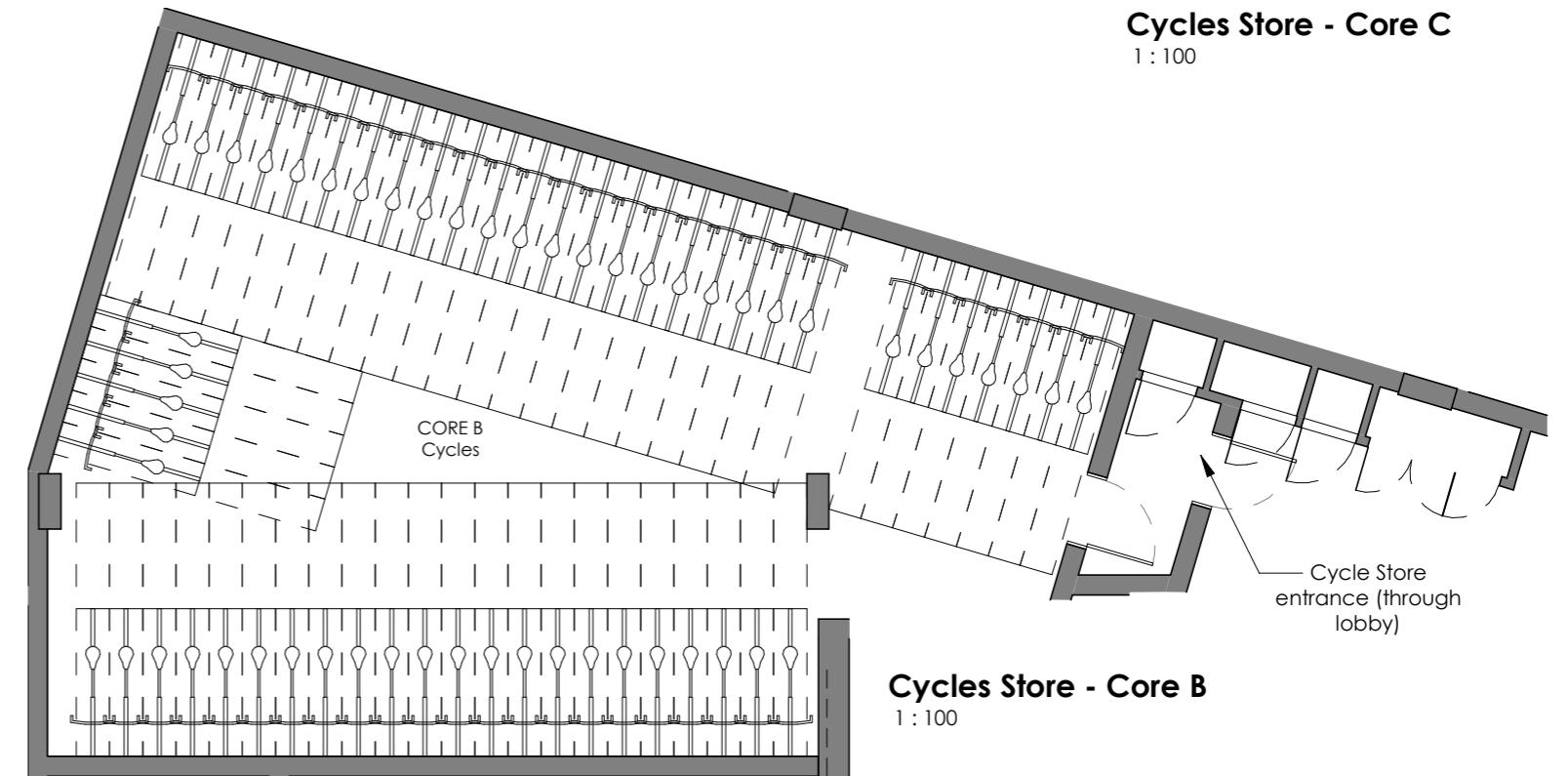
Cycles Store - Core A

1 : 100



Cycles Store - Core C

1 : 100



Cycles Store - Core B

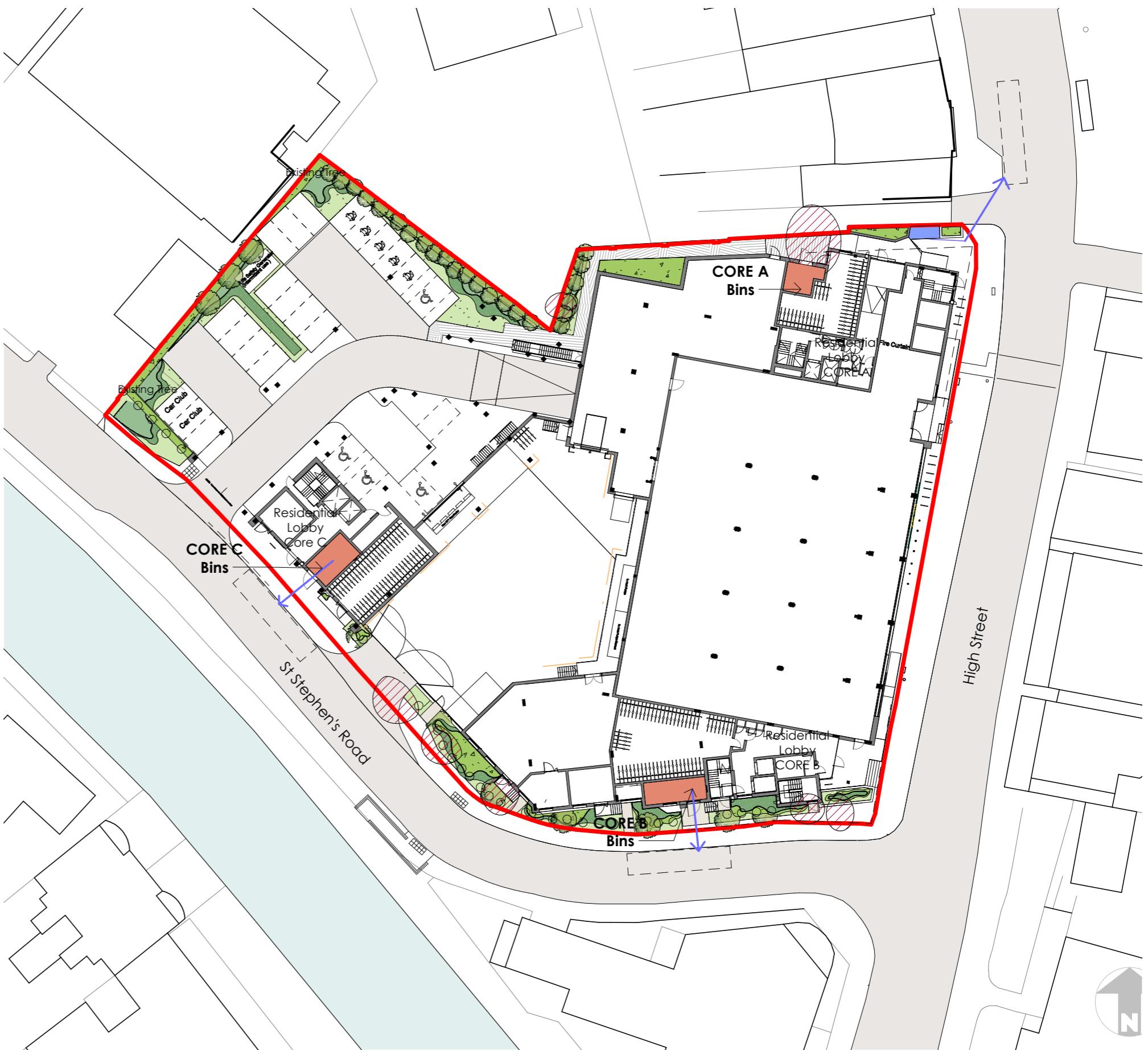
1 : 100

8.14. Waste Collection Strategy

A collection zone is provided for Block A. 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.

For Blocks B & C, the bins will be collected directly from their storage locations, which are within 10m from the Highway.

It should be noted that vehicle speeds recorded on St Stephen's Road show speeds of 16mph westbound and 18mph eastbound indicating that maneuvering around a stationary refuse vehicle would not be hazardous and is a common situation in the London urban environment.



8.15. Landscape Proposals

Landscape Principles

Landscape, Ecology and Open Space are key elements contributing to the overall character of the proposed development. The landscape strategy seeks to create an attractive, healthy environment and to provide a range of recreational opportunities.

Design Council CABE outline the following 8 qualities of successful green spaces:

- Sustainability;
- Character and distinctiveness;
- Definition and enclosure;
- Connectivity and accessibility;
- Legibility;
- Adaptability and robustness;
- Inclusiveness; and
- Biodiversity

1.0 Introduction

The landscape strategy for the roof garden and curtilage landscape will be to provide spaces that create multiple use for relaxation, fitness, play and harmony. The landscape master plan has been developed on the basis of the following overarching design objectives:

- Assist in creating a distinctive character on the roof for the new development;
- Provide high quality, accessible green spaces for people to enjoy for leisure, recreational, play, educational and amenity purposes;
- Provide planting to enhance the enjoyment of the space for recreation and fitness
- An identifiable landscape that is an aid to orientation and legibility;

2.0

Communal Roof Gardens

The proposed roof garden comprises of two spaces. The larger one sits between Block A/B and Block C. The smaller one is the northern side of Block C. These are described below:

Block A/B Communal Roof Garden

This is the largest communal garden and comprises of two spaces divided by trees in planters through the centre (located above the columns beneath). The northern space provides a new play area with rubber wet poor surfacing beneath. Beyond this will be 200mm high raised planters with ground cover planting and a *Hedera* Privacy Screen on the edge to screen the site from the adjoining neighbours. Seating will be located to allow passive recreation overlooking the play area. The second area is the to south and comprises of a sedum roof planting and wildflower sedum planting. Running through the middle of the space will be 450mm high raised shrub planting beds with trees in planters. The whole site will have an irregular angular path that runs around the communal garden connecting the access doors into the spaces. Adjacent to the path closest to the Block A/B will be seating and areas of artificial lawn either side of the path. In addition there will be paths that traverse the site with timber pergolas.

Block C Communal Roof Garden

This forms a rectangular communal garden defined by the building on two sides and a *Hedera* Privacy Screen on the other two edges. There will be an oval irregular shaped path surfaced in resin bound gravel with seating. This will be surrounded by low level ground cover planting set in 200mm high raised planters.

3.0

Ground Floor Landscape

Along St. Stephen's Road will be new areas of ground cover and shrub planting with trees above creating a green frontage to the development. The car parking area will be planted with ground cover and shrub planting with trees where space permits that will create all year round colour and interest.

4.0

Key Sustainable Landscape Principles

There is the potential for the following sustainable landscape design objectives to be achieved in the realisation of the Morrisons High Street, Yiewsley project as follows:

- design in soft robust landscape and plant new trees
- potential for growing advanced local provenance nursery stock locally
- microclimatic benefits for open space areas including reducing heat loss from buildings
- extensive tree planting increases carbon sequestration
- use of indigenous native and local provenance species to optimise opportunities for habitat and biodiversity

5.0

Key Planting Principles

The following principles will be adopted across the development:

- Use of advanced nursery stock trees
- Appropriate tree pit preparation in accordance with the British Standard
- Root barriers where required
- Tree and shrub species relating to their location and setting
- Shrub and ground cover and climbing species at entrance area to be flowering and decorative.

6.0 Hard Landscape

The hard landscape will be the unifying element to the communal garden and ground level landscape proposals. We are proposing to use high quality, long lasting products. These will be designed to follow a theme across the whole site. The communal gardens will have high quality resin bound surfaces that connects the gardens together. The ground floor hard landscape will be slab paving and resin bound paths to doorways

7.0 Species Selection

Within the proposed development, areas of tree, shrub and ground cover planting would be introduced around the units and communal courtyard. Tree planting would be combined with robust shrub and ground cover planting throughout the scheme to provide an attractive setting to the proposed gardens and to improve the amenity of the adjacent areas.

Plants are included in the list which are native or food bearing species so that nature conservation benefits are derived from the landscape scheme.



8.16. Secured by Design

During the application for the original permission, the team met with a Crime Protection Officer, who set up a series of principles and suggested amendments to the scheme

These have been incorporated in the current proposals:

- controlled barrier to the basement ramp entrance.
- FOB accessed residential lobby
- well lit communal areas
- cycles and bins storage areas are secured and FOB accessed

8.17 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
- 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 soakaways

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 five wherever possible
- Low NOx emission boilers



BauderSOLAR PV System



Bauder Green Roof System

8.18. Quantum

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

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

% Habitable Rooms			
Beds	Count	No. of HR	HR %
1	74	148	35%
2	66	198	47%
3	18	72	17%
Grand total:	158	418	

The proposal achieves 9.5% M(4)3 units.

% Accessible Mix		
Part M	Count	%
M4(2)	143	91%
M4(3)	15	9%
Grand total:	158	

9.

Tall Building Assessment

The proposal has been assessed against Hillingdon Local Plan - Policy DMHB 10 and London Plan - Policy - D9 to demonstrate that the height of proposed building responds to its context.

9.1.

Hillingdon Local Plan - Policy DMHB 10

“Any proposal for a high building or structure will be required to respond to the local context and satisfy the criteria listed below. It should:

i) be located in Uxbridge or Hayes town centres or an area identified by the Borough as appropriate for such buildings;”

- Even though the site is not located in an area identified for tall buildings, the proposed site is within Yiewsley town centre, in close proximity to the Colham Bridge junction and toward the West Drayton Train Station, where the area has given way to residential developments of significantly higher storeys.
- Furthermore, the original planning permission dated August 2019, has established the proposed site as suitable for tall buildings

“ii) be located in an area of high public transport accessibility and be fully accessible for all users;”

- The site is located within a four minutes walking distance from West Drayton railway station and various bus stops. The Transport Assessment, submitted as part of this application offers further detailed information and concludes that the area has a high public transport accessibility, with a safe and accessible pedestrian environment and the proposals accords with the relevant transport policies at a national, regional and local level.

“iii) be of a height, form, massing and footprint proportionate

to its location and sensitive to adjacent buildings and the wider townscape context. Consideration should be given to its integration with the local street network, its relationship with public and private open spaces and its impact on local views;”

- A comprehensive Townscape and Visual Appraisal has been prepared as part of this application, testing key, local views around the site. The assessment has identified a Moderate Beneficial effect within local townscape arising from the benefits of the demolition of the detracting former Morrisons store with its blank façade, service yard and car park fronting St Stephen's Road and replacement with a high quality mixed-use scheme. Incorporating residential uses would make better use of the site, add to the vitality of the area, provide more active frontages and greater natural surveillance.

- The built form steps down to the north and west to tie in with the lower scale of the adjacent properties and is inset from the main frontage. The upper floor is set back at roof level and would be screened by the parapet in local views from street level. The architectural treatment of the elevations provides further articulation of the scale through projecting elements, the pattern of fenestration, balconies, and materials. This breaks up the scale of the frontage, provides depth and modelling that provide visual interest and responds to the pattern of the street scene. The proposed scheme is compatible with the existing townscape character of the area and the site's town centre location.

- The proposed development defines the adjoining streets, providing more active frontages and would increase the screening of unattractive service areas and parking which are currently prominent in the streetscene. The alignment of the building is characteristic of the area and set back from the boundary line, along both High Street and St. Stephen's Road, allowing for a wider area of pavement .

- The proposal would provide a new public realm with new paving, trees and other planting. The frontage to the store on High Street would have a legible entrance with good intervisibility between the street and shop front as well as a wider area of pavement. Residential entrances would also be legible and generate activity along both High Street and St Stephen's Road.

- Further details on the proposed height, form, massing and appearance have been included in chapters 8.3-8.6 of this document

“iv) achieve high architectural quality and include design innovation. Consideration should be given to its silhouette, so that it provides a positive contribution to the skyline, its design at street level, facing materials and finishes, lighting and night time impact;”

- The architectural treatment responds positively to the local character and distinctiveness with facades, details and materials that reference existing apartment buildings and the vertical articulation of the High Street façade references the adjacent parade of shops. The details and materials complement local architectural character, particularly the use of brick, a horizontal emphasis at roof level, inset top floors, and varying roof lines. The proposal would draw on positive aspects of the surrounding area and help to reinforce the emerging sense of place that has been created by the apartment developments in the surrounding area.

- The proposed skyline has been thoroughly developed during the planning process of the original permission, with various design workshops attended by the council's urban designers. The similar shape has been maintained within the current application and responds to its context, incorporating a combination of flatted roof, typical to the High Street developments and a various pitched, gabled roof along the Grand Union Canal.

"v) where residential uses are proposed, include high quality and useable private and communal amenity space and ensure an innovative approach to the provision of open space;"

- All proposed flats benefit from balconies, with areas exceeding the national policies
- The communal amenity space is proposed within two amenity decks at mezzanine and first floor levels, accessible from all residential cores, and includes a play area.
- The podiums are high quality landscaped, with a design specifically created for the scheme which includes dynamic shapes and a varying planting palette to promote diversity. Further details of the landscape proposals are included within chapter 8.15.

"vi) not adversely impact on the microclimate (i.e. wind conditions and natural light) of the site and that of the surrounding areas, with particular focus on maintaining useable and suitable comfort levels in public spaces;"

- The principles of a tall building on the proposed site have been accepted as part of the previous planning permission with regards wind conditions not being affected.
- An updated Daylight and Sunlight report has been submitted with this application, which concludes that the majority of windows and rooms in the neighbouring properties would comply with the default numerical guidelines given by the BRE. Where breaches of the numerical guidance occur, all the neighbouring properties will retain contextually appropriate levels of daylight and sunlight amenity, consistent with expectations in a town centre location. When compared to the original permission for the site, the development would leave the neighbouring properties with very similar levels of natural light.

"vii) be well managed, provide positive social and economic benefits and contribute to socially balanced and inclusive communities;"

- The new Morrisons food store is at the heart of the development. It will improve the shopping experience for the customer whilst enhancing the High Street environment for shoppers, and by way of increased footfall, increase the trade for the towns other retailers. The food store will incorporate a coffee bar and there will be a similar number of product lines as the previous premises, but in a more efficient layout.
- Further details on the proposed access and inclusive design have been included in chapter 8.7 of this document.

"viii) comply with aviation and navigation requirements and not adversely impact upon telecommunication, television and radio transmission networks; and"

"ix) demonstrate consideration of public safety requirements as part of the overall design, including the provision of evacuation routes."

- A Fire Statement has been prepared as part of this application confirming that:
 - the proposals have been designed to incorporate safe and dignified emergency evacuation for all building users
 - the proposals include features which reduce the risk to life: fire-alarm systems, passive and active fire safety measures and associated management and maintenance plans
 - the proposals give access to fire safety personnel and equipment

9.2

London Plan - Policy Dg

A proportion of the requirements set in Policy D9 overlaps with the ones set in Hillingdon Local Plan 2 - DMHB 10, and their compliance have been previously demonstrated in chapter 9.1 of this document:

- C1b - The proposal responds to the spatial hierarchy of the local and wider context
- C1c - The proposed architectural quality and materials are of an exemplary standard
- C2a - The proposed internal and external design ensure the safety of all occupants
- C2d - The site is located in a highly accessible area in terms of transport links, facilities, services, walking and cycling networks
- C2e - The regeneration potential of the proposal has been maximised, the development being a catalyst for further change to the area
- C3a - The environmental impact of daylight, sunlight has been carefully considered

Additional requirements of Policy D9 are not applicable to this site:

- C1d - The site is not located in proximity to any London's heritage assets
- C1e - The site is not located within a World Heritage Site
- C1f) - The site is not located near the River Thames

The proposals satisfy the remaining criteria of Policy D9 listed below:

“1) visual impacts

a) the views of buildings from different distances:

“i long-range views”

- Views 6,7,8, part of the Townscape and Visual appraisal are long range views and demonstrate that the proposals have a Minor Beneficial/Negligible Visual Effect

“ii mid-range views from the surrounding neighbourhood”

- Views 3,4,5, part of the Townscape and Visual appraisal are mid range views and demonstrate that the proposals have a Minor/Moderate Beneficial Visual Effect

“iii immediate views from the surrounding streets”

- Views 1,2, part of the Townscape and Visual appraisal are immediate views and demonstrate that the proposals have a Moderate Beneficial Visual Effect

“g) buildings should not cause adverse reflected glare”

- The proposed elevations have a balanced proportion of solid and glazed areas, avoiding the chance of glaring

“2) functional impact

(...) b) buildings should be serviced, maintained and managed in a manner that will preserve their safety and quality, and not cause disturbance or inconvenience to surrounding public realm.”

- The following documents are submitted as part of this application and demonstrate that these arrangements have been considered at the start of the design process: Demolition/Construction Management Plan, Delivery and Servicing Plan, Operational Waste Management Plan.

“c) entrances, access routes, and ground floor uses should be designed and placed to allow for peak time use and to ensure there is no unacceptable overcrowding or isolation in the surrounding areas”

- There are three residential entrances, located within fairly equal distances from each other, giving access to three stair/lift cores. The residential properties are proportionally divided between the three cores: Core A - 40 flats, Core B - 59 flats and Core C - 59 flats.

- The proposed entrance for the store is dimensioned and located according to the size of the store and local context, as advised by the retail consultants and fire engineers.

“3) environmental impact

(...) c) noise created servicing machinery, or building uses, should not detract from the comfort and enjoyment of open spaces around the building”

- The store service yard has been located within the centre of the site and it is proposed to be covered by a landscaped amenity deck and wall bounded around most of its sides. This was a consideration from the early stages of design, to ensure the servicing noise is minimised .
- An updated Noise Assessment has been submitted as part of this application, detailing further specific measures to ensure comfortable noise levels.

10. 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.