



PROPOSED CHARVILLE CHILDREN'S HOME CHARVILLE LANE, HAYES

DECEMBER 2024
DESIGN AND ACCESS STATEMENT ADDENDUM

hunters

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01.

INTRODUCTION

1.1 – PURPOSE OF THE DOCUMENT

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INTRODUCTION

1.1 – PURPOSE OF THE DOCUMENT



This Document has been prepared by Hunters in support of proposed Non-Material Amendment Application to the approved planning application ref. 26544/APP/2023/2303 for the redevelopment of an existing Children's Home (Use Class C2), comprising the erection of 3no. 2 storey buildings, providing accommodation for 12 young people and 6 household staff and an Educational building; hard and soft landscaping, communal and private garden areas and a Multi-Use Games Area.

The planning application was granted in October 2023.
A previous Non-Material Amendment application to the original grant of planning permission has been submitted and approved in August 2024 (ref. 26544/APP/2024/2027).
This statement should be read in conjunction with revised application drawings.

APPLICATION SUMMARY

Site area:

0.76 acres (0.31 hectares)

Site Address:

113 Charville Lane, Hayes, UB4 8PD

Use:

Children's home

Schedule of Accommodation:

6 x children's supported accommodation units

- 2 No. 2-bed units (accommodation for 1 end user and 1 staff member),
- 2 No. 3-bed units (accommodation for 2 end users and 1 staff member),
- 2 No. 4-bed units (accommodation for 3 end users and 1 staff member).
- 1 No. Educational Building

Car parking spaces:

20 parking spaces (including 2 disabled spaces) & 2 drop-off bays

Cycle parking spaces:

12 spaces

INTRODUCTION

1.2 – SUMMARY OF THE PROPOSED AMENDMENTS



Since the planning application was approved in October 2023, the design team has continued to develop the detailed design resulting in the requirement for a few minor amendments within the proposed site plan. The changes derive from design development and refinement of the project brief.

Amendments are relatively minor and the overall approach in terms of site layout, massing, height, architectural design, building layout, elevation detail and materiality remains as described in the Design and Access Statement that accompanies this application.

With the previous Non-Material Amendment application (26544/APP/2024/2027) a few changes were made to the scheme, such as:

- Amendments to the Multi-Use Games Area as a result of the Fire Strategy design development.
- Tarmac paving specified in the consented scheme replaced with asphalt surfacing.
- 1.2m garden brick walls separating house entrances changed to close boarded fence walls
- Refuse store rotated to sit adjacent to the south boundary

Recently, the scheme has been subject to the inspection of the Office for Standards in Education, Children's Services and Skills (Ofsted) and some minor concerns were raised in terms of children's security. The design team have arranged a pre-application meeting and further correspondence with the London Borough of Hillingdon Planning team, who have positively reviewed the proposed changes and confirmed these could be secured by way of a Non-Material Amendment (S96a) to the original grant of planning permission.

The key driver is to introduce separation between the two managed housing units so that children will not come into physical or visual contact with each other.

This primarily involves the site being split from a single entity into two separately functioning sites, separated by walls and high fencing with designated vehicular and pedestrian access for each.

A summary of the key changes made to the scheme is set out below:

- Introduction of 2xno. "drop-off" spaces adjacent to each children's home/compound entrance, so to allow children to be delivered to their home without having to cross paths with other children within the car park.
- Singular access to the MUGA from outside of the homes/compound.
- Removal of visual connection through the MUGA fencing (introduction of new visually secure fence)
- Addition of a new fence separating the two homes within the rear communal grassed area to ensure both homes continue to have access to amenity.

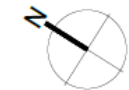
02.

PROPOSED AMENDMENTS

- 2.1 – CONSENTED SITE PLAN
- 2.2 – JUNE 2024 S96a SITE PLAN
- 2.3 – PROPOSED SITE PLAN
- 2.4 – PROPOSED SITE PLAN - NOTES
- 2.5 – SECURITY
- 2.6 – PROPOSED FENCE

PROPOSED AMENDMENTS

2.1 - CONSENTED SITE PLAN – APPLICATION REF. 26544/APP/2023/2303

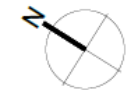


PROPOSED AMENDMENTS

2.2 – JUNE 2024 S96a SITE PLAN – APPLICATION REF. 26544/APP/2024/2027



Grass	Hedge
Hoggin footpath	
Permeable concrete block paving Herringbone natural	
Permeable concrete flag paving Stretcher bond natural	
Vehicular Path: resin bound gravel	
Black asphalt surfacing	
Permeable concrete block paving Herringbone grey	
Existing trees on site	
Proposed small / fastigate tree or large shrub	
1.8m CBF + 400mm trellis	
1.8m hoop top metal railing	
1.2m fence	
2.2m brick wall	
2m mesh metal fence	
Brick retaining wall	



PROPOSED AMENDMENTS

2.3 - PROPOSED SITE PLAN

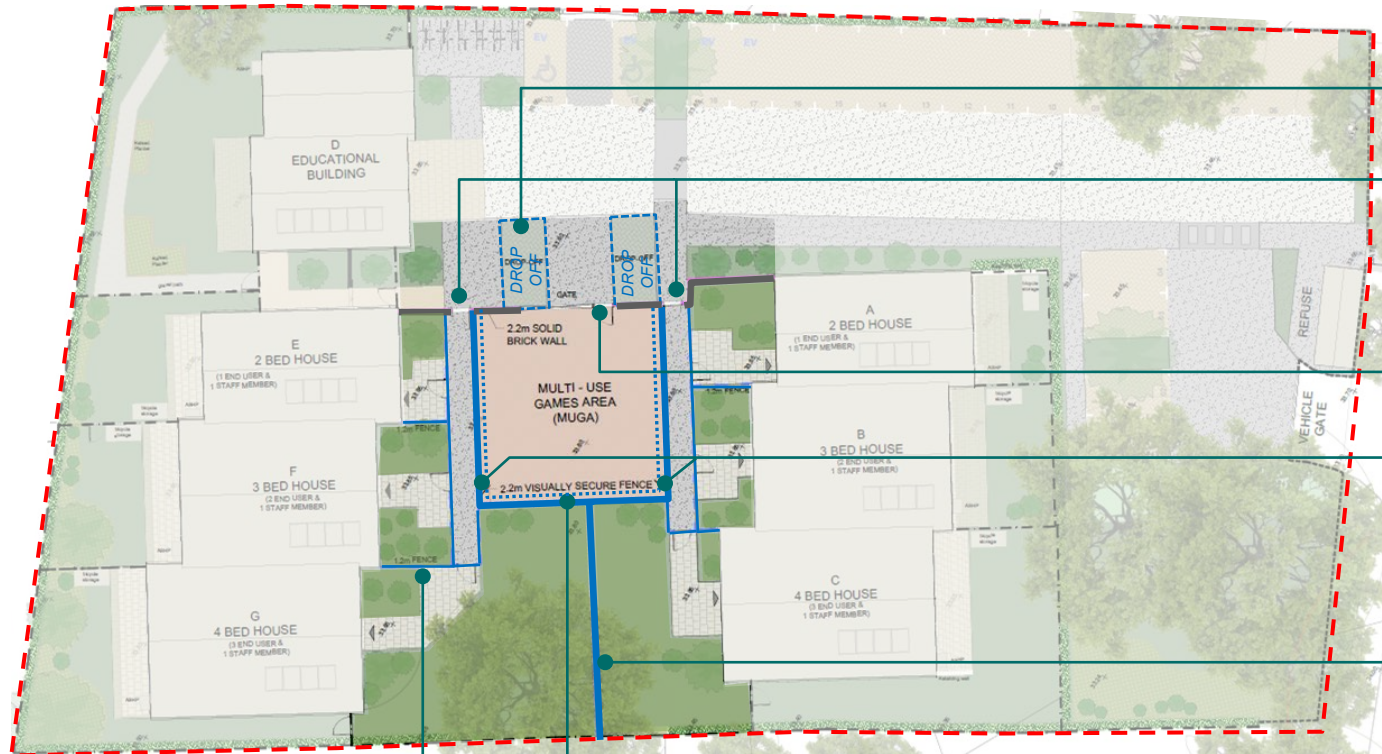


- Key**
- Grass
 - Hoggin footpath
 - Permeable concrete block paving
 - Permeable concrete flag paving
 - Vehicular Path: resin bound gravel
 - Black asphalt surfacing
 - Permeable concrete block paving
 - Existing trees on site
 - Proposed small / fastigate tree or large shrub
 - 1.8m CBF + 400mm trellis
 - 1.8m hoop top metal railing
 - 1.2m fence
 - 2.2m brick wall
 - 2.2m visually secure fence
 - 2.2m rebound metal mesh (MUGA inner fencing)
 - Brick retaining wall
 - Hedge

Existing 21 no. trees on site are retained as per approved planning application.

PROPOSED AMENDMENTS

2.4 - PROPOSED SITE PLAN - NOTES



No. 2 Children's Drop-Off bay

2xno. Separate entrances to residential buildings

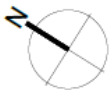
Singular external entrance to the MUGA

Fire gates to be used exclusively by fire service personnel in the event of a fire (see Fire Service Access)

2.2m fence separating the two compounds within the rear communal grassed area to ensure both homes continue to have access to amenity.

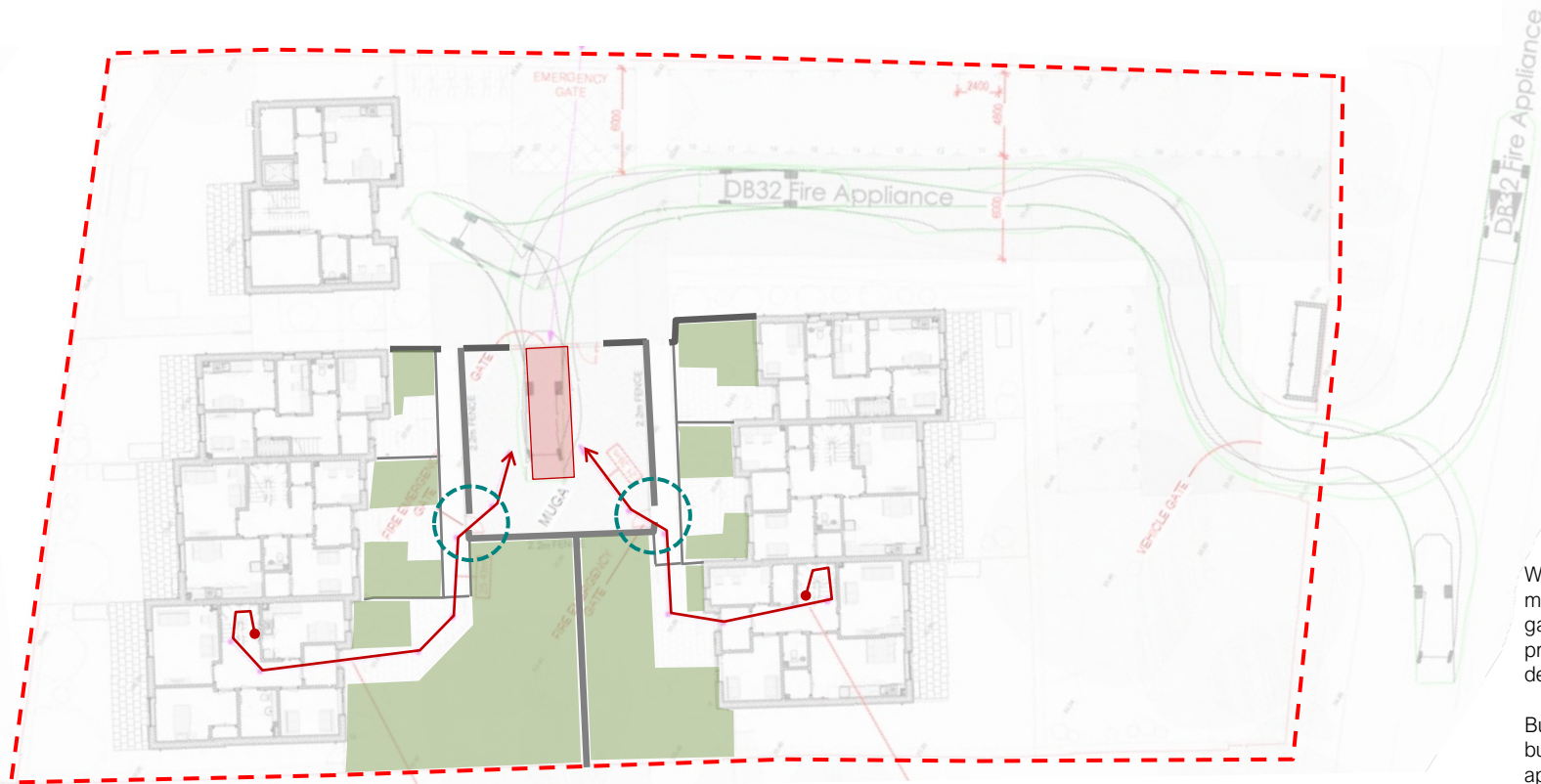
2.2m visually secure fence on the outside face and rebound metal fence on MUGA inner face

1.2m fence



PROPOSED AMENDMENTS

2.5 - PROPOSED SITE PLAN – FIRE SERVICE ACCESS

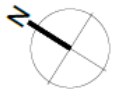


Whilst focussing on separating the two managed housing units, no.2 service gates on each sides of the MUGA are proposed as a result of the Fire Strategy design development.

Buildings are not fitted with fire mains but should have vehicle access for a fire appliance not more than 45m from all points within the buildings, measured on a route suitable for laying hose. This is achieved by the fire tender parking in the multi-use games area (MUGA).

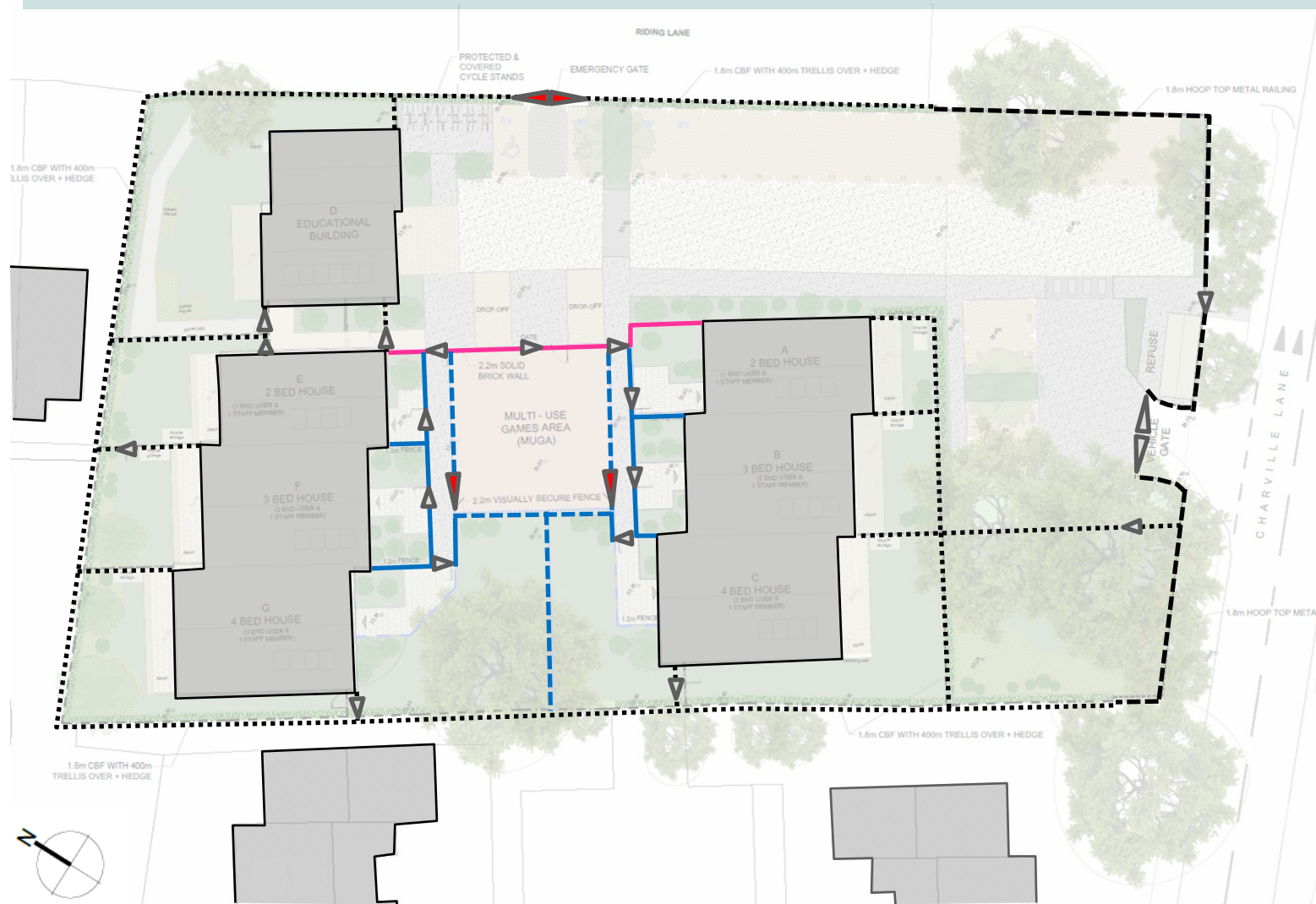
The fire service will have a drop key to access the external gates located in the MUGA and will access and lay hose through side gates (shown in figure).

These gates will only be used in case of a fire by authorized personnel.



PROPOSED AMENDMENTS

2.6 - SECURITY



- 1.8m CBF + 400mm trellis
- 1.8m hoop top metal railing
- 1.2m fence
- 2.2m brick wall
- 2.2m visually secure fence
- ▲ Gates
- ➡ Emergency gates

PROPOSED AMENDMENTS

2.7 – PROPOSED VISUALLY SECURE FENCE



Proposed 2.2m visually secure fencing on the outer face of MUGA
Combined with rebound mesh metal fence on the inner face.

1.2m fence to houses front garden to match MUGA fencing.

03.

VISUALS

PROPOSED AMENDMENTS

3.1 - VISUALS



PROPOSED AMENDMENTS

3.2 - VISUALS



PROPOSED AMENDMENTS

3.3 - VISUALS



PROPOSED AMENDMENTS

3.4 - VISUALS



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