



Drayton Kirk Limited

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## PLANNING AND HERITAGE STATEMENT





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## PLANNING AND HERITAGE STATEMENT

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# QUALITY CONTROL

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## **EXECUTIVE SUMMARY**



## EXECUTIVE SUMMARY

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This Planning and Heritage Statement (PHS) has been prepared on behalf of Drayton Kirk in support of an application for the conversion of part of the existing loft at Kirk House, 97-109 High Street, West Drayton, UB7 7HJ7GJ. The proposed loft conversion will provide space for 8 residential dwellings.

The description of development is as follows:

*"The provision of 8 residential dwellings in the existing loft space and external alterations to existing building including the extension of the roof, the provision of new dormer windows and external roof terraces".*

The site benefits from permitted development for the change of use from offices to residential following the grant of prior approval in September 2017 (LPA ref. 32928/APP/2017/2396). This development and change of use have now been completed with the residential units in occupation and therefore, the principle of residential use on this site has already been established.

Policy EM1 of the Local Plan, Part 1, also states that the supply of new housing will be achieved through development which achieves higher densities in urban and town centres where they are compatible with the local context, the principles of good design and the capacity of public transport in the area.

The site is located within the West Drayton Town Centre and is accessible by sustainable modes of transport and facilities. Therefore, additional residential development at this sustainable and accessible location is acceptable in accordance with these national, regional, and local policies.

The proposal uses similar materials to match that of the existing building and blend in with the context of its setting and responding sensitively to the surrounding context through materiality and form.

This PHS considers the potential impacts upon the area, following the production of several technical reports. They conclude that the scale and use of the proposal is appropriate within this location, and that there would be no detrimental impacts on future tenants, or the surrounding area associated with the proposed development.

The proposed development has been designed in accordance with all relevant planning policies and will provide four new and much needed residential dwellings within an easily accessible location. The proposals will make a positive contribution to the sustainable supply of housing within the Borough and should be granted planning permission in accordance with the NPPF.

## INTRODUCTION

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This Planning and Heritage Statement (PHS) has been prepared by WSP on behalf of Drayton Kirk in relation to Kirk House, 97-109 High Street, West Drayton, UB7 7GJ. A Site Location Plan (drawing ref. 712-P-100) is included within **Appendix 1**.

This PHS accompanies an application for planning permission for the:

*"The provision of 8 residential dwellings in the existing loft space and external alterations to existing building including the extension of the roof, the provision of new dormer windows and external roof terraces".*

This PHS demonstrates that the proposed development complies with the relevant policies in the statutory development plan, having regard to other material planning considerations.

## SUPPORTING DOCUMENTS

This PHS draws upon other documents accompanying the application as outlined below:

- Completed and signed application forms and appropriate certificates, prepared by Quad Architects;
- Completed CIL form, prepared by Quad Architects;
- A full package of existing and proposed drawings, prepared by Quad Architects;
- Design and Access Statement, prepared by Quad Architects;
- Daylight and Sunlight Report, prepared by SHA Environmental;
- Acoustic Report, prepared by Energist UK;
- Sustainability and Energy Statement, prepared by SHA Environmental; and
- Transport Statement, prepared by Caneparo Associates.

## DOCUMENT STRUCTURE

This PHS is structured as follows:

- Chapter 2 outlines relevant background of the site;
- Chapter 3 sets out the proposed development;
- Chapter 4 identifies any relevant planning policies and guidance;
- Chapter 5 provides our assessment of the proposals; and
- Chapter 6 outlines our conclusions as to why planning permission should be granted.

## BACKGROUND

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### THE SITE AND SURROUNDINGS

The application relates to Kirk House, 97-109 High Street, West Drayton, UB7 7GJ. The existing residential building is a large, three storey building with an under-croft car park to the rear of the site.

The car park has 44 existing spaces which are used by the existing residents. The access into the car park is off St Stephen's Road and is closed off to the public with a security gate which can only be operated by the residents and Management Company.

The building sits on the corner of High Street and St Stephen's Road. Directly opposite the site, to the north, is Chiltern House, a four-storey residential apartment block which includes commercial units at ground floor level fronting High Street and St Stephen's Road. Kirk House is set back from Chiltern House by 21m from the furthest point and 10m at the closest point towards the front of the building. To the rear of the application site are two storey residential dwellings, fronting St Stephen's Road. The closest residential dwelling to the rear of Kirk House is at a distance of approximately 13m.

The St Matthew's Church, to the south of the site, has been identified as a "Locally Listed Building". Directly opposite the site, to the east, is the "Former Town Hall".

The surrounding area has a mix of heights ranging between one storey (further to the north, away from the application site) and four storeys. Two and three storey residential dwellings are located to the rear of the site.

The site is located within the West Drayton Town Centre and, therefore, is surrounded by a mix of uses including retail, commercial and residential. The larger retail stores include Morrisons within a two minute walk to the south of the application site and a large Aldi to the north, within a five minute walk from the site. The site also benefits from good access to sustainable modes of transport including buses travelling to and from central London and cycle routes.

### RELEVANT PLANNING HISTORY

The relevant planning history for the site is set out below:

- Planning permission was granted on 9 May 1994 (LPA ref. 32928/L/93/1829) for the "Change of use of part of ground floor from Class A1 (Retail) to Class B1 (Business)".
- Prior approval was granted on 6 September 2017 (LPA ref. 32928/APP/2017/2396) for the "Prior Approval for change of use from office use to residential (36 units)". The prior approval granted 36 residential units (six studios and 30 x 1 bedroom) within the existing curtilage of the building.

### PRE-APPLICATION DISCUSSIONS

The applicants received pre-application advice from the Council in May 2018 for a single storey roof extension comprising nine new flats and larger balconies on the existing first and second floors.

Although the current proposal for this application reduces the number of residential units to eight and the majority of the roof remains unaltered (as opposed to the earlier scheme which proposed removing the existing pitched roof in its entirety and replacing it with a flat roof extension) much of the Pre -App from May 2018 advice is still pertinent and so is summarised below:

- The principle of residential use on the site has been established due to the granting of the prior approval application (LPA ref. 32928/APP/2017/2396), the completing of the prior approval and the occupation of the built-out flats. Furthermore, as part of the prior approval application, no objections were raised to the principle of residential use on the site.
- Affordable housing contribution would not be required as the proposal (now only four units proposed) is below the threshold set out in the London Plan (2021).
- Concerns were raised regarding overlooking on the southern boundary elevation on to the children's playground and screening was suggested to reduce this.
- Additional amenity space is to be provided to accord with the Council's Residential Layouts SPD which has been incorporated into the scheme.
- A daylight and sunlight report would be required as part of any application to understand if there is any impact on the neighbouring properties and future tenants of the extension.
- Comments were raised in regard to the location of the windows facing onto Chiltern House.
- The Council considered that the proposal would be unlikely to generate significant overspill parking in the surrounding area, however, additional detail is required to be submitted to the Council for further review.
- An Energy Statement is required as part of any application.
- No ecological designations are located within or adjacent to the site and therefore, the proposal would not have a significantly adversely effect on ecology.

The points and concerns raised above have been addressed within this PHS as well as the supporting documents, as listed in Chapter 1. Chapter 5 of this PHS provides further information on the assessment of the proposal in relation to planning policy.

## PROPOSED DEVELOPMENT

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Planning permission is sought for:

*"The provision of 8 residential dwellings in the existing loft space and external alterations to existing building including the extension of the roof, the provision of new dormer windows and external roof terraces".*

A breakdown of the full proposal is set out below:

- Utilisation of existing roof space to provide high quality, eight new 1, 1-bed (1 person) and 3, 1-bed (2 person) and 4, 2-bed (3 person) residential units.
- Residential units to be compliant with minimum space standards.
- Private amenity space for each residential unit, measuring 21sqm for the 1-bed units and 25sqm for the 2-bed units. Located on the roof balconies and front amenity garden on the front building area.
- Additional bin storage at ground floor level in the existing car park area for the new residential units.
- new dormers introduced in all elevations.
- Additional visual screening, 1.7m in height on south-east elevation to avoid overlooking of the adjacent school playground.
- Materials to match existing building in terms of materiality and form; and
- A high-quality architectural proposal, sensitively responding to the surrounding area and which has no impact on the setting of the locally listed buildings.

Full details of the design are outlined in the submitted Design and Access Statement (DAS) and the drawing package, prepared by Quad Architects.

## PLANNING POLICIES AND GUIDANCE

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This section identifies key planning policies and guidance at a national and local level, if relevant to the assessment of the proposal.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where an adopted development plan contains relevant policies, an application for planning permission shall be determined in accordance with the plan, unless material considerations indicate otherwise.

### NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2021)

The National Planning Policy Framework (NPPF) is the basis of the government's planning policy guidance. It requires that "sustainable development is pursued in a positive way" (paragraph 10) and applies a "presumption in favour of sustainable development" (paragraph 10 and 11).

For decision-taking, paragraph 11 of the NPPF further advises that this means "approving development proposals that accord with the up-to-date development plan without delay".

Paragraph 124 states that decisions should support development that makes efficient use of land to help meet the identified need for housing.

Paragraph 126 sets out that the government attaches great importance to the design of the built environment and considers that good design is a key aspect of sustainable development.

### THE LONDON PLAN

The London Plan (March 2021) seeks to ensure that there are enough homes in the region to meet the needs of all Londoners at all stages of their lives and that these are designed so that they actively enhance the quality of the neighbourhoods in which they are located. It also seeks to protect and improve London's natural environment.

The most relevant London Plan policies have been set out below.

- Policy GG1 – Building strong and inclusive communities
- Policy GG2 – Making the best use of land
- Policy GG4 – Delivering the homes Londoners need
- Policy D3 – Optimising site capacity through the design-led approach
- Policy D4 – Delivering good design
- Policy D5 – Inclusive design
- Policy D6 – Housing quality and standards
- Policy D11 – Safety, security and resilience to emergency
- Policy H1 – Increasing housing supply
- Policy H2 – Small sites
- Policy H4 – Delivering affordable housing
- Policy H10 – Housing size mix
- Policy HC1 – Heritage conservation and growth
- Policy G1 – Green infrastructure
- Policy SI1 - Improving air quality
- Policy SI5 – Water infrastructure
- Policy SI12 - Flood risk management
- Policy SI13 – Sustainable drainage

- Policy T1 – Strategic approach to transport
- Policy T2 – Healthy Streets
- Policy T4 – Assessing and mitigating transport impacts
- Policy T5 – Cycling
- Policy T6 – Car parking
- Policy T6.1 – Residential parking
- Policy DF1 – Delivery of the plan and planning obligations

## LOCAL PLANNING POLICY

The statutory development plan for the site comprises the London Plan (March 2021), the Local Plan Part 1 – Strategic Policies (November 2012) and the Local Plan Part 2 – Development Management Policies (January 2020). The relevant policies have been listed below.

### LOCAL PLAN PART 1 – STRATEGIC POLICES (NOVEMBER 2012)

The relevant policies relating to this application have been listed below:

- Policy NPPF1: National Planning Policy Framework – Presumption in Favour of Sustainable Development
- Policy H1: Housing Growth
- Policy H2: Affordable Housing
- Policy HE1: Heritage
- Policy BE1: Built Environment
- Policy CI1: Community Infrastructure Provision
- Policy EM1: Climate Change Adaptation and Mitigation
- Policy EM6: Flood Risk Management
- Policy EM8: Land, Water, Air and Noise
- Policy EM11: Sustainable Waste Management
- Policy T1: Accessible Local Destinations

### THE LOCAL PLAN PART 2 – DEVELOPMENT MANAGEMENT POLICIES (JANUARY 2020)

The relevant policies have been set out below:

- DMH2: Housing Mix
- DMH7: Provision of Affordable Housing
- DMHB1 Heritage Assets
- DMHB3 Locally Listed Buildings
- DMHB9: War Memorials
- DMHB11: Design of New Development
- DMHB16 Housing Standards
- DMHB17: Residential Density
- DMHB18: Private Outdoor Amenity Space
- DMEI: Reducing Carbon Emissions
- DMEI9: Management of Flood Risk
- DMEI14: Air Quality
- DMT1: Managing Transport Impacts
- DMT2: Highway Impacts

- DMT4: Public Transport
- DMT5: Pedestrians and Cyclists
- DMT6: Vehicle Parking

## **SUPPLEMENTARY PLANNING GUIDANCE**

Other relevant planning documents have also been considered as part of this application.

These have been set out below:

- Housing SPD (July 2016)
- Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- Accessible Hillingdon, Local Development Framework, Supplementary Planning Document, adopted September 2017
- Planning Obligations Supplementary Planning Document, adopted July 2014
- Air Quality Supplementary Planning Guidance, adopted May 2002 Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

## PLANNING ASSESSMENT

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### PRINCIPLE OF RESIDENTIAL DEVELOPMENT

The site benefits from permitted development for the change of use of the site from offices to residential following the grant of prior approval in September 2017 (LPA ref. 46616/APP/2017/1362).

This scheme has now been fully implemented with the residential units occupied and therefore, the principle of residential use at this site has been established.

The loft conversion to increase the number of residential units on the site by four units, will help deliver much needed housing within the Borough, in accordance with Policy H1 of the Local Plan Part 1 and Policy GG4 of the London Plan. Furthermore, the London Plan proposes to increase Hillingdon's housing targets from 559 dwellings per year to 1,083 dwellings per year. This is a significant increase of 524 dwellings per year which emphasises the need for additional housing across the borough. Therefore, the additional four dwellings in this location will help Hillingdon achieve this new higher target.

As part of the pre-application response which related to nine additional residential units, the Council accepted the principle of the development and accepted that there have been numerous precedents accepted for applications whereby the prior approval and proposed new units can be delivered.

The current proposal is for only four units largely within the existing roof space so will have even less impact visually but will still contribute to the housing stock in the Borough.

Policy GG2 of the London Plan seeks for the potential to intensify the use of land to support additional homes through promoting high density development. Policy

### AFFORDABLE HOUSING

Policy H2 of Local Plan Part 1, Policy DMH7 and Policy H4 of the London Plan requires applications for 10 or more residential dwellings to provide affordable housing on site. The proposal is for four residential dwellings; therefore, the proposal does not trigger the affordable housing requirement. This was also accepted within the pre-application response by the Council when referring to the former nine units' scheme.

### QUALITY OF ACCOMMODATION

The proposed residential units are in line with minimum space standards.

Policy DMHB16 of the Local Plan Part 2 requires all housing development to have adequate provision of internal space. Table 5.1 provides a minimum floorspace standards. This table mirrors the minimum space standards as set out in Policy D6, Table 3.1 of the London Plan.

Of relevance to this proposal are:

Floor Three, Unit no.	Beds	Persons	Floorspace for each unit (sqm)	Amenity space (sqm)	Storage (sqm)
TF 37	1	2	55	21	2
TF 38	2	3	62.7	25	2
TF 39	2	3	68	25	2
TF 40	1	1	42.7	21	2
TF 41	2	3	68.2	25	2
TF 42	1	2	55.3	21	2
TF 43	1	2	55.3	21	2
TF 44	2	3	70.9	25	2

As shown in the table above, the proposed unit sizes are in accordance with the London Plan and Local Plan minimum space standards.

Policy DMBH17 requests all new residential development to take into account the residential density matrix, shown in Table 5.3. It requires flat type dwellings within West Drayton (which has a PTAL between 3-6) to have between 450-750 habitable rooms per hectare for flats.

The proposed development builds upon the existing prior approval for residential use. When taking into account the extant prior approval consent along with the parking area located to the rear of the site, the density of development equates to approximately 231hr/ha which is an appropriate density for this location and falls within the acceptable range set out within table 5.1 of the Local Plan Part 2. The proposal to increase the density on an existing built-up site is supported by Policy GG2 of the London Plan which seeks to intensify the use of land to support additional homes, promoting a higher density development.

Policy DMHB18: Private Outdoor Amenity Space requires 25sqm of amenity space for two-bedroom and 21sqm for one-bedroom residential units. It is noted that in cl.4.19 that small nonfamily housing in town centres would be an exception to the above minimums, but that '*even in these areas, care should be taken to provide some usable and reasonable private outdoor amenity space, perhaps in the form of balconies.*'

The proposal therefore provides policy compliant levels of private external amenity space. For units 41-44 these are provided solely by roof terraces / balconies and for units 37 to 40 by a mixture of private balconies and communal ground floor garden space. The amenity space is very well related to the flats and easily accessible from all living spaces and so provides appropriate external amenity space for the proposed development.

## DWELLING MIX

Policy DMH2 states that new housing developments should include a mix of types and sizes of dwellings and states that one- and two-bedroom development will be preferable. The existing flats are 34 x 1 bed and 2 x studio therefore, taken as a whole, the addition of 8 residential units which consist of 4 x 1 bed and 4 x 2 bed, improves the overall mix of units and is therefore, in accordance with Policy DMH2.

## DESIGN CONSIDERATIONS

### APPEARANCE

Policy D4 and D5 of the London Plan and DMHB11 of the Local Plan Part 2 require the design of development to be sympathetic to the surrounding area.

The proposed scheme employs materials that will blend in with those of the existing building. The proposed new dormer windows are set back from the existing eaves by over two metres and so will have little visual impact from street level. The proposed metal fins to be fixed to the external fire escape are intended as a screening device to improve the look of the fire escape when viewed from St Stephen's Road.

Care has been taken in the design of the proposed scheme to respond sensitively to its context whilst optimising the potential of the site through an appropriate scale and massing. It will make a positive contribution to the appearance of the street and will integrate comfortably into the local area.

### HERITAGE AND CONSERVATION

The NPPF states that heritage assets should be conserved in a manner appropriate to their significance, and this protection extends to include when development occurs within their setting.

The Planning (Listed Building and Conservation Area) Act 1990 also requires an LPA to ensure that the special architectural and historic interest of listed buildings and their settings is preserved, and to have special regard to preserving or enhancing the special interest of conservation areas.

As identified in Chapter 2, the building is not listed nor locally listed, however, the site sits opposite a locally listed building – “Former Town Hall, High Street, West Drayton” and is to the north of “Church of St Matthew” locally listed building.

During the pre-application discussions, the conservation officer raised no objection to the proposal, for the larger flat roofed, nine-unit, scheme.

Views from the “Former Town Hall” are limited due to the existing large mature trees directly outside the front of the locally listed building and as the proposed alterations will not be visible from the ‘Former Town Hall’, there will be no impact on the setting of the locally listed building.

The proposed dormer windows are set back a significant distance from the eaves and will not have an impact on the setting of any of the locally listed buildings or the general locality.

Overall, there will be no impact on the setting of the locally listed buildings and their significance will be preserved. The development will positively contribute to the character of the area, in accordance with national, regional, and local policy.

## IMPACT ON RESIDENTIAL AMENITY

### DAYLIGHT AND SUNLIGHT

A Daylight and Sunlight Assessment has been prepared by SHA Environmental to fully consider the potential impact of the proposed development on the levels of daylight and sunlight reaching existing and proposed buildings in the area. Several scenarios are considered, based on the existing situation. The report has selected windows that face towards the proposed development at 2 and 4 St Stephens Road and Chiltern House.

The analysis confirms that there will not be any impact on these properties in relation to Vertical Sky Component (VSC), Annual/Winter Probable Sunlight Hours (APSH), Overshadowing and Average Daylight Factor. The report concludes, therefore, that the proposed scheme will not have any negative impact on the neighbouring properties and is compliant with national, regional, and local policies.

### OVERLOOKING

The proposed dormer windows and roof terraces to the building would face onto St Matthew's school, to the south of the site. To mitigate any overlooking, the design has evolved since the pre-application stage, and it is proposed to install 1.7m high obscured glass screening to avoid any overlooking from either inside the units or the roof terraces. It should be noted that this screening will only need to apply to two units.

The Design and Access Statement has provided additional detail on the privacy of the existing residents that are closest to the application site but in short, the existing windows from Chiltern House have a distance of 21m from the proposed third floor windows and therefore, complies with Policy DMHB11. To the front of the site, the distance between Chiltern House and the proposal is 10m, however, no windows are proposed on this flank elevation. The south flank elevation, facing St Matthew's Church, also has no windows proposed to retain the privacy of the neighbouring properties and future tenants.

Overall, it is considered the development would not result in an unacceptable loss of privacy or overlooking to neighbouring occupiers over and above that already experienced from existing windows within the application site.

### NOISE

A noise assessment has been prepared in support of the application which assesses the potential noise impact from environmental sources on the future tenants and affecting the site and its surroundings. Due to the site's location next to the St Matthew's school playground, this has also been taken into account as part of the assessment.

The noise assessment concludes that surrounding noise can be mitigated through glazing and ventilator construction. The details of this have been set out in Table 5.1 of the noise assessment. Any impact on noise can be mitigated against and therefore, the proposal is in accordance with national, regional, and local policy.

## **HIGHWAYS AND PARKING**

The site is located within the designated Town Centre and benefits from good links to sustainable modes of transport. The site also has a PTAL rating of 3 which is considered to have average level of accessibility to public transport.

### **CAR PARKING SPACES**

The site benefits from 44 existing car parking spaces to the rear of the building. The Transport Statement that has been submitted to the Council assesses the provision of eight residential dwellings, however, the proposal is for eight new residential dwellings. Given the Transport Statement concludes that the number of existing car parking spaces is sufficient to accommodate nine new residential dwellings, the proposal for eight new residential dwellings would clearly not have an impact and therefore, the existing car park will be able to easily accommodate for fewer residential dwellings.

Appendix C of the Local Plan, Part 2 sets out the maximum car parking standards. The Transport Statement has assessed the proposal against these standards. The Transport Statement concludes that the existing number of car parking standards is appropriate for the uplift of nine residential dwellings and therefore, the provision of only four residential dwellings would also be acceptable.

Furthermore, the applicant is willing to enter into an agreement to restrict future occupiers of the units from applying for on-streetcar parking permits.

### **CYCLE PARKING SPACES**

A total of 15 additional covered cycle parking spaces for use by the eight proposed flats are located externally to the southeast of the site. This is in accordance with Appendix C of the Local Plan, Part 2.

### **HIGHWAY IMPACTS**

As mentioned above, the Transport Statement assessed the impact a proposal of eight residential dwellings would have on the highways network. The Transport Statement concluded that the eight dwellings, coupled with the existing prior approval units would in fact, reduce the trip generation overall during the day compared to the former office use. Therefore, the proposal for eight new residential units would have a fewer number of generated trips and therefore, be a betterment on the existing highways network.

### **SERVICING AND REFUSE COLLECTION**

It is proposed to locate the refuse and the recycling area to the rear of the ground floor within the under-croft. Additional recycling and refuse bins have been provided, due to the uplift in residential units.

The proposal is therefore in accordance with national, regional and local policies in relation to highways and parking.

### **FLOOD RISK**

The site is located within Flood Zone 1 and is already built-up and developed site. The proposed creation of additional dwellings above the existing building would not materially increase the risk of flooding on the site or in the surrounding area. A Flood Risk Assessment (FRA) has been prepared

in support of the application. The FRA concludes that there is a low to moderate risk of flooding on the site and there are flood defences that would benefit the site.

The site is located within a sustainable and appropriate location and is not at any significant risk of flooding. The proposal is therefore, in accordance with national, regional and local policy.

## LAND CONTAMINATION

A Phase One Environmental Assessment has been undertaken to examine the potential risks of land contamination on the site. The report concludes that the likelihood of contamination on the site is low to moderate and further investigations are unlikely to be required. However, it has been recommended that a refurbishment/pre-demolition survey should be carried out to confirm and further identify the presence of any Asbestos Containing Materials (ACMs) and should any ACMs be identified, these should subsequently be removed in an appropriate way by a suitably qualified person. This was accepted during the prior approval permission.

## ENERGY

The Sustainability and Energy Statement, prepared by SHA Environmental sets out the design measures to be implemented to achieve the required CO2 reductions for the proposal. The consultants have been involved in the early design stage of the proposal. The report states that the following energy efficiency measures are proposed:

- Low u-values and air permeability rates for the building fabric.
- Time and zone heating controls.
- Electric heating and hot water systems in accordance with the UK Government's decarbonisation strategy.
- Window size, orientation, opening and solar shading - windows on the south-facing elevation have been designed to benefit from passive solar gain. This will reduce space heating demand. Glazing with an optimal 'g' value has been specified to maximise solar gains benefits whilst not causing an overheating risk, in conjunction with the use of openable windows.
- 100% Low energy lighting.
- Use low water use fittings- This reduces the amount of hot water consumed and hence the energy used to produce hot water, 105 litres/person/day using the Code for Sustainable Homes WAT 01 calculation procedure, this equates to 110 litres/person/day using the Building Regulations Approved Document Part G calculation procedure and is the enhanced standard target.

The report also concludes that the site is not suitable for an on-site Combined Heat and Power system and therefore, a 1.2kWp solar system has been specified for each unit to reduce CO2 emissions further. There is, therefore, a total of 48kWp of solar energy supplied to the proposed development.

The proposal will also achieve a reduction in CO2 emissions of 59.76% (ie 6.43 tonnes of CO2 per annum). This will result in the site's total regulated CO2 emissions of 4.33 tonnes of CO2 per annum.

The proposal is therefore in accordance with national, regional and local policy.



## PLANNING OBLIGATIONS

The proposal is for the conversion of the existing roof space (795.4 sqm) to create eight dwellings. There is no uplift in floorspace proposed.

Mayoral CIL is chargeable at a rate of £60 per sqm and Hillingdon CIL at £95 per sqm. The proposal will be liable for CIL as new dwellinghouses are proposed. However, as the space to be converted is in office use and there is no new floor area being created, the net chargeable amount is £0.

## CONCLUSIONS

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The proposed development will optimise the residential output of the building by providing additional dwellings at roof level. This PHS, together with the documents and drawings supporting the application, demonstrate that the provision of a new dormer for four new residential dwellings can be accommodated without impacting the appearance or amenity of the surrounding area. The additional new dormer will integrate with the surrounding area through its compatibility with Chiltern House to the north of the site.

This PHS, together with the technical reports submitted as part of the application, demonstrate that there will be no detrimental impacts associated with the development.

The additional dwellings will be located within a sustainable location, making a valuable contribution to the supply of new homes within the Borough, and an appropriate mix of 1 bed-bedroom, 3 two-bedroom flats for three people and 4 one-bedroom flats are proposed to meet the needs of Hillingdon residents.

As demonstrated in this PHS, the proposal is entirely appropriate for the site and its surrounding location and is compliant with all relevant policies of the adopted development plan. As such, the presumption in favour of sustainable development should be applied, and planning permission approved without delay.



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