



Re: 35810/APP/2026/735 - Tavistock Works

From Todor Kuznetsov <TKuznetsov@hillingdon.gov.uk>

Date Fri 05/06/2026 11:41

To Wai Hing Tse <Whingtse@hillingdon.gov.uk>

Hi Wai,

Thank you for forwarding the applicant's response. A number of the revisions are welcomed, in particular the move away from the red-toned materials. The following comments respond to that submission and set out the points that remain outstanding or require clarification.

Materials. The proposed amendment to a sandy-yellow/buff brick matching the adjacent Padcroft Works buildings, with bronze balcony and window frames, is supported in principle and addresses the substance of the earlier comment. To confirm the way forward: if the brick is to be agreed at this stage, manufacturer details and a physical sample (or sample panel) will be required to verify the specific product and tone; alternatively, the final brick and metalwork specification can be secured by condition. We would also wish to see the retained white-brick core shown against the revised buff palette, to confirm the contrast still reads successfully.

Entrance — legibility. The revised arrangement, including the angled wall and provision for building signage, improves legibility and is, on balance, acceptable. Two matters remain.

Cycle parking — the cycle stands shown immediately at the entrance are likely to obstruct the entrance approach in practical use, with parked cycles encroaching on the threshold; we would ask that they be relocated or reconfigured so they do not impede or visually clutter the main entrance.

Balcony/entrance relationship — the visual relationship between the entrance and the balcony above remains unresolved. At present the balcony reads as a separate element sitting over the door rather than as part of the entrance composition. Further design development is encouraged so that the projecting element reads as a deliberate part of the entrance treatment rather than as a residential balcony.

Entrance — mail/delivery room. The introduction of a mail/delivery room is welcomed in principle, but its arrangement is less than ideal. It appears to sit beneath the stair, which raises a query over usable head height, and access via a separate door off the lobby reads as convoluted. A separate door to the mail room somewhat confuses wayfinding also. Please confirm the room's dimensions and head height, and reconsider the access so that mail and deliveries can be reached conveniently without an 'awkward secondary movement'.

Refuse store. The security concern regarding the two-door arrangement is maintained. While the proposed fob/code control is noted, an internal door between the refuse store and the lobby potentially remains a weak point in terms of security (?)

Unless security advice is acquired (e.g. secured by design or other equivalent), we still recommend for the refuse store to be accessed externally only. We also encourage approaching waste management team to ask if the external is to remain open or locked for refuse collection - this can be resolved later, but it does inform whether the bin store can act as an alternative two-point security access, or (if required to remain open so waste collection team can collect the bins) it can only provide one security line.

Ground-floor corner unit (00.01). The response describes a revised layout — living room relocated to the Tavistock Road frontage with the bedroom behind — which would address the earlier comment. However, the drawing reproduced in the response shows the existing, unrevised layout, so the proposed change cannot currently be assessed. Please confirm whether the unit is to be revised and, if so, provide the revised floor plan so the amended layout can be reviewed.

We advise against shower rooms being accessed directly from the outside.

kind regards,

Todor Kuznetsov

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From: Wai Hing Tse <Whingtse@hillington.gov.uk>
Sent: 04 June 2026 10:29
To: Todor Kuznetsov <TKuznetsov@hillington.gov.uk>
Subject: Fw: 35810/APP/2026/735 - Tavistock Works

Hi Todor,

Hope all is well. The applicant has provided the attached responses to our earlier comments.

Shall we have a quick look and then discuss early next week like last time? I shall upload them onto DIP and send you a Teams invitation.

Many thanks,
Chris

From: Rebecca Hall <rebecca.hall@carneysweeney.co.uk>
Sent: 01 June 2026 11:48
To: Wai Hing Tse <Whingtse@hillington.gov.uk>
Cc: Mark Westcott <mark.westcott@carneysweeney.co.uk>
Subject: RE: 35810/APP/2026/735

Hi Chris,

We have reviewed the comments on design with the client and design team and I attach a document detailing our responses.