

The Proposal

To summarise the concept proposal:

- Demolition of the existing first floor single loaded residential flats.
- Introduction of two stories of residential dwellings which are double loaded from a central corridor.
- Increase in residential units from 5 (current) to 14 units.
- A mix of maisonettes and flats.
- New centrally located residential entrance at grade from Yeading Lane with core including a lift and stair.
- Loss of one retail unit (fast food outlet) to facilitate the above as the lease on this unit is nearing expiration.
- Dedicated secure cycle storage for residential and commercial users
- Dedicated refuse storage for residential and commercial users.
- The existing access stair to the north of the property will be retained as a secondary means of escape.
- Retail frontages will be replaced with new windows, signage, and awnings etc.
- Provision of loading and blue badge parking spaces.
- As well as private amenity space in the form of balconies, we have also provide communal amenity space on the first floor and on the second floor roof.
- Resurfacing of the service yard with coloured porous tarmac.
- Ecological enhancement provide through the introduction of landscaped shared amenity spaces and introduction of wildlife habitats.



CGI of proposed scheme

4.1 Design evolution

Post Pre app feedback response

In general the Council were in general agreement with the principle of an intensification of the use of the site which increased residential provision and an improved building and landscape.

From the written feedback received from Hillingdon Council after the pre application meeting, we have reworked and developed certain aspects of the project in response to those comments.

The primary points we have addressed are as follows:

- The reintroduction of family 3 bed units - 4 in total
- Improved vertical separation between the commercial frontages and the residential apartments.
- Increase in the provision of residential amenity space
- Further landscape and ecological improvements

February 23



Yeading Lane elevation



Second floor



First floor



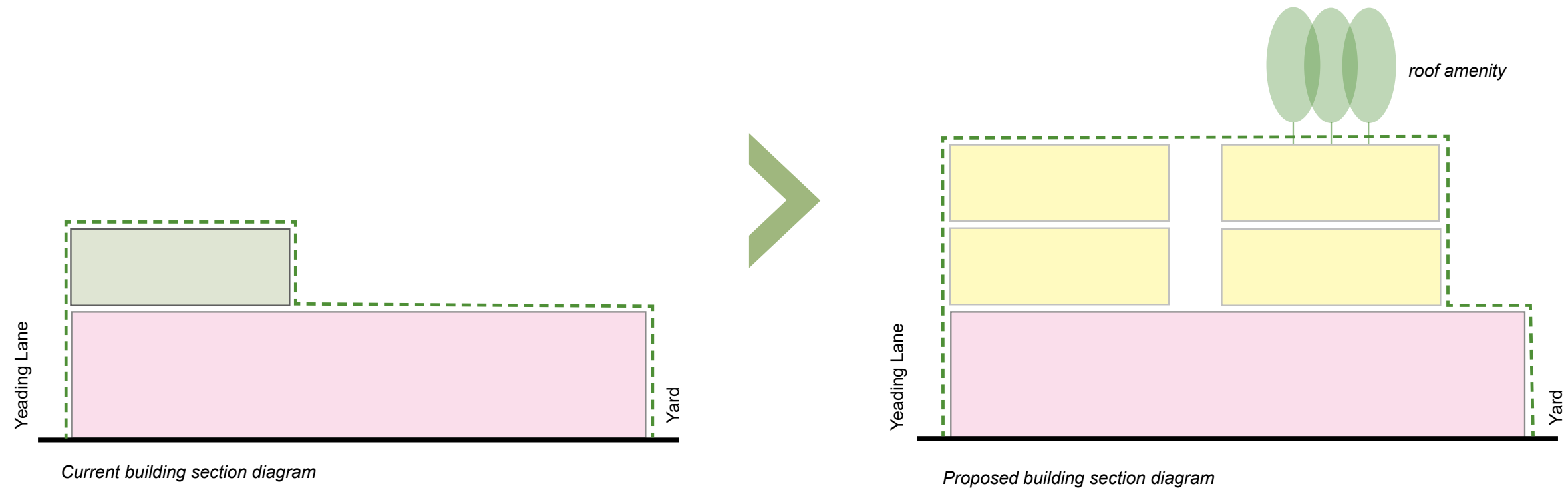
Ground floor

January 25




4.2 Building Development Concept Diagram


The section diagram on this page demonstrates the transformation from a single storey single loaded residential arrangement to a double storey double loaded configuration residing upon a commercial single storey base.




Key

--- Building envelope

 Current residential demolished

 Proposed residential

 Retained retail - refurbished

4.3 Residential Design - setbacks

The plan opposite indicates the distance between habitable rooms from the properties to the east located on Reynolds Road and the proposals on Yeading Lane. In most circumstances this exceeds the 21m required by planning.

The flank wall dimensions to existing properties on Yeading Lane are 9.6m and 5.45m respectively where we have introduced a small amount of glazing into the end unit kitchen/ dining area to improve daylighting.



View 1- Gap between 31 & 33 Reynolds Road

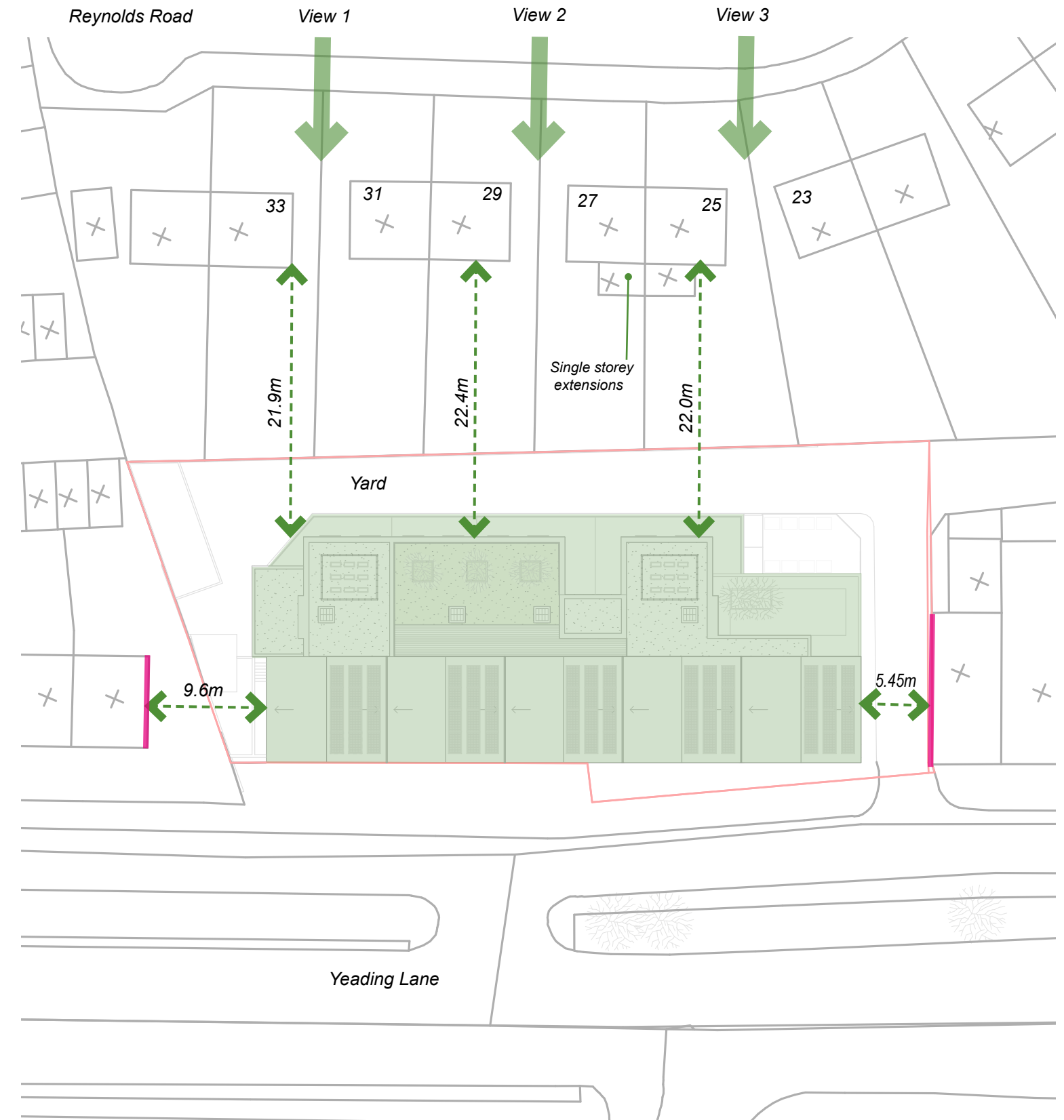


View 2 - Gap between 27 & 29 Reynolds Road



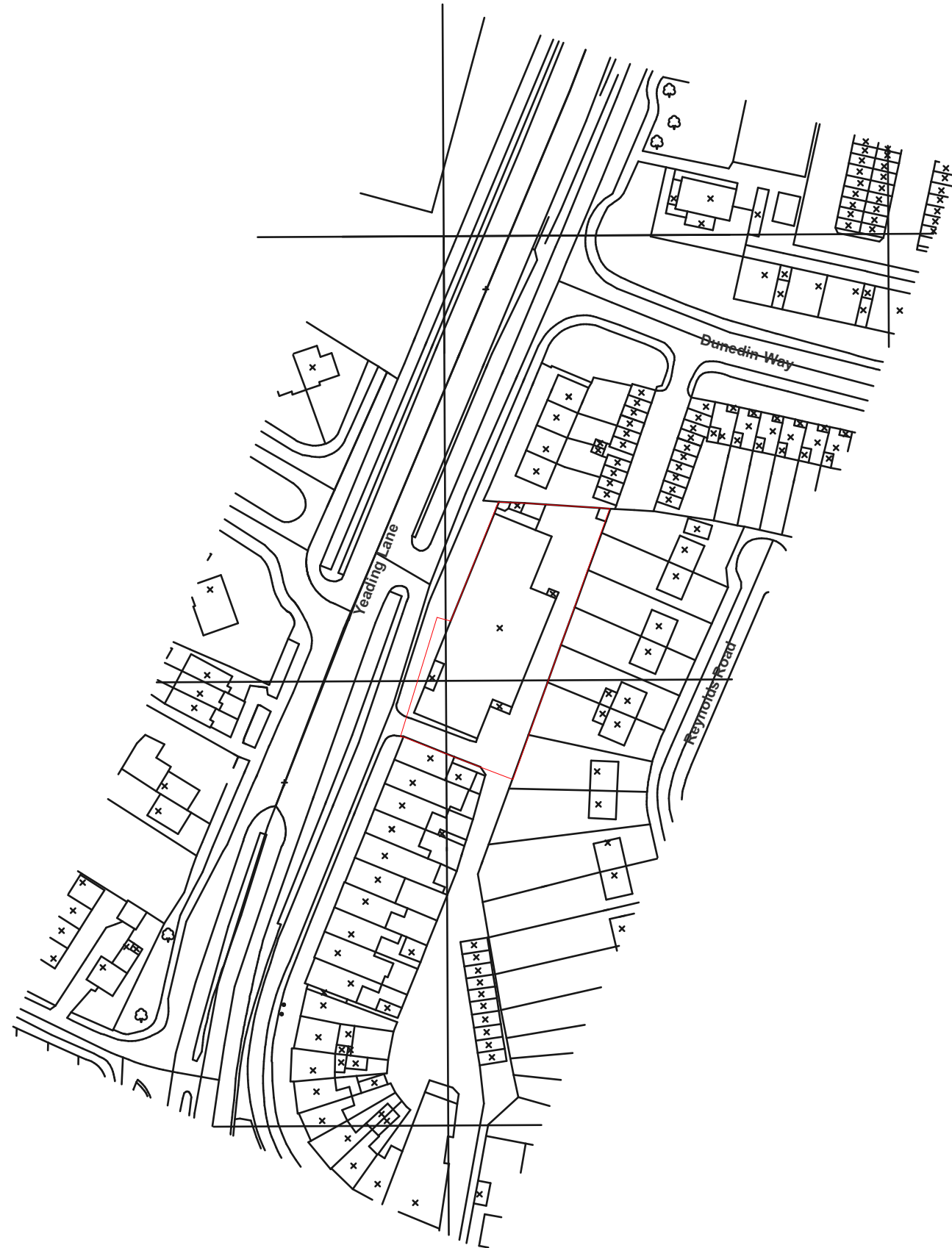
View 3 - Gap between 23 & 25 Reynolds Road

Blank gable wall



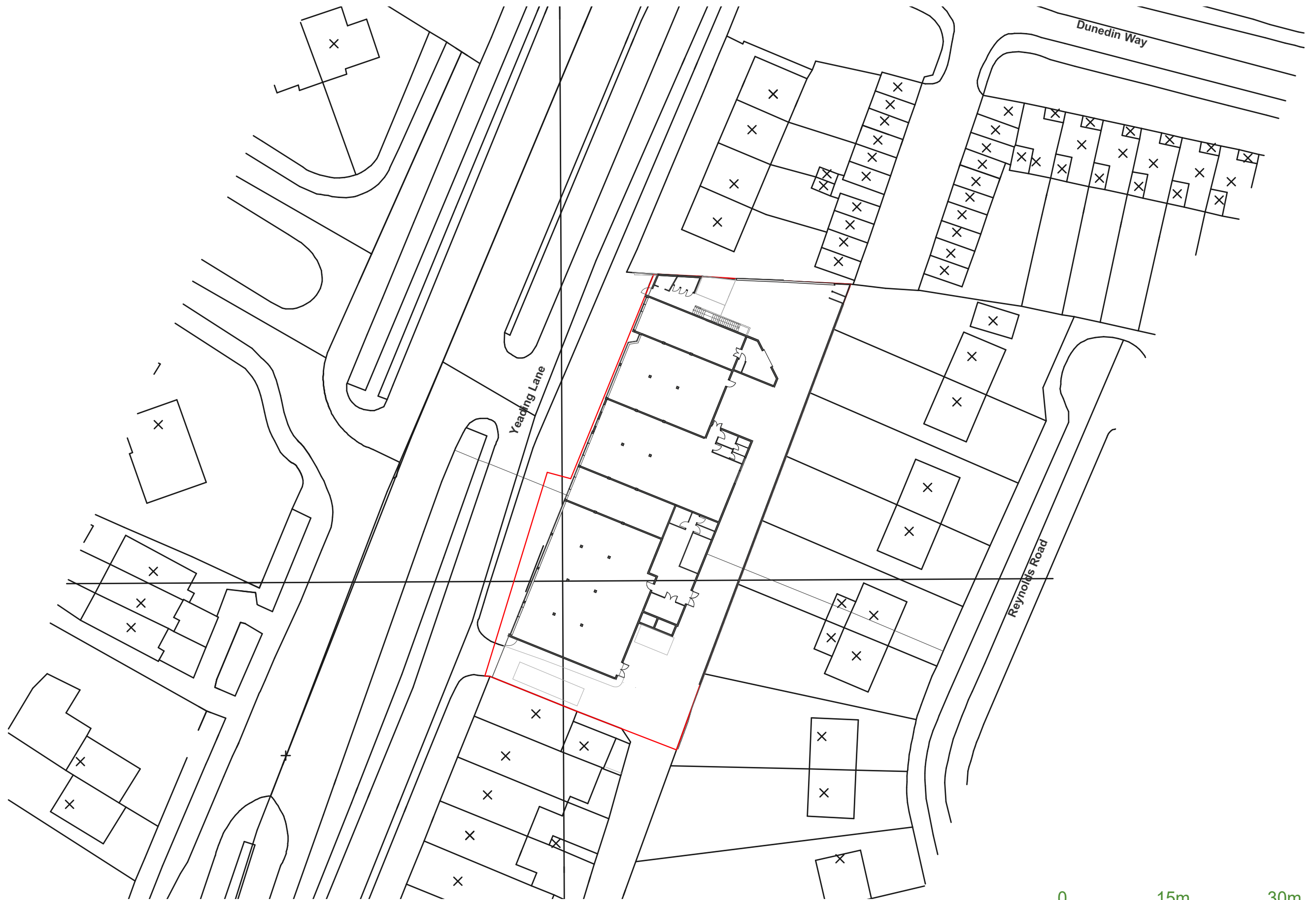
Proposed roof plan indicating building setback dimensions

4.4 Floor plans



location plan scale 1:1250 @ A3

266 - 278 Yeading Lane, Hayes



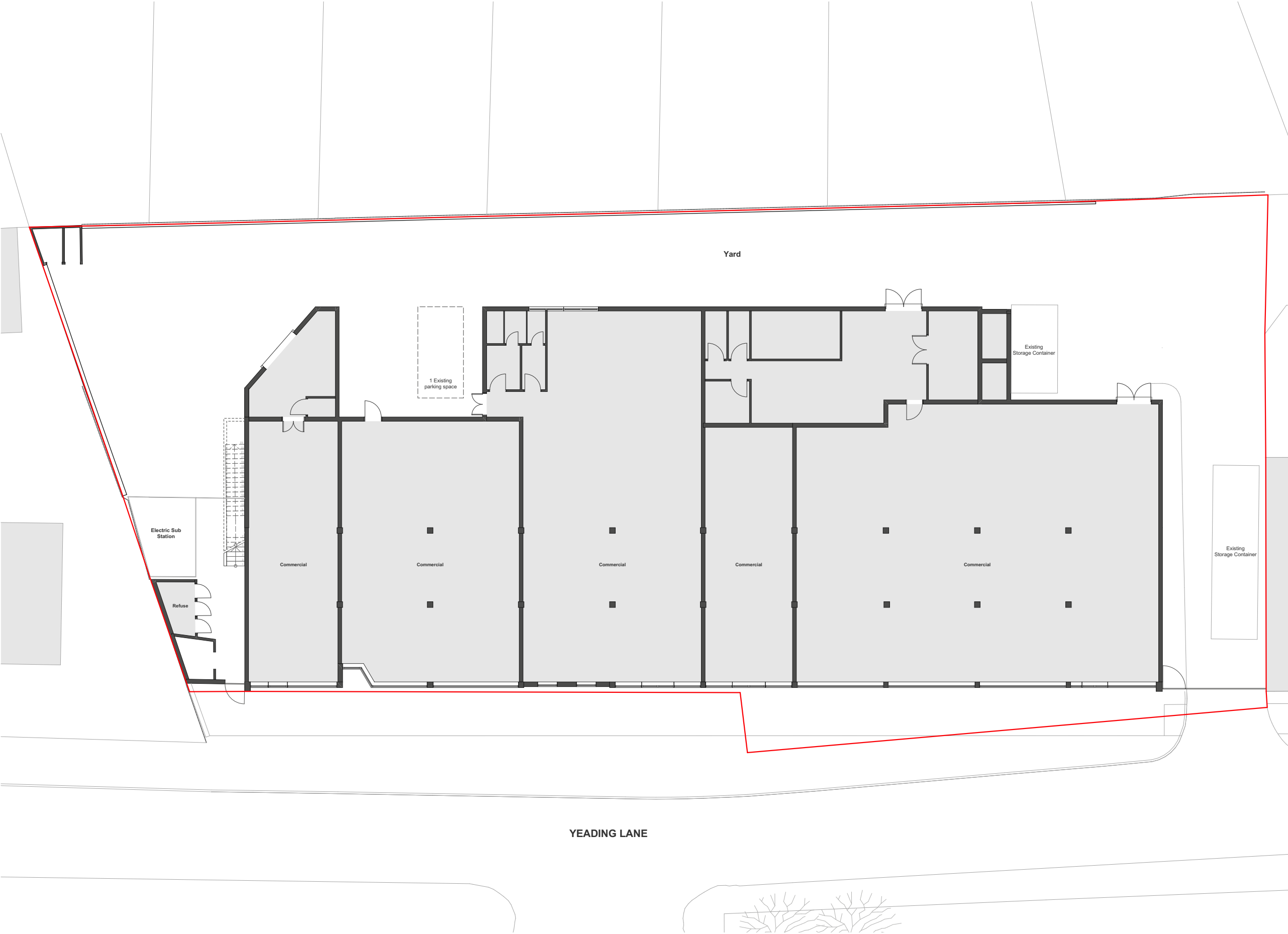
existing site plan

4.4 Floor plans



proposed site plan

4.4 Floor plans



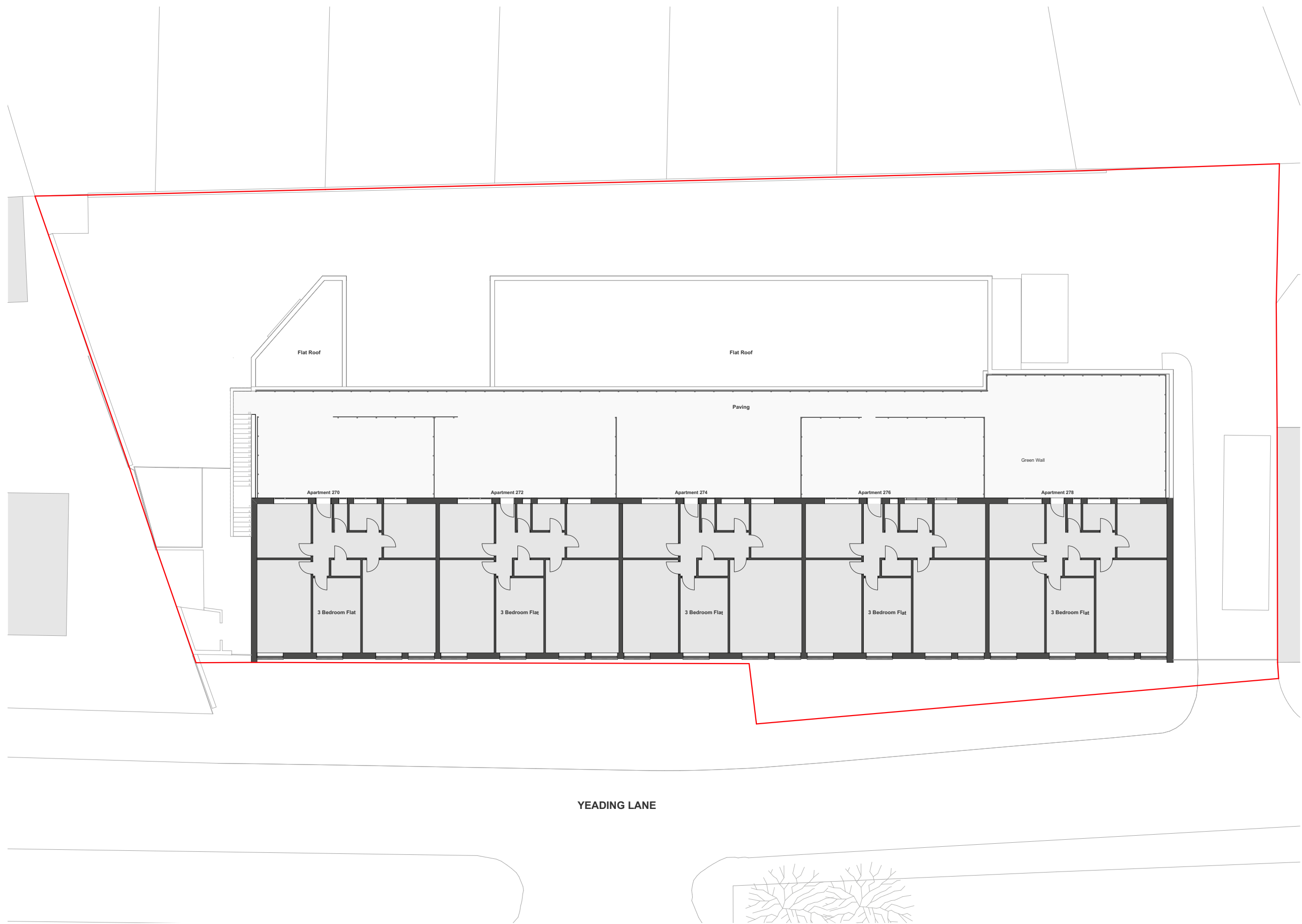
existing ground floor

4.4 Floor plans



proposed ground floor

4.4 Floor plans



existing first floor

4.4 Floor plans



proposed first floor

4.4 Floor plans



existing second floor roof plan

4.4 Floor plans



proposed second floor



4.4 Floor plans



proposed roof plan