



Richard Phillips <rphillips@hillington.gov.uk>

Re: Hillingdon Tuition Centre, Providence Road, Yiewsley

1 message

Devesh Bharadia <dbharadia@hillington.gov.uk>

18 September 2020 at 18:09

To: Richard Phillips <rphillips@hillington.gov.uk>

Cc: Satish Vekaria <svekaria@hillington.gov.uk>, Carmel Hynes <chynes@hillington.gov.uk>, Monifa Yasmin <myasmin@hillington.gov.uk>, Satish <satish4591@yahoo.co.uk>, Monifa Yasmin <monifayasmin@gmail.com>

Richard,

Following my telephone message earlier today I confirm that:

1) There is maximum population of between eight and ten INCLUDING at least two supervising tutors for any lesson.

We have included four cycle hoops but more could be added. It should be noted that the students will all be bussed in, hence the minibus/van parking provision.

2) I've attached an equipment schedule and some photos of the existing equipment for you to review but you'll see that most of the equipment is fairly standard (i.e. not going to create huge amounts of noise). The car lift will be a new one and will be hydraulic therefore not make any significant noise. There are drills, wheel balancers, air compressor etc but these will fall under the Health and Safety at Work Act 1974 and therefore should not harm any workshop users. No ear defenders are used whilst any workshop work / teaching is going on. By extension the noise will therefore be limited for any for nearby residences. The main garage door can be closed, but if it is kept open, a clear UPC heavy duty curtain is specified to assist with noise and heat loss issues. It should also be noted that this is a school environment and that the workshop will not operate after 5.00pm

3) With regards to "chemicals, fluids, substances etc." , I reiterate that this is an education facility and therefore substances will be used and disposed of accordingly (ie no harm to person or the environment as in the context of any teaching or workshop establishment). The Health and Safety at Work Act 1974, HSE Regulation: Control of Substances Hazardous to Health are very clear about what is expected. There are as one would expect "spill kits" and "eye wash" kits listed in the equipment schedule should any spillage occur or fluid gets into one's eyes for these reasons of compliance.

4) The air compressor will be housed in a SAFE small brick clad and felt roof covered structure in line with HSE specification requirements. The relevant structural issues here will be attended to at tender stage when any compliance issues will be picked up.

5) Updated plans and elevations (03 rev A, 04 rev A and 05 rev A) are attached as requested.

Please feel free to call me if you require any further information, I'm on 07886 730 932 - I am in the office on Wednesday and Thursday next week and working from on the other days next week, then on Tuesdays and Wednesdays thereafter.

best regards

Dev Bharadia

BA (Hons), Dip Arch, RIBA, ARB

Principal Architect

Direct Line: 01895 277 237

dbharadia@hillington.gov.uk

Residents Services,

Capital Programme Works Service,

London Borough of Hillingdon | 2E/10 Civic Centre | High Street | UXBRIDGE | UB8 1UW

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On Thu, 17 Sep 2020 at 17:12, Richard Phillips <rphillips@hillington.gov.uk> wrote:

Dev,

Thank you for your email and I apologise for the delay in coming back to you.

You mention that cycle parking will be shown on the site plan but I do not recall receiving anything further from yourselves. That said, this could be conditioned but as stated in my email of 26/8/20, we will need details of the staff

and student numbers to establish the appropriate level of provision that needs to be made for cycle parking in any condition (or indeed shown on a plan).

A number of residents have raised valid concerns about the type and amount of chemicals, fluids, substances etc. that will be stored in the building and also raised concerns over the potential for noise pollution etc. The floor plans show an air compressor cupboard adjoining the residential boundary (which has been omitted on the elevation plans) but I still do not have any details of the type of equipment that will be operated on site, pupil numbers, the amount and intensity of activities that will be undertaken etc. This is primarily a residential area and I do need some assurance on these matters. The plans also need to be consistent.

Please let me know if you want to discuss.

Regards,

Richard

On Wed, 2 Sep 2020 at 22:45, Devesh Bharadia <dbharadia@hillington.gov.uk> wrote:

Dear Richard,

Thank you for your comments.

Please note my comments in **BLUE** that following with regards you comments:

Cycle parking will be shown on the site plan as requested.

With regard the objections see my comments below (we can clarify further with the school if required?):

- Proposed to replace existing boundary wall with a wooden fence but unclear as to its height so could result in greater exposure and loss of privacy, security and safety issues at the end of our premises and with the wooden fence to be built directly behind our shed and the out building in our neighbours gardens, in the event of a fire, our properties would be at a heightened risk. What insurance policies are in place to cover any belongings that may be destroyed in this event

The new boundary fence will be 2.1m high close board fence and will be identified on the site plan (this is the height requested by Planning for new build domestic schemes for privacy reasons).

Individual private properties should have their own insurances in place in the unlikely event of a fire.

The school I assume would have its own insurances in place. Additionally the building has been moved further away from the long boundary by 2 metres.

- Devalue property

I cannot make any comment regarding this.

- Proposal would create an industrial unit in the middle of a residential area, right next to private gardens and a communal garden for flats.

The building is an educational facility and not an industrial one, and subject to teaching hours.

- Motor vehicles would require the use, storage and disposal of hazardous materials - oil, brake fluid, petrol, diesel etc. but this has not been included in the application document

The facility will be managed using all relevant health and safety measures to ensure the safety of pupils, staff and the environment, and is subject to relevant Health and Safety legislation. To my knowledge no uncommon toxic substances will be used, and the teaching of pupils will be supervised.

- This proposal will add pollution from noise and fumes which will be further exacerbated by removal of the wall,
Refer to my comment above

- Proposal will increase likelihood of anti-social behaviour and damage to our property as have already experienced chairs, footballs etc. being kicked / thrown over the fence and fighting. Now possibility of tyres being thrown over the fence,

I can make no comment regarding this

- The additional staffing required would add to the existing parking problems in this area, with staff already parking on residential roads.

- Parking would be more problematic during construction period,
- The three spaces that would be lost are currently used by the centre's mini buses,

A Traffic Management Plan is being drafted in anticipation of the Planning Condition

- Damage may be caused during construction,

A construction logistic plan prior to construction will be provided and a condition survey of relevant areas carried out.

- Proposal will be good for the pupils but it is the wrong location.

No comment regarding this

I do note that the submission lacks detail in terms of the activities that will be undertaken in the new building and whether its use will be part of the wider use of the site or whether it will be a separate use. In particular, it will be important to understand what use will be made of materials / chemicals on site and whether there will be any use made of power tools / equipment. To this end, I note that the submitted plans show an air compressor cupboard sited on the side of the proposed building, but this is not shown on the elevation plan - can this be clarified.

The facility is an education facility but managed differently due to the challenging nature of the pupils.

The use of the tools and machinery by pupils is managed by the educators.

The air compressor will meet all Health and Safety requirements and be housed safely appropriately (it is subject to Health and Safety requirements).

Please feel free to call me on 07886730932 to discuss any issues further.

Stay safe and best regards

Dev Bharadia

BA (Hons), Dip Arch, RIBA, ARB

Principal Architect

Direct Line: 01895 277 237

dbharadia@hillington.gov.uk

Residents Services,

Capital Programme Works Service,

London Borough of Hillingdon | 2E/10 Civic Centre | High Street | UXBRIDGE | UB8 1UW

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----- Forwarded message -----

From: **Neena Singh** <NSingh2@hillington.gov.uk>

Date: Wed, 26 Aug 2020 at 12:07

Subject: Fwd: Hillingdon Tuition Centre, Providence Road, Yiewsley

To: Carmel Hynes <chynes@hillington.gov.uk>, Devesh Bharadia <dbharadia@hillington.gov.uk>

Hi Carmel and Dev

Please find attached feedback from the Planning Officer.

Thanks

Neena

Neena Singh

Project Coordinator | Capital Programme Works Service | Residents Services

London Borough of Hillingdon | 2E/10

Tel: 01895 250725 | **E-mail:** nsingh2@hillington.gov.uk

Working hours 9:30 - 14:00 Mon - Fri

----- Forwarded message -----

From: **Richard Phillips** <rphillips@hillington.gov.uk>

Date: Wed, 26 Aug 2020 at 11:38

Subject: Hillingdon Tuition Centre, Providence Road, Yiewsley

To: Satish Vekaria <svekaria@hillington.gov.uk>, Neena Singh <NSingh2@hillington.gov.uk>

Dear Satish / Neena,

I have been asked to update yourselves on the demolition of an existing brick annex building and the erection of a single storey brick workshop building to house a motor vehicle educational training facility and associated external hard and soft landscape works (involving the removal of four low grade trees) at the above address (4163/APP/2020/2212 refers) . Comments received to date are as follows:-

Highway Engineer:

As part of the proposal it would be required to provide 3 'donor' vehicles on site for training purposes with a single larger space for a 'Light Goods' Vehicle. An existing gated vehicular access off Providence Road would facilitate access to these 4 parking spaces and allow for refuse to be collected from the site. A new adjacent pedestrian access serving the remainder of the educational facility would also be created with physical 'boundary fence' segregation from the access road.

The surrounding road network is unrestricted and the address exhibits a PTAL rating of 3 which is considered as moderate however the PTAL rating is not fully reflective of the good 'real world' public transport connectivity which is exemplified by the proximity of West Drayton station and a plethora of local bus routes. Sustainable travel choice to and from the address is therefore highly likely.

Appraisal

For the purposes of this application, there are no highway/traffic related consequences with the proposal due to the established and functioning educational use of the site, the relatively small scale increase and 'low key' insular nature of the proposal and the good 'real world' public transport connectivity which encourages sustainable travel choices.

The only requirement would be to provide the following:-

Cycling Provision

In terms of cycle parking there should be a provision of at least 1 secure and accessible space per 10 staff or students in order to conform to the adopted minimum borough cycle parking standard. This would need to be secured via planning condition.

Travel Plan (TP)

A TP for the tuition centre is required (if one does not already exist) and should follow Transport for London's 'Guidance for Travel Planning'. It is a key tool that will assist in mitigating impacts on the local public realm by encouraging a modal shift away from the 'single occupancy' private motor car thereby leading toward a sustainable personal travel mode to and from the site for the existing and proposed educational use.

The TP will need to be secured under planning condition. This will allow for a review mechanism in years 1, 3 and 5 following site occupation in order to assist in ensuring compliance to the sustainable travel mode 'SMART' targets which would be agreed with this authority.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

Tree / Landscape Officer:

This site is occupied by the smallest of three buildings situated within a school compound, known as Hillingdon Tuition Centre. Immediately to the north of the building, there is a fenced off area of grass with four young trees. The site is not affected by TPO or Conservation Area designation, although TPO 368 protects selected trees in the adjacent area to the north.

The four trees within the compound will be removed to enable the extension of the small westernmost building. No tree report has been submitted, however, the existing trees are relatively small / young and are barely visible from the public realm, with only glimpsed views from Windermere Way. The plans and D&AS confirm that replacement tree planting will be provided as part of the new layout.

No objection subject to condition COM9 (parts 1,2,4 and 5) .

4 objections have been received from neighbours to date, raising the following concerns:-

- Proposed to replace existing boundary wall with a wooden fence but unclear as to its height so could result in greater exposure and loss of privacy, security and safety issues at the end of our premises and with the wooden fence to be built directly behind our shed and the out building in our neighbours gardens, in the event of a fire, our properties would be at a heightened risk. What insurance policies are in place to cover any belongings that may be destroyed in this event,
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I do note that the submission lacks detail in terms of the activities that will be undertaken in the new building and whether its use will be part of the wider use of the site or whether it will be a separate use. In particular, it will be important to understand what use will be made of materials / chemicals on site and whether there will be any use made of power tools / equipment. To this end, I note that the submitted plans show an air compressor cupboard sited on the side of the proposed building, but this is not shown on the elevation plan - can this be clarified.

Regards,

Richard Phillips
Planning Case Manager
Major Applications Team
Residents Services

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Richard Phillips
Planning Case Manager
Major Applications Team
Residents Services

10 attachments



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DSC_0218.JPG
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DSC_0222.JPG
2668K



DSC_0223.JPG
2684K



DSC_0230.JPG
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 **2020D305P03 rev A - Motor Vehicle Educational Workshop Proposed Site Layout.pdf**
434K

 **2020D305P05 rev A - Motor Vehicle Educational Workshop Proposed Elevations.pdf**
201K

 **2020D305P04 rev A - Motor Vehicle Educational Workshop Proposed Plan.pdf**
438K

 **Motor Vehicle Equipement Schedule.pdf**
418K