CIAO
Creative Ideas & Architecture Office

**166 | Design and Access Statement**
Haydon House
296 Joel Street, HA5 2PY
Westgold Holdings Ltd.

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# CONTENT




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# 1.0
# INTRODUCTION

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**Client**

The client is Westgold Holdings Ltd.

**Professional Team**

The professional team for the Proposal at 296 Joel Street is as following:

**Planning Consultant** - DP9 Ltd

**Architect** - Creative Ideas & Architecture Office Ltd

**Daylight & Sunlight Consultant** - Herrington Consulting Ltd

**Flood risk Consultant** - Herrington Consulting Ltd

**Transport Consulant** - Markides Associates

**Sustainability and Energy Consultant** - Iceni Futures

**Noise Consultant** - KP Acoustics Ltd

**Landscape Consultant** - TMA Consultants

**Viability Consultant -** S106 Affordable Housing (Hampshire) Ltd

**Quantity Surveyor** - Ridge and Partners LLP

**Air Quality and Climate Change Emissions Consultants** - Aether Ltd

**List of documents provided**

Along with this Design and Access Statement, the following documents have been provided as part of the application:

- Site and location plan, set of existing and proposed drawings (Creative Ideas & Architecture Office Ltd)

- Proposed Fire strategy (Creative Ideas & Architecture Office Ltd)

- Planning Statement (DP9 Ltd)

- Daylight & Sunlight Report (Herrington Consulting Ltd)

- Sustainability & Energy Statement - Overheating Assessment (Iceni Futures)

- Transport Assessment (Markides Associates)

- Flood Risk Assessment and Sequential test - Surface Water Drainage Strategy (Herrington Consulting Ltd)

- Noise Impact Assessment (KP Acoustics Ltd)

- Ecological Appraisal - Landscape Plans (TMA Consultants)

- Viability Report (S106 Affordable Housing (Hampshire) Ltd)

- Order of Costs estimate (Ridge and Partners LLP)

- Air Quality Assessment (Aether Ltd)

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**Purpose of document**

This document has been prepared by Creative Ideas & Architecture Office Ltd on behalf of Westgold Holdings Ltd as part of the full planning application for the demolition of the existing building and the erection of a 4 storey building containing 13 self contained units with associated parking provision, bin & bicycle storage, landscaping works.

It sets out the aims and intentions of the design that results from the clients brief and explains how the constraints and opportunities presented by the site have been identified and maximised to produce a high quality, site specific design, at an appropriate scale and density.

It is believed that the proposals will contribute positively to the immediate area whilst complying with the borough's planning policy framework.

The key planning benefits of this scheme include:

• Redevelopment of site to provide much needed additional C3 Residential space
• A development which creates a positive urban contribution to the area
• Provision of a scheme with appropriate scale and density.

This application follows an approved Prior Approval Application for a Change of use from Class E (Office) to Class C3 (6 no. self-contained flats - (2 x Studio, 2 x 1 Bed 2 People, 2 x 2 Bed 3 People) (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)), with Ref Number 51321/APP/2022/1861.

Overall the design has been developed by carefully considering the neighbouring properties and the local context.

The first part of this document provides an overview of the site and its context, followed by a description of the proposal and its features.

**Outline of proposal**

The proposals for the redevelopment of the Stamford Works site comprise the following:

- The demolition of existing Office Building, which has recently obtained planning approval (51321/APP/2022/1861) for a change of use from Class E (Office) to Class C3 (6 no. self-contained flats - (2 x Studio, 2 x 1 Bed 2 People, 2 x 2 Bed 3 People),
- The erection of a four storey building containing 13 self contained units,
- As part of the re development of the site, new private amenity space is provided in the form of recessed balconies to ensure that every flat will have a private amenity space,
- Together with the new proposed building, car parking spaces & new bicycle and bins storage are proposed to meet the requirements.

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# 2.0
# SITE AND CONTEXT

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The London Borough of Hillingdon is a large borough in West London, England, located 14 miles west of central London. It is London's western-most borough, adjacent to the Colne Valley Regional Park and itself contains over 800 acres of woodland, country parks, fields and farms, several rivers and the Grand Union Canal.

It was formed from the districts of Hayes and Harlington, Ruislip-Northwood, Uxbridge, and Yiewsley and West Drayton in the ceremonial county of Middlesex.

Hillingdon is the second least densely populated of the London boroughs, due to a combination of large rural land in the north, RAF Northolt Aerodrome, and the large Heathrow Airport.
This, located on its boundaries, makes it the gateway to the UK, and a major contributor to the national and local economy, employing over 9,000 of Hillingdon's residents.
The borough maintains over 200 green spaces, adding up to about 1,800 acres. Uxbridge is the largest town centre in the borough, other district centres include Eastcote, Hayes, Ickenham, Northwood, Ruislip and Yiewsley.
The borough contains one further educational establishment (Uxbridge College) and two Universities: Brunel and Bucks New University.

**KEY**

- Borough Boundry
- Key Strategic Roads
- Rivers and lakes
- Haydon House

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Eastcote, a metroland suburb, is an area in the London Borough of Hillingdon. It is in northwest London and the historic county of Middlesex.

In the Middle Ages, Eastcote was one of the three areas that made up the parish of Ruislip, under the name of Ascot. The name came from its position to the east of the parish.

The first documentary reference to Eastcote was in the mid-thirteenth century, but it existed before that as a settlement near the River Pinn in a cleared area of woodland. It was part of the Manor of Ruislip, which was referred to in the Domesday Book of 1086. By the middle of the thirteenth century Ruislip was divided into three tithings: Westcote (the western settlement, now Ruislip), Ascot or Eastcott (the eastern settlement, now Eastcote) and Norwood (the settlement to the north of the woods, now Northwood).The divisions of Westcote and Ascott/Eastcott survived until 1833 before being discontinued as “useless and unnecessary”.

Throughout the centuries agriculture was the mainstay of Eastcote. But it was the nineteenth century which saw the heyday of the gentry landowners, with their large estates, who provided employment for most of the villagers. Eastcote was the favoured location for the gentry rather than Ruislip or Northwood, with eight of their houses being found here. However in the 1850s and 1860s there was some more modest housing. Four pairs of villas known as Field End Villas were built which attracted the first group of professional people, such as bankers, doctors and civil servants to the area. They could combine having access to London with the rural delights of Eastcote, bearing in mind that the nearest stations at that time were Hatch End and from 1887 Pinner.

At the end of the century some larger architect designed houses were built for specific clients who welcomed the quiet and seclusion of the area. Two examples, both still standing, are Eastcote Point, Cuckoo Hill built in 1896 and Eastcote Place (now in Azalea Walk) built in 1897. The latter was requisitioned for various operations during the Second World War.

Eastcote is still evolving. There is regret at the loss of some of the historic buildings, yet many have survived. These, as well as many open spaces, including remnants of the parklands of old estates, serve as a reminder of times past.

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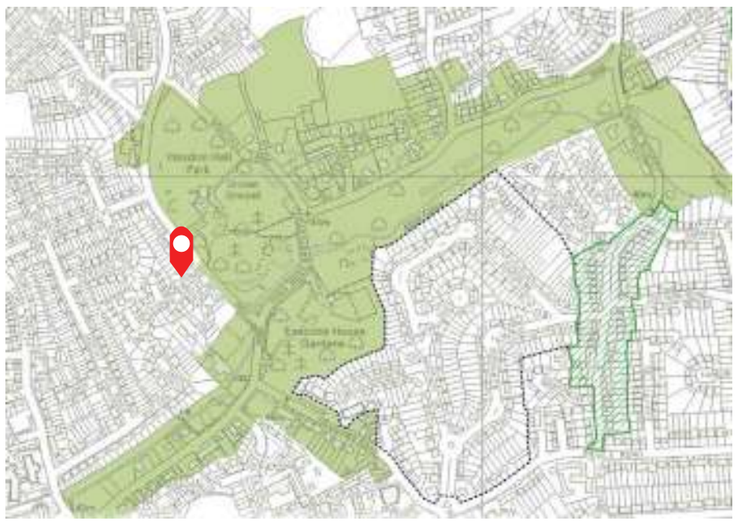

The Eastcote Village Conservation Area was designated in the early 1970s and includes the historic hamlet of Eastcote and surrounding areas. The area was extended in 1989, 1999 and more recently in 2010, to include those adjoining areas that contributed positively to the setting of the Conservation Area.
The original Conservation Area included the linear development along the River Pinn and the surrounding woodlands. It also included a large number of country houses with extensive grounds, such as the sites of Eastcote House, which dates from the C16, Haydon Hall from the C17 and High Grove from the C18.

The area also includes some later well designed modern estates such as Pikes End. Overall, the character of the area is that of a high quality suburb dominated by open spaces, extensive natural landscaping and trees.
Most recently, the Conservation Area was extended to the south to include the southern part of Cheney Street. The character of this area is largely derived from its semi-rural setting and low-density housing of varied design, including large detached houses as well as bungalows. No 9 Cheney Street, the original Cheney Farmhouse, is the only listed building in the area and is listed at Grade II. It is a C17 timber-framed building with exposed framing between rendered panels. The later 1920s buildings are in red brick or rendered, with clay roof tiles. Tall chimneys and half timbered details are also common and characteristic features of the houses, giving an "Arts and Crafts" appearance to the area.

The dominant features of the street scape of the area are the hedges and low walls bordering front gardens, the mature trees, grass verges and the central reserve. These, together with the curving road layout and gentle topography, create an attractive street scene. The spacing between the houses, landscaping and views through to the back gardens all combine to form an attractive gateway to the Conservation Area.

**KEY**

- •••• Eastcote park conservation area
- Extension to Eastcote Village conservation area
- Eastcote Village conservation area

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The site is located in Eastcote, an area in northwest London, England, located within the London Borough of Hillingdon.

The building on the Site, referred to as "Haydon House," is a two-storey offices building, with access on to Joel Street. On the back of the building there's a car parking area.
The site is located in a residential area surrounded by lots of public parks, green areas and schools.

Haydon House has red brick cladding with a pitched roof.
The main facade has the front gable that reaches the first floor leaving some opening underneath and skylight at the top.
The rear elevation is treated in a completely different way, with long horizontal gables and openings on the first floor.

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**The Neighbourhood characteristics**

The London Borough of Hillingdon is mainly a residential area.
Eastcote is a suburban area located among lots of green areas, rivers and lake.

The immediate area surrounding the application site is predominantly residential and comprises a mix of detached and semi-detached houses, and a variety of flatted developments. The variation in the rhythm and pattern of the built environment provides a mixed character. A number of schools, nurseries and sports attractions are also located in close proximity to the site.

Several local shops and services are located to the south of the site, nearby High Road and the Eastcote and Pinner Station.
A number of schools, nurseries and churches are also located in close proximity to the site.

The surrounding properties generally range from one to two storeys in height, with many properties containing rooms in the roof space and private garden on the rear of the property.

**KEY**

- Two storey building + loft
- Main road
- Secondary roads
- Boundary line
- Main entrance

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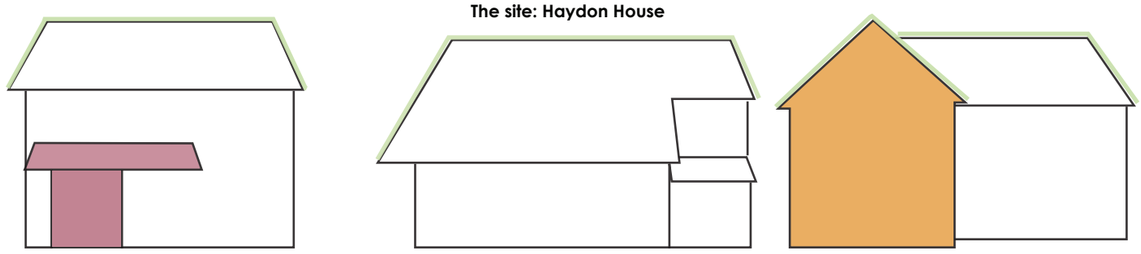
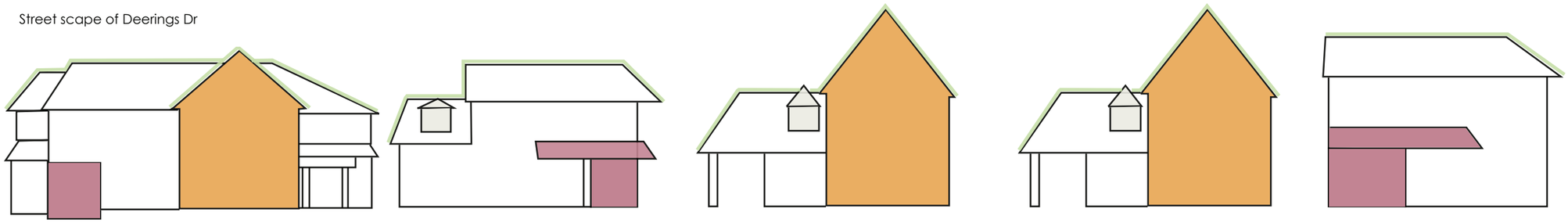
Street scape of Joel Street

**The site: Haydon House**



Single unit | Single unit | Single unit | Single unit | Single unit | Single unit

Street scape of Deerings Dr



Semi detached | Single unit | Single unit | Single unit | Single unit

**KEY - Architecture Element**

- Projecting Dormer windows
- Front Small Bay Window projection
- Double front facade
- Pitched Roof

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31 Deerings Dr

**The site: Haydon House**

292 Joel Street

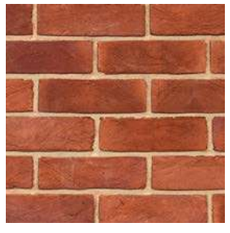
288 Joel Street

282 Joel Street

280 Joel Street

Street scape of Joel Street

White render



Red bricks

White window frame

Terracotta roof tiles

Roof tiles

Wood facade detail

270-272 Joel Street

1 Deerings Dr

30 Deerings Dr

29 Deerings Dr

25-28 Deerings Dr

Street scape of Deerings Dr

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Front aerial view of the site

The main front and access to the building

Side view of the main entrance and front parking space

Rear aerial view of the site

Car park at the front of the site and the main entrance

Side drive way

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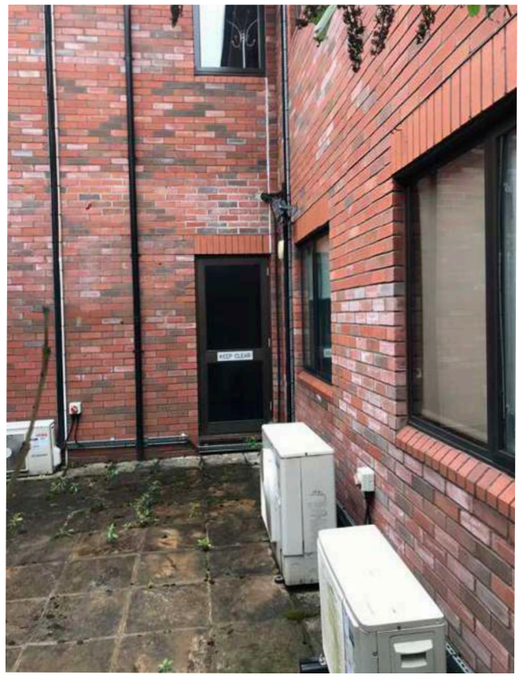
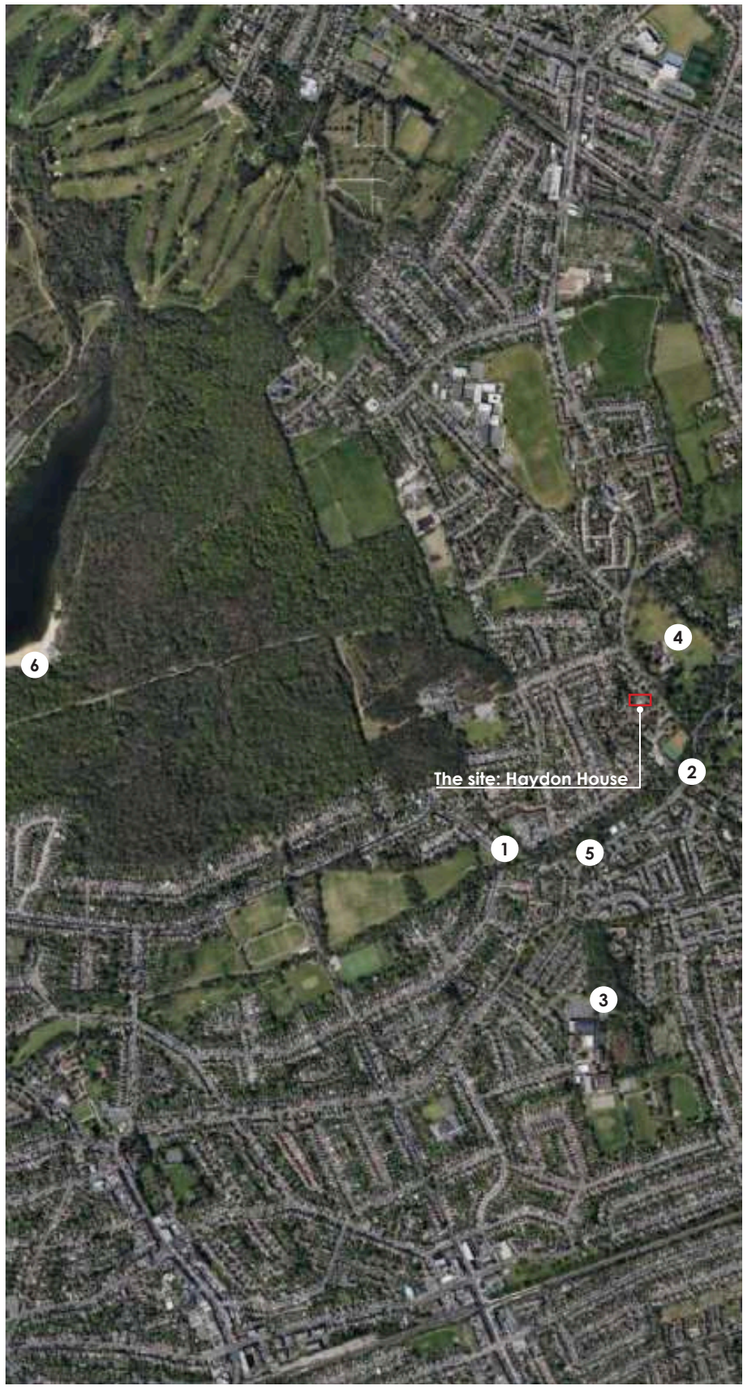
Rear view of the drive way

Rear view



Side view of the openings

Side view of the openings




Aerial view of the site


View 1 - Coteford infant school

View 2 - Eastcote tennis club

View 3 - Highrove pool and fitness centre

View 4 - Eastcote cricket club

View 5 - High road with shops and facilities

View 6 - Ruislip lido beach

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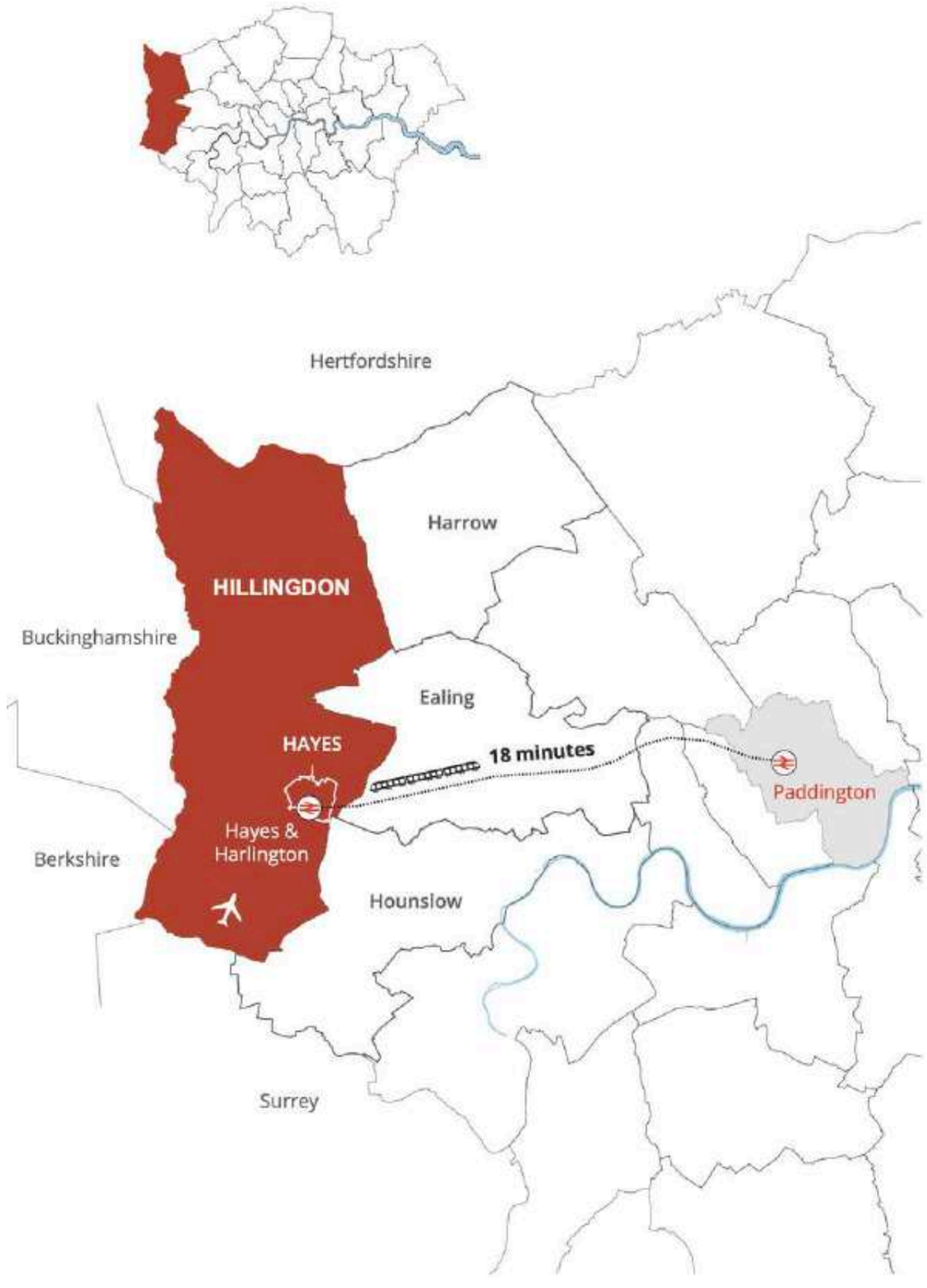


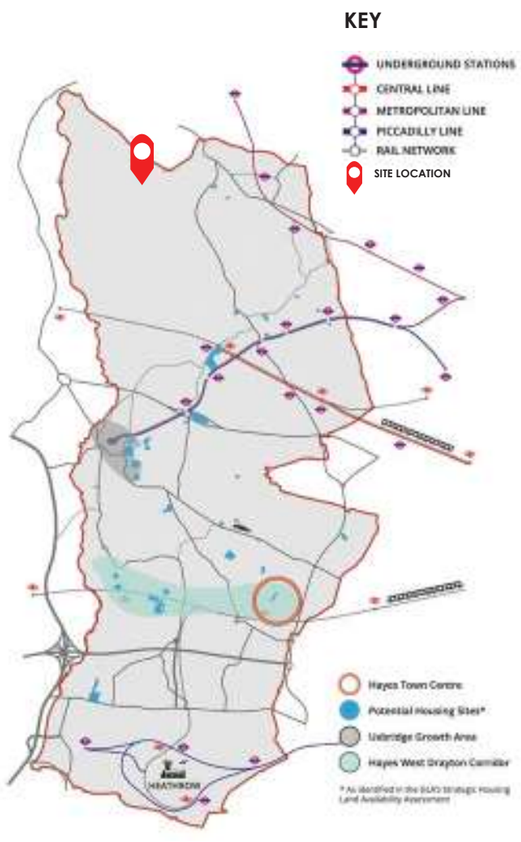


Hillingdon has some of the busiest parts of London's strategic road network including the M4 and the nearby M40 and M25.

National rail connections are available into central London from Heathrow (via the Heathrow Express and Heathrow Connect service) and West Drayton and Hayes (to Paddington) and West Ruislip and South Ruislip into Marylebone. The borough contains 13 Underground stations for the Piccadilly, Metropolitan and Central Lines with interchanges at Heathrow, Uxbridge and West Ruislip.

Part 1 of Hillingdon's Local Plan promotes sustainable forms of transport with an overall aim of improving air quality and reducing private car dependency. It seeks to provide a sustainable transport system that supports the economy, encourages active travel and improves quality of life. The framework also aims to reduce congestion and smooth traffic flow by directing growth to locations that are near public transport interchanges, encouraging walking and cycling, improving existing public transport and ensuring ease of access for all.

The London Plan advises that development proposals should enhance the use of the Blue Ribbon Network. Local Plan (Part 1) policies seek to encourage the use of the Borough's waterways for walking, cycling and other recreational activities. Hillingdon also contains a number of nature based attractions including the walking, cycling and bridleways of the Colne Valley Park, the Grand Union Canal and the Willow Tree Marina, Yeading.

Walking and cycling accessibility is particularly important in district centres (for example in Ruislip, West Drayton, and Hayes), which provide convenience goods and services for more local communities and are accessible by public transport. Minor centres and local centres also typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services.

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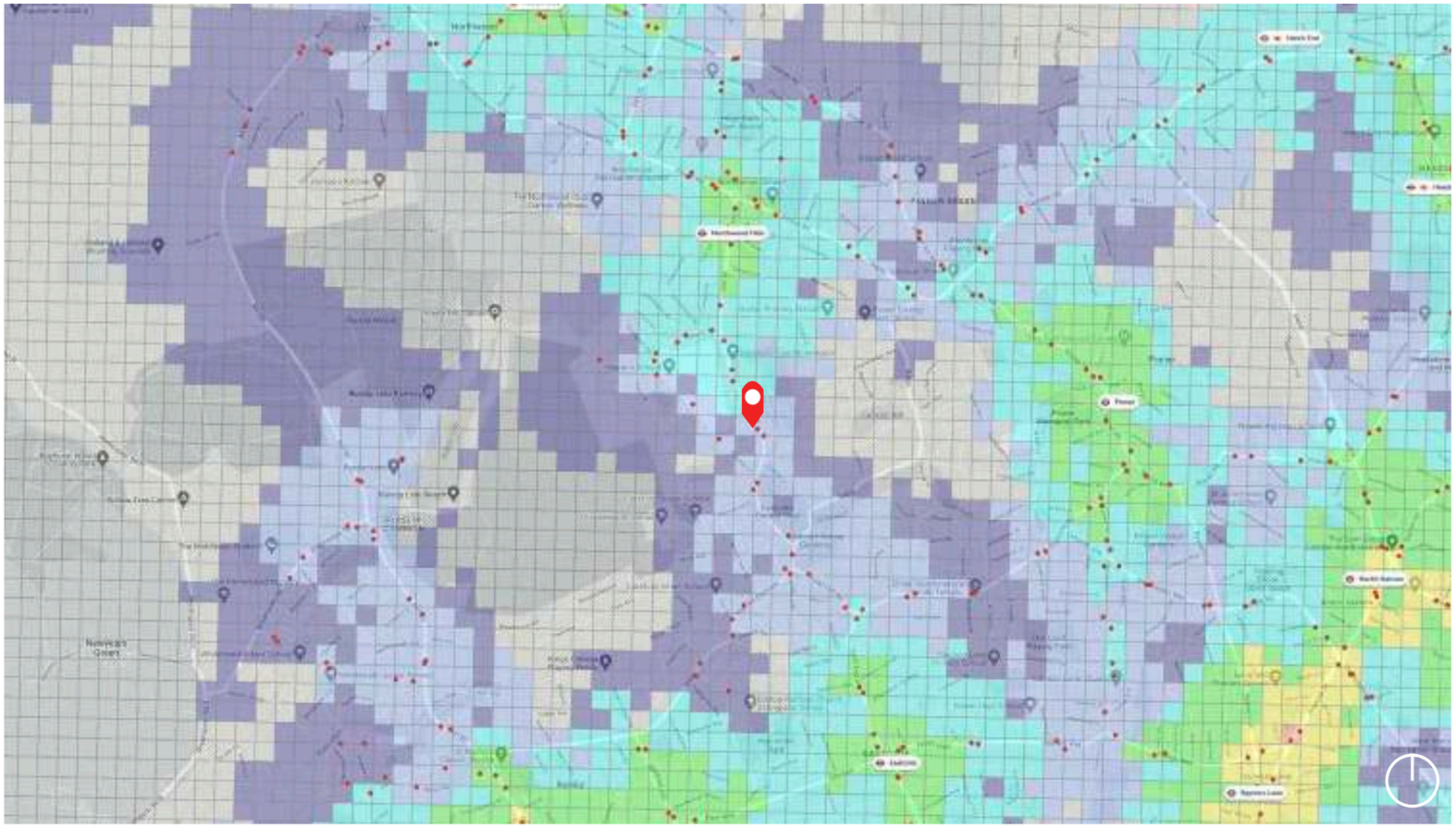

PTAL Map - Gov.uk


Map of Transportation - OpenStreetMap.com

**PTAL Public Transport Accessibility Levels**

The PTAL level of the site, as shown in the image to the left, is 1b.

The London Borough of Hillingdon is located in the Outer London area.
According to the London Plan 2021 PTAL level table, the parking provision is of 1.5 space per dwelling.

**KEY - PTAL**

- 0 (Worst)
- 1a
- 1b ←
- 2
- 3
- 4
- 5
- 6a
- 6b (Best)
- Site location

**PTAL Public Transport**

The site is located in a walking distance to the bus lines number 282, H13, 149 and 243 with many bus stops around the area.
It is connected to the city centre by the Metropolitan line and the closest stops are Eastcote and Pinner.

**KEY**

- Site Location
- Bus Route
- Bus Stop
- Train Route
- Train Station

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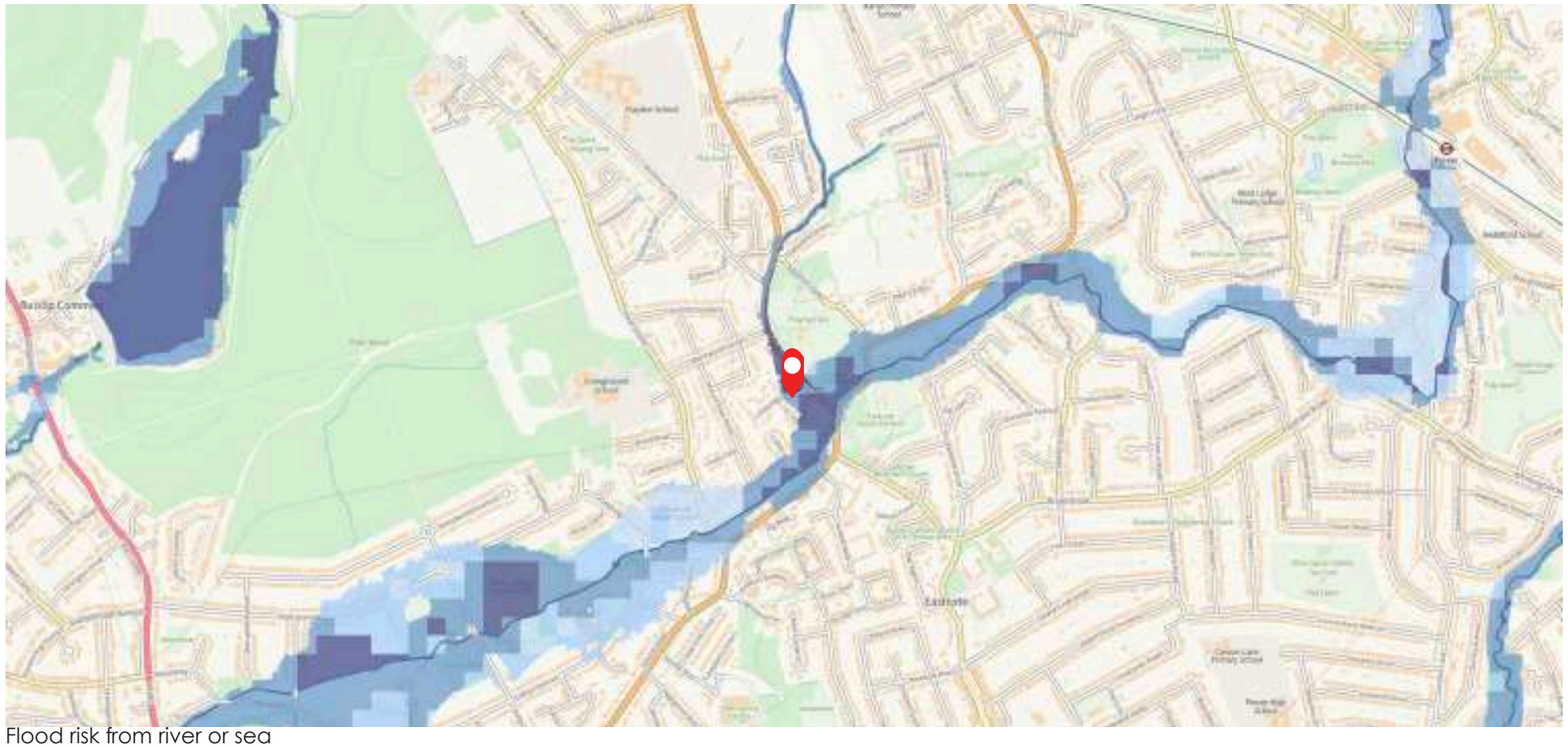

Flood risk from river or sea

Flood risk from surface water

**Flood risk management**

There are approximately 7,000 properties (6%) at risk of flooding within Hillingdon. However, this is just a broad statistic; what this does not describe is the cost of flood defences, the possible impacts on businesses due to flooding, or the required responses on emergency services.

Due to the extensive network of waterways in Hillingdon, flooding is a significant consideration in local planning matters. The Council has produced a Strategic Flood Risk Assessment (SFRA) (2008) incorporating the floodplain maps produced by the Environment Agency.
The Hillingdon Local Plan: Part 1- Strategic Policies will need to have regard to the approach of the London Plan to flooding. It will be necessary to ensure that new development takes into account the increased risks of flooding as a result of changes to the climate, and how this affects Hillingdon and to protect vulnerable areas from river flooding. When assessing development sites and allocations, flood risk should also be considered alongside other spatial planning issues such as transport, economic growth, natural resources, regeneration, biodiversity and the historic environment.

The site is located in an area of high risk of flooding.
As shown on the maps, both of the flood from river/sea and surface water, the area is located on flood zone 2.

Further information can be found in the Flood Risk Assessment which accompanied this application

**KEY**

- Site Location
- Flood zone 3
- Areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood Defence
- Main River
- Water Storage Area

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# 3.0
# PLANNING CONTEXT

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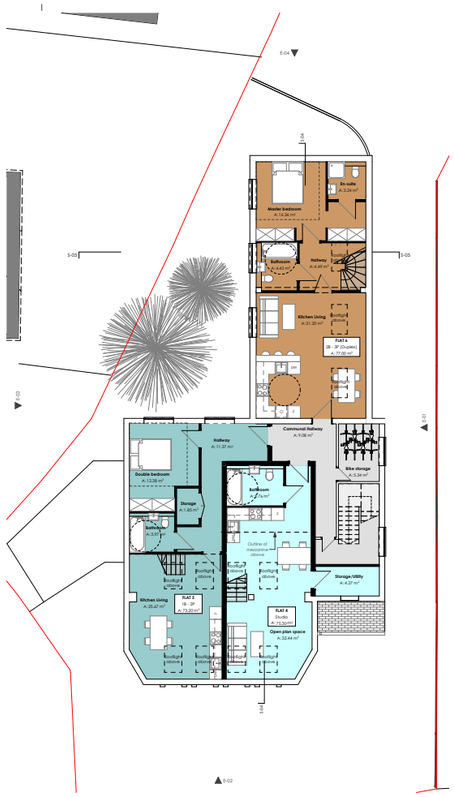


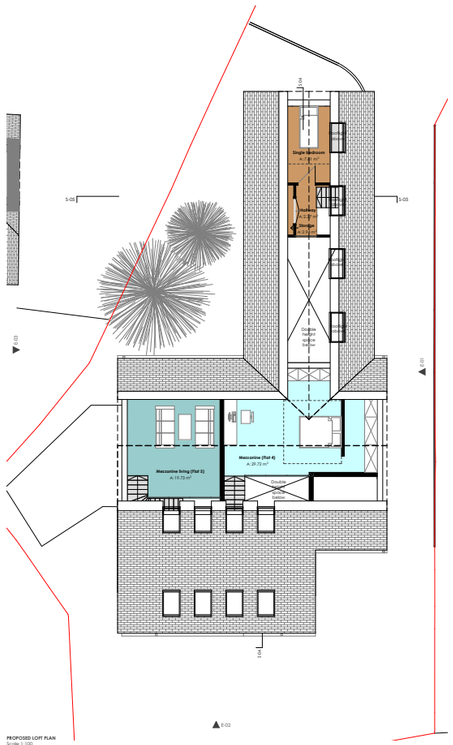



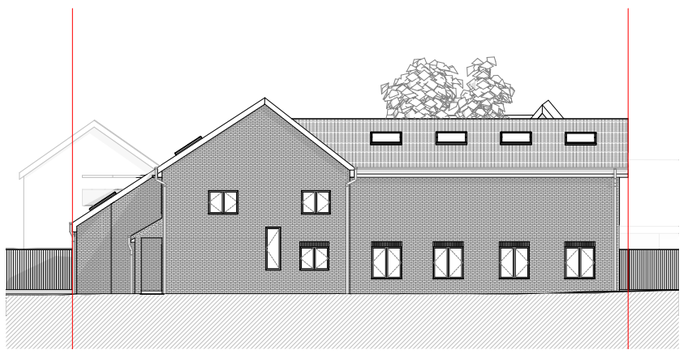


**14th Jun 2022 - 51321/APP/2022/1861**

Change of use from Class E (Office) to Class C3 (6 no. self-contained flats - (2 x Studio, 2 x 1 Bed 2 People, 2 x 2 Bed 3 People) (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

**Approved**

The site has recently obtain consent under Prior Approval Class MA for a change of use from Class E (Office) to Class C3 (6 no. self-contained flats - (2 x Studio, 2 x 1 Bed 2 People, 2 x 2 Bed 3 People).

*Extract from Planning application 51321/APP/2022/1861*

# 4.0
# THE PROPOSAL

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**The proposal**

The proposal seeks the construction of a new residential building following the demolition of the previous office scheme, which has obtained Prior Approval for residential conversion.

The proposal has been carefully designed to comply with the Hillingdon Local Plan (2020) and the new London Plan (2021).

The main objective of the proposal is to deliver a contemporary yet appropriate design, that is able to incorporate the aspects of the existing surroundings & respects local vernacular, considering the existing properties and their visual amenity and privacy.
Having undertaken a detailed contextual analysis of the surrounding area the proposal evidently respects and enhances local character and contributes positively to the appearance of the neighbourhood.
The proposed development would ultimately provide attractive family homes that make the most effective use of the urban site.

The proposed building tries to follow the shape of the site, with a longitudinal development in order make the best use of the land while respecting the neighbouring amenities and local character.

The length of the proposal is articulated by large pitched roof forms. These help vary and create a visual break in the otherwise long facade while in the meantime help to reduce the buildings impact at street level.

In this way, together with the proposed roof form, gable frontage are created, which are a clear visual reminder of the gable end frontage typical to the residential dwellings in Joel street and the surrounding area.

The proposed building will have two entrances to ensure inclusive access. As the building ground floor level is raised 600 mm due to the risk of flooding of the area where the project is located. A ramp to the side's entrance  will be used as second entrance for resident cycling and refuse collection.
The front side of the building is to be considered as main entrance to the building.

From either of the entrance routes there will be access to the main core of the building which contains the vertical and horizontal circulation of the building.

This core allows for the movement throughout the entire height of the building and maintenance accesses at the final floor of the building. The central connection allows the residents and visitors to easily access any level or residential/service element of the building.

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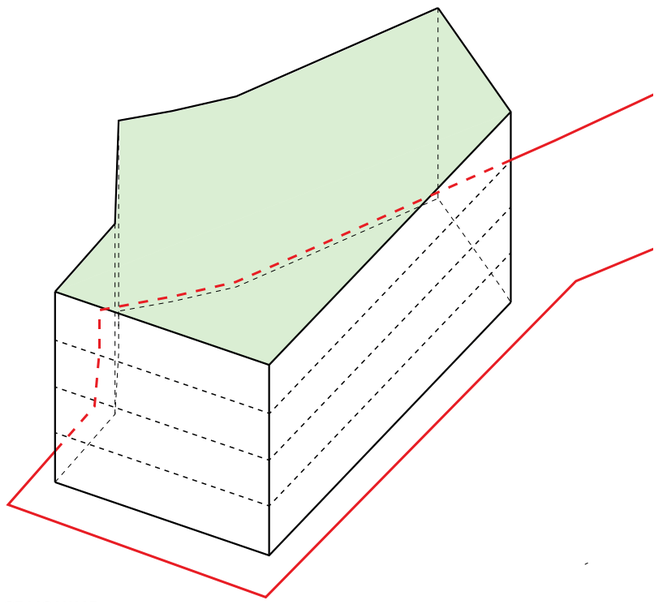
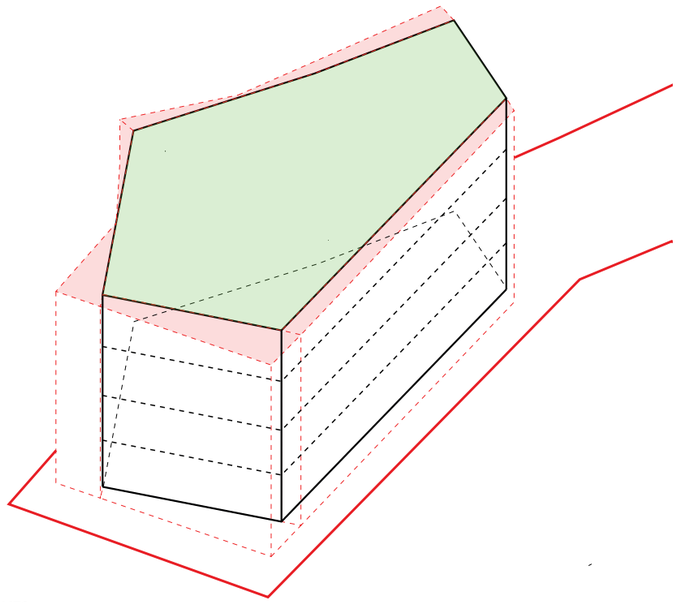
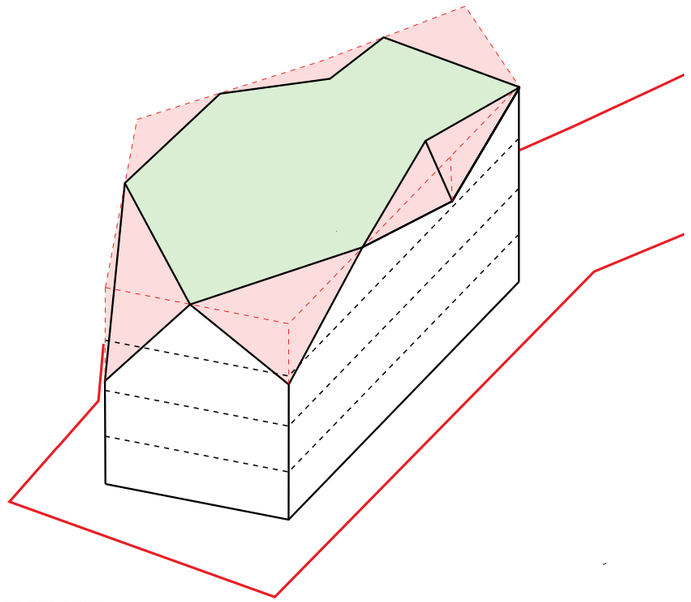


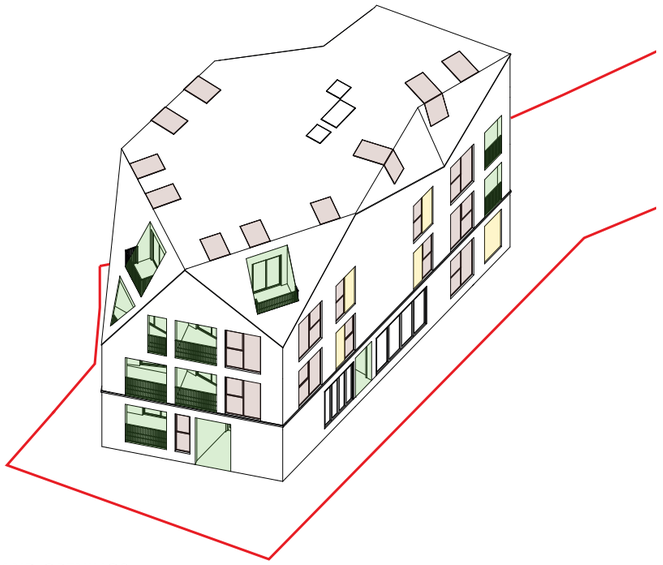
**1. COMPACT VOLUME**
The project's design started from the iteration of a compact mass, following the shape os the site as much as possible, but at the same time shaped to respect the immediate area.



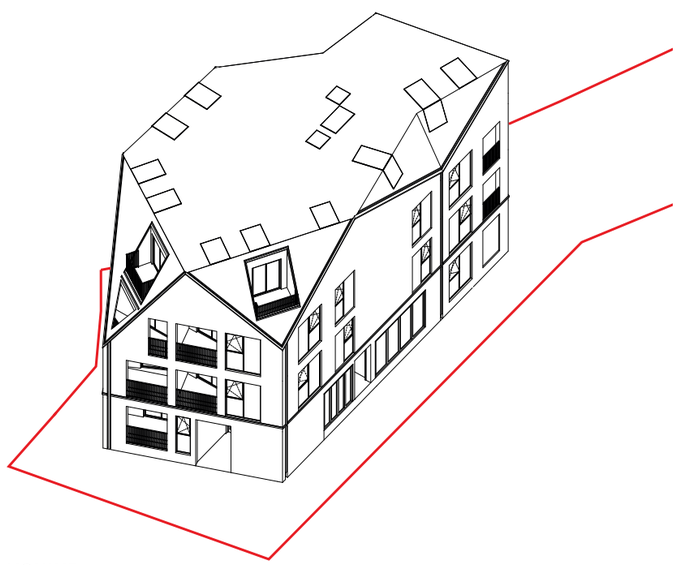
**2. VIEW POINTS**
The compact volumes is cut in angled shapes to ensure there is no harm to the neighbouring amenities and that a good level of outlook can be achieve in each proposed flat.



**3. REDUCING THE BULK**
The roof is chamfered towards the boundary lines to ensure there will be a better relationship with the next door neighbour's eaves height.



**4. RHYTM AND OPENINGS**
Volume subtractions and addictions, niches and windows are the main elements that helped creating the facades along with the internal layout. A fixed dimension is kept in order to create a rhythm witch is sometimes altered in order to have a mixed design.



**5. FINAL VOLUME**
The final scheme seeks to create a development that reads as contemporary whilst working with traditional character forms, features and materials predominant within the area. Contemporary details are successfully integrate into a reinterpretation of a traditional volume.

**Scale & Massing**

The proposal has experienced extensive massing evolution process through the design stages.

From a compact mass that follows the irregular shape of the site, the volume has been cut and shaped to ensure the neighbouring amenity privacy is respected and taken into account. In addition, the change in direction and cut in the shape helps to reduce the impact that a long, uninterrupted facade would have had instead.

The compact mass has then being integrated with a pitched roof, which is a modern reinterpretation of the vernacular and traditional roof forms that characterise the area.

The volume have been chamfered and lowered following the next door's neighbours eaves heights, to have a better relationship with the surrounding.

Niches and windows openings helped creating a rhythm on the facades, reflecting the internal units distribution ensuring adequate daylight and sunlight.

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**Materials and Appearance**

The design of the proposed development has been informed by a character appraisal of the surrounding area, undertaken to understand the character and features of properties within the local vicinity.

The proposal looks to samples the architectural forms found in the immediate area.

The majority of residential properties located within the vicinity primarily comprise a traditional design, yet they vary considerably in terms of types and colours of render, brick and tile hanging. The properties situated along Joel Street consist of a range of materials including red bricks, brown bricks, red roof tiles, grey roof tiles, wooden timber cladding and white render.

While developing the project and in particular when studying the different possibilities for the finishing materiels, in addition to the surrounding buildings what has been taken in to account is the fact that the proposed site development is located in an area characterised by beautiful green spaces.

The selection of finishing materials of the proposal is a response to the intention to integrate the building with its immediate context, taking in to account the architectural character of the surrounding buildings, their materials & the strong presence of the green areas whilst offering a contemporary response that can build a good relationship within its sitting.

In regards to the finishing materials in the building, it's been decided to use a typical, vernacular material, bricks set within a traditional horizontal pattern, with a modern colour that blends well with the context.

The groundwork is treated with dragfaced dark red bricks, to emphasise the building entrance and its connection to the ground. The color has been chosen to echo the dark bricks palette that is a strong presence in the area.

For the upper floors light red bricks have been used.

Window openings have a stacking arrangement between the first and second floor, while having more freedom of arrangement in the last floor, giving more interest to the facade and following the changing within the roof.

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**11 - 21 Banstead Road, Purley**
Project by Formation Architects

The site sits between two different character areas of Purley, urban and suburban. The layout and massing have been carefully designed to mediate between these two character areas and to integrate and embrace the varied topography and steep embankments found on the site.

**Foxley Apartments, South Croydon**
Project by OB Architecture

The undulating roof form is a response to the traditional pitched roofs in the area. The folding form allows this building to transition from the lower scale of the neighbouring property up to a higher scale at the junction with Woodcote Drive.

**Flora Court, Croydon**
Project by Pitman Tozer Architects

These homes are a mixture of one-bed, two-bed and wheelchair accessible flats in two blocks, separated by a new cobbled mews.

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## THE COMMUNAL AREAS OF THE DEVELOPMENT AND FLAT 5 ARE COMPLIANT WITH THE FOLLOWING M4(3) (WHEELCHAIR USER DWELLINGS) CRITERIA:

- The step-free approach route is level, gently sloping or ramped
- The approach route (whether private or communal) has a minimum clear width of 1200 mm
- Any localised obstruction does not occur opposite or close to a doorway or at a change of direction and is no longer than 2 m in length
- A level space with a minimum width and depth of 1500 mm for passing or turning is provided at each end of the approach route and at maximum intervals of 10 m
- External parts of the approach route have a suitable ground surface
- External parts of the approach route are illuminated by fully diffused lighting activated automatically by a dusk to dawn timer or by detecting motion
- Every gate (or gateway) between the footway and the main communal or private entrance has all of the following: a minimum clear opening width of 850 mm; a minimum 300 mm nib to the leading edge; a minimum 200 mm nib to the following edge
- The drop-off point provided for the dwelling, comply with all of the following: it is located close to the principal communal entrance of the core of the building that contains the dwelling; it is level; it has a suitable ground surface
- To enable a wheelchair user to enter the principal communal entrance, it complies with all of the following: a level landing with a minimum width and depth of 1500 mm outside the entrance; the landing is covered to a minimum width and depth of 1200 mm; lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion; a clear turning circle 1500 mm in diameter is provided inside the entrance area, behind the entrance door when closed; a minimum clear opening width of 850 mm; a minimum 300 mm nib is provided to the leading edge of the door (or gate) and the extra width created by this nib is maintained for a minimum of 1800 mm beyond it
- The principal communal stair that gives access to the dwelling meet the provisions of Part K for a general access stair
- Communal stair can be adapted to provide stair lift to the first floor flat
- The principal private entrance to the individual dwelling complies with all of the following: there is a level external landing with a minimum width and depth of 1500 mm and clear of any door swing; the landing area is covered for a minimum width and depth of 1200 mm; lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion; there is a minimum 1500 mm clear turning circle inside the entrance area, in front of the door when closed; a minimum 300 mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum of 1800 mm beyond it; a minimum 150 mm nib is provided to the hinge side of the door (to allow for the fitting of a cage to the inside face of the letter box); the door has a minimum clear opening width of 850 mm; where there are double doors, the main (or leading) leaf provides the required minimum clear opening width. A minimum 200 mm nib is provided to the following edge of the door and the extra width created by the nib is maintained for a minimum of 1500 mm beyond it; the door is located reasonably centrally within the thickness of the wall while ensuring that the depth of the reveal on the leading face of the door (usually the inside) is a maximum of 200 mm; the threshold is an accessible threshold; where there is a lobby or porch, the doors are a minimum of 1500 mm apart and there is a minimum of 1500 mm between door swings; door entry controls, where provided, are mounted 900-1000 mm above finished ground level a minimum of 300 mm away from any external return corner; a fused spur, suitable for the fitting of a powered door opener, is provided on the hinge side of the door; a minimum 300 mm nib is provided to the leading edge of every door; a minimum 200 mm nib is provided to the following edge of every door
- To enable a person to charge and store up to two wheelchairs and transfer between an outdoor and an indoor wheelchair, dwelling has a storage and transfer space which complies with all of the following: a minimum 1100 mm deep by 1700 mm wide space is available on the entrance storey, preferably close to the principal private entrance; is accessible from a space that has a minimum clear width of 1200 mm
- To make adequate provision for the storage of household items, general built-in storage space comply with the minimum storage area 1.5 sqm
- An ambulant disabled person should be able to move within, and between, storeys. The dwelling comply with a step-free access to all rooms and facilities within the entrance storey and with no changes of level within any other storey
- To provide usable living spaces that have a convenient, step-free relationship between the living space, WC and principal private entrance, living areas comply with all of the following: the principal living area is within the entrance storey; the minimum combined internal floor area of living, dining and kitchen space meet the prevision; glazing to the principal window of this living area starts a maximum of 850 mm above floor level or at the minimum height reasonable in achieving compliance with the provisions of Part K for guarding to windows
- The kitchen and principal eating area are within the same room, or connected to each other, and located within the entrance storey and there is a minimum clear access zone 1500 mm wide in front of, and between, all kitchen units and appliances
- The kitchen worktop includes a continuous section that incorporates a combined sink and drainer unit and a hob, and all of the following: the section of worktop is a minimum 2200 mm long; the section of worktop is either a height adjustable worktop, or is a fixed section capable of being refixed at alternate heights; there are no fixed white goods (appliances) placed beneath this section of worktop; this section of worktop provides clear and continuous open leg space underneath (capable of achieving a minimum of 700 mm clearance above floor level)
- The kitchen sink is not more than 150 mm deep with insulation to the underside to prevent scalding of a wheelchair user's legs and taps should be lever operated and capable of easy operation
- A suitable space has been identified for a built-in oven (with its centre line between 800 mm and 900 mm above floor level) to be installed and a pull out shelf is provided beneath the oven enclosure. In addition there is a minimum of 400 mm of worktop to at least one side of the oven and fridge or fridge freezer where this is taller than the worktop height (or to one side of a pair of tall appliances where they are located together at the end of a run)
- Water supply to sinks includes isolation valves and flexible tails
- Drainage is either flexible, or is fixed but easily adaptable to suit worktop heights between 700 mm and 950 mm above finished floor level
- One bedroom is close to an accessible bathroom suitable for a wheelchair user. All other bedrooms are accessible to a wheelchair user. Bedrooms comply with all of the following: every bedroom can provide a minimum clear access route, 750 mm wide, from the doorway to the window; every bedroom can provide a minimum 1200 mm by 1200 mm manoeuvring space inside the doorway, clear of the bed and the door (when the door is in the closed position); the ceiling structure to every bedroom is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200 kg; a principal double bedroom is located on the entrance storey, or the storey above (or below) the entrance storey, has a minimum floor area of 13.5 $m^2$ and is a minimum of 3 m wide clear of obstructions (e.g. radiators); the principal double bedroom can provide a minimum 1000 mm wide clear access zone to both sides and the foot of the bed and in front of all furniture, and a minimum 1200 mm by 1200 mm manoeuvring space on both sides of the bed (see Diagram 3.9); every other double (or twin) bedroom has a minimum floor area of 12.5 $m^2$ and is a minimum of 3 m wide; every other double bedroom can provide a 1000 mm wide clear access zone to one side and the foot of the bed, and in front of all furniture; all single and twin bedrooms provide a minimum 1000 mm clear access zone to one side of each bed and in front of all furniture
- All walls, ducts and boxings to every WC/cloakroom, bath and shower room are strong enough to support grab rails, seats and other adaptations that could impose a load of 1.5 $kN/m^2$
- The ceiling structure to bathrooms and WC/cloakrooms is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200 kg
- Where sanitary facilities are wheelchair accessible, WC flush controls are positioned on the front of the cistern on the transfer side and can be easily gripped
- Where sanitary facilities are wheelchair accessible, WC pans are a minimum of 400 mm high and basins and sinks are wall hung
- Every dwelling has, on the entrance storey, a wet room (which may be a WC/cloakroom or a bathroom) that contains a WC, a basin and an installed level access shower and complies with the requirements
- Where the dwelling provides both a bathroom and a WC/cloakroom on the same storey, the WC facility only complies with the requirements
- The door to the WC facility opens outwards
- To make suitable and convenient provision for a wheelchair user to bathe or use a wheelchair accessible shower, with assistance where necessary, the dwelling comply with all of the following: dwellings with up to four bedspaces have as a minimum a bathroom that contains a WC, a basin and an installed level access shower and the bathroom containing the installed level access shower is located on the same storey
- Where the dwelling is defined as wheelchair accessible, the bathroom also comply with the following: the level access shower is positioned in a corner to enable a shower seat to be fitted on one wall, with shower controls fitted on the adjacent wall and the bathroom (or bathrooms) provides a minimum 1500 mm clear turning circle
- To assist wheelchair users who have reduced reach, services and controls comply with all of the following: consumer units are mounted so that the switches are between 1350 mm and 1450 mm above floor level: switches, sockets, stopcocks and controls, except controls to radiators, are located with their centre line 700-1000 mm above floor level and a minimum of 700 mm (measured horizontally) from an inside corner, and are not positioned behind appliances; kitchen appliances in wheelchair accessible dwellings have isolators located within the same height range; the handle to at least one window in the principal living area is 700-1000 mm above floor level, unless fitted with a remote opening device that is within this height range; handles to all other windows are 450-1200 mm above floor level, unless the window is fitted with a remote opening device that is within this height range; door handles, locks, latches and catches are both easy to grip and use, and fitted 850-1000 mm above floor level; light switches are on individual plates unless wide rocker or full plate fittings are provided; switches to double socket outlets are located at the outer ends of the plate (rather than in the centre); a door entry phone with remote door release facility is provided in the main living space and the principal bedroom; suitable provision is made in the principal bedroom to install bedhead controls in the future (comprising a 2-way light switch, telephone and broadband socket, TV aerial and power socket outlets, and the door entry phone provision described above, grouped adjacent to the head of the bed), for example, by providing blank sockets, conduit and draw wires; a main electrical power socket and a telephone point are provided together in the main living space; taps and bathroom controls are suitable for a person with limited grip to operate and for single handed operation; boiler timer controls and thermostats are either mounted 900-1200 mm above finished floor level on the boiler, or separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range; in wheelchair accessible dwellings, radiator controls are mounted 450-1000 mm above floor level

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**ALL FLATS ARE COMPLIANT WITH THE FOLLOWING M4(2) CRITERIA:**

- The principal communal entrance has a level landing with a minimum of 1500 mm wide and 1500 mm long directly outside the entrance and clear of the swing of any door
- The principal communal entrance landing is covered to a minimum width of 1200 mm and depth of 900 mm
- Lighting is provided in the principal communal entrance which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion
- The entrance door (or gate) has a minimum clear opening width of 850 mm
- A minimum 300 mm nib is provided to the leading edge of the principal communal entrance door and the extra width created by this nib is maintained for a minimum distance of 1200 mm beyond it
- The reveal on the leading side of the door (usually the inside) has a maximum depth of 200 mm
- The threshold is an accessible threshold
- The ground surface (or entrance flooring) does not impede wheelchair movement
- Door entry controls, where provided, are mounted 900-1000 mm above finished ground level, and at least 300 mm away from any projecting corner
- The principal communal stair that gives access to the dwelling meet the requirements of Part K for general access stair
- A clear turning circle 1500 mm in diameter is provided inside the communal entrance area, behind the entrance door when closed, and in the bike store
- Communal stair can be adapted to provide stair-lift to the first floor flat
- Second floor plan private staircase can accommodate internal stair-lift

- The principal private entrance, or the alternative private entrance where step-free access cannot be achieved to the principal private entrance, comply with all of the following: there is a level external landing with a minimum width and depth of 1200 mm; the landing is covered for a minimum width of 900 mm and a minimum depth of 600 mm; lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion; the door has a minimum clear opening width of 850 mm; a minimum 300 mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200 mm beyond it; the depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200 mm; the threshold is an accessible threshold
- To facilitate movement into, and between, rooms throughout the dwelling, doors and corridors comply with all of the following: the minimum clear width of every internal hall or landing is 900 mm; any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2 m in length; and the corridor is not reduced below a minimum 750 mm width at any point; every door has a minimum clear opening width of 750 or wider
- To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey to the storey above, stairs comply with all of the following: access to all rooms and facilities within the entrance storey is step-free; level changes within every other storey are avoided where possible; the stair from the entrance storey to the storey above (or below) has a minimum clear width of 850 mm when measured 450 mm above the pitch line of the treads; all stairs meet the provisions of Part K for private stairs
- To provide usable living spaces and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation comply with all of the following: a minimum 1200 mm clear space is provided in front of and between all kitchen units and appliances, glazing to the principal window of the principal living area starts a maximum of 850 mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows
- To enable a wide range of people to access and use them, bedrooms comply with all of the following: every bedroom can provide a clear access route a minimum 750 mm wide from the doorway to the window; at least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750 mm wide to both sides and the foot of the bed; all single bedrooms can provide a clear access zone a minimum 750 mm wide to one side of each bed
- All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room are strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m2. Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls
- To provide step-free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings comply with all of the following: every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom); the door opens outwards
- Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom
- Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling
- To assist people who have reduced reach, services and controls comply with all of the following: consumer units are mounted so that the switches are between 1350 mm and 1450 mm above floor level; switches, sockets, stopcocks and controls have their centre line between 450 mm and 1200 mm above floor level and a minimum of 300 mm (measured horizontally) from an inside corner; the handle to at least one window in the principal living area is located between 450 mm and 1200 mm above floor level, unless the window is fitted with a remote opening device that is within this height range; handles to all other windows are located between 450 mm and 1400 mm above floor level, unless fitted with a remote opening device that is within this height range; separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range

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**Car Parking**

In accordance to the New London Plan a development in outer London and with a PTAL Level of 1b should be provided with 1.5 car parking spaces per dwelling.

In accordance with the Local Plan PART 2 - Development Management Policies, Adopted Version 16 January 2020, the requirement for car parking provision is considered as per the below:
- 1 – 2 bedrooms - 1.5 - 1 spaces per unit
- Studio - 1 space per 2 units

plus additional parking spaces for visitors.

The proposed development, due to the shape of the site, is not able to accommodate the required number of parking space and, moreover, it is believed that new development should do what is possible to promote sustainable transportation method.

It is believed that with the right approach it is possible to overcome the shortage of car parking spaces, contributing at the same on the important CO2 reduction cause, promoting sustainable ways of transportation.

Further details can be found in the Transport Assessment document which accompanies this Full Planning Application.

Seven parking spaces are proposed at the back of the building, and 1 additional accessible parking space in the front garden, for a total of 8 car parking spaces.

In compliance with the Policy T6.1 of the London Plan, the 20% of the parking spaces will be provided with “active” electric charging provision. The remaining 80% to have “passive” charging provision. The network of cables and power supply necessary will be therefore installed so that in the future charging socket could be easily added to allow vehicle owners to recharge their vehicle.

**Bike storage**

The New London plan requirements for bike storage are as follows:

Long Stay :
- 1 space per studio or 1p1b
- 1.5 spaces per 2p1b
- 2 spaces per all 2 other dwellings

Short Stay:
- 5-40 dwellings: 2 spaces
- Thereafter: 1 space per 40 dwellings

On the basis of the above, a secured bike storage as been designed in order to provide the amount of parking needed.

Just in terms of cycle parking provision, we have calculated the following requirement based on the London Plan requirements:
- 24 bicycle parking space (long stay)
- 2 bicycle parking space (short stay)

Located at the ground floor of the building, the long stay bike storage with compact double bike racks (right picture), will accommodate 24 spaces. As per the London The London Cycle Design Standards, the “long-stay” provision will be contained in a secure store, at ground floor level. It will be accessible from the curtilage within the building, and from the lobby area.

The proposed double rack system will meet the requirement of 1500 mm at the front to manoeuvre the bicycle.

As per the requirement, the 5% of the total number of the parking spaces will be Sheffield stands.

The two “short-stay” cycle parking spaces are external and located in the front garden, for easy access.


Fast charge Floor Standing

Double bike rack system

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Proposed Site Pland and Waste Storage Location
Not to Scale

**Waste storage**

The London Plan (2021) states that developments must provide layouts that ensure facilities are safe, conveniently located and easily accessible by occupants, operatives and their vehicles.

In this proposal, the refuse and recycling stores would be located within the footprint of the apartment building.

It will be located towards the front of the building, for easy access from the street, and it will have the external door facing on the side of the building.

There will be a second door that connect the core of the building to the refuse access, ensuring an easy access to the storage towards the different levels of the building.

The refuse and recycling stores, located within the footprint of the apartment building, would be located within 20m of the roadside. A refuse vehicle will park on street, with operatives wheeling bins from the store to the vehicle.

In accordance with the regulations the development will be provided with:

- 5 Four-wheeled bin 1100-litre(138x127x100)

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**Residential Units**

The proposed scheme delivers 13 residential units with a mix of 1 & 2 bedroom units, proposing the construction of a new four storeys block of flats.

The proposal seeks to add more residential space in the London Borough of Hillingdon, in accordance with National and development plan policies designed to maximise the development potential, which can help to achieve local and strategic housing need and improve employment opportunities.

The proposal is capable of meeting the National Space Standards and Hillingdon planning guidance, to ensure that the development:

- Responds positively and sensitively to the existing context

- Is accessible and permeable

- Is adaptable to future needs

- Create safe environments & promotes health and well-being

- Promotes sustainability and efficient resource consumption with use of high quality material.

All units comply with space standards requirements set out in the London Plan.

The aim of the development is to deliver high quality residential units, therefore:

- All units have access to private amenity space that meets London Plan standards;
- All units are wheelchair accessible;
- Cycle parking spaces are provided at ground level;
- Bin storage is located at ground floor level.

The residential accommodation is supported by communal cycle parking spaces, secured and locked, promoting sustainable transportation methods.

The proposed development will have two different accesses, one at the frond and one at the side of the property.

All the units are respecting or exceeding minimum standard requirements, as per table below:

**Table 1 - Minimum gross internal floor areas and storage ($m^2$)**

| Number of bedrooms(b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
|---|---|---|---|---|---|
| 1b | 1p | 39 (37) * | | | 1.0 |
| | 2p | 50 | 58 | | 1.5 |
| 2b | 3p | 61 | 70 | | 2.0 |
| | 4p | 70 | 79 | | |
| 3b | 4p | 74 | 84 | 90 | 2.5 |
| | 5p | 86 | 93 | 99 | |
| | 6p | 95 | 102 | 108 | |
| 4b | 5p | 90 | 97 | 103 | 3.0 |
| | 6p | 99 | 106 | 112 | |
| | 7p | 108 | 115 | 121 | |
| | 8p | 117 | 124 | 130 | |
| 5b | 6p | 103 | 110 | 116 | 3.5 |
| | 7p | 112 | 119 | 125 | |
| | 8p | 121 | 128 | 134 | |
| 6b | 7p | 116 | 123 | 129 | 4.0 |
| | 8p | 125 | 132 | 138 | |

The residential space standards also require the following, which has been met in the proposal:

a. A dwelling with two or more bed-spaces has at least one double (or twin) bedroom;

b. In order to provide one bed-space, a single bedroom has a floor area of at least 7.5 sqm and is at least 2.15m wide;

c. In order to provide two bed-spaces, a double (or twin bedroom) has a floor area of at least 11.5 sqm;

d. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;

e. Any area with a headroom of less than 1.5m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1.0 sq m within the gross internal area);

f. Any other area that is used solely for storage and has a headroom of 900-1500 mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900 mm is not counted at all;

g. A built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. A built-in area in excess of 0.72 sqm in a double bedroom and 0.36 sqm in a single bedroom counts towards the built-in storage requirement; and

h. The minimum floor to ceiling height is 2.5m for at least 75% of the gross internal area.

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# 4.10 SCHEDULE OF ACCOMMODATION

| STOREY | UNIT | TYPOLOGY | GIA (sqm) | PRIVATE AMENITIES (sqm) | CIRCULATION (sqm) |
|---|---|---|---|---|---|
| Ground Floor | Flat 1 | 2b4p | 88.6 | 7.2 | 20 |
| | Flat 2 | 2b4p | 85.3 | 5.6 | |
| First Floor | Flat 3 | 1b2p | 50.5 | 7.9 | 9.3 |
| | Flat 4 | Studio | 38.4 | 5.4 | |
| | Flat 5 | 2b3p | 73.9 | 8 | |
| | Flat 6 | 1b2p | 52.7 | 5 | |
| Second Floor | Flat 7 | 1b2p | 50.5 | 7.9 | 9.3 |
| | Flat 8 | Studio | 38.4 | 5.5 | |
| | Flat 9 | 2b4p | 75.5 | 6.8 | |
| | Flat 10 | 1b2p | 52.7 | 5 | |
| Third Floor | Flat 11 | 1b2p | 58.2 | 4.5 | 12.4 |
| | Flat 12 | 2b4p | 81.6 | 5 | |
| | Flat 13 | 2b3p | 69.4 | 5 | |
| **TOT** | **13** | **-** | **815.7** | **78.8** | **51** |

| HOUSING MIX | N. FLATS |
|---|---|
| Studio | 2 |
| 1b2p | 5 |
| 2b3p | 2 |
| 2b4p | 4 |

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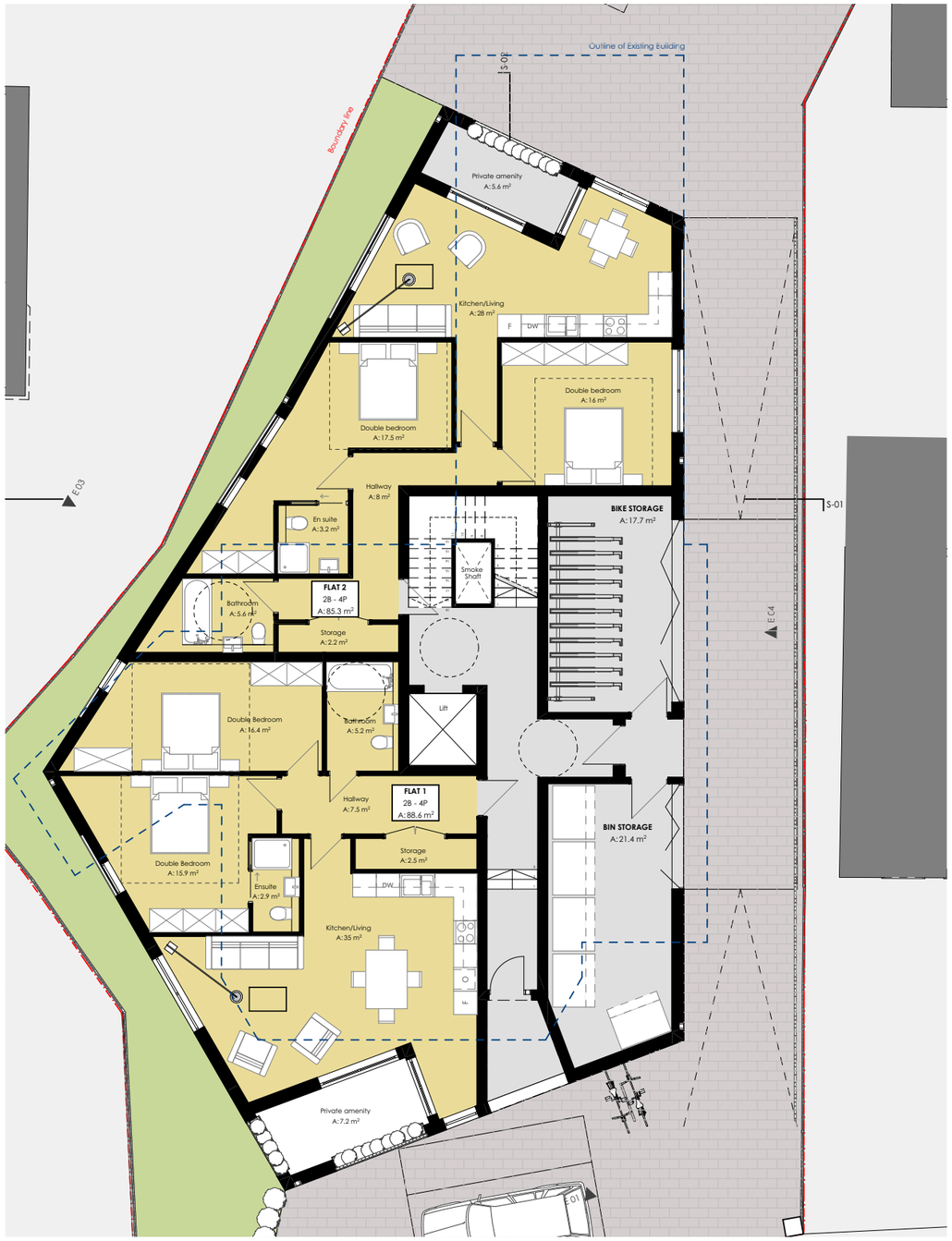


Proposed Ground Floor
Not to Scale


Proposed First Floor
Not to Scale

KEY

- 2 bedroom 4 people flat
- 2 bedroom 3 people flat
- 1 bedroom 2 people flat
- 1 person studio flat

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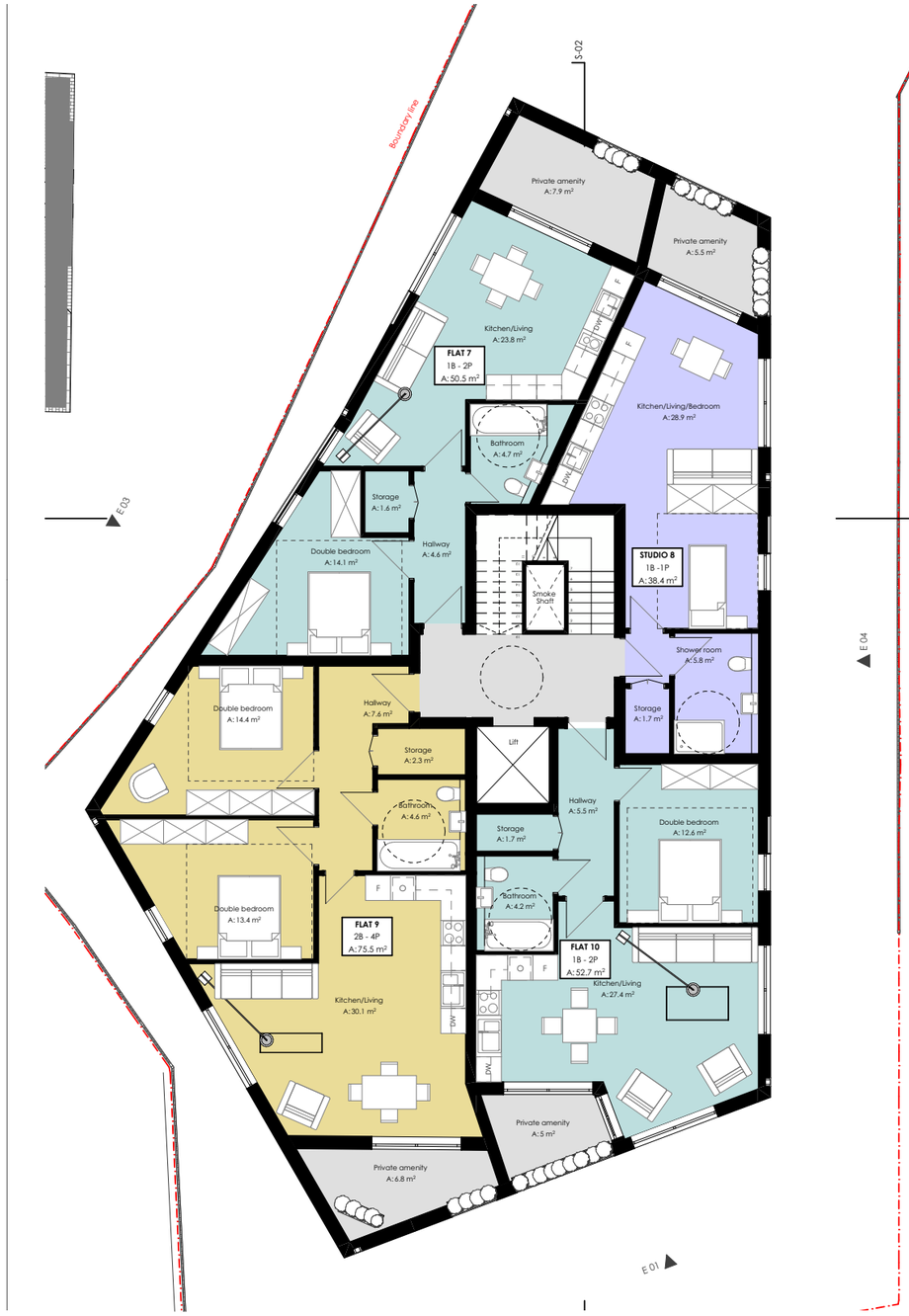


Proposed Second Floor
Not to Scale


KEY

- 2 bedroom 4 people flat
- 2 bedroom 3 people flat
- 1 bedroom 2 people flat
- 1 person studio flat

Proposed Third Floor
Not to Scale

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