

Design & Access Statement

52 Coldharbour Lane, Hayes, UB3 3EP, UK.

Minor-material amendment to the approved drawings (Ref. 52803/APP/2019/2634), including the entrance of the residential units, the external metal staircase, refusal and recycle storage, bicycle storage, internal layout enhancement and details of materials and external surfaces.

September 2022

ARRIGONI
ARCHITECTS

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1. Introduction

1.1 Purpose of this document

This document has been prepared by Arrigoni Architects on behalf of the Applicant in support of a S73 Minor-material amendment application to vary the approved drawings for the development at 52 Coldharbour Lane, Hayes, UP3 3EP, UK (Ref.52803/APP/2019/2634).

The proposed amendments focus on:

- 1) Location and geometry of the entrance of the residential units, including the design of the external metal staircase.
- 2) Refuse and recycle storage space design/location.
- 3) Bicycle parking space design/location.
- 4) Enhancement of the interior layout of the five approved residential units according to the most updated standard of living and building regulations.
- 5) Definition of the materials and products visible from the public realm.

Arrigoni Architects is keen to proactively work with the London Borough of Hillingdon to secure a high-quality design and landscape in harmony with the local character.



1.

1. Collage drawing showing the proposed west elevation.



1.

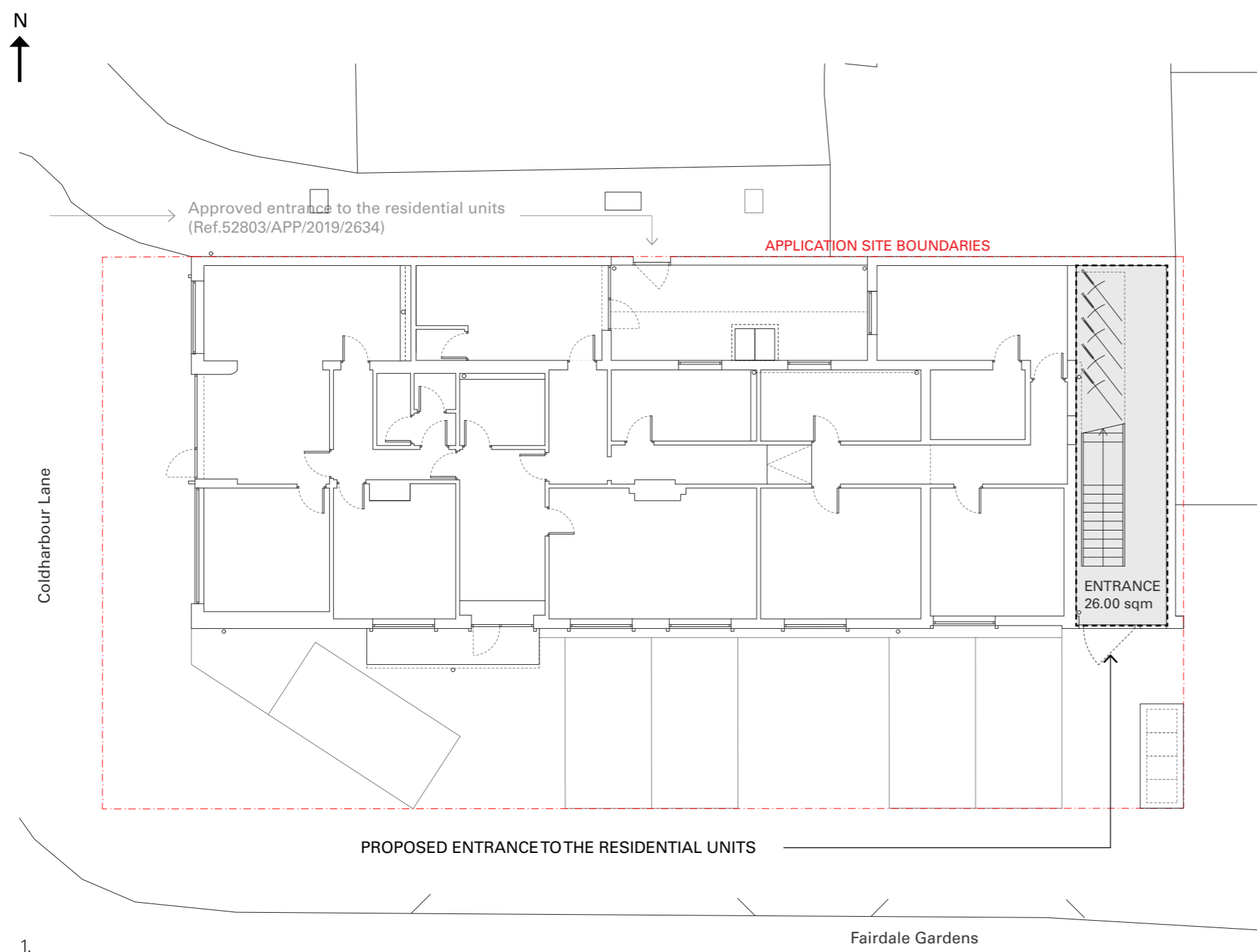
1.2 Arrigoni Architects

Arrigoni Architects is an East-London-based practice founded by Enrico Arrigoni and Hena Lee. Since its foundation in 2015, Arrigoni Architects has been practising architecture that is grounded in history and dedicated to the conciliation between contemporary and historical architectural languages.

The practice's commitment to creating harmonious and long-lasting spaces is aligned with the concern for the environmental, socio and economic aspects of sustainability in architecture. This working ethos motivates the office to create designs that are cost-effective, accessible, energy-efficient and beautiful.

In 2021, Arrigoni Architects has been selected for the Architecture Foundation publication, 'New Architects 4', which features the work of 109 emerging and talented British practices working across architecture, urban design, public space and related areas. The selection was made by an expert jury comprising some of Britain's most prominent architecture critics.

1. New Architects 4 by the Architecture Foundation. Arrigoni Architects' contribution at pages 78-83.



1. Proposed ground floor plan highlighting the new entrance of the residential units.
Out of scale drawings.

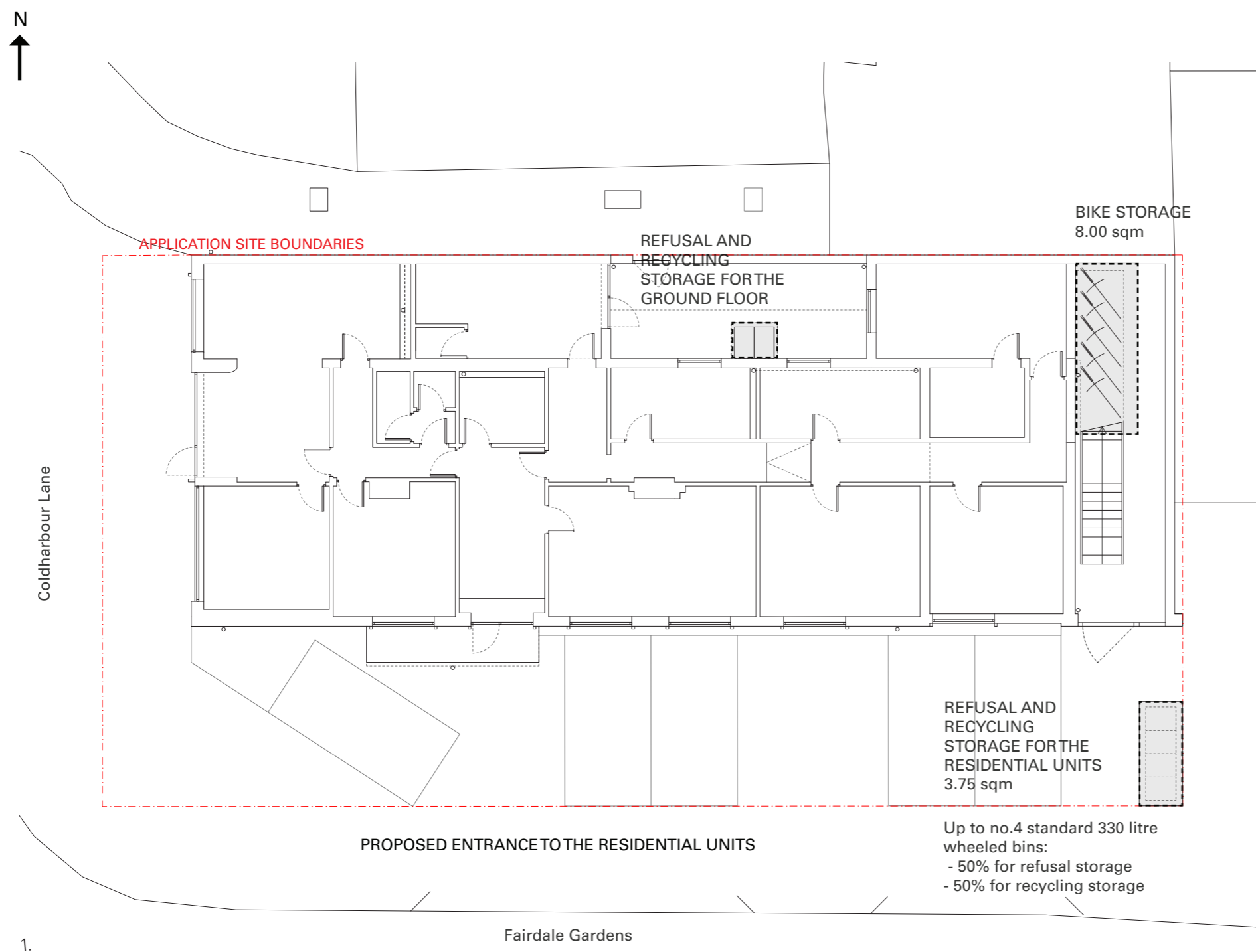
2. Entrance of the residential units

The 2019 approved design (Ref.52803/APP/2019/2634) included a dedicated access to the residential units from the alley to the north of the application site, alongside Coldharbour Lane. As shown on the left, the proposed access has been moved to the east, alongside Fairdale Gardens.

Following a survey of the area, the alley alongside Coldharbour Lane appeared to be a narrow walkway, mostly used to access the adjacent property and for refusal storage. The proposed entrance is located on a wider and brighter walkway, well exposed to the public realm as recommended by the approved document Q, Secured by Design (SBD) to improve the security of buildings. The proposed entrance is better suitable to access the site with sustainable and alternative means of transportation, bicycles, strollers, etc..

The external metal staircases has been adapted according to the new access location, to minimise its visual impact from the public realm.

The proposed design is focused on maximising the quality of accommodation for the new residents and optimising the capacity of the site as highlighted in the London Plan 2021. Ground floor and upper floors are well separated and there is no interaction between the two different uses of the building.



1. Proposed ground floor plan highlighting the refusal and recycling storages and the bicycle storage.
Out of scale drawing.

3. Refuse and recycling management

As per Policy EM11 of the Hillingdon Local Plan: Part 1, and Policy 5.42 of the Hillingdon Local Plan: Part 2, the proposed design makes sufficient provision for storage and collection of general waste, recycling and organic waste.

As shown on the left, a dedicated facility has been located on the southeastern side of the application site for the use of the five residential units. The external bins will be raised from the ground level, screened and protected to avoid adverse visual impact and nuisance to both occupiers and neighbours. The ground floor has been provided with a dedicated facility in the internal courtyard to the north of the application site.

4. Bicycle parking

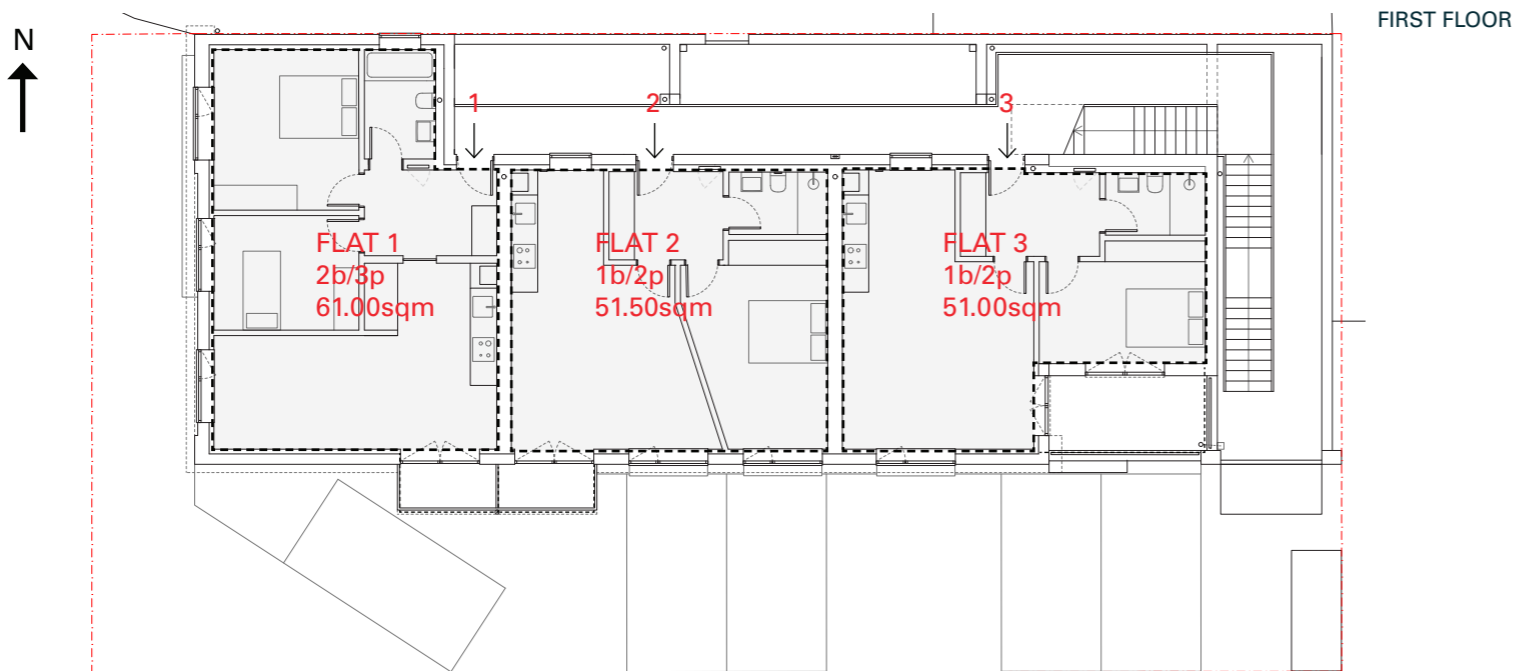
As per the new London Plan 2021 and complying with Table 1, Parking Standard of the Local Plan: Part 2, the proposed design is committed to encouraging and supporting sustainable transport.

As shown in the adjacent drawing, the cycle parking has been located in a safe, secure, accessible, and sheltered location near the entrance of the residential units. The parking will take the form of a stand similar to the Sheffield stand, allowing both the frame and wheels of the cycles to be secured without risk of damage.

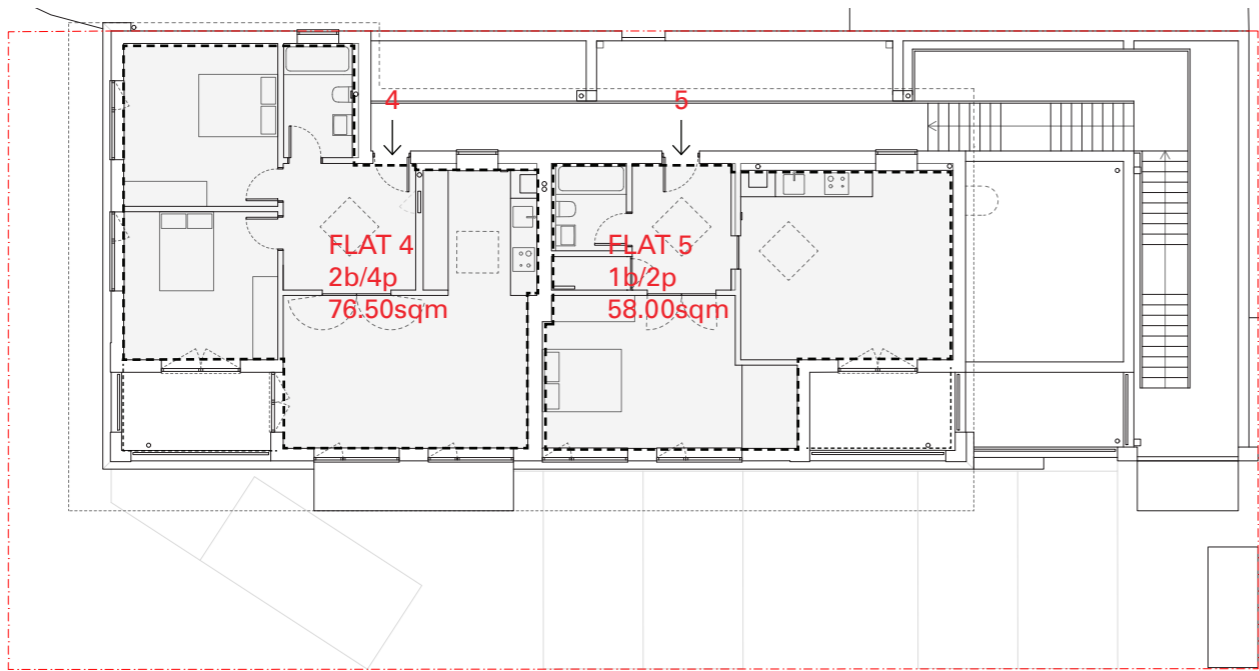
Type of dwelling		Minimum gross internal floor areas* and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2

FLATS 2, 3, 5
FLAT 1
FLAT 4

1.



FIRST FLOOR



SECOND FLOOR

2.

5. Interior layout enhancement

The proposed amendment to the approved design (Ref.52803/APP/2019/2634) includes the enhancement of the interior layout of the five residential units located on the first and second floor. The revised layout complies with national and local guidelines as per Policy D6 Housing Quality and Standards of the London Plan 2021.

The proposed units achieve and exceed the requirements of internal space to qualify as one-bedroom/two-person (flats 2, 3, 5), two-bedroom/three-person (flat 1) and two-bedroom/four-person (flat 4). Complying with Table 3.1 of the London Plan 2021, the proposed design provides adequately-sized rooms with comfortable and functional layouts and an adequate provision of internal storage space.

According to building regulations, high-quality sound insulation will be installed between the flats to meet the ideal level of comfort for the inhabitants.

As shown on the left, the first and second floors will deliver no. 5 flats as follows:

Flat 1 -	2b/3p	61.00 sqm
Flat 2 -	1b/2p	51.50 sqm
Flat 3 -	1b/2p	51.00 sqm
Flat 4 -	2b/4p	76.50 sqm
Flat 5 -	1b/2p	58.00 sqm

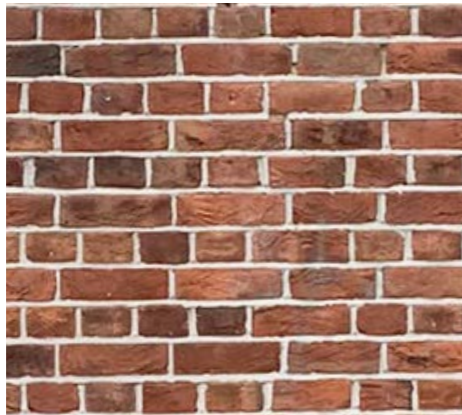
1. Table 3.1 Minimum internal space standards for new dwellings. Source: The London Plan, March 2021, p. 127. Please, find highlighted the proposed residential units' corresponding parameters.
2. Proposed first and second floor plans highlighting the new internal layout of the five residential units. Out of scale drawings.

5. Materials and external surfaces

The proposed amendments incorporate in the design a simple palette of high-quality materials that complement the existing property and contribute to lowering the building's carbon footprint.

The existing predominant materials have been maintained as an integral part of the design. The proposal includes brick tiles to match the existing bricks in place of the stone cladding on the west elevation and a traditional light-grey render finish on the south, east and north elevations.

The second floor will be clad with a light grey fibre cement rain screen. On a few occasions, the fibre cement will be green, to match the existing roller blinds located on the ground floor. A mill finish aluminium fascia will be installed on the edges of the top roof canopy and the balconies.



MATERIAL:
Brick tiles to match the existing bricks

LOCATION:
West facade, replacing the existing stone cladding

NUMBER ON DRAWINGS:
02



MATERIAL:
Light grey fibre cement

BRAND:
Equitone or similar

LOCATION:
Second floor external rain screen

NUMBER ON DRAWINGS:
03



MATERIAL:
Light grey render

LOCATION:
North facade, south facade, east facade

NUMBER ON DRAWINGS:
01

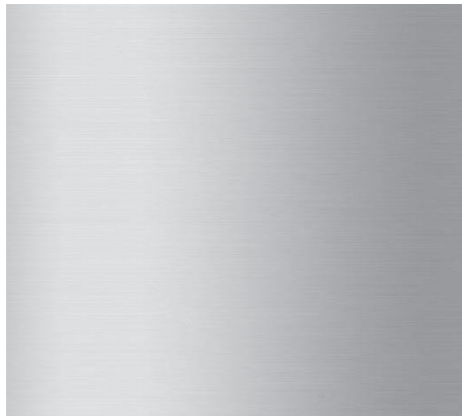


MATERIAL:
Green fibre cement to match the existing roller blinds

BRAND:
Equitone or similar

LOCATION:
Second floor external rain screen

NUMBER ON DRAWINGS:
04



MATERIAL:
Mill finish aluminium

LOCATION:
Edges of the roof canopy, edges of the balconies to the south, new rainwater pipes

NUMBER ON DRAWINGS:
05 06

Please, also refer to the Proposed drawings presented with this Minor-material amendment application.

1.

1. Material palette, location and reference to the Minor-material amendment application's drawings.



MATERIAL:
Light grey powder-coated steel

LOCATION:
External staircases and pathways, handrails, window sills, refusal and recycling storage cladding, cladding on the entrance to the residential units

NUMBER ON DRAWINGS:
09 10



MATERIAL:
Green powder-coated steel to match the existing roller blinds

LOCATION:
Canopy on the entrance to the residential units

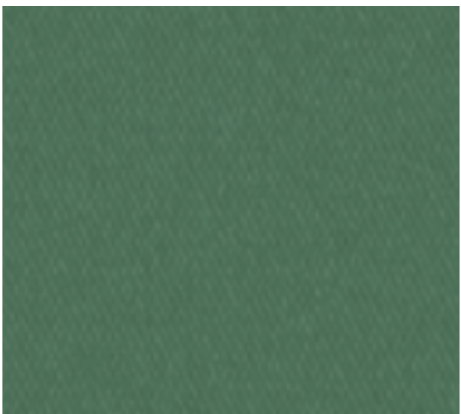
NUMBER ON DRAWINGS:
09b



MATERIAL:
Light grey powder-coated steel mesh

LOCATION:
Balconies and outdoor pathways parapet

NUMBER ON DRAWINGS:
10



MATERIAL:
Textile material for wind resistant external roller blinds, colour to match the existing roller blinds

BRAND:
Markilux Sunvas or similar

LOCATION:
West and south exposed windows

NUMBER ON DRAWINGS:
16



MATERIAL:
Galvanized steel

LOCATION:
CAT ladder on the east exposed facade

NUMBER ON DRAWINGS:
12

Please, also refer to the Proposed drawings presented with this Minor-material amendment application.

The external staircase and pathways, mesh parapets, handrails, window sills, refusal & recycling storage cladding and the cladding on the entrance to the residential units will be realized in a light grey powder-coated steel, to minimize the impact on the public realm and guarantee a long-lasting resistance against weather conditions. A green (to match existing roller blinds) powder-coated steel canopy will be installed to shelter the entrance to the residential units alongside Fairdale Gardens.

As per the original approved design, a galvanized steel CAT ladder will be located on the eastern side of the building to allow regular maintenance works on the roof and to the PV system.

The proposed design includes roller blinds on the south and west exposed sides of the site, to block the harmful rays of the sun and keep the heat out while retaining the cool air inside. While providing shadow, the roller curtain will guarantee a high level of comfort throughout all the warm months. The roller blinds are based on a green fabric to match the colour of the existing roller blinds at the ground floor.

1.

1. Material palette, location and reference to the Minor-material amendments application's drawings.

Table 4 Indoor ambient noise levels for dwellings

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB $L_{Aeq,16hour}$	—
Dining	Dining room/area	40 dB $L_{Aeq,16hour}$	—
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

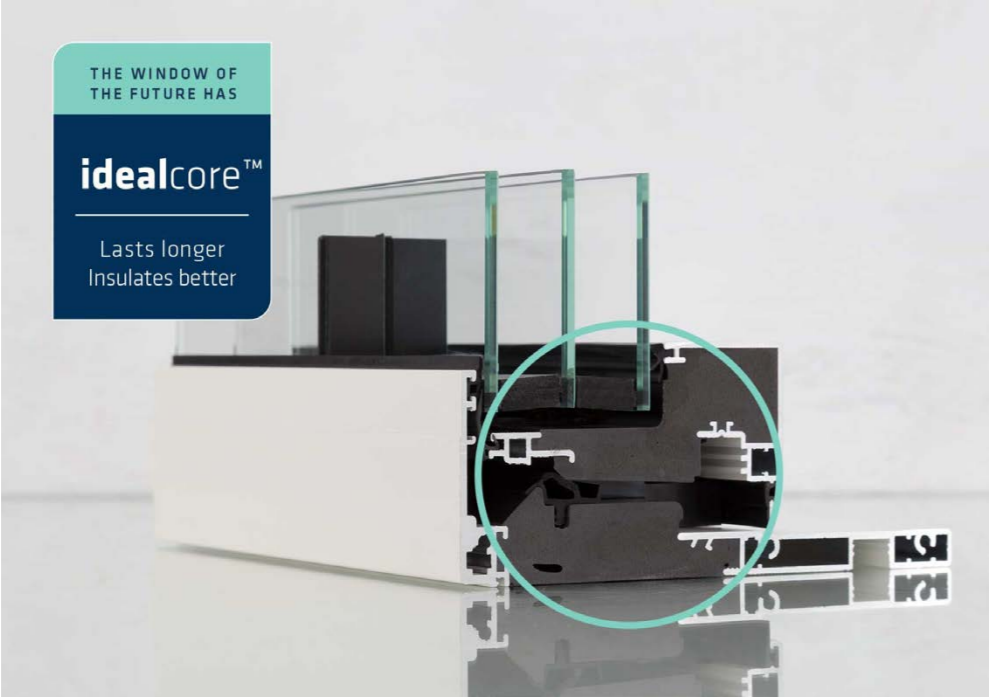
The proposed triple glazed window allows for a noise reduction of 37 dB. Following the noise reduction, all the indoor ambients will respect the value stated in table 4 of the BS8233:2014.

NOTE 1 Table 4 provides recommended levels for overall noise in the design of a building. These are the sum total of structure-borne and airborne noise sources. Groundborne noise is assessed separately and is not included as part of these targets, as human response to groundborne noise varies with many factors such as level, character, timing, occupant expectation and sensitivity.

1.

SELECTED WINDOW:
IDEAL COMBI FUTURA+I

Triple glazed
U value of 0.75 W/m2K
Trickle vent
Noise reduction of 37 dB



2.



Particular care has been reserved for the choice of the windows. The selected model is the Futura+I, triple glazed inward opening/fixed frame window manufactured by Ideal Combi. The proposed external finish is either anodised aluminium or a grey aluminium RAL, in harmony with the plethora of sustainable materials shown on the previous page.

The proposed window model ensures one of the lowest U-values currently on the market (0.75 W/m2K), allowing to decrease the energy consumption of the residential units.

As per Policy DMHB11 of the Hillingdon Local Plan, to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by external noise, the proposed window provides a noise reduction of up to 37 dB. The noise level of all the indoor rooms, including the habitable rooms, will comply with the noise standard specified in Table 4, BS8233:2014 for internal rooms and external amenity areas.

1. Table 4, Indoor ambient noise level for dwellings. Source: BS8233:2014.
2. Informations and pictures of the selected window type, Futura+I by Ideal Combi. Source: <https://idealcombi.com>

4. Planning policy context

The proposed design takes into account the relevant Policies contained in the following documents:

- 1) The National Planning Policy Framework (NPPF).
- 2) The New London Plan 2021.
- 3) The London Borough of Hillingdon Local Plan: Part 1 and Part 2.
- 4) The London Borough of Hillingdon SPD for Planning Obligations.
- 5) The BS 8233:2014, Guidance on sound insulation and noise reduction for buildings.



1.

1. Collage drawing showing the proposed south elevation.