

An architectural rendering of a modern multi-story residential building named St Andrew's Park. The building features a mix of brickwork and large glass windows. Some windows are illuminated from within, showing interior spaces. Balconies with dark metal railings are visible on several floors. In the foreground, there are trees and a paved area where a few people are walking. The sky is a deep blue with some light clouds.

ST ANDREW'S PARK

Reserved Matters Application Residential
June 2015

Planning Statement

STM/UXB/RMR/2

 **ST.MODWEN**  **BDP.**  **ATKINS**  **Turley**  **Allen Pyke Associates**

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1. Introduction

- 1.1 This Planning Statement is submitted on behalf of St Modwen Developments in respect of an application for the approval of reserved matters in connection with the development of 249no. dwellings at St Andrew's Park, Uxbridge. The application seeks approval for:

"Erection of 249 dwellings comprising 3no studio apartments, 92no. 1bed apartments, 130no. 2 bed apartments, 24no. 3 bed apartments together with construction of the spine road, associated parking and landscaping, and all details required by Conditions 2 and 3 relating to the reserved matters of layout, scale, appearance and landscaping."

- 1.2 The site is located in the Town Centre Extension, within the St Andrew's Park development. A Section 73 application has been submitted to London Borough of Hillingdon to vary Conditions 5 and 24 on the planning permissions to substitute the approved parameter plans with revised versions to enable a reconfiguration of land uses and alterations to the massing of the development within the town centre extension. The proposed residential development is in accordance with these revised parameter plans.

- 1.3 The reserved matters submission is not an application for planning permission as this has already been established through the outline planning consent. The process simply seeks approval from the Local Planning Authority over the matters reserved (i.e. layout, appearance, scale, landscaping).

- 1.4 In addition to this Statement, the application comprises the following supporting reports:

- Plans Document (Ref. STM/UXB/RMR/1)
- Transport Statement (Ref. STM/UXB/RMR/3)
- Design and Access Statement (Ref. STM/UXB/RMR/4)
- Landscape Specification (Ref. STM/UXB/RMR/6)
- Landscape Management Specification (Ref. STM/UXB/RMR/7)
- Tree Protection Method Statement (Ref. STM/UXB/RMR/8)

- 1.5 A full schedule of application drawings is provided in the Covering Letter that accompanies this submission.

- 1.6 This Statement describes the proposed development, the relationship with the outline planning approval and provides planning analysis of the key material issues, before demonstrating why the matters submitted are appropriate and should be approved.

2. Background and Planning History

2.1 Following a Defence Spending Review it was decided in 2002 to reduce the number of military sites in Greater London, by closing six and relocating personnel and facilities to refurbished and extended facilities at RAF Northolt. The process was entitled 'Project MoDEL' (Ministry of Defence Estates London) and following a competitive PQQ process in 2005, a joint venture between St Modwen Properties and Vinci (VSM Estates) was appointed as a 'preferred bidder' in March 2006.

2.2 RAF Uxbridge was a non-flying station built within the ground of Hillingdon House as of 1915 and became the HQ of No11 Group RAF, commanded by Air Chief Marshall Keith Park – epitomised by the Grade I listed Battle of Britain Bunker which is within the grounds.

2.3 A hybrid planning application for the comprehensive redevelopment of the site for residential-led mixed use development was submitted to the London Borough of Hillingdon in 2010 and planning permission was granted in January 2012 (Application Ref. 585/APP/2009/2752). The hybrid planning permission (all matters reserved except for access), was granted subject to conditions and a S106 Agreement. The outline planning permission granted consent for:

- (a) *Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;*
- (b) *Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;*
- (c) *Creation of a three form entry primary school of 2 storeys;*
- (d) *Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;*
- (e) *Creation of a 1,200 seat theatre with ancillary café (sui generis); office (Class B1a) of up to 13,860sqm; energy centre (sui generis) of up to 1,200sqm; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sqm; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;*
- (f) *Creation of a local centre to provide up to 150sqm of retail (Class A1 and A2) and 225sqm GP surgery (Class D1); means of access and improvements to pedestrian linkages to the Uxbridge town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.*

2.4 The grant of outline planning permission was subject to the submission of reserved matters as required by Condition 2, which states:

Unless otherwise agreed in writing by the Local Planning Authority, application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of five (5) years from the date of this permission:

- (a) *Layout*
- (b) *Scale*
- (c) *Appearance*
- (d) *Landscaping*

- 2.5 An application for a non-material amendment to vary the Phasing Plan was approved in January 2015 (Application Ref. 585/APP/2014/4023). This has enabled the town centre extension to be brought forward as and when the improving market dictates. A copy of the approved Phasing Plan is included at Appendix 1.
- 2.6 A separate application for a non-material amendment to amend the maximum height aboveground level from 19m to 21m in Parcels 1.7 and 1.8 was approved in July 2015 (Application Ref. 585/APP/2015/1609). The proposals are in accordance with these parameters.
- 2.7 A Section 73 application has been submitted to vary Conditions 5 and 24 on the outline planning permission to substitute the approved parameter plans with revised versions to enable a reconfiguration of land uses and alterations to the massing of the development within the town centre extension. The proposed residential development is in accordance with these revised parameter plans.
- 2.8 Various applications for Reserved Matters relating to Phases 1 and 2 have since been submitted and development has commenced on site.

3. Site Description

- 3.1 The application site is situated within the former RAF Uxbridge site (now known as St Andrew's Park), which is located in Uxbridge to the west of central London approximately 3.2km (2 miles) from the A40/M40.
- 3.2 The northern boundary of the site adjoins St Andrew's Road, which connects to Park Road providing access to central London and the west of England via the A40. The new primary school is located to the north east of the site on St Andrew's Road. Uxbridge Town Centre is located to the west of the site. Grays Road adjoins the eastern boundary of the site and the District Park is located beyond.
- 3.3 The site is triangular in shape, and measures approximately 1.4 hectares (ha). The existing buildings on the site have been demolished since outline planning permission was granted.
- 3.4 The next section provides detail on the reserved matters.

4. Reserved Matters and Planning Analysis

- 4.1 The reserved matters process requires the applicant to obtain approval of the Local Planning Authority for the following matters, as set out in Condition 2 on the outline planning permission:
- The layout of the site and its relationship with adjoining buildings
 - The scale of the buildings
 - The appearance of the buildings
 - The landscaping of the site
- 4.2 This section of the statement sets out details of the reserved matters and assesses the proposal's compliance with the parameter plans and associated conditions on the outline planning permission.

Reserved Matters

Layout

- 4.3 The development comprises four separate buildings providing 249no. residential units, comprising 3no. studio units, 92no. one bedroom units, 130no. two bedroom units and 24no. three bedroom units. In accordance with Condition 29 on the outline planning permission, 24 wheelchair accessible units are provided.
- 4.4 The buildings have been arranged as a series of blocks running west to east.
- 4.5 The vehicular entrances to the basement car parks are accessed from Grays Road. The majority of pedestrian entrances are accessed from within the development site, with the exception of an access to Block A which is on St Andrew's Road.
- 4.6 A 'Green Link' is proposed between Blocks B and C which will provide a pedestrian link between the Town Centre and the District Park. It is proposed that this link is one-way to deter through-traffic.
- 4.7 Private courtyards are provided between the blocks, which will provide shared amenity space for residents.

Scale

- 4.8 The building heights of each of the residential blocks will also increase towards the west, which accentuates the contrast between the urban and parkland settings. Blocks A, B and C are 5 – 6 storeys, and Block D is 4 -5 storeys.

Appearance

- 4.9 The building has been designed to reflect its use as a residential building. The primary façade materials are light cream coloured and brown coloured bricks. Entrance cores will be expressed in quality zinc cladding. The design includes generous window openings 'punched' in to the brickwork. The fenestration pattern relates to the activity

inside and helps to provide variety and animation to the street elevations. Window and balcony doors will use a copper coloured aluminium frame. The balconies will have a powder coated metal balustrade. Further detail is provided within the Design and Access Statement and on the Materials Schedule in the Plans Document.

Landscaping

- 4.10 The landscape proposals respond to the scale and design of the apartments blocks, creating a green and attractive setting for them, highlighting access routes and providing well-designed, useable amenity space for residents.
- 4.11 The provision of beds of shrub planting with street trees along Churchill Road will create a green spine linking the southern part of the development with St Andrew's Road to the north. These areas of planting will also function as 'rain gardens' collecting surface water run-off from the carriageway.
- 4.12 The 'Green Link' will provide a pedestrian link between the town centre and the District Park and a raised table where the Green Link meets Grays Road will continue this link towards the park. The Green Link will have the character of a shared surface although the trafficable area will be delineated by a 50mm upstand.
- 4.13 Grays Road is a no through route, providing emergency access and access to the basement car park. The existing avenue of mature hornbeams along its eastern side will be retained (outside the application boundary), and additional tree planting is proposed at the southern end adjacent to the turning area.
- 4.14 Amenity space for the residents is provided in courtyards between the apartment blocks. The design of these spaces has been split in to two levels, with the higher on podium decks above the basement car parks. The podium decks will have raised planters and opportunities for seating and areas to gather and socialise. The courtyards at ground level will have more generous tree planting and will include incidental play elements for residents.

Illustrative Masterplan

- 4.15 The approved illustrative masterplan that supported the outline planning application proposed residential uses on this site. The Section 73 application does not seek to change the land use of this site, but reconfigures the residential blocks within it. There is a marginal increase in the number of residential units within this phase. However, there has been a shortfall in the delivery of residential units within phases 1 to 3, and therefore, the overall number of dwellings (1,340) permitted by the outline planning permission will not be exceeded.
- 4.16 The Section 73 application is supported by a series of revised parameter plans and illustrative masterplan for the town centre extension only and the proposed development is in accordance with these plans. We acknowledge that this application for Reserved Matters will not be determined in advance of the Section 73 application.

Outline Planning Permission: Condition 3

- 4.17 Condition 3 of the outline planning permission sets out further information requirements to be submitted alongside an application for reserved matters. The following section assesses each of the points, and where relevant draws on technical information submitted in support of the application to demonstrate how the condition has been satisfied.

Hard and soft landscaping plans including drawings, specifications, and supporting details which shall include: an accurate survey plan at a scale of not less than 1:200, showing:

- ***Species, position, height, conditions, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.***
- ***A clear indication of trees, hedges and shrubs to be retained and removed.***

- 4.18 The Tree Protection Drawing (2152-STM-TS-01 Rev P1) identifies those trees that are to be retained or removed. The Arboricultural Impact Assessment (Ref. STM/UXB/RMR/9) provides further detail on the avenue of hornbeams to the east of Grays Road, which will be retained.

Routes of any existing or proposed underground works and overhead lines including their manner of construction.

- 4.19 All services will be accommodated outside the RPA of retained trees. Services generally run under paths and roads. There are no overhead lines proposed.

Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained.

- 4.20 Tree protection measures are shown on drawing 2152-STM-TS-01 Rev P1. A Tree Protection Method Statement also accompanies this submission (Ref. STM/UXB/RMR/8).

Planting plans (at not less than a scale of 1:100 or an appropriate scale to be agreed with the Local Planning Authority)

- ***Written specification of planting and cultivation works to be undertaken***
- ***Schedule of plant giving species, plant sizes, and proposed numbers/densities where appropriate***
- ***Implementation programme***

- 4.21 The details are provided in the Landscape Specification (Ref. STM/UXB/RMR/6). Schedules of plants, including species, plant size and proposed numbers / densities are on the Planting Plans (2152-STM-PP-02 P2 / 2152-STM-PP-03 P2).

Proposed finishing levels or contours

- 4.22 Levels are shown on Drawing No. (00)AP004 Rev H. Further detail on finished floor levels are provided on the elevation drawings.

Means of enclosure and boundary treatments including the positions, design, materials and type of treatments. Generally, the boundary treatment shall ensure that adequate pedestrian visibility splays are provided through the use of visually permeable rather than solid fencing unless otherwise agreed with the Local Planning Authority.

- 4.23 The private communal spaces are separated from the street by 1.6m high metal railings. 1.2m high metal railings and planting will delineate private boundaries and soften the edge of the space, with frosted privacy screens between each terrace. The railings are proposed to be black, powder coated vertical bars. Further detail is provided on the Landscape General Arrangement Plan (2152-STM-LA-02 P2).

Private and communal external garden and other amenity spaces

- 4.24 Amenity space for residents is provided within the courtyards between the apartment blocks. The design of the residential amenity spaces are split into two levels, with the higher on podium decks above basement car parks. The courtyards at ground level will have more generous tree planting, and include some incidental play elements for residents. Both levels have been designed to provide visual amenity to residents viewing from above. Further detail is provided within the Design and Access Statement and on the Landscape General Arrangement Plan (2152-STM-LA-02 P2 / 2152-STM-LA-03 P1).

Outdoor children's playspace

- 4.25 The communal amenity spaces will provide doorstep play opportunities including engaging play features for young children as well as places for carers to sit and talk. Further detail is provided in the Design and Access Statement and on Drawing No. 2152-STM-LA-03 P1.

Car parking layouts (including landscaping around car parking areas)

- 4.26 The proposed development comprises 151 car parking spaces. The basement car park will provide 134 allocated car parking spaces including 23 disabled car parking spaces. In accordance with Condition 8 on the outline planning permission 26% of the parking spaces will include an electric vehicle charging point. Allocated parking spaces will also be provided on the Green Link (6no. spaces) and Grays Road (11no. spaces). All car parking has been designed to be easily fitted with an electric vehicle charging point in the future. The number of car parking spaces has slightly reduced from the level indicated on the approved illustrative masterplan as a result of being unable to provide private car parking on the adopted Spine Road. Nevertheless, the level of car parking has been market-driven and the Applicant considers that it is acceptable given the site's proximity to a range of other transport modes, including bus and tube.
- 4.27 It is also proposed to provide unallocated parallel car parking along the Spine Road, which could be used by residents or visitors. It is envisaged that this parking would be time-controlled.

- 4.28 Cycle parking (298no. spaces) is also provided in the basement car park.
- 4.29 The proposed layout of the car park is show on Drawing Nos. (00)AP010 Rev D and (00)AP011 Rev D.

Other vehicle and pedestrian access and circulation areas

- 4.30 The majority of pedestrian entrances to the building are located within the development site, with the exception of an entrance to Block A which is on St Andrew's Road. Further detail is provided within the Design and Access Statement.

Hard surfacing materials proposed

- 4.31 The different hard landscaping treatments are indicated on the Landscape General Arrangement drawings (2152-STM-LA-02 P2 / 2152-STM-LA-03 P1) and further detail is provided within the Design and Access Statement.

Minor artefacts and structures (such as furniture, refuse storage, signs and shall include lighting for amenity spaces and streets)

- 4.32 The street furniture is contemporary in its style to reflect the building design. The podium decks have raised planters and opportunities for seating.
- 4.33 Full details of the lighting solution are provided on drawings 5105977-ATK-UXB-TCE-DR-C-1301 Rev P03 and P109-2444-Resi-B.

Details and the retention of any existing features or artefacts on the site

- 4.34 There are no features or artefacts on the site worthy of retention.

The final design and specification of play equipment and play areas including the style of enclosure and security measures as well as any associated furniture and features applicable.

- 4.35 Details are provided on the Landscape Layout Private Courtyards plan (2152-STM-LA-03 P1)

Existing and proposed functional service above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures

- 4.36 Surface water and foul water will be discharged from the site in to drainage infrastructure beneath Grays Road. The surface water will flow into attenuation tanks prior to discharge into local drainage infrastructure, including an existing detention basin; this will provide a form of pre-treatment prior to entering the local watercourse. Permeable paving and rain gardens along the Spine Road will form part of the site-wide SUDS and will convey surface run-off from the carriageway. The surface water discharge rates are in accordance with the approved Drainage Strategy.
- 4.37 All other functional services will be located within footpaths and roads.

Retained historic landscape features and proposals for their restoration where relevant

- 4.38 There are no historic landscape features within the site.

A schedule of landscape maintenance for a minimum period of 5 years. The maintenance scheme shall include details of the arrangement for its implementation

- 4.39 The details are provided in the Landscape Management Specification (Ref. STM/UXB/RMR/7) prepared by Allen Pyke Associates.

Signs and lighting including flood lighting and street lighting

- 4.40 In accordance with the Wayfinding and Signage Strategy, approved under Schedule 18 of the S106 Agreement, one finger post sign is proposed on the corner of the Spine Road and St Andrew's Road. Details of the content of this sign will be submitted as part of the application to discharge Condition 46.
- 4.41 Communal entrances will be lit and low-level lighting is proposed to aid wayfinding. Lighting in the Green Link will be contemporary luminaires on 4m high columns, whilst the lighting within the courtyards will be low level. Full details of the lighting solution are provided on drawings 5105977-ATK-UXB-TCE-DR-C-1301 Rev P03 and P109-2444-Resi-B.

Plans of the site showing the existing and proposed ground levels and the proposed finished height of all proposed buildings

- 4.42 Levels are shown on Drawing No. (00)AP004 Rev H. Further detail on finished floor levels are provided on the elevation drawings.

Full plans of the buildings including roof form and details of photovoltaic, living roofs and walls, lift overruns plant and any other features/installations/projections

- 4.43 Floor plans for the buildings are provided in the Plans Document (Ref. STM/UXB/RMR/1).
- 4.44 The roof plans illustrate the extent of the lift overruns although no external plant is proposed on the roof space as it will be accommodated within the basement. It is proposed to include photovoltaic cells on the roof space of all four buildings. The Proposed PV Plan ((00)AP005 Rev E) illustrates the location of photovoltaic panels. This will contribute to the site-wide target of achieving a 15% reduction in emissions from a renewable energy source as required by the S106 Agreement.

Elevations of the buildings including samples of materials to be used on external faces of the building shall be submitted on a materials palette board and drawings of appropriate scale

- 4.45 The proposed materials for the development are indicated on the Materials Schedule included within the Plans Document (STM/UXB/RMR/1). A sample panel will be submitted in due course.

Details at an appropriate scale showing the provision of bat and bird boxes in the façade

- 4.46 There are no proposals to incorporate bat and bird boxes in to the proposed development.

Design of lower floor elevation of commercial units including shopfronts at an appropriate scale

- 4.47 This is not relevant to this application for Reserved Matters.

Full elevations, plans and sections at an appropriate scale showing the future potential provision of intake/extract ventilation and ductwork for future Class A3 uses in Block F and if applicable, the assisted living retirement village. Alternatively, plans showing the creation of voids through the building to roof level for the future potential provision of extract ventilation ductwork

- 4.48 This is not relevant to this application for Reserved Matters.

Plans and elevations of all boundary treatment and means of enclosure and incorporation of full details of height and materials

- 4.49 The private communal spaces are separated from the street by 1.6m high metal railings. 1.2m high metal railings and planting will delineate private boundaries and soften the edge of the space, with frosted privacy screens between each terrace. The railings are proposed to be black, powder coated vertical bars. Further detail is provided on the Landscape General Arrangement Plan (2152-STM-LA-02 P2).

Full plans and elevations of all buildings and any other structures, incorporating details of materials to be used for external surfaces, including samples of all such materials

- 4.50 Plans and elevations for the development are included within the Plans Document (Ref. STM/UXB/RMR/1). Details of materials are provided within the Design and Access Statement. A sample panel will be submitted in due course.

Full drawings showing the siting, design and finish heights of all obscure glazed privacy screens on all balconies and terraces

- 4.51 The siting of privacy screens is shown on Drawing No. (00)AP412 and details of the specification of the glazing is included on the Materials Schedule.

Other Matters

- 4.52 Affordable housing will be provided within Block D. 17% of the total number of dwellings will be affordable, with 55% to be provided as affordable rent and the remainder as intermediate units. The overall level of affordable housing to be provided is slightly higher than that required in the S106 Agreement but 15% (broken down in to 53% affordable rent and 47% intermediate) will be provided between this site, Phase 4 and Phase 5 (south).

- 4.53 The Applicant has put forward a case for the Spine Road through the town centre extension (between the central access junction and the junction with St Andrew's Road) not to be adopted, primarily because of the increased ability to create a high quality public realm, a space defined by buildings and landscape rather than being divided by adopted highway. The Applicant acknowledges the Council's position on this matter and for the purposes of this application, this section of Spine Road has been designed to adoptable standards.
- 4.54 In accordance with the requirements of the outline planning permission, the development will achieve **Code for Sustainable Homes** Level 4, **Lifetime Homes**, and will include security measures to achieve the '**Secured by Design**' accreditation.
- 4.55 The proposed development is likely to support a substantial number of direct (temporary) employment opportunities for professionals, managers and trades people in the construction industry. The proposed development is predicted to increase levels of local retail expenditure by on-site construction workers which could create indirect employment opportunities. Construction works would also lead to increases in expenditure in construction supply chain industries/businesses in the local, regional and national marketplace. The Royal Institute of Chartered Surveyors estimate that the creation of 1 construction job creates 2 further jobs elsewhere, both directly and indirectly.
- 4.56 It is considered that this development, together with the proposed offices scheme (the subject of a separate Reserved Matters application), will act as a catalyst for the remaining development within the Town Centre Extension, including the hotel and retail uses.
- 4.57 The next section concludes this statement.

5. Conclusion

- 5.1 This application seeks London Borough of Hillingdon's approval of reserved matters for the:

"Erection of 249 dwellings comprising 3no studio apartments, 92no. 1bed apartments, 130no. 2 bed apartments, 24no. 3 bed apartments together with construction of the spine road, associated parking and landscaping, and all details required by Conditions 2 and 3 relating to the reserved matters of layout, scale, appearance and landscaping."

- 5.2 The site is located within the Town Centre Extension. A section 73 application has recently been submitted to vary Conditions 5 and 24 on the outline planning permission to substitute the approved parameter plans with revised versions to enable a reconfiguration of land uses and alterations to the massing of the development within the town centre extension.
- 5.3 The details submitted have demonstrated that the scale, layout, landscaping and appearance of the development would be in accordance with the outline planning permission (and subsequent Section 73 application) and appropriate to the location.
- 5.4 The high-quality residential development will provide socio-economic benefits to Uxbridge, and together with the proposed office scheme, will provide the catalyst for further development within the Town Centre Extension.
- 5.5 On the above basis, it is found that there are no adverse impacts that would be associated with the development that would significantly and demonstrably outweigh the many benefits it will achieve.

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