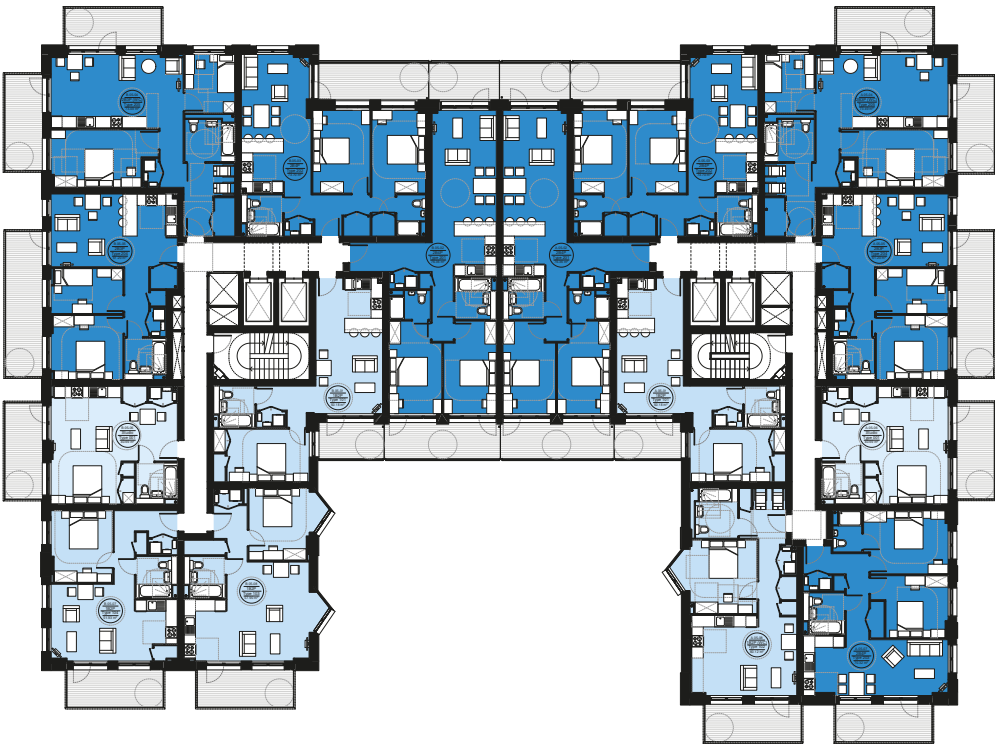
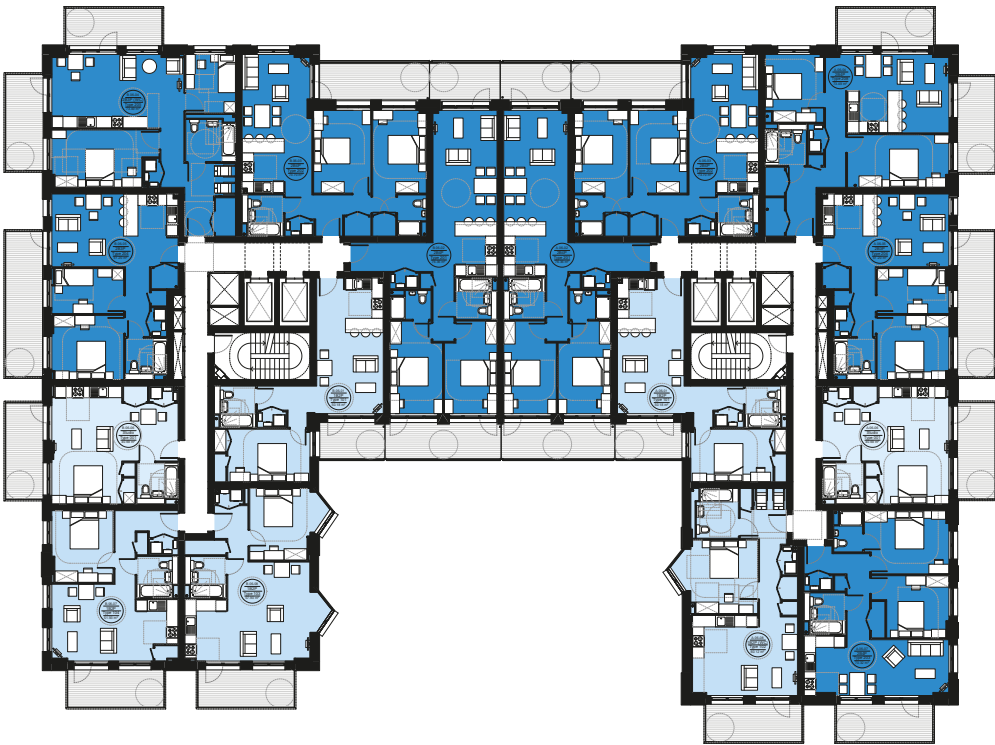


Appendix

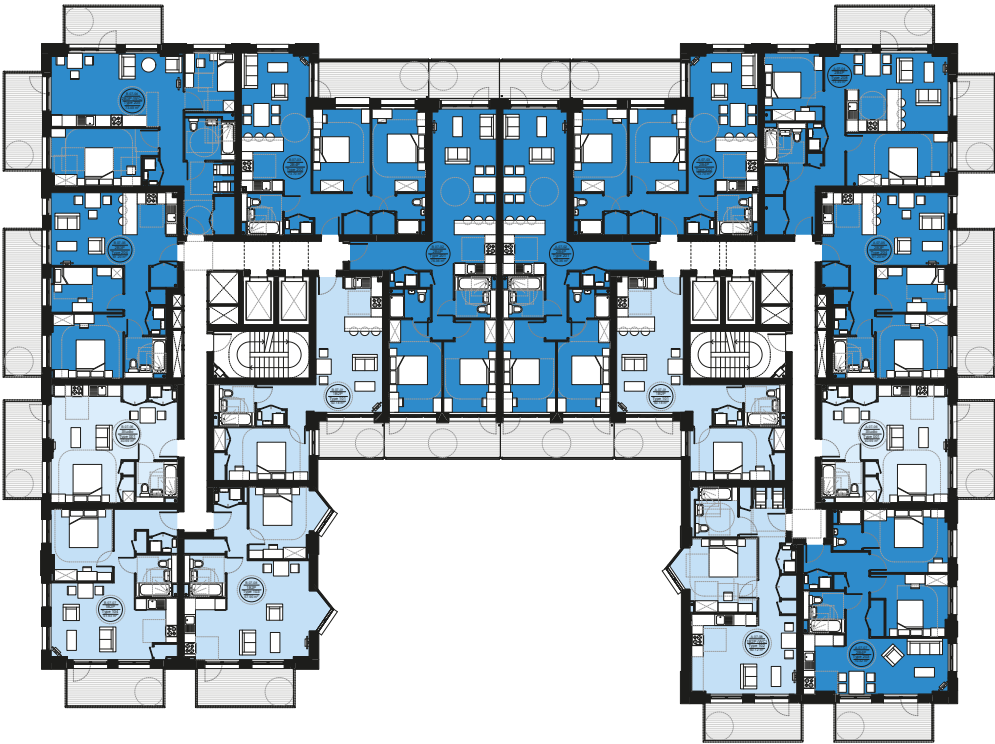
FLOOR PLANS



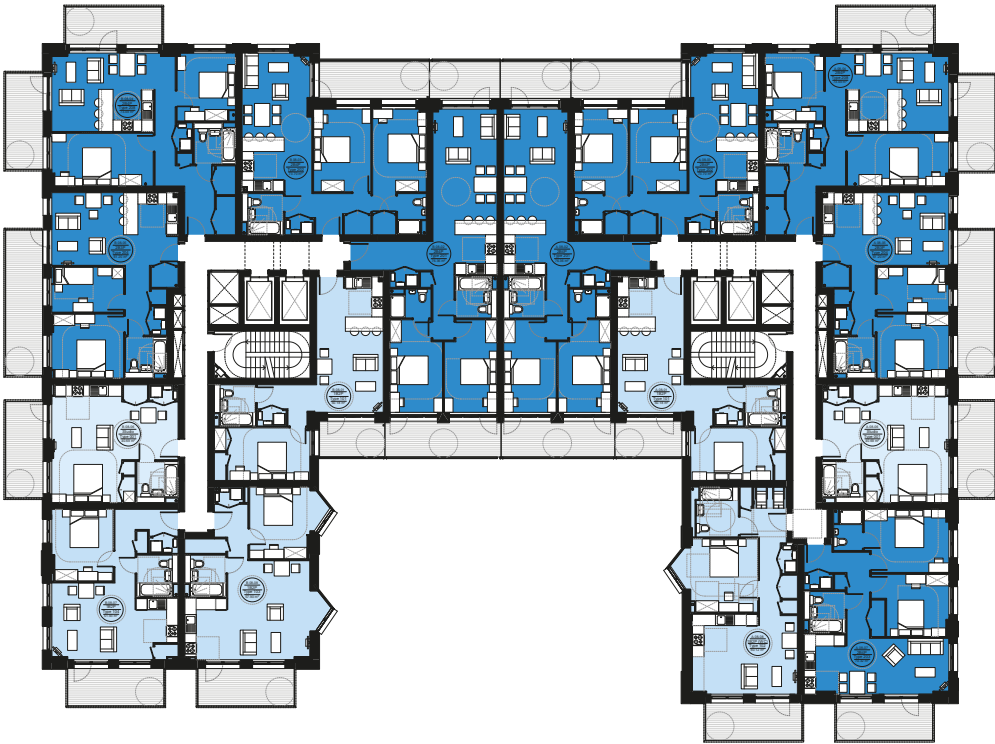
Level 5



Level 6

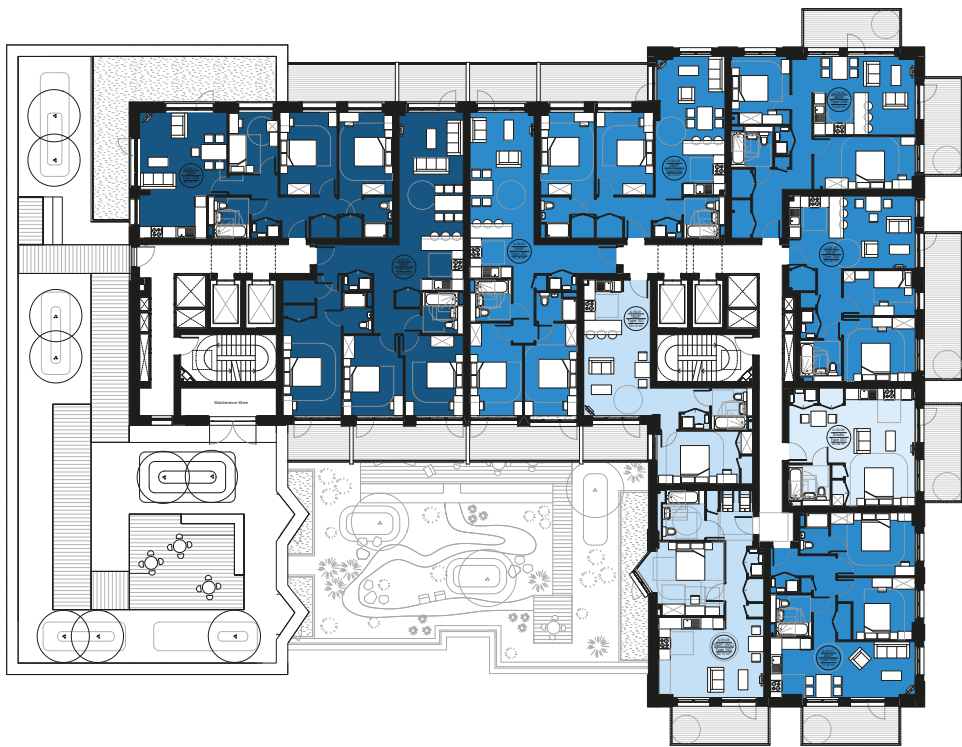


Level 7

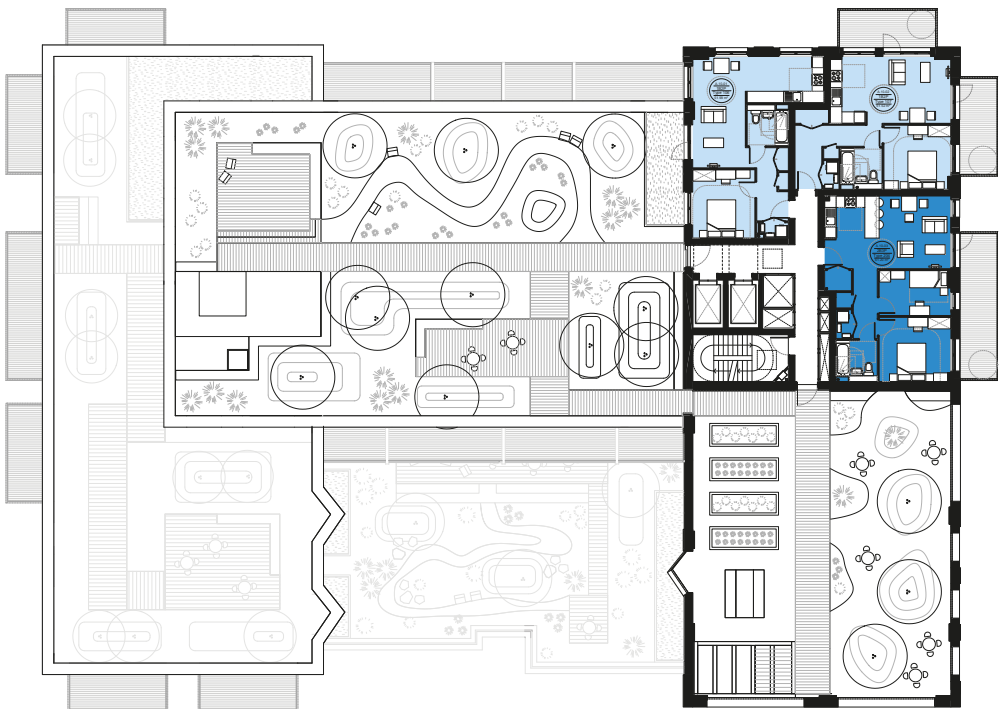


Level 8

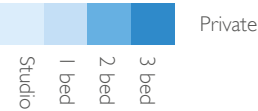




Level 9



Level 10

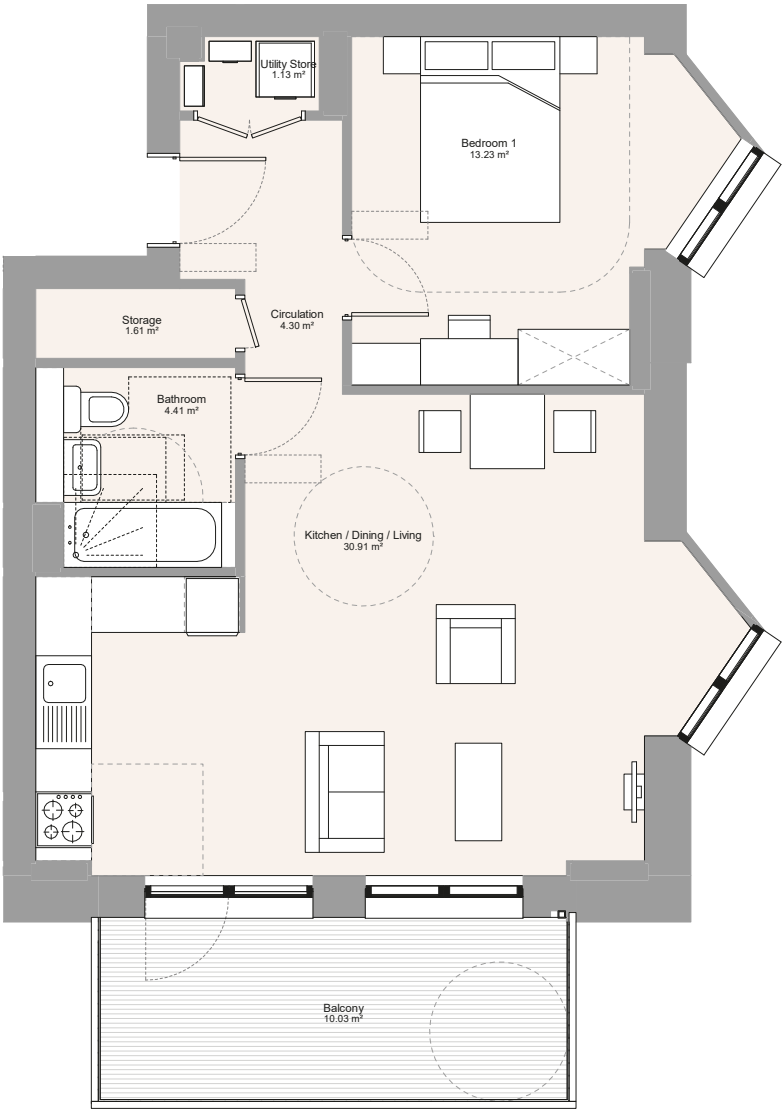


Appendix

# TYPICAL 1 BED APARTMENT

1 bed

Dwelling Gross Internal Area: 51.93m<sup>2</sup>



# Appendix

## TYPICAL 2 BED APARTMENT

### 2bed

Dwelling Gross Internal Area: 73.70m<sup>2</sup>



Appendix

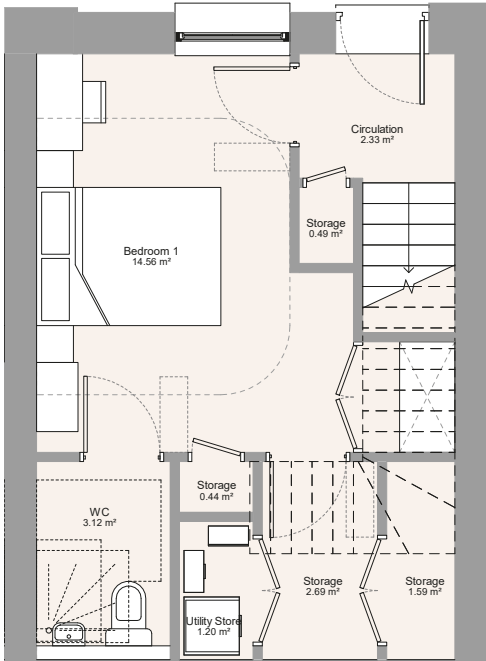
# TYPICAL 3 BED APARTMENT

3bed

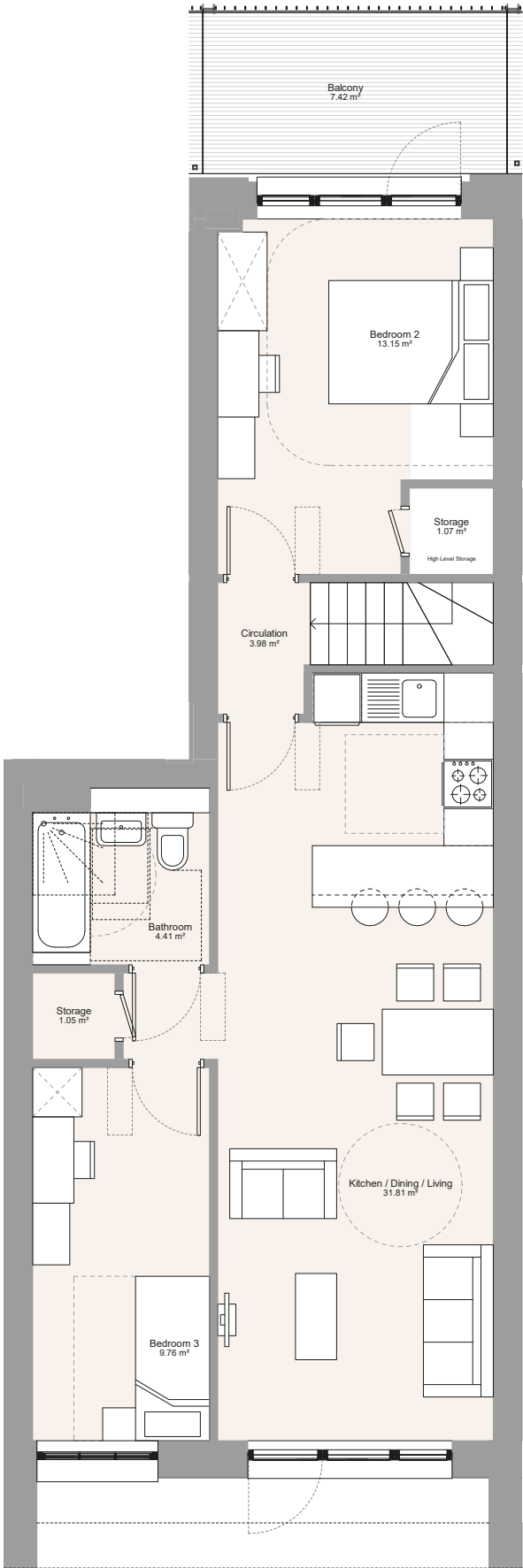
Dwelling Gross Internal Area: 91.22m<sup>2</sup>



**Maisonette**  
Dwelling Gross Internal Area: 97.51m<sup>2</sup>



Ground floor



First floor



Appendix

SCHEDULE OF ACCOMMODATION

|                 | Studio | 1B2P | 2B3P | 2B4P | 3B5P | 3B6P |             |
|-----------------|--------|------|------|------|------|------|-------------|
| Private         | 11     | 31   | 18   | 36   | 1    | 1    |             |
| Intermediate    |        | 10   | 1    | 5    | 9    | 2    |             |
| Affordable Rent |        |      |      |      | 9    |      |             |
| Total           | 11     | 41   | 19   | 41   | 19   | 3    | Grand Total |
|                 | 11     | 41   | 60   |      | 22   |      | 134         |

| Efficient use of resources                                                                                                                                                                                                                                                | Energy strategy                                                                                                                                       | Waste strategy                                                                                                                                                                                                          | Green infrastructure                                                                                                                                                                                                         | Blue infrastructure                                                                                                                                                                                                                                                         | Movement strategy                                                                                                                                                                                                                                                                           | Social infrastructure                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The site is brownfield land, and therefore a suitable location to reuse for regeneration.                                                                                                                                                                                 | The development 'plugs' into the District Heating Network established for the wider Old Vinyl Factory site.                                           | The waste storage & strategy for the development is aligned with the London Borough of Hillingdon's standards. The collection strategy is compatible with the districts collection strategy.                            | The site at present is considered to have negligible ecological value.                                                                                                                                                       | Rainwater harvesting will be incorporated into the drainage design which will provide irrigation for the green roofs. Green roofs will be provided at roofsand podium levels, which will remove pollutants at the source, attenuate runoff rates and reduce runoff volumes. | The development is proposing a reduced car parking provision due to its location in close proximity to the Town Centre, Hayes & Harlington Station and therefore its PTAL rating. Car parking will be provided at a ratio of 0.5 spaces per unit to promote sustainable modes of transport. | 1 Vinyl Square development is located within close proximity to local amenities, thus reducing the need for extended travel or multiple trips for residents.                                                        |
| Due to its location close to Hayes & Harlington station, the development proposes denser development and mixed uses in an accessible and sustainable location. The PTAL rating is currently 3, rising to 4 with the future introduction of the Elizabeth Line (Crossrail) | The development proposes compact building forms which reduce surface : volume ratio, and therefore minimise the envelope.                             | Each refuse store has been designed to provide external access for residents' and refuse collections. A management strategy will ensure that bins are rotated, to allow residents have easy access to empty containers. | Soft landscaping will be incorporated within the development at podium and roof levels, along with the installation of artificial boxes for birds. These enhancements will result in a net gain of biodiversity on the site. | The ambition of the development is to have an efficient water design / strategy to comply with Part G of the building regulations. Efficient fixtures and fittings will ensure lower water consumption for the building.                                                    | Electric Vehicle Charging Points (EVCP) will be provided in accordance with draft London Plan standards, i.e. 14 'active' spaces comprising 20% of total parking provision, with the remaining 80% to be provided as 'passive' spaces.                                                      | 1 Vinyl Square development offers a variety of unit sizes, providing an opportunity for downsizing whilst remaining within the same neighbourhood.                                                                  |
| The ambition is to promote and specify resilient design through the use of durable materials to reduce maintenance costs and the need for replacement.                                                                                                                    | The ambition of the development is a 'fabric first' approach, with the key elements of the building envelope achieving high Green Guide ratings.      | Recycling facilities will be provided for the proposed residential and non-residential units, and the reuse and disposal of demolition and construction waste will be guided by a site waste management plan.           | The proposal includes a 'growing terrace' as part of the ninth floor roof garden. This will incorporate a herb garden and raised allotment beds.                                                                             |                                                                                                                                                                                                                                                                             | The site is also well located to take advantage of the 2 No. car club spaces that have been earmarked for provision within the adjacent Veneer Store surface level car park as part of the TOVF site-wide Car Park Management Plan.                                                         | Neighbours will be encouraged to meet one another and interact on a social level. External, communal amenity spaces on the podium and roof terraces will facilitate this as well as providing areas for relaxation. |
|                                                                                                                                                                                                                                                                           | Deep balconies provide solar shading, particularly on southern facades and assist in reducing the risk of overheating to large parts of the building. | Hillingdon recycles paper, cardboard, glass and plastics. Residents are provided with a reusable mixed recycling bag, which they will empty into communal recycling bins, clearly identified in the refuse stores.      | A number of new trees and hedgerows will be planted to form a green buffer between Blyth Road & the dwellings which are accessed from Blyth Road.                                                                            |                                                                                                                                                                                                                                                                             | Commitment is made to provide adequate space for cycle storage to align with the draft London Plan standards. 244 residential long-stay spaces are to be provided, as a mix of two-tier and Sheffield stands.                                                                               | 1 Vinyl Square will be providing mixed tenure housing across the development to support the creation of a mixed community. The development will be tenure blind.                                                    |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                       |                                                                                                                                                                                                                         | Every residential dwelling within the development will have its own private balcony, terrace or garden which will be in excess of the minimum standards as set out in the draft London Plan.                                 |                                                                                                                                                                                                                                                                             | Cycling is encouraged through the provision of a cycle hub, where cycle storage is complemented by maintenance and cleaning facilities, local cycle route information and opportunities for residents to engage and cycle with their neighbours.                                            | 10% of all dwellings will be Part M4(3) adaptable dwellings compliant, in line with the draft London Plan standards.                                                                                                |

Environmental Responsiveness

Beyond the technical Energy Strategy Report, we have evaluated our proposal to assess its general environmental responsiveness.

JTP utilise their own knowledge and experience in assessing each project for potential environmental design opportunities. These measures may range from the integration of passive solar design to the use of active energy saving technologies.

At the outset of a project we discuss with our clients what is feasible and, where there are cost constraints, we will advise on the most cost-effective methods of achieving an environmentally responsive development. Some solutions are extremely simple, for example changing the orientation of a building to embed passive design principles. Other solutions may require rounds of testing to ascertain whether they have the desired and anticipated impact.

We have developed an in-house environmental assessment matrix whereby projects are reviewed under the following categories:

- Efficient use of resources
- Energy Strategy
- Waste Strategy
- Green Infrastructure
- Blue Infrastructure
- Movement Strategy
- Social Infrastructure

Within each category of the matrix there are features that may be evident on a wider scale, for example, within Green Infrastructure there is ‘the protection of strategic green spaces and networks’ at the masterplanning level, through to ‘the integration of balconies and roof terraces’ at the level of detailed building design.

This assessment tool enables us to capture the degree to which our projects are embedding the principles of sustainable design.

1 Vinyl Square has integrated a number of sustainable design measures. The chart above captures these and illustrates how the proposals encourage sustainable movement through improvements to the public realm. The development also prioritises quality of life, by providing extensive amenity space on site and a high quality internal environment with plenty of opportunities to meet neighbours and create a strong community.

# HEALTHY PLACEMAKING

In recent years, Public Health has been rising up the agendas of local, national and international policy makers in parallel with an increasing realisation that the way settlements of all sizes are planned and connected has a major part to play in alleviating a wide range of 'avoidable' health problems. Research shows that well-designed places that encourage regular exercise in daily life reduce our susceptibility to a wide range of diseases including heart problems, type 2 diabetes and cancers, whilst good air quality limits asthma and other respiratory illnesses. Providing community facilities and a safe, sociable and productive public environment helps to combat a range of mental illnesses. None of these represent the whole solution but the detailed design of our urban environments has the potential to make a significant positive impact on our health and consequently our quality of life.

The proposals for 1 Vinyl Square demonstrate how Healthy Placemaking has been at the heart of the design process. First and foremost, it will be a well-connected and walkable new quarter that not only focuses on improving the quality of the streets and spaces within the development, but links with wider networks and public transport beyond the sites redline boundary. The streets have been carefully designed with limited vehicular access and traffic calming measures to help reduce car speeds and the potential for accidents, while electric charging points within car parks should encourage greater uptake of non-polluting electric vehicles.

Walking and cycling for exercise and / or local journeys will be encouraged by a network of well-lit and overlooked footpaths and cycle paths. Every home within the development is provided with secured cycle storage. Walking routes will connect to wider networks to encourage people to exercise and opt to walk instead of using public transport / cars by providing attractive routes in their local area.

A variety of mixed-use buildings and lively urban spaces across the site will stimulate residents with activity throughout the day and offer a chance for a range of more formal social events for locals and the wider community. We also aim to support inclusiveness further and encourage community stability and diversity by ensuring that new homes meet the latest building regulation standards for accessible, adaptable and wheelchair user dwellings (Part M categories 2 and 3).

|                               |                                                                                                                          |                                                                     |                                                     |                                                                               |                                              |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------|
| Main Health Problems          | Cardio-vascular disease, obesity and Type 2 Diabetes, often referred to as 'avoidable diseases'. Several forms of cancer |                                                                     | Respiratory illnesses including asthma              | Mental health problems                                                        | Transport related accidents                  |
| Causes                        | Sedentary lifestyles and lack of exercise                                                                                | Poor diet and food poverty                                          | Poor air quality                                    | Loneliness and isolation through limited social interaction and fear of crime | Interaction of vehicles, cycles, pedestrians |
| Active ways to address causes | Enable exercise in normal patterns of daily life                                                                         | Provide education, accessible facilities and available green spaces | Limit the causes and effects of vehicular emissions | Provide community facilities and safe, sociable and productive environments   | Good urban and transport design              |

| Measures included at 1 Vinyl Square                                                                               |   |   |   |   |   |
|-------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|
| Walkable neighbourhood - walking, cycling and use of public transport have priority over the car                  | ✓ |   | ✓ | ✓ |   |
| 8 minute walk to Hayes & Harlington Station                                                                       | ✓ |   |   | ✓ | ✓ |
| Secure bike storage at home                                                                                       | ✓ |   | ✓ |   |   |
| Areas of soft landscape, trees and planting adjacent to road to absorb / cleanse air pollutants                   |   |   | ✓ | ✓ |   |
| Mixed use environment with active frontages and spaces - stimulation, events, celebration                         |   |   |   | ✓ |   |
| Communal facilities to support inclusiveness and involvement                                                      |   | ✓ |   | ✓ |   |
| Maximum of 8 residential dwellings served from single core to encourage neighbourliness and community interaction |   |   |   | ✓ |   |
| Encourage community stability and diversity                                                                       |   |   |   | ✓ |   |

