

THE ASSEMBLY BUILDINGS, THE OLD VINYL FACTORY, HAYES

FULL PLANNING APPLICATION FOR THE CHANGE
OF USE OF THE EXISTING FIRST FLOOR PLANT
SPACE AND MEZZANINE COMMERCIAL SPACE TO
PROVIDE 3 NO. USE CLASS C3 DWELLINGS
DESIGN & ACCESS STATEMENT

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SECTION 1. INTRODUCTION



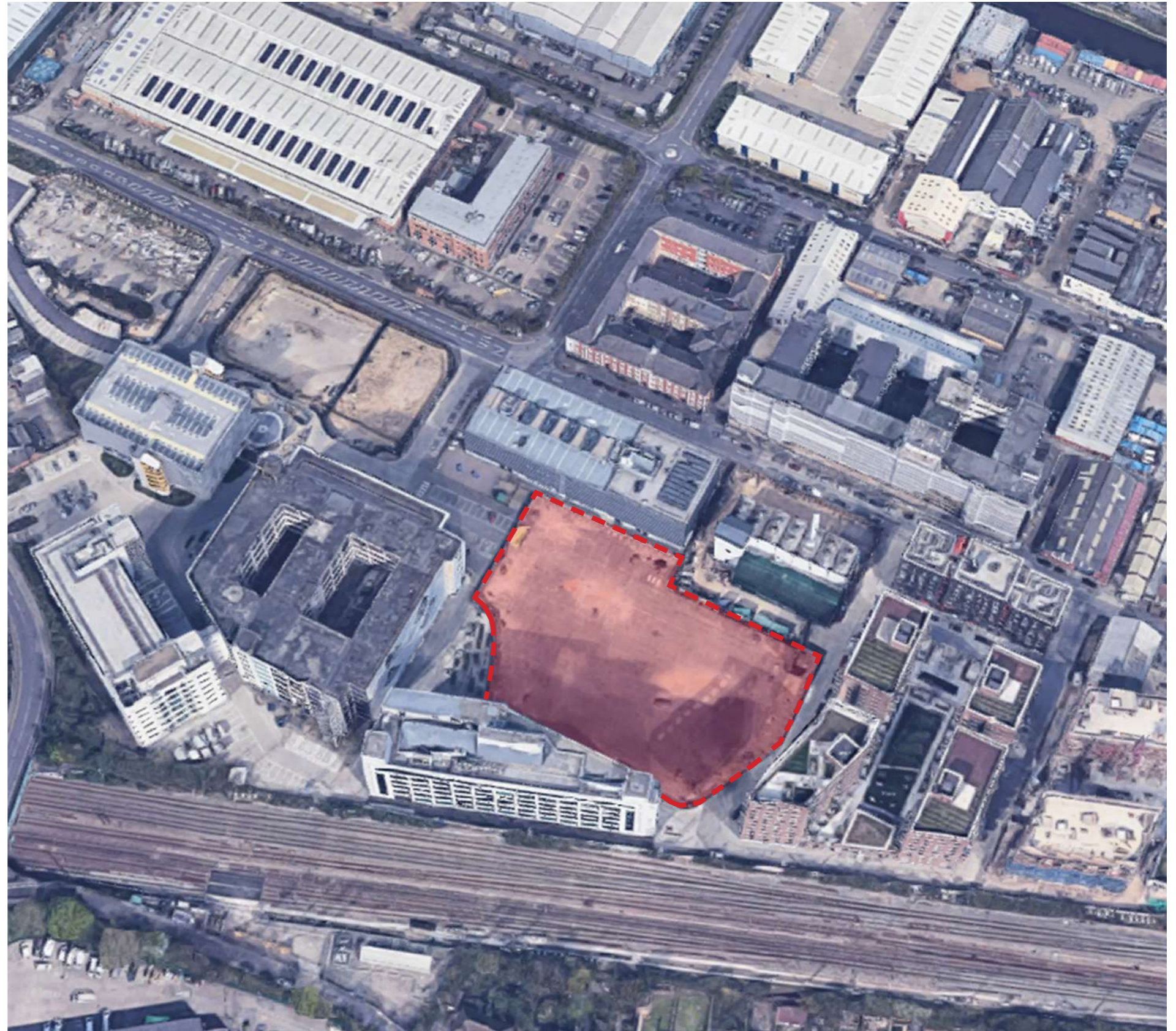
1.1 Introduction

Preface

This document has been prepared by Weston Homes to support the full planning application to seek the change of use of a first floor plant room and mezzanine level commercial space to use class C3 dwellings (3No.). Within the building known as the Assembly Buildings previously approved under Planning Permission Ref. No. 59872/APP/2020/342

The proposals detailed within this document are supported by a retail statement prepared by CPW Planing, a transport note prepared by Icen Projects and a planning overview from Weston Homes. These supporting documents have been prepared to ensure that the development meets the evolving needs of applicants, commercial operators and the London Borough of Hillingdon

Refer to drawing ref. 440543_A-1000 Rev B for site location plan.



1.2 About Weston Homes

About

Formed in 1987, Weston Homes has a proud heritage where it has established a strong reputation for developing brownfield sites into residential developments, that create a sense of place and character for the people that live there.

The company has a portfolio of diverse projects include large scale residential schemes of new build apartments and houses, hotels, restoration and refurbishment of historical buildings often listed by English Heritage. No two projects are the same, each being designed and delivered as a direct response to the context in which it is set.

Over the last 30 years it has grown to become one of the leading developers of quality homes in the South East of England, delivering innovative, high quality homes that appeal to customers from all demographics. Weston Homes' aim is to remain constant in matching traditional skills to the very latest technologies in an ongoing quest to build homes to the best specification and standard possible.

Design Team

Weston Homes have over the past 5 years significantly expanded its own in-house Planning & Design team, into a group comprising RIBA/ARB accredited Architects, professionally qualified designers and RICS chartered town planners. Weston Homes' internal team have successfully taken many projects through the planning process, including those shown adjacent, Brentwood Police Station and Tesco Extra, Feltham.



Police Station, Brentwood

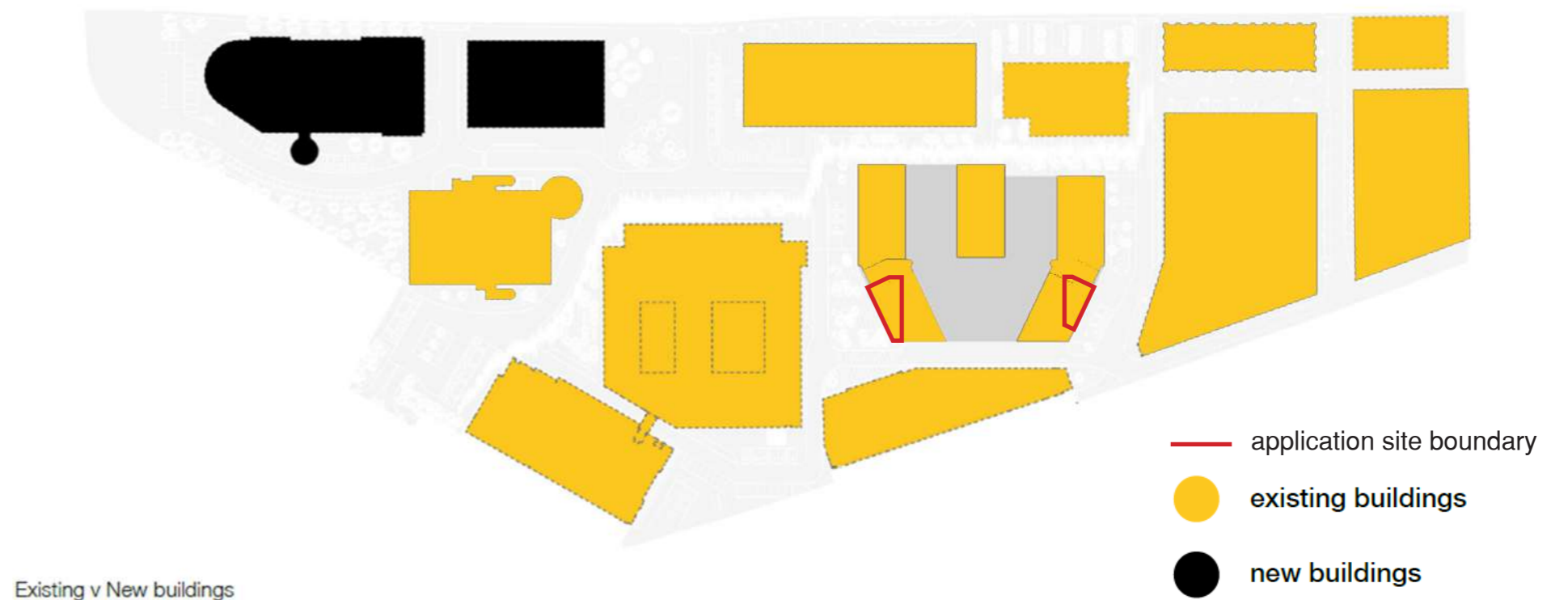


Tesco, Feltham

1.3 Surrounding Context

Wider Context

The site is located within an actively evolving area which provides a dynamic backdrop for the Assembly Building. Shown here is a broad overview of the various existing and new buildings and their current status.



1.4 Site Photos

Adjacent are a selection of photos showing the existing site and buildings current context.



1.5 Planning Context

Scheduled within the the table adjacent are all the relevant recent planning applications that impact the planning application building. The ease we have added green shading to those which have been approved and red shade to those refused.

Application Ref.	Description	Applicant	Decision/Date
59872/APP/2012/1838	Outline planning application for a mixed use development of the Old Vinyl Factory site including the demolition of up to 12,643 sqm of buildings and construction of up to 112,953 sqm (112,953 sqm includes the retention and re-use of 784 sqm of the Power House and 901 sqm Pressing Plant) of new floorspace. Uses to include up to 510 residential units (maximum area of 49,000 sqm GEA), up to 7,886 sqm of new B1 floorspace, up to 4,000 sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700 sqm of D1 and D2 uses, an energy centre (up to 950 sqm), car parking, works to access and creation of new accesses and landscaping.	Nathaniel Lichfield & Partners on behalf of Purplexed LLP	Approved 19.04.13
59872/APP/2018/1107	Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014.	Nathaniel Lichfield & Partners on behalf of Purplexed LLP	Approved 04.12.18
59872/APP/2020/342	Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014).	Weston Homes	16.06.20
59872/APP/2020/1386	Non-material amendment to planning application reference 59872/APP/2020/342 (Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014)) to Amend Window and Balcony Details.	Weston Homes	Approved 22.07.20

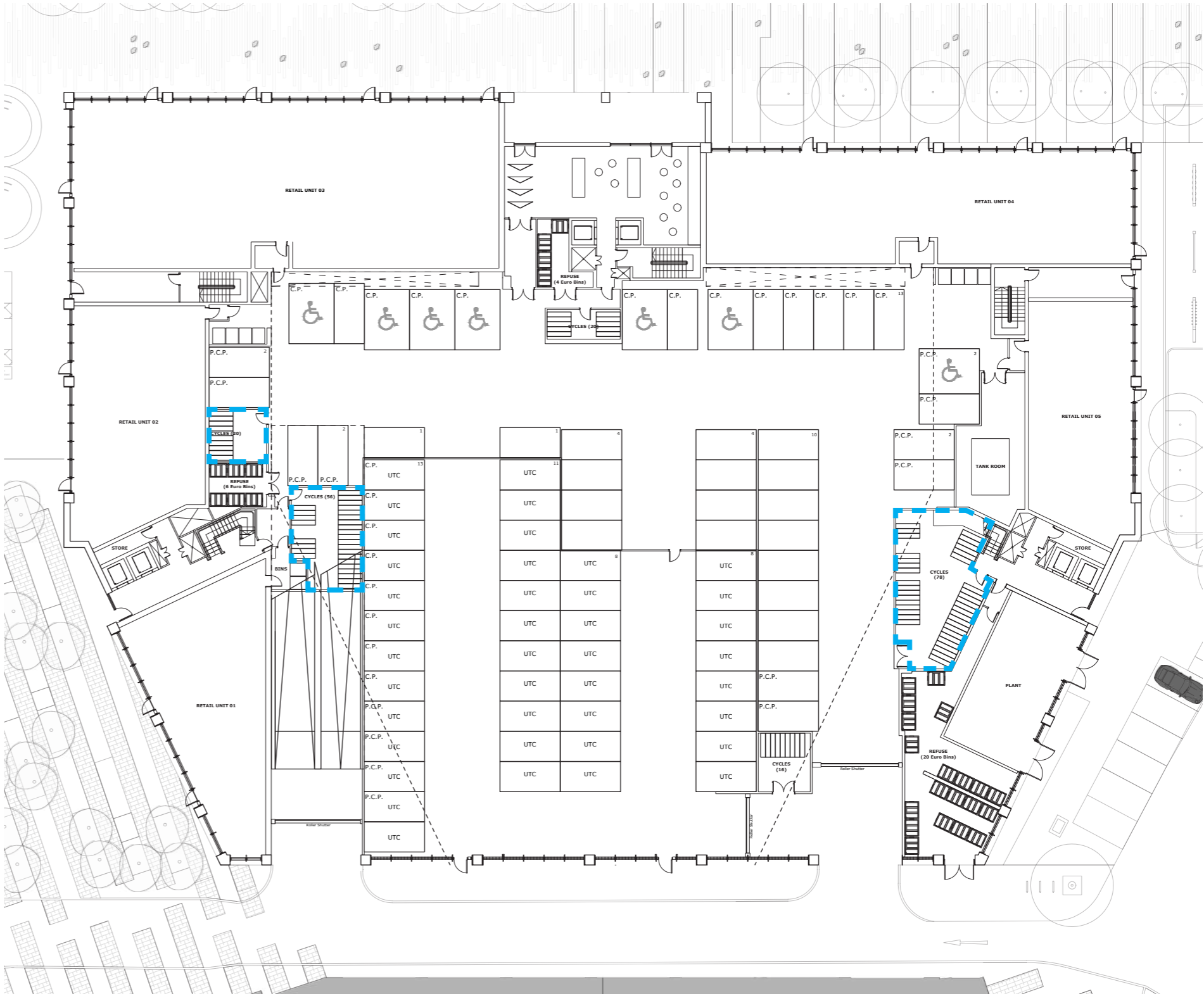
59872/APP/2020/1093	Non-material amendment to planning application reference 59872/APP/2020/342 (Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014)) to enable minor amendments to podium landscape design and materials, inclusion of natural ventilation penetrations in landscaped podium and the omission of podium level change between blocks B & C.	Weston Homes	Approved 10.09.20
59872/APP/2020/1501	Non-material amendment to planning application reference 59872/APP/2020/342 (Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014)) to omit upper level roof access to Blocks A and C & alter podium facing staircore cladding.	Weston Homes	Approved 21.04.21
59872/APP/2022/270	Non-material amendment to planning application reference 59872/APP/2020/342 dated 16/06/20 (Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014)) for the addition of a new internal staircase to provide additional access to the Podium Amenity Space.	Weston Homes	Refused 29.07.22


SECTION 2. EXISTING DRAWINGS



2.1 Existing Plans

Current locations of cycle and refuse stores serving the development.

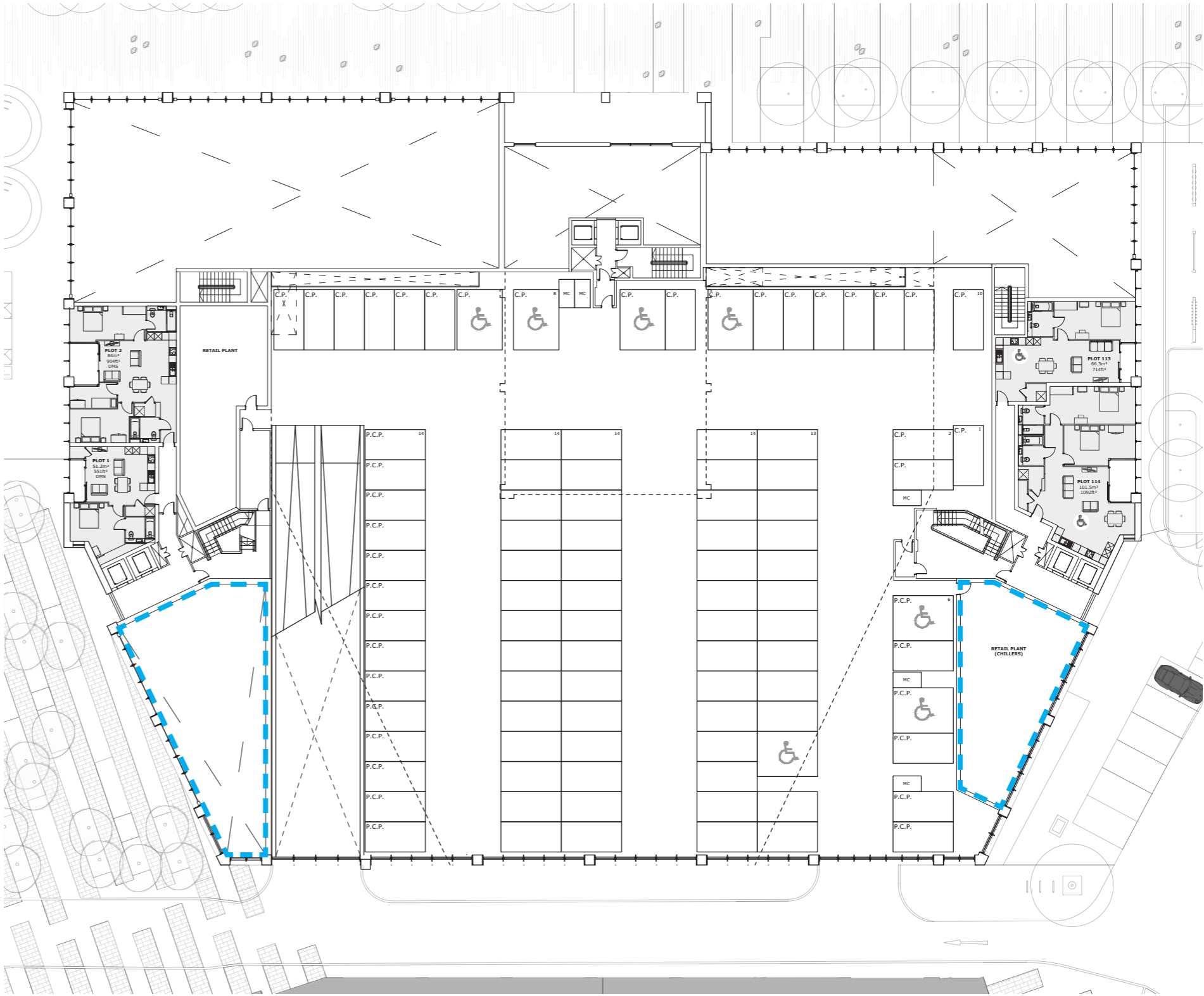



 Area subject to change within the proposal

Ground Floor (Level 0) Plan

2.1 Existing Plans

Existing plant space and mezzanine level serving the ground floor commercial units.

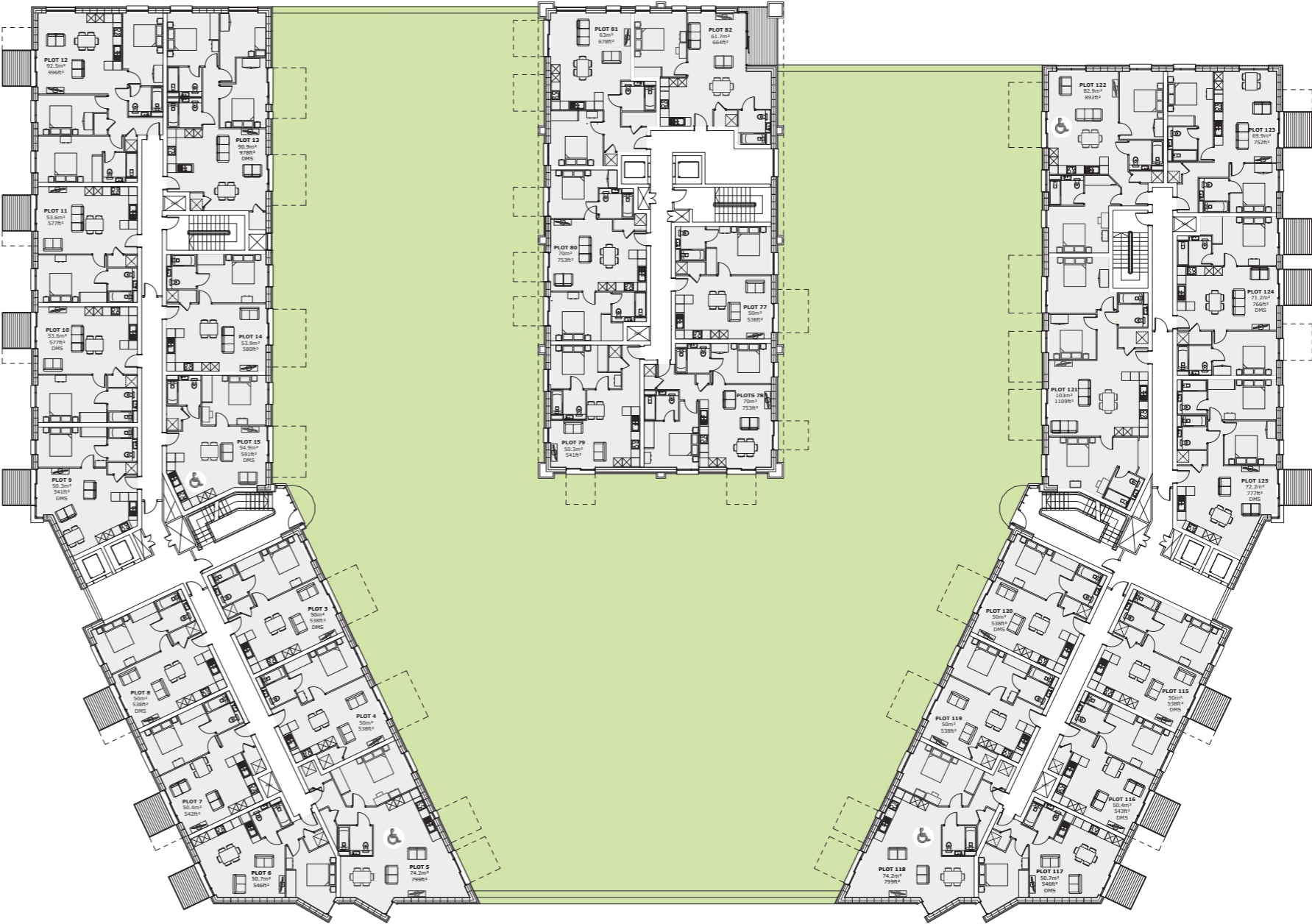


 Area subject to change within the proposal

First Floor (Level 1) Plan

2.1 Existing Plans

Existing podium level, open space provision.



Second Floor Podium (Level 2) Plan

2.2 Existing Elevations



Block A (West Elevation)

2.2 Existing Elevations



Block B (South Elevation)

2.2 Existing Elevations



Block C (East Elevation)

SECTION 3. PROPOSED DRAWINGS



3.1 Proposed Plans

The proposals for the ground floors of Blocks A&C are intended to be minor. The proposals at ground floor are only intending to amend the cycle stores to include 6No. further cycle spaces. These will be spread across the multiple cycle stores in the blocks to meet the London plan requirements for the further 3 residential units proposed.

Cycles

Store Block A: Existing = 76 cycle racks
Proposed = 78 (+2) cycle racks

Store Block C: Existing = 94 cycle racks
Proposed = 98 (+4) cycle racks

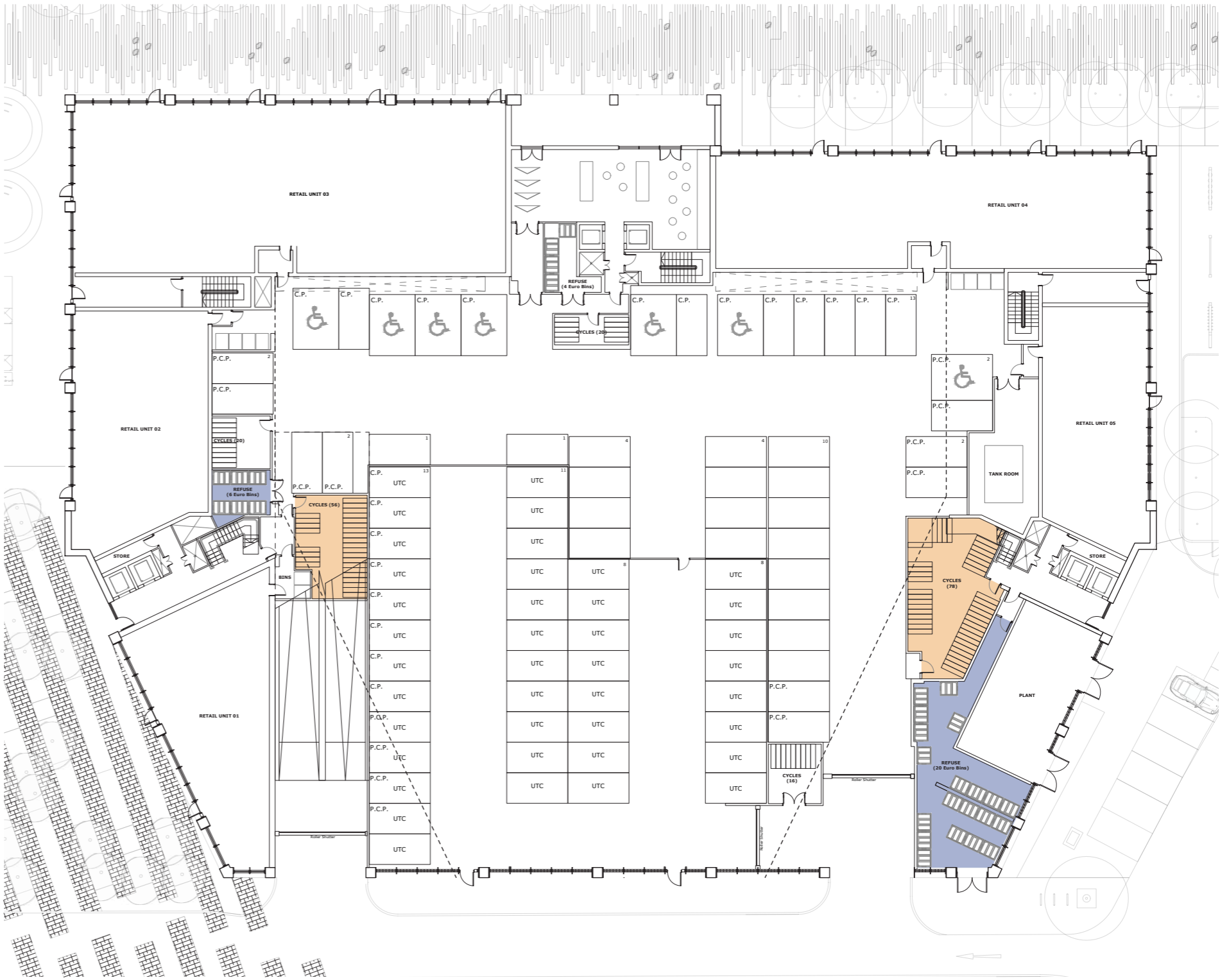
Total Site-Wide: Existing = 190 cycle racks
Proposed = 196 (+6) cycle racks

Refuse

Sufficient refuse storage is present within the existing building, this will be utilised by the additional residential units.

Cycle Parking

Refuse Stores (no change)



Ground Floor (Level 0) Plan

3.1 Proposed Plans

The additional 3No. Residential units proposed are at first floor.

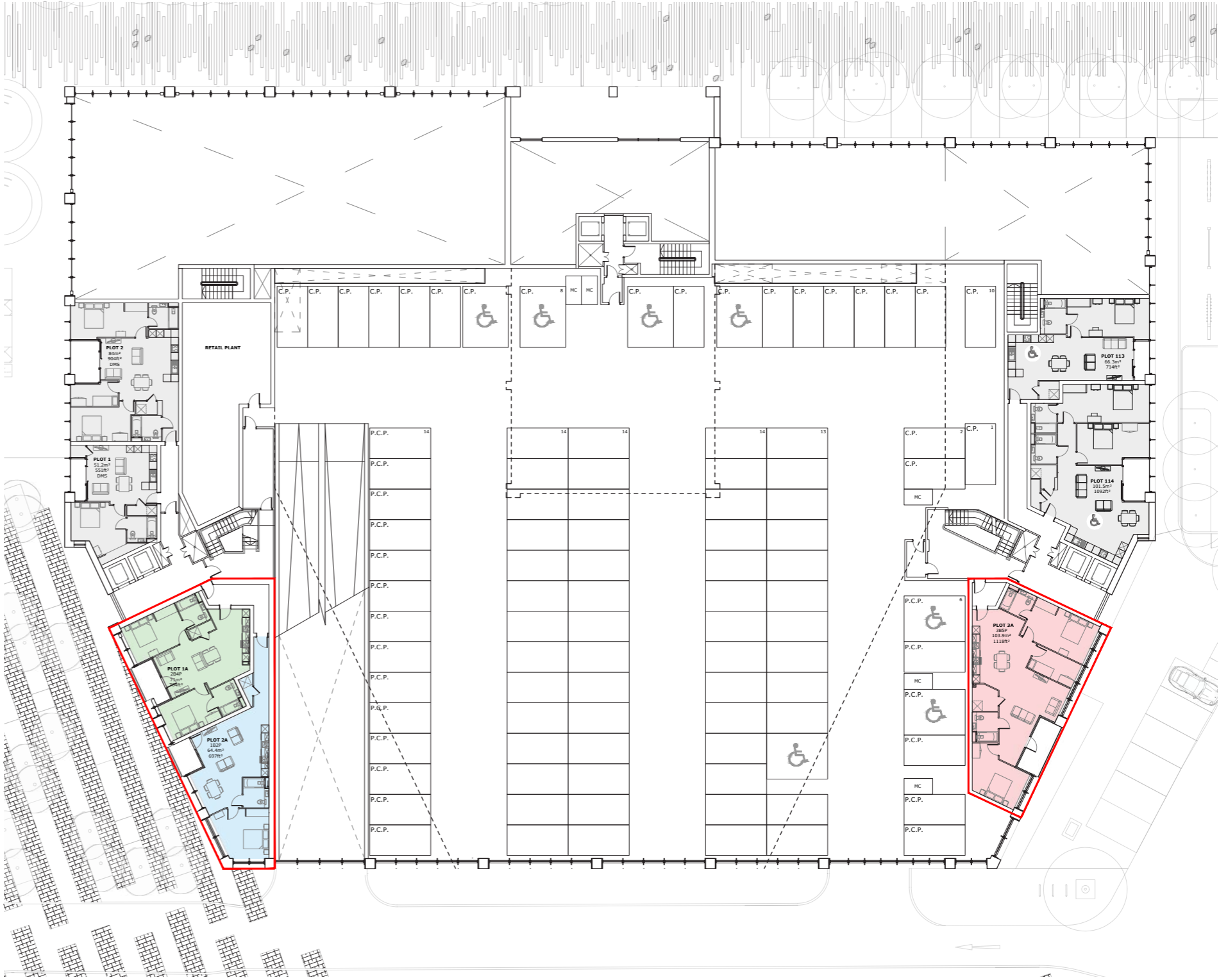
Residential Schedule

- Plot 1: 2B4P: 71 sqm unit area
7 sqm private balcony
- Plot 2: 1B2P: 64.4 sqm unit area
5 sqm private balcony
- Plot 3: 3B5P: 103.9 sqm unit area
8.6 sqm private balcony

Proposed new 1B2P Residential Unit

Proposed new 2B4P Residential Unit

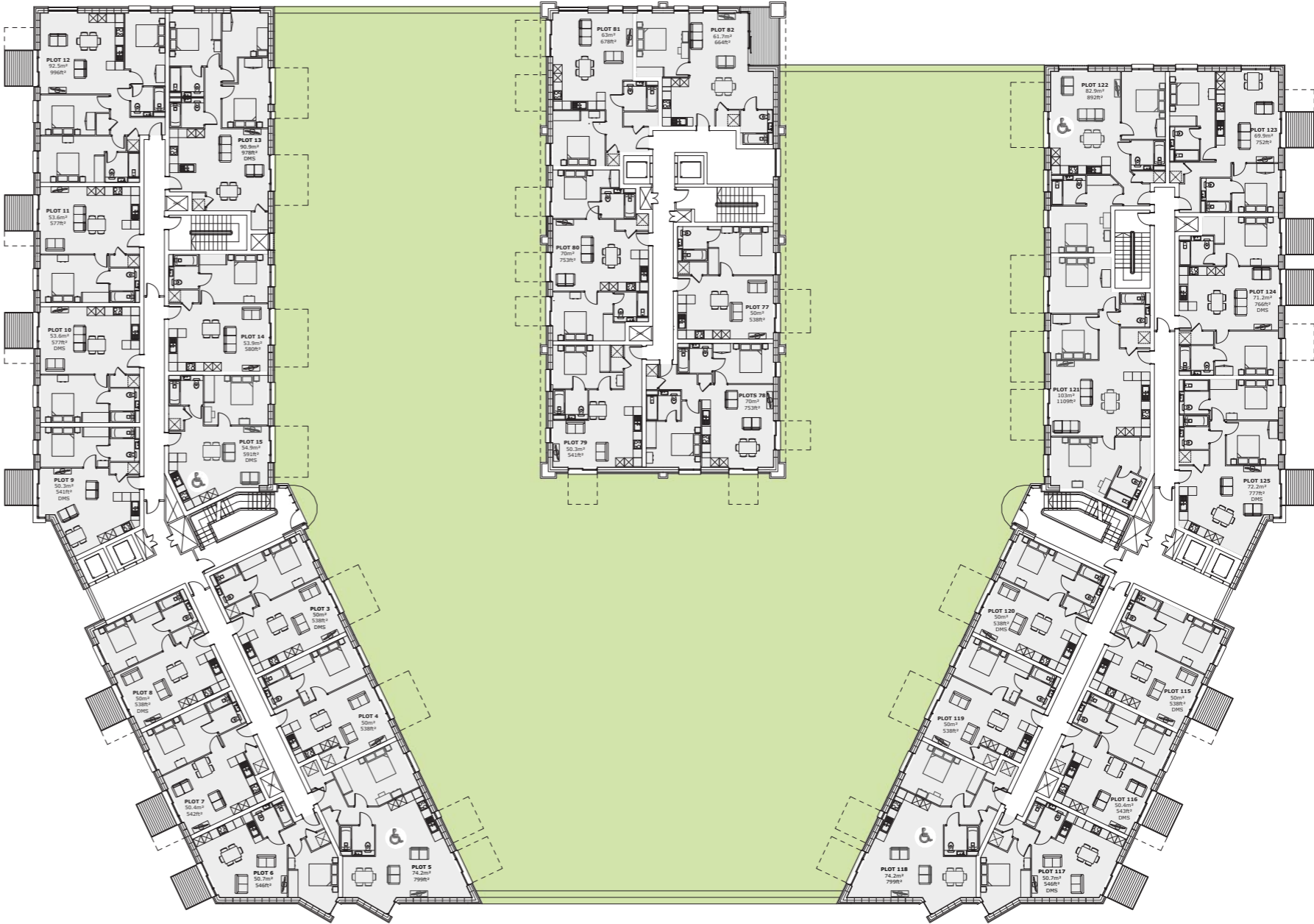
Proposed new 3B5P Residential Unit



First Floor (Level 0) Plan

3.1 Proposed Plans

No amends proposed to level 2 plan



Second Floor Podium (Level 2) Plan

3.2 Proposed Elevations



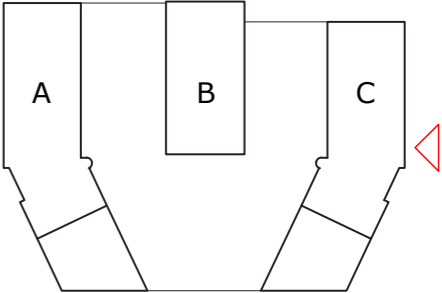
3.2 Proposed Elevations



Blocks A and C (South Elevation)

3.2 Proposed Elevations

KEY PLAN



Block C (East Elevation) - Proposed

SECTION 4. PROPOSAL JUSTIFICATION



4.1 Proposal Justification - Block A

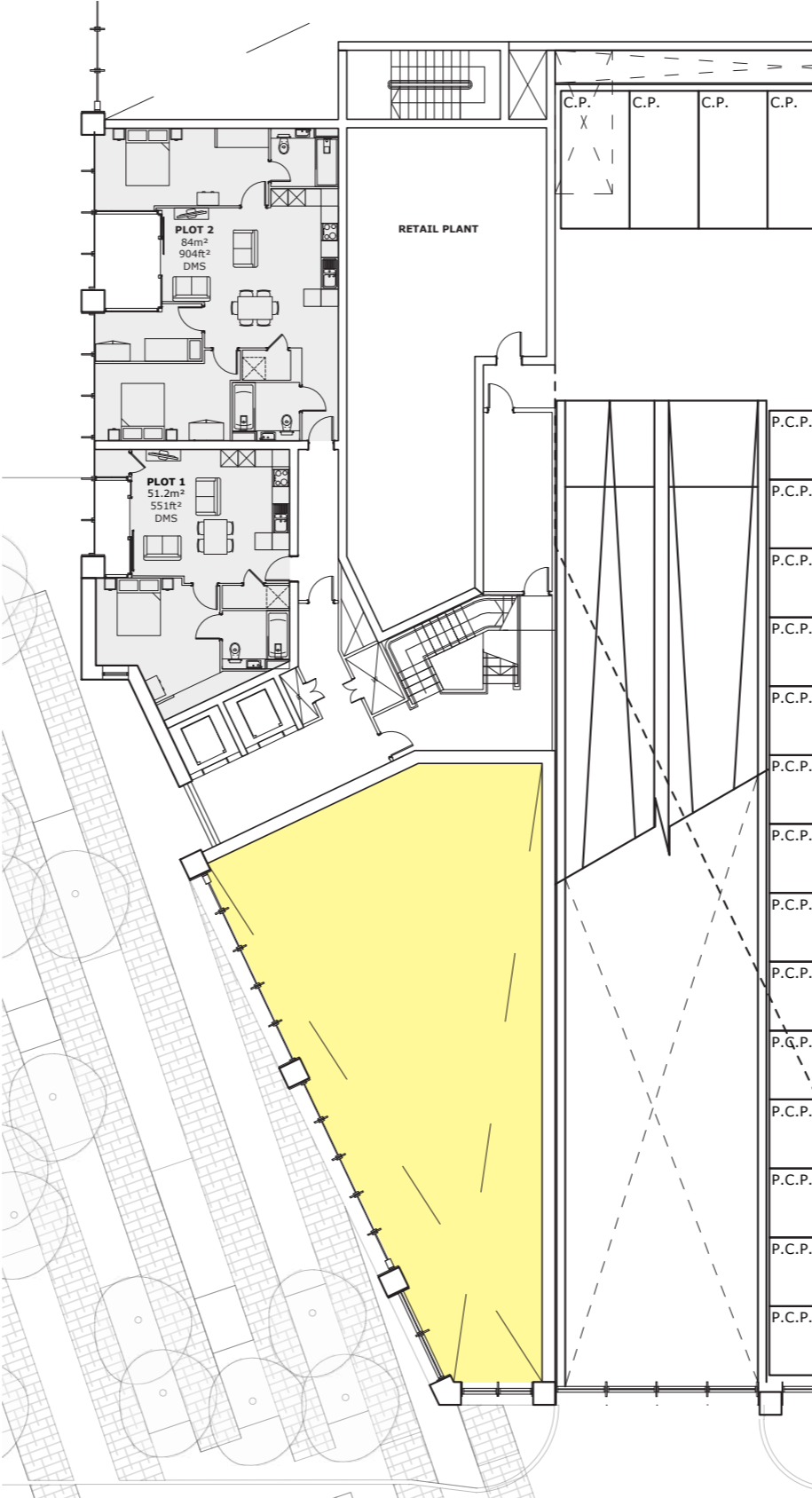
The proposal outlined in this document is for 3 additional residential units, 2 of these units are proposed to be in an underutilised double height retail space within Block A . The ground floor commercial space will still be retained as approved.

The proposed units in Block A comprise of 1no. 1B2P and 1no. 2B4P, these units are proposed to have an inset balcony to provide the necessary amenity space. The units will be accessed via a separate lobby attached to the main residential stair core. These units will meet the required national space standards.

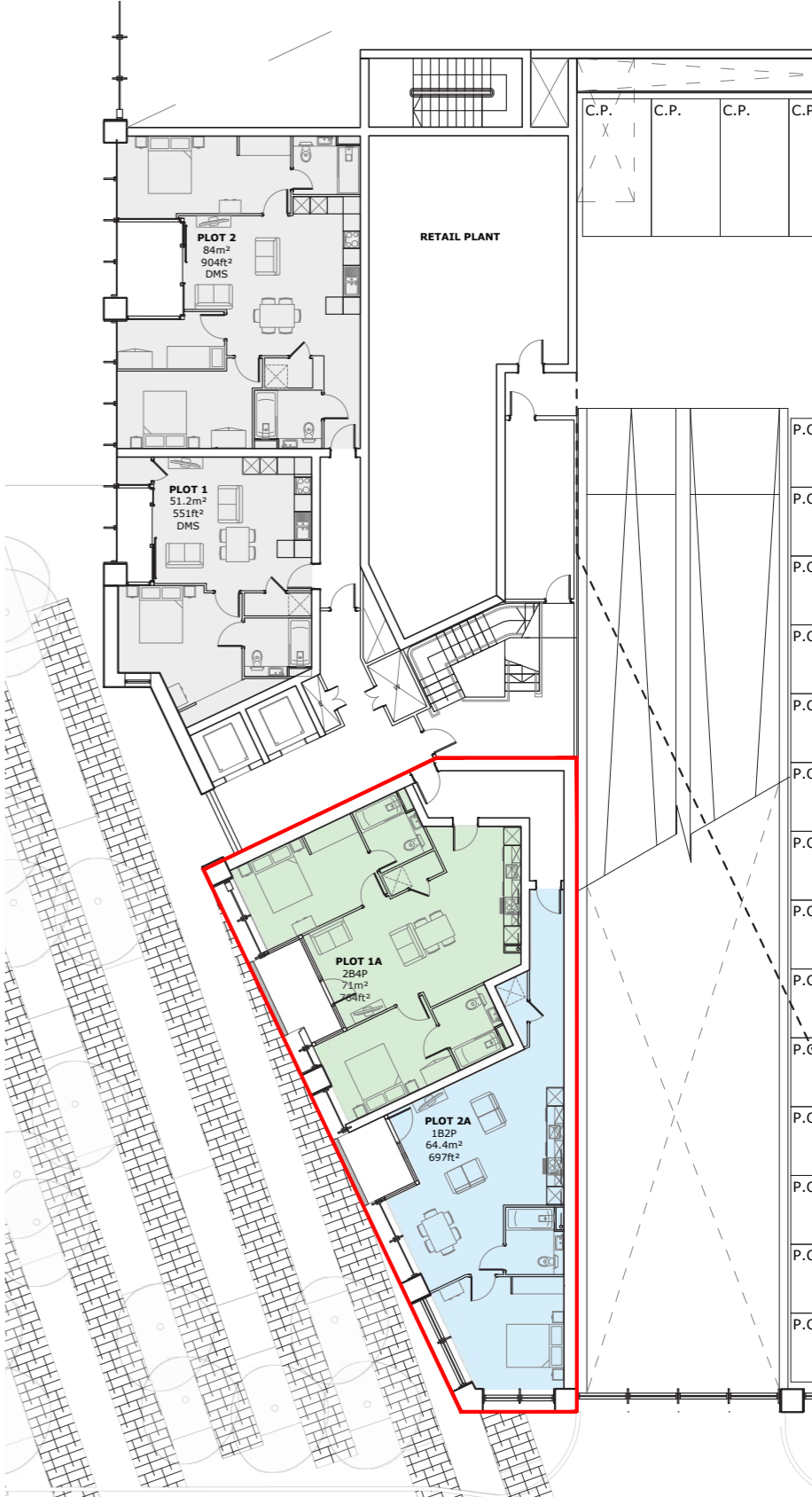
Access to refuse and cycle stores will be as per the existing residential units (refer to section 6.1)
The proposed units will be provided will access to the communal podium and roof space amenity areas as per the existing residential units.

The proposed units will not be provided with car parking spaces. Although additional cycle space are provided in line with the adopted standards. Refer to transport technical note submitted for further details.

- Existing Underutilised Space
- Proposed new 1B2P Residential Unit
- Proposed new 2B4P Residential Unit



Existing First Floor (Level 1) Plan - Block A



Proposed First Floor (Level 1) Plan - Block A



4.2 Proposal Justification - Block C

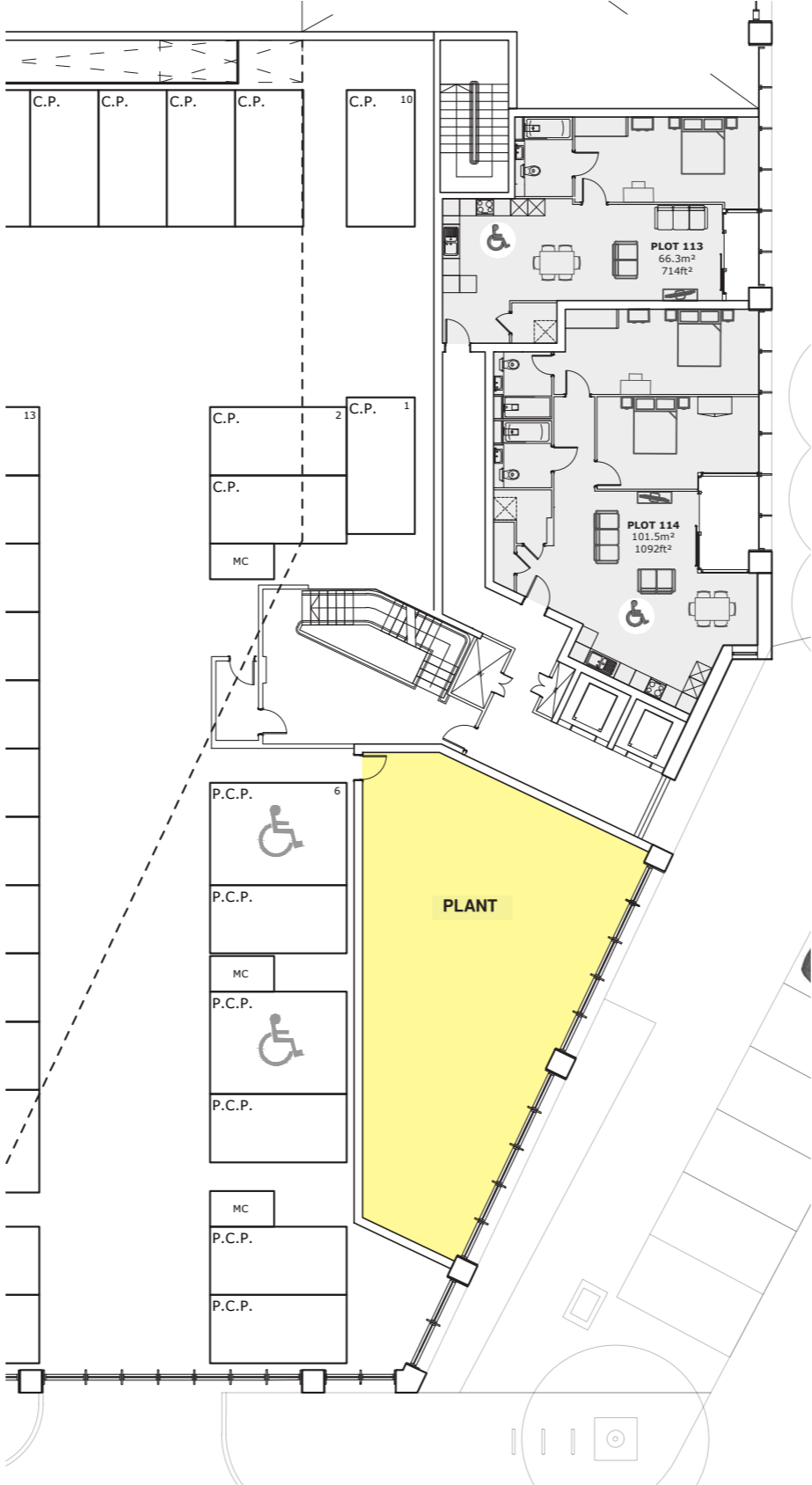
The proposal outlined in this document is for 3 additional residential units, 1 of these units is proposed to be provided within underutilised plant space within Block C (refer to retail statement submitted for the further detail).

The proposed units in Block C comprise of 1no. 3B5P, this unit is proposed to have an inset balcony to provide the necessary amenity space. The unit will be accessed via a separate lobby attached to the main residential stair core. These units will meet the required national space standards.

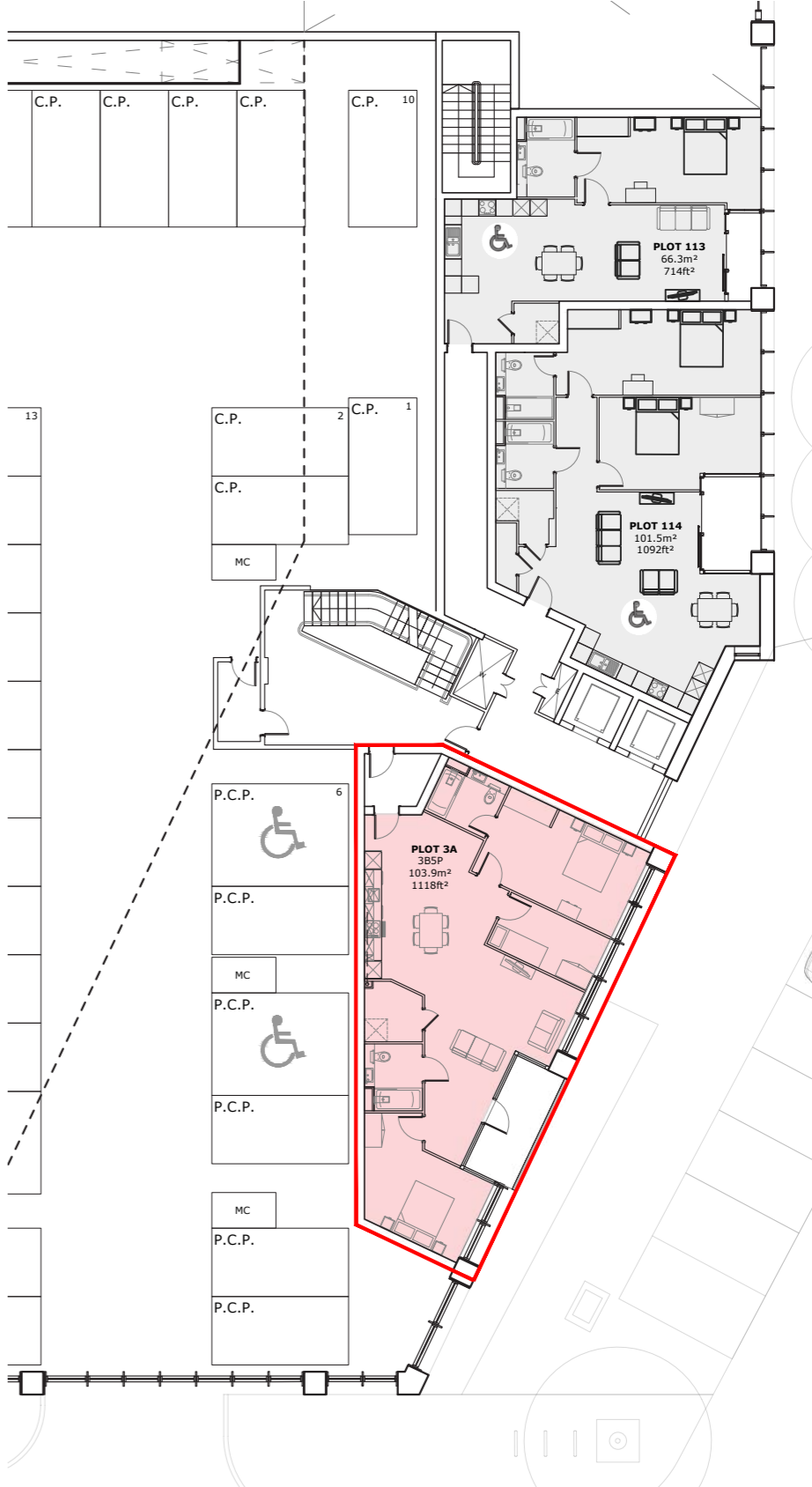
Access to refuse and cycle stores will be as per the existing residential units (refer to section 6.1)
The proposed units will be provided will access to the communal podium and roof space amenity areas as per the existing residential units.

The proposed units will not be provided with car parking spaces. Although additional cycle space are provided in line with the adopted standards. Refer to transport technical note submitted for further details.

-  Existing Under Utilised Space
-  Proposed new 3B5P Residential Unit



Existing First Floor (Level 1) Plan - Block C



Proposed First Floor (Level 1) Plan - Block C

SECTION 5. ACCESS & AMENITY

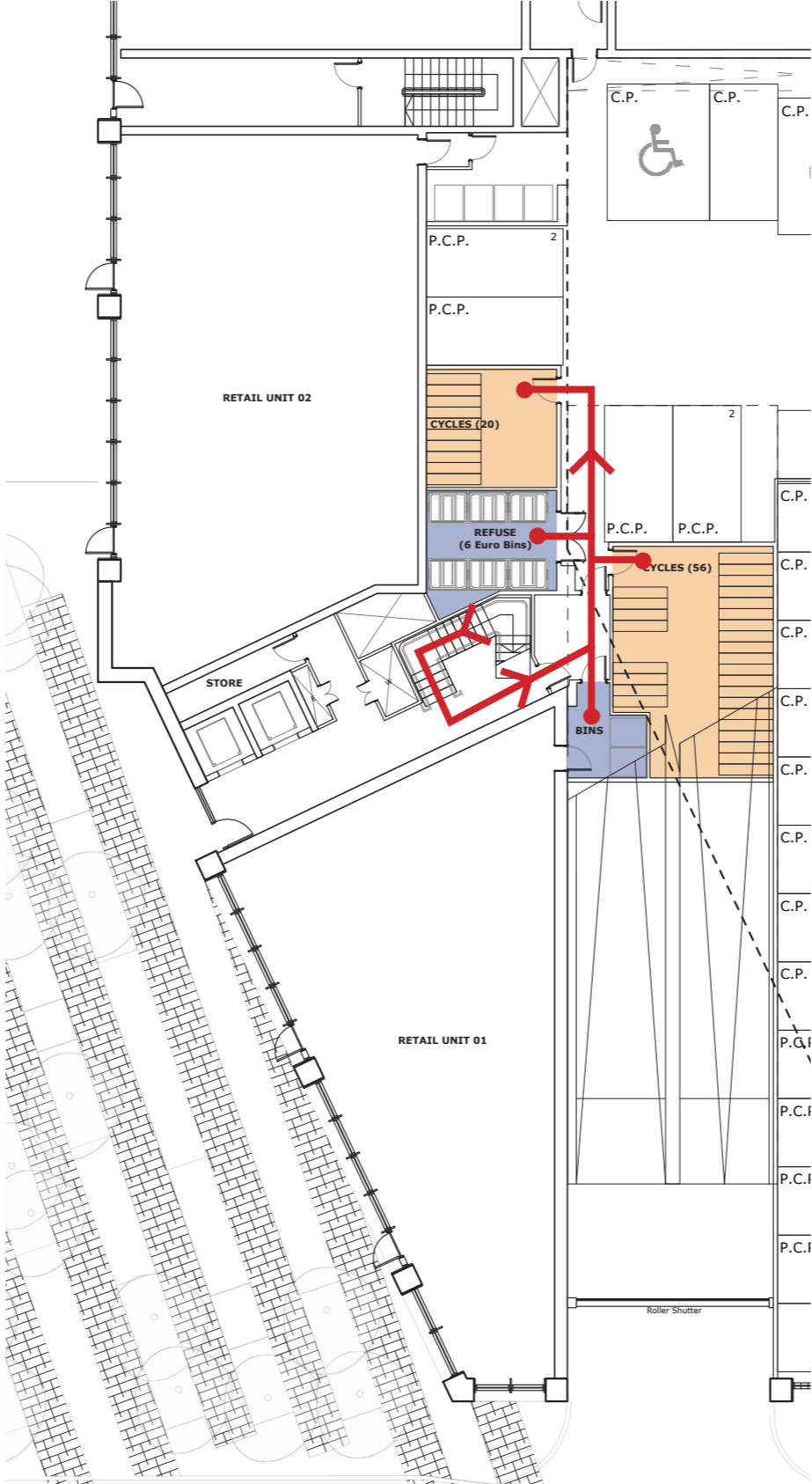


5.1 Access & Amenity - Block A

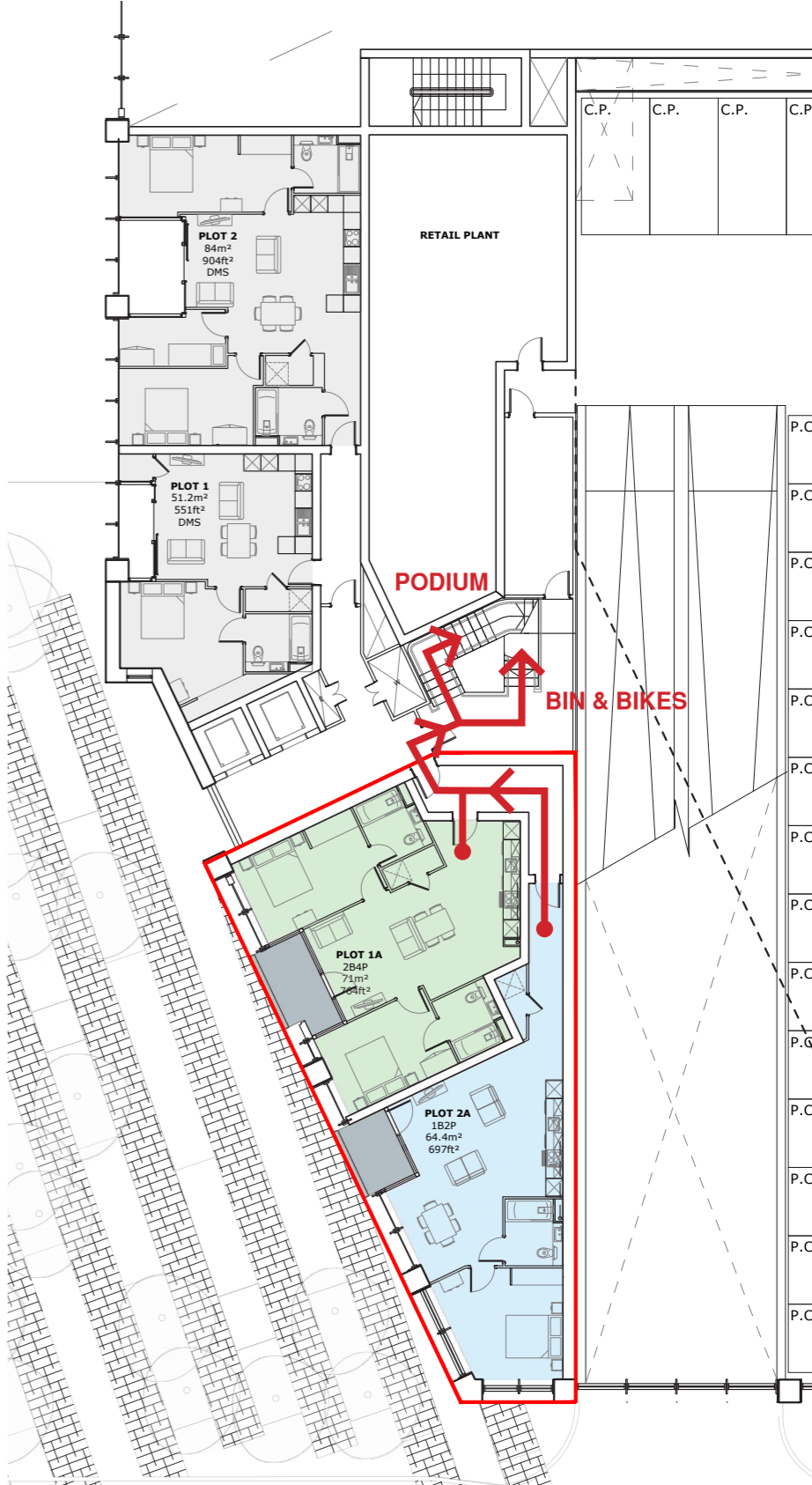
The proposed units cycle and refuse provision will be included within the existing stores. Increases to the provision of cycles has been made to meet the requirements of the London plan. As shown adjacent these stores can be easily accessed via the main residential core.

All additional units will have private amenity space from a balcony, with communal amenity space also provided via a podium accessed on Level 2, and roof gardens accessed from level 7.

- Travel Routes
- Cycle Parking
- Refuse Store
- Proposed new 1B2P Residential Unit
- Proposed new 2B4P Residential Unit
- Private Amenity Space



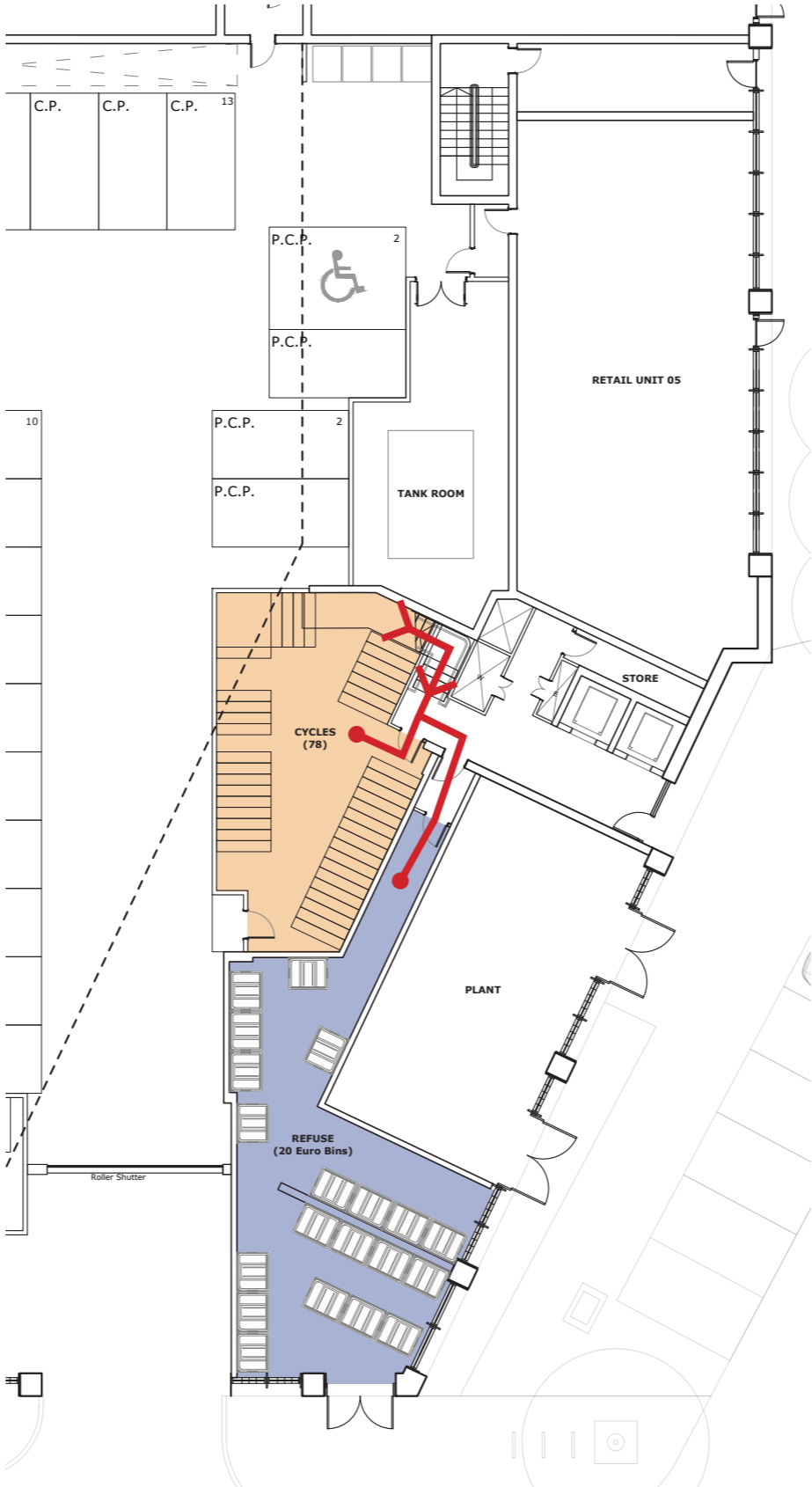
Proposed Ground Floor (Level 0) Plan - Block A



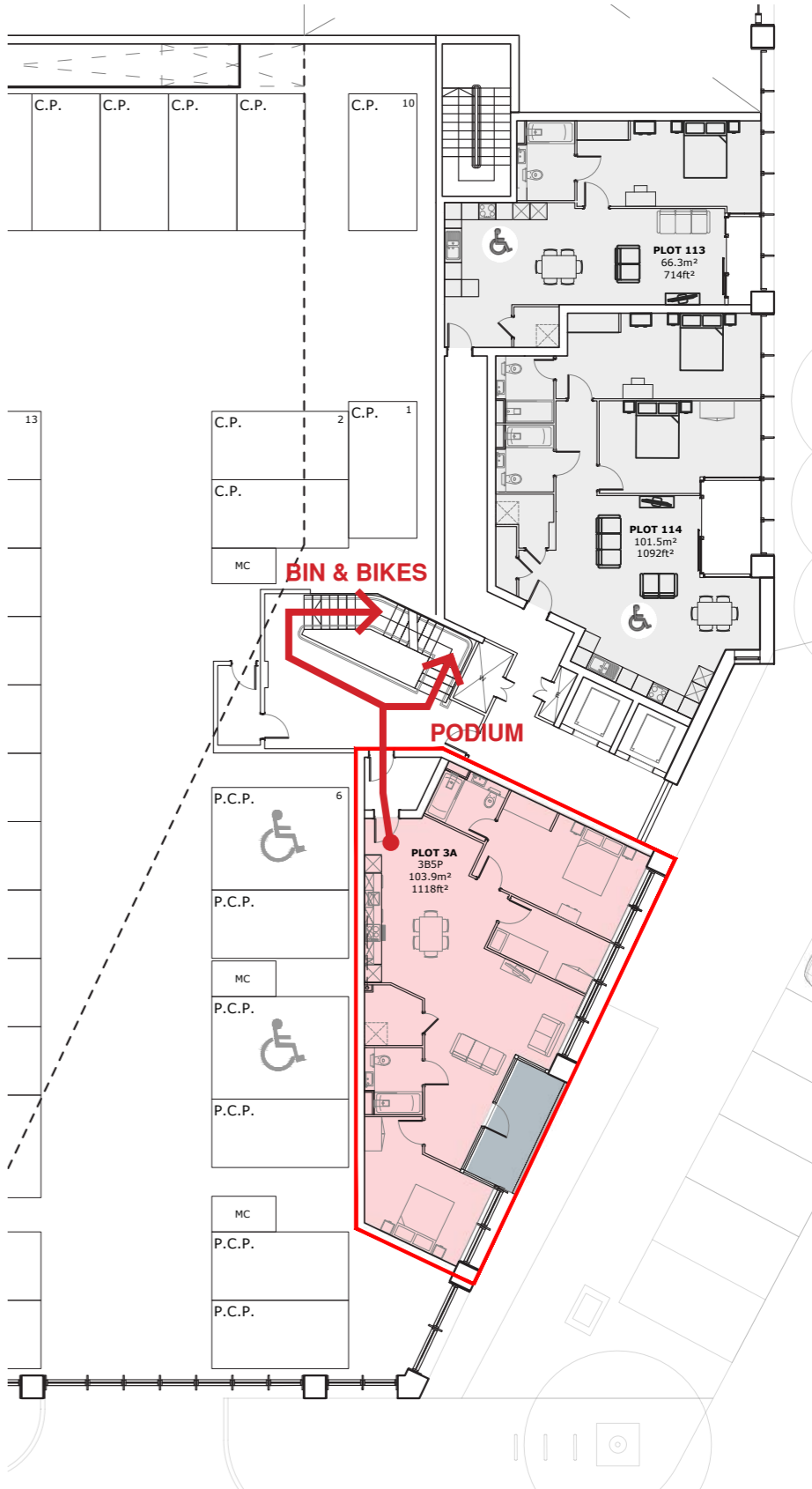
Proposed First Floor (Level 1) Plan - Block A

5.2 Access & Amenity - Block C

- Travel Routes
- Cycle Parking
- Refuse Store
- Proposed new 3B5P Residential Unit
- Private Amenity Space



Existing Ground Floor (Level 0) Plan - Block C



Proposed First Floor (Level 1) Plan - Block C

5.3 Access & Amenity - Podium

The proposed units will have access to the communal podium at level 2. This can be accessed via the residential cores.



Existing Ground Floor (Level 0) Plan - Block C

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Parsonage Rd,
Takeley

CM22 6PU

01279 873333

<https://www.weston-homes.com>

