

The Old Vinyl Factory, Hayes – Phase 3B ‘The Assembly Buildings’ Planning Statement

Prepared in support of application to discharge Condition 4
(Podium Access) of Planning Permission Ref. No.
59872/APP/2020/342.

Weston
Homes



Planning Statement

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Document History

Date	Version	Author	Revisions/Notes
01.02.2022	1	J.Spencer	
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Planning Statement

1. Introduction

1.1. This application has been made in relation to Phase 3B – ‘The Assembly Buildings’ of The Old Vinyl Factory (“TOVF”) Development, Hayes. The site falls within the London Borough of Hillingdon. The application seeks the discharge of Condition 4 (Podium Access) of Planning Permission Ref. No. 59872/APP/2020/342.

1.2. Condition 4 (Podium Access) requires the following:

*“The development shall not be occupied until a Podium Access Plan, which demonstrates the **access proposals, hours of access and management procedures for access to the proposed podium by non-residents of the Assembly Buildings** has been submitted to and approved in writing by the Local Planning Authority. Thereafter the podium access shall be in accordance with the approved details for as long as the development remains in existence.*

*REASON: To ensure that the development provides access to the podium to non-residents of the Assembly Buildings, ensuring integration with the wider site and creating an acceptable level of social infrastructure and quality of street design to comply with **Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and London Plan Policy 3.16.**”*

1.3. The following documents have been submitted pursuant to the discharge of Condition 4:

- **This Planning Statement (Ref. WH199/22/P/Condition_4/Podium_Access/PS/);**
- **Dwg. No. WH199_21_P_25.01d Rev A – Proposed Ground Floor Plan;**
- **Dwg. No. WH199_21_P_25.02d Rev.B – Proposed 1st Floor Plan;**
- **Dwg. No. WH199_21_P_25.03d – Proposed 2nd Floor Plan; and**
- **Dwg. No. WH199_21_P_75.01 Rev A – Proposed Podium Access Technical Details.**

1.4. An application (Ref. No. 59872/APP/2021/4268) (“The previous application”) was previously submitted (19.11.2021) and subsequently refused (14.01.2022) the discharge of Condition 4, for the following reason:

*“The submitted details, the proposed location for the public access to the rear of the building and the lack of accessibility, fail ensure that the development provides access to the podium to non-residents of the Assembly Buildings, ensuring integration with the wider site and creating an acceptable level of social infrastructure and quality of street design to comply with **Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and London Plan Policies S1 and S4 (2021).**”*

1.5. This application seeks to overcome the previous reason for refusal by providing further information and clarification in relation to the above reason. Further to this, additional information has been included with regard to the Council’s informative that was included within the decision notice of Condition 4 but that was not part of the formal reason for refusal.

1.6. The decision notice relating to the above-mentioned refusal can be found at Appendix A, along with the Officers Report, at Appendix B.

2. Application

2.1. This Planning Statement has been prepared in support of the application to discharge Condition 4 (Podium Access) of Planning Permission Ref. No. 58972/APP/2020/342.

2.2. The following material is submitted in support of the application:

- **This Planning Statement (Ref. WH199/22/P/Condition_4/Podium_Access/PS/);**
- **Dwg. No. WH199_21_P_25.01d Rev A – Proposed Ground Floor Plan;**
- **Dwg. No. WH199_21_P_25.02d Rev.B – Proposed 1st Floor Plan;**
- **Dwg. No. WH199_21_P_25.03d – Proposed 2nd Floor Plan; and**
- **Dwg. No. WH199_21_P_75.01 Rev A – Proposed Podium Access Technical Details.**

2.3. The previous application (Ref. No. 59872/APP/2021/4268) was refused for the reasons set out under paragraph 1.4, which are summarised as follows:

- 1. Inappropriate location of access to stair case;**
- 2. Lack of Accessibility;**
- 3. Fails to ensure the development provides access to the podium for non-residents of *the Assembly Buildings*;**
- 4. Quality of street design**

2.4. As well as setting out the general proposals of the podium access, this statement will also seek to address the reasons for refusal summarised above within this section, and the assessment of relevant planning policies which is detailed in Section 3.

2.5. The stair case proposed as part of the access arrangements is subject to a separate Section 96a (Non-Material Amendment (“NMA”)) Application (Ref. No. 59872/APP/2022/270) that has been submitted to the Local Planning Authority. Specific justification is provided within the Planning Statement submitted under the NMA, for the inclusion of the access stair case to provide separate access at the proposed location.

2.6. Condition 4 requires details of the; (i) access proposals; (ii) Hours of Access; and, (iii) Management procedures for access to the proposed podium by non-residents of *the Assembly Buildings*. These requirements are detailed below.

(i) Access Proposals

2.7. The drawings submitted provide details of a separate stair case which can be accessed from the south of the site. This will provide direct access onto the podium for residents (of *the Assembly buildings*) and residents & employees of the wider TOVF estate. This requirement is set out in Page 79 of the committee report (See Appendix C) relating to the Reserved Matters Approved (Ref. No. 59872/APP/2018/1107) as follows:

“In addition to the above the podium landscape will be accessible to residents and employees of the wider TOVF estate during working hours (Monday-Friday 9am-5pm). The podium will be accessible to residents of the Assembly Buildings 24 hours a day.”

- 2.8. The proposed stair case provides suitable access without having to rely on access via a residential stair lobby. The access onto the podium space is required to remain separate for security and other purposes. As the lobby is also within the shared communal demise of the residential floorspace, this is subject to maintenance and security measures which, for example, includes cleaning paid for by residents who will reside within the apartments. Such measures will result in additional unreasonable living costs and would be likely to adversely affect the safety of the residents were this arrangement to occur.
- 2.9. Section 27.29 of the Secure by Design Homes 2019 Version (March 2019) Document (See Appendix D) highlights the potential issues of opening this area up to the public in setting out (our own emphasis):

'Access to stairwells from the communal lobby should be restricted to residents to reduce the risk of anti-social behaviour or criminal activities'

- 2.10. It should be noted that there are no other publicly accessible podium areas within the wider TOVF development, which includes the *Boiler House*, *The Gatefold*, *The Material Store* and *The Machine Store & Pressing Plant* currently being developed out by Crest Nicholson. An external stair case is proposed as part of the *Machine Store & Pressing Plant* redevelopment although it is made clear within the Approved Design and Access Statement that the Podium areas will be 100% private. Site visits have confirmed that these areas are not accessible.
- 2.11. The Crest Nicholson development (*The Machine Store and Pressing Plant*) includes an external stair case (see photo in Appendix E) which provides access to the podium but this is proposed to be exclusively private (see extract of approved DAS at Appendix F). Although the Approved Design and Access Statement set out that the podium areas were solely for residents, the Officers Report refers to the First-Floor podium as being publicly accessible (See Appendix G).
- 2.12. Since the approval of the Reserved Matters relating to the Crest Development, an NMA (Non-Material Amendment) was submitted (Ref. No. 59872/APP/2022/270) that sought to confirm access was not public. The supporting document submitted with this application can be found at Appendix H and the Decision Notice at Appendix I and the related Officers Report at Appendix J. The reason for refusal notes that the matter was not considered non-material and that a full planning application would be required to capture the change. Whilst this NMA was refused the principles were not disagreed with and in this regard, it is worth noting that the approved DAS clearly sets out that the podium areas will be solely for residents and not publicly accessible.
- 2.13. The *Material Store* provides a podium (see approved plan at Appendix K) but this again is exclusively private (see extract of the approved DAS at Appendix L).
- 2.14. The *Boiler House* has an external stair case (See photo at Appendix M) which appears to provide access to the Podium shown within the approved documents and drawings. The approved DAS (see extract at Appendix N) indicates that this is a solely private podium.
- 2.15. With the above in mind, it appears that *the Assembly Buildings* are the only development which provides the benefit of podium access to the Wider TOVF development.
- 2.16. With regards to the access requirements, it is considered that achieving a quality development from a Secure by Design perspective must ensure restricted access to stair case areas to reduce risk of anti-social behaviour and potential for criminal activities.

- 2.17. Residents and employees of the Wider TOVF estate who require level step-free access can contact the management company in order to gain access to the podium via the internal lifts and separate arrangements will be made. Notification of these arrangements are set out in paragraphs 2.19 – 2.21.

(ii) Hours of Access

- 2.18. Other than for residents of the Assembly Buildings who have 24hr access, access for residents and employees of the wider TOVF site are proposed to have access available Monday to Friday between the hours of 9am and 5pm, as detailed in paragraph 2.7 above.

(iii) Management procedures for access to the proposed podium by non-residents of the Assembly Buildings

- 2.19. Residents and employees of the wider TOVF development will be notified of the procedures for access which is proposed to be via a fob-accessed door at ground floor level which will allow them to access the podium, via the stair case located to the south of *the Assembly Buildings* development. There will also be a gate at the top of the stair case on the podium which will can be locked shut (Padlock and key) if required.
- 2.20. Residents and employees of the Wider TOVF estate who require level access can contact the management company for the Assembly Building in order to gain access to the podium via the internal lifts and separate arrangements will be made. Contact details for the management company will be provided to Residents and Employees of the Wider TOVF estate notified by a letter, an example of which can be found at Appendix O. This letter will be circulated to the Management Companies of all of the buildings of the Wider TOVF Development who can then circulate the details to the qualifying employees and residents of these buildings.
- 2.21. Residents and employees of the wider TOVF estate can contact the Management company for *the Assembly Buildings*, in order to seek an access to a fob which will provide access onto the podium via the stair case. Any person with access/mobility issues can contact the Management company *of the Assembly Buildings* for level access onto the podium.
- 2.22. The following sections provide detail on the access proposals as set out in this application to Discharge Condition 4.

(iv) Location to the proposed stair case

- 2.23. One of the noted matters on the reason for refusal is that the access to the stair case which provided access onto the podium was inappropriate, making reference to the access being located to the rear of the building, stating that:

“...the proposed location for the public access to the rear of the building and the lack of accessibility, fail ensure that the development provides access to the podium to non-residents of the Assembly Buildings”

- 2.24. Page 3 of the Officers Report relating to the refusal of Condition 4 (Podium Access) also mentions concerns over the access arrangements, noting:

“Concerns are also raised by the location of the proposed public access point for the podium at the rear/back of house area of the building, rather than on one of the three principal elevations.”

- 2.25. As set out above, the proposed stair case provides access without having to rely on access via a residential stair lobby. This is required to remain separate for security purposes and in line with the requirements of Secure by Design (see paragraph 2.9). As the lobby is also within the shared communal demise of the residential floorspace this is subject to maintenance paid for by residents who will reside within the apartments.
- 2.26. The commercial properties located on the ground floor on the northern frontage is proposed to be taken up by retail space and as such it would not be possible to introduce any direct access here. Although this might have been the original intention, this was not a feature of the approved design. The eastern and western elevation are commercial or residential lobbies, or provide service access. As such it is contended that none of the other elevations provide suitable locations for the access onto the podium.
- 2.27. The southern elevation, whilst providing access to the car park is however still a publicly accessible and active area and provides connection for those travelling east-west between *Pressing Lane* and *The Cabinet Building*. The area will also be heavily utilised by the occupiers of the Record Store office building which lies immediately to the south of the application site on Gramophone Lane.
- 2.28. The southern elevation of *the Assembly Buildings* is therefore not considered as “back of house”, as it is still part of the wider public realm and it is fronted onto by *The Record Store*.
- 2.29. Gramophone Lane is a shared surface zone with the same treatment to the main corridor through TOVF Development, which encourages pedestrian activity including those going to and from *the Record Store Office Building*. *Gramophone lane* forms a part of the wider public realm which is a pedestrian priority zone. Signage indicating that the area is a pedestrian priority zone is located throughout the wider TOVF development. A photo of the signage can be found at Appendix P.
- 2.30. Gramophone Lane is also a shared surface which uses block paving for both the path and shared pedestrian and vehicle zones (See photo at Appendix Q). Comparatively, the “back of house” area behind *the Material Store* as shown in the photo at Appendix R, is tarmacked rather than the block paving treatment along *Gramophone Lane*, which suggests this is more of a functional area for vehicles, in contrast to the pedestrian zone.
- 2.31. Conversely, the southern elevation of the *Material Store* forms a more ‘back of house area’, as it is not overlooked and adjoins the railway line which is fenced off from the general public realm. This is similar to the southern elevation of the *Shipping Building*.

- 2.32. The proposed stair case is located opposite the office building, *the Record Store*, not only will the stair case to access the podium be in a convenient location for the occupants, but it will also be in a location subject to natural surveillance from the office building. As such it is contended to be in a suitable location and not located at the “*rear/back of house area of the building*”, as described in the reason for refusal but within the public realm. This area is still active with the occupiers of the *Record Store* and Residents and Employees of the Wider TOVF estate.
- 2.33. Moreover, the Design and Access Statement submitted and approved under the Outline Consent (Ref. No. 59872/APP/2012/1838) included the following diagram (Section 9.3) which indicates the area *Gramophone Lane*, to the South of the proposed ‘*Assembly Buildings*’ Development as public amenity space, which shows this area designed as a space used by the public, and as such by locating the access to the podium here, it would be deemed appropriate.

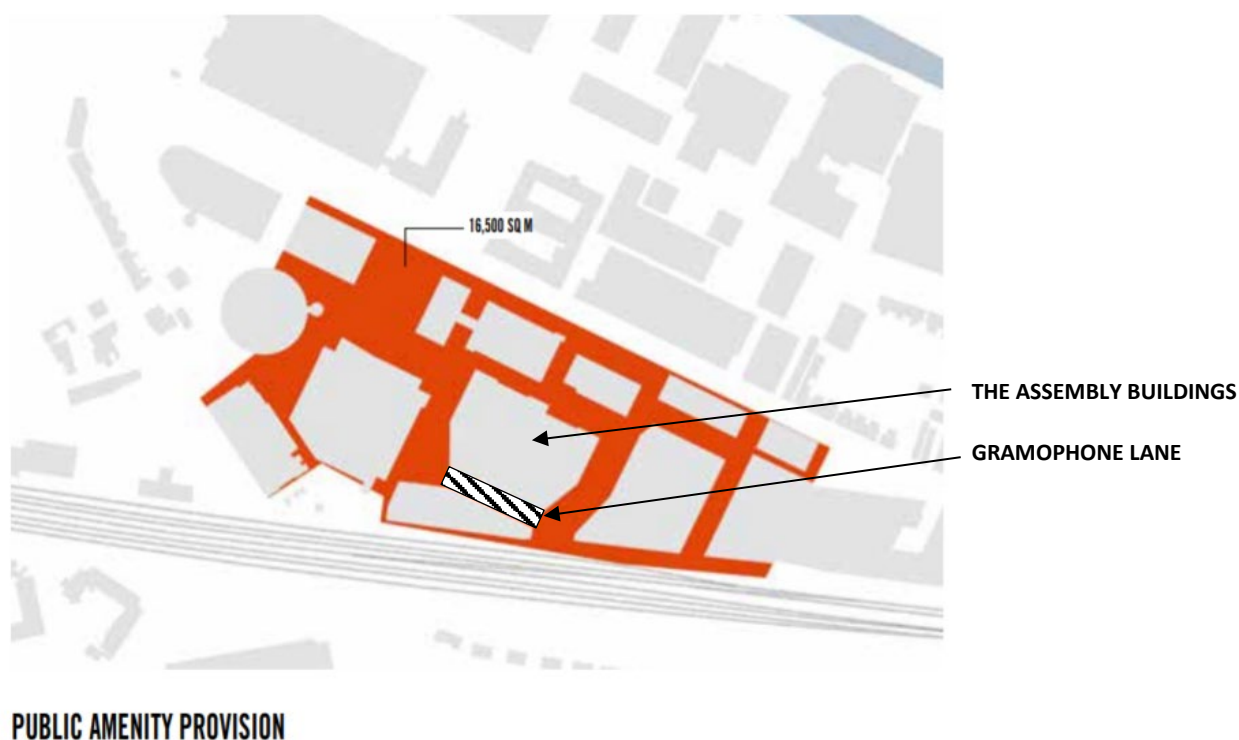


Figure 1 - Extract from Section 9.3 of the DAS approved under the Outline Consent (labels added)

2.34. *Gramophone Lane*, also acts as a main thoroughfare connecting two of the main public spaces proposed as part of the wider TOVF development, again highlighting the appropriateness of its proposed location. (See images from the Approved Outline Design & Access Statement below)

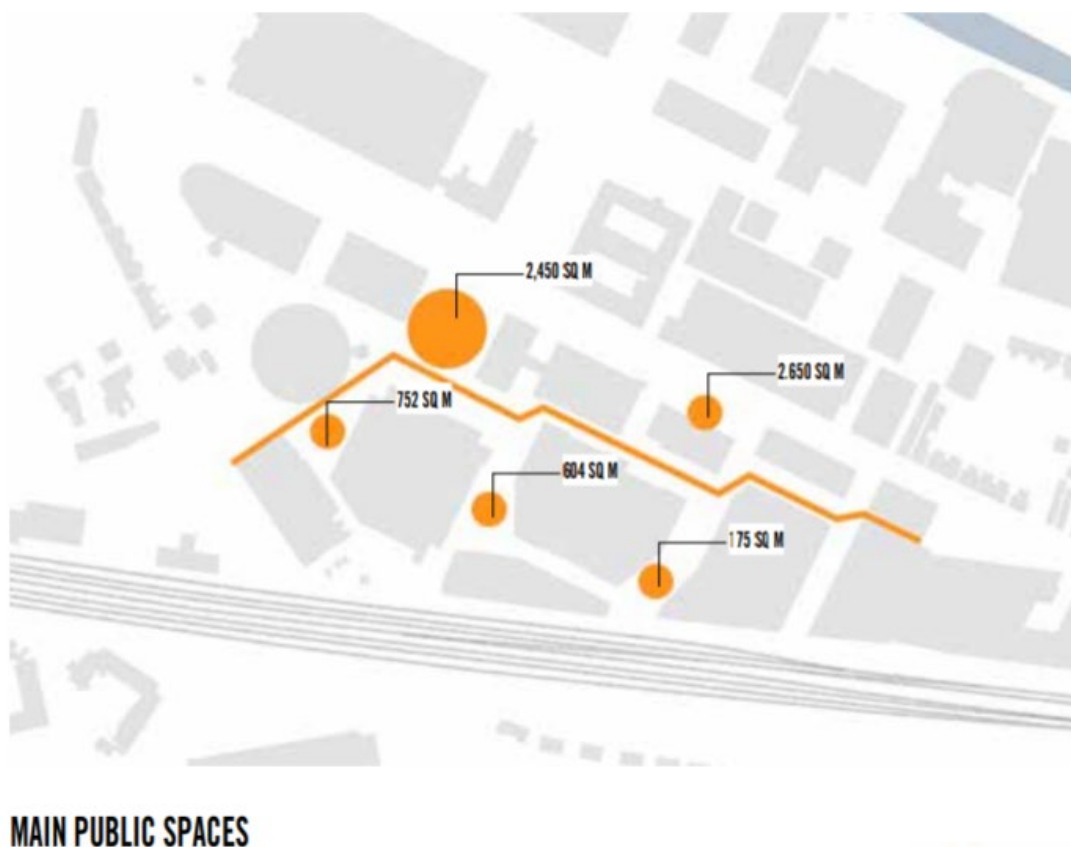


Figure 2 - Extract from Section 9.3 of the DAS approved under the Outline Consent

2.35. Throughout TOVF development are signs indicating that priority should be given to pedestrians (Including along *Gramophone Lane*) and as such this ensure that this area is pedestrian-friendly which in turn encourages the public to use these areas, making the position to locate the access onto the podium entirely appropriate.

(v) Accessibility

2.36. The stair case is envisaged to provide the main route of access onto the podium space for residents and Employees of the wider TOVF estate. Non-residents and employees of the wider TOVF estate will be notified that this access is available at the times set out above. These times are focused around working hours.

2.37. A further concern set out in the Officers Report relating to the refusal of the details initially submitted to Discharge Condition 4 is that “...it is unclear how with only a staircase as proposed, wheelchair users and others requiring inclusive access could gain access to the podium during the permitted times of access by members of the public.”

- 2.38. It is noted that there are a number of alternative public spaces in the locality (*Gramophone Grove, Vinyl Square* etc.). However, should any resident or employee of TOVF development with accessibility issues wish to make use of the podium, they can access the podium via the lift in the buildings main lobby.
- 2.39. Details of who to contact to gain access to the lift will also be provided to Residents and Employees of the Wider TOVF estate. The contact details are to be set out in a letter distributed to the wider TOVF development, this letter can be found within Appendix O.
- 2.40. By providing access via the stair case and lifts (upon request), this will ensure that the podium is accessible between the hours specified above which reflect the working hours as set out in the committee report from original application.
- 2.41. Access via the internal lifts ensures that Residents and Employees of the Wider TOVF estate with accessibility issues can still get onto the podium. The Equality Act 2010 replaced previous equalities legislation, including the Disability Discrimination Act 1995 which had made it unlawful to discriminate against people because of their disabilities and required "reasonable adjustments" to be made when providing access to goods, facilities, services and premises. The Equality Act continues this requirement to make reasonable adjustments in relation to accessibility. In practice, this means that due regard must be given to any specific needs of likely building users that might be reasonably met. Legislative requirements therefore encourage wider accessibility to all users for spaces such as the podium but does not envisage that all spaces must be made accessible to all, particularly for non-public buildings.
- 2.42. The proposals seek to provide adequate adjustments so that potential users could also be provided with access. London Plan Policy D8 (Public Realm) requires development proposals to ensure that the public realm is "well design, safe, accessible, inclusive, attractive, well-connected, related to the historic context, and easy to understand." The alternative provision in the area together with access proposals of the stair case and access via the lifts for those with accessibility issues ensures that the public realm included in the podium is accessible and inclusive requirements of London Plan Policy S1.

(vi) Quality of street design

- 2.43. As set out in section 2.26 and 2.27, the alternative areas where an access stair case could be installed are limited and the proposed is therefore deemed most appropriate. The stair case is internal to the building envelope. As such it has no impact on the external appearance of the building.
- 2.44. Along with the reason(s) for refusal, an informative was also included within the refusal of Condition 4, which stated:

'At ground floor level the proposed staircase would block the tracking route provided by the applicant in the Section 2.5 of the Design and Access Statement (Rev B June 2020) submitted with the amended proposals (application reference 59872/APP/2020/342). As such it has not been demonstrated that the proposed staircase would not have a detrimental impact on vehicle movements and therefore parking and servicing availability for the development.'

Cont...

The proposed stairs would also result in a loss of parking as they are located where a parking space is approved at first floor level (as shown on approved drawing number WH199/20/P/25.02a Rev A). In addition, the proposals would result in the loss of external amenity spaces on the podium (as shown on approved drawing number WH199/20/P/25.03a Rev A). The loss of parking and the loss of external amenity space are not considered to be acceptable.'

2.45. The following sections set out a response to the informative, explaining the acceptability of the proposals set out under this application.

(vii) Impact on the tracking of vehicles in the car park

2.46. As a result of the inclusion of the stair case, the informative highlights the issue of tracking routes within the car park. The following plans have been submitted under the NMA (included in Appendix S), provide updated plans and documents to show that the tracking does work with the inclusion of the stair case:

- **Dwg. No. WH199/21/P/25.01d – Proposed Ground Floor Plan;**
- **Dwg. No. WH199/21/P/25.02d Rev A – Proposed 1st Floor Plan;**
- **Dwg. No. WH199/21/P/25.03d – Proposed 2nd Floor Plan;**
- **Dwg. No. WH199/22/P/25.101 – Proposed Ground Floor Vehicle Tracking Manoeuvre 1;**
- **Dwg. No. WH199/22/P/25.102 – Proposed Ground Floor Vehicle Tracking Manoeuvre 2;**
- **Dwg. No. WH199/22/P/25.103 – Proposed Ground Floor Vehicle Tracking Manoeuvre 3; and**
- **Dwg. No. WH199/22/P/25.104 – Proposed First Floor Vehicle Tracking;**
- **Dwg. No. WH199/21/P/75.01 – Proposed Podium Access Technical Details; and**
- **Design and Access Statement – Section 2.5 Addendum – January 2022.**

(viii) Impact on Parking Spaces

2.47. As a result of the inclusion of the stair case, the informative raises the concern that there would be a loss of 2no. spaces in total, one on the Ground Floor and one on the First Floor. The above drawings which have been submitted as part of this application show that with the inclusion of two additional parking spaces there will be no net loss of spaces. The same number can be achieved with the inclusion of the stair case as was achieved within the approved plans.

2.48. The two replacement spaces are achieved via an alteration to the car park layout in the area adjacent to the proposed stair case of Ground and First Floor Level with an additional space provided on the first floor where a disabled bay has been relocated. This has enabled two spaces in place of where the disabled bay was previously located. An alternative space has been dedicated as a disabled space on the first floor.

2.49. With the above considered there is no change to the number of disabled parking spaces provided overall. This is captured under the above mentioned NMA (Ref. No. 59872/APP/2022/270) which has recently been submitted to amend the approved plans to include the stair case and at the time of submission the application is pending a submission.

(ix) Amenity Space

- 2.50. As a result of the inclusion of the additional stair case [2.8m x 5.3m] (15sqm footprint) this results in the loss of a very small area of amenity space on the podium in comparison to that proposed show in the approved plans. However, there is in fact a greater quantity of amenity space in comparison to that approved (Application Ref. No. 59872/APP/2018/1107) as a result of previously approved amendments.
- 2.51. Therefore, it is not the case that the inclusion of the stair case onto the podium will bring the required amenity space to less than that required in the reserved matters submission. This detailing of this change is also captured under the above mentioned NMA which has recently been submitted to amend the approved plans to include the stair case.

3. Assessment of relevant planning policy

- 3.1. The reasoning for the condition makes reference to “creating an acceptable level of social infrastructure and quality of street design to comply with **Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and London Plan Policy 3.16**”.
- 3.2. Policy DMHB 11 of the Hillingdon Local Plan requires that all development is to be designed to the highest standards and, incorporate principles of good design. The proposals to provide access onto the podium via an internal stair case will cause minimal impact on the design of the façade to maintain the high-quality design of the elevational treatment whilst introducing an access which is not intrusive to the elevation.
- 3.3. London Plan Policy 3.16 (Protection and Enhancement of Social Infrastructure) was under adopted under the previous London Plan (2016), and how now been superseded by Policy S1 (Developing London’s social infrastructure) under the London Plan 2021. As such the details submitted under this condition will be assessed in relation to Policy S1 of the London Plan 2021.
- 3.4. Policy S1 requires development proposals to provide high quality, inclusive social infrastructure. The access to the podium will provide high quality green social infrastructure which is accessible to all residents and employees of the wider TOVF scheme.
- 3.5. With the above in mind, it is contended that the requirements of Hillingdon Local Plan Policy DMHB 11 and London Plan Policy S1 are satisfied.

4. Conclusion

- 4.1. This Planning Statement has been prepared in support of the application to discharge Condition 4 (Podium Access) of Planning Permission Ref. No. 58972/APP/2020/342.
- 4.2. Section 2 above sets out the proposals for allowing access to the podium area within *the Assembly Buildings* development for Residents and Employees of the Wider TOVF estate.
- 4.3. The table below summarises the reasons for refusal and the response which is set out in more detail in the following sections:

Reason for Refusal	Applicant Response
Inappropriate location for public access	Lack of alternative location – The access is proposed in the location set out above due constraints of the location of commercial units & without access through residential areas. Access via the residential lobbies is unacceptable from a security and maintenance perspective. Still in an area accessible to Residents and Employees of the Wider TOVF estate including those working in <i>the Record Store</i> office building.
Lack of accessibility	The stair case provides direct access on to the podium. The committee report relating to the original application requires access to be provided to 'residents and employees of the wider TOVF estate. Non-residents of the wider Old Vinyl Factory Development with accessibility issues will be able to contact the management company in order to have access to the lifts
Fails to provide access to non-residents of the wider Old Vinyl Factory Development	The stair case provides direct access to Residents and Employees of the Wider TOVF estate, and any Residents and Employees of the Wider TOVF estate who require level access can still gain access by contacting the management company who will provide access to the internal lifts
Quality of street design	The proposals maintain the same visual treatments which are currently approved other than the introduction of the access door to the stair case which has a non-material impact on the elevation The intended users, residents and employees of the wider TOVF are made aware of the location and therefore the access point can be architecturally subtle. It does not need to be designed as an obvious access point for the wider public. The inclusion of the stair case is being captured under a separate NMA Application

- 4.4. As set out above, the stair case provides safe convenient access onto the podium, which Residents and Employees of the Wider TOVF estate can use between the hours of 9am-5pm, Monday to Friday. If there are any who require level access to the podium, they can contact the management company of *the Assembly Buildings* development who will arrange access via the internal lifts. As such, for the reasons set out above, the proposals of this application provide appropriate access onto the podium and satisfy the requirements of the condition.

Appendices

Appendix A: Application Ref. 59872/APP/2021/4268 - Refusal: Decision Notice (14.01.2022);

Appendix B: Application Ref. 59872/APP/2021/4268 - Refusal: Officers Report (14.01.2022);

Appendix C: Reserved Matters Approval Ref. 59872/APP/2018/1107 – Committee Report (04.12.2018);

Appendix D: Secured by Design – Homes 2019 – Section 27.29 Extract;

Appendix E: Crest Nicholson/ Material Store & Pressing Plant Stair Case Photo;

Appendix F: Crest Nicholson/ Material Store & Pressing Plant (Ref. No. 59872/APP/2016/3454) Approved Design & Access Statement Extract;

Appendix G: Crest Nicholson/ Material Store & Pressing Plant (Ref. No. 59872/APP/2016/3454) – Officers Report (25.04.2018);

Appendix H: Crest Nicholson/ Material Store & Pressing Plant – Section 96a Application (Ref. No. 59872/APP/2020/411) – Supporting Document;

Appendix I: Crest Nicholson/ Material Store & Pressing Plant – Section 96a Application (Ref. No. 59872/APP/2020/411) – Decision Notice - Refusal (07.02.2020);

Appendix J: Crest Nicholson/ Material Store & Pressing Plant – Section 96a Application (Ref. No. 59872/APP/2020/411) – Officers Report (07.02.2020);

Appendix K: The Material Store (Ref. No. 59872/APP.2015/1329) – Approved Plan;

Appendix L: The Material Store (Ref. No. 59872/APP/2015/1329) – Extract from Approved Design & Access Statement;

Appendix M: The Boiler House (Ref. No. 59872/APP/2013/3628) – External Stair Case Photo;

Appendix N: The Boiler House (Ref. No. 59872/APP/2013/3628) – Extract from Approved Design & Access Document;

Appendix O: Example letter to be circulated to Residents & Employees of the Wider the Old Vinyl Factory Development;

Appendix P: Photo of Signage indicating the Pedestrian Priority Zone;

Appendix Q: Photo of Gramophone Lane

Appendix R: Photo of Back-of House area serving the Material Store

Appendix S: NMA to Approved Drawings (Ref. No. 59872/APP/2022/270) – Submission Pack

Appendix A: Application Ref. 59872/APP/2021/4268 - Refusal: Decision Notice (14.01.2022);

Appendix B: Application Ref. 59872/APP/2021/4268 - Refusal: Officers Report (14.01.2022);

**Appendix C: Reserved Matters Approval Ref. 59872/APP/2018/1107 –
Committee Report (04.12.2018);**

Appendix D: Secured by Design – Homes 2019 – Section 27.29 Extract;

Appendix E: Crest Nicholson/ Material Store & Pressing Plant Stair Case Photo;

Appendix F: Crest Nicholson/ Material Store & Pressing Plant (Ref. No. 59872/APP/2016/3454) Approved Design & Access Statement Extract;

Appendix G: Crest Nicholson/ Material Store & Pressing Plant (Ref. No. 59872/APP/2016/3454) – Officers Report (25.04.2018);

Appendix H: Crest Nicholson/ Material Store & Pressing Plant – Section 96a Application (Ref. No. 59872/APP/2020/411) – Supporting Document;

Appendix I: Crest Nicholson/ Material Store & Pressing Plant – Section 96a Application (Ref. No. 59872/APP/2020/411) – Decision Notice - Refusal (07.02.2020);

Appendix J: Crest Nicholson/ Material Store & Pressing Plant – Section 96a Application (Ref. No. 59872/APP/2020/411) – Officers Report (07.02.2020);

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