



ELEVATION DESIGN

- ❑ Specific emphasis has been placed on the part of the building envelope that faces Stockley Road. The juxtaposed light and dark elements (light and dark brick) and use of coloured panels create a visually interesting result whilst the contrast helps to break up the mass dividing the volume into smaller ones.
- ❑ Winter-gardens to each apartment acts as a threshold between the outdoor and in.
- ❑ Perforated metal and structural glass sliding panels on the winter-gardens breakdown the horizontality of the terraces add privacy and help controlling the overheating.

MATERIALS LEGEND

1. **Facing brick:** Weinerberger range Marziale or equal and approved, laid in stretcher bond
2. **Facing brick:** Weinerberger range Pagus Grey or equal and approved, laid in stretcher bond
3. **Wall Cladding:** PPC Aluminium Composite Cladding. Alucobond or equal and approved. Colour: as indicated on elevations.
4. **Windows and Doors:** Powder coated aluminium frames. Colour: Dark Grey / RAL 7015
5. **Balconies:** PPC steel posts and handrails. Colour: White with clear Self-Cleaning Frameless structural glass balustrade
6. **Winter Garden Sliding Panels:** PPC Perforated Metal Sliding Panels. Colour: White; Clear frameless Self-Cleaning Structural Glass Sliding Panels.
7. **Composite Wall Cladding:** Rockpanel Cladding or equal and approved. Colour: Mixture of Ceramic Oak, Rhinestone Oak and Carbon Oak.
8. **Metal Railings:** PPC steel posts and handrails. Colour: White
9. **Coping/ Metal Trims:** PPC Aluminium Profiles. Colour: White
10. **Feature Brickwork** (same brick type as main wall): 30mm projection in pattern as indicated on elevation

Elevation along Stockley Road



ELEVATION DESIGN

- ❑ Tall elements of glazing provide high levels of light to resident habitable spaces. Glazing elements are split to provide optimal view for the residents (whether or not abled bodied) as well as good ventilation.
- ❑ Contemporary, cost-efficient and durable board material cladding has been chosen to give the building a natural and harmonious feel. The cladding warmth complements the brick of the building whilst also signifying a new contemporary frontage to the Extra Care home

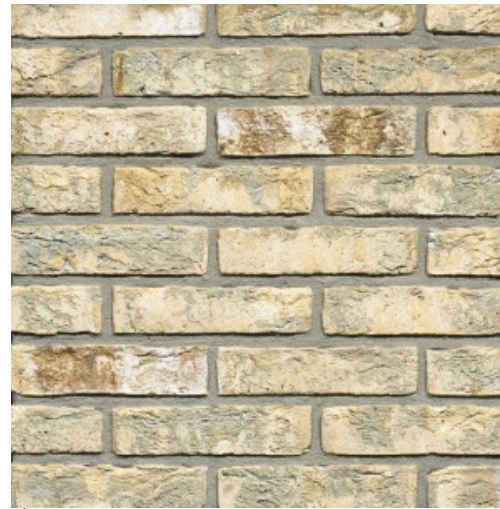
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Elevation along Farrier Close

### MATERIALS LEGEND

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1



2



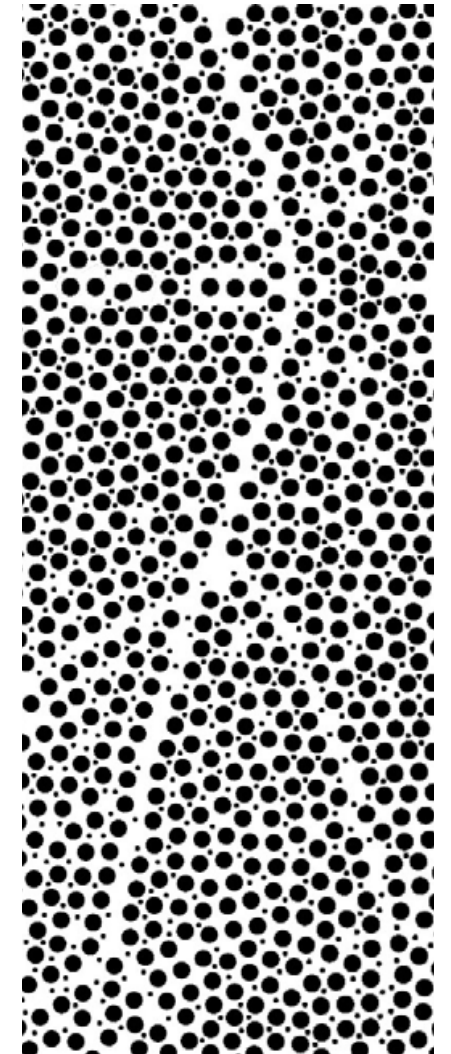
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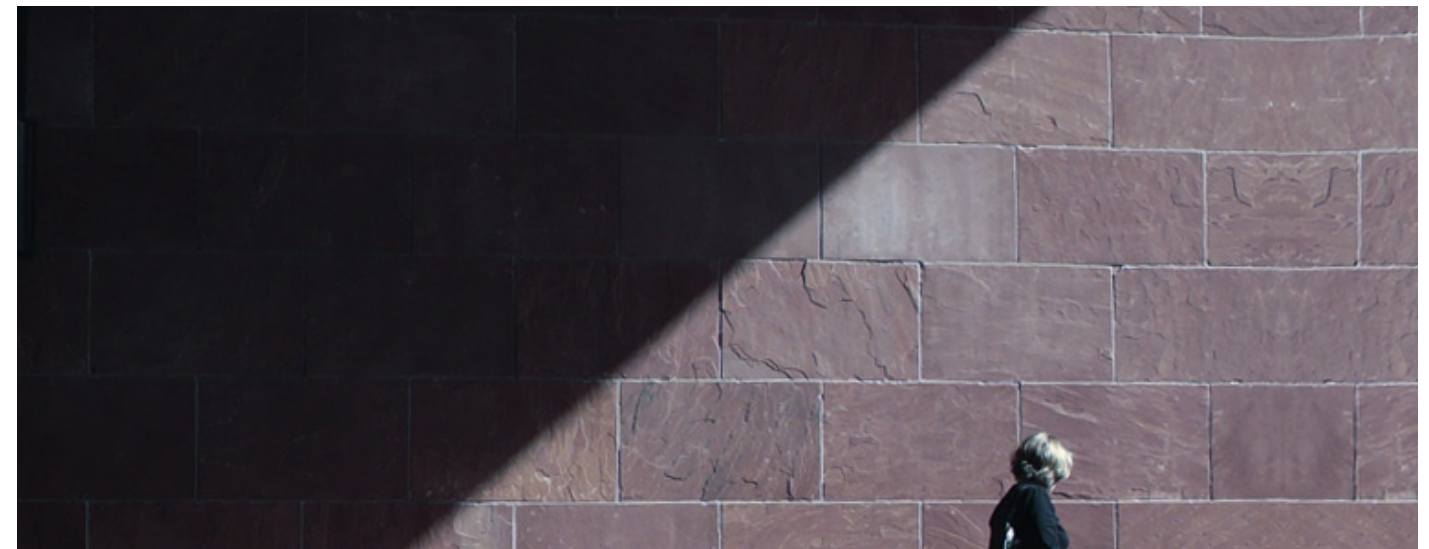
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### SHADOW PLANS, DAYLIGHT & SUNLIGHT

- ❑ In order to establish the likely over shadowing impact of the scheme the proposed built environments have been modelled in 3D in SketchUp by Hunters architects. Using the 3D model it has been possible to generate shadow plans at given times in the day and year. For the purpose of clarity, shadows have been cast at 9am, 12noon and 3pm for the months December and June (winter solstice and summer solstice). The shadow plans on following page provides visual conclusions as to the extent of impact.
- ❑ The results of the preliminary model developed by Hunters were confirmed by the Overshadowing Assessment undertaken by XCO2 Energy (appendix 9). Therefore, it can be concluded that the proposed development will not have a negative impact on sunlight access to the adjacent amenity spaces.
- ❑ A daylight and sunlight analysis was carried out by XCO2 Energy (appendix 9). The report indicates that the impact on surrounding properties arising from the proposed development will be acceptable. The methodology set out is in accordance with BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair (2011). Following the results of the analysis it can be deemed that the proposed development is considered to have no significant adverse impact on the sunlight hours received by the surrounding properties.
- ❑ In summary, the BRE daylight and sunlight access results for the assessed windows on the surrounding properties, and the amenity spaces adjacent to the proposed scheme, are satisfactory as they comply with the criteria within the BRE guide.

### INTERNAL DAYLIGHT ASSESSMENT

- ❑ XCO2 Energy have undertaken the internal daylight analysis for the proposed development (refer to appendix 9). The assessment is based on the British Standard "BS 8206-2:2008 Code of Practice for Daylighting" and in line with BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair (2011), which is accepted as good practice.
- ❑ The rooms evaluated include all open plan kitchen, living room, dining spaces and bedrooms. Additionally, a number of relevant common spaces are also analysed. The findings indicated that the vast majority of the habitable rooms assessed satisfy the recommendations set out by the BRE's guidelines on daylight. Therefore, the proposed development is anticipated to achieve good levels of daylighting.



## SHADOW PLANS OF WINTER AND SUMMER SOLSTICES

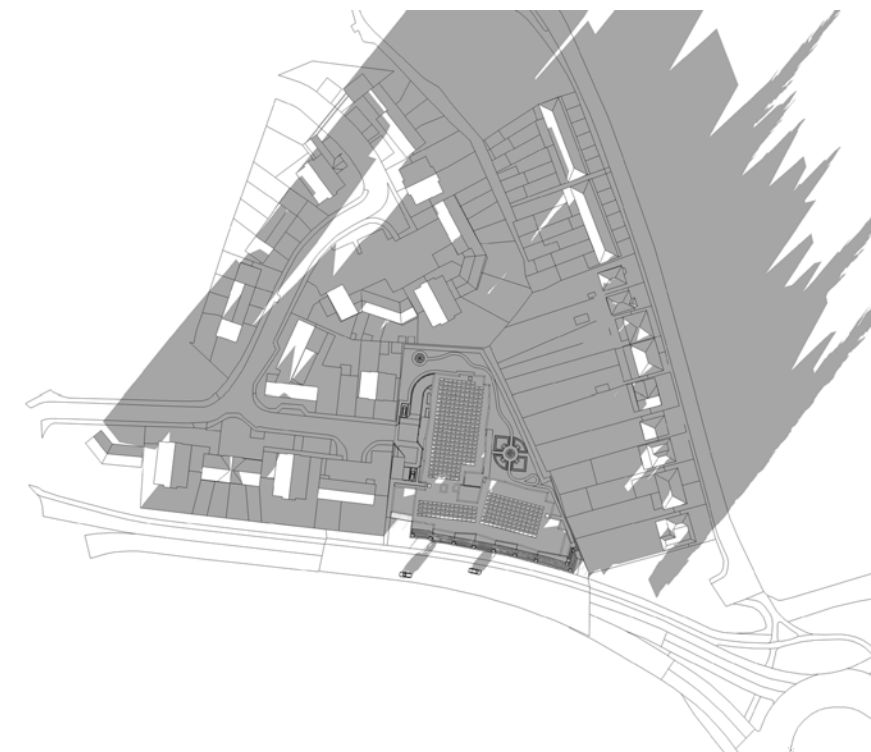
## 2.9 Daylight -Sunlight



DECEMBER 9am



DECEMBER 12 noon



DECEMBER 3PM



JUNE 9am

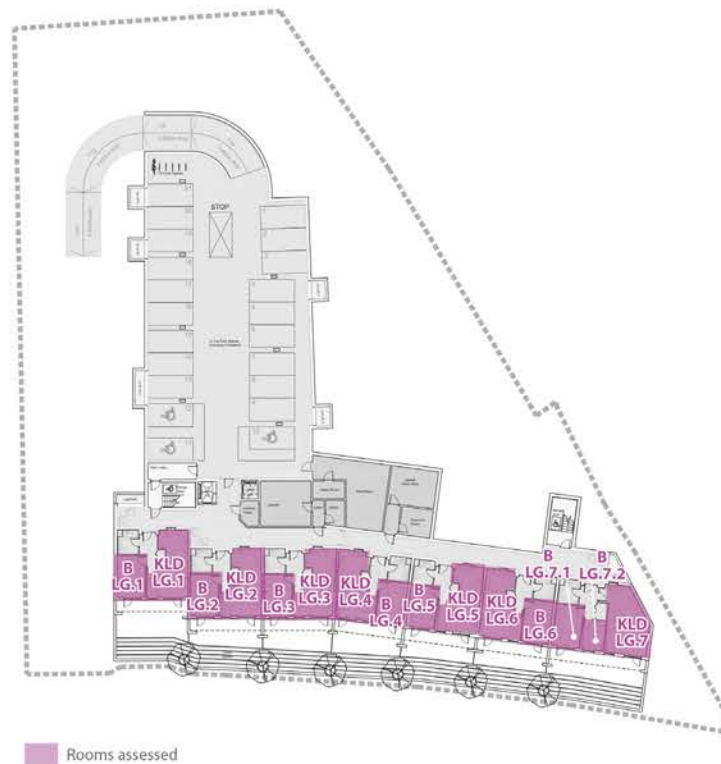


JUNE 12 noon



JUNE 3PM

## 2.10 Internal Daylight



LOWER GROUND



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## 2.11 Flood Risk and Drainage

### FLOOD RISK

- ❑ The purpose of the assessment is to demonstrate that the proposals can be satisfactorily accommodated without worsening flood risk to the area, in accordance with the National Planning Policy Framework Document
- ❑ There is no history of flooding at the site recorded within the LBH Strategic Flood Risk Assessment, the LBH Surface Water Management Plan, nor the LBH Preliminary Flood Risk Assessment. The site is not within a Critical Drainage Area.
- ❑ The Environment Agency's Flood Zone Map (FZM) indicates that the site lies entirely within Flood Zone 1 (low risk) with less than a 1 in 1000 (0.1%) annual probability of fluvial or tidal flooding in any year.
- ❑ The land in the immediate vicinity of the site is a largely undeveloped catchment comprising residential gardens. Surface water flows from this area will be limited to relatively minor greenfield runoff. The existing housing and roads in the vicinity of the site are served by public sewers which have been designed to accommodate and dispose of runoff from this impermeable catchment.
- ❑ The existing private surface water drainage system should also be capable of accommodating runoff from the existing impermeable catchment within the site, without flooding.
- ❑ Mapping within the London Borough of Hillingdon Preliminary Flood Risk Assessment and the London Borough of Hillingdon Strategic Flood Risk Assessment indicates that there is no record of groundwater flooding at the site or anywhere in its vicinity

### DRAINAGE STRATEGY

- ❑ Surface water runoff from the site will be discharged to the existing public surface water sewer in Farrier Close, as per the present arrangement.
- ❑ Post development discharge is reduced to the undeveloped, greenfield runoff rate in accordance with the requirements of London Borough of Hillingdon
- ❑ On site Sustainable Urban Drainage Systems (SUDS) will be provided and will be designed with capacity for flows from the 1% + CC storm event.
- ❑ It is proposed that foul water from the new building is discharged to the existing public foul sewer in Farrier Close, which currently serves the site.



Drainage Strategy. Extract from appendix 1 of Flood Risk Assessment and drainage Strategy prepared by Cole Easdon

BUILDING FOR LIFE

- ☐ The scheme has been designed with distinctive character and fulfils the criteria.
- ☐ The scheme is appropriately accessible by non-car modes and provides a sustainable location for staff and visitors in accordance with national and local policy.
- ☐ Resident and visitor parking is sufficient, well integrated and conveniently located.
- ☐ Being an elderly residential scheme in a sustainable location the development scores highly on the environmental and community criteria.
- ☐ Private resident and visitor gardens along side the enhanced open public realm encompassing the remainder of the site provide an attractive and publicly accessible scheme that sits well within its surroundings.

Building for Life 12

| CRITERIA                                                                                                                                                                                                                           | TRAFFIC LIGHT |         |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------|------|
|                                                                                                                                                                                                                                    | PASS          | CAUTION | FAIL |
| <b>1. Connections</b><br>Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?            |               |         |      |
| <b>2. Facilities and services</b><br>Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?                                                  |               |         |      |
| <b>3. Public transport</b><br>Does the scheme have good access to public transport to help reduce car dependency?                                                                                                                  |               |         |      |
| <b>4. Meeting local housing requirements</b><br>Does the development have a mix of housing types and tenures that suit local requirements?                                                                                         |               |         |      |
| <b>5. Character</b><br>Does the scheme create a place with a locally inspired or otherwise distinctive character?                                                                                                                  |               |         |      |
| <b>6. Working with the site and its context</b><br>Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates? |               |         |      |
| <b>7. Creating well defined streets and spaces</b><br>Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?                      |               |         |      |
| <b>8. Easy to find your way around</b><br>Is the scheme designed to make it easy to find your way around?                                                                                                                          |               |         |      |
| <b>9. Streets for all</b><br>Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?                                                                                          |               |         |      |
| <b>10. Car parking</b><br>Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?                                                                                                  |               |         |      |
| <b>11. Public and private spaces</b><br>Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?                                                                                    |               |         |      |
| <b>12. External storage and amenity space</b><br>Is there adequate external storage space for bins and recycling as well as vehicles and cycles?                                                                                   |               |         |      |

## 2.13 Secured By Design and part Q of October 2015 Approved Documents

### SECURITY AND SECURE BY DESIGN

The scheme will be developed in accordance with Secured By Design guidelines. Hunters have liaised with the Crime Prevention Design Advisor for the area to review security and prevention matters. An application for Secured by Design will be submitted following planning.

### KEY MEASURES TO REDUCE CRIME

- ❑ Building fronts onto the public realm and overlooks pedestrian routes.
- ❑ No blank facades face the public realm.
- ❑ Parking is located in well overlooked courts and lit to BS5489-1:2003.
- ❑ Planting selected to avoid hiding places.
- ❑ Defensible space, raised planters and metal railings integrated to front amenity adjacent to habitable rooms.
- ❑ Rear garden boundaries to be 1800mm high close boarded fence.
- ❑ Cycle storage secure and lockable.
- ❑ Due to the secluded location of the development, creating a secure and safe environment for residents will be at the forefront of decision making. Staff and access control systems will be part of the operating structure.
- ❑ The development will adopt a procedure of Progressive Privacy.

## Secured by Design



## Police Preferred Specification



## 2.14 Bat and Bird boxes

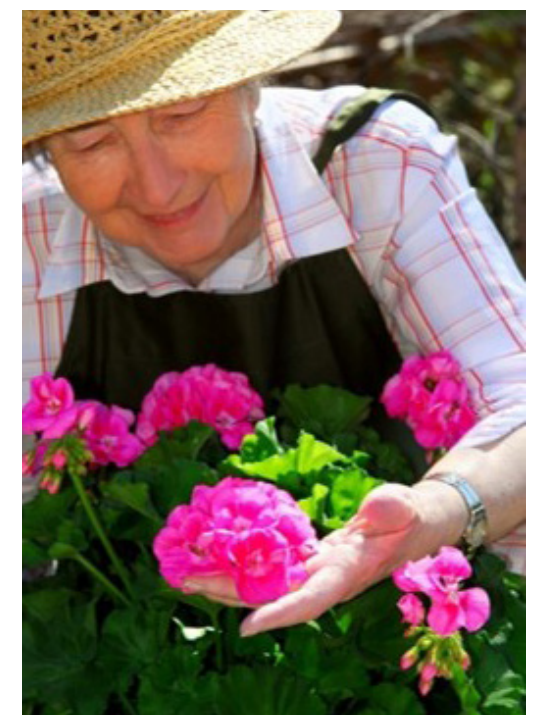
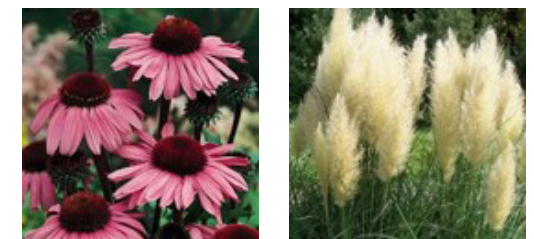
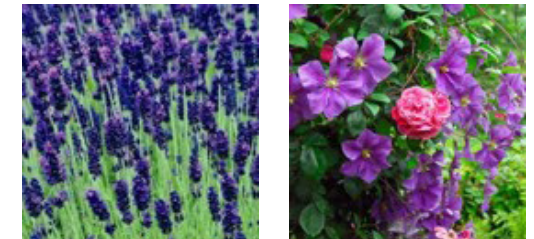
### PROTECTED HABITATS

- ❑ Southern Ecological Solutions Ltd (SES) were commissioned by Hillingdon Borough Council to undertake an extended phase 1 habitat survey of land at Park View (**refer to appendix 3**).
- ❑ The desk study showed recent records of Pipistrelle bats within 2km of the site.
- ❑ The main building and sheds are well-sealed and with no noticeable entry points in the roofs.
- ❑ Gaps behind the ply boarded windows could be used by crevice roosting species. As such, it is recommended that 1x emergence and/or dawn re-entry survey is carried out the building (in line with best practice guidance- low value).
- ❑ The site provides moderate/low quality habitat for foraging bats but the area is very small and there is much more suitable habitat to the south at Stockley Country Park.
- ❑ It is recommended that bat boxes be hung onto mature trees within or adjacent to the site boundary and on the proposed building or incorporated into the brick facade
- ❑ To minimise disturbance to foraging and commuting bats during construction works it is recommended that site lighting is kept to a minimum.
- ❑ The majority of the site provides poor-quality habitat for ground nesting birds as the vegetation is tall.
- ❑ Trees, scrub and hedgerow habitats provide good-quality habitat for arboreal nesting species
- ❑ There is no evidence indicated that House Martins and Sparrows have nested on the building.
- ❑ The inclusion of bird boxes suitable for a variety of species will result in improved nesting habitat post-development. Swift boxes will be incorporated into the facade within the brickwork while bird boxes will be hung on mature trees within of adjacent to the site boundary.

## 2.15 External Landscaping

### EXTERNAL SPACES & LANDSCAPING

- ❑ MHP Design Ltd, chartered landscape architects have been appointed by Hunters Architects Ltd on behalf of the London Borough of Hillingdon to undertake a Landscape and Visual Impact Assessment (**refer to appendix 5**)
- ❑ MHP Design Ltd have developed a full landscaping strategy that is illustrated in their drawing 15090.101 B also part of **appendix 5**. The design involves the use of trees and plants to create an environment that provides the residents with leisure and recreational opportunities and attracts wildlife.
- ❑ The aspect of the garden is excellent with morning and afternoon sun. It has usable social spaces for lounging and visual amenity, and includes a number of opportunities that encourage interaction with the outdoor spaces.
- ❑ The landscaping includes several new trees, new plants and flowers that give colour and scent from late winter through to late spring. Tree planting within the site will mainly comprise native species selected for specific characteristics or form and size. Raised planters are also used along with timber pergolas to enhance the sense of well being and provide accessible planting beds for resident use. Many of the ground floor resident bedrooms have private terraces with direct access to the wider garden.
- ❑ The proposal incorporates hedgerows to increase privacy for the terraces and reduce the negative impact of high metal fencing, whilst providing a habitat for native birds. There are also hedges and railings to the public façade boundaries.
- ❑ The hard landscaping includes terraces, a water feature and provide residents with a destination and opportunity for social interaction with their fellow friends. Opportunities for resident activity within the gardens has been catered for with inclusion of a potting shed and activity area for lawn bowls.



## 2.15 External Landscaping

### EXTERNAL SPACES & LANDSCAPING – SCHEDULE OF MATERIALS

- ❑ Prominent terrace areas, including the front entrance, are of high quality fine grained sandstone paving slabs with smooth sawn surface.
- ❑ Resident terraces are of flush decorative riven paving.
- ❑ Pedestrian paths within the grounds are of resin bonded finish, flush with concrete edging, to provide an attractive surface that is trip free and fully accessible.
- ❑ Road surfacing is macadam with a raised pedestrian crossing at the entrance to indicate pedestrian priority.
- ❑ Raised planting beds are provided with brick enclosures.
- ❑ Rear and side boundaries are defined by close boarded fencing with trellis over.
- ❑ There are also hedges and railings to the public façade boundaries.
- ❑ Refer to the landscaping plan for full information (drawing APL004).

### EXTERNAL SPACES & LANDSCAPING - MAINTENANCE

- ❑ Provision will be made for ongoing maintenance of landscaped areas. This will be at least for a period of five years from the completion of the development.
- ❑ In addition to regular mowing, watering, fertilizing and weed suppression, maintenance work will include spreading new mulch on all tree pits and planting beds on an ongoing basis annually.
- ❑ Any trees or shrubs planted as part of the scheme which are removed or damaged within five years from completion will be replaced with equivalent specimens in the next planting season.
- ❑ Arisings during maintenance are to be disposed of in a recycling facility.



Herringbone block pavers



Pebble ballast



Textured finish paving slab



Close boarded fence with trellis

## 3.0 ACCESS

3.1 Site access / External access

3.2 Internal access / Inclusive access

## ■ 3.1 Site access / External access

### EXTERNAL SUMMARY

- ❑ External access is level from the public highway, and the main doors are automatic opening. Level access is provided to private terraces.
- ❑ A drop off zone been designated adjacent to the supported housing entrance and private housing allowing for easy delivery of service items, as well as making it easier for residents to access their home.
- ❑ Access to the site and building is by level entrance. Every level is easy to negotiate and fully accessible for people with disabilities.
- ❑ The setting of the building will be levelled to ensure the residential gardens can be utilised and is accessible to all residents.
- ❑ All external pathways are a minimum of 1200mm wide and have a suitable surface for wheelchairs.
- ❑ A variety of surfaces have been used, which reflect the usage, such as resin bonded bound gravel, concrete paving slabs and tarmac.
- ❑ Throughout the site, the pedestrian has the right of way. Vehicles are restricted to the designated access and parking zones. Cyclists access the cycle stands via the vehicle ramp or passengers lift.
- ❑ All planting arrangements ensure that 2.1m clear headroom is provided to pathways.
- ❑ Adequate car and cycle parking is located on the lower ground and ground level of the building. 3 of the 24 parking spaces have been designed to accessible standards and are located as close as possible to the entrances and access lifts for wheelchair accessible buildings. The size of these spaces is 2.4m x 4.8m, with 1.2m transfer strips to both sides and rear.

### ENTRANCES

All entrances will provide an appropriate sense of arrival and accessibility. All entrance and exit doors will provide a clear width opening of 1000mm, with the main entrance for the supported housing having doors automatically opening. A minimum width of 800mm clear will be provided to all non entry doors, such as fire exits, store rooms or plant rooms. Manifestation will be provided to all glazed screens and doors at two levels in a solid colour.

### EXTERNAL FINISHES

Contrast in colour will be used to denote hazards and aid comprehension. Where tactile surfaces are used, care will be taken to ensure that the surfaces are appropriate and to recognised national standards. There will be a clear demarcation between pedestrian and vehicular routes. The main pedestrian network in the communal garden are finished in resin bonded within 30 points of internal flooring and external terraces finish with LRV (light reflection value) in accordance with the Stirling Dementia guidelines.

### EXTERNAL LIGHTING

An external lighting design strategy will be developed to ensure that it meets the needs of disabled people. This will take into account the working day and climatic conditions. Light will be graded between these areas to avoid sudden changes in lighting levels.

## 3.2 Internal access / Inclusive access

### INTERNAL SUMMARY

- ❑ The scheme exceeds the standards set out in guidelines such as Lifetimes Homes. While not designated as full wheelchair housing (all occupant areas are wheelchair accessible), in many respects the scheme achieves the key standards set out in wheelchair design guidance, such as that provided by Habinteg Housing Association.
- ❑ The overriding principle is to provide a scheme which is fully accessible initially, but can be readily adapted to suit increasing levels of dependence.
- ❑ Mobility scooter parking provided within each of the supported housing apartments,
- ❑ Shower rooms in each flat are configured as 'wet rooms' for wheelchair use, and there is potential for direct communication to the main bedroom from the bathroom to facilitate easy transfer by an overhead hoist, which can be retrofitted as required.

### CIRCULATION

- ❑ Internal circulation will provide a sense of location and direction to assist people with sight impairments. Colour will be used to assist this provision. Circulation areas will not be less than 1200mm in width. Internal corridors will be of sufficient width to allow two wheelchair to pass at regular intervals. Main circulation routes will be fitted with continuous handrails.
- ❑ There are two wheelchair accessible lifts within the buildings, one lift is designed to stretcher standards (for 13 persons).

### STAIRS

Stairs will meet the requirements in Part M 20015 with the preferred dimensions of maximum 170mm rise and 280mm going. The detail design of stairs will be developed in accordance with the Part M requirements for internal stepped access as set out in the Building Regulations. Tonal contrast is provided to the riser and going of all the internal stairs.

### DOORS

All internal doors will meet current Building Regulation requirements, including 800mm clear opening widths, having a 300mm leading edge, vision panels, manifestation and tonal contrast other than any doors in folding partitions, non rooms would be left without suitable doors. Accessible toilet doors will be a 1026mm leaf to ensure the correct opening width, with wide grab rails attached to the back of the door.

### WINDOWS

Low level windows will be provided to ensure access for disabled people. The height will be suitable for wheelchair users and the mechanism will be usable by occupants with reduced manual dexterity.

### EVACUATION

Appropriate fire zones, refuge spaces, fire exit points will be developed and agreed with statutory authorities as the detailed design develops. A fire risk assessment will be undertaken and a fire evacuation strategy developed in conjunction with the care provider to ensure detection and safe evacuation of all residents.

### DEMENTIA DESIGN

The development is being designed with specific reference to the guidance of Stirling University Dementia Toolkit. The interior designer will develop a scheme with finishes, materials and lighting that offer excellence in the design for dementia resident and those affected by poor levels of sight.

## 4.0 SUSTAINABILITY AND ENERGY EFFICIENCY

- 4.1 Sustainability
- 4.2 Refuse Strategy
- 4.3 Energy Efficiency

## EXTRA CARE MODEL

- ❑ Extra Care accommodation aims to keep older people living independently for as long as possible. The provision of efficient, purpose designed apartments results in larger family homes being released into the housing supply while also reducing as far as possible the number of older people requiring full time care provision.
- ❑ The Park View Extra Care scheme will be designed and built to meet the rising aspirations of old people in terms of individual dwellings and communal facilities, with the aim of providing a future proofed facility that will successfully meet housing needs for several generations to come.
- ❑ The sustainability strategies proposed for at Park View will make the development meet and exceed the requirements of the Planning Authority together with the requirements of the Building Regulations 2013.

## SUSTAINABILITY STANDARDS

The development will be constructed to meet the following standards:

Compliance with the Target Emission Rate as calculated under Part L2, revision 2013.

A 35% improvement over this Target Emission Rate must be shown in line with the London Plan. This includes adopting the three-tier approach:

1. Be Lean
2. Be Clean
3. Be Green

An SBEM 2012 calculation has been carried out by the Energy consultants Energists UK (appendix 10) on the entire building, including residential areas. The results from this assessment are used to establish baseline carbon emissions and to calculate subsequent improvements in energy performance.

Compliance with Approved Document L (2013) must be met through a fabric first approach, meaning unless entirely necessary, renewable energy generation and decentralised energy systems should not be considered.

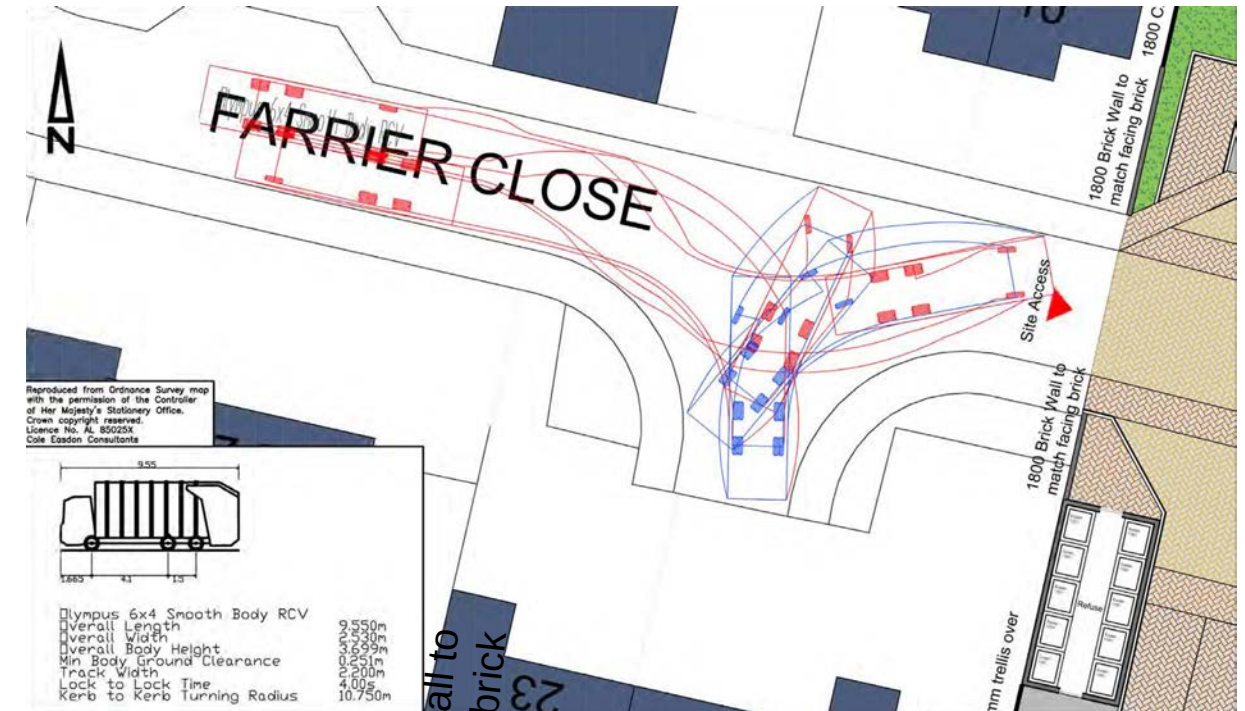
## OTHER FEATURES FOR THE ENHANCEMENT OF SUSTAINABILITY

- ❑ Provision of low-water sanitary ware and sanitary fittings that result in a significant reduction compared to normal domestic water consumption. This will include the use of low flush toilets, low flow kitchen and basin taps along with restricted flow shower
- ❑ Provision of a “Home User Guide” to inform residents about the dwelling, about environmental issues in general, and about the facilities available in the local area
- ❑ Consideration will be given towards on site surface water with the incorporation of SUDS systems
- ❑ Installing bio-diverse planting; implementing other ecological enhancements; and using expert ecological guidance to inform the design and management of the landscaping and other ecological features
- ❑ Adopting policies in respect of site practices that will result in the site being managed in an environmentally and socially responsible manner
- ❑ The project will be monitored for on site waste management to achieve reasonable levels of reduced, reused or recycled materials throughout the project
- ❑ Incorporation of waste recycling bins within the dwellings and at a suitable location for external collection

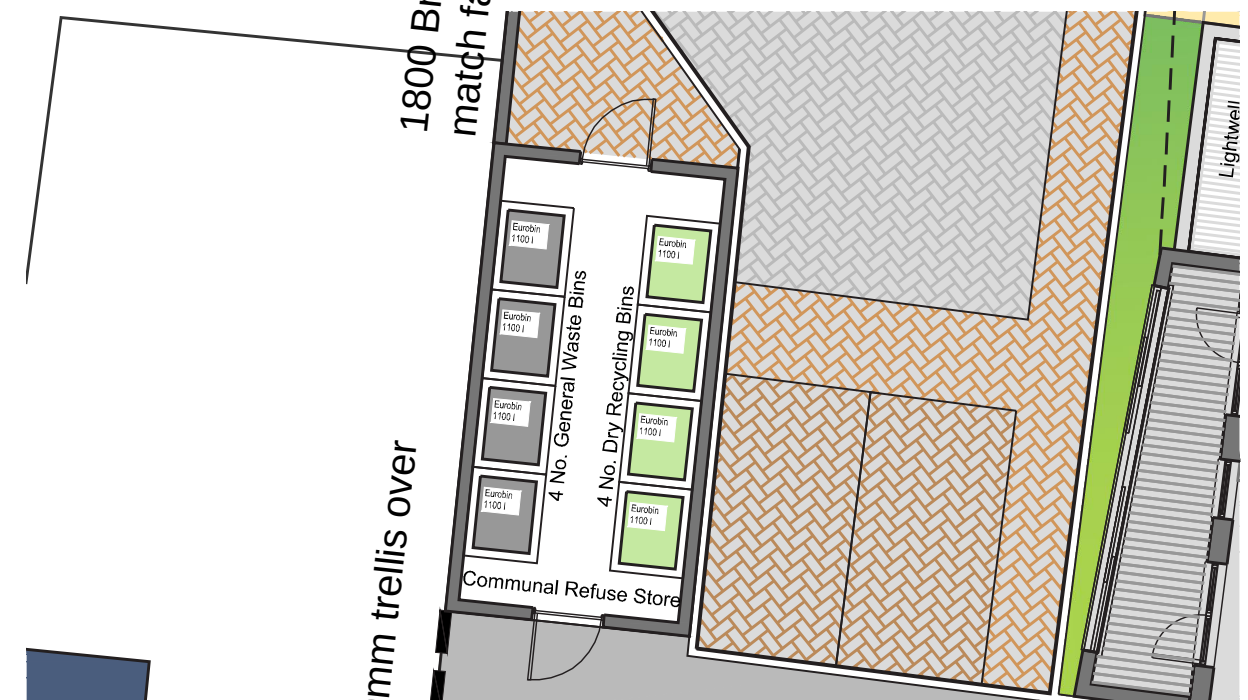
## 4.2 Refuse Strategy

### REFUSE AND RECYCLING STRATEGY

- ❑ The refuse store is located immediately adjacent the access to the site allowing easy access for the refuse handlers. It accommodates 4 No. 1100 litre general refuse Eurobins and 4 No. 1100 litre recycling Eurobins.
- ❑ It is envisaged that refuse collections serving Farrier Close will be unchanged from the arrangement of the former day centre with refuse and recycling will be removed directly by collection operatives.
- ❑ The refuse vehicle is not expected to enter the proposal site and instead will continue to turn in the turning head at the eastern end of Farrier Close.
- ❑ CEC Plan 4848/203 [Refuse Vehicle Swept Path Analysis] shows that this manoeuvre is unaffected by the development. Please refer to the Transport Assessment prepared by Cole Easden in **appendix 6**.



Extract from Cole Easden Transport Assessment



Extract from M9088\_APL004\_A\_Proposed Site Layout\_

### ENERGY ASSESSMENT

Major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy. As a minimum, energy assessments should include the following details:

- ❑ Calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately, the energy demand and carbon dioxide emissions from any other part of the development, including plant or equipment, that are not covered by the Building Regulations at each stage of the energy hierarchy
- ❑ Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services
- ❑ Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP)
- ❑ Proposals to further reduce carbon dioxide emissions through the use of onsite renewable energy technologies.

New developments should not be conditioned to achieve a reduction in Carbon Emissions exceeding a 19% improvement over the requirements of Approved Document L (2013) – the equivalent energy performance of a Code for Sustainable Homes Level 4 dwelling.

### A FABRIC FIRST APPROACH

The fabric first approach can create dwellings with a very comfortable living environment. The internal temperature is consistent, and fuel bills are kept to a minimum. One key advantage of a fabric first approach is that it does not require changes to the behavioural patterns of the occupants and as such, a fabric first dwelling will often perform more effectively once completed, than a dwelling which incorporates a technology that require behavioural change (solar thermal for example). This will become an increasingly important consideration as energy costs rise and the issue of fuel poverty becomes common place.

### RENEWABLE ENERGY TECHNOLOGIES

- ❑ PV panels convert solar radiation into electricity which can be used on site or exported to the national grid. Solar PV Panels are suitable for this development, as there is appropriate unshaded roof space available for installation.
- ❑ Combined Heat and Power (CHP) is a relatively simple technology comprising of an engine (usually gas fired, but can be oil or biomass fired) which fires a generator producing on site electricity. This process also generates heat as a by-product, which can then be used to provide space heating and hot water. CHP systems can be small scale, and used in single dwellings or large scale, used in a community or district heating network. As electricity is produced on site, distribution losses in comparison to the national grid are minimal and the heat by-product is captured instead of being wasted. As a result CHP provides low carbon electricity and heat generation. The use of CHP is considered suitable for this development due to the anticipated heat demand, the size of the building and the proximity of the residential units.

### THE INTENDED APPROACH

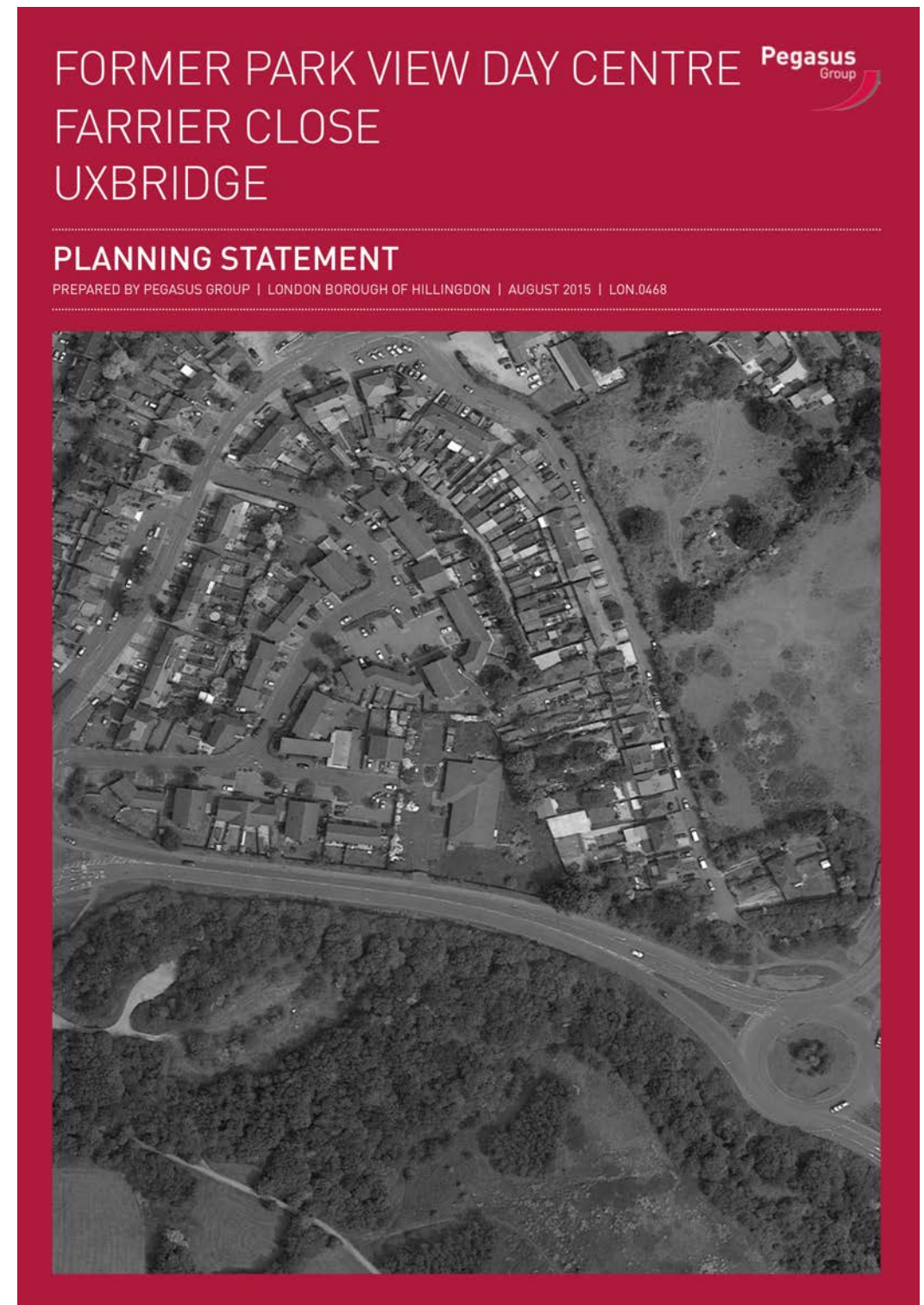
The intended approach for introducing low and zero carbon technologies into the proposed development makes use of the Fabric First and Building Services details which have already been assessed, plus the following:

- ❑ Photovoltaic Panels. The inclusion of 610 square metres of photovoltaic panels to the south facing roof.
- ❑ Space Heating. Based on a communal Combined Heat and Power boiler system to serve the whole building, and to meet 95% of the annual heating demand. There will be a secondary, backup gas boiler which will meet the remaining 5% of heating demand.
- ❑ Heating Controls. Appropriate Building Managing system
- ❑ Hot Water. Hot water to be provided by the secondary, backup boiler.

## 5.0 APPENDIXES OF SUPPORTING INFORMATION

|      |               |                                             |
|------|---------------|---------------------------------------------|
| 5.1  | Appendix 1.0  | Planning Statement                          |
| 5.2  | Appendix 2.0  | Residents Comments                          |
| 5.3  | Appendix 3.0  | Ecology Appraisal                           |
| 5.4  | Appendix 4.0  | Flood Risk Assessment and Drainage strategy |
| 5.5  | Appendix 5.0  | Landscape Strategy                          |
| 5.6  | Appendix 6.0  | Air Quality Assessment                      |
| 5.7  | Appendix 7.0  | Transport Statement and Travel plan         |
| 5.8  | Appendix 8.0  | Noise Assessment                            |
| 5.9  | Appendix 9.0  | Daylight Appraisal                          |
| 5.10 | Appendix 10.0 | Energy and Sustainability Appraisal         |
| 5.11 | Appendix 11.0 | Arboricultural Survey                       |
| 5.12 | Appendix 12.0 | Historic Environment Assessment             |

## 5.1 Appendix 1 Planning Statement



## ■ 5.2 Appendix 2 Residents Comments



### Consultation Event

#### Extra Care Home development, Hillingdon

You are invited to drop in and review plans of the proposed redevelopment of the Parkview Centre to create a new age-restricted Extra Care Scheme.

Event to be held on:

**Wednesday 19<sup>th</sup> August 2015**  
between **3:00pm** and **7:00pm**  
Parkview Day Centre, Farrier Close, West Drayton,  
Middlesex UB8 3XG



[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

## 5.3 Appendix 3 Ecology Appraisal



### Extended Phase 1 Habitat Survey

Park View, Farrier Close, Horseshoe Drive, Parkview Rd, Uxbridge, UB8 3XG

On Behalf of:

Hillingdon Borough Council

August 2015

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[www.ses-eco.co.uk](http://www.ses-eco.co.uk)

|                  |                                     |
|------------------|-------------------------------------|
| Author           | Anthony Owers BSc (Hons) Grad CIEEM |
| Technical Review | Sean Crossland BSc BCA MCIEEM       |
| Report Status    | Final                               |
| Date of Issue    | 13.08.15                            |



## ■ 5.4 Appendix 4 Flood Risk Assessment & Drainage Strategy



FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY  
FOR  
PROPOSED REDEVELOPMENT  
FORMER PARK VIEW DAY CENTRE, FARRIER CLOSE, UXBRIDGE  
ON BEHALF OF  
LONDON BOROUGH OF HILLINGDON

AUGUST 2015

[ISSUE 2]

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5.5 Appendix 5 Landscape Strategy



LANDSCAPE AND VISUAL  
IMPACT ASSESSMENT;

PARK VIEW, UXBRIDGE

MHP DESIGN LTD CORINTH HOUSE 117 BATH ROAD CHELTENHAM GL53 7SL  
T 01242 250 822 E mhp@mhpdesign.com WWW mhpdesign.com  
DIRECTORS: PAUL HARRIS BA DIP LA CHL R ANNA TRESEY BA HONS DIP LA CHL  
MHP DESIGN LTD IS REGISTERED IN ENGLAND AND WALES NO. 6534792



## 5.6 Appendix 6 Air Quality Assessment



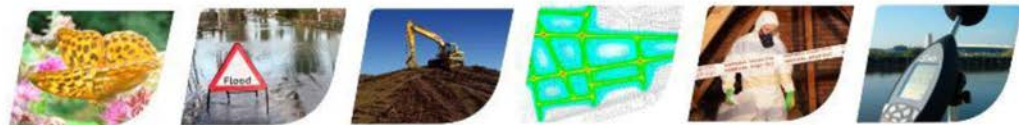
National Consultancy, Locally Delivered

### AIR QUALITY ASSESSMENT PARK VIEW, FARRIER CLOSE

REC REFERENCE: AQ100098R3

REPORT PREPARED FOR: LONDON BOROUGH OF  
HILLINGDON

DATE: 27<sup>TH</sup> AUGUST 2015



[www.recltd.co.uk](http://www.recltd.co.uk)

## 5.7 Appendix 7 Transport Statement & Travel Plan



TRANSPORT ASSESSMENT  
FOR  
PROPOSED REDEVELOPMENT  
FORMER PARK VIEW DAY CENTRE, FARRIER CLOSE, UXBRIDGE  
ON BEHALF OF  
LONDON BOROUGH OF HILLINGDON  
SEPTEMBER 2015  
[ISSUE 2]

TRAVEL PLAN  
FOR  
PROPOSED REDEVELOPMENT  
FORMER PARK VIEW DAY CENTRE, FARRIER CLOSE, UXBRIDGE  
ON BEHALF OF  
LONDON BOROUGH OF HILLINGDON  
SEPTEMBER 2015  
[ISSUE 2]

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# 5.8 Appendix 8 Noise Assessment

Environoise Consulting Limited, Pioneer House, North Road, Ellesmere Port CH65 1AD  
E: [info@environoise.co.uk](mailto:info@environoise.co.uk) T: 0151 550 4525 F: 0151 550 4501



REPORT REF: 20628R01PKmdw

ACOUSTIC CONSULTANCY TO SUPPORT PLANNING APPLICATION

PROPOSED PARK VIEW RESIDENTIAL DEVELOPMENT, FARRIER CLOSE, (OFF HORSESHOE DRIVE/ PARKVIEW ROAD), UXBRIDGE, UB8 3XG



## 5.9 Appendix 9 Daylight Appraisal



### Internal Daylight Assessment

Park View Extra-Care Home

For the London Borough of Hillingdon

August 2015



### Daylight, Sunlight and Overshadowing Assessment

Park View Extra-Care Home

For the London Borough of Hillingdon

August 2015

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XCO2 energy

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17-18 Hayward's Place :: Clerkenwell :: London :: EC1R 0EQ

## 5.10 Appendix 10 Energy & Sustainability Appraisal

### ENERGY STATEMENT

Site: Park View Care Home, Uxbridge

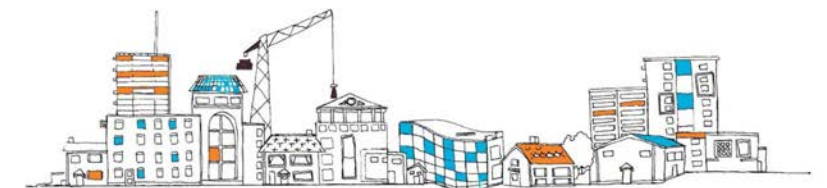
On behalf of Hunter & Partners Limited

Revision: A

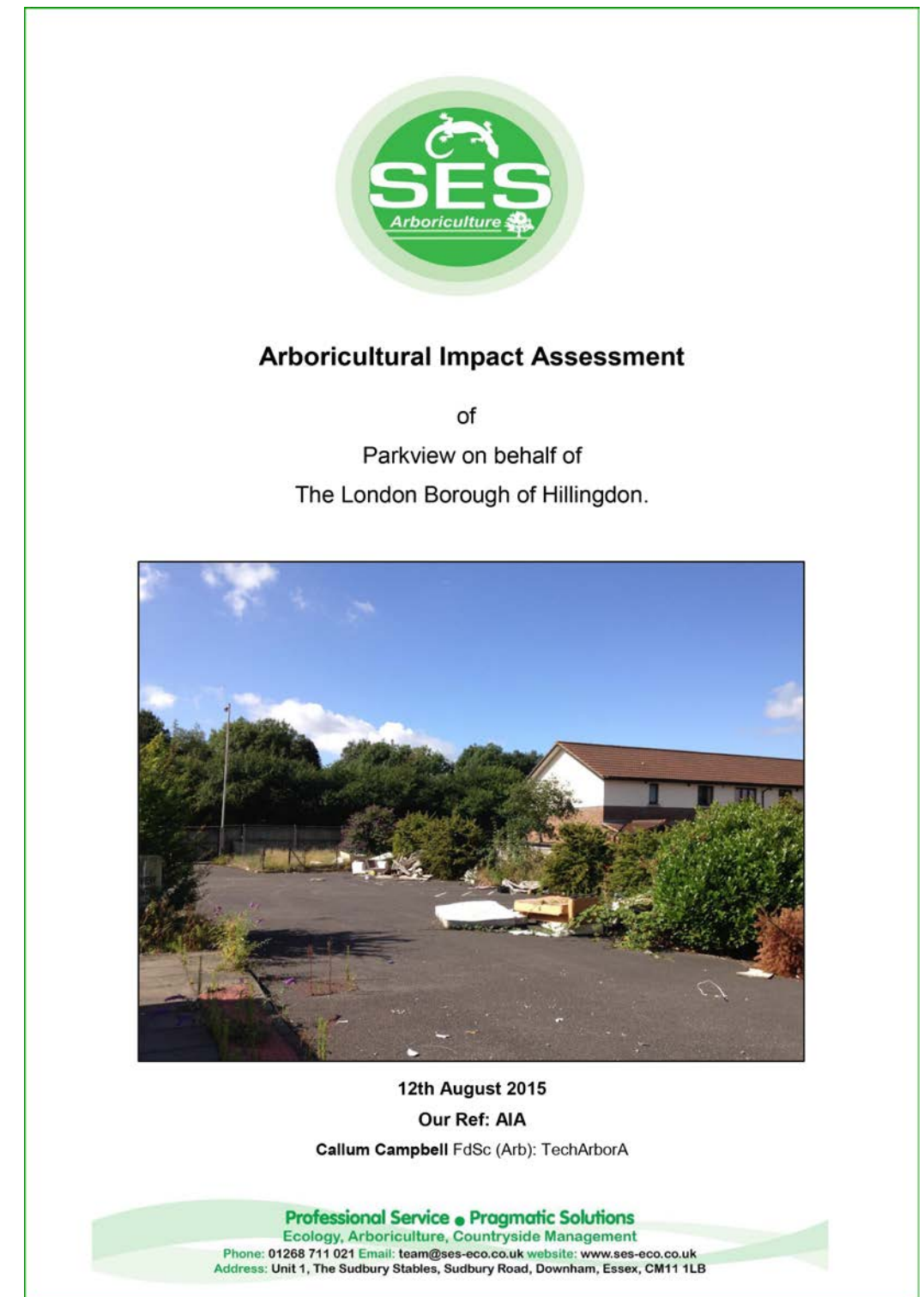
Date: 01/09/2015

Energist UK

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## 5.11 Appendix 11 Arboricultural Survey



## ■ 5.12 Appendix 12 Historic Environment Assessment



PLANNING DESIGN ENVIRONMENT

**Park View  
Hillingdon**  
**Historic Environment Desk-based Assessment**

**August 2015**



Offices in Warrington, Market Harborough, Gateshead, London and Kent