

Planning, Design & Access Statement

Yiewsley Health Centre,
20 High Street,
Yiewsley,
West Drayton,
UB7 7DP

Full Planning Application for the
installation of 40 replacement windows to
Yiewsley Health Centre (part
retrospective).

November 2020



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1.0 INTRODUCTION

This supporting Planning, Design and Access Statement has been prepared by NHS Property Services Limited ('NHSPS') in support of a full planning application for the installation of 40 replacement windows ('the proposed development') to Yiewsley Health Centre, 20 High Street, Yiewsley, West Drayton, UB7 7DP ('the site'). These measures have been proposed following thermal and acoustic issues and are necessary to enable the comfortable and efficient use and maintenance of the building.

This application is part retrospective, where 4 windows have been replaced before the local team was aware that planning permission was required. Work was ceased, and this application has been prepared to seek part retrospective permission for the windows already replaced, and full planning permission for the remaining windows requiring replacing.

This Statement should be read in conjunction with the submitted application package which includes the following documents:

- Completed application form
- Existing site plan and location plan (YHC01)
- Existing and proposed elevations (YHC03)
- Existing and proposed floorplans (YHC03)

The submitted documents are in full compliance with the requirements for the validation of the full planning application.

2.0 SITE DESCRIPTION

Yiewsley Health Centre is an existing health centre located within Yiewsley Town Centre. The site is within a predominantly commercial area, with residential uses to the east. The site is located within a PTAL 3 area and is approximately 140m north of West Drayton Railway Station. Bus services run along High Street and Horton Street, adjacent to the site.

The 0.2ha site consists of a part-1, part-2 storey flat roofed health centre and a section of hardstanding vehicular parking to the north and east, accessed via Horton Road to the south. A single storey outbuilding lies to the north, and a small section of landscaping runs along the western and southern boundaries.

External Photos



Figure 1: View of the site from High Street



Figure 2: View of the site from Horton Road

3.0 PLANNING HISTORY

The council database includes the following relevant site-specific planning history includes:

Ref. No	Description	Decision
66655/APP/2010/5	Installation of cycle rails within existing canopy and construction of waste storage enclosures.	Application Permitted

4.0 PROPOSED DEVELOPMENT

The application proposes the replacement of 40 existing single glazed metal windows with double glazed UPVC windows. The alterations are set out below.

The description of development as stated within the application form is as follows:

- *“Full Planning Application for the installation of 40 replacement windows to Yiewsley Health Centre (part retrospective).”*

Use

The site comprises of an operational health centre. Users of the building have been experiencing problems related to the poor condition of the existing single glazed windows, including draughts and excessive external noise. The replacements are necessary to ensure the efficient and comfortable use and maintenance of the building.

Amount

The proposal is for 40 replacement windows, 4 of these replacements have been carried out and are applied for retrospectively, this is indicated on the floorplans (YHC03).

Scale

The replacement windows have been designed to reflect the existing windows in terms of style and dimensions. Dimensions are included on the elevations (see YHC03).

Appearance

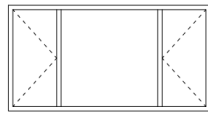
The existing windows are a range of metal single-glazed designs, in a grey colour (figures 3 and 4). The replacement windows are double-glazed UPVC versions, designed to reflect the existing style, colour and dimensions (Figure 5).

The configuration of the window openings have been modified slightly from the existing, in order to improve the usability of the windows for ventilation. The windows will match the appearance of the existing window types set out in Figure 4.

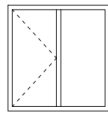
The proposed replacement windows are Olympus Collection Sculptured UPVC double-glazed windows painted in Agate Grey, designed to match the style of the existing windows.



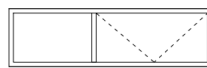
Figure 3: Existing windows



Window Type A



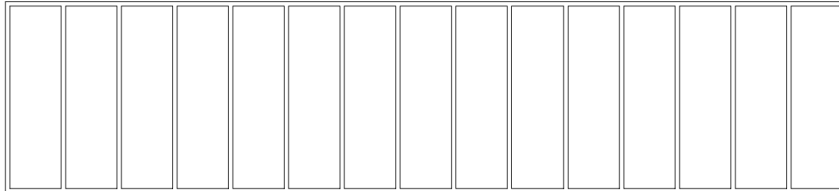
Window Type B



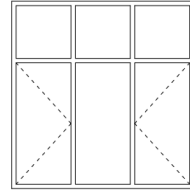
Window Type C



Window Type D



Window Type E



Window Type F

Figure 4: Existing window styles



Figure 5: Proposed windows (already installed)

There are several examples of similar windows in the surrounding area, including at the flatted development directly opposite the site to the west (Figure 6).



Figure 6: Grey windows at adjacent flatted development

Layout

This proposal is for the replacement of all 40 windows at the health centre, the layout of which is set out in the following table.

Elevation (see YHC03)	Storey	Total Windows	Window type (See YHC03 and Figure 4)					
			A	B	C	D	E	F
A	Ground	1						1
	First	5	5					
B	Ground	5					1	4
	First	3	3					
C	Ground	6	3	2		1		
	First	4	3	1				
D	Ground	7	3	4				
	First	3	1	2				
E	Ground	6	3	2	1			
Total		40	21	11	1	1	1	5

Access

Access to the site will be maintained via the pedestrian access from High Street, and the vehicular access from Horton Road. This proposal will not impede on access or circulation around or to the building.

5.0 PLANNING POLICY CONTEXT

This section identifies national and local planning policy and guidance relevant to assessing the proposal to replace the windows at the site.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless other material conditions indicate otherwise.

The Development Plan for the London Borough of Hillingdon comprises:

- The London Plan (2016);
- Hillingdon Local Plan: Part 1 – Strategic Policies (2012); and
- Hillingdon Local Plan: Part 2 – Development Management Policies (2020).

Relevant National Planning Policy and Guidance include:

- The National Planning Policy Framework (2019)
- Planning Practice Guidance

Other relevant material considerations include the emerging London Plan and supplementary planning documents and guidance.

The London Plan (2016)

The London Plan is the overall strategic plan for London. It sets out an integrated economic, environmental, transport and social planning policy framework for the development of London to 2036. The following policies from the London Plan are considered relevant to the determination of this application. The requirements included in these policies will be addressed in Section 6.0 of this statement.

Policy 3.1: Ensuring Equal Life Chances for All

- A. Development proposals should protect and enhance facilities and services that meet the needs of particular groups and communities.*

Policy 3.16: Protection and Enhancement of Social Infrastructure

- B. Development proposals which provide high quality social infrastructure will be supported in light of local and strategic social infrastructure needs assessments.*

Policy 3.17: Health and Social Care Facilities

- A. The Mayor will support the provision of high quality health and social care appropriate for a growing and changing population.*

The Development Plan

The Local Plan: Part 1 is the key policy document in Hillingdon's LDF setting out the spatial strategy for the borough and the key elements of the planning framework. Relevant policies associated with the proposal are set out below, these policies will be addressed in Section 6.0 of this statement.

Policy BE1: Built Environment

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, including through requiring development to:

- 1. Achieve a high quality of design which enhances local distinctiveness, community cohesion and sense of place;*
- 2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area.*

Policy CI1: Community Infrastructure Provision

The Council will ensure that community infrastructure is provided by:

- 2. Supporting the retention and enhancement of existing community facilities*

Local Plan: Part 2 – Development Management Policies (2020)

The Local Plan: Part 2 was adopted in 2020 and sets out the details planning policies that guide the determination of planning applications for development in Hillingdon. Relevant policies associated with the proposal are set out below, these policies will be addressed in Section 6.0 of this statement.

DMHB11: Design of New Development

- A. All development will be required to be designed to the highest standards and incorporate principles of good design including:*
 - i. Harmonising with the local context;*
 - ii. Ensuring use of high quality building materials and finishes;*

DMCI2: New Community Infrastructure

- A. Proposals for the refurbishment and re-use of existing premises for community facilities will be supported.*

National Planning Policy Framework (2019)

The National Planning Policy Framework (NPPF) was updated in 2019 and sets out the Government's overarching economic, environmental and social planning policies for England and how these are expected to be applied. The NPPF does not change the statutory status of the Development Plan as the starting point for decision making; however, it is a material

consideration for Local Planning Authorities (LPA) in the determination of planning applications.

Planning Practice Guidance (2019)

The Planning Practice Guidance is a web-based resource for all material relating to planning. The guidance and policies published form a material consideration for any planning application decision.

Emerging Development Plan – Emerging London Plan

The Mayor of London is at an advanced stage in preparing the new London Plan and therefore significant weight can be attached to its policies. The Mayor has considered the Inspectors' recommendations following the EiP, and on the 9th December 2019, issued to the Secretary of State his intention to publish the London Plan.

The following policies from the Emerging London Plan are considered relevant to the determination of this application. The requirements included in these policies will be addressed in Section 6.0 of this statement.

Draft Policy D11: Safety, Security and Resilience to Emergency

- C. Development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazard.*

Draft Policy S2: Health and Social Care Facilities

- B. Development proposals that support the provision of high-quality new and enhanced health and social care facilities to meet identified need and new models of care should be supported.*

Relevant Supplementary Planning Documents and Guidance

The relevant Supplementary Planning Guidance Documents and Explanatory Notes relevant to this application include:

- Climate Change Strategy (2009)

6.0 PLANNING POLICY ASSESSMENT

The application seeks Full Planning Permission for the replacement of 40 existing single-glazed metal windows with double-glazed UPVC windows (part retrospective). Policy requirements of relevance to this application relate to design and community facilities.

Design

This proposal will enable the enhanced running of the existing health centre, and will replace poor-quality and inefficient single-glazed windows with high-quality double-glazed versions of a similar design. In line with Local Plan: Part 1 Policy BE1 this application aims to improve and aid the continued maintenance of an existing health facility, in order to enhance the quality of the built environment. In line with Local Plan: Part 2 Policy DMHB11 the replacement windows have been designed to reflect the existing window design, and are in keeping with similar windows within the local context, including the flatted development directly opposite the site to the west.

In line with Draft London Plan Policy D11 this proposal will update the health centre and enable it to better withstand extreme weather events, as well as improve the day-to-day sustainable heating and cooling of the building.

Community Facilities

This proposal will enhance the sustainable and comfortable use and maintenance of an existing health facility for use by the local community. The proposal is therefore in line with London Plan Policies 3.1, 3.16 and 3.17, Local Plan: Part 1 Policy C11, Local Plan: Part 2 Policy DMC12, and Draft London Plan Policy S2.

7.0 CONCLUSION

This application seeks Full Planning Permission for the replacement of 40 existing single-glazed metal windows with double-glazed UPVC windows (part retrospective).

The proposed replacement windows are essential for the comfortable and sustainable use and maintenance of the health centre. The existing windows are inefficient and have led to issues of excessive external noise and draughts in the health centre. These changes will ensure the comfortable use of the health centre, and help to extend its lifespan.

The replacement windows have been designed to match the existing windows in terms of style, colour and dimensions. For the reasons identified within this Statement, the proposals will improve the quality of the building and area, and enhance the comfort and efficiency of the health centre.