



Belmore Allotment Site
Burns Close
Hayes
Middlesex

DESIGN AND ACCESS STATEMENT



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DESIGN & ACCESS STATEMENT

Belmore Allotment Site,
Burns Close,
Hayes,
Middlesex

Authorised For Issue:

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For and on behalf of Baily Garner LLP

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18 December 2018 22:16:47

Proposed 5no two and three-
storey residential buildings
comprising of 111no units
including 1-beds, 2-beds and 3-
beds.



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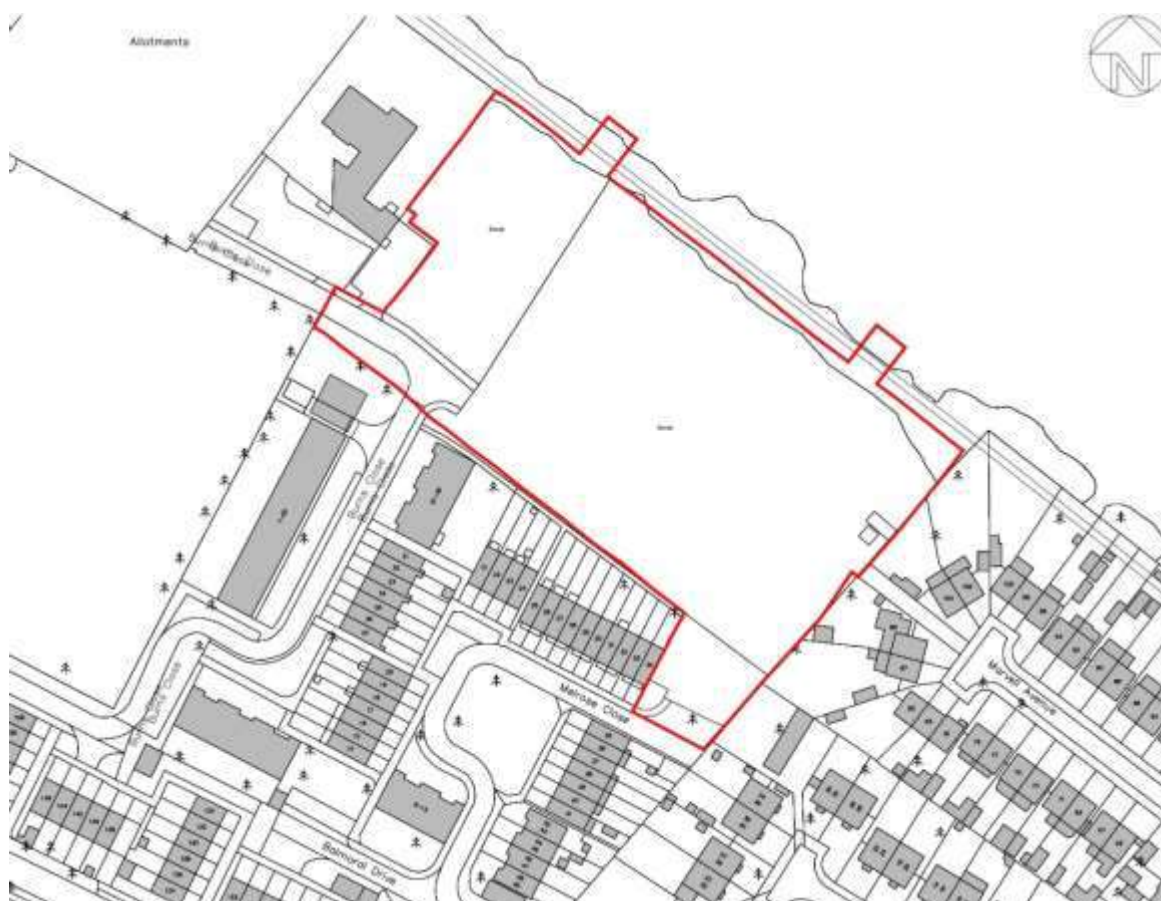
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4. SUMMARY AND CONCLUSION

1.0 INTRODUCTION



Site Location Plan - Site Boundary
NTS

This Design and Access Statement has been prepared by Baily Garner LLP on behalf of The London Borough of Hillingdon. It accompanies the full planning application for The Belmore Allotment Site redevelopment proposals which comprise of 111no. Units, split between shared ownership, discount market sale and rented. These are arranged across 5 blocks. This document should be read in conjunction with the application drawings.

This report responds to the requirements of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (the GPDO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement which explains:

- a) the design principles and concepts that have been applied to the development;
- b) how issues relating to access to the development have been dealt with.

The structure and content of the statement has been informed by the Department for Communities and Local Government (DCLG) Circular 03/2014 *Guidance on Changes to the Development Control System* (12 June 2006) and *Design and Access Statements: How to Write, Read and Use Them* (CABE, 2006). Design guidance is taken from the National Planning Policy Framework (NPPF), Hillingdon's *Local Plans Part 1 and 2* (2012), Supplementary Planning Documents, Building Bulletin 103 and Secured by Design guidance.

This statement therefore:

- i. Provides a review of the site's immediate and wider context in terms of its physical, social and economic characteristics.
- ii. Provides a rationale for the scheme's design.
- iii. Explains and illustrates the design principles in terms of the development's layout, scale, landscape and visual appearance.
- iv. Explains how the development will meet the Local Authority's planning design objectives.
- v. Demonstrates how the proposals meet access for all criteria.

2.0 UNDERSTANDING THE CONTEXT

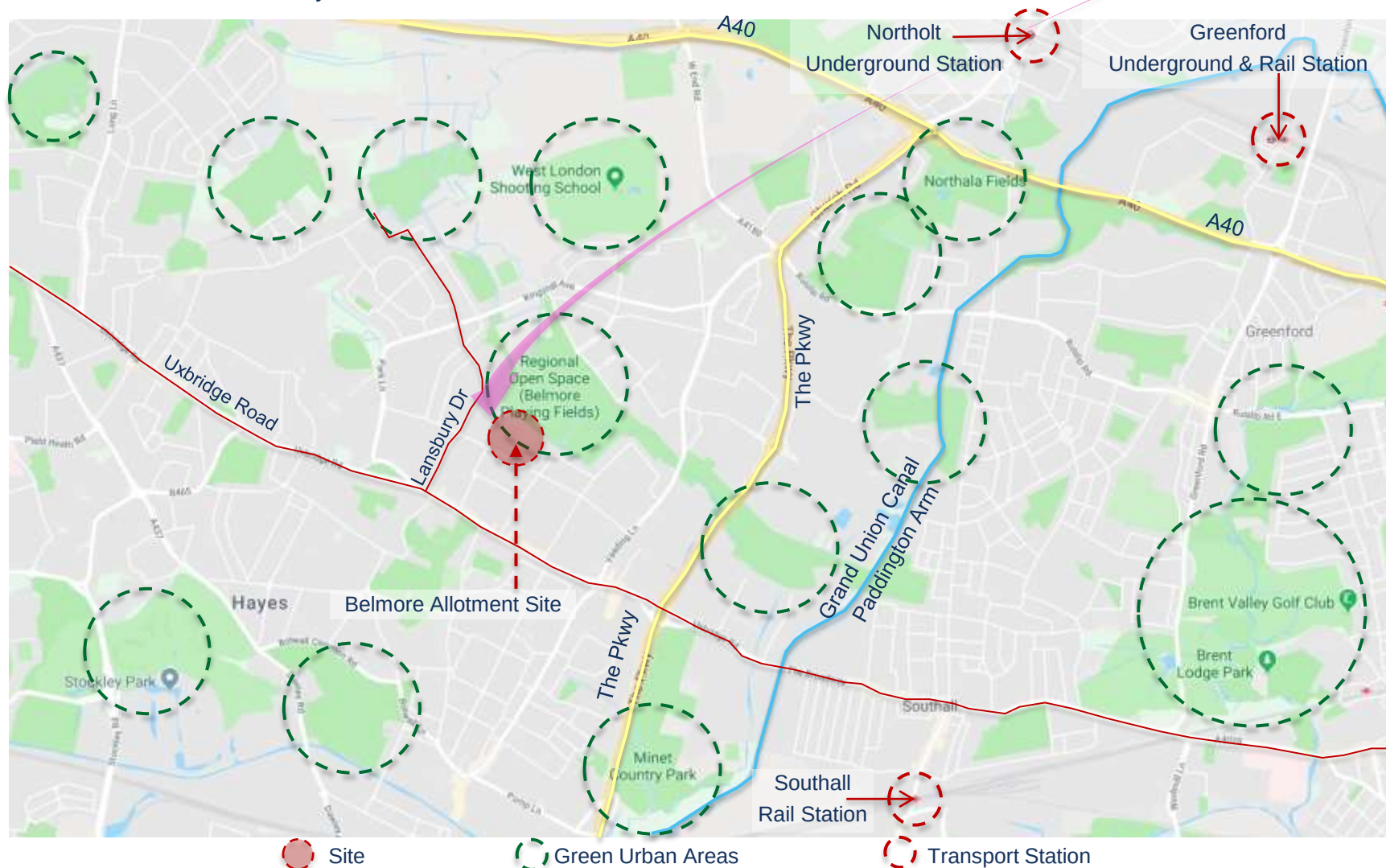
2.1 Location and Site Context

The site is located in Hayes which is a large suburban district of West London.

Bound to the north-east by an area of open green land, the site is also surrounded by nearby dwellings along Melrose Close, and Burns Close.

The site is easily accessed by foot, car and public transport. Local Bus routes include 427,90,195 and H98 which can be found along Lansbury Drive and Uxbridge Road.

Within the surrounding area, Rail Stations including Southall which is 2.5 km to the south and Greenford and Northolt at 3.2 km to the north, make this area very well connected to central London.



Location Map. NTS



Location Map. NTS



London Boroughs Map. NTS

The Belmore Allotment site is surrounded by large public open spaces. Belmore Playing Fields, Grange Park, Park Road Green and many more are part of Hillingdon Parks and Green Areas strategy.

The immediate context of the site is predominantly residential and includes terraced houses of 2 and 3 storeys. There is also a junior school called Grange Park in the vicinity. A Community Centre that is used as a Respite Care Home and a Nursery is also located to the north-west side of the site.

The site is accessed via Burns Close and Melrose Close where access gates have been positioned. The site has been also secured by fencing to the perimeter and it is assumed there are no public rights of way within its boundaries.



Aerial View of the Existing

— Site Boundary

2.2 Photographs of the Existing Site



Satellite View (images courtesy of © Google Street View)



View 04



View 05



View 01



View 02



View 03



View 06

2.3 Site Analysis



Aspect / Overlooking

The site is currently vacant having previously been identified for use as allotments. It is surrounded by open green space to the north.

The area is predominantly residential which includes terraced houses to the immediate southern boundary.

The houses along Melrose Close have their rear gardens facing the Belmore Allotment site. The respite care home is located close to the north-western boundary, but there are no foreseeable issues in relation to daylight sunlight and rights of light.



Trees & Amenity

The site is still maintained on a regular basis by the local authority to prevent overgrowing.

The surrounding area consists of well maintained green areas and private gardens.

Trees are present on the site as well as on the surrounding roads. The most significant group of trees is located to the southern boundary facing the rear gardens of neighbouring properties.

A green buffer zone is located between the site and the green open land to the north-east, consisting of small trees, bushes and hedges which creates a natural boundary treatment between the private (the site) and land for public use.



Surrounding Building Heights

The immediate area is predominantly residential which includes terraced houses to the immediate southern boundary which consist of 3 storey height.

Burns Close consists of 2 storey buildings, including the respite care home at the end of the road.

Marvell Avenue to the east of the site accommodates 2 storey semi-detached houses with single-storey rear extensions.



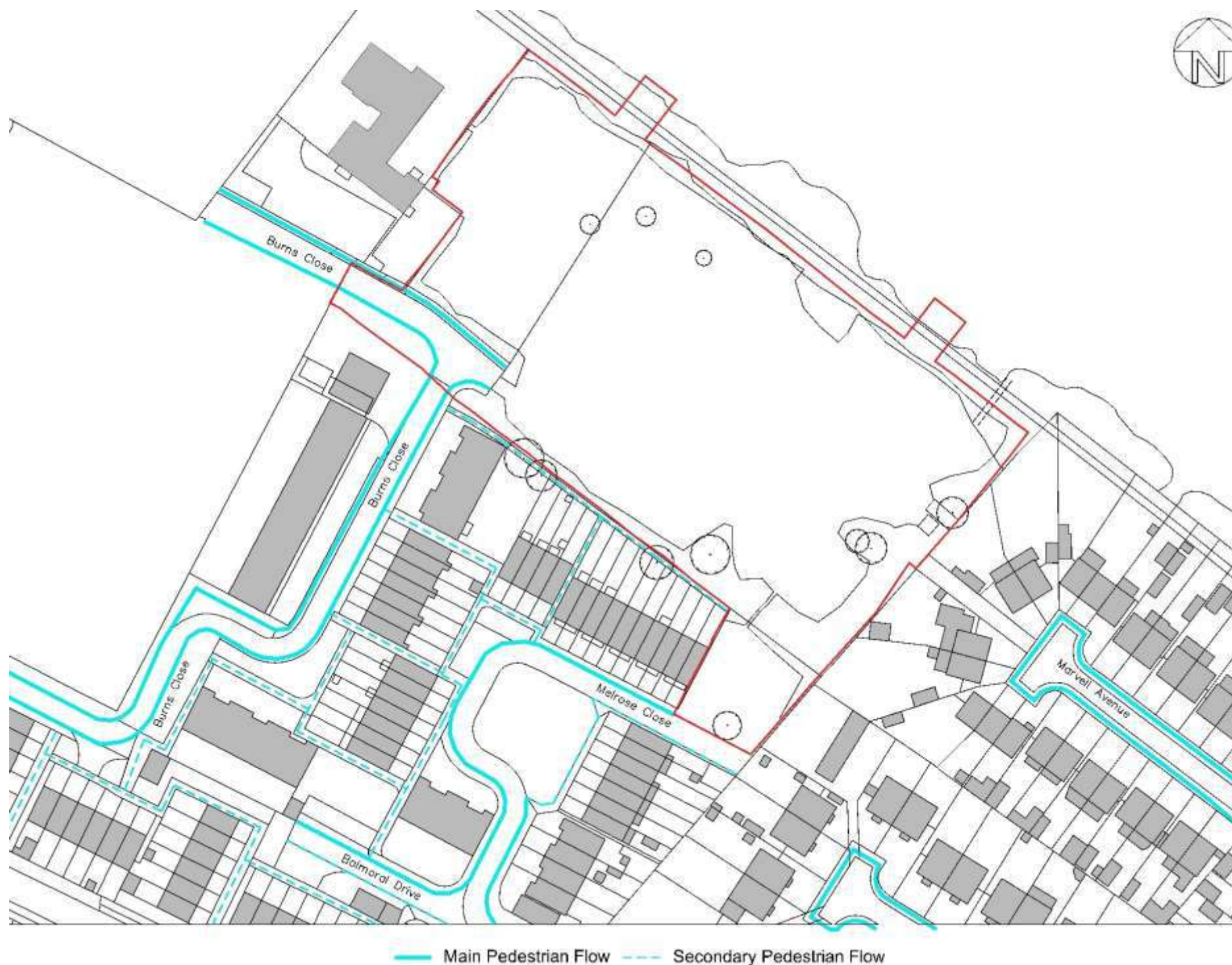
Parking

The site has been allocated a Public Transport Accessibility Level (PTAL) rating of 1b.

The existing vehicle access is from Burns Close and Melrose Close. There are no parking restrictions in the area, allowing residents and visitors to freely park along the roads.

Considerable pressure on vehicle movements is present at peak times. The peak times relate to the school pick up and drop off times.

A large number of vehicles and lack of designated parking areas generate informal parking demand on kerbs, roads and in unmarked spaces, which gives clear evidence of accessibility issues to the Burns Close and Melrose Close properties.



Pedestrian Flow Analysis

The main entrance route to Belmore Allotment site is along Burns Close Road which is to the west of the site. Entrance through Melrose Close is also available to the south providing optimal access to the site

There is a moderate flow of pedestrians using the surrounding streets, allowing access to residential properties.

Secondary routes can be found between existing housing blocks and garage areas, creating a fairly well-connected pedestrian network in the area.

A footpath is also located at the southern boundary of the site where the existing 3-storey residential block of houses can access their rear gardens. It is noted that this access path has overgrown planting and evidence of poor maintenance.





Constraints & Opportunities

Site area: 13,428m² or 1.34 Ha

Existing GEA: 0m²

Parking Spaces: 0

Conservation Area: No

PTAL: 1b

The site shares the northern boundary with Green Open Land

-  Site Boundary
-  Existing Ditch
-  Existing Trees and Vegetation
-  Open Land Boundary
-  Residential Boundary
-  Sun Path
-  Existing Site Entrance
-  Views into Site
-  Overlooking Existing Condition
-  Existing Buildings
-  Grange Park
-  Belmore Playing Fields

2.4 Neighbouring Buildings

Residential unit types are in the form of terrace houses which range from two to three storeys in height. Facing brickwork and weatherboarding details are found at first and second floors in the surrounding areas.

Properties benefit from modest private rear gardens. Front gardens with also modest size are utilized as parking in most of the cases

The established residential area benefits from nearby roads without parking restrictions. Vehicle parking areas are normally at the front of the properties but due to a large number of vehicles and lack of designated parking areas, informal parking demand on kerbs, roads and in unmarked spaces, generate accessibility issues to Burns Close and Melrose Close properties.



Satellite View (Courtesy of © Bing Maps)



View 01 Looking along Burns Close towards the Belmore Allotment Site (Courtesy of © Google Street View)



View 02 Looking along Melrose Close towards an existing communal green area (Courtesy of © Google Street View)



View 03 Looking north from the Junction between Balmoral Drive and Melrose Close. (Courtesy of © Google Street View)

2.4 Neighbouring Buildings



Satellite View (Courtesy of © Bing Maps)



2 Storey New Build



3 Storey

Built Surrounding Features:

- The majority of the surrounding buildings are two / three-storey residential houses.
- Pitched roofs with tiling is the dominant roof form and have continued into new builds in the area
- Brick colours are buffs and reds . There are also weatherboard facades, especially to the front and on first and second floors across multiple properties in the surrounding roads.
- There are 2 recently built properties at the end of Burns Close near to the respite care home to the west that have rendered exterior walls.
- The existing front driveways are utilized as parking and are paved or have limited landscaping.



Typical 2 storey terrace block

2.5 Planning Background

Planning History

Redevelopment of former allotment site to accommodate a residential development of 79 dwellings (13 x 2 storey houses, 1 x 2 storey flatted block containing 24 dwellings, 1 x 2 storey flatted block containing 28 dwellings, and 1 x 2 storey block containing 14 supported housing units), associated landscaping, boundary treatment, parking and access arrangements

For the London Borough of Hillingdon
November 2011
Project Ref: 68069/APP/2011/2309

Planning Status

The site is not in a Conservation Area

The site is adjacent to, but not in, Green Open land.

Density

The proposed density complies with the Council's standards in relation to density per hectare (Proposed 83 Units per Hectare).

The proposed consists of 111 Residential units of which 29% are for Social Rented, 44% are for Shared Ownership and 27% for Discount Market Value.

Relevant Planning Policies and Guidance

The proposal is required to comply fully with Hillingdon Council's Unitary Development Plan, the London Borough of Hillingdon's Design and Accessibility Statement (HDAS) Supplementary Planning Documents and the Housing Supplementary Planning Guidance (London Plan 2016).

Planning Obligations

The Applicant will enter into dialogue with the Council regarding the potential requirement for contributions, as may be proposed by the Council.

This would follow the current guidelines set out in the Council's Supplementary Planning Guidance Planning Obligations.

Planning Policy

The scheme incorporates policy, standards and guidelines and key components of Building for Life, Secured by Design and good practice.

The proposed complies with the policies set at national and local level, including:

- The National Planning Policy Framework (England), published by the UK's Department of Communities and Local Government in March 2012.
- CABE Code of Practice – Design and Access Statements
- Building Regulations Part B, Fire Safety, Part K, Protection from falling, collision and impact, Part L, Conservation of fuel and power, Part M, Access to and use of buildings and Part Q, Security.
- Accessible London SPG, Mayor of London, Accessible London.
- Inclusive mobility, Department of Transport.
- Housing Supplementary Planning Guidance (London Plan 2016), Mayor of London.
- Hillingdon Unitary Development Plan, Chapter 5: Built Environment
 - Policy BE13, New development must harmonise with the existing street scene.
 - Policy BE18, Design considerations – pedestrian security and safety.
 - Policy BE19, The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.
 - Policy BE20, Buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded.
 - Policy BE21, Planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.
 - Policy BE23, New residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting.
 - Policy BE24, The design of new buildings should protect the privacy of the occupiers and their neighbours.
 - Policy H4, Wherever practicable a mix of housing units of different sizes should be provided in schemes of residential development including in particular units of one or two bedrooms. within town centres predominantly one and two bedroom development will be preferable.
 - Policy H5, The Council will encourage dwellings suitable for large families where the needs of the area suggest it is appropriate.

2.5 Planning Background

Planning Policy

- Policy H6, The appropriate density of development depends on a balance between the full and effective use of available housing land and the following important considerations; the quality of the housing layout and design, its compatibility with the density, form and spacing of surrounding development, the proposed dwelling mix, and the location, configuration and characteristics of the site. however, applicants for residential development at a density above 150 habitable rooms per hectare will be expected to submit sufficient details to demonstrate that the layout and design of the scheme are of a quality which produces good environmental conditions within the development and harmonise with the surroundings.
 - Policy H9, New housing on appropriate sites should include units for people with disabilities. the local planning authority will seek to ensure that an adequate number of dwellings are built (or designed to be capable of easy adaptation) to recognised standards for wheel-chairs, on sites which are well located in relation to local shops, services and transport facilities. they will also seek to ensure that new single storey dwellings, ground floor flats and flats accessible by lift are built (or designed to be suitable for adaptation) to recognised standards for mobility on suitable sites.
 - Policy OE1, Protection of the character and amenities of the surrounding properties and the local area.
- Hillingdon's Local Development Framework.
 - Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document, Residential Layouts.
 - Hillingdon Affordable Housing SPD, May 2006.
 - Hillingdon's Parking Policies and Standards.
 - Hillingdon's Guidance for Waste and recycling Storage and Collection.

Pre-Planning

The scheme was submitted in August 2017 to Hillingdon's Planning Department in line with the recommendations from the National and Local Planning Policy, to receive advice based on the information submitted. The Pre-Planning advice suggested a Public Consultation to address any concerns from residents in the area.

A pre-planning meeting was held on 1 August 2017 with Matt Kolaszewski to discuss the Belmore Allotments proposals. Baily Garner presented the change of approach from the original approved scheme which could be summarised as providing dual aspect units throughout which could benefit from the open views across the adjacent park. The change of approach was well received and the improvements in relation to the defensible space to ground floor units, the external; areas and the massing were seen as positive changes.

On Wednesday 23rd May 2018, the applicant held an Open Event in the Community Centre, The Grange, Pine Place, Hayes, where boards were set up in an exhibition format showing the proposed development. Information related to this can be seen on page 19.

A second pre-planning meeting was held on 9 August 2018 with Richard Phillips. The purpose of the meeting was to share the feedback received at the recent consultation event and to discuss the potential responses that the project team were considering. The outcome of the meeting was a direction for Baily Garner to explore moving Block B away from the northern boundary and to reconsider the massing and relationship between block B and the houses to the immediate south.

2.7 Public Consultation

Open Event 23rd May 2018

On Wednesday 23rd May 2018, the applicant held an Open Event in the Community Centre, The Grange, Pine Place, Hayes, where boards were set up in an exhibition format showing the proposed development. This allowed residents, stakeholders, interested groups and the wider public to have the opportunity to ask questions and discuss the proposal with both the client London Borough of Hillingdon and Baily Garner Consultants.

The Open Event was attended by Michelle Minogue, Kasia Szlachta and Johann Cote from Baily Garner and Jenny Evans, Richard Weston and J Markwell from the London Borough of Hillingdon.

From the informal feedback of the open evening, there were local residents who attended and had all lived in the neighbouring area between 30 to 40 years.



Photographs of the event

2.7 Public Consultation

The main point raised from the event has been that parking spaces are insufficient for the demand generated in the area as well as the lack of designated parking areas which creates informal parking on kerbs, roads and in unmarked spaces, which gives clear evidence of accessibility issues to Burns Close and Melrose Close properties.

The Transport Assessment and Travel Plan (submitted with this planning application) demonstrate that the site can be accessed satisfactorily by various travel modes including walking, cycling, public transport and private cars. Swept paths drawings indicate that the proposal would allow for adequate accessibility and manoeuvrability for cars and the parking is sufficient for the scheme. Alternative ways of transport are also encouraging so as to minimize the number of trips made by car.

Other concerns raised by the public are:

- Tenure of the units proposed. The scheme provides 29% of the units for rent, 44% Share Ownership and 27% for Discount Market Value which complies with the London Borough of Hillingdon affordable housing standards.
- Accessibility to the Green Open Land through the site. The scheme will provide access through Green Links (2 link bridges) that will encourage pedestrian movement between the residential area and the green open space.
- Overlooking from Roof Terraces: We have updated the scheme in order to avoid communal amenity space in roof terraces. Most of the roofs will be used as green roofs to maximise bio-diversity and aim towards a green footprint scheme.
- Aspect of the Buildings: A contemporary style is proposed for Belmore Allotment site with a palette of high-quality materials ensuring a positive and durable contribution to the immediate area. The external spaces will be landscaped to minimise the impact of car parking. The proposed elevational treatment includes contemporary aesthetic features by using different shades of bricks and introduces vertical patterns that help to break the low facades. The materials have been carefully selected to work with the immediate context and complement the already established street scenes.



Photographs of the event

2.7 Public Consultation Boards



Belmore Allotment Site

May 2018

Existing Site Analysis

The Belmore Allotment Site redevelopment proposals comprise of 111 units which are split between shared ownership, discount market sale and rented. These are arranged across 5 blocks. The scheme has been designed to allow new and existing residents to enjoy views across the open playing fields to the north east of the development site.



Belmore Allotment Site

May 2018

Site Analysis Diagrams

Green Space - One of the key benefits of the site is its close proximity to the adjacent open space and playing fields. There is a real opportunity to create improved physical and visual links to these areas. It is hoped that the new proposal will enhance this edge to create better connections between the existing residential properties and the landscape beyond.



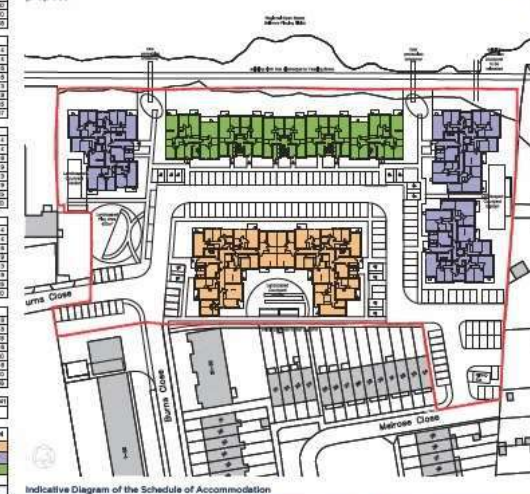
Belmore Allotment Site

May 2018

Schedule of Accommodation

Block	Units	Shared Ownership	Discount Market Sale	Rented	Total
Block 1	25	10	10	5	25
Block 2	25	10	10	5	25
Block 3	25	10	10	5	25
Block 4	25	10	10	5	25
Block 5	25	10	10	5	25
TOTAL	111	40	40	31	111

Across the Belmore Allotment site the proposal is for 111 units which comprises 34 rented, 47 shared ownership and 30 discount market sale units in a variety of unit sizes. 11 fully accessible wheelchair units are included within the proposal.



2.7 Public Consultation Boards



Belmore Allotment Site

May 2018

Proposed Site Plan and Precedents

A contemporary style is proposed at the Belmore Allotment site with a palette of high quality materials ensuring a positive and durable contribution to the immediate area. The external spaces will be landscaped to minimise the impact of car parking and to create a high quality central 'spine' to the development.

'Green links' will encourage movement between the buildings and a connection with the open space. In addition to the communal garden areas, all units will benefit from private amenity in the form of a balcony or terrace. A dedicated play area for children is proposed near the Burns Close entrance of the development for the benefit of new and existing residents.



Site Elevation - Block B (Not to Scale)



Belmore Allotment Site

May 2018

Proposed Floor Plans - Block A - Shared Ownership



Block A consists of 15 shared ownership units. The block is located at the north of the site overlooking the landscaped courtyard and play area. The adjacent green link pathway will allow movement for pedestrians via a new footbridge over the existing watercourse on the northern eastern boundary. The block has a single entrance point and a lift will provide access to the two upper floors. Car Parking is provided for all units within the central courtyard at a ratio of 1:1.



View of proposed play area looking east



Belmore Allotment Site

May 2018

Proposed Floor Plans - Block B - Discount Market Sale



Block B is located to the north east of the site consisting of 30 discount market sale units which will all have their own private amenity areas in the form of a terrace or a balcony. Some of these amenity spaces will enjoy long views over the adjacent playing fields. The elongated footprint of block B is subdivided into five smaller blocks each with their own separate entrance. The block is part two, part three storey and given the small number of units within each core no lift is proposed. Car Parking is provided for all units within the central courtyard at a ratio of 1:1.



View of rear development looking towards central courtyard



2.7 Public Consultation Boards



Belmore Allotment Site May 2018

Proposed Floor Plans - Block C - Shared Ownership



Block C is located to the south east of the site. This block is designated for shared ownership. Block C consists of 16 units and some of the units will benefit for long view across the green belt. The block has a single entrance point and a lift is proposed providing access to the two upper floors. Car parking is provided for all units within the central courtyard at a ratio of 1:1.



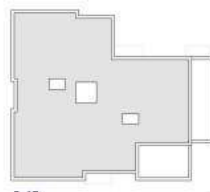
First Floor Plan



Second Floor Plan



Ground Floor Plan



Roof Plan



Proposed Floor Plans - Scale 1:200



View of Blocks C and D



Belmore Allotment Site May 2018

Proposed Floor Plans - Block D - Shared Ownership



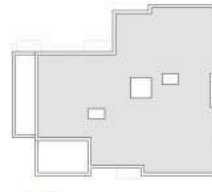
Block D is located to the south east of the site. This block is designated for shared ownership. Block D consists of 16 units and some of the units will benefit for long view across the green belt. The block has a single entrance point and a lift is proposed providing access to the two upper floors. Car parking is provided for all units within the central courtyard at a ratio of 1:1.



Second Floor Plan



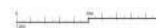
First Floor Plan



Roof Plan



Ground Floor Plan



Proposed Floor Plans - Scale 1:200



Views of block E



Belmore Allotment Site May 2018

Proposed Floor Plans - Block E - Social Rent



Block E is the central block to the site and encloses a landscaped courtyard garden at its heart. 34 units are proposed all of which are designated as 'social rent'. There are two entrances to Block E, providing access to the ground floor units and circulation core. A lift and staircase is provided in each core giving access to the two upper floors. Car parking is provided for all units within the central courtyard at the ratio of 1:1.



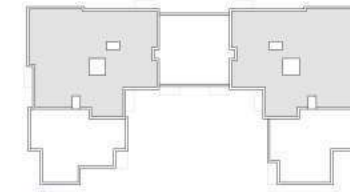
First Floor Plan



Second Floor Plan



Ground Floor Plan



Roof Plan



Proposed Floor Plans - Scale 1:200



View of Block A and B as seen from adjacent playing fields.



3. PROPOSED

3.1 Amount of Development

Proposed 5no two and three storey blocks comprising of 111no residential units, including 32 rented flats, 49 shared ownership flats and 30 discount market sale flats with a variety of unit sizes. 11 fully accessible wheelchair units are included within the proposal. The residential units are distributed in 5 blocks: Block A (17 flats), Block B (30 flats), Block C (16 flats), Block D (16 flats) and Block E (32 flats)

Tenure Mix	Block	1 BED	1 BED WHEELCHAIR	2 BED	2 BED WHEELCHAIR	3 BED	Total
Rented	E	14		6	4	8	32
Shared ownership	A,C,D	8	6	25	1	9	49
Discount Market Sale	B	4		12		14	30
Total		26	6	43	5	31	111

SITE AREA		13428sqm = 1.34Ha							
DENSITY		83 U/HA 248 Hr/HA							
Type		1 BED	2 BED	3 BED	No.	Area	Hr	THr	
Rented	Block E								
	A1 1BED/2P Flat	6			6	50.4m ²	2	12	
	A2 1BED/2P Flat	6			6	51.0m ²	2	12	
	A3 1BED/2P Flat	2			2	56.4m ²	2	4	
	B1 2BED/3P Flat WHEELCHAIR		4		4	74.1m ²	3	12	
	B2 2BED/4P Flat		6		6	72.3m ²	3	18	
	C1 3BED/5P Flat			6	6	92.7m ²	4	24	
	C2 3BED/5P Flat			2	2	90.4m ²	4	8	
		14	10	8	32				90

Block B		1 BED	2 BED	3 BED	No.	Area	Hr	THr	
Discount Market Sale	A1 1BED/2P Flat	4			4	50.2m ²	2	8	
	B1 2BED/4P Flat		4		4	71.9m ²	3	12	
	B2 2BED/4P Flat		6		6	72.9m ²	3	18	
	B3 2BED/4P Flat		2		2	73.9m ²	3	6	
	C1 3BED/5P Flat			10	10	86.1m ²	4	40	
	C2 3BED/5P Flat			2	2	88.0m ²	4	8	
	C3 3BED/5P Flat			2	2	89.1m ²	4	8	
		4	12	14	30				100

Block A		1 BED	2 BED	3 BED	No.	Area	Hr	THr	
Shared ownership	A1 1BED/2P Flat	2			2	50.4m ²	2	4	
	A2 1BED/2P Flat WHEELCHAIR	2			2	59.5m ²	2	4	
	A3 1BED/2P Flat	1			1	51.3m ²	2	2	
	A4 1BED/2P Flat	1			1	53.1m ²	2	2	
	B1 2BED/4P Flat		2		2	70.3m ²	3	6	
	B2 2BED/4P Flat		2		2	70.4m ²	3	6	
	B3 2BED/3P Flat WHEELCHAIR		1		1	71.8m ²	3	3	
	B4 2BED/4P Flat		3		3	71.8m ²	3	9	
	C1 3BED/5P Flat			3	3	87.2m ²	4	12	
		6	8	3	17				48

Block C		1 BED	2 BED	3 BED	No.	Area	Hr	THr	
Shared ownership	A1 1BED/2P Flat	2			2	50.4m ²	2	4	
	A2 1BED/2P Flat WHEELCHAIR	2			2	59.5m ²	2	4	
	B1 2BED/4P Flat		2		2	70.0m ²	3	6	
	B2 2BED/4P Flat		3		3	70.4m ²	3	9	
	B3 2BED/4P Flat		1		1	70.8m ²	3	3	
	B4 2BED/4P Flat		3		3	72.8m ²	3	9	
	C1 3BED/5P Flat			3	3	87.2m ²	4	12	
		4	9	3	16				47

Block D		1 BED	2 BED	3 BED	No.	Area	Hr	THr	
Shared ownership	A1 1BED/2P Flat	2			2	50.4m ²	2	4	
	A2 1BED/2P Flat WHEELCHAIR	2			2	59.5m ²	2	4	
	B1 2BED/4P Flat		2		2	70.0m ²	3	6	
	B2 2BED/4P Flat		3		3	70.4m ²	3	9	
	B3 2BED/4P Flat		1		1	70.8m ²	3	3	
	B4 2BED/4P Flat		3		3	72.8m ²	3	9	
	C1 3BED/5P Flat			3	3	87.2m ²	4	12	
		4	9	3	16				47

TOTALS	32	48	31	111		332
Proposed Parking for Dwellings: 127 spaces						



Proposed Schedule of Accommodation

Key_Proposed Site Plan showing tenure

3.2 Layout



Site Analysis of the Proposed. Diagram NTS

3.2 Layout

The proposed scheme provides 5 no blocks of 2 and 3 storey height, connected by a 'virtual spine line' which is the main source of access to all spaces of the scheme. Characterized for its user-friendly approach, this virtual spine provides interaction of parking, pathways and landscape areas in orderly fashion.

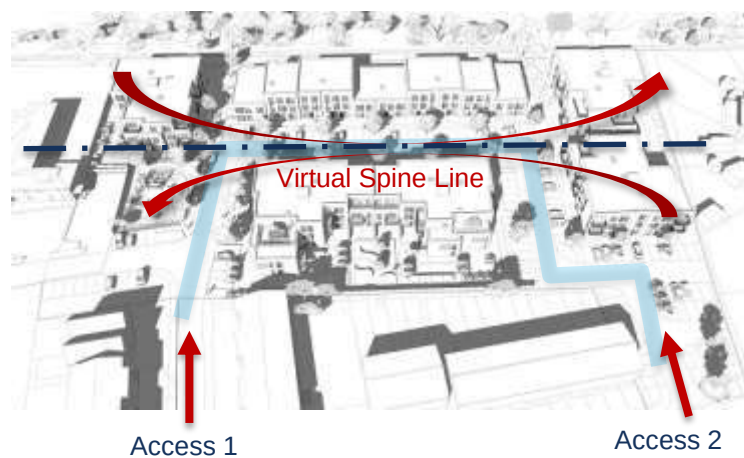
Within all blocks (A, B, C, D and E), the building vary in height. Green roofs and terraces enhance the proposed landscaping areas of the scheme.

The scheme has been designed in a way which is sensitive to the existing context of Belmore Allotments, and the proposed design response will have minimal impact on the adjoining green belt or existing residential properties.

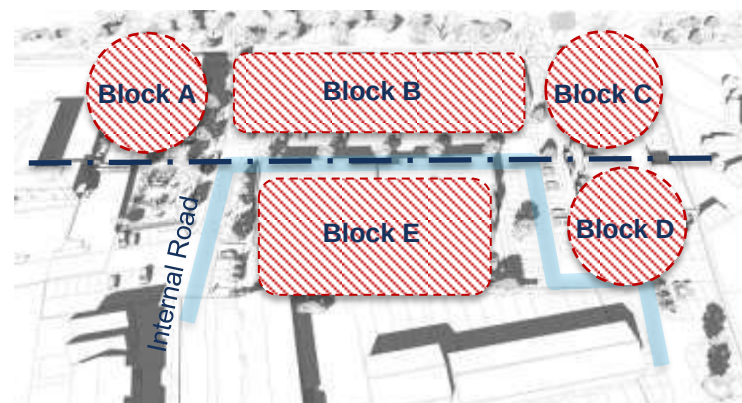
The design intent is to enhance and reinforce the residential character of the area. The proposed scheme will seek to be distinctive in its own right and creates a modern interpretation of residential buildings using materials found in the immediate context.

All units will comply fully with the standards set in the Housing Supplementary Planning Guidance (London Plan 2016) and the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document for new Residential Layouts. The layout ensures that all units will benefit from high levels of natural daylight and will enjoy a good natural outlook. The proposed follows Secured by Design principles providing a clear articulation of the public and private realms.

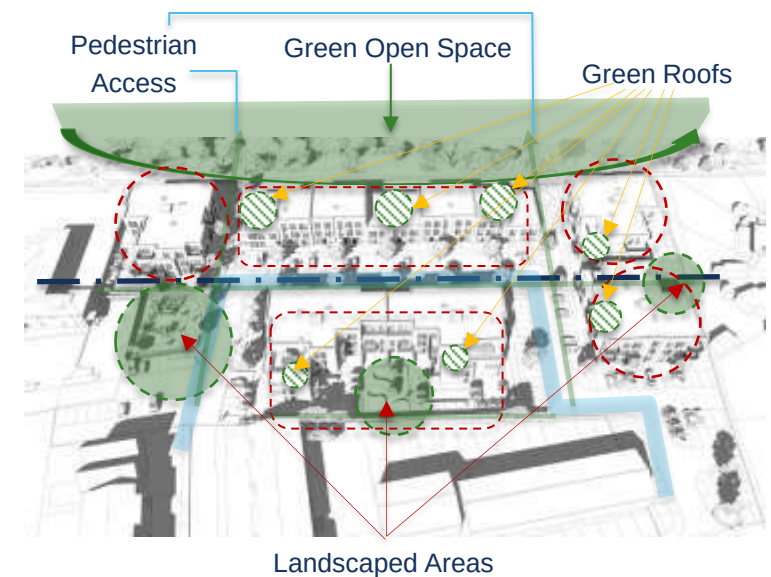
The scheme will also provide continuity to the established pedestrian routes in the area, allowing connections among the Green Open Land to the north, the proposed landscaped communal gardens and the existing residential area.



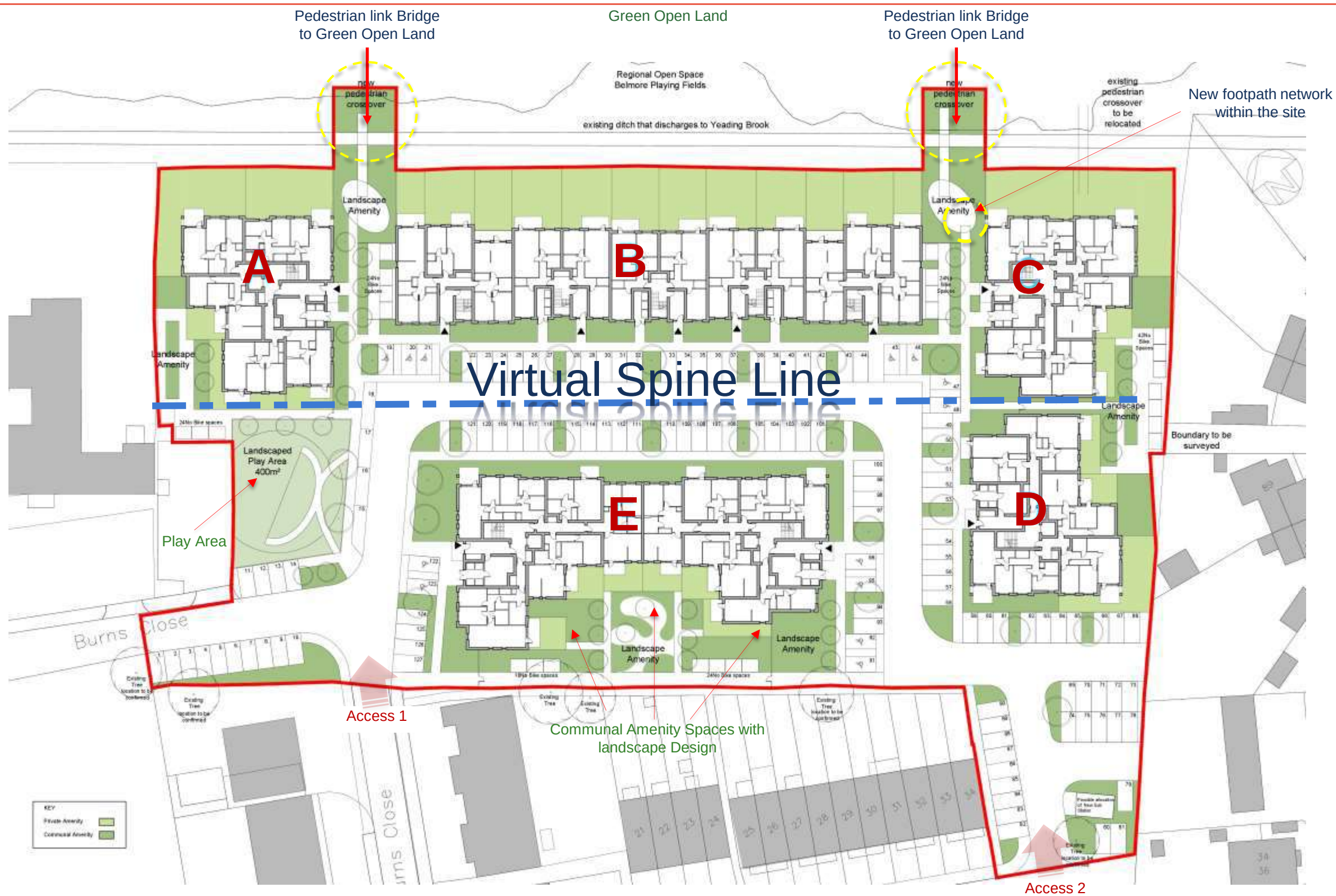
Concept Diagram - Site Layout



Concept Diagram – Building Arrangement



Concept Diagram – Landscape Strategy



Proposed Site Plan. NTS

Wheelchair Accessible Units



Proposed Site Plan_ Wheelchair Accessible units location. NTS

Within the proposed scheme there is provision for 11no. wheelchair accessible units which are located in blocks A, C, D and E:

- 6no 1 Bed units
- 5no 2 Bed units

Step-free access is proposed to every private entrance to the wheelchair accessible unit entrance.

The approach route to private or communal entrances has a minimum clear width of 1200 mm.

13no. car parking bays for the disabled have been provided.

Entrances to the buildings are covered with a minimum width and depth of 1500mm.

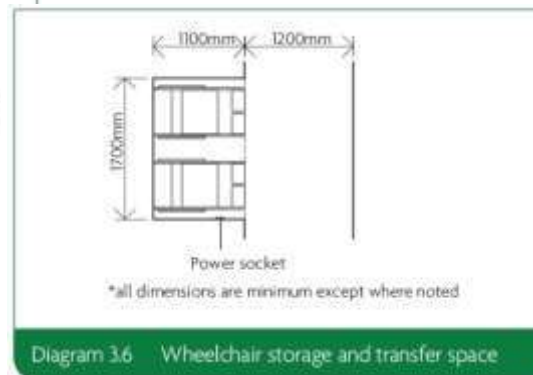
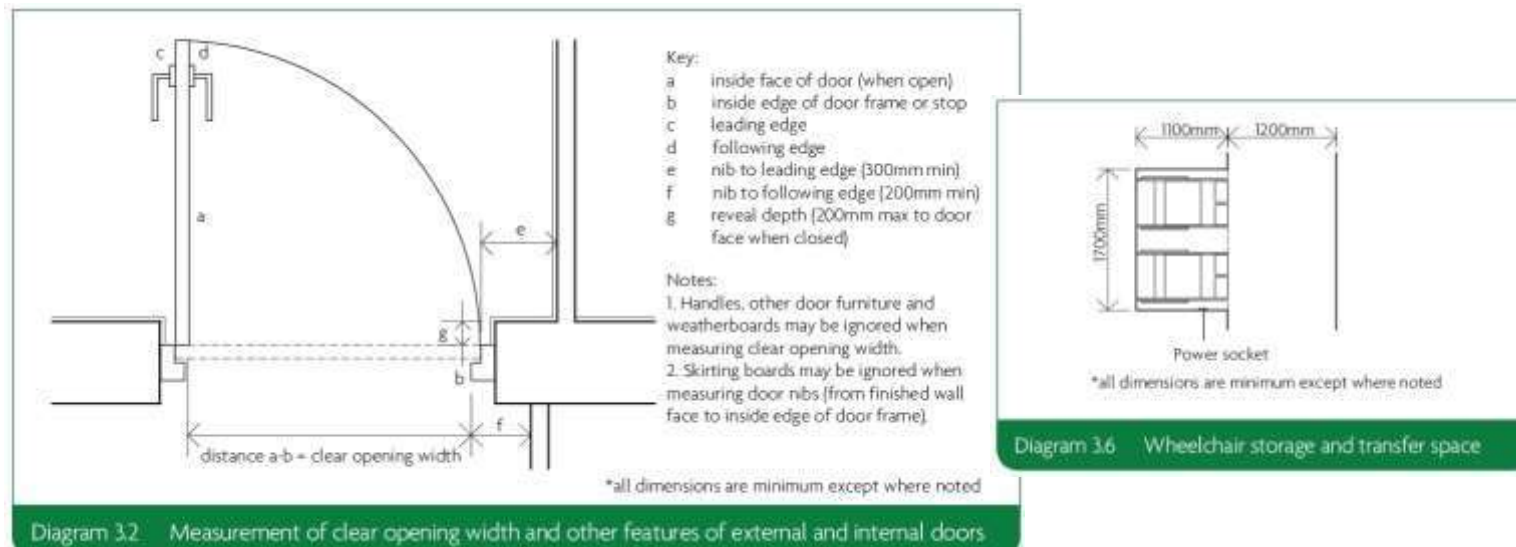
A clear turning circle 1500mm in diameter is provided inside entrance areas, behind the entrance door when closed.

A minimum 300mm nib is provided to the leading edge of all doors.

Wheelchair Storage and Transfer Space: A minimum 100mm deep by 1700mm wide space on the entrance storey has been provided.

As all of the units are flats the living room is on the same level as the entrance.

Wheelchair Accessible Units



WCs have been provided on flats' entrance levels and can be converted as wet rooms.

WC's and bathrooms' walls are strong enough to support grab rails, seats and adaptations.

The bathroom has been designed to incorporate ease of access to wheelchair user furniture such as bath, shower, washbasin and WC following the Equality Act 2010, and the current building regulations Part M4 (Category 3).

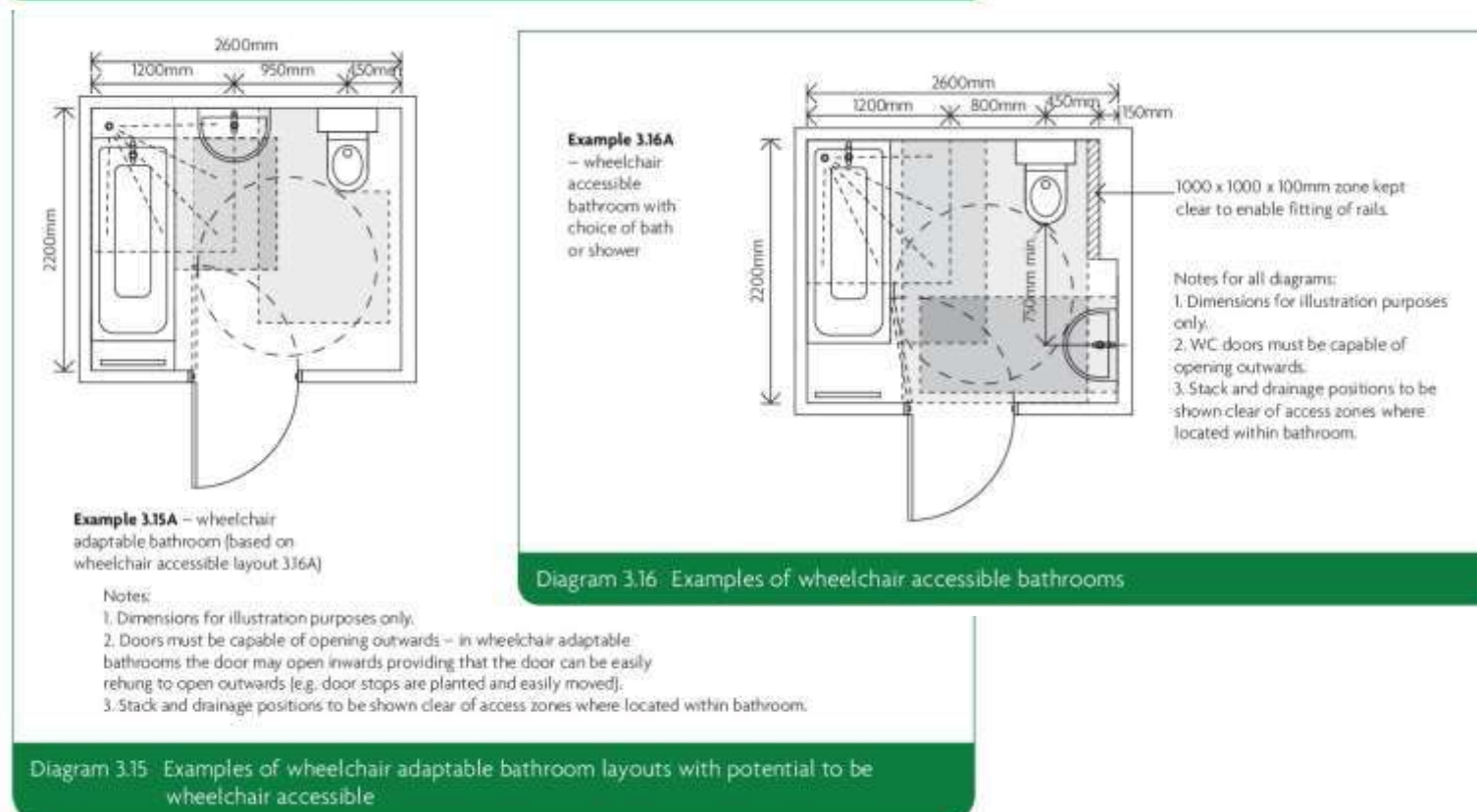
The kitchen and eating areas are located in the same room. The room has a clear access zone of 1500mm wide and will also have provision for adaptable fittings and appliances.

The main bedroom will be close to an accessible bathroom suitable for a wheelchair user. Every bedroom provides a minimum 1200mm by 1200mm manoeuvring space inside the doorway. The ceiling structure is strong enough to allow for the fitting of an overhead hoist.

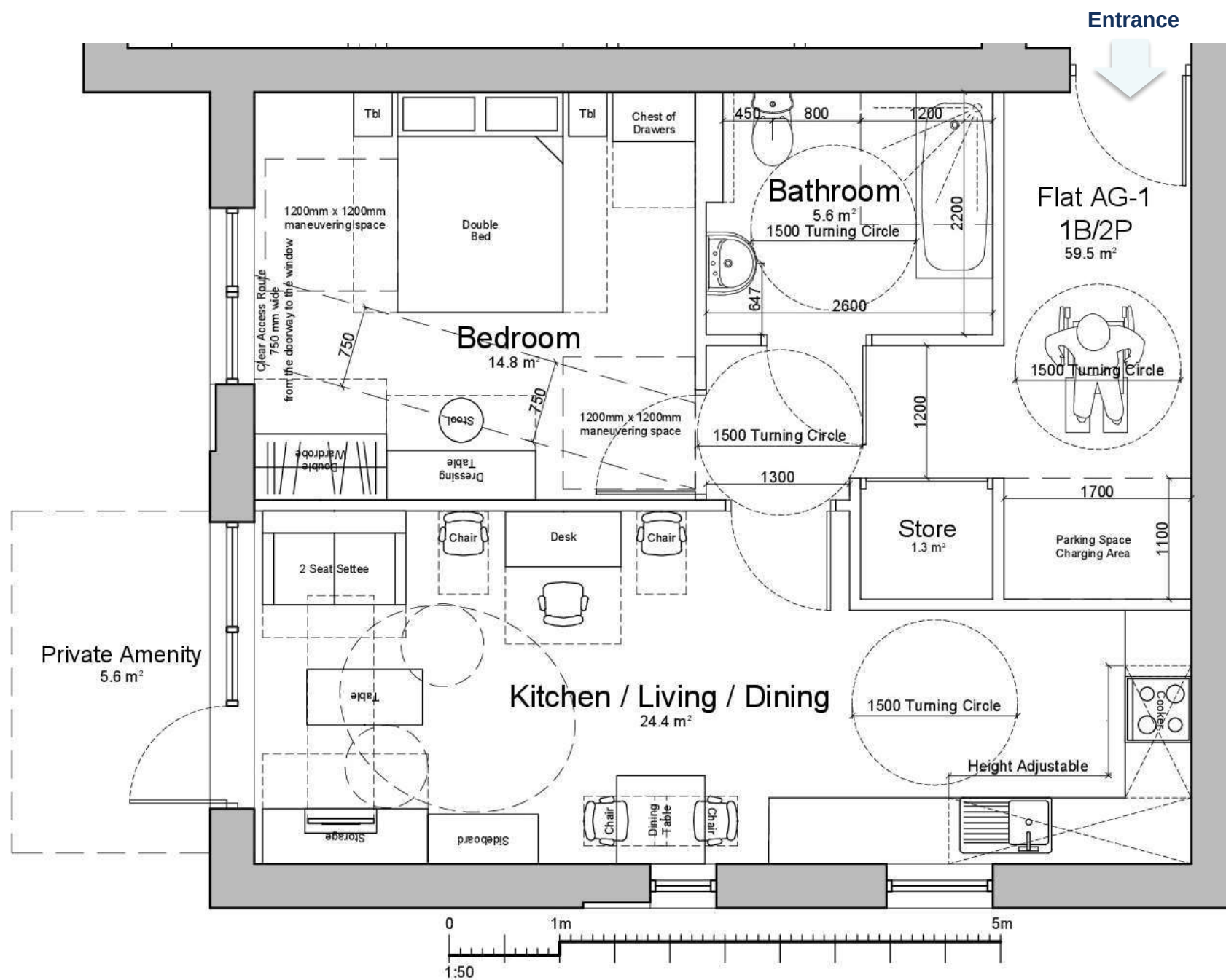
Every bedroom provides a minimum clear access route, 750mm wide, from the doorway to the window.

A minimum 1200mm by 1200mm manoeuvring space inside the doorway in every bedroom has been provided.

Private amenity spaces have also been provided with a minimum clear width of 1500mm and accessible through a clear opening width of 850mm.



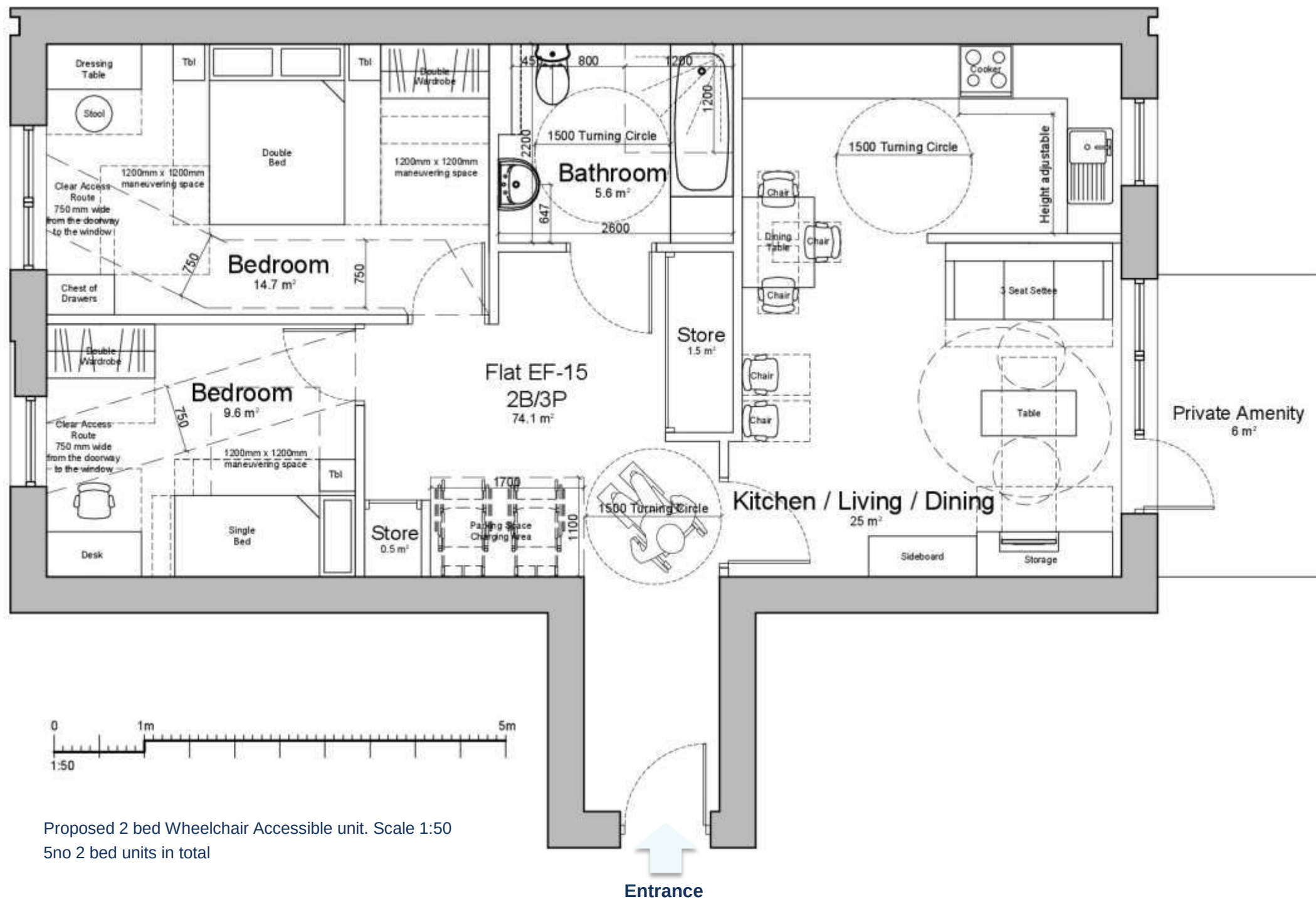
1 Bed Wheelchair Accessible Unit



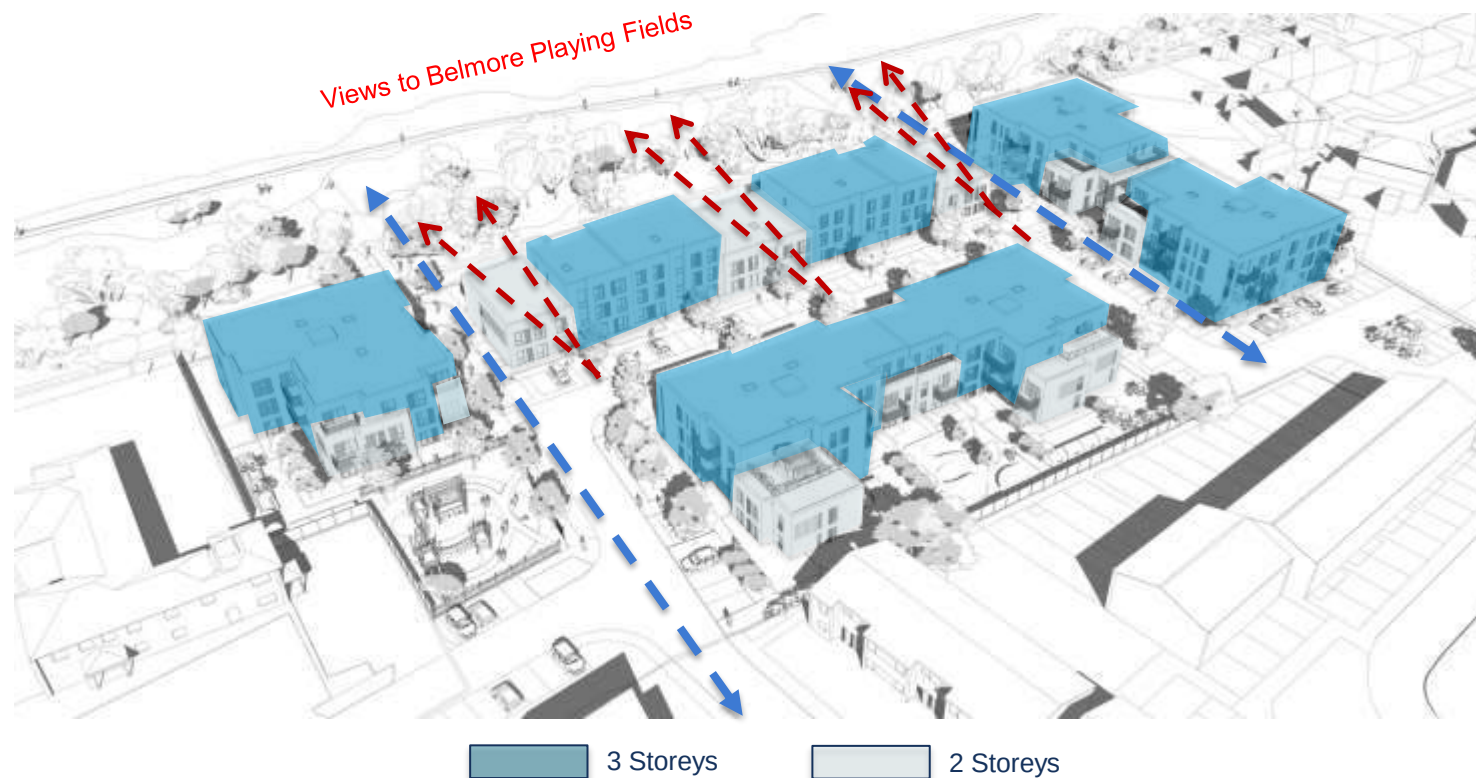
Proposed 1 bed Wheelchair Accessible unit. Scale 1:50

6no 1 bed units in total

2 Bed Wheelchair Accessible Unit



3.3 Scale



Proposed Aerial View showing Building Heights

Proposed Building Heights

The proposed building heights for the blocks at Belmore Allotments are between 2 and 3 storey.

Aligned on the proposed virtual spine line, the buildings create a harmonious street scene that provides a high quality efficient housing solution.

Provision of rooftop gardens located on 2nd floors increase the quantity of the overall landscape amenity areas. These roofs are strategically located, generating gaps between buildings which allow the new and existing residents to enjoy the exceptional views of Belmore Playing Fields.

Windows and doors have appropriate sizes for room layouts and will provide adequate levels of ventilation and daylight factors to all habitable rooms.

The total footprint of the buildings measures 3,902.8m². The elevations of each block, follow the scale and proportions of neighbouring properties.

3.4 Appearance / Materials



Precedent - Facing Brick Facades



Precedent - Balcony Design



Precedent - Multi-purpose children friendly zone

A contemporary style is proposed for Belmore Allotment site with a palette of high-quality materials ensuring a positive and durable contribution to the immediate area. The external spaces will be landscaped to minimise the impact of car parking, and due to the virtual spine line arrangement, easy and friendly accessibility will be a benefit to all.

External walls are generally finished in a combination of facing bricks with different grey colour tones. Windows and doors are proposed as aluminium composite double glazed. Flat roofs create low scale buildings from street views which minimize the impact of the new development in relation to the neighbouring buildings.

Vertical balustrade and 1,100mm high handrails contribute to the overall appearance of the project. Living areas have been designed with direct access to balconies or terraces, including ground floor units, ensuring that privacy is maintained.

3.4 Appearance / Materials

In keeping with the design intent to produce a development which works seamlessly with the surrounding areas, high-quality design and materials are proposed throughout.

The proposed scheme's appearance is made up of variation of bricks which are contemporary and modern. For this, tones of grey have been carefully considered and the mix of these allows each building to work harmoniously with each other.

To ensure that the facades don't appear too long and flat, decorative brick details on the elevations surrounding windows and entrances, add a layer of detail that provides a contemporary response which is sympathetic to the surrounding residential environment.



G.



A.



B.



C.



F.



E.



D.

Reference pictures showing type and treatment of proposed materials:

- A. Light stock brick
- B. Dark stock brick
- C. Dark multi stock brick
- D. Soldier course brick
- E. Corbelling brick detail
- F. Dentil corbel brick detail
- G. Steel balconies / full height windows

Proposed Front Elevation, Block B. NTS

3.4 Appearance / Materials

The proposed appearance is a variation on a theme by using different tones of light grey, light brown and brown-red to provide depth to the elevations enhanced through detailed brick details which are contemporary and modern.

The proposed elevational treatment includes contemporary aesthetic features by using different shades of bricks, and introduces vertical patterns that help to break the low facades. The materials have been carefully selected to work with the immediate context and complement the already established street scenes.

Typical elevation treatment of the apartments:

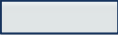
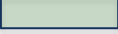
- 1 - Light stock brick
- 2 - Dark stock brick
- 3 - Dark multi stock brick
- 4 - Soldier course brick
- 5 - Corbelling brick detail
- 6 - Dentil corbel brick detail
- 7 - PPC steel balconies with vertical metal railing (colour: brown)
- 8 - PPC aluminium windows and external doors (colour: brown)
- 9 - Gutters and rainwater goods in PPC aluminium (colour: brown)



Proposed Block E, West Elevation. NTS

3.5 Landscape



	Playground		Private Amenity Space
	Proposed Small Trees		Landscaped Public Space
	Existing Trees		Regional Open Space (Belmore Playing Fields)

Proposed Site Plan, Landscape. NTS

Proposed Open Space and Landscape Strategy

Communal and public areas have been designed utilizing both hard and soft materials. There will be a combination of grassed areas, footpaths, trees and shrubs. Low-level fencing and boundary shrub planting will be utilized to create private amenity space on ground floor levels.

All five blocks will benefit from views of Belmore playing fields. The scheme also provides green landscape areas and a pedestrian network including footpaths, pedestrian bridges and play areas complementing the existing, so residents in the area are free to access and enjoy all landscaped areas.

‘Green Links’ will encourage pedestrian movement between the proposed buildings and the existing Green Open Space. In addition to the communal garden areas, all units will benefit from private amenity in the form of private gardens on ground floor flats and balconies or terraces on ground, first and second floors flats. A dedicated play area for children is proposed near the Burns Close entrance for the benefit of new residents as well as the existing from neighbouring areas.



Landscape Strategy Diagram

3.5 Landscape

Green Space is one of the key benefits of the site and it's close proximity to the adjacent open space and playing fields. There is a real opportunity to create improved physical and visual links to these areas. The proposal will enhance connectivity between the existing residential properties and the landscape beyond.

The following landscaping principles have been also adopted:

- The scheme has been designed in a way which is sensitive to the existing and provides green areas accessibility on 2 levels; ground floor and second floor levels.
- Maximise the green footprint of the site by incorporating green areas on some of the blocks roofs.
- The private amenity is provided in the form of private gardens on ground floor and balconies and terraces on ground, first and second floors.
- Playground, gardens and courtyards complement the proposed footpath network and the overall street scenes of the scheme.

Communal Amenity Space around proposed buildings

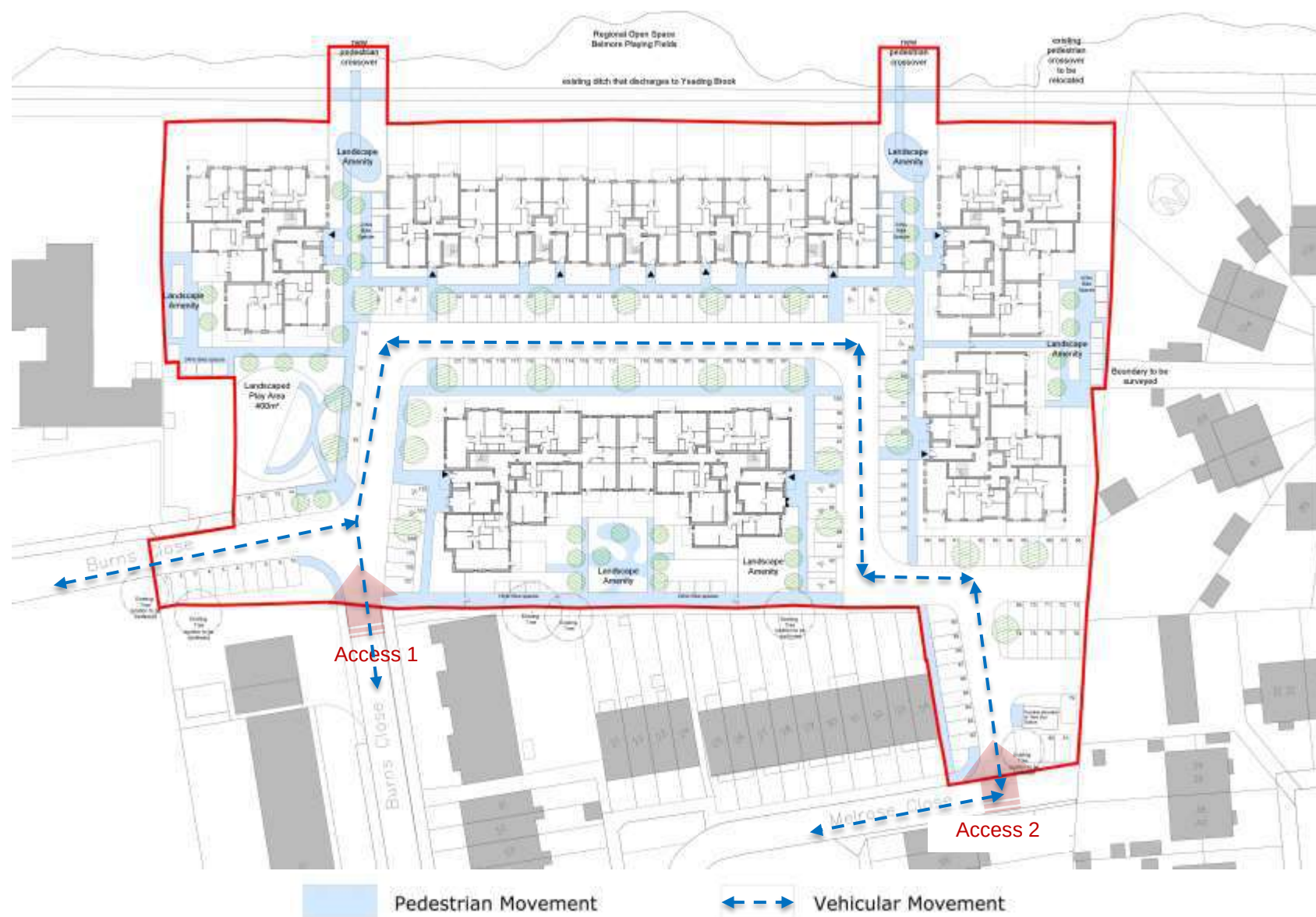
Existing Green Boundary

Quality Landscape Design with soft and hard surfaces



Aerial View of the scheme.

3.6 Access



Proposed Site Plan, Access. NTS

Pedestrian and Vehicular Access

The approach routes to the buildings are level and/or gently sloping and step-free. The approach routes from the parking area to the buildings have a minimum 1200mm width.

Connections between the existing residential area and the Green Open Land have been maintained and the proposed Green Links (pedestrian bridges) strengthen accessibility and use of the existing public space.

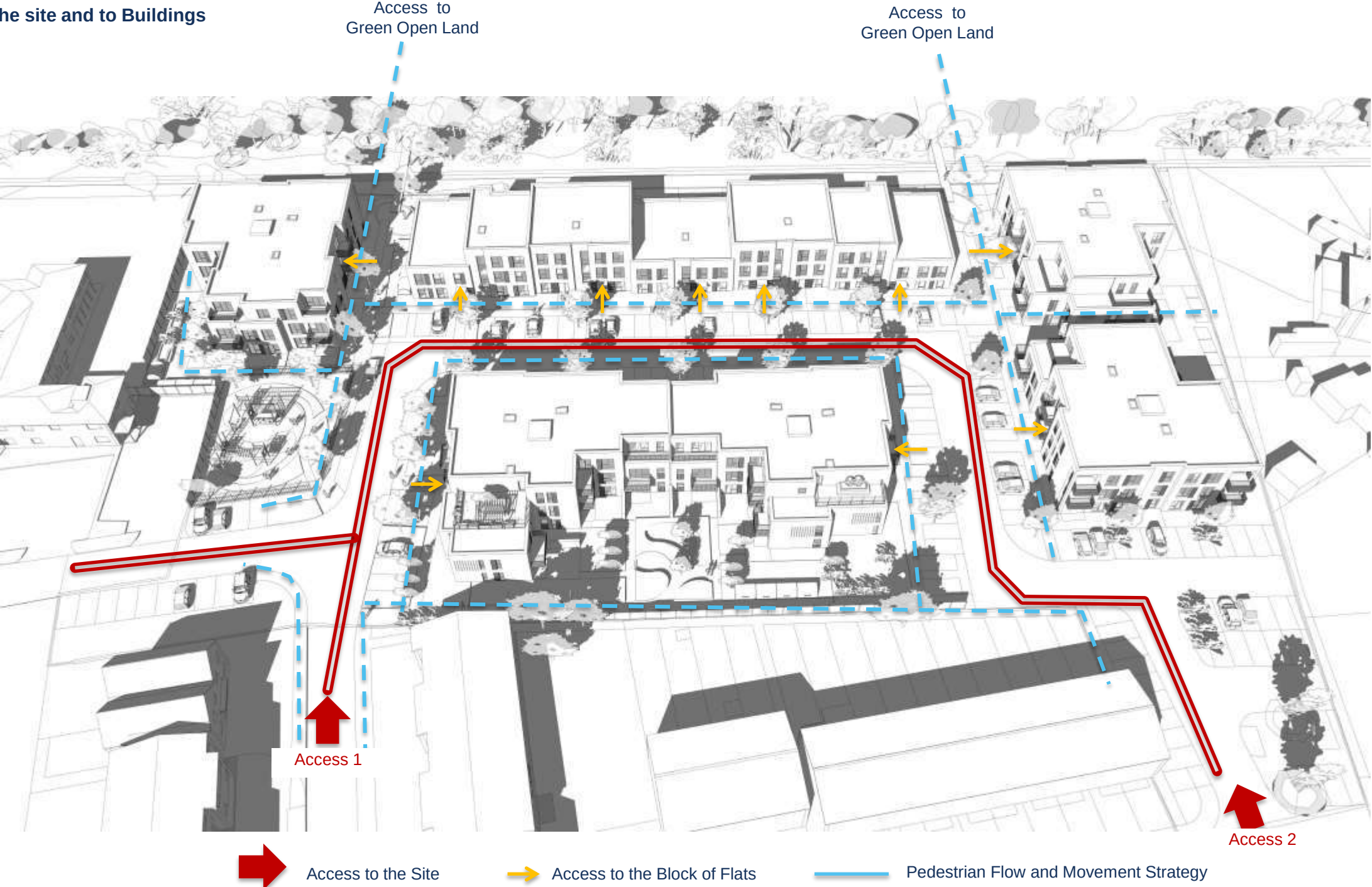
A footpath network ensures access to buildings as well as car parking areas and play and landscaped areas. It also promotes natural surveillance in particular areas including bicycle stores and communal amenity spaces, increasing the sense of security of the residents.

The main vehicular route passes along spine line at the centre of the site, and also provides access to emergency services and refuse trucks. Tracking analysis and turning points demonstrate accessibility as required by the London Borough of Hillingdon and the national planning policy framework.

The proposed entrances to the buildings have been designed to have level access. Covered access lobbies will provide weather protection and are transition spaces between the exterior and the interior. A clear turning circle of 1500mm diameter is provided inside entrance areas, behind entrance doors when closed.

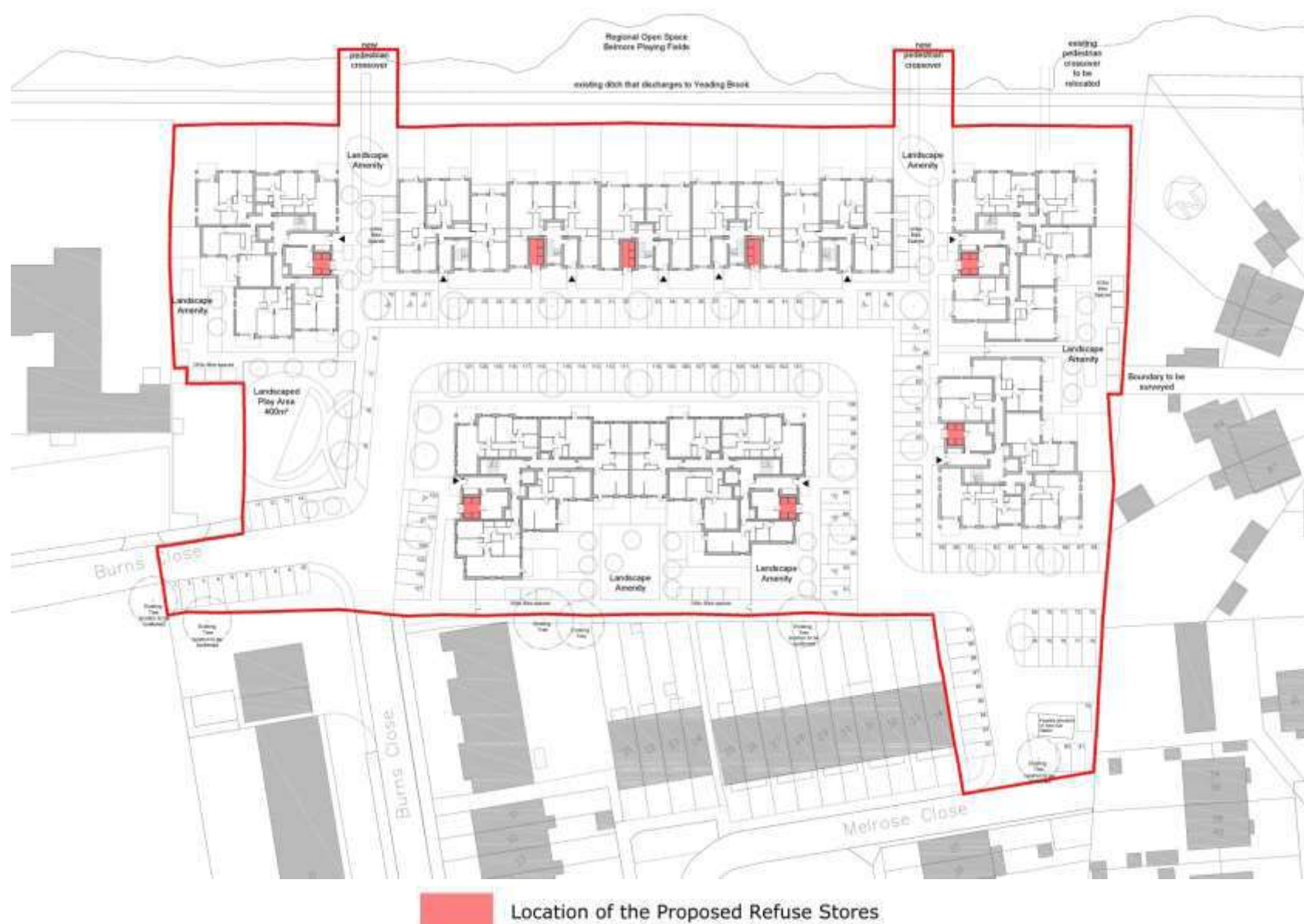
3.6 Access

Access to the site and to Buildings



Concept Diagram, Access.

3.6 Access



Proposed Site Plan. NTS

Location of Bin Stores

The location and integration of the bin stores in relation to the proposed buildings have been carefully considered.

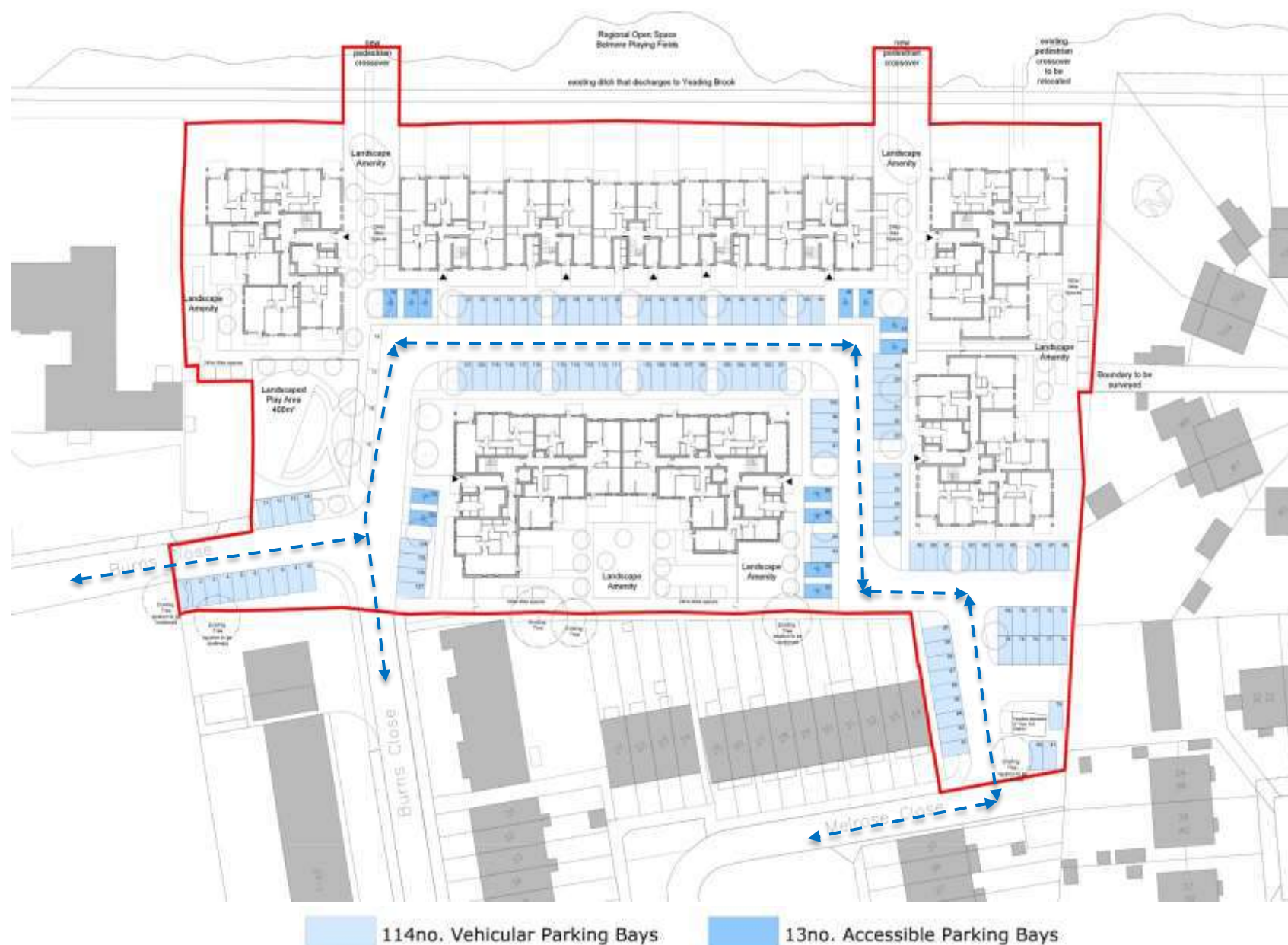
They have been provided in every block and are located to ensure that they will be highly accessible.

The location and number of bins have been calculated according to the London Borough of Hillingdon's guidance for waste and recycling storage and collection.

The following principles have been incorporated into the scheme:

- Bulk bins to be used (1,100 litres)
- Recycling containers can also be placed within the bin stores.
- Multiple bins have been located in covered and secured spaces and are strategically distributed for easy access to the new residents.
- To ensure compliant with Building Regulations, residents will not need to carry their waste more than 30 metres.

3.6 Access



Proposed Site Plan, Parking Bays location. NTS

Proposed Vehicular Parking

For each of the proposed units, there will be a provision of one Standard Parking Bay. The parking spaces are level and near to the main entrance of the buildings.

There are 127 spaces in total including the provision of 13no Disabled vehicular spaces with an appropriate area for in and out movement of vehicles.

The proposed residential development is limited in scale, but nonetheless fully complies with key policy requirements in terms of transport, access and sustainability. In particular, the level of parking provision is below the maximum permitted and the transport assessment accompanying this planning application, demonstrates that it is achievable as a result of the site's location in relation to public transport, and parking demands.

The main vehicular route travels right through the proposed virtual spine line at the centre of the site. Tracking analysis and turning points demonstrate accessibility as required by the London Borough of Hillingdon and the national planning policy framework.

All Parking Bays follow the current Parking Policies and Standards of Hillingdon's Unitary Development Plan (UDP).

3.6 Access



Proposed Site Plan, Bicycle Store location. NTS

Proposed Bicycle Stores

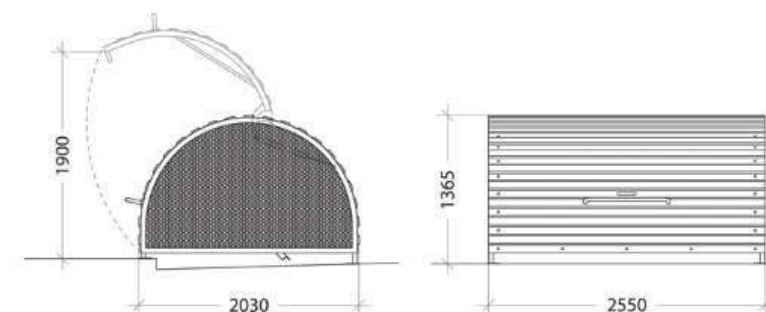
Bicycle stores are located around the site with provision for each flat.

The following principles have been incorporated into the scheme:

- Located in a safe, secure and accessible areas.
- Covered spaces have been proposed.
- They are also located near as possible to the building entrances.
- They follow the current Parking Policies and Standards of Hillingdon's Unitary Development Plan (UDP).
- Proposed modules of up to six bicycles.
- Easy to install.
- Galvanised steel frame and gas sprung door to provide a safe and dry storage space.

- Length: 2550mm
- Height: 1365mm
- Depth: 2030mm

Proposed Bicycle Store Specifications. NTS



3.6 Access

Proposed Bicycle Store



Proposed 3D View, Bicycle Store. NTS

3.7 Sustainability and Crime Prevention

The site is clearly defined with 4 secure boundaries and two points of access and egress (Burns Close and Melrose Close). Front and rear private gardens to flats provide buffer zones to protect privacy whilst allowing natural surveillance in the public realm and to the communal play and landscaped areas.

Front and rear private gardens and terraces are further secured with low-level fencing and hedging.

Communal access doors to the building blocks will be controlled as well as inclusive and accessible and will follow best practice standards. All entrance doors to communal areas to be PAS24 standard for security.

Postal delivery arrangements to flats have been carefully considered to minimise unauthorised access into the residential buildings.

Future detailed design stages will ensure that good quality lighting is provided externally and internally in common parts.

The scheme will meet the requirements of the Building Regulations by incorporating:

- Low U values, excellent insulation and air-tightness.
- Energy efficient lighting and PIRs.
- External/Internal drying spaces.
- Waste management and recycling provision.
- Responsible material sourcing.
- Good daylighting factors.
- Good sound insulation.
- Appropriate levels of outdoor amenity space where possible.
- Housing Supplementary Planning Guidance (London Plan 2016), Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document and Building Regulations compliance.

The design follows the principles of 'Secured by Design' wherever possible and any future contractor will be requested to follow those guidelines especially with regards to:

- External Lighting will be to BS5489 in order to provide sufficient lighting levels without causing light disturbances to adjacent properties.
- All door and window sets are to comply with PAS23/24.
- Rainwater Pipes are to be flush to the wall.
- Private spaces clearly defined through site-specific boundary treatment.
- The front elevation of the proposed blocks set back for security and privacy providing a welcoming entrance.
- Dual aspects in most of the flats generate overlooking and natural surveillance to communal areas.

3.8 Affordable Housing Statement

Tenure Mix	Block	1 BED	1 BED WHEELCHAIR	2 BED	2 BED WHEELCHAIR	3 BED	Total
Rented	E	14		6	4	8	32
Shared ownership	A, C, D	8	6	25	1	9	49
Discount Market Sale	B	4		12		14	30
Total		26	6	43	5	31	111

This statement has been provided to support a detailed planning application to the London Borough of Hillingdon.

The total area of the site is 1.34 Ha.

There are 111no. units proposed on the site and this provision are considered to be appropriate for the site's location and setting.

The development is set through 5no two and three-storey residential buildings that meet the guidelines set by the London Borough of Hillingdon.

Each unit has its own private amenity space and benefits from the communal landscaping areas.

The tenure mix consists of:

- Rented – Block E – 32 Units (28.9%)
- Shared Ownership – Blocks A, C, D – 49 Units (44.1%)
- Discount Market Value – Block B – 30 Units (27.0%)

Within the shared ownership blocks there are a total of 7 wheelchair accessible units 6no 1 Bed and 1no 2 Bed and within the rented blocks there are 4no 2 Bed units, giving a total 11 across the development.

The proposed development has been designed to meet or exceed the Housing Supplementary Planning Guidance (London Plan 2016), the Local Development Framework and Design and Accessibility policies of the council.



Proposed Site Plan, Tenure Distribution. NTS

Proposed Street View / Appearance



Perspective view looking South from the Green Open Land towards Blocks A and B

Proposed Street View / Appearance



Proposed Street View looking East towards Blocks C and D's main entrances.

4.0 SUMMARY AND CONCLUSION

The application is designed to provide a site-specific response to accommodate a residential development that connects to the adjacent buildings, streets and green spaces and avoids any negative impact on the surrounding area and on neighbouring properties.

The proposals have been discussed with the London Borough of Hillingdon's Planning Department. They have been developed, to respond to the feedback received. The application is a carefully considered, high-quality sustainable scheme tailored to its location.

The scheme's design takes into account the neighbouring context as well as the existing planning policy documents, providing a sustainable housing development, which enhances its immediate surroundings.

The structure and content of the statement have been informed by the Department for Communities and Local Government (DCLG) Circular 03/2014 *Guidance on Changes to the Development Control System* (12 June 2006) and *Design and Access Statements: How to Write, Read and Use Them* (CABE, 2006). Design guidance is taken from the National Planning Policy Framework (NPPF), Hillingdon's *Local Plans Part 1 and 2* (2012), Supplementary Planning Documents, Building Bulletin 103 and Secured by Design guidance.

All of the units will comply fully with the standards set in the Housing Supplementary Planning Guidance (London Plan 2016), the London Borough of Hillingdon's Local Plans Part 1 and 2 (2012), Supplementary Planning Documents and the Building Bulletin 103, Secured by Design guidance, the current building regulations Part B (Fire safety), Part M4 Category 1 and M4 Category 3 (Access to and use of Buildings), Part L (Conservation of fuel and power), Part K (Protection from falling, collision and impact) and Part U (Secured by Design) and the Wheelchair Housing Design Guide.

The layout ensures that all units will benefit from high levels of natural daylight and will enjoy a good natural outlook. The layout follows Secured by Design principles providing a clear articulation of the public-private realms.

The scheme has been designed in a way which is sensitive to the existing in terms of green areas and protecting the established green open land.

The proposed development works holistically with the surrounding area in relation to building form and massing. High-quality design and materials are utilised throughout.

We trust that the Planning Department can support this application and recommend approval to the local members.

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