3.6.5 GLA - 7th January 2020

Summary of proposals

Total Units: 235 units
Affordable Units - 35.2%

Health facility:
936 sqm / *10,080 sqft* - set over 1 floor

Parking:
220 Parking Spaces in total
199 (0.85 ratio to units)
21 parking spaces for the Health facility
1 ambulance drop-off point to serve Health facility

Design development

- Unit mix amended to include more 3 bedroom apartments
- Stepping middle roofs to improve variation across blocks
- Articulation and balconies



Illustrative aerial sketch of proposals - GLA



Illustrative sketch perspective of Health facility proposal - GLA



Illustrative sectional sketches of proposals - GLA

Feedback

- Recognised huge potential of site and commented that the proposed scheme layout was logical.
- Concerns regarding the site location in flood zone, urging for sequential test to be carried out and appropriate measures taken relative to results.
- Discussion about loss of employment from MOT Testing and Repair centre relative to its use class (i.e. sui generis or light industrial), and whether affordable provision will need to increase to offset loss of employment.
- Content with affordable provision at 35%, subject to confirmation of MOT Testing and Repair centre use class. Split of 70% affordable rent / 30% shared ownership agreed in accordance with LBoH policy, but possible opportunity to reduce proportion of affordable rent subject to LBoH agreement.
- Questions regarding the quantum of 3 bedroom / family units, commenting that a target minimum of 10% should be achieved and distributed to affordable tenures where possible.
- Suggested that there is further variation in heights of blocks, particularly to Buildings B and C.
- Suggested a dedicated podium entrance for Building A.
- Encouraged quantum of dual aspect units to be increased.
- Develop street sections and threshold relationships, particularly to Grand Union Canal, River Pinn and the Yiewsley High Street.
- Suggested that current pedestrian / access / parking zone between Building A and the podium of Buildings B and C is softened, incorporating trees and other forms of greening whilst breaking up entire banks of perpendicular parking bays.

Response

- Sequential test carried out and suitable flood strategy developed to control flooding on site - minimum 29.65AOD agreed.
- MOT Testing and Repair centre defined as light industrial (B2) by LBoH, and subsequently the affordable provision was increased by 7 shared ownership units to offset the loss of employment (increasing affordable total from 35% to 38%).
- 3 bedroom / family units make up 11.5% of overall scheme and are allocated to affordable tenures where possible.
- All blocks have adopted more variety in heights, with the central set back elements lowered, to vary the roof scape and reinforce mansion block appearance.
- Building A access to podium to be controlled with fob access.
- Potential dual aspect units optimised, with additional windows added to maximise views, particularly towards Grand Union Canal.
- Area between Building A and the podium of Buildings B and C has been softened, incorporating trees and other forms of greening to break up parking and create a route that is more inviting for pedestrians.

3.6.6 Pre-application 4 - 23rd January 2020

Summary of proposals

Total Units: 235 units
Affordable Units - 35.2%

Health facility:
936 sqm / *10,080 sqft* - set over 1 floor

Parking:
220 Parking Spaces in total
199 (0.85 ratio to units)
21 parking spaces for the Health facility
1 ambulance drop-off point to serve Health facility

Feedback

- Strategic meeting to discuss delivery of Health facility and timescales for opening and operations
- Quantum of Affordable Housing taking account of existing land uses - MOT Testing Centre confirmed as B2 use
- Flooding - ensure sequential test scope is borough wide as opposed to Yiewsley and West Drayton only

Response

- Apollo to issue statement of support for Health facility
- Unit mix amended to include a further 7no. affordable units (35%-38% hab rooms)
- Sequential test undertaken - borough wide

3.6.7 Pre-application 5 - 6th February 2020

Summary of proposals

Total Units: 235 units
Affordable Units - 35.2%

Health facility:
929 sqm / *10,000 sqft* - set over 1 floor

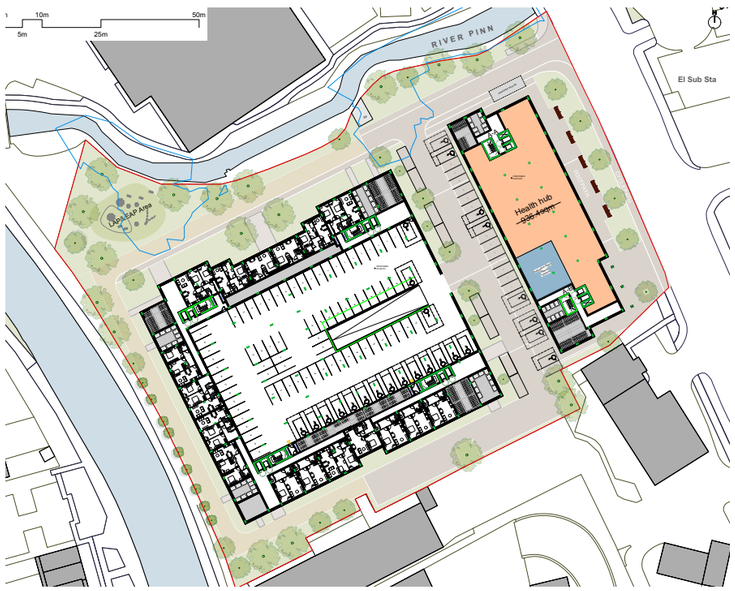
Parking:
220 Parking Spaces in total
199 (0.85 ratio to units)
21 parking spaces for the Health facility
1 ambulance drop-off point to serve Health facility

Feedback

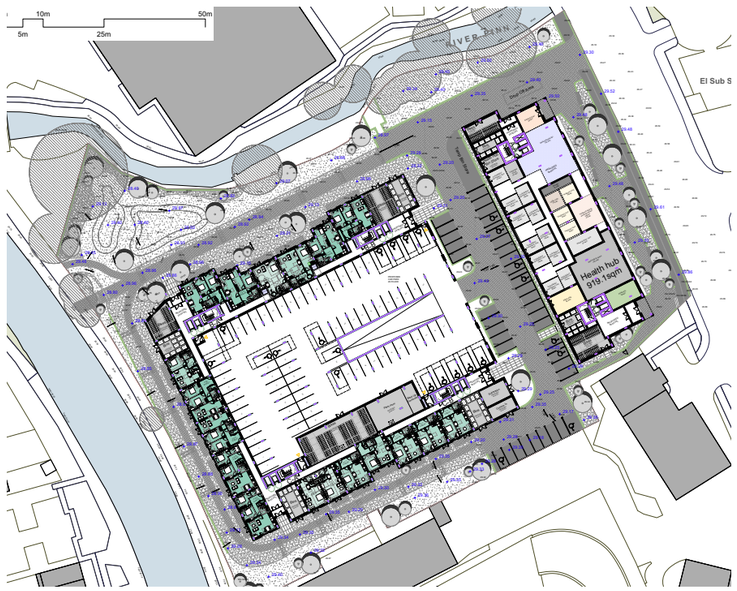
- Awaiting results from borough wide sequential test
- Landscape design well received - improved Celandine route a huge public benefit as current layout is through existing retail park / car park
- Transport and other technical matters agreed in principle
- Awaiting elevation design
- Energy strategy to be agreed with GLA

Response

- Sequential test issued to LBoH
- Landscape developed alongside proposed site levels
- Ground floor 'pontoons' added to landscape strategy and shown on proposed elevations
- No BREEAM assessment required for Health Facility



Ground floor plan of proposals - Pre-application 4



Ground floor plan of proposals - Pre-application 5

Design process

Introduction

Context

Design process

4.0 Design response

Landscape

Access

Appendices