

Richard Phillips

From: Daniel Rose <daniel@droseplanning.com>
Sent: 17 May 2022 10:03
To: Richard Phillips
Cc: Mark Butler
Subject: Re: HPH 3, Millington Road, Hayes - 72360/APP/2022/148
Attachments: FRNT_102-Alternative Cladding.pdf; equitone-brochure-dual-uk-and-ireland-apr21-digital-version.pdf

Hi Mark and Richard

Further to our meeting, the architects have been investigating alternative proposals which satisfy fire regs and are deliverable given the building's structural constraints.

Please see attached an alternative cladding proposal. The architects are proposing an Equitone product with secret fixings, using the textured linea product to highlight the projecting columns and parapet and with the smooth version on the inset panels, in a mix of grey and chalk to create more articulation.

It is also proposed to paint the brickwork stair cores grey and some of the smaller windows have been amended to full height to create the darker panels.

Just to add, we are open alternative suggestions on the colour palette [although the textured linea is only available in 3]

I look forward to hearing from you.

Kind regards

Daniel Rose MTCP (Hons) MRTPI

Partner

D. Rose Planning LLP

Direct Dial: 020 8248 3500

Email: daniel@droseplanning.com

UK Office: 19-20 Bourne Ct, Southend Rd, Woodford Green, Essex, IG8 8HD

On Tue, 22 Mar 2022 at 20:27, Richard Phillips <RPhillips@hillingdon.gov.uk> wrote:

Daniel,

3:00 looks to be OK and have now set up the meeting.

Please let me know who else needs to be invited.

Regards,

Richard

From: Daniel Rose <daniel@droseplanning.com>
Sent: 22 March 2022 16:59
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Cc: Mark Butler <mbutler1@hillingdon.gov.uk>
Subject: Re: HPH 3, Millington Road, Hayes - 72360/APP/2022/148

If 3pm is a problem - happy to keep it at 2pm (minus the architect)

Daniel Rose MTCP (Hons) MRTPI
Partner
D. Rose Planning LLP

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On Tue, 22 Mar 2022 at 17:46, Daniel Rose <daniel@droseplanning.com> wrote:

Hi Richard

Would 3pm on Thursday work for you?

Daniel

Daniel Rose MTCP (Hons) MRTPI
Partner
D. Rose Planning LLP

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On Tue, 22 Mar 2022 at 16:53, Daniel Rose <daniel@droseplanning.com> wrote:

Thanks Richard - just checking on the architect's availability

Daniel Rose MTCP (Hons) MRTPI
Partner
D. Rose Planning LLP

Direct Dial: 020 8248 3500
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UK Office: 19-20 Bourne Ct, Southend Rd, Woodford Green, Essex, IG8 8HD

On Tue, 22 Mar 2022 at 16:46, Richard Phillips <RPhillips@hillingdon.gov.uk> wrote:

Daniel,

Would you be available for a meeting at 14:00 this Thursday 24/3?

Thanks,

Richard

From: Daniel Rose <daniel@droseplanning.com>
Sent: 22 March 2022 13:21
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Subject: Re: HPH 3, Millington Road, Hayes - 72360/APP/2022/148

Hi Richard

Would it be possible to have a call to discuss the below? I want to ensure that the architects are heading in the right direction rather than exploring alternatives that are unlikely to be considered acceptable by LBH.

Many thanks

Daniel Rose MTCP (Hons) MRTPI
Partner
D. Rose Planning LLP

Direct Dial: 020 8248 3500
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UK Office: 19-20 Bourne Ct, Southend Rd, Woodford Green, Essex, IG8 8HD

On Tue, 15 Mar 2022 at 13:20, Richard Phillips <RPhillips@hillingdon.gov.uk> wrote:

Daniel,

My apologies – agreed.

Richard

From: Daniel Rose <daniel@droseplanning.com>
Sent: 15 March 2022 11:17
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Subject: Re: HPH 3, Millington Road, Hayes - 72360/APP/2022/148

Thanks Richard 12/4/22 for avoidance of doubt

Daniel Rose MTCP (Hons) MRTPI

Partner

D. Rose Planning LLP

Direct Dial: 020 8248 3500

Email: daniel@droseplanning.com

UK Office: 19-20 Bourne Ct, Southend Rd, Woodford Green, Essex, IG8 8HD

----- Forwarded message -----

From: **Richard Phillips** <RPhillips@hillingdon.gov.uk>

Date: Tue, 15 Mar 2022 at 13:12

Subject: RE: HPH 3, Millington Road, Hayes - 72360/APP/2022/148

To: Daniel Rose <daniel@droseplanning.com>

Daniel,

Thank you for your email.

That is not a problem and ext. until Tues. 12/3/22 is agreed.

Please let me know if you need to speak with the Urban Design Officer who I'm sure would be happy to assist.

Regards,

Richard

From: Daniel Rose <daniel@droseplanning.com>

Sent: 15 March 2022 11:06

To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Subject: Re: HPH 3, Millington Road, Hayes - 72360/APP/2022/148

Hi Richard

Would it be possible to agree to a 4 week extension (pending further review as necessary) for the architects to explore alternatives alongside the fire engineers?

I will also ask the daylight/sunlight consultants to prepare a comparison schedule.

Kind regards

Daniel Rose MTCP (Hons) MRTPI

Partner

D. Rose Planning LLP

Direct Dial: 020 8248 3500

Email: daniel@droseplanning.com

UK Office: 19-20 Bourne Ct, Southend Rd, Woodford Green, Essex, IG8 8HD

On Tue, 15 Mar 2022 at 12:20, Richard Phillips <RPhillips@hillingdon.gov.uk> wrote:

Daniel,

I refer to the above planning application for alterations to the external facades.

The Council's Urban Design Officer objects to the proposal, raising the following matters:-

'There are concerns with the proposals which would result in a poorly detailed building that would have an 'cheap' and low-quality appearance that what detract from the area.

There have recently been planning applications on Plot 4 Hyde Park Hayes to the south of the site and the Yodel Site to the north. In each case careful attention has been given to the fa ade treatment and fenestration layout to create high quality elevations with the use of brick.

The proposal to use cladding panels with shadow gaps and visible fixings would look poor and not of a quality you would expect on a new high quality residential development. This would be further exacerbated by the use of UPVc windows / doors and render.

The proposed elevational treatment would not achieve a high-quality finish particularly now that the building is proposed to be converted from office to residential. The proposal would also not complement the emerging character and quality of the residential development in the area and the tall building would detract from the townscape in this prominent location.'

It would also be very useful if a direct comparison could be made between the submitted Internal Sunlight and Daylight Report and that used on the original prior approval application (72360/APP/2021/1709) to ascertain exactly how the proposed changes are affecting previously accepted lighting levels. The latter did initially assess all 209 habitable rooms, irrespective of orientation for ADF, DD and APSH and then advised of the extenuating factors to be considered, eg. only southerly facing rooms (117 rooms) really relevant for APSH.

Can you please let me know how you wish to proceed.

Regards,

Richard

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