

Richard Phillips

From: Daniel Rose <daniel@droseplanning.com>
Sent: 05 July 2022 07:51
To: Richard Phillips
Subject: Fwd: FW: HPH 3, Millington Road, Hayes - 72360/APP/2022/148
Attachments: total70-brochure.pdf; REHAU-Total70C-System-2.pdf; REHAU-Extras-2.pdf; FRNT_21.602_103_P1_TYPICAL JULIET DETAIL.pdf; equitone-planning-and-application-guide-uk-jan-2021.pdf; NV4 Detail Drawings.pdf

Hi Richard

Please see the email below from the architect together with the attachments which I trust addresses concerns.

I can confirm that the existing brick will be repaired where necessary (and cleaned, if needed - although the latter is not 'development').

The applicant, as a PRS developer, will be holding the property so it is in its interests to ensure satisfactory maintenance.

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

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

From: **Daniel Cross** <dcross@front-architecture.co.uk>

Date: Mon, 4 Jul 2022 at 20:15

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

To: Daniel Rose <daniel@droseplanning.com>

Cc: Hin Pearman <hpearman@front-architecture.co.uk>

Hi Daniel, please see attached a detail through the Juliet balcony together with the following,

Windows and Juliet doors profile 'REHAU'.

Equitone Brochure page 56 confirms secret fixing installation can be used with the proposed cladding.

NV4 cladding rail system showing typical details for their concealed fixing cladding system.

I think this should satisfy their latest comments.

Kind regards,

Daniel Cross BSc[Hons] [Arch.Tech.]

FRONT. | Director

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Email: dcross@front-architecture.co.uk

We have moved!

we can't wait to have you over to our place soon!

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

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

Date: Tue, 28 Jun 2022 at 17:40

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

To: Daniel Rose <daniel@droseplanning.com>

Daniel,

I had assumed that Mark was now happy, but he has come back with the following.

Regards,

Richard

From: Mark Butler <mbutler1@hillingdon.gov.uk>
Sent: 28 June 2022 15:27
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Subject: RE: HPH 3, Millington Road, Hayes - 72360/APP/2022/148

Hi Richard,

I remember we asked for window and door details during our meeting along with balconies and their fixings.

We will also need detailed drawings that demonstrate that the cladding can be installed with invisible fixings.

The retention of the brick is fine as per my previous email. It would be good to see a commitment to its repair, making good and cleaning on the drawing annotation to ensure that it complements the new development.

I hope the above is of assistance.

Kind regards

Mark

From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Sent: 28 June 2022 09:44
To: Mark Butler <mbutler1@hillingdon.gov.uk>
Subject: FW: HPH 3, Millington Road, Hayes - 72360/APP/2022/148

Mark,

Hopefully this is now acceptable.

Richard

From: Daniel Rose <daniel@droseplanning.com>
Sent: 27 June 2022 17:02
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Subject: Re: HPH 3, Millington Road, Hayes - 72360/APP/2022/148

Hi Richard

Further to the below, please find attached revised elevations which indicate that the brickwork is to be retained in its natural state.

The other elements of the proposal including the cladding details are unchanged from those issued on 17 May.

I hope you are in a position to recommend approval but if you need me to agree to any pre-commencement conditions, please let me know.

Kind regards

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

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

On Fri, 17 Jun 2022 at 09:52, Richard Phillips <RPhillips@hillingdon.gov.uk> wrote:

Daniel,

I have now had comments back from Mark.

He advises that the cladding materials would add texture and would provide some animation during the day as the sun moves.

The proposed secret fixings to the panels would overcome previous concerns with the visual impact of mechanical fixings through the face of the panels.

Mark's remaining concern is the painting of the existing brick elements in a light grey colour. This would look good initially but there are concerns that once painted it would weather poorly with discolouration and uneven staining. Once painted it would need regular maintenance to retain a satisfactory appearance. It might be best to retain the brickwork in its natural state and for it to be cleaned.

Do you have any views on this?

Regards,

Richard

From: Daniel Rose <daniel@droseplanning.com>

Sent: 14 June 2022 09:48

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

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

Hi Richard

I was just wondering if you are in a position to feedback?

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 Wed, 8 Jun 2022 at 10:45, Richard Phillips <RPhillips@hillingdon.gov.uk> wrote:

Daniel,

I have not heard back from Mark as yet and will chase.

Regards,

Richard

From: Daniel Rose <daniel@droseplanning.com>
Sent: 06 June 2022 08:00
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

Hi Richard

I hope you are well. I was just wondering if you and/or Mark are in a position to revert.

Kind regards

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, 17 May 2022 at 12:06, Richard Phillips <RPhillips@hillingdon.gov.uk> wrote:

Daniel,

Thanks for this.

We will get back to you shortly.

Richard

From: Daniel Rose <daniel@droseplanning.com>

Sent: 17 May 2022 10:03

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

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

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

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

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 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

Email: daniel@droseplanning.com

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
Email: daniel@droseplanning.com

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

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

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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 facade 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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