

**PROPOSED SURGERY EXTENSION
AND
TWO NEW DWELLINGS**

167-171 North Hyde Road, Hayes UB3 4NS

**DESIGN, ACCESS & PLANNING
STATEMENT**

Extension to existing GP surgery and conversion of part of
existing surgery to two 1-Person Flats, replacing
existing GP surgery and 2 no. retail units

CONTENTS

- 1.0 Introduction and Summary
- 2.0 Site Assessment
- 3.0 Design Principles and Planning Policy
- 4.0 Access Principles
- 5.0 Preliminary Design and Access Solutions
- 6.0 Proposed Design

APPENDIX

- A Existing Site and Proposals
- B Local Vernacular
- C Letter of support from local CCG
- D Schedule of Accommodation to NHS guidelines

1.0 Introduction and Summary

1.1 The following Design and Access Statement examines the context, constraints and design proposals for an extension to the existing North Hyde GP Practice and the conversion of existing upper storey GP accommodation to 2no. 1P studio flats, on the site of nos. 167-171 North Hyde Road, Hayes UB3 4NS

1.2 The following sections of the statement are set out as follows:

2.0 Site Assessment:

- Site Appraisal
- Existing Street Views
- Site Context
- Site Analysis – Opportunities and Constraints
- Trees and landscape
- Protected Species and Ecology
- Site Archaeology/Heritage
- Utilities
- Parking
- Flooding

3.0 Design Principles and Planning Policy:

- Reason for Development
- Design Brief
- Layout
- Scale & Massing
- Local Character
- Impact on Neighbours
- Landscaping
- Relevant Planning Policy and Planning history

4.0 Access Principles:

- Site Accessibility
- Vehicle Access

5.0 Preliminary Design & Access Solutions:

- Preliminary Designs
- Constraints

6.0 Proposed Design:

- Proposed Design
- Conclusion

- 1.3 The Conclusion proposes that a modest first floor extension to the rear of the properties for GP use and conversion of the existing upper floors of GP accommodation into a new dwelling will create the optimum balance between the requirements for additional surgery accommodation and new housing in Hayes.
- 1.4 The scale and appearance of the proposed extensions will be of a modern contemporary design, to lift the character of this existing unappealing hinterland and to improve the amenities of the existing upper-storey dwellings.
- 1.5 In order to ensure a sustainable development, the proposal will include the provision of an additional 4 parking spaces on site and additional secure cycle storage.

2.0 Site Assessment

2.1 Site Appraisal

- 2.1.1 The site is located towards the eastern end of a run of approximately 20 retail properties, with accommodation above, the “Cranford Parade”, located on the south side of North Hyde Road in Hayes, as shown in Fig. 1.

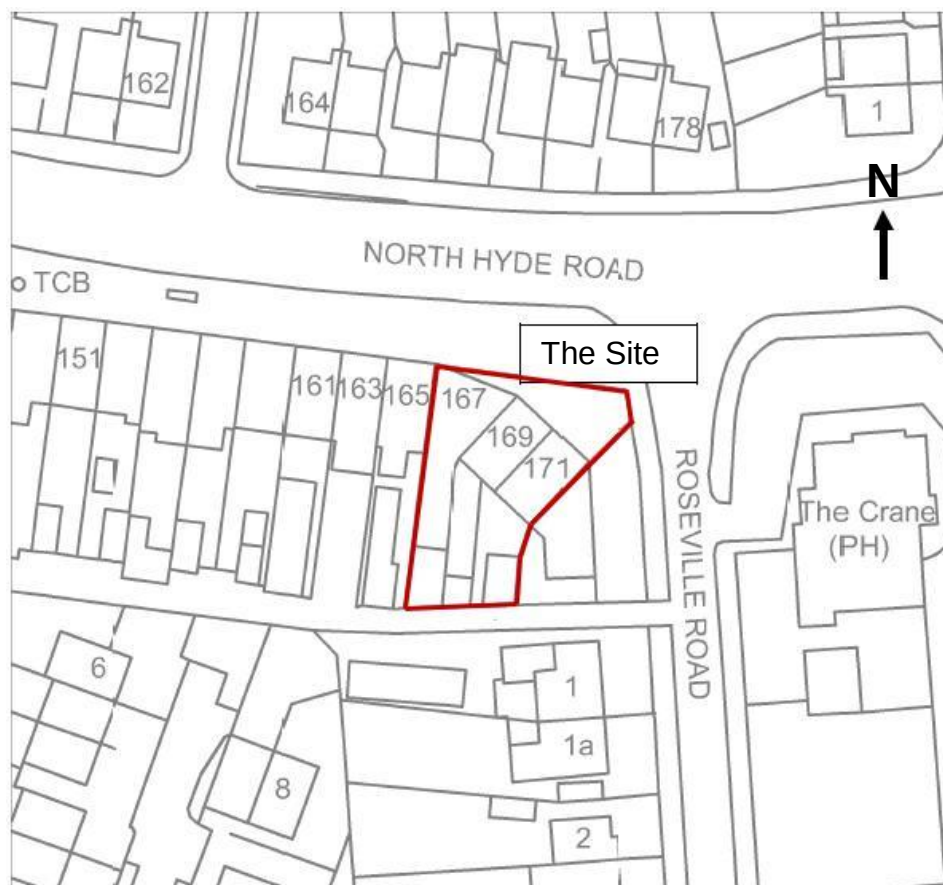


Fig. 1. Site location plan

- 2.1.2 The site consists of three former retail units; nos. 167, 169 and 171, with accommodation on two storeys above, the second floor accommodation being located within a generous pitched roof space.

- 2.1.3 No. 167 consists of a GP surgery on all three floors, no. 169 comprises a Dental Laboratory with a 2 bedroom flat and a studio flat above and no. 171 comprises a former carpet shop (now vacant) with two flats above.
- 2.1.4 The site is located on a busy main road, with a large residential estate to the south, the west and for a short distance to the north. Approximately 150m to the east, beyond a vacant pub and some dwellings, is the River Crane. 150m to the north, beyond further residential dwellings, is the Hayes Nestle Factory.



Fig. 2 Aerial View. (Source: Google Maps)

- 2.1.5 The parade of shops and the surrounding residential streets all appear to date from the post-war period, and are characterised by semi-detached properties with brick and pebble-dashed elevations, with profiled clay and concrete roof tiles. It appears that the originally very long gardens have provided scope for backland development, and a number of more recent "Closes" have been introduced additional dwellings. The housing extends to the M4 to the south and to Bourne Farm to the west.
- 2.1.6 To the rear (south) of the Cranford Parade runs a narrow alleyway, linking Roseville Road to the east with Wyre Grove to the west. A number of workshops and stores are located along the north edge of the alleyway, located in the former rear "gardens" of the parade, together with an access into the rear garden and garage of no. 1 Roseville Road, the only access point on the south side of the alley.
- 2.1.7 The site is bounded to the west by the no. 165 shop unit (a general foodstore) and a workshop off the alley. To the east there is a small courtyard garden to the rear of no. 171b; a former Cosmetic Clinic, now vacant, with one 2 bedroom flat above.
- 2.1.8 To the north of the site is a generous wide footpath to North Hyde Road, widening to the east as the properties angle back from the road to turn the corner into Roseville Road. The applicant owns the area of footpath in front of nos. 167, 169 and 171 where these step back from the line of the rest of the Parade, and this area of footpath/parking is therefore included within the proposed site.

- 2.1.9 No. 167 contains an existing GP surgery, the North Hyde Practice, on all three floors, extending into additional rooms on the ground floor to the rear of no. 169, with a small courtyard to the rear of no. 167 and a high wall to the alley.
- 2.1.10 No. 169 is a dental lab on the ground floor, with a 2 bedroom flat and a studio flat above, accessed from North Hyde Road. GP accommodation and outbuildings fill the rear of the site up to the alley.
- 2.1.11 No. 171 is a vacant shop on the ground floor, with two flats above. There is a small courtyard directly to the rear of the main property, with an outbuilding store extending to the alley
- 2.1.12 The rear single-storey roofs of the outbuildings to the south are overlooked by the rear first and second floor windows of the upper floor flats, giving a very unattractive outlook from these dwellings (see Fig. 7).
- 2.1.13 The site is also overlooked by the rear upper floor windows of the flats over no. 171b and by a single window in the first floor of no. 1 Roseville Road to the south of the alley. This is assumed to be a habitable room.
- 2.1.14 The site frontage measures approximately 23m along North Hyde Road, 28m deep from back of footpath to alleyway wall, and the site area is 497sq.m.
- 2.1.15 The existing footpath has a drop of approximately 0.2m from north west to east.
- 2.1.16 The existing accommodation on site (excluding the existing upper floor flats to remain unchanged) is:
- | | |
|---|----------------|
| • GP surgery Ground Floor | 188sq.m |
| • Unit 169 Ground Floor | 51sq.m |
| • Unit 171 Ground Floor (inc. store) | 72sq.m |
| • GP surgery First Floor | 79sq.m |
| • GP surgery Second Floor | 41sq.m |
| Total existing floor area (see 6.1.12) | 431sq.m |
- 2.1.17 The following figures illustrate the site context and street views.



Fig. 3. View of site from North Hyde Road



Fig. 4. Rear of no. 1 Roseville Road from alleyway



Fig. 5. View of rear of nos. 165, 167, 169 and 171 North Hyde Road



Fig. 6. View of rear of nos. 169, 171 and 171b North Hyde Road



Fig. 7. Rear view from flat above no. 169 North Hyde Road

2.2 Site Context



Fig. 8. Local Amenities (Source: Google Maps)

2.3 Site Analysis – Opportunities and Constraints

- 2.3.1 The site is not located within any locally designated Conservation Area or Area of Special Local Character.
- 2.3.2 The site is not locally or nationally designated for any particular special landscape or visual quality or character, nor is it designated for any particular or specific historic /heritage asset or ecological reason.
- 2.3.3 The site already contains a number of upper-storey dwellings, and this pattern continues over no. 171b. There is also a single first floor window in no. 1 Roseville Road facing the site. The overlooking from these windows is highlighted in Fig. 9, and has shaped the form of the proposed development.

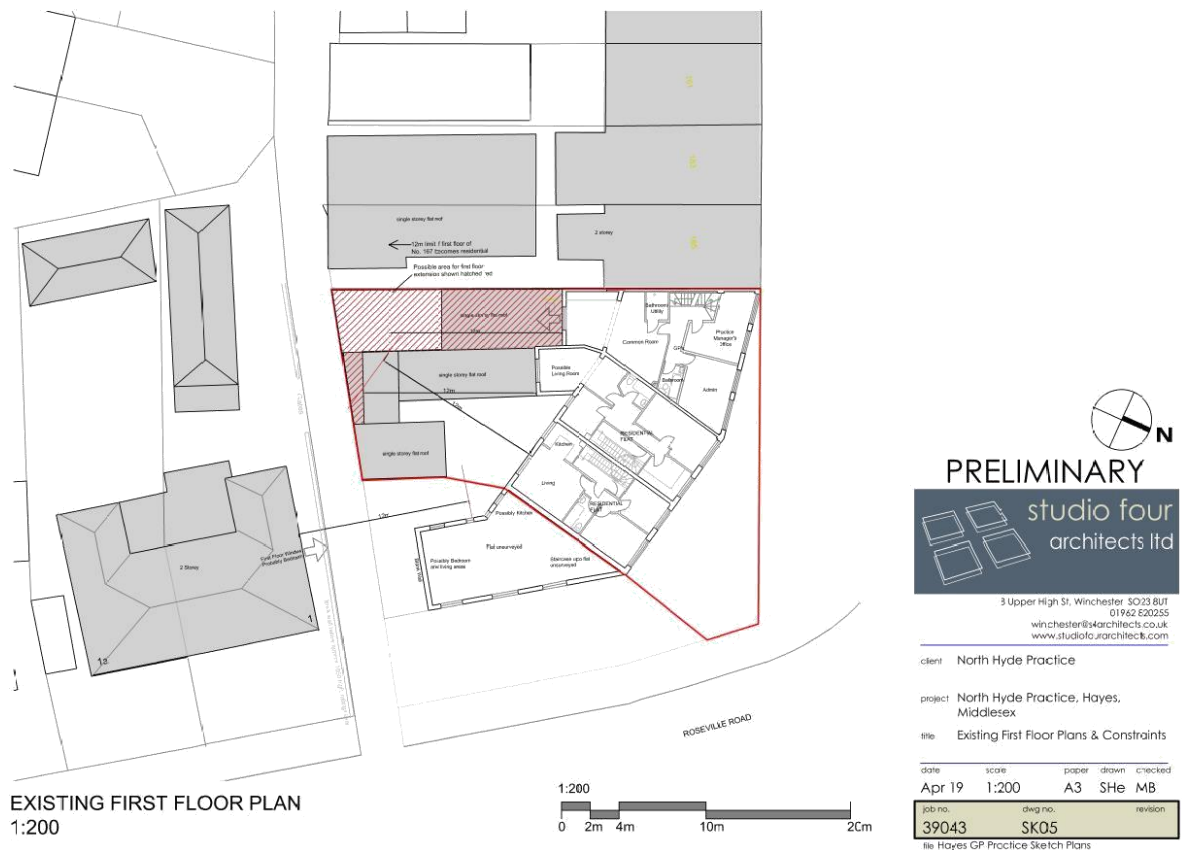


Fig. 9. Existing Opportunities and Constraints Plan

2.4 Trees

2.4.1 There are no trees on the site.

2.5 Ecology

2.5.1 The majority of the existing site is developed. It is therefore considered that an ecological survey would not be required.

2.5.2 The approximate current area of permeable ground is 25sq.m and impermeable ground is 471.5sq.m. By using permeable block paving for new car parking and cycle store, the proposed plan will have an approximate area of permeable ground of 74sq.m, an increase in permeable area of 49sq.m.

2.6 Site Archaeology & Heritage

2.6.1 There is no known archaeological history on the proposed site and no heritage assets will be impacted by the proposal.

2.6.2 The site is outside the Colne Valley Archaeological Priority Zone.

2.7 Utilities

2.7.1 There are existing mains services serving the whole site.

2.8 Parking

- 2.8.1 There is currently an area in front of nos. 169 and 171 used by patients with reduced mobility or disability to park when visiting the GP practice. It is also used by patients dropping off elderly family members for the practice. This is accessed across an existing dropped kerb and through a narrow gap between bollards off Roseville Road (see Fig. 10). This provides space for up to 4 parking spaces when double parked. There are 3 existing hoops for 6 cycles on the pavement directly outside 167 and 169.



Fig. 10. Existing parking/access off Roseville Road (Source: Google Streetview)

- 2.8.2 An advertising poster display unit prevents further vehicle access across the front of no. 167. This area is effectively “dead space”.
- 2.8.3 Whilst there is vehicle access to the rear of nos. 167-171 via the alleyway, the boundaries to the site are currently solid walls (see Fig. 11) so at present there is no access to parking on site from this direction.
- 2.8.4 It should be noted that these existing provisions are currently serving the GP surgery, the accommodation above nos. 169 and 171 and the two shop units.
- 2.8.5 In accordance with recent discussions with the Local Authority, it is proposed to extend the existing dropped kerb to Roseville Road (see Fig. 10) up to the end of the existing pedestrian barrier as part of this development, to ease access to the existing parking spaces and ensuring disabled or less able patients can continue to easily access the GP practice.



Fig. 11. Existing boundary to rear alleyway

2.9 Flooding

2.9.1 The Environment Agency Flood Risk map shows that the site is not within flood zones 2 or 3 (see Fig. 12), and no flood risk assessment is required and Policy EM6 can be met.

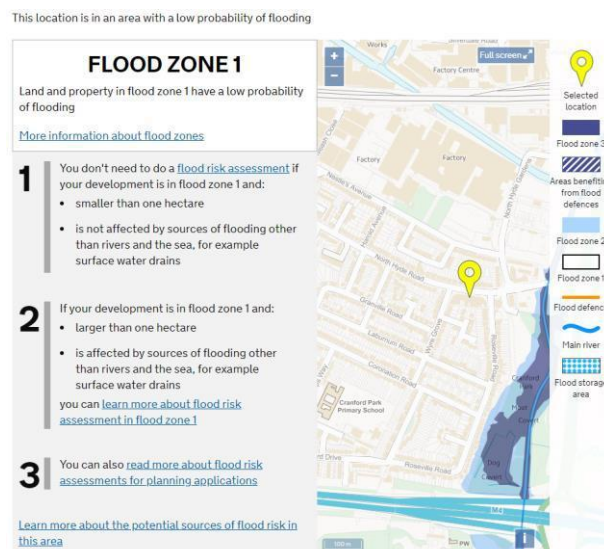


Fig.12 Flood Risk Maps. Source, Environment Agency

3.0 Design Principles and Planning Policy

3.1 Reason for development

- 3.1.1 The existing GP surgery has been established at no. 167 for 17 years, and currently has a Patient List size of 3,600.
- 3.1.2 Over the years, the surgery has expanded into additional accommodation on the ground floor to the rear of nos. 167 and 169, and also occupies the first and second floors of no. 167.
- 3.1.3 The surgery is currently managing to operate in acceptable but not optimal conditions. A major renovation is needed to bring the GP practice to the highest NHS standards. This will also ensure the local community is continued to be served well, particularly given the number of patients is likely to continue to grow substantially with further Residential developments planned for the local area. The Practice estimates that within 5 years' time their List size could increase to up to 6,000 patients. Indeed the practice has been the fastest growing practice in the past year, in the Hayes area.
- 3.1.4 Consequently the Practice has applied to NHS England, with support from the local NHS Hillingdon Clinical Commissioning Group (CCG) (see Appendix B), to carry out a major expansion and refurbishment project. The current floor area of the surgery, with upper floor accommodation, is 303sq.m. The floor area suggested by NHS Health Technical Memoranda for a surgery catering for between 4,000 and 6,000 patients is estimated at 397sq.m (see Appendix D), clearly showing the necessity for expansion and re-planning. NHS England has accepted this need, and have agreed to support the Practice in part-funding their development.
- 3.1.5 Suitable sites for a new surgery of this size are extremely limited in the local area, and would add significant cost to the overall project. The GPs, as owners of the three properties on this site, have an ideal opportunity to remain in their current location, with careful planning of the new layout and some enabling development to help fund the works. Although it may not be possible to achieve the NHS target floor area on the existing site, it is considered preferable to achieve as much as possible within the existing site constraints.
- 3.1.6 The applicant also wishes to include 4no. additional parking spaces within the development, to ease parking in surrounding streets and reflect the likely additional demands of the enlarged surgery.
- 3.1.7 The development now submitted for Full Planning application represents the optimum solution out of eighteen design options considered by the Practice in their assessment of the local residents' needs, whilst respecting the site and budgetary constraints of this important new community facility.
- 3.1.8 The proposal has also been discussed with the GP practices' Patient Participation Group and there was overwhelming support from patients in the local community for this project.

- 3.1.9 There Nestles Factory site has a proposed 1300 residential units which will of course have an impact on local population needing suitable healthcare provision. While the proposed development at Nestles Factory includes space for a healthcare facility, this would need a practice to move into it and also secure ongoing funding from the CCG. The CCG's preference is for an established GP practice to expand given the substantial cost implications of trying to open and run a new practice from brand new premises. Therefore this proposal would assist not only Hillingdon Councils planning aims but also the CCG.
- 3.1.10 The latest Strategic Estates Development meeting between London Borough of Hillingdon and the CCG again highlighted the need for more healthcare provision in the Hayes and Harlington area, this scheme achieves this, hence receiving the formal back of the CCG and NHS England.

3.2 Design Brief

- 3.2.1 The applicant's design brief is for a practical new surgery layout that can meet the healthcare demand of local residents into the future. The facilities need to provide suitable accommodation and be phased so that the existing surgery can continue operating during the construction phase. All patient-accessible facilities should be located on the ground floor, but staff facilities could be located on the first floor.

3.3 Layout

- 3.3.1 The new development should respect the amenities of the neighbouring properties.
- 3.3.2 The proposed scheme should provide improved outlook from the existing first floor dwellings, and any proposed for the upper floors of no. 167. These should all receive adequate daylight and sunlight.
- 3.3.3 The existing vehicular access point off Roseville Road should be retained and a new parking area for 4 cars provided, giving a total potential for 7 or 8 cars on the site, an increase of 4 no.

3.4 Scale and Massing

- 3.4.1 The new development should reflect the general surrounding which has a predominance of two to three-storey dwellings or shops and flats.
- 3.4.2 The scale, height, massing and appearance of the proposed scheme should not detract from any important views, buildings or landmarks.

3.5 Local Character

- 3.5.1 The proposed scheme should be two to three-storey and respond positively to the appearance of the local area.
- 3.5.2 Any new building should enhance the existing character of the area.

3.6 Impact on Neighbours

- 3.6.1 Any new development on the site will need to respect the privacy and amenity of the adjacent dwellings. Careful consideration will have to be given to the siting and design of any extensions and how they relate to the neighbouring properties. With relation to the constraints shown in Fig. 9, the proposed first floor has been positioned so that any new windows are outside a 21m 'window to window' distance and any flank walls are outside a 12m 'window to flank wall' distance. To reduce any risk of overlooking of the neighbours, the proposed windows are positioned so they are facing away from existing dwellings, with angled windows where necessary
- 3.6.2 The proposal will have minimal impact on the privacy of the neighbours, as the proposed first floor staff area will not overlook their properties. Proposed boundary walls and fencing will also obscure most views between the site and the neighbours and maintain privacy at ground floor level.
- 3.6.3 The Surgery will be closed at night, and currently on Saturdays, Sundays and Bank Holidays. This will minimise disturbance to surrounding residential neighbours.

3.7 Landscaping

- 3.7.1 The proposal includes for a "green" roof to the ground floor extension, with small balconies, to replace existing unsightly flat roofs and enhance the view from upper floor dwellings.
- 3.7.2 The proposed scheme would alter the existing boundary to the alley at ground floor level, giving more space and daylight in this narrow route.
- 3.7.3 Secure cycle and bin storage will be provided as part of the development

3.8 Relevant Planning Policy and Planning History

- 3.8.1 Policies SO6, SO9 and SO18 of the Hillingdon Local Plan (adopted November 2012) encourage the provision of accessible Healthcare facilities in the Borough.
- 3.8.2 The proposals are intended to improve the provision of primary healthcare for up to 6,000 of the Borough's existing and new residents over the next 5-10 years.
- 3.8.3 Policy H1 Local Plan sets out the target for new homes in the Borough.
- 3.8.4 This Policy notes that there is a requirement for additional market accommodation, and suggests that 40% of this should be smaller one and two bed dwellings
- 3.8.5 The application proposes two new dwellings on a 'brownfield' site of previously developed land. National guidance in chapter 11 of the National Planning Policy Framework supports making as much use of such land as possible to increase the delivery of homes.
- 3.8.6 There are two previous approved Planning applications for conversion of the upper floors of no. 167 to Residential use, reference 34943/APP/2001/1075 and 34943/APP/2005/2240. (The former application also established the initial use of the ground floor of no. 167 as a surgery). Whilst not yet fully implemented, these demonstrate the suitability of these spaces for the proposed use.
- 3.8.7 Whilst it could also be argued that the existing upper floors of no. 167 may well once have been used for Residential accommodation (demonstrated by the existing staircase up to these floors and the use of these floors in neighbouring buildings) and therefore there is no Change of Use in this case, it is proposed that UDP Policies H7 and H8 be met. The new flat windows facing North Hyde

Road will be fitted with triple-glazed units to reduce traffic noise, additional parking will be provided to serve these units (see below) and amenity space will be provided where there is currently none.

- 3.8.8 The proposal is therefore in line with Local Plan Policies SO6, SO9, SO18 and H1, H7 and H8 and is supported by NPPF chapter 11.
- 3.8.9 Policy AM14 seeks to ensure all development is in accordance with the Council's adopted Parking Standards. Whilst it is noted that the site location is classified as PTAL value of 2, it should be borne in mind from the point of view of any Residential development that the site is located in a parade of shops with numerous facilities on the doorstep (listed under "Parades" in the Council's UDP), and is served by regular bus services (see 2.2.4). There is currently extremely limited parking available on site, shared between the existing GP surgery and two other retail units (see 2.8).
- 3.8.10 Taking the guidance given in the Council's Car Parking Standards, and assuming a low worst-case PTAL value of 2, the development will actually reduce the local parking demand overall, as follows:

Existing Accommodation:	Car Parking Standards requirement:
Surgery with 4 consulting rooms	Calculated 6 spaces based on current patient list and location
No. 169 Retail unit 51sq. m	4 spaces
2 no. dwellings above no. 169	3 spaces
No. 171 Retail unit 72sq. m	5 spaces
2 no. dwellings above no. 171	3 spaces
Total existing requirement	21 spaces
Total existing available parking	3 to 4 spaces at front
Current shortfall	Say 18 spaces
Proposed accommodation:	
Surgery with 4 consulting rooms	Calculated 6 spaces based on proposed patient list and location
2 no. new studio flats above no. 167	3 spaces
2 no. existing dwellings above no. 169	3 spaces
2 no. existing dwellings above no. 171	3 spaces
Total proposed requirement	15 spaces
Net reduction in parking demand	21 less 15 = 6 spaces
Total proposed parking	7 to 8 spaces front and back
Proposed shortfall	Say 8 spaces
Net local improvement	+10 spaces

The provision of an additional 4 parking spaces for the development will therefore be a major improvement to the overall parking and traffic in the local area and the overall development will more than halve the current parking deficit.

- 3.8.11 The surgery, unlike the existing retail units, will not require a service area, just a small area for an additional Clinical Waste bin collected by small van, thereby reducing the traffic problems generated by large vehicles trying to access the rear alleyway.
- 3.8.12 One of the new parking spaces will be accessible, in accordance with Policy AM13.
- 3.8.13 Parking for 10 cycles will be provided to exceed Policy AM14 (min. 8 no. required for the surgery and 1 no. for the new dwelling).
- 3.8.14 The scheme will be designed to meet the requirements of Policy BE20 (see shadow diagrams and Constraints plan) and will also respect the guidance given in the HDAS SPD on Residential Development.
- 3.8.15 Any first floor surgery windows directly overlooking the rear outbuildings and gardens of nos. 1 and 3 Roseville Road will be obscured up to 1.8m above floor level, to preserve the privacy of these neighbouring residents.
- 3.8.16 New outdoor amenity space (balconies) will be provided for existing dwellings above nos. 169 and 171, without affecting the privacy of existing adjacent residential properties, to meet Local Plan Policy BE23.
- 3.8.17 A previous Pre-application submission was made in 2016 by the applicant for a new 3-storey residential extension at the rear of nos. 167-171. The advice given by the Local Authority at that time has been carefully considered to inform the details of the new Full Planning application.

3.9 Affordable Housing

- 3.9.1 In accordance with National Planning Policy guidance as the net gain of dwellings is only one, no affordable housing provision will be required.

3.10 Community Infrastructure Levy

- 3.10.1 The applicant recognises that the development may attract appropriate Community Infrastructure Levy (CIL) contributions. A CIL

3.11 Planning Contributions

- 3.11.1 Following the implementation of CIL no other Planning contributions are anticipated to be due in relation to the proposed development.

4.0 Access Principles

4.1 Site Accessibility

- 4.1.1 Pedestrian access to the site will be directly off the existing public pavement that bounds the site to the north and the alleyway to the south. The two existing staircases to the dwellings above nos. 169 and 171 will be replaced by one single staircase. One of the parking bays at the rear of the property will be to accessible standards.
- 4.1.2 The existing public footpath level drop of approximately 0.2m from west to east is allowed for in the layout of the proposals.

4.2 Vehicle Access

- 4.2.1 As described previously, there are currently 2no. potential vehicular access points onto the site. All proposed car parking will have level access.
- 4.2.2 Roseville Road is within a relatively quiet suburban area that has a 30mph speed limit. Pavements exist along both sides of the road, with barriers separating the pavements from the main road. The existing dropped kerb will be retained and extended, to provide access to the existing 3 to 4 parking spaces at the front of nos. 169 and 171.
- 4.2.3 The access off the rear alleyway is currently used by the various enterprises operating from this location. The new parking will be set well back from the alley, and the gate into the garage and parking area of no. 1 Roseville Road, to avoid any detrimental effect on existing users.
- 4.2.4 Secure cycle storage will be provided at the rear of the developed GP practice, plus the existing hoops 3 for 6 cycles on the pavement directly outside nos.167 and 169.
- 4.2.5 The site is in an area well-served by public transport and the bus stops are located along North Hyde Road and Roseville Road, directly in front of the site. There are regular buses between Brentford, Greenford and Hayes town centre.
- 4.2.6 The nearest train station is Hayes and Harlington with regular trains running to London Paddington and Reading.

5.0 Preliminary Design and Access Solutions

5.1 Preliminary Designs

- 5.1.1 Following receipt of the client's brief and analysis of the site, eighteen sketch layouts were prepared for discussion. These options assessed the existing constraints, client's brief and development potential on the site.
- 5.1.2 It was agreed that the provision of 4no. new parking spaces on the site would be critical to the sustainability of the scheme, and that all patient areas must be located on the ground floor.
- 5.1.3 The overall GP surgery accommodation would not quite fit on the ground floor, but in order to create suitable staff accommodation upstairs it was ascertained that a certain amount of "enabling development" would be needed to make up any shortfall in NHS funding. It was therefore decided that an optimum solution was to return the upper floors of no. 167 to Residential use, and create a modest first floor extension to the rear to house the GP staff areas, following the outline of the overlooking limit established on the Constraints plan (see Fig. 9).

5.2 Pre-application discussions and Public Consultation

- 5.2.1 Previous Full applications for the site have been made for the upper floor residential accommodation, as well as a Pre-application for a three-storey Residential extension as described in 3.8.16. All this historic Planning information has been used to inform the proposed design.
- 5.2.2 Neighbours have not been contacted at this stage.

6.0 Proposed Design and Conclusion

6.1 Proposed Design

- 6.1.1 The proposals at Appendix A show the details of the proposed scheme.
- 6.1.2 The existing outbuildings at the rear of nos. 167-171 will be cleared away.
- 6.1.3 A new permeable block paved car parking area will be formed off the alleyway, providing parking for 4 cars, bins and cycles, as well as an access route for staff into the Surgery. This widens the overall alley at this point, which should assist access into the existing rear vehicle access gate into no. 1 Roseville Road, as well as circulation generally. It will likely also help already established Mechanics located at the rear of 165 North Hyde Road. The alleyway will also be developed with new tarmac to protect against potholes and damage that may occur with increased frequency of car usage. The practice will take on board maintaining this area of alleyway.
- 6.1.4 Between this new car park and the existing elevations of nos. 167-171, a new surgery extension will be constructed, with consulting rooms looking onto the car park and rooflights over internal spaces.
- 6.1.5 To the rear of no. 167, as far away as possible from the existing flats above and from the rear of no. 1 Roseville Road, a new first floor extension is proposed, for GP staff accommodation. This will be accessed from the ground floor via a new internal staircase. The existing North Hyde Road front door and staircase up to the accommodation above no. 167 will be used as a fire exit from this new first floor, as well as access to a new dwelling on the first and second floors of no. 167.
- 6.1.6 The roof of the new ground floor surgery extension will be planted with low-maintenance Sedum, and small balconies will be provided outside the rear windows of first floor flats above nos. 169 and 171, to improve the amenities of these dwellings. The roof over the first floor extension will be single-ply membrane, with stone ballast chippings.
- 6.1.7 A small new ground floor extension is proposed to North Hyde Road, to highlight the entrance to the surgery and provide a small amount of additional floor area for a Waiting Room. This extension will be glazed to reflect the adjacent shopfronts.
- 6.1.8 The proposals are designed so that the orientation provides a minimum 'window to window' distance 21m or greater between habitable rooms, and 12m habitable window to flank wall, to reduce overlooking and provide maximum use of the site. Windows in the first floor surgery extension will be orientated to avoid overlooking any habitable rooms, and the surgery Meeting Room window closest to the rear garden of no. 1 Roseville Road will be obscured up to 1.5m above floor level, to avoid any overlooking of the latter property's garden.
- 6.1.9 The elevations will be designed to appear as light and airy as possible, to enhance the local area and reduce the apparent bulk of the extensions. Brickwork is proposed for the rear of the ground floor surgery extension, to deter graffiti and provide a robust backdrop to the new parking.
- 6.1.10 The first floor surgery extension will be clad in render on the west elevation, with a light-colour finish, to reflect as much sunshine as possible to the rear of no. 165.

- 6.1.11 The east elevation will be clad in a light-coloured Trespa panel system, with over-fixed vertical timber battens, to soften the view from the windows of the adjacent upper-floor flats and respond to the Sedum roof (see Fig. 13).



Fig. 13. Proposed cladding to east wall of first floor extension

6.1.12 The floor areas of the new accommodation (excluding the existing upper floor flats which remain unchanged) will be as follows:

• GP surgery Ground Floor	286sq.m
• GP surgery First Floor	91sq.m
• Studio Flat, First Floor	41sq.m
• Studio Flat, Second Floor	44sq.m
Total proposed floor area of development	462sq.m
Net increase in floor area (see 2.1.16)	31sq.m

6.1.13 The works are designed to be capable of phasing so that the existing surgery can continue operating throughout construction, and are intended to provide a long-term sustainable healthcare provision for the local community.

6.2 Conclusion

- 6.2.1 There is a requirement for suitable healthcare provision in the North Hyde Road area, and this demand is set to increase. Indeed, that has been recognised not only by Hillingdon CCG, but also London Borough of Hillingdon and NHS England.
- 6.2.2 NHS England are supportive of the GPs' plans to remain in their existing accessible location and expand their existing facilities to meet foreseeable demand into the future.
- 6.2.3 The GPs are in the fortunate position of owning the properties adjacent to their existing surgery, so expansion in the current location is feasible.
- 6.2.4 There are however numerous constraints which need to be addressed, as the local properties are tightly-knit and parking is currently under-provided.
- 6.2.5 As income from existing retail units will be lost, the GPs need to carry out some enabling development in order to make good the shortfall between the cost of the development and the funding offered by the NHS. To do so, it is proposed to carry out a modest first floor extension which will allow an additional 2no. 1-person dwellings to be created on the upper floors, matching the dwellings in all the other units of the Cranford Parade.

- 6.2.6 The scheme has been designed with careful reference to pre-application advice received for a similar, albeit much larger, development on the site.
- 6.2.7 The proposal creates two new 1-person dwellings in the area, a GP surgery to meet the growing need for appropriate healthcare provision, and an additional 4 car parking spaces.
- 6.2.8 Unfortunately there is not enough physical space on site to provide all the parking required for the existing and proposed uses on site. However while the proposed development actually reduces the local car parking demand by 6 to 7 spaces, it also increases the provision by 4 spaces, making a net reduction in demand of at least 10 spaces. 3 hoops for 6 cycles and covered storage for a further 4 cycles are proposed.
- 6.2.9 The scheme has been sensitively designed to not only respect and enhance the privacy and amenity of existing residents, but to also set a benchmark for design quality in the area which may inform other similar schemes in the future.
- 6.2.10 It is hoped the Local Authority will appreciate the effort the applicant has made to achieve all the aims of the development of the site within the guidance of the Local Plan and that the scheme can be granted permission.

Appendix A - Existing Site and Proposals

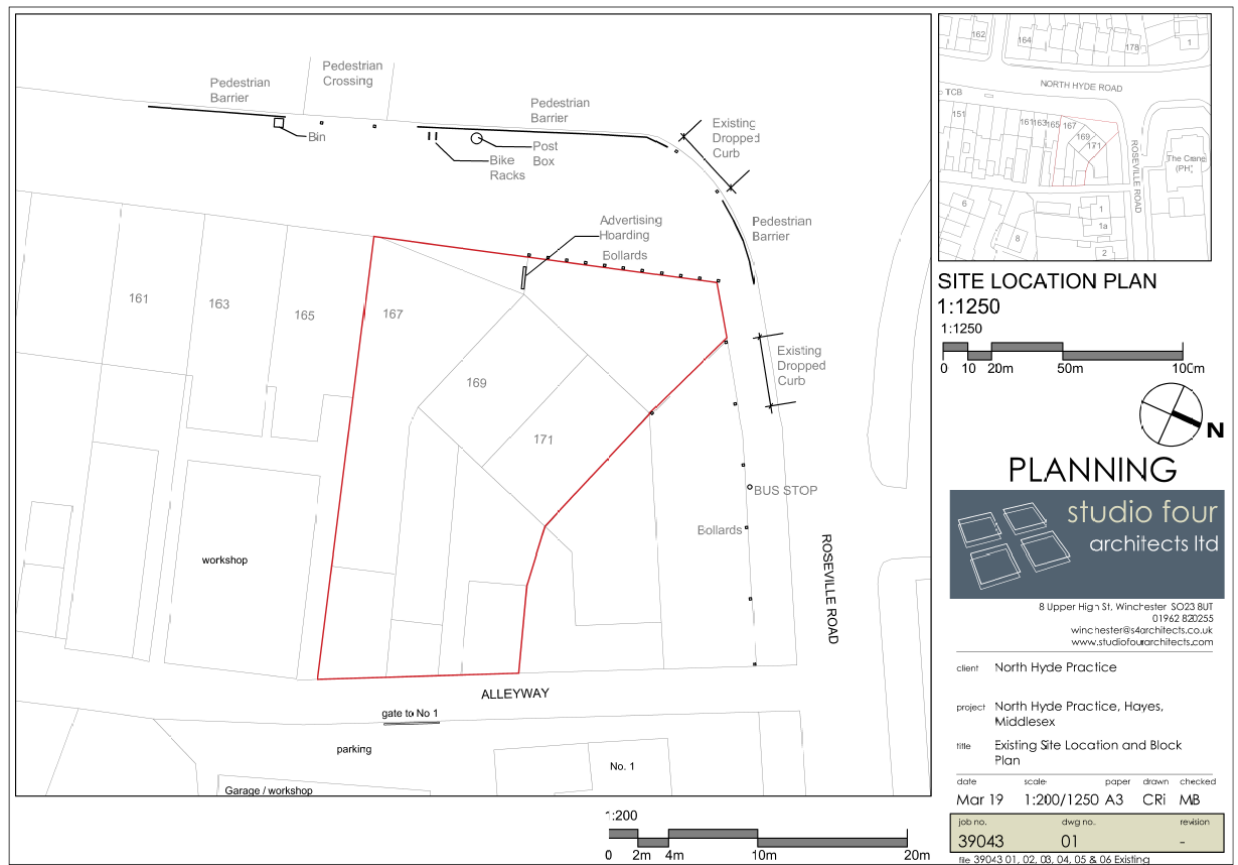


Fig 14. Existing Site Plan

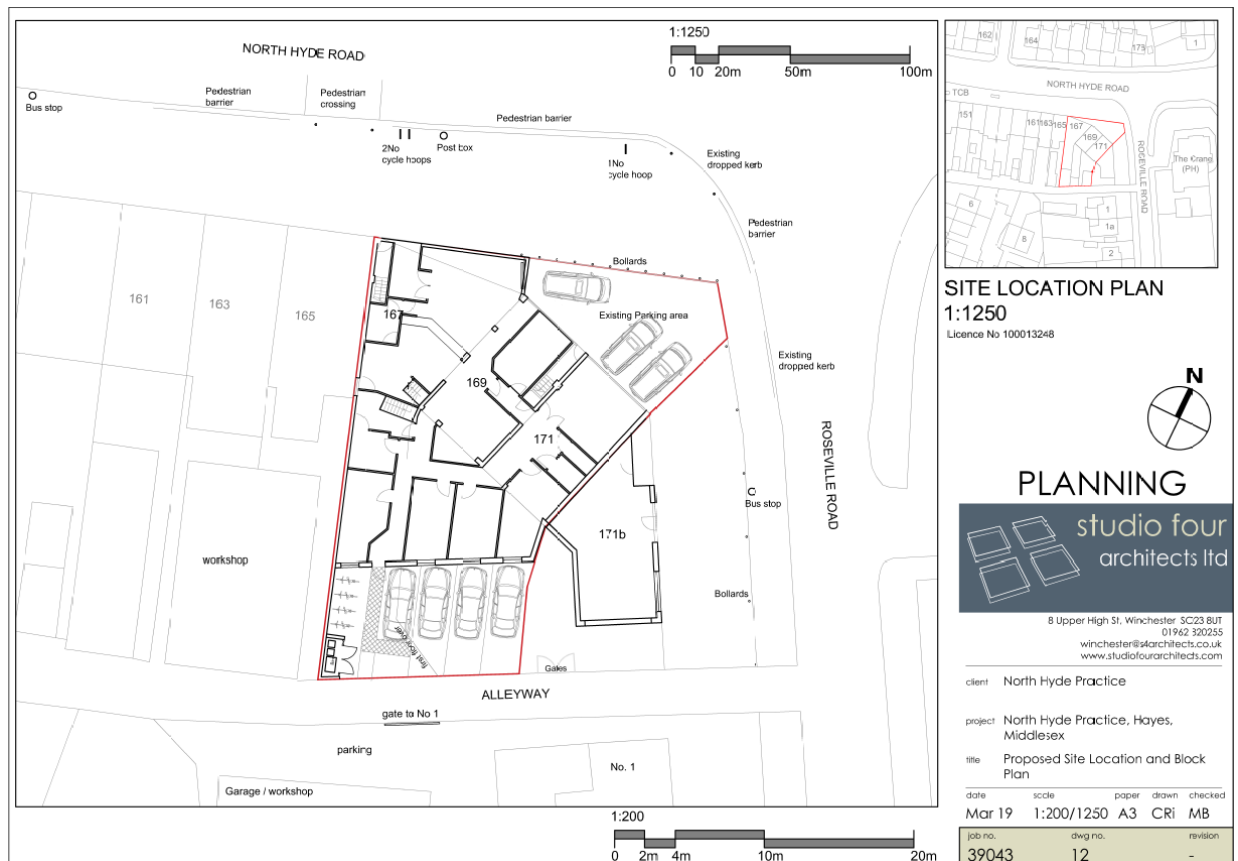


Fig 15. Proposed Site Plan

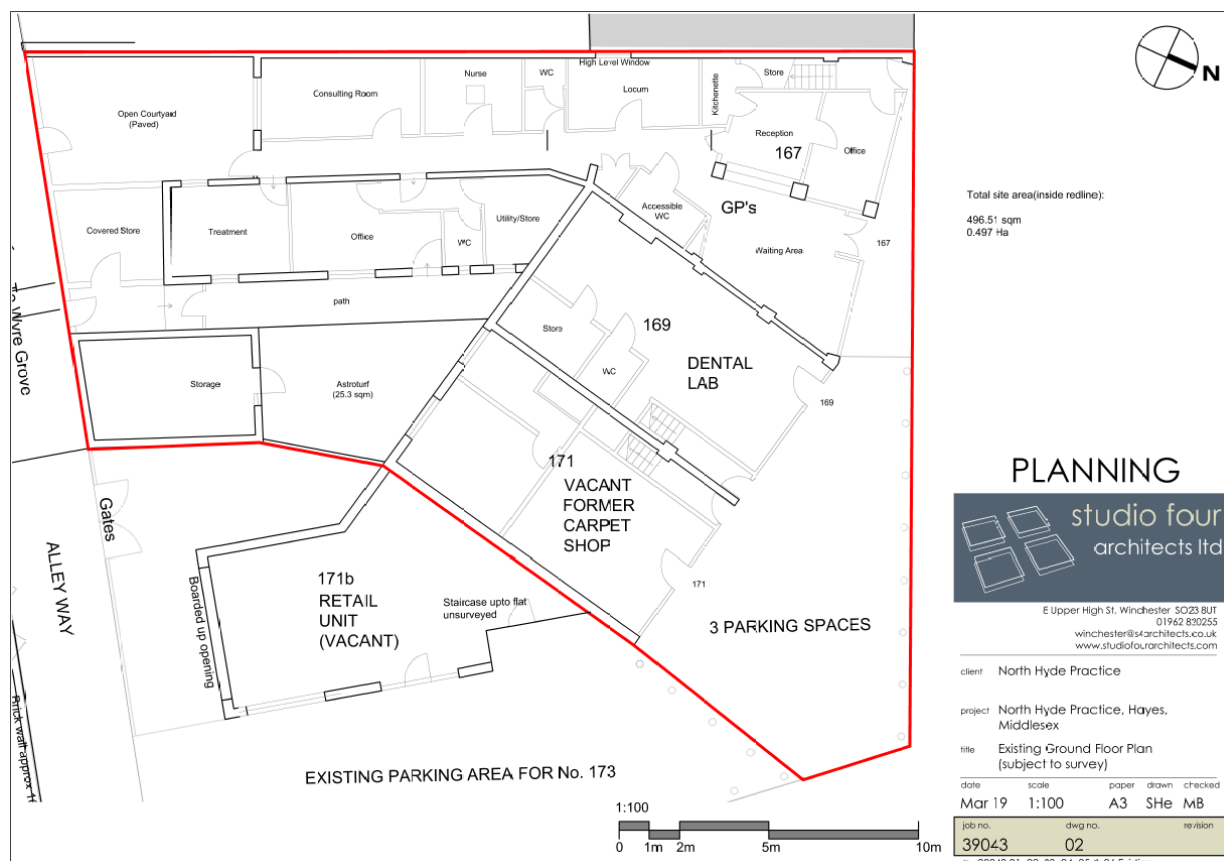


Fig 16. Existing Ground Floor Plan

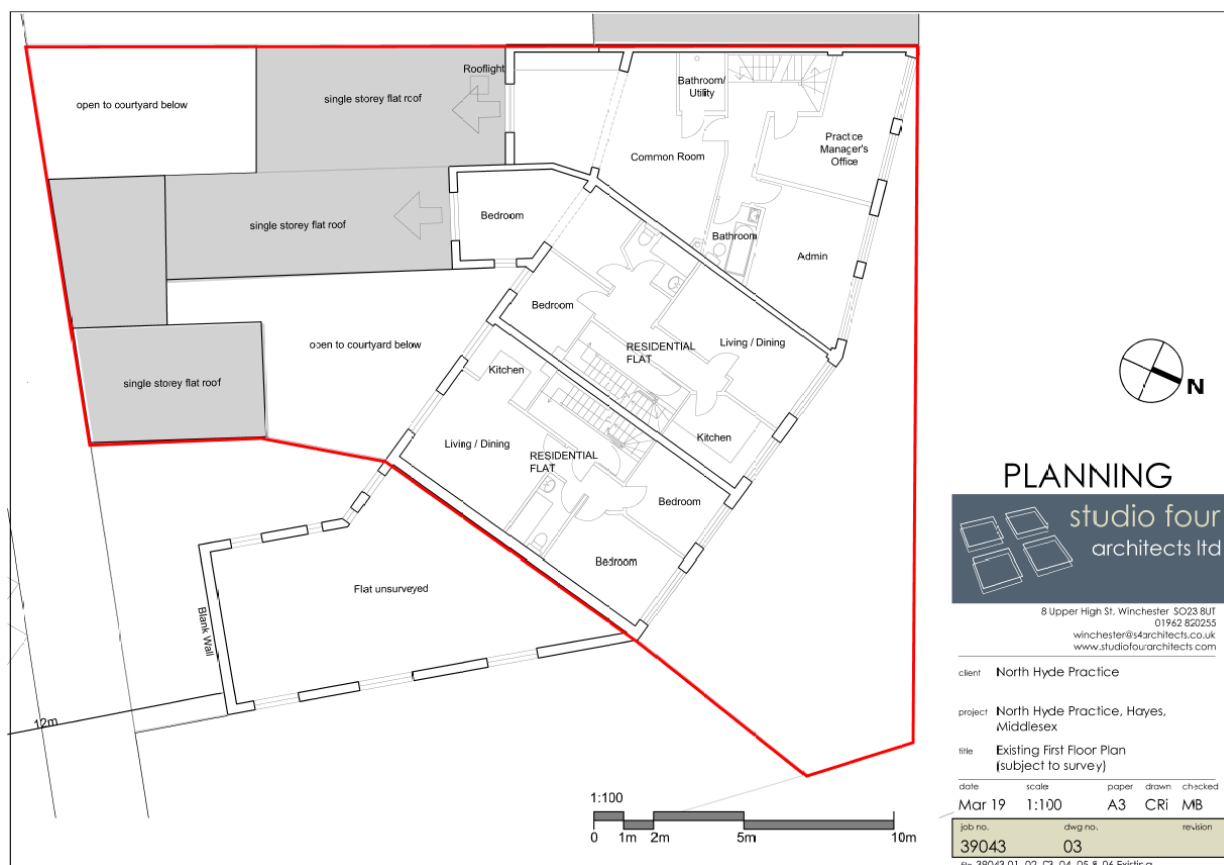
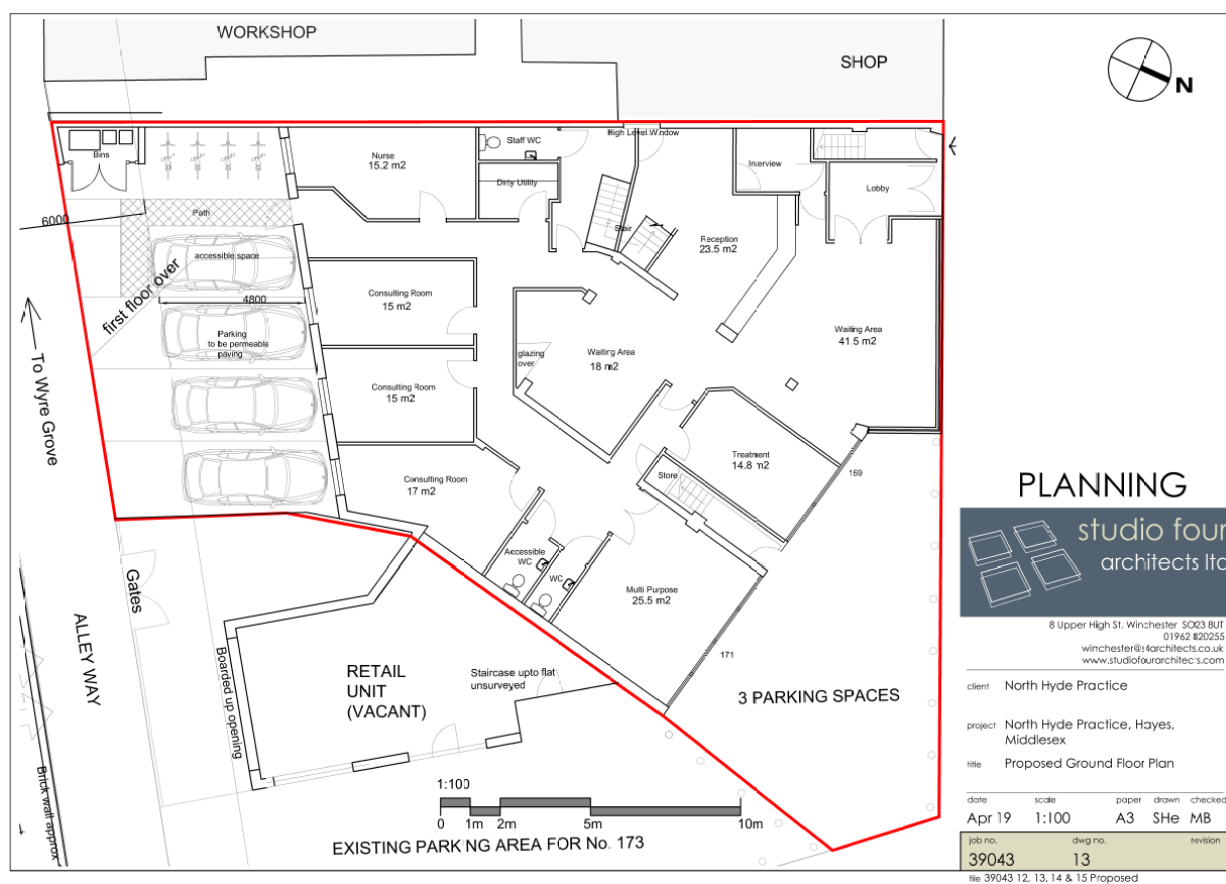
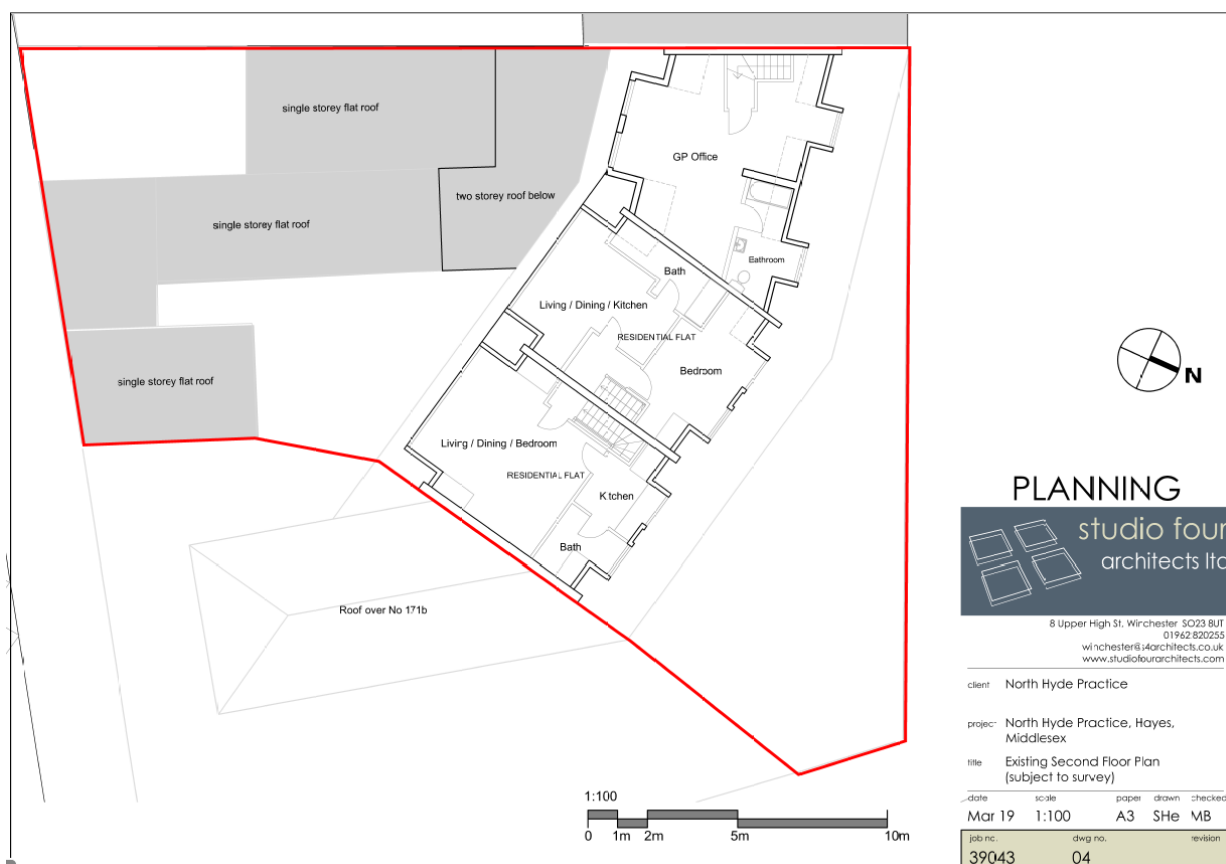


Fig 17. Existing First Floor Plan



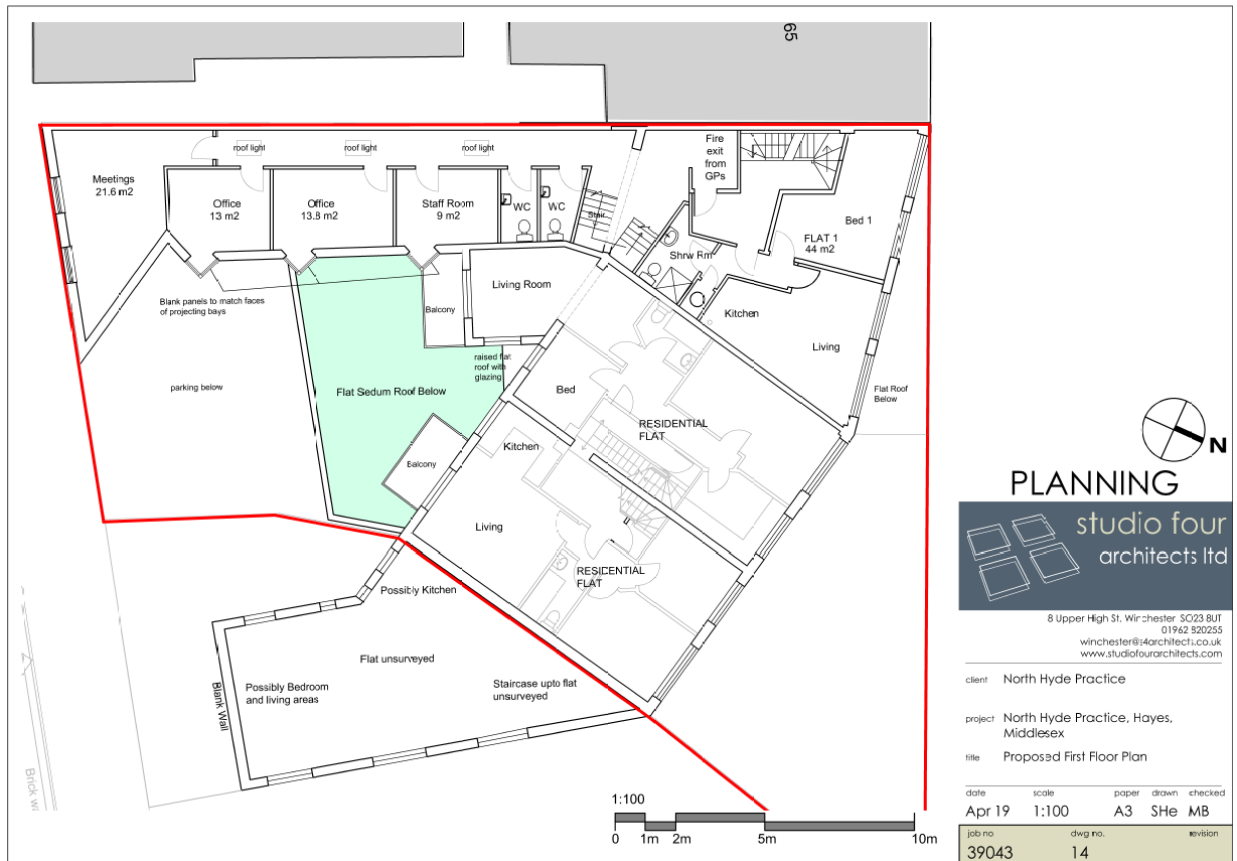


Fig 20. Proposed First Floor Plan



Fig 21. Proposed Second Floor Plan



Fig 22. Existing North Elevation

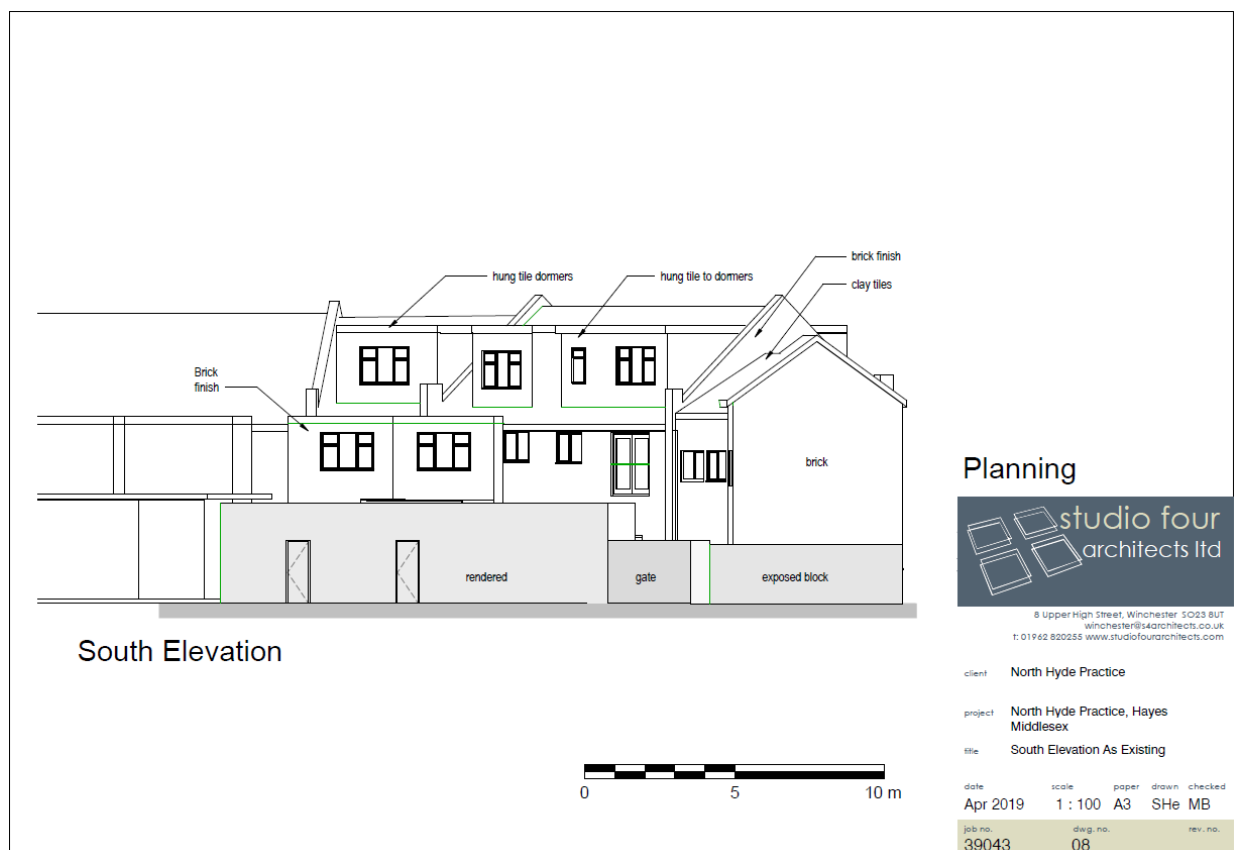


Fig 23. Existing South Elevation

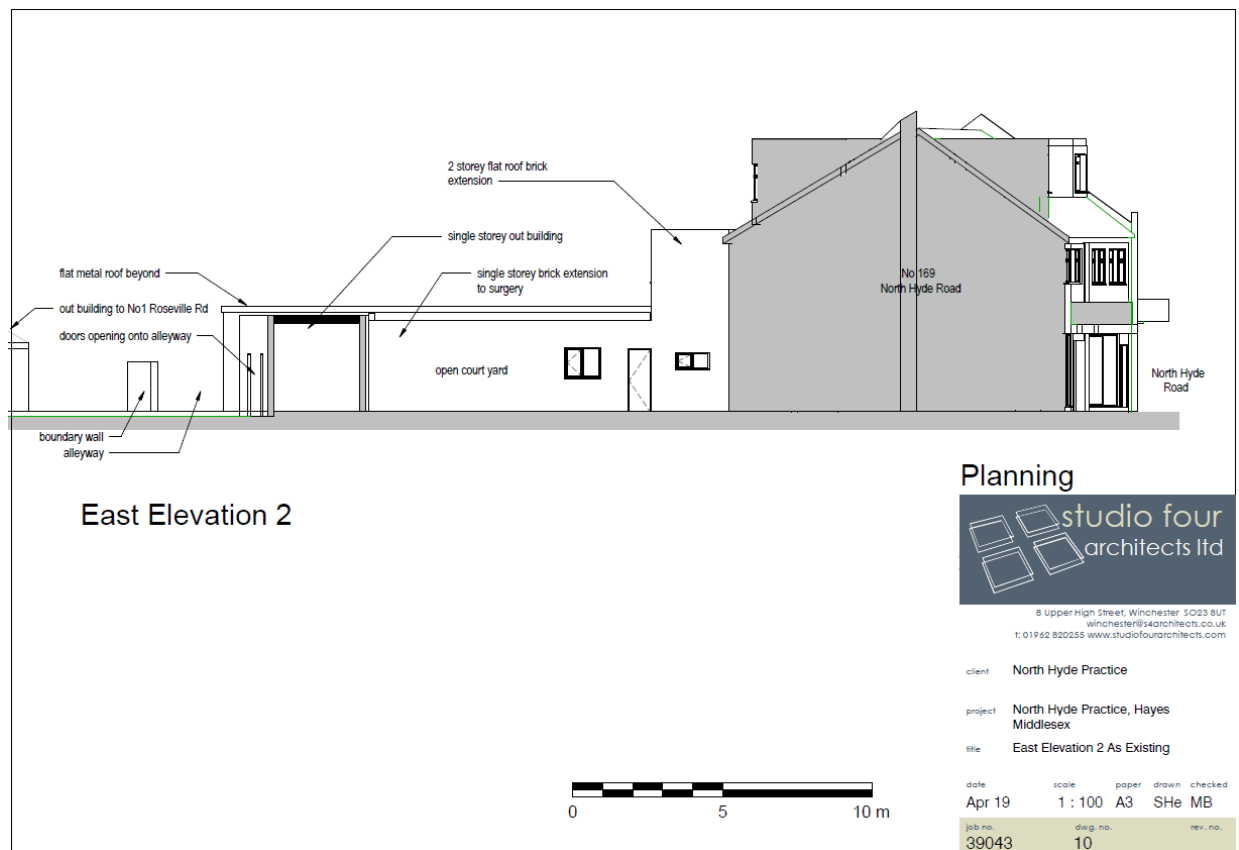


Fig 24. Existing East Elevation

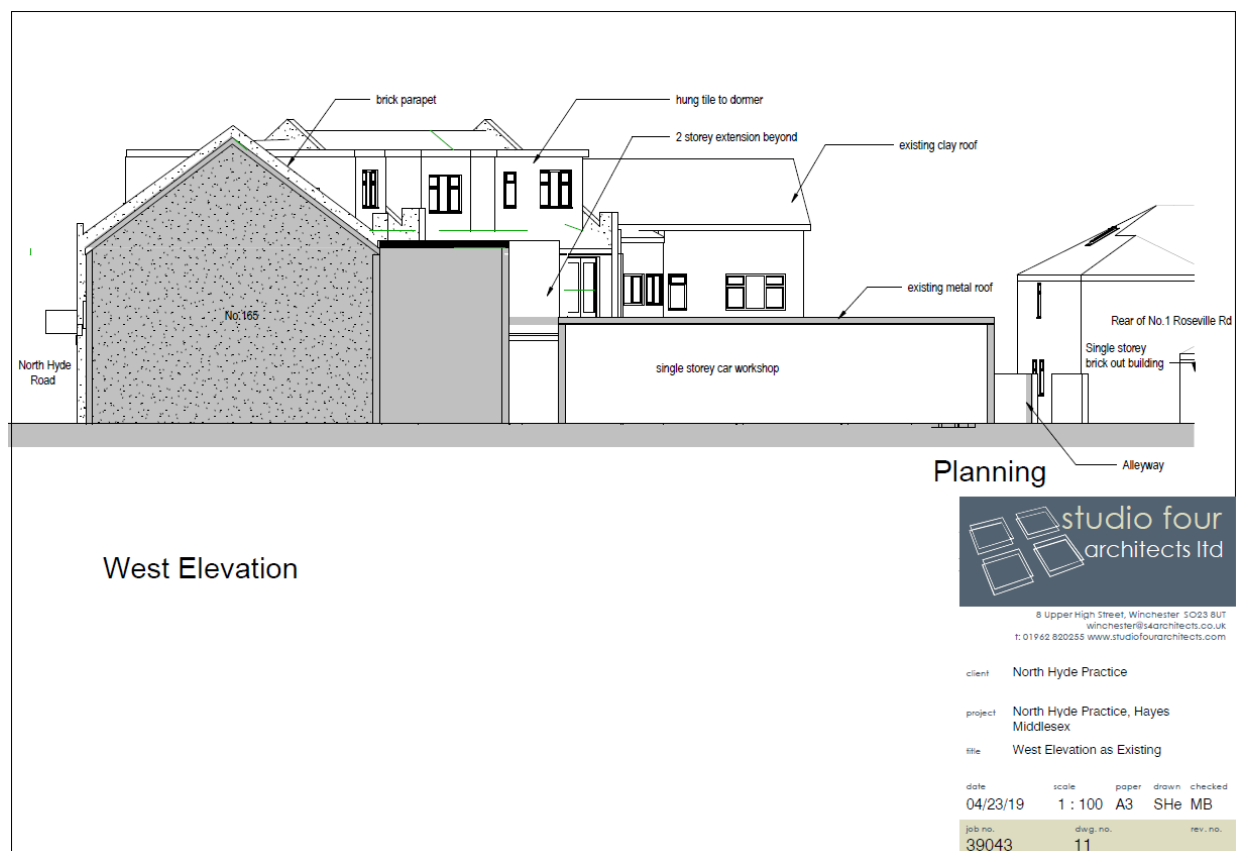


Fig 25. Existing West Elevation



Fig 26. Proposed North Elevation

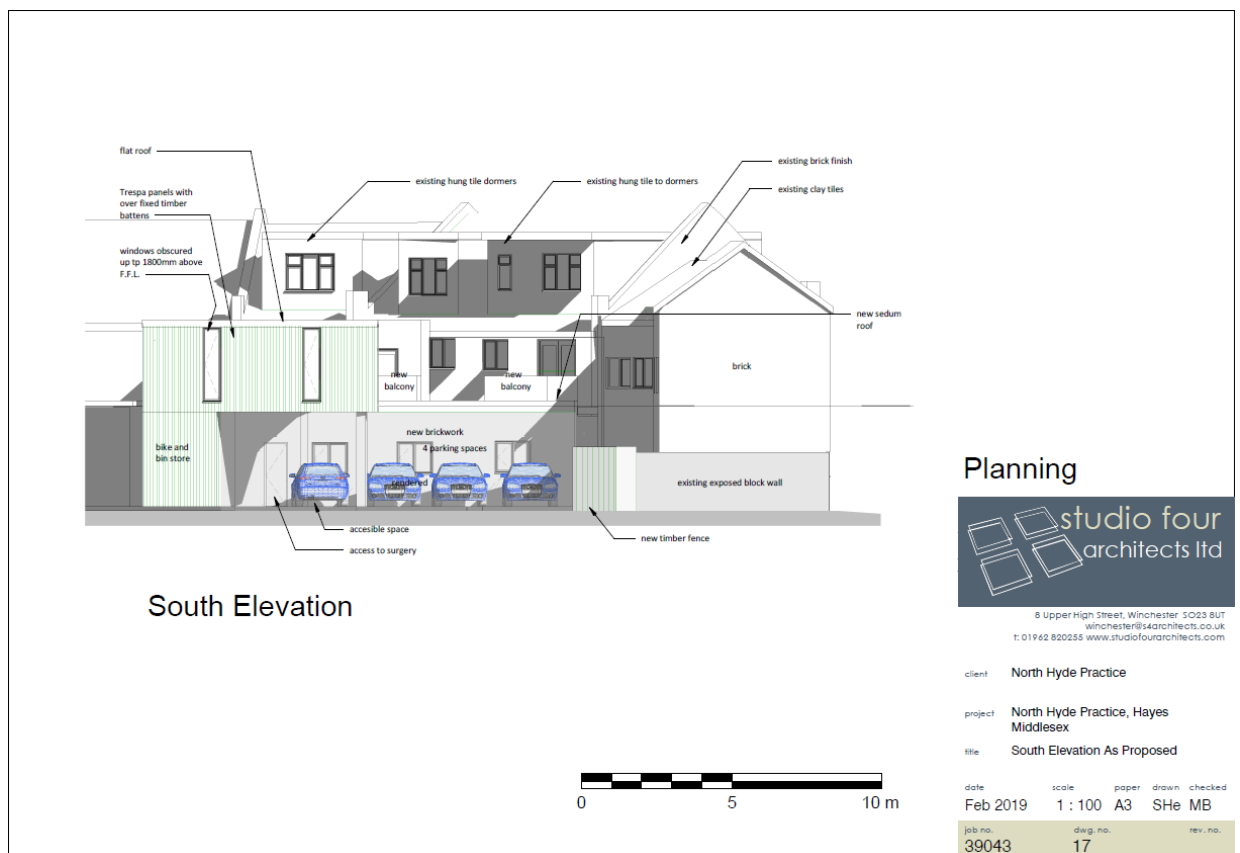


Fig 27. Proposed South Elevation

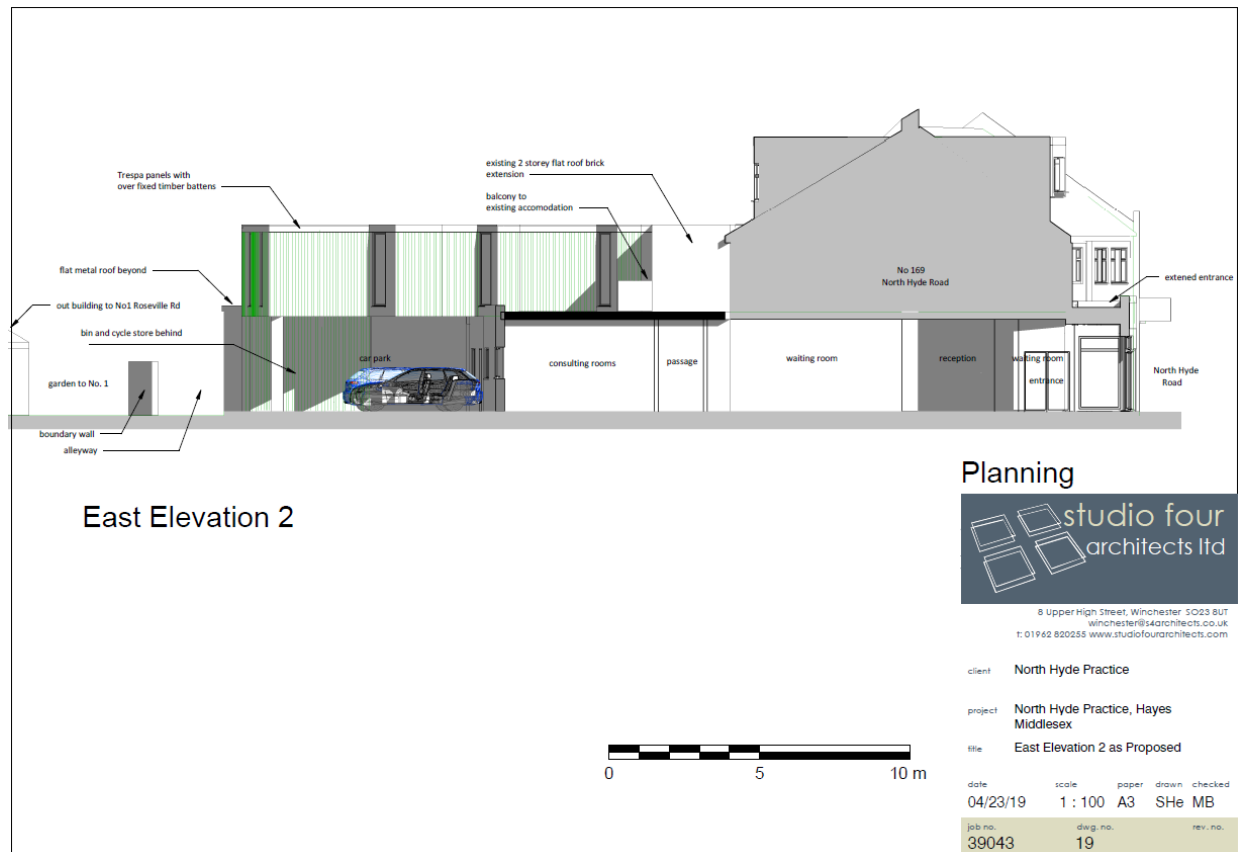


Fig 28. Proposed East Elevation

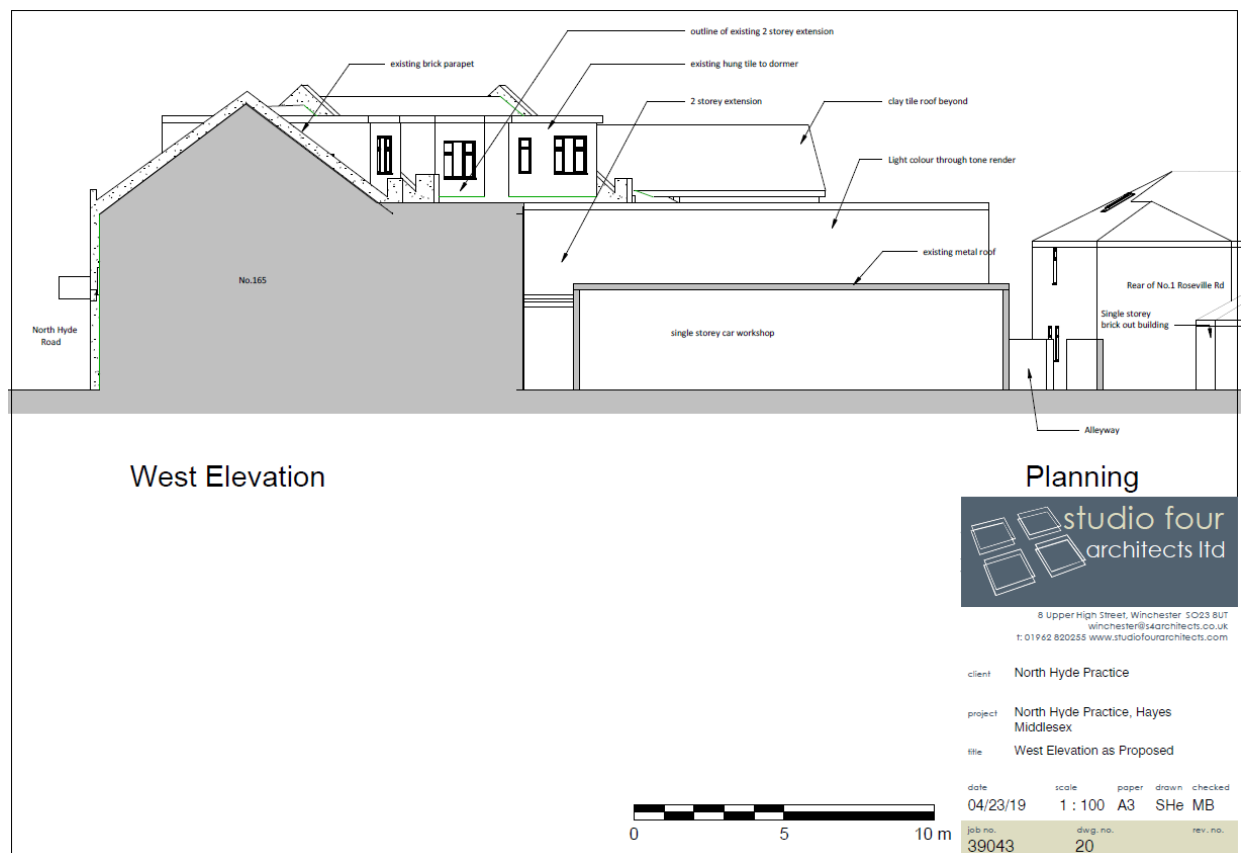


Fig 29. Proposed West Elevation



 studio four architects Ltd				
8 Upper High Street, Winchester SO23 8UT winchester@s4architects.co.uk t: 01962 820255 www.studiofourarchitects.com				
client	North Hyde Practice			
project	North Hyde Practice, Hayes Middlesex			
title	3D View along Alley			
date	scale	paper	drawn	checked
Apr 19		A3	MB	MB
job no.	dwg. no.	rev. no.		
39043	21			

Fig 30. Proposed View along alley



 studio four architects Ltd				
8 Upper High Street, Winchester SO23 8UT winchester@s4architects.co.uk t: 01962 820255 www.studiofourarchitects.com				
client	North Hyde Practice			
project	North Hyde Practice, Hayes Middlesex			
title	3D View from North East			
date	scale	paper	drawn	checked
04/25/19		A3	MB	MB
job no.	dwg. no.	rev. no.		
39043	22			

Fig 31. Proposed View from North East

Appendix B - Local Vernacular



Fig 32. The Cranford Parade



Fig 33. 171b North Hyde Road



Fig 34. Nos. 1 and 2 Roseville Road (Source: Google Streetview)



Fig 35. Properties on North Hyde Road (Source: Google Streetview)



Fig 36. Properties on Blair Close (view towards rear of Cranford Parade)
(Source: Google Streetview)

Appendix C – Letter of Support from CCG



Boundary House
Cricket Field Road
Uxbridge
Middlesex
UB8 1QG

Tel: 01895 203000
Fax: 01895 203010

<http://www.hillingdonccg.nhs.uk>

17TH July 2018

Dr. Salman Gauher
North Hyde Practice
167 North Hyde Road
Hayes
Middlesex
UB3 4NS

Dear Dr Gauher,

NHSE 2019/20 Improvement Grant

Thank you for submitting a copy of your Improvement Grant application form for the **North Hyde Practice** premises.

The CCG has reviewed your proposal and can offer **conditional support** for the **extension into 169 North Hyde Road only** which would enable the use of the entire ground floor area of two retail units (**Existing 167 North Hyde Road and 169 North Hyde Road**) on the basis that the practice maintains alignment with the NHS Hillingdon CCG strategy and meets the following NHSE criteria:

- Scheme will be delivered within the financial year 2019/20
- Meets the NHSE criteria set out in the Primary Care Premises Cost Directions (2013)
- Practice contributes 34% of the cost
- Scheme has a minimum value of £7500

Once you have submitted your application to NHSE they will follow a due diligence process and will liaise with the CCG in respect of unconditional support. If your proposed scheme is likely to incur an on-going revenue cost we require a copy of the District Valuer's (DV) report containing accurate financial information. The CCG will then undertake an affordability assessment before deciding whether it is able to give unconditional support to your proposed scheme.

All practices are also advised to take note of the conditions of funding set out in the Directions, which contain clauses that require premises to remain in use by the NHS for a minimum number of years, dependent on the size of the improvement grant awarded. The current requirements are as follows:

2

- For projects costing up to £100,000 plus VAT, for at least 5 years
- Projects between £100,000 and £250,000 plus VAT, for at least 10 years
- Projects over £250,000 plus VAT, for at least 15 years"

Should the premises no longer be used for primary care and the minimum number of years has not been met then practice will be required to repay the grant (please see page 8 and page 9 of the Premises Costs Directions for full details).

Practices are reminded that they must submit their Improvement Grant application, together with this letter of support, to england.londonigfund@nhs.net by 5pm on **Friday 20th July 2018**.

We thank you for expressing interest in the Improvement Grant scheme.

Yours sincerely

Appendix B – Optimum Schedule of Accommodation

North Hyde Practice INDICATIVE SCHEDULE OF ACCOMMODATION									
	NO OF ROOMS	M2 EACH ROOM	TOTAL M2						
Entrance/Public Space									
Draught Lobby	1	11	11						
Reception/Records	1	20	20						
Waiting Area	1	50	50						
Wheelchair Space	2	3	6						
Interview Rooms	1	9	9						
			85						
Clinical Space									
Consulting Rooms	3	16	48						
Treatment Room	1	16	16						
Dirty Utility	1	8	8						
Clean Utility	1	8	8						
Health Care Assistant									
			80						
Non Clinical									
Multi Purpose Group Room	1	25	25						
Office (1 Person)	1	10	10						
Office (2 Persons)	1	12	12						
Office (10 people)									
Seminar/Meeting	1	20	20						
			67						
Staff Space									
Staff Room	1	15	15						
Changing/WC/Lockers	1	10	10						
			25						
Support Space									
Storage	1	10	10						
Disposal/Refuse	1	10	10						
Cleaners	1	8	8						
Plant Room	1	10	10						
Comm. Room	1	10	10						
			48						
Summary of Accommodation									
Entrance/Waiting			85						
Clinical Space			80						
Non Clinical			67						
Staff Space			25						
Support Space			48						
Circulation 30%			91.5						
Total			396.5						
To be Added									
Public WC									✓
Male - Ambulant									✓
Male - Disabled									✓
Female - Ambulant									✓
Female - Disabled									✓