



The image opposite is a CGI produced to highlight the scheme's strong visual aesthetic with careful attention paid to the proposed materials and facade treatment.

Violet Avenue

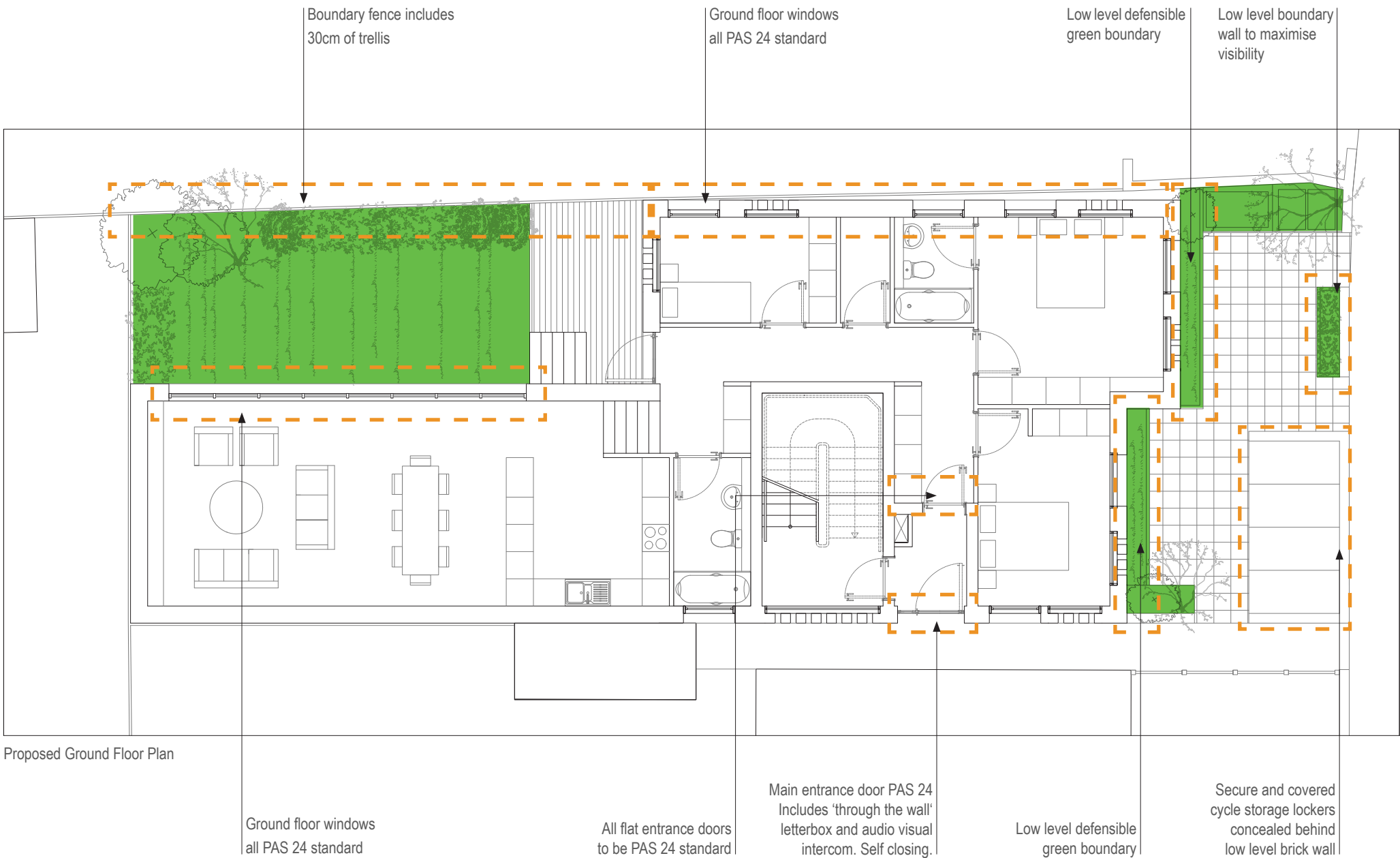
Land Adjacent to No 70 Violet Avenue
Uxbridge
UB8 3PT

Planning Application

16/03/2018



ARCHANÆUM



The Council's pre-application feedback made a recommendation to meet with Secured By Design officer Mr Robert Palin. Archanaeum met with Mr Palin on 14/03/18 and discussed the proposed scheme in detail.

Overall, Mr Palin was pleased with the scheme and could not see any major breaches of security or safety. He was happy that the general principles of SBD were adhered to such as encouraging visibility, not creating dark and/or hidden external areas, boundary walls not creating climbing aids and the inclusion of low level green defensible boundaries.

Mr Palin made some recommendations for the scheme as follows:

- All ground floor windows and doors to be PAS 24
- Flat entrance doors to be PAS 24
- Main entrance door to be PAS 24
- Main entrance door to be self closing
- Main entrance door to include audio-visual intercom
- 'Through the wall' letterbox
- Add 30cm trellis on top of proposed 1.8m fence
- Cycle storage to be fully enclosed (could be a set product surrounded by brick).

The minutes of the meeting are enclosed with this application. All points above that can be incorporated into the design at this stage have been added.

We commit to adhering to Mr Palins advice on window and door standards/types etc as part of a formal SBD application if planning permission is granted.

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Optimising the use of land	
Mayor's Priority	London Plan policy
Through both their Local Plans and planning decisions, boroughs should ensure development patterns reflect the strategic spatial vision for London's growth as set out in Chapter 2 of the London Plan.	1.1, 2.6, 2.7, 2.8, 2.9, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 3.3, 6.1
Mayor's Priority	London Plan policy
Through both their Local Plans and planning decisions, boroughs should aim for 100% of development to be delivered on previously developed land.	1.1, 3.3
Mayor's Priority	London Plan policy
1 Developers should optimise the scale and density of their development, considering the local context, to make efficient use of London's limited land.	3.4, 4.3, 7.6

SITE LAYOUT AND BUILDING DESIGN	
New design of development	
2 the existing landform;	
3 the potential to take advantage of natural systems such as wind, sun and shading;	
4 the principles sets out London Plan policies 7.1 and 7.6;	
5 the potential for adaption and reuse in the future;	
6 potential for incorporating green infrastructure, including enhancing biodiversity;	
7 - potential for incorporating open space, recreation space, child play space; - energy demands and the ability to take advantage of natural systems and low and zero carbon energy sources; - site wide infrastructure;	
8 - access to low carbon transport modes; - the promotion of low carbon transport modes, including walking and cycling;	
9 - potential to address any local air quality, noise disturbance, flooding and land contamination issues; and - the potential effect on the micro-climate.	

Materials and waste	
Design phase	
Mayor's Priority	London Plan policy
6 The design of development should prioritise materials that: - have a low embodied energy, including those that can be re-used intact or recycled; - at least three of the key elements of the building envelope (external walls, windows roof, upper floor slabs, internal walls, floor finishes / coverings) are to achieve a rating of A+ to D in the BRE's <i>The Green Guide</i> of specification; - can be sustainably sourced; - at least 50% of timber and timber products should be sourced from accredited Forest Stewardship Council (FSC) or Programme for the Endorsement of forestry Certification (PEFC) source; - are durable to cater for their level of use and exposure; and will not release toxins into the internal and external environment, including those that deplete stratospheric ozone	5.3, 5.20, 7.6, 7.14

Occupation phase	
Mayor's Priority	London Plan Policy
Developers should provide sufficient internal space for the storage of recyclable and compostable materials and waste in their schemes.	5.3, 5.17
Mayor's Priority	London Plan Policy
7 The design of development should meet borough requirements for the size and location of recycling, composting and refuse storage and its removal.	5.3, 5.17
Nature conservation and biodiversity	
Mayor's Priority	London Plan policy
8 There is no net loss in the quality and quantity of biodiversity.	5.3, 7.19
Mayor's Priority	London Plan policy
Developers make a contribution to biodiversity on their development site.	5.3, 7.19

Increasing green cover	
Urban greening	
Mayor's Priority	London Plan policy
Developers should integrate green infrastructure into development schemes, including by creating links with wider green infrastructure network.	2.18, 5.3, 5.10, 5.11
Mayor's Priority	London Plan policy
Major developments in the Central London Activity Area (CAZ) should be designed to contribute to the Mayor's target to increase green cover by 5% in this zone by 2030.	5.10
Trees	
Mayor's Priority	London Plan policy
9 Developments should contribute to the Mayor's target to increase tree cover across London by 5% by 2025.	5.3, 5.10, 7.21

Air quality	
Mayor's Priority	London Plan policy
Developers are to design their schemes so that they are at least 'air quality neutral'.	7.14
Mayor's Priority	London Plan policy
10 Developments should be designed to minimise the generation of air pollution.	5.3, 7.14
Mayor's Priority	London Plan policy
Developments should be designed to minimise and mitigate against increased exposure to poor air quality.	3.2, 5.3, 7.14
Mayor's Priority	London Plan policy
Developers should select plant that meets the standards for emissions from combined heat and power and biomass plants set out in Appendix 7.	7.14
Mayor's Priority	London Plan policy
Developers and contractors should follow the guidance set out in the emerging <i>The Control of Dust and Emissions during Construction and Demolition SPG</i> when constructing their development.	5.3, 7.14
Noise	
Mayor's Priority	London Plan policy
Areas identified as having positive sound features or as being tranquil should be protected from noise.	3.2, 7.15
Mayor's Priority	London Plan policy
11 Noise should be reduced at source, and then designed out of a scheme to reduce the need for mitigation measures.	3.2, 5.3, 7.6,.7 .15

As part of the pre-application feedback, the council also made a recommendation to review the Mayors SPG on Sustainable Design and Construction.

Whilst the document is specifically targeted at major developments, its aims and overall purpose can be applied to developments of any scale.

The images opposite are extracts from the Mayors priorities and best practice that are most applicable to this scheme.

1. The site has been optimised but not to the extent where it is detrimental to the local context.

2. The building is very exposed on a corner plot and could incorporate natural systems in its technical design.

3. It has been rationally designed to allow future adaptation and/or reuse.

4. The proposed landscaping and green roofs enhance biodiversity.

5. No parking is proposed on the site. This promotes access to low carbon transport modes. Cycle storage is also provided.

6. These points can be adhered to at the technical design stage.

7. Adequate refuse storage is provided.

8. As per point 4.

9. The landscaping and green roofs contribute to the Mayors target to increase tree cover across London.

10. The omission of on site car parking minimises the generation of on site air pollution.

11. The lack of cars on site with an emphasis on cycle use reduces the schemes overall noise impact on the local context.

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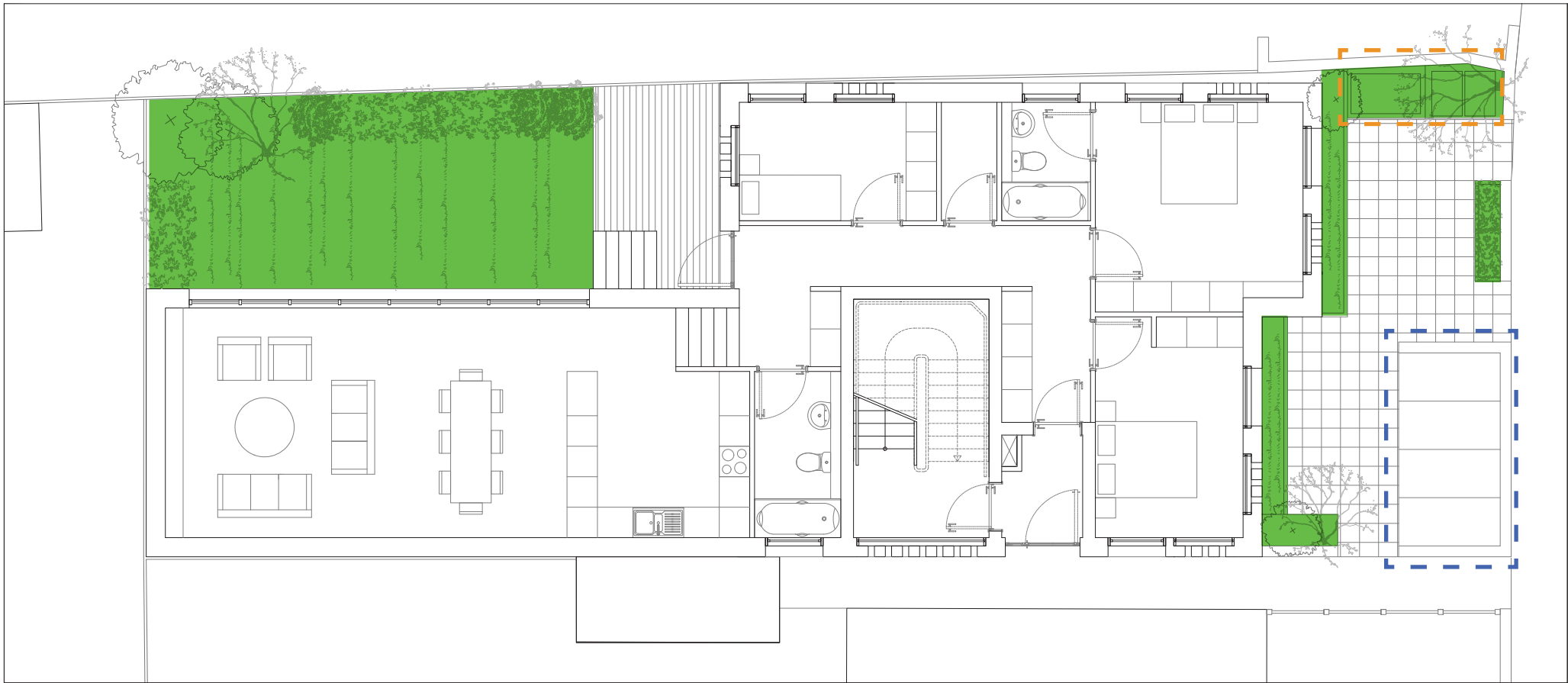
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Proposed Ground Floor Plan



Double Cycle Lockers

Refuse:

The Council's SPD does not give a set equation for calculating the amount of bins/refuse storage for a new development.

Para 4.40 states that adequate and appropriate space for waste and recycling should be provided. As such, we propose that the scheme should provide 1 x 660l wheeled bin + 1 x 340l bin for general waste and 1 x 340l bin for recycling.

We note that the Council's preference is for waste storage to be incorporated within (and screened by) landscaped and external works areas. The proposal seeks to follow this advice by housing the waste storage in the area shown opposite.

Cycle Storage:

Provision for cycle storage should be in line with the London Plan which sets the amount at 1 space for 1 bed and studio flats and 2 spaces for all other flats (table 6.3). This equates to a total of 7 spaces.

We propose the installation of 4 x double cycle lockers in the area as shown opposite. These would be wrapped in brickwork to blend into the front landscaping (an option suggested by the SBD officer).

Car Parking:

A Transport Statement has been submitted as part of this application. Our transport consultant (TTP) has used national census data to establish that the proposed scheme could generate a parking demand for 3 cars.

The Council's SPD states that parking facilities should not result in the loss of significant vegetation and that the location of car parking is subject to local circumstances. As such it is proposed that the parking is provided off-site in the local parking area.

TTP consulted the council's highways dept prior to undertaking the parking surveys. It was agreed that the proposed scheme would be acceptable if the generated car ownership would not exceed 85% capacity on the existing parking area.

The report concludes that car ownership from the scheme would generate a capacity between 79.1% and 84.1%.

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ARCHANÆUM

- 008_A-080_REV 01 - Site Location Plan
- 008_A-090_REV 01 - Existing Site Plan
- 008_A-095_REV 01 - Proposed Site Plan
- 008_A-100_REV 02 - Proposed Ground Floor Plan
- 008_A-101_REV 02 - Proposed 1st Floor Plan
- 008_A-102_REV 02 - Proposed 2nd Floor Plan
- 008_A-103_REV 02 - Proposed 3rd Floor Plan
- 008_A-104_REV 01 - Proposed Roof Plan
- 008_A-200_REV 01 - Existing Context Elevation 01
- 008_A-201_REV 01 - Existing Context Elevation 02
- 008_A-202_REV 01 - Proposed Context Elevation 01
- 008_A-203_REV 01 - Proposed Context Elevation 02
- 008_A-204_REV 02 - Proposed Elevations 01 & 02
- 008_A-205_REV 02 - Proposed Elevations 03 & 04

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