



VIEWSLEY HOUSING AND LIBRARY SITES

FEBRUARY 2022

Design & Access Statement
Addendum

1.1

SUMMARY OF THE PROPOSED AMENDMENT

This Document has been prepared by Hunters to support the planning application. Amendments to the scheme were made as a response to comments received from the LPA and statutory consultees.

The following pages provide a summary of the amendments.

Planning Application reference: 76795/APP/2021/3704

It is the applicant's aspiration that the building achieves the highest standard of design and environmental performance. This document illustrates how this aspiration will be achieved and should be read in conjunction with the planning application drawings and accompanying reports.

PLANNING DOCUMENTS

In addition to this Design and Access Statement Addendum, the application comprises of the following documents:

PLANNING DRAWINGS

- M9534_APL104_C_Proposed Site Plan_1-200_A0
- M9534_APL105_C_Proposed Landscape Plan_1-100_A0
- M9534_APL106_D_Proposed Ground Floor Plan_1-100_A0
- M9534_APL107_D_Proposed First Floor Plan_1-100_A0
- M9534_APL108_D_Proposed Second Floor Plan_1-100_A0
- M9534_APL109_D_Proposed Third Floor Plan_1-100_A0
- M9534_APL110_D_Proposed Fourth Floor Plan_1-100_A0
- M9534_APL112_D_Proposed Falling Lane Elevation_1-100_A0
- M9534_APL117_C_Proposed Street Elevations_1-200_A0
- M9534_APL202_C_Proposed Site Plan_1-200_A0
- M9534_APL203_C_Proposed Landscape Plan_1-200_A0
- M9534_APL204_D_Proposed Ground and First Floor Plan_1-100_A0
- M9534_APL205_D_Proposed Second and Third Floor Plan_1-100_A0
- M9534_APL206_D_Proposed Fourth and Fifth Floor Plan_1-100_A0
- M9534_APL207_D_Proposed Roof Plan_1-100_A0
- M9534_APL208_C_Proposed West Elevation_1-100_A0
- M9534_APL209_C_Proposed East Elevation_1-100_A0
- M9534_APL210_C_Proposed North Elevation_1-100_A0
- M9534_APL211_C_Proposed South Elevation_1-100_A0
- M9534_APL212_C_Proposed Sections_1-100_A0
- M9534_APL213_C_3D Visuals_NTS_A0



2. YIEWSLEY LIBRARY SITE

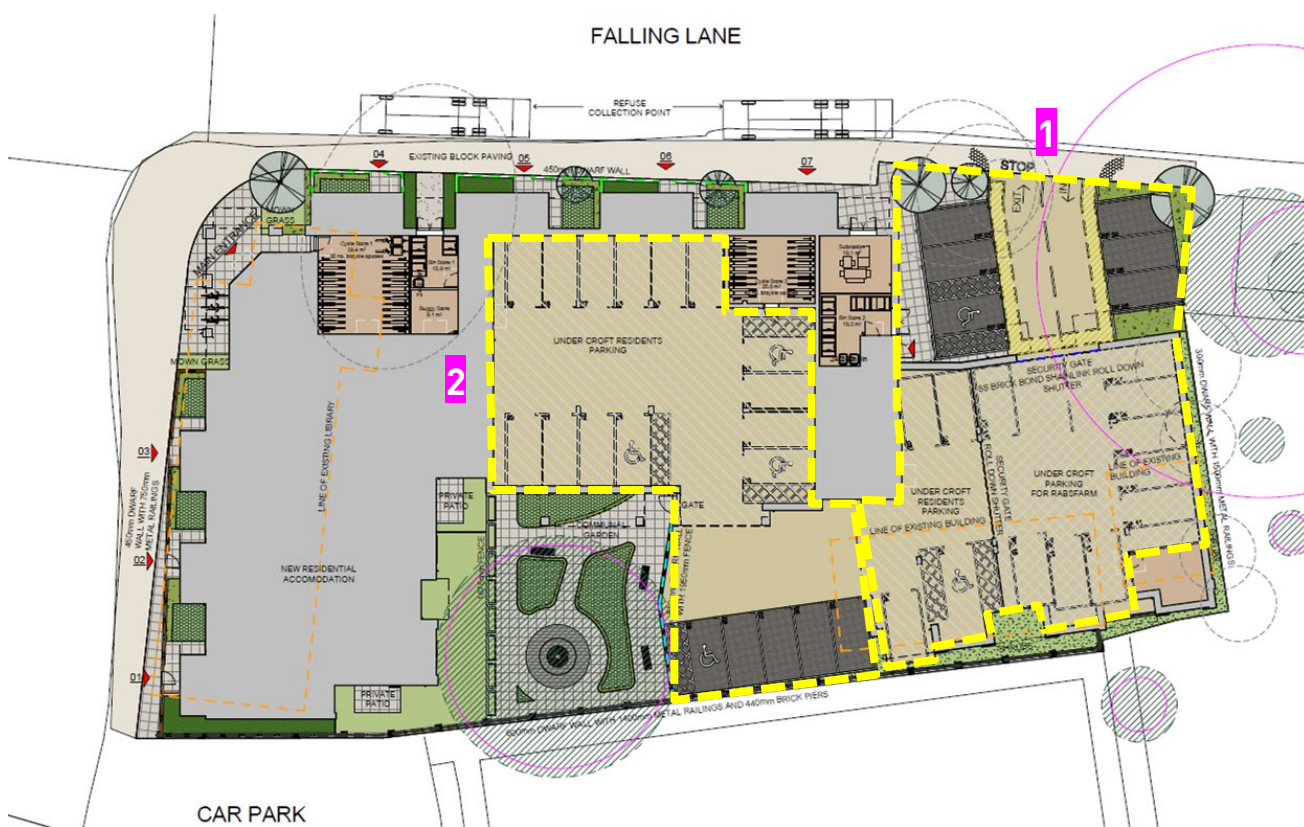
2.1

RATIONALISATION OF THE UNDER CROFT CAR PARKING

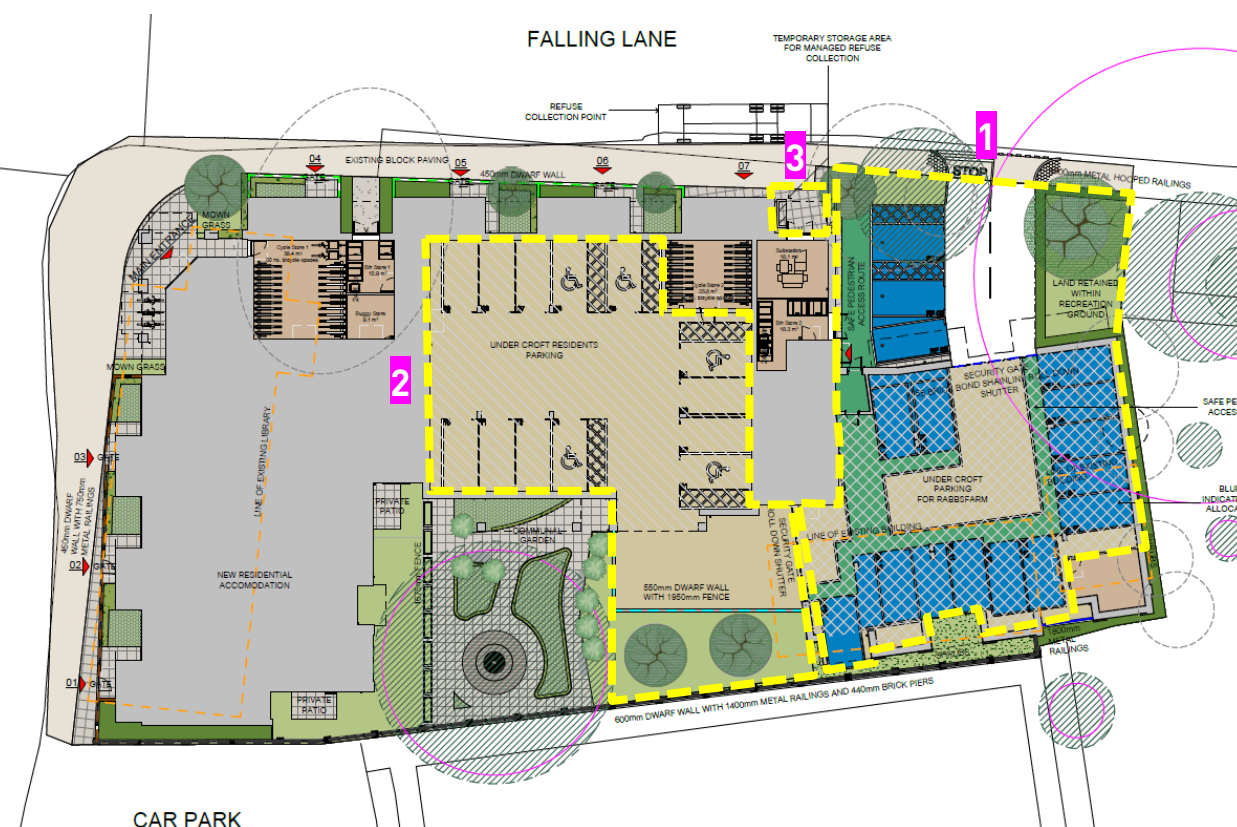
The proposed Rabbsfarm School allocated parking bays RF04-RF05-RF06 to be removed from the north-east corner of the site in order to retained the land within the Recreation Ground. Primary school spaces remains 15 no., located both in the external area and under croft. Rabbsfarm parking and residents parking have been kept separate within the development under croft area, and the parking navigation has been improved with a distinctive coloured tarmac paving for both bays and pedestrian access route. (1)

As a response to the climate crisis and in line with Council's aspiration to develop the scheme with sustainable travel arrangement, a slight reduction is proposed for the number of residential car parking provision for the scheme from 23 to 13. This number has been agreed with planning officers and includes 1 space each for family units (8 number) and 1 space for each wheelchair accessible units (5 number). This reduction allows to extend the communal garden and to introduce soft landscaping with 2 new trees into the area previously proposed as external parking. (2)

A new temporary storage area for managed refuse collection is proposed near designated refuse collection point. (3)



Proposed Site Plan as per Planning Application 76795/APP/2021/3704



Proposed Amended Site Plan



3. YIEWSLEY FORMER POOL SITE

3.1

RATIONALISATION OF CAR PARKING AND ACCESS TO RECREATION GROUND

As a response to Council’s aspiration to develop the scheme with sustainable travel initiatives, the previously proposed 35 car parking spaces are reduced to a total of 25 spaces, split between 23 spaces for the residential development (including 5 accessible wheelchair spaces) and 2 wheelchair users spaces for Library visitors. Parking layout and landscape areas have been reviewed and rationalised, following landscape comments. (1)

The previously proposed 10 parking spaces on the access road are removed to improve the permeability of the site through the introduction of a new landscaped area with 6 new trees. (2)

In order to enhance the connection between the new Public Library and the Recreation Ground, the top left corner of the site has been upgraded to provide a new access to the park and the historical footpath from the Library. The boundary treatment between the development and the park has been amended to a 1800mm high hooped metal railings and a new metal gate is proposed to provide a secure access. Previously proposed soft landscaping is reduced to allow the pedestrian crosswalk between the Library and the park. (3)



Proposed Site Plan as per Planning Application 76795/APP/2021/3704



Proposed Amended Site Plan

3.2

HEIGHT REDUCTION

As a response to authorities concern about the building height and to avoid policy D9 of the London Plan, height of the building is reduced to a maximum of 18 metres (from floor to top of parapet).

As a result of this amendment and to ensure a sufficient floor-to-ceiling height, Library floor level is 500mm below external ground floor level and new access ramp is proposed to the Library entrance.



Proposed CGI View from Fairfield Road Car Park as per Planning Application 76795/APP/2021/3704



Amended CGI View from Fairfield Road Car Park showing access ramp and stairs to the Library



Proposed West Elevation as per Planning Application 76795/APP/2021/3704



Proposed Amended West Elevation showing the outline of previous Planning Application 76795/APP/2021/3704



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