



VIEWSLEY HOUSING AND LIBRARY SITES

SEPTEMBER 2021

Design & Access Statement

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1. INTRODUCTION

INTRODUCTION

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1.1

POLICIES & DESIGN GUIDANCE CONTEXT

LEGISLATION – DESIGN AND ACCESS STATEMENT

This design and access statement has been prepared to meet the legislative requirements set out in DCLG Circular 01/2006 and Article 4C of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 25 June 2013. Also guidance from Design and Access Statements “How to Write, Read and Use them” prepared by CABE June 2006. And finally Section 6 of the Communities and Local Government “Guidance on information requirements and validation”.

PURPOSE OF THIS DOCUMENT

This Design and Access Statement has been prepared by Hunters on behalf of the applicant, London Borough of Hillingdon, to accompany a planning application for an Housing and Library Scheme in Hillingdon, Greater London. 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, the application comprises of the following documents:

- Cover Letter
- Application Form
- Application Fee
- Architect's Drawing Register Sheet
- Planning drawings
- Appendixes 1 - 12

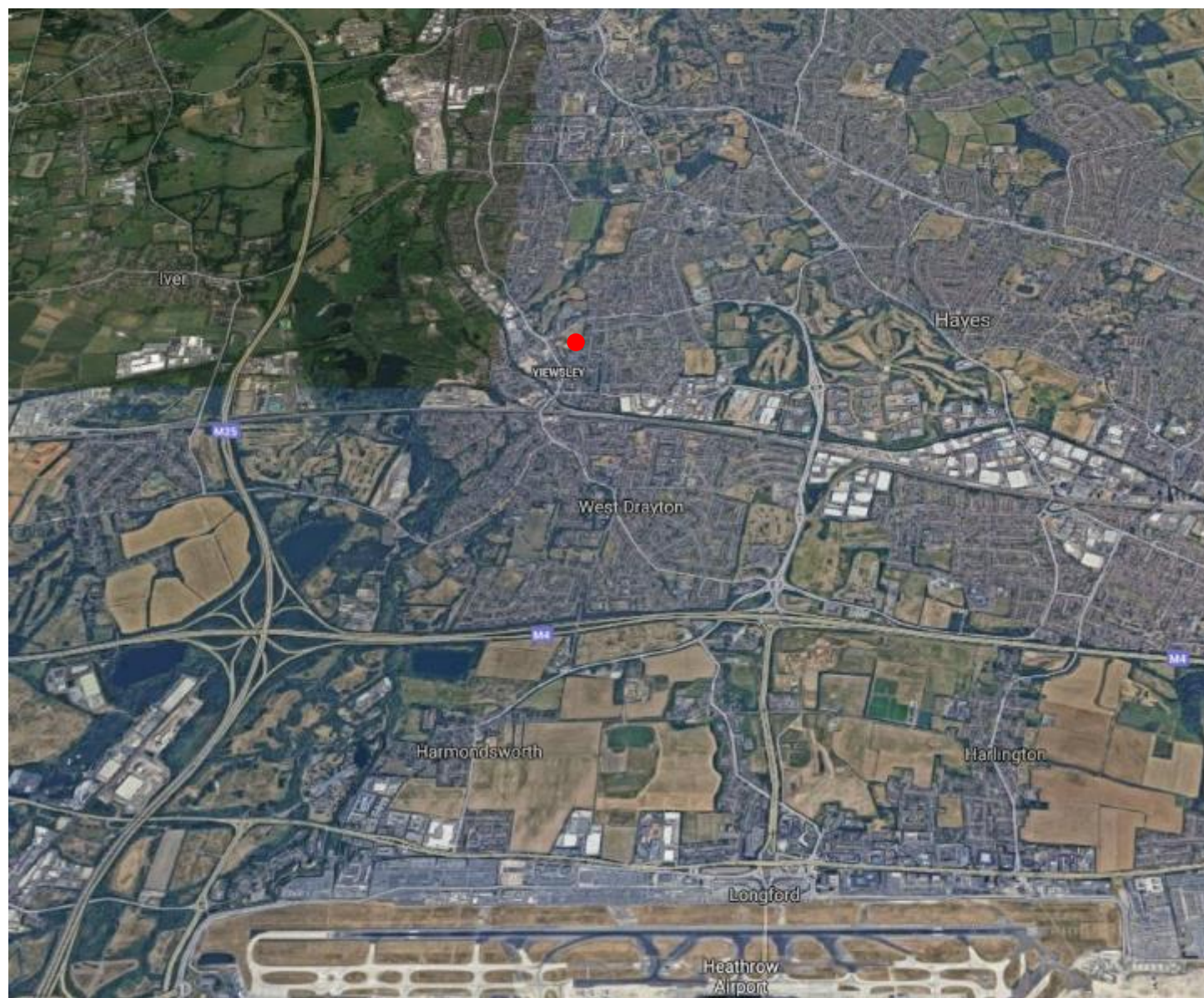
PLANNING DRAWINGS

- M9534_APL101_A_Site Location Plan_1-1250_A3
- M9534_APL102_A_Topographical Plan_1-200_A0
- M9534_APL103_A_Existing Library Plans and Elevations_1-100_A0
- M9534_APL104_A_Proposed Site Plan_1-200_A0
- M9534_APL105_A_Proposed Landscape Plan_1-100_A0
- M9534_APL106_A_Proposed Ground Floor Plan_1-100_A0
- M9534_APL107_A_Proposed First Floor Plan_1-100_A0
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- M9534_APL111_A_Proposed Roof Plan_1-100_A0
- M9534_APL112_A_Proposed Falling Lane Elevation_1-100_A0
- M9534_APL113_A_Proposed High Street Elevation_1-100_A0
- M9534_APL114_A_Proposed South East Elevation_1-100_A0
- M9534_APL115_A_Proposed North East Elevation_1-100_A0
- M9534_APL116_A_Proposed Sections_1-100_A0
- M9534_APL117_A_Proposed Street Elevations_1-200_A0
- M9534_APL118_A_3D Visuals_NTS_A0
- M9534_APL201_A_Topographical Plan_1-200_A0
- M9534_APL202_A_Proposed Site Plan_1-200_A0
- M9534_APL203_A_Proposed Landscape Plan_1-200_A0
- M9534_APL204_A_Proposed Ground and First Floor Plan_1-100_A0
- M9534_APL205_A_Proposed Second and Third Floor Plan_1-100_A0
- M9534_APL206_A_Proposed Fourth and Fifth Floor Plan_1-100_A0
- M9534_APL207_A_Proposed Roof Plan_1-100_A0
- M9534_APL208_A_Proposed West Elevation_1-100_A0
- M9534_APL209_A_Proposed East Elevation_1-100_A0
- M9534_APL210_A_Proposed North Elevation_1-100_A0
- M9534_APL211_A_Proposed South Elevation_1-100_A0
- M9534_APL212_A_Proposed Sections_1-100_A0
- M9534_APL213_A_3D Visuals_NTS_A0

1.2

SITE LOCATION AND CONNECTIVITY

- The site is located in West London in the London Borough of Hillingdon.
- Yiewsley Library Site is situated on the intersection of High Street and Falling Lane surrounded by a public park 'Yiewsley Recreation Ground', George & Dragon Pub, Bowling Green, retail and commercial developments.
- The Former Pool Site is situated in a suburban location surrounded by the rear gardens of residential properties, a public car park and 'Yiewsley Recreation Ground'- generally a location to the rear of Yiewsley high street.
- The nearest train station is West Drayton, which provides regular services into Central London. Assuming a 4.8kmph walking speed this station is within a 10 minute walking distance.
- West Drayton is served by the M4 providing easy access to the M25, which links Hillingdon to Greater London and the national road network. The Stockley Rd Roundabout provides access to the M4 and is located 2.6 miles south of the site and can be reached by car within 6 minutes, with the M25 being just another 2 miles further to the west.
- Heathrow Airport is also within easy reach and lies about 5 miles south from the site equalling to a 15- 20 minute journey by car or a 30 minute bus journey.
- The area is served by a number of bus services. The nearest bus stop is right in front of the Yiewsley Library on High Street. This stop is served by bus 222, U1, U3 and U5 providing connections to Uxbridge, Ruislip, West Drayton, Hayes Town, Hounslow and Heathrow Central.
- In addition the area is also served by a number of roads identified on TfL Local cycling guide 6 as being recommended for cyclists.



01 - BIRD- EYE VIEW LOOKING NORTH

1.3

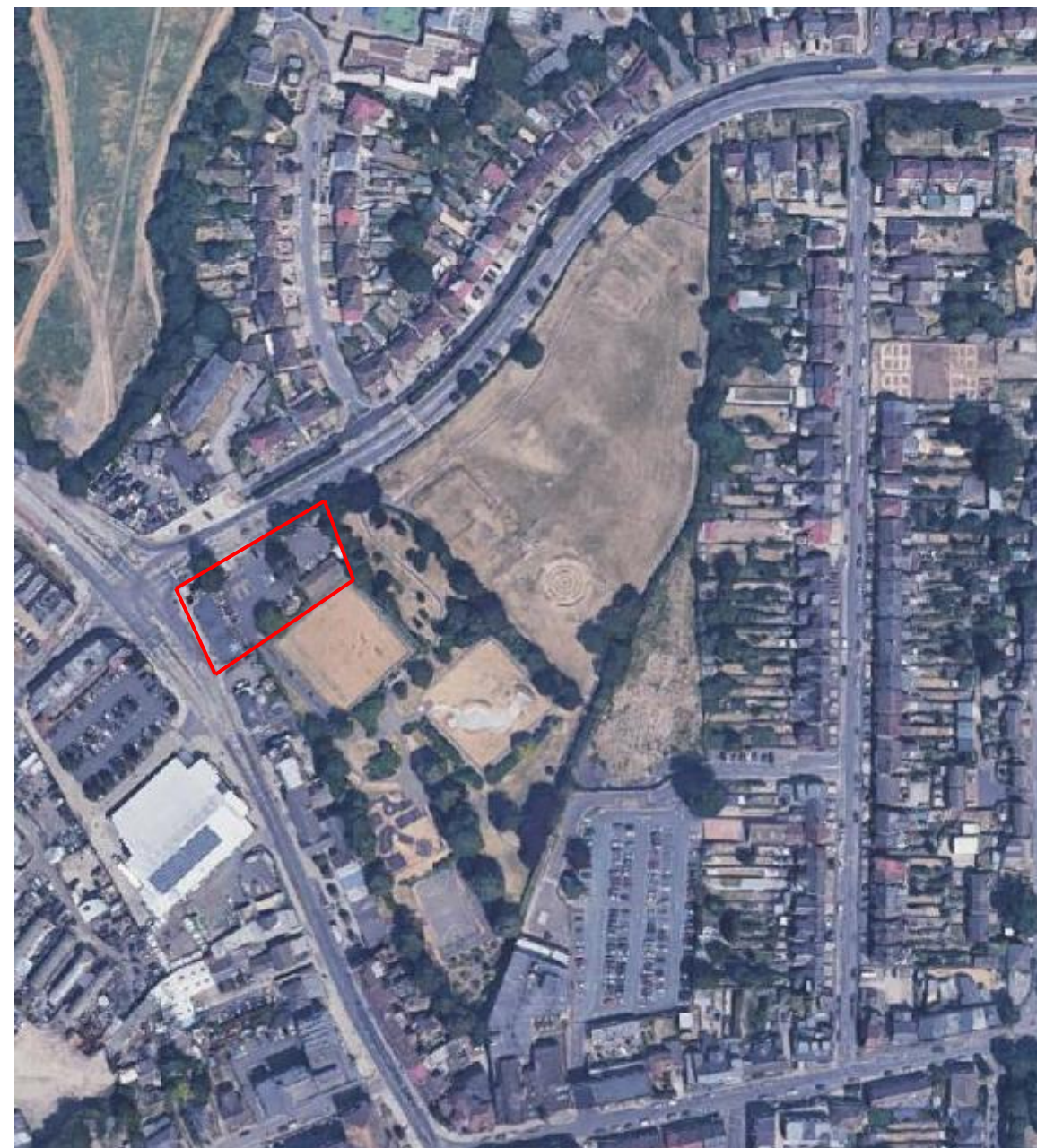
APPLICATION SUMMARY – YIEWSLEY LIBRARY SITE

SITE DETAILS

SITE ADDRESS	192 High Street, Yiewsley, London Borough of Hillingdon, UB7 7BE.
SITE AREA	0.230 Hectares (0.568 Acres).
GROUND FLOOR GIA	50 Residential Units
NUMBER OF PARKING SPACES	38 undercroft Car Parking Spaces with 15 Rabbsfarm School Parking and 23 provided for the Residential units including 6 blue badge spaces on site.
NUMBER OF CYCLE SPACES	90 Cycle spaces at Ground Level.

PROJECT TEAM

APPLICANT	London Borough of Hillingdon
ARCHITECT	Hunters
ECOLOGY CONSULTANT	ECOSA
FLOOD RISK AND DRAINAGE STRATEGY	Infrastruct CS
AIR QUALITY ASSESSMENT	REC
TRANSPORT STATEMENT AND TRAVEL PLAN	i-Transport
DAYLIGHT APPRAISAL	QODA
ENERGY AND SUSTAINABILITY APPRASISAL	QODA
ARBORICULTURAL SURVEY	Trevor Heaps Arboricultural Consultancy Ltd
HISTORIC ENVIRONMENT ASSESSMENT	TEP
MECHANICAL & ELECTRICAL DESIGN	QODA



1.4

APPLICATION SUMMARY – YIEWSLEY FORMER POOL SITE

SITE DETAILS

SITE ADDRESS	Otterfield Road, Yiewsley, London Borough of Hillingdon
SITE AREA	0.3795 Hectares (0.937 Acres)
GROUND FLOOR GIA	50 Residential Units & a Public Library of 314 m ²
NUMBER OF PARKING SPACES	55 Car Parking Spaces with 35 provided on site and 20 provided within the Fairfield Public Car Park including 6 Library Staff parking and 6 blue badge spaces on site
NUMBER OF CYCLE SPACES	88 Cycle spaces for the Residential Units plus 10 Short Stay Cycle Spaces for the Library.

PROJECT TEAM

APPLICANT	London Borough of Hillingdon
ARCHITECT	Hunters
ECOLOGY CONSULTANT	ECOSA
FLOOD RISK AND DRAINAGE STRATEGY	Infrastruct CS
AIR QUALITY ASSESSMENT	REC
TRANSPORT STATEMENT AND TRAVEL PLAN	i-Transport
DAYLIGHT APPRAISAL	QODA
ENERGY AND SUSTAINABILITY APPRASISAL	QODA
ARBORICULTURAL SURVEY	Trevor Heaps Arboricultural Consultancy Ltd
HISTORIC ENVIRONMENT ASSESSMENT	TEP



1.5

THE CLIENT

APPLICANT BACKGROUND/ LEADERS STATEMENT

The applicant is the London Borough of Hillingdon.

The London Borough of Hillingdon has appointed a range of specialist consultants to support the application, including architecture, environmental consultancy, ecology, arboriculture, landscape design, transport infrastructure, topographic survey. A series of reports and statements have been prepared by these consultants to accompany the application. This design and access statement should be read in conjunction with these documents.

The applicant is the London Borough of Hillingdon, which released the following statement:

Hunters architects have been appointed by the London Borough of Hillingdon to design two schemes of housing in the centre of Yiewsley providing a total of 100 residential units and reprovision for the existing public library. The sites are Falling Lane (the former library site) and Otterfield Road (the former Yiewsley Pool site). The planning application is to be submitted as one site; the two schemes being approximately 100m apart. The application includes the reprovision of the existing library facilities on the ground floor of the Otterfield Road development. This makes best use of the corner site, with ready access to the car park and the adjacent recreation ground.

There is a pressing need for affordable housing within the borough. The client has identified a specific local need for one, two and three bedroom accommodation in this location, where there is good access to local shops and public transport. The area of Yiewsley and West Drayton are becoming a popular area for housing investment with the development of the Cross Rail station, with prices continuing to rise.

In order for the proposal to be Planning Policy compliant, the London Plan 2021 Policy H4 would require 50% of the overall accommodation to be Affordable Housing. Within this Affordable Housing, 70% has to be Social/Affordable rent; 30% can be Intermediate in line with the LBH Local Plan Policy H2 requirements.

It is proposed that the 50% contribution will be offered on the Falling Lane site. The scheme should provide high levels of private and communal amenity space, and should achieve a high level of design, with materials that are characteristic of the area, security measures that protect and enhance the use of space around the buildings. The scheme should be sustainable, utilising low energy technology, and creating accommodation of good spatial and natural light standards.



1.6

THE BRIEF

The concept, and this scheme, requires the benefit of the following essential items:

- A sustainable residential development and library with good access to public transport, local shops and services.
- Community facilities for the residents of the borough.
- A scheme with a sense of place and character, taking on board the site setting.
- An attractively designed building using high quality materials.
- A scheme built around high quality amenity & landscaped spaces.
- A building that is easy to read and navigate with barrier free access throughout.
- A development that is secure, with both natural and CCTV surveillance of parking and the public realm.
- High quality development containing:

Yiewsley Library Site

- 50 residential units split into 18 no. 1bed, 24 no. 2-bed and 8 no. 3-bed units.
- 90 secure residential cycle parking spaces.
- 38 undercroft Car Parking Spaces with 15 Rabbsfarm School Parking and 23 undercroft (including 6 blue badge spaces on site)
- Rooftop amenity space.

Yiewsley Former Pool Site

- 50 residential units split into 24 no. 1bed, 13 no. 2-bed and 13 no. 3-bed units.
- A Public Library with 314sqm GIA.
- 88 no. secure residential cycle parking spaces plus 10 no. short stay cycle spaces for the Library.
- 55 no. car parking spaces provided through 35 no. on site spaces including 6 no. blue badge spaces and 20 no. resident and Library Staff permits in the Fairfield car park.
- Communal Garden with Children's Play Area.



Proposal for Library fit-out



2. YIEWSLEY LIBRARY SITE

2.1

CONTEXT

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2.1.1

SITE LOCATION AND ACCESS

- The site is adjacent to a public park 'Yiewsley Recreation Ground', George & Dragon Pub and Bowling Green. Being located on a busy intersection, Falling Lane defines the northern boundary and High Street defines the western boundary. To the east sits the 'Yiewsley Recreation Ground' and to the south is the bowling green and George & Dragon Pub.
- Existing vehicular access to the site is via Falling Lane. The site has an existing car park that services the existing library and Rabbsfarm School.
- Proposed vehicular access onto the site will be retained to be from Falling Lane leading to a designated area for Rabbsfarm Parking, and onwards to the undercroft residential parking.
- Pedestrian and cycle access to the site will be provided from the footpath along Falling Lane and High Street.



01 - BIRD- EYE VIEW LOOKING NORTH



02 - BIRD- EYE VIEW LOOKING EAST



03 - BIRD- EYE VIEW LOOKING SOUTH



04 - BIRD- EYE VIEW LOOKING WEST

2.1.2

PHOTOGRAPHS – PAGE 1



1 – SKATE PARK IN YIEWSLEY RECREATION GROUND



2 – PUBLIC FOOTPATH IN YIEWSLEY RECREATION GROUND



3 – VIEW TO EXISTING LIBRARY & CAR PARK FROM FALLING LANE



4 – VIEW TO RESIDENTIAL PROPERTIES FROM THE SITE



5 – VIEW TO EXISTING LIBRARY FROM HIGH STREET JUNCTION



6 – VIEW TO YIEWSLEY RECREATION GROUND

2.1.2

PHOTOGRAPHS – PAGE 2



7 – CONTINENTAL TYRE OFFICE ON HIGH STREET



8 – BRICK BOUNDARY WALL SOUTH OF THE SITE



9 – VIEW OF HIGH STREET



10 – VIEW OF SUPERMARKET ON HIGH STREET FROM THE SITE



11 – GEORGE & DRAGON PUB ADJACENT TO THE SITE



12 – VIEW OF SUPERMARKET CAR PARK AND OFFICES OPPOSITE THE SITE

2.1.2

PHOTOGRAPHS – PAGE 3



13 – VIEW OF FLC CARE SALES FROM FALLING LANE



14 – EXISTING CAR PARK WITHIN THE SITE



15 – VIEW TO NORTH OF THE SITE FROM FALLING LANE JUNCTION



16 – PUBLIC ACCESS PATH CONNECTING FALLING LANE TO RECREATION PARK



17 – VIEW OF THE EXISTING LIBRARY FROM THE NORTH SIDE OF FALLING LANE



18 – VIEW ACROSS HIGH STREET FROM THE SITE

2.1.3

SITE DESCRIPTION

- The application site covers 0.23 hectares and is located on the south-eastern side of the intersection of Falling Lane and A408 High Street, Yiewsley, UB7 7BE.
- The proposal is to develop the existing Library and Car Park site to build a new residential apartment building with undercroft parking.
- The sub-rectangular site is previously developed land located within the Built Up Area of The London Borough of Hillingdon. Access to the car park is located to the north of the site. To the east and south of the site currently comprises of 1 storey storage buildings. To the east comprises of 2 storey library and commercial building.
- The site is neither located in a conservation area nor within the Green Belt.
- The site’s main orientation is in north- south direction and enjoys good sunlight exposure.
- There is a level change from the north west (intersection of Falling Lane and High Street) leading down to the Recreation Ground around 1m.
- The site is enclosed by the ‘Yiewsley Recreation Ground’, Bowling Green and George & Dragon Pub. The southern boundary is defined by hedge row that separates the Bowling Green from the site, the eastern boundary sits along the ‘Yiewsley Recreation Ground’, and the northern-western boundary is defined by public footpath along Falling Lane and High Street with access to the site.
- Existing trees and hedges with a height of 4 – 23m run along the northern, eastern and southern site boundary and a number of existing trees are situated at the centre of the site.
- The surrounding area is mixed in design and character with modern retail, car park, light industrial and commercial buildings with heights varying from 2 – 5 storeys located along the High Street, and residential developments varying from 2 – 3 storey flats and terraced houses located to the northern side of the site.
- The Grand Union Canal passes to the north-south course a short distance to the west, with Fray’s River just beyond, and to the north of the site is the River Pinn.



1 - VIEW WEST LOOKING FROM THE HIGH STREET

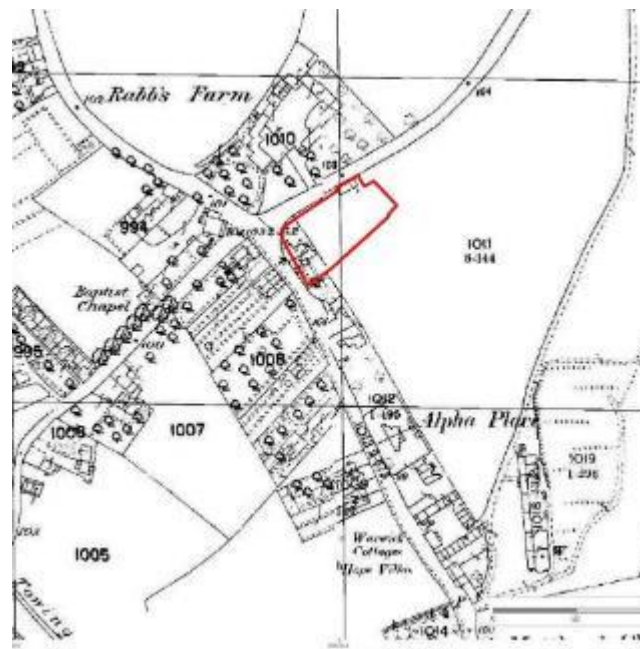


2 - VIEW NORTH LOOKING ALONG THE BOUNDARY ON FALLING LANE

2.1.4

SITE HISTORY

- 1 Yiewsley and its surrounds formed part of the manor of Colham which was first mentioned in the Anglo-Saxon charter of 831. The hamlet of Yiewsley does not appear in the Domesday Book with the nearest settlements recorded at Colham and West Drayton, Yiewsley was first recorded in 1235 as 'Wiuesleg' or 'the woodland clearing of a man named Wifel'.
- 2 Yiewsley, Uxbridge, Hillingdon and Cowley all formed part of Colham Manor which was described in 1461 as having 20 acres within the Hillingdon Parish.
- 3 The application area is shown part of common land within which was 'Rabbs Farm'. The western side of the application site, closest to High Street can be seen to have been occupied by buildings and gardens since at least the mid-18th century.
- 4 Settlements form around the intersection of the two main roads, Falling Lane and High Street with buildings fronting onto the roads and narrow property boundaries behind. Approx 40m to north-west of the site is Yiewsley Grange a Grade II Listed building of 17th & 18th Century construction. The properties on the eastern side of the High Street are shorter and broader suggesting a later origin to these properties and encroachment onto the former common land at the east side of the settlement.
- 5 The Uxbridge branch of GWR opened in 1856 and followed the route of the Grand Union Canal which passed around the western perimeter of the village and constructed between 1793-1805. The George & Dragon Public House has been existent since 19th Century.
- 6 Early mid-20th Century saw expansion of Yiewsley and nearby settlements including West Drayton, including new residential areas away from the historic core. By 1930s development had enveloped the agricultural land to east of the site and the area was re-purposed as Yiewsley Recreation Ground which included Lido, tennis court, sports ground and bowling green immediately adjacent to the site. The eastern part of the site remained undeveloped and served as a northern storage compound to the park, later serving as a car park with equipment sheds. Between 1914 and early 1930s, the late 19th century Methodist Chapel was converted for the use of a Library.



1 - HISTORIC OS MAP, 1878 - 1885



2 - HISTORIC OS MAP, 1914



3 - HISTORIC OS MAP, 1934 - 1935



4 - HISTORIC OS MAP, 1966 - 1972

2.2 DESIGN DEVELOPMENT

2.2.1

INITIAL DESIGN

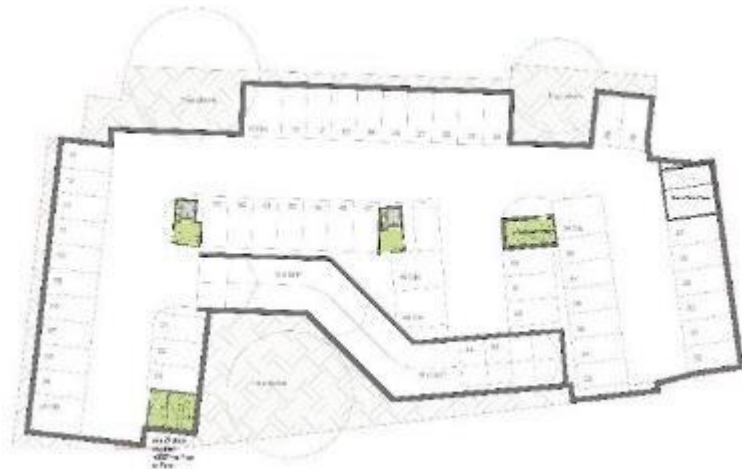
The initial design was based on the brief to re-provide the library function on site along with the new residential function. A strong driver in the design process was the optimization of the connectivity and relationship between the public library and residential units above, in order to provide an optimized building footprint with minimized circulation spaces. Furthermore a high quality architecture with inherent robustness was high priority in the design process. To provide this desired longevity of the build, the decision to use brickwork with minimal lightweight cladding materials was taken early on during the process.

Key Design considerations included:

- Minimise the mass of the building and its impact to neighbouring George & Dragon Pub.
- Respecting the existing mature trees on site.
- Utilising the area currently occupied by the existing library, car park and hard standing.
- A comprehensive landscape strategy that is aimed at enhancing the natural ecology and enhances the landscape and public realm.
- To design a building of high quality able to enhance the key views from Falling Lane, High Street and Yiewsley Recreation Ground.
- To provide sufficient parking spaces for residents and Rabbs Farm School in accordance with Highways Planning Authority.



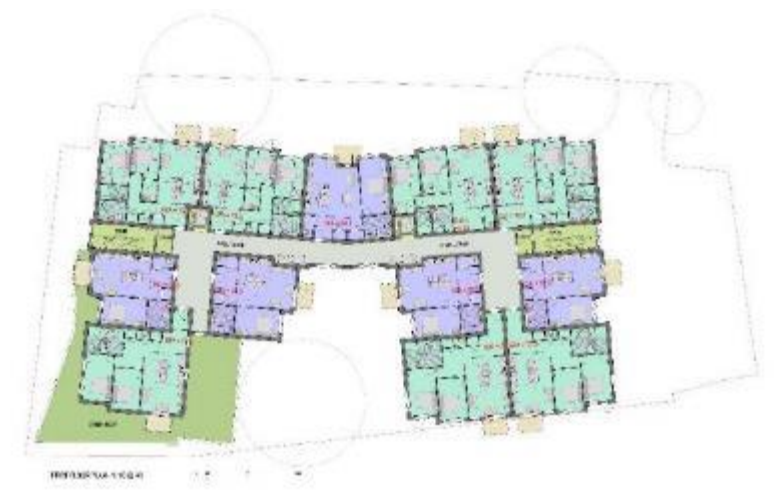
Intersection of Falling Lane and High Street – 3D Concept View showing building mass



Basement Level



Ground Floor Plan



Typical Upper Floor Plan

2.2.2

REVISED SCHEME

Further options explored the corner condition and the overall massing and reached a revised proposal as follows:

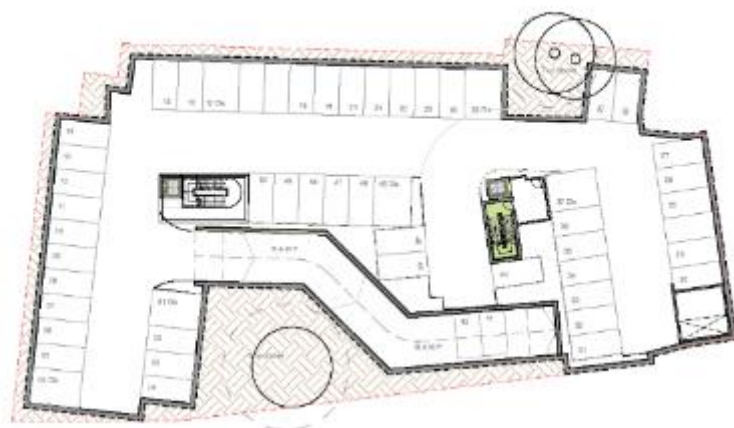
- The building was seated parallel to the two main road, creating a continuous frontage that allowed to have two distinctive entrances: Library entrance on High Street and a side residential entrance on Falling Lane.
- Intersection of Falling Lane and High Street was highlighted by a elliptical shaped mass and by a change in materiality (metal cladding).
- The massing was rationalised and a new building flank was added on the north east corner of the site, allowing a generous set back to create a clear and welcoming entrance and lobby area while at the same time allowing to break the mass on the Falling Lane elevation.



Falling Lane Elevation



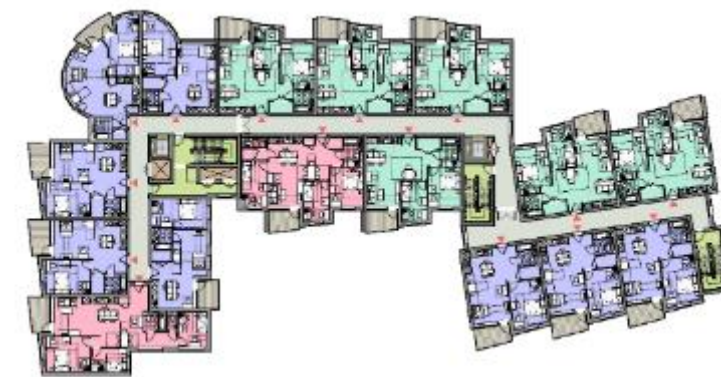
Falling Lane Elevation



Basement Level



Ground Floor Plan



Typical Upper Floor Plan

An architectural rendering of a modern, multi-story residential building with a light-colored facade and prominent balconies. The building is set in an urban environment with a street, cars, and pedestrians. A semi-transparent pink rectangular overlay is positioned in the center of the image, containing the text '2.3 DESIGN ANALYSIS'.

2.3 DESIGN ANALYSIS

2.3

DESIGN ANALYSIS

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2.3.1

DEVELOPMENT PRINCIPLES

DESIGN PRINCIPLES

Planning permission is being sought to provide contemporary housing at the Falling Lane site with associated landscaping, parking, servicing and access arrangements.

The proposed development is designed with the local context in mind.

There is currently a lack of housing in the Greater London area therefore Hillingdon Borough Council seeks to remedy this through the provision of more local housing.

The scheme will comprise 50 residential units, arranged over 5 storeys. The proposed development will include a well landscaped amenity space on ground level and on communal roof terrace spaces and adequate parking for both residential units and Rabbsfarm School with a controlled single access point off Falling Lane.

The concept for the development seeks to integrate itself into the surrounding area and context.

Communal access to the apartments is via the two vertical circulation cores. Duplex units have also direct access from private front entrances.

Secure long-stay cycle parking is provided in designated enclosed storage areas in multiple locations on Ground Floor and it includes plant, refuse store and a courtyard garden.

The development is stepped down to align with the George and Dragon pub while the Northern residential block is also set back to further reduce the impact on the street frontage and open the views of the park up on the northern approach. Here, boundary trees are retained to keep the strong view of the park along Falling Lane.

The design aims to reduce impact and facilitate private and communal amenity gardens with views of the park by stepping back upper levels.

Main principles behind the design are active frontage, depth to building line, transition of private space between dwellings, no view of the undercroft car park.

Use and Amount

The proposal comprises the following accommodation:

- 18 no. 1 bedroom apartments
- 24 no. 2 bedroom apartments
- 8 no. 3 bedroom apartments
- 90 cycle parking spaces
- 38 car parking spaces
- 2 Bin stores
- Plant Room
- Rooftop space

Amenity

Amenity space consists of managed communal areas, private gardens, patios and balconies. All apartments have access to a quality private amenity space that designed such that it is convenient and functional. The quantum of private amenity space exceeds that of the local authorities requirements. In determining the provision of private amenity space the emphasis has been upon quality and usability. Duplex apartments have landscaped areas at the private entrances. All flats have private outdoor spaces in addition to private communal areas.

Layout and Siting

The layout and siting of the buildings have been designed to respect the existing residential dwellings surrounding the site. The development has been offset away from its nearest boundaries so as existing buildings are not overlooked or overshadowed. On the boundaries, it has also been kept low at two and three storeys to respect the heights of their nearest neighbouring property.

Design standard

All units are designed to meet the requirements of the Technical housing standards – nationally described space standard

Affordable Housing

The affordable provision equates to be 50% of the total dwellings, across the two proposed buildings inline with Policy H4 of the London Plan 2021. In line with Hillingdon’s Local Plan Part 1, with a tenure split of 70% social rented and 30% intermediate housing



2.3.2

FLOOD RISK ASSESSMENT

FLOOD RISK ASSESSMENT

A Flood Risk Assessment and drainage strategy has been undertaken to accompany the planning application for the proposed redevelopment to assess the potential flood risks and consider the proposed drainage strategy. The nearest main river watercourses to the site are the Fray's River, which is located 420m to the west and River Pinn, 300m north of the site. Grand Union Canal, which is 137 miles long from the Thames to Birmingham, is 250m to the west of the site, and in reference to the Environment Agency Groundwater protection zone map, the area is sited outside all groundwater protection zone.

The proposed development site lies entirely within Flood Zone 1 which is classified as land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding and is appropriate to all uses of land, according to the National Planning Policy framework (NPPF) and the accompanying Planning Practice Guidance (PPG). In addition to the potential for assessing flooding from fluvial and tidal sources NPPF also requires that consideration is given to other mechanisms for flooding, such as: flooding from land, from groundwater, from sewers and from reservoirs, canals and other artificial sources, all of which are considered of low risk to the site.

DRAINAGE STRATEGY

Proposed sustainable drainage techniques for the development includes vegetated roofs to reduce runoff volume and rate (with possible rainwater collection from roof runoff) and tanked storage system through oversize pipes and cellular storage.

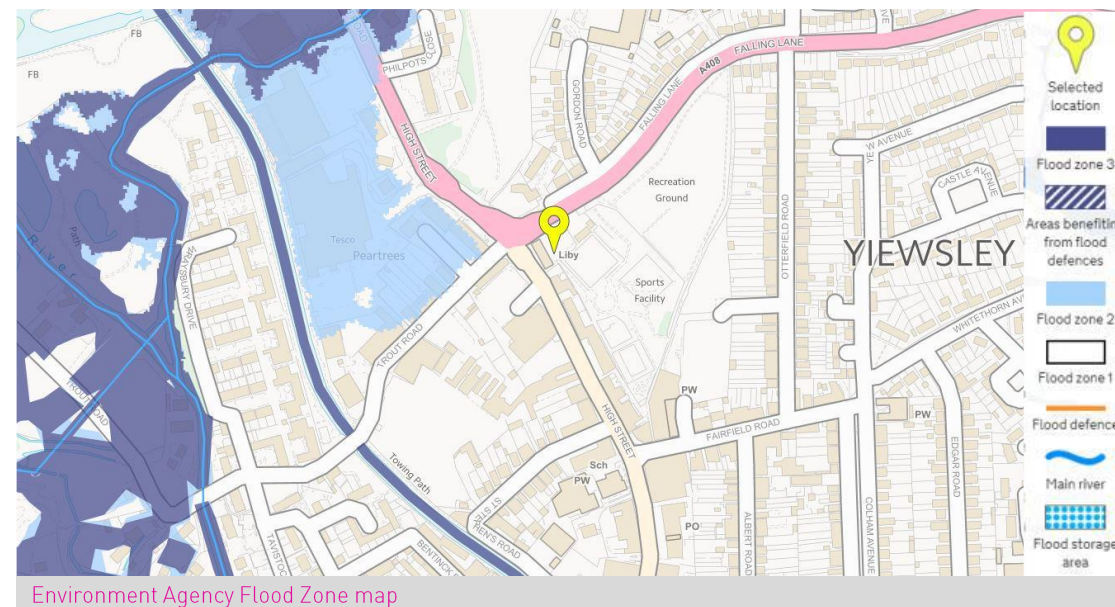
Due to the presence of the under croft car park most of the site area will be impermeable, including the parking bays and the access driveway. All runoff will be collected and conveyed via a pipe network into cellular attenuation tank, located beneath the building. From there, it will flow by gravity to the public sewer in Falling Lane.

All features have been sized to accommodate a 1 in 100y storm event, including a 40% allowance for climate change.

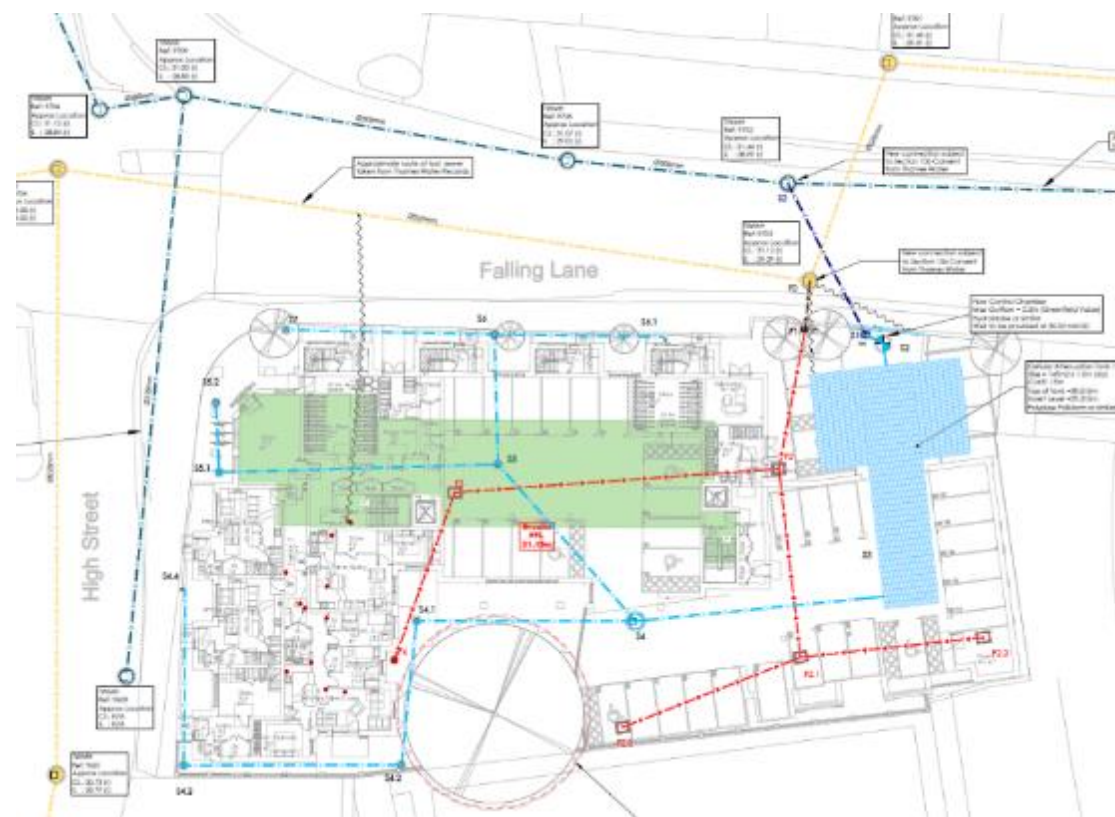
It is proposed that finished floor levels will be raised 150mm above the average ground level to mitigate against the risk of any surface water flooding.

The development proposals will seek to connect the foul water from the development site into a new lateral to the north, into Falling Lane. This will be subject to a Section 106 consent from Local Water Authority, Thames Water. Flows into this system will be via a gravity fed connection.

Since the development site will increase the flow rates and volumes of foul sewerage into the Thames Water network, a capacity enquiry was made to the undertaker. They have confirmed there is capacity in the network.



Environment Agency Flood Zone map

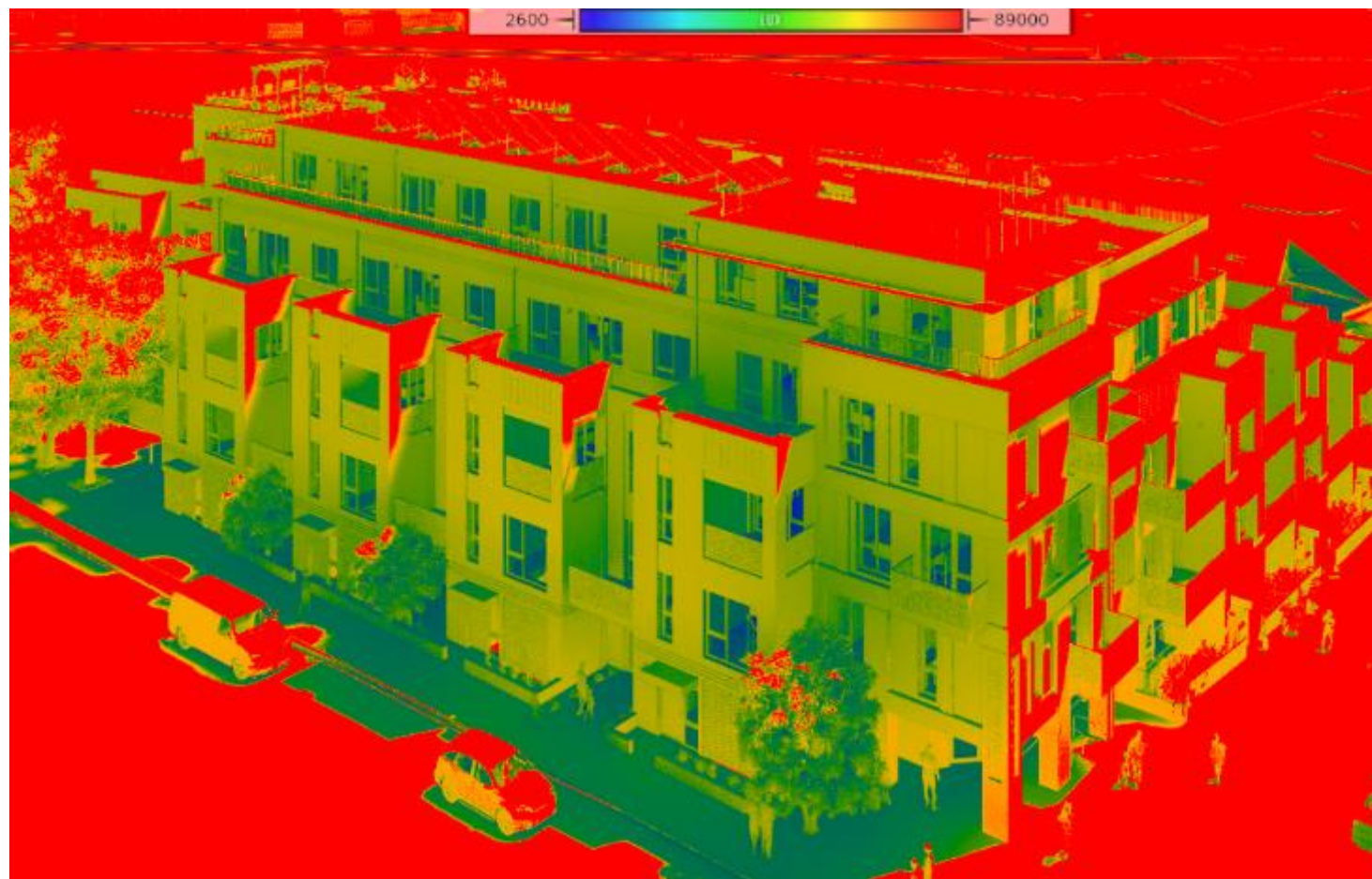


2.3.3

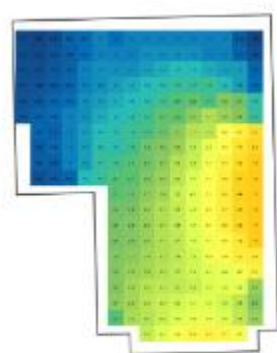
DAYLIGHT AND SUNLIGHT

The design have been developed from early stages to ensue minimal impact on neighbouring properties and to achieve good levels on natural light in all flats.

The faced and fenestration design together with the internal layout went through a number of iteration to optimise indoor natural light levels.



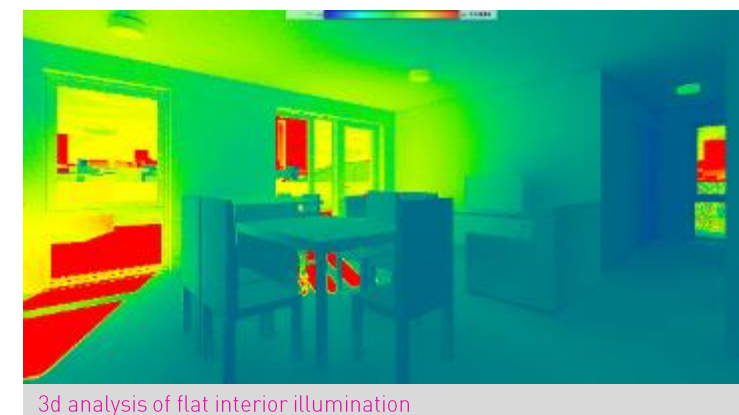
Analysis of illumination levels on external surfaces



Average Daylight Factor result – dual aspect kitchen / living room



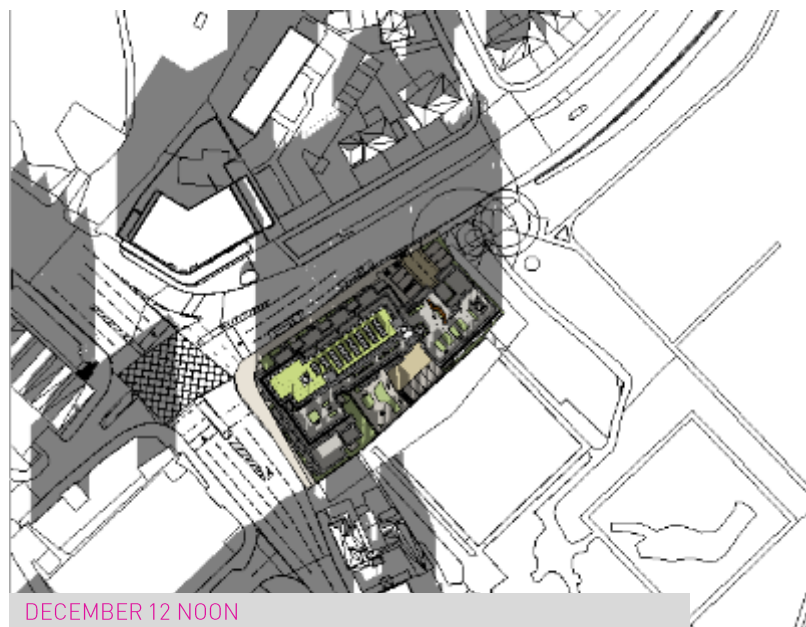
3d view of flat interior with furniture layout



3d analysis of flat interior illumination

2.3.3

DAYLIGHT AND SUNLIGHT



2.3.4

SECURED BY DESIGN

The scheme will be developed in accordance with Secured by Design guidelines. Hunters have liaised with the Crime Prevention Design Advisor for the area to review security and prevention matters. An application for Secured by Design will be submitted following planning.

Open space, footpaths and cycle-ways will be overlooked from the buildings and road access routes. Footpaths and open spaces will be illuminated to the relevant levels defined in BS 5489.

Planting shall be selected so as not to impede the opportunity for natural surveillance, or the creation of potential hiding places. Shrubs will be selected to have a mature growth height no higher than 1.2 metres, and trees will have no foliage below 2 metres, thereby allowing a 1 metre clear field of vision.

Parking is provided close to and visible from the buildings. Parking shall be lit to the relevant levels as recommended by BS 5489-1:2003.

Roll down shutter will provide secure closure for the undercroft car park.

As part of detailed design, care will be taken to only procure products that have the relevant certified criteria in line with Approved Document Q: Security-Dwellings. This is most applicable to the specification of windows and doors and access arrangements.

Property boundaries need to be secure. Substantial buffer planting on the inside of the fence line helps to discourage intruders. Care has been taken to safeguard vulnerable areas, such as side and rear gardens. Windowless elevations and blank walls have been avoided to reduce opportunities for graffiti and inappropriate loitering.

KEY MEASURES TO REDUCE CRIME

- Building front onto the public realm.
- Building overlook pedestrian routes.
- No blank facades.
- Planting selected to avoid hiding places.
- Defensible space integrated to front habitable rooms.
- Video access controlled entrance doors/gates to the development have been introduced.
- Automatic dawn to dusk PIR lighting has been added to the front, side, undercroft areas and lighting to balcony areas, with above highways standard external lighting to car parking and entrance areas.
- All perimeter fencing will be at least 1.8m high.
- CCTV to Secure by Design Officers requirements.
- The bike stores will be lockable to "Protect a Bike" standards or as approved by Secure by Design Officer.



2.3.5

FIRE AND REFUSE STRATEGY

REFUSE AND RECYCLING

Refuse collection will be in the form of 2 communal bin storages. Residents will be required to take their refuse to the bin storage areas adjacent to the 2 stairs cores on the Ground Floor.

The drag distances for residents will be within the recommended distance (<30 metres).

Refuse storages will each operate as a communal storage and will be compliant to waste and refuse standards for apartments. Designated Food waste collection bins to be provided.

The capacity of the refuse store areas have been split to minimise the volume stored in the bin store closer to the road junction. This will allow shorter stoppage time from the collection vehicle at this location to minimise impact on the flow of traffic. Collection vehicle will not have to enter the site.

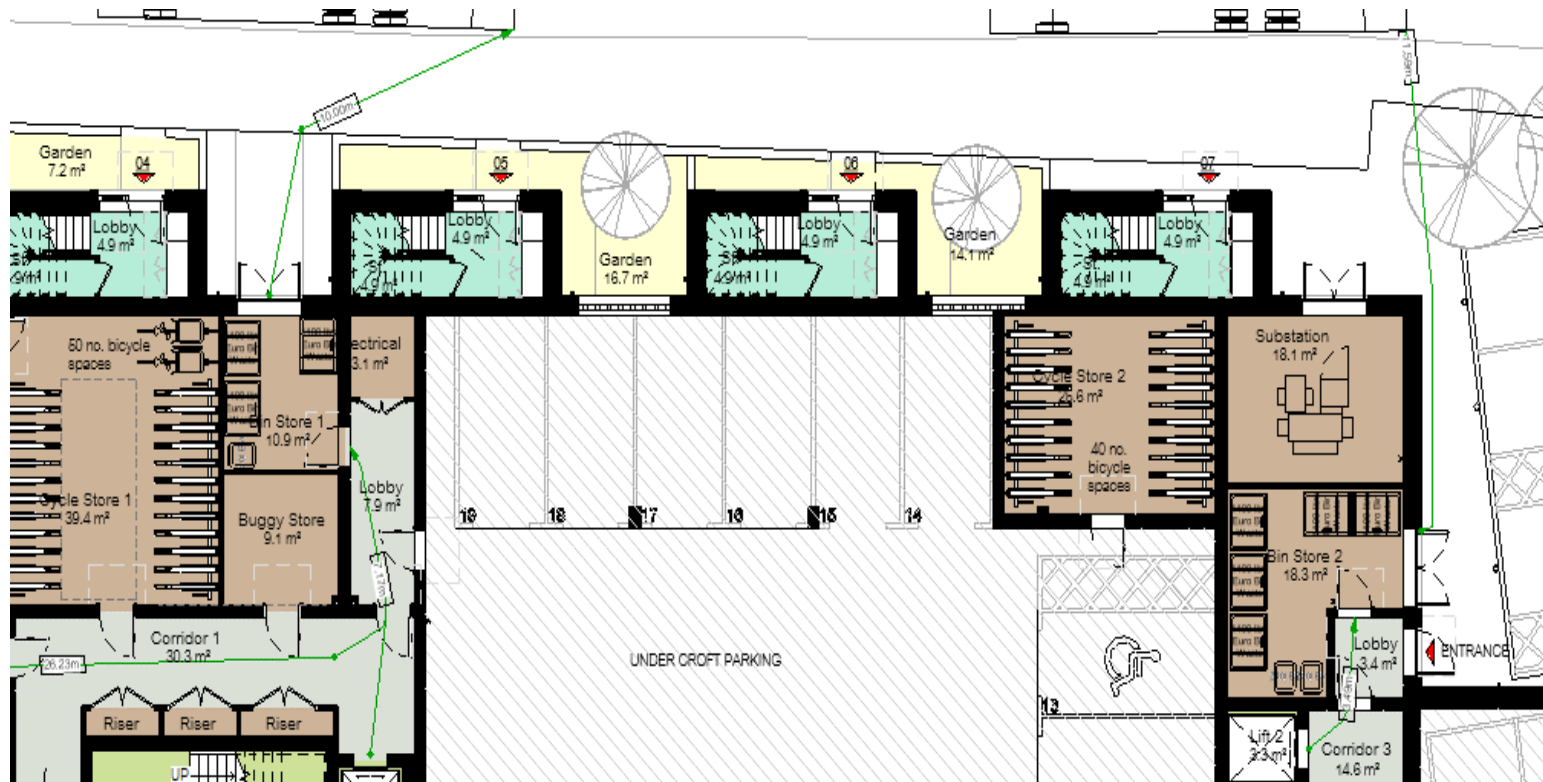
FIRE

All dwellings comply with fire appliances maximum distances. All flats designed to have open plan layouts to maximise the use of available space. To comply with fire safety requirements all units have a the cooking facility located away from the internal escape routes and to be fitted with sprinkler system.

Communal spaces and corridors are designed to be fully sprinkled and vented, while all apartments will be provided with a standalone fire alarm system, with coverage provided according to the required detection category within the relevant British Standard..

Escape distances within common parts of the building have been designed to comply with the Approved Document Part 2 Vol. 1 of the Building regulations.

Emergency vehicle have full access to the two main elevations and entrances and will not have to enter the site to gain access.



2.3.6

SCALE, HEIGHT AND MASS

Design of the building aims to break down scale and provide identity and sense of place. The building mass is broken down into a series of terraces of different height to avoid overpowering the neighbouring properties.

Throughout the layout, active building frontages define and overlook public spaces and this continuity serves to enclose the public realm, promote an active street scene and contribute to create a safe and attractive environment.

Building is a mixture of 2, 3, 4 and 5 storeys
Existing surroundings buildings are 2, 3 and 4 storeys

In further response to pre-application advice, north-east elevation is stepped back to reduce the perceived scale and massing and existing trees are retained to help further define this green space.



2.3.7

APPEARANCE

Specific emphasis has been placed on the design of the building envelope that faces the street and surrounding the main entrance. These facades will have greater visibility and will have brickwork features that highlight the fenestration and help provide an extra scale of domestic quality.

The use of cream brick as external material has been influenced by the demanding nature of a housing development, which requires durability and easy maintenance and allows the building to further blend into its surroundings.

Contemporary, cost-efficient and durable metal cladding has been chosen to break up the mass and reduce the upper floor impact to the surroundings. The cladding complements the brick and the perforated metal panels balustrade of the building whilst also signifying a new contemporary frontage.

Tall elements of glazing provide high levels of light to resident habitable spaces. Glazing elements are split to provide optimal view to residents as well as good ventilation.

The facades' articulation have been developed to create an elegant and simple form which complements the surrounding townscape.

All four elevations are articulated along the same principle where a mix of in-set and traditional balconies, providing private amenity space for the corresponding dwellings, give depth and break down what would otherwise have been a solid volume.



View of the building approaching from the north on High Street.



Feature corner column with the address to define and mark the main entrance area



Active frontage with private entrance doors to strengthen the residential feel of the building.



View of the building at night.

2.3.7

APPEARANCE

Great care was given to the design and appearance of the rear of the building as these elevations will be visible from certain points of the adjacent park. Therefore the same principles applied to the street elevations have been followed. The very shape of the building was set to retain the existing category A tree on site that softens the view seen from the neighbouring bowling green. Landscaping elements on the communal roof terrace areas will connect the building to the surrounding green spaces. Private balcony balustrades are design as perforated metal panels with the perforation pattern in the shape of leaves. This allows light to filter through whilst providing sufficient privacy to the residents, thus avoiding their need to install temporary measures to block the view. By integrating this solution to the design we can ensure the long term appearance of the building to remain clean and tidy.



Artist impression of the building viewed from the bowling green



Detail of the rear elevation with perforated metal sheet balustrade with leaf pattern



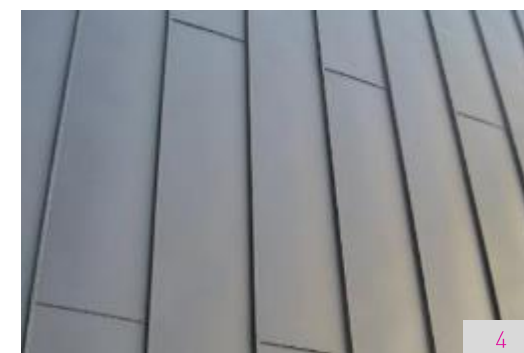
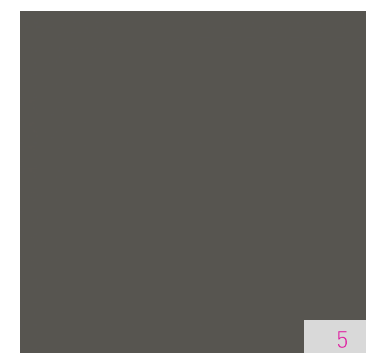
View at dusk from the bowling green.

2.4 MATERIALS

2.4

MATERIALS – PAGE 1

1. Facing Brick:
Cream Brick in stretcher bond
2. Feature Brick:
Blue Brick in stretcher bond
3. Feature Brick:
Staggered perforated brick pattern for ventilation/ projecting brick band/ projecting brick pattern
4. Cladding:
Standing seam Zinc
5. Doors and Windows:
Timber aluminium composite colour grey RAL7022



2.4

MATERIALS – PAGE 2

- 6. Brise Soleil
Powder coated aluminium dark grey louvres.
- 7. External Blinds
Sliding external shutters sun shading with timber effect aluminium louvres
- 8. Balustrade - Panels
Perforated patterned steel
- 9. Balustrade - Railings
Powder coated steel vertical flat bars
- 10. Canopy
Private entrance powder coated aluminium grey fascia
- 11. Coping
Powder coated aluminium - dark grey
- 12. Rainwater Downpipe and Hopper
Aluminium - dark grey



2.5 LANDSCAPING

2.5.1

TREES

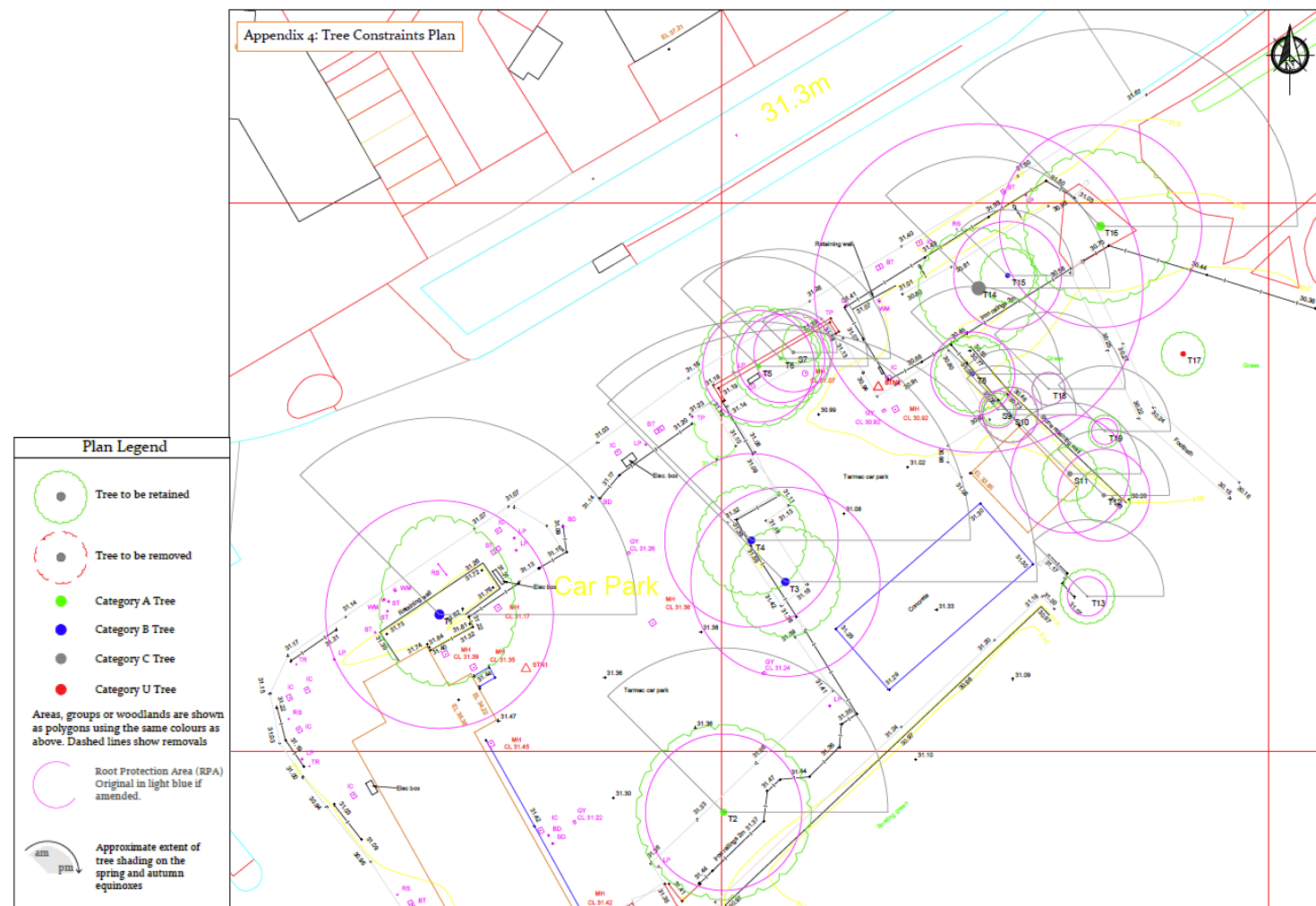
An arboriculture survey and report has been undertaken to assess impact of the development on existing trees and is submitted in support of this application.

The plan shows the position, crown spread dimensions and grade of the 19 surveyed trees along with Root Protection Areas calculated in accordance with British Standard 5837: 2012 and is provided along with a schedule of findings in the arboriculture report.

The site includes a variety of species, along with a wealth of trees of significance including 4 category A trees. These include boxelder, sycamore and beech.

Cat A trees are retained and any proposal must avoid damage to trees of significance and minimise or damage elsewhere.

The proposal includes the removal of 11 no. low quality trees based on the tree survey report.



2.5.2

LANDSCAPING - PAGE 1

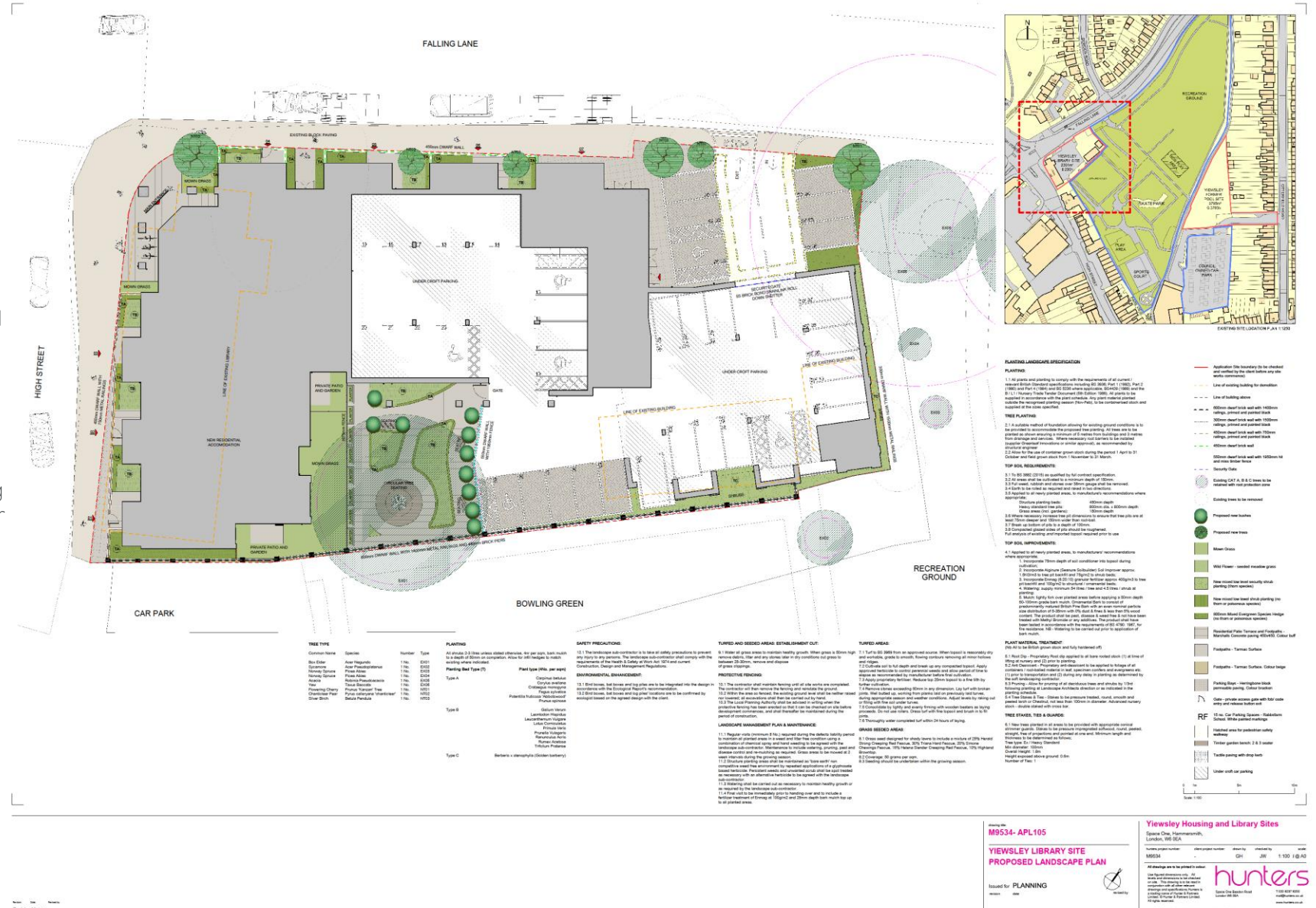
A full landscaping plan has been developed with the aim of being integral to the overall scheme and enhance the area altogether.

(refer to M9534_APL105_A_Landscape Plan_1-100_A0)

The landscape strategy seeks to achieve these objectives:

- To ensure that the development is accommodated into its contextual landscape without causing unacceptable effects to the local ecology, landscape or visual amenity.
- To ensure that the setting for the development is distinctive and attractive to those who will reside and visit the development.
- To ensure that the external areas meet the functional requirements of the development in a practical and sustainable way.
- The hard landscaping includes terraces, and communal seating areas to provide residents with a destination and opportunity for social interaction.

To achieve these objectives, the landscape strategy firstly seeks to conserve valuable existing trees within the development. The existing tree structure provides an immediate charismatic setting for the development whilst maintaining valuable habitat. In addition the impact of the development on the local landscape and visual amenity is softened, reducing the visual prominence of the new building in the surrounding townscape.



2.5.2

LANDSCAPING – PAGE 2

The landscaping includes 6 new trees. It will mainly compromise of native species selected for specific characteristics or form and size.

The aspect of the communal garden and terraces is excellent with morning and afternoon sun. It has usable social space for lounging and visual amenity, and includes a number of opportunities that encourage interaction with the outdoor spaces.

Raised planters placed in shared amenity spaces within the development are also used to enhance the sense of well being and provide accessible planting beds for resident use.

Some of the ground floor resident dwellings have private terraces. The proposal incorporates hedgerows to increase privacy, whilst providing a habitat for native birds. There are also hedges and railings to the north east boundaries.

The use of formal lawn areas will provide a practical and neat setting to the development and provide opportunity for residents to enjoy external areas during settled weather. The use of wild flora meadow areas within the grounds will provide an aesthetic contrast as well as providing a natural area to enjoy. The meadow areas will also provide valuable habitat and encourage a diversity of wildlife to the site.

Bat and bird boxes will be provided in accordance with the Ecological Reports to enhance breeding and roosting opportunities.

MAINTAINANCE

Provision will be made for ongoing maintenance of landscaped areas. In addition to regular mowing, watering, fertilizing and weed suppression, maintenance work will include spreading new mulch on tree pits and planting beds on an ongoing basis annually.

Any trees or shrubs planted as part of the scheme which are removed or damaged within five years from completion will be replaced with equivalent specimens in the next planting season.

Arisings during maintenance are to be disposed of in a recycling facility.

Permeable surfaces will be used where required by the drainage strategy.



Flowering Cherry



Chanticleer pear



Silver birch



Hedge Mix



Planting



Shrubs

2.5.2

LANDSCAPING – PAGE 3



HARD LANDSCAPING MATERIALS

1. Patio Terrace areas and pedestrian footpaths – concrete paving slab (for location refer to site plan)
2. Parking bays – Herringbone block pavers
3. Footpaths and undercroft parking – Macadam beige
4. Footpaths – Macadam footpath with concrete edging

South east boundary to Bowling Green is defined by 600mm high dwarf wall with 1400mm high metal railings together with brick piers. The Boundary to High Street is defined by 450mm dwarf wall with 750mm high railings, while the one on Falling Lane consists of a 450mm high dwarf wall. All railings to be primed and painted black.



1



2



3



4

2.6 SUSTAINABILITY

2.6

SUSTAINABILITY AND ENERGY

A Detailed sustainable design statement has been prepared and submitted as part of the application.

ENERGY EFFICIENCY

The proposal incorporates a range of efficiency and renewable energy measures, such as:

- A high-efficiency building envelope, with Improved insulation levels and airtightness, to exceed the minimum 15% improvement requirement under the 'Be Lean' target;
- MVHR with >90% heat recovery – not only saving energy but also providing filtered fresh air for improved internal air quality and occupant health
- Community mains gas heating and DHW, but consideration will be given to any future district heating network, and heat pumps will also be considered
- Waste water heat recovery units – these dramatically reduce carbon emissions from showers

For the 'Be Green' target:

- The largest possible rooftop solar PV array per site
- Replace gas boilers with ASHP/GSHP with COP of 4.0
- Outcome is 75-100% of GLA NET ZERO CARBON – a highly sustainable and carbon-reduced design

MATERIALS

Most of the materials used will be manufactured in the UK and supplied direct or through builder's merchants. These materials will be sourced locally where possible. The following building elements will be constructed off-site:

- Concrete floor slabs
- Concrete stairs
- Plasterboards

OVERHEATING

The height and orientation of the building are set to utilise the existing trees for solar shading. Where this wouldn't be effective alternative solutions are provided to control solar gain. On the top floor in carefully considered locations fixed horizontal array brise-soleil provides shading. Private Entrances metal canopies and balcony slabs are used for shading where practical. Where the above methods are not feasible, external sliding louvered shutters are provided. These can be manually operated by the residents from inside the flats to adjust the amount of solar gain.

A concrete frame construction has been assumed, with cast concrete walls, floors and roof. Separating walls between flats and corridors are also assumed to be cavity walls with concrete blocks towards the residential side. This provides significant thermal mass to the building which will help alleviate overheating risk.

VENTILATION

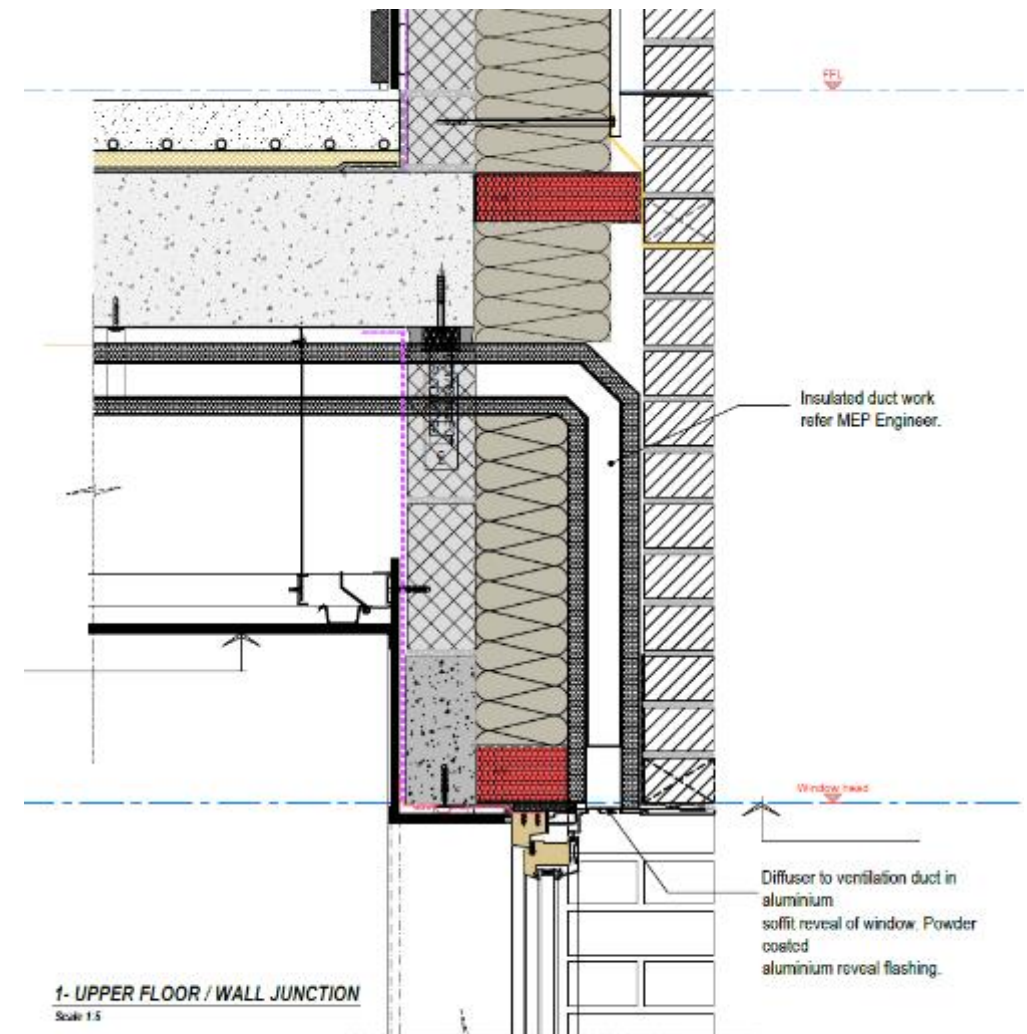
Mechanical ventilation with heat recovery (MVHR) system to be provided to each flat individually. This will greatly reduce ventilation heat loss, improve indoor air quality and avoid acoustic issues associated with natural ventilation. Ventilation grills to be located above window heads within the recess.



External Sliding Shutter



Brise-soleil



Window head hidden ventilation grill detail

2.6

SUSTAINABILITY AND ENERGY

CONSTRUCTION STATEMENT

It is company policy that a comprehensive pre-contract management plan is drawn up well in advance of any on site activity. The points below indicate the manner in which the relevant subjects will be addressed, which will then guide the comprehensive plan.

NOISE AND VIBRATION IMPACT ASSESSMENT

A newsletter is sent to nearby residents on a regular basis keeping them informed of the site activities.

SITE WASTE MANAGEMENT

The company is a member of WRAP. (Waste Recourses Action Programme)

PUBLIC REALM

The proposal has been designed to respect and enhance its setting as described earlier in this statement. The scale, height and mass and disposition of the proposal are appropriate to the wider locality relevant to the context in which the site is set. The layout of the connecting roads, pavements and spaces achieve a balance between good accesses into the development and provides interesting and usable spaces.

ENVIRONMENTAL SUSTAINABILITY

Fuel use will be minimised during construction by arranging for mains power to be installed as soon as possible. The applicant will issue Best Practice guidelines to site staff on minimising and managing waste together with a system for assessing our waste contractors to emphasise environmental issues as well as regulatory, performance and cost aspects.

SOCIAL SUSTAINABILITY

The applicant aims to be a good neighbour during the construction process and have a considerate Construction Policy. This involves minimising noise at unsociable hours and a constant focus on site presentation.

Site operatives will be given a health and safety induction before starting construction on site.

The applicant has a Health and Safety policy that ensures that issues are addressed on a regular basis at all levels, and has signed up to the Health and Safety Charter, which promotes industry wide improvement.

ECONOMIC SUSTAINABILITY

The emphasis on local sourcing of effective contractors and sub-contractors who can deliver their services to the construction site on time provides an opportunity for the client to contribute to the economic viability of the local and surrounding areas.

AIR QUALITY ASSESSMENT

A traffic management plan has been completed that requires all deliveries to be via an agreed route, avoiding if at all possible heavily trafficked areas to minimise impact.

2.7 ACCESS STATEMENT

2.7

GENERAL PRINCIPLES

The scheme is designed for full accessibility and is fully inclusive. This is of fundamental importance to the residents and visitors. Access into the building from the Car park and access Road will be level.

EXTERNAL SUMMARY

External access is level from Falling Lane and High Street. Level access is provided to all external areas.

Access to the site and building is by level entrance. Every level is easy to navigate and fully accessible to people with disabilities.

Dedicated car parking for disabled persons is located close to building entrances.

Adequate car and cycle parking is provided. Ten percent of the parking spaces have been designed to accessible standard and are located as close as possible to the entrance of wheelchair units. The size of these spaces is 2.4m x 4.8m with 1.2m transfer strips to the side and rear.

Throughout the site, the pedestrian has the right of way and vehicles are restricted to the designed parking area and the overflow parking.

All external pathways are a minimum of 1800 mm wide and have a suitable surface for wheelchairs.

A variety of surfaces have been used, which reflect the usage, such as concrete paving slabs and tarmac.

All planting arrangements ensure that 2.1m clear headroom is provided to pathways.

EXTERNAL FINISHES

There will be clear demarcation between pedestrian and vehicular routes. An external lighting design strategy will be developed to ensure that it meets the needs of disabled people. This will take into account the working day and climatic conditions. Light will be graded between these areas to avoid sudden changes in lighting levels.

ENTRANCES

All entrances will provide an appropriate sense of arrival and accessibility. All entrances/exit doors will provide a clear width opening of 1000mm. A minimum width of 800mm clear will be provided to all non entry doors, such as fire exits, store rooms and plant rooms.

CIRCULATION

Circulation areas will not be less than 1200mm in width.

There are two new wheelchair accessible lifts provided, one at each stair core. All residential levels are served by both lifts.

STAIRS

Stairs will meet the requirements of Part M with the preferred dimensions of a maximum 170mm rise and 280mm going. The detail design of stairs will be developed in accordance with the part M requirements for internal stepped access as set out in the Building Regulations.

DOORS

All internal doors will meet current Building Regulation requirements, including 800mm clear opening widths, having a 300mm leading edge, vision panels, manifestation and tonal contrast.

WINDOWS

Low level windows will be provided to ensure access for disabled people. The height will be suitable for wheelchair users and the mechanism will be usable by just a fist.

EVACUATION

Appropriate fire zones, refuse spaces and fire exit points will be developed and agreed with statutory authorities as the detailed design develops. A fire risk assessment will be undertaken and a fire evacuation strategy will be developed in conjunction with the end users to ensure detection and safe evacuation of all residents.

PARKING PROVISION

Surface parking is being provided on site with the following allocation.

15 number parking spaces, including 1 disabled bay for the use of Rabbsfarm School drop off.

6 number parking spaces for 3 bed units including.

5 number disabled parking spaces for wheelchair units.

19 number parking spaces for 1 and 2 bed units at a ratio of 0.5space/unit (39 x 0.5 = 19.5)
(12 number to be provided on site plus 7 number as residential permit spaces in Fairfield Road Car Park.)

A total of 45 parking spaces with 38 on site and 7 permit parking.