3. YIEWSLEY FORMER POOL SITE

3.1

CONTEXT

3.1.1

SITE LOCATION AND ACCESS

- The site is enclosed by the rear gardens of residential properties, Fairfield Road Public Car Park and the 'Yiewsley Recreation Ground'. The fenced rear gardens of terrace houses define the eastern boundary of the site, while the north- western end sits along the 'Yiewsley Recreation Ground' with an ancient bridle path running along this boundary. To the south of the site runs an access road with associated public car parking providing paid parking for the local high street.

- Vehicular access to the site is via the access road off Otterfield Road or via the public car park and its southern access point off Fairfield Rd. The access road off Otterfield Rd runs along the site's southern boundary and connects to the public car park as well as the loading bay for the Wilko store. The Wilko loading bay is accessible via its own private gated road starting half-way down the southern site boundary.

- The vehicular access onto the site is on the south- eastern corner of the site and leads to the private car park and private amenity spaces of the new development.

- Pedestrian access to the site is either from the east- along the footpaths running along the access road or from the south walking over the public car park. There is an access point from the western end of the site via a gate in the recreation ground's boundary fence.

- Cycle access to the site is just like the pedestrian access from the east along the access road or from the south over the car park with a potential new cycle link via the recreation ground.

01 - BIRD- EYE VIEW LOOKING NORTH

02 - BIRD- EYE VIEW LOOKING EAST

03 - BIRD- EYE VIEW LOOKING SOUTH

04 - BIRD- EYE VIEW LOOKING WEST

3.1.2

SITE PHOTOGRAPHS

1 - VIEW FROM THE RECREATION GROUND LOOKING SOUTH- EAST

2 - VIEW OF THE SOUTH– EASTERN SITE CORNER LOOKING EAST

3 - VIEW FROM THE RECREATION GROUND LOOKING NORTH- EAST

4 - VIEW OF THE SOUTH– WESTERN SITE BOUNDARY LOOKING WEST

5 - VIEW ALONG WESTERN BOUNDARY LOOKING NORTH

6 - VIEW ALONG THE EASTERN BOUNDARY LOOKING NORTH

3.1.2

PHOTOGRAPHS – PAGE 1

1 – ACCESS ROAD OFF OTTERFIELD RD

2 – PUBLIC CAR PARK ENTRANCE

3 – ACCESS ROAD WITH HOARDED SITE AND PUBLIC CAR PARK

4 – VIEW ALONG ACCES ROAD LOOKING EAST TOWARDS OTTERFIELD RD

5 – PUBLIC CAR PARK VIEW TOWARDS WILKO

6 – VIEW FROM YIEWSLEY RECREATION GROUND TOWARDS WILKO

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PHOTOGRAPHS – PAGE 2

7 – VIEW ALONG YIEWSLEY RECREATION GROUND-
FALLING LANE ACCESS GATE- LOOKING SOUTH

8 – HEGDEROW & METAL FENCE ALONG THE SITE BOUNDARY

9 – SITE BOUNDARY ALONG YIEWSLEY RECREATION GROUND

10 – ANCIENT BRIDLE WAY BETWEEN SITE AND RECREATION GROUND
LOOKING SOUTH

11 – ANCIENT BRIDLE WAY BETWEEN SITE AND RECREATION GROUND
LOOKING NORTH

12 – PEDESTRIAN ACCESS GATE TO THE RECREATION GROUND

3.1.2

PHOTOGRAPHS – PAGE 3

13 – HIGH STREET CORNER FAIRFIELD RD LOOKING TOWARDS WILKO

14 – FAIRFIELD ROADD ACCESS TO PUBLIC CAR PARK

15 – PUCLIC CAR PARK ACCESS ROAD

16 – PUBLIC CAR PARK LOOKING NORTH

17 - PUBLIC CAR PARK LOOKING SOUTH- EAST

6 – PUBLIC PATHWAY ALONG WILKO & THE RECREATION GROUND

3.1.3

SITE DESCRIPTION

- The site is previously developed land located within the Built Up Area of The London Borough of Hillingdon.
- The site is neither located in a conversation area nor within the Green Belt.
- The site's main orientation is in north- south direction and enjoys good sunlight exposure.
- The site is level, but there is a level change just off the western boundary leading up onto the higher level of the Recreation Ground.
- The site is enclosed by the rear gardens of residential properties, a public car park and the 'Yiewsley Recreation Ground'. The fenced rear gardens of terrace houses define the eastern boundary of the site, while the north- western end sits along the 'Yiewsley Recreation Ground' with an ancient dead- end bridle path running along this boundary. To the south of the site runs an access road with associated public car parking providing paid parking for the local high street.
- Existing trees and hedges run along the western site boundary and a number of existing trees of varying heights sit in the adjacent rear gardens.
- The surrounding residential area is dominated by 2-storey terrace houses, which are located east of the site. Commercial buildings mixed in design and character with building heights that vary between 2 and 3 storeys are located south of the site beyond the public car park.

1 - VIEW FROM THE RECREATION GROUND LOOKING SOUTH- EAST

2 - VIEW ALONG THE EASTERN BOUNDARY LOOKING NORTH

3.1.4

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 Doomsday 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'.

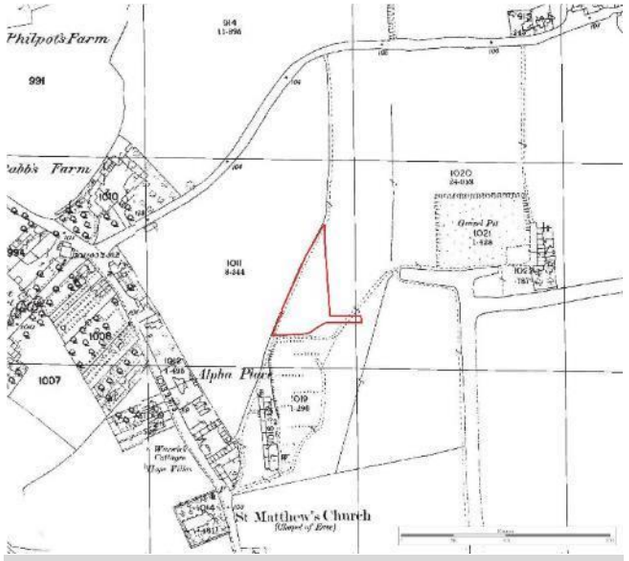
2. Yiewsley, Uxbridge, Hillingdon and Cowley all formed par of Colham Manor which was described in 1461 as having 20 acres within the Hillingdon Parish.

3. To the south-west of the application site the settlement of Colham, in the area of the current Yiewsley High Street, was in existence by 1086 AD and is recorded as a village in a document dated to 1316. Another small hamlet at West Drayton, to the south of the study area, also had medieval origins and developed into the post medieval period.

4. The post medieval period saw population growth in Yiewsley, with the settlement expanding south and westwards. In 1798 the Grand Junction Canal was constructed, which led to increased traffic and trade through the parish.

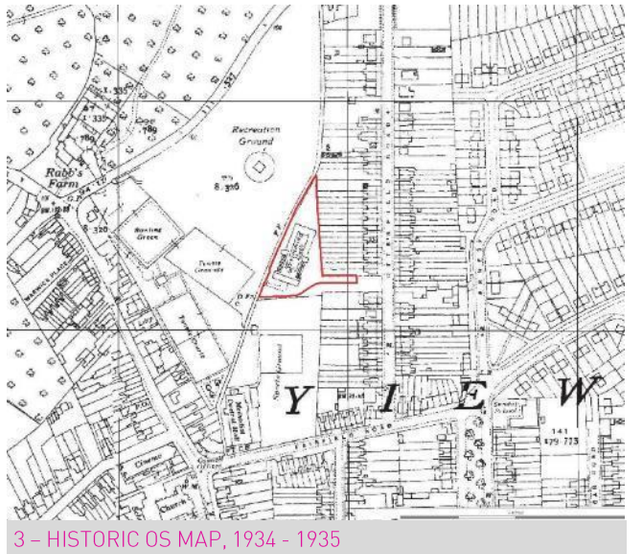
5. The 18th century historic mapping shows the area as predominantly rural, generally characterised by small villages surrounded by fields and heathland. The application site itself is located in an undeveloped area, marked by agricultural lands. In 1872 Samuel Pocock extended a branch of the Grand Junction Canal to serve the brickfields and undertook to expand the industry. The population continued to rise and the number of households doubled between1801 and 1881. In 1896, Several buildings were erected along Yiewsley High St in the Victorian gothic style.

6. From the late 19th century up to the First World War still show the site as part of a large open field. By the mid-1930s there was extensive slum clearance in the area and intensive redevelopment, with the last brick field closing down in 1935. The Ordnance Survey maps at this time show that much of the land around the site had been encroached by residential development, but the site remained public open land, as it was converted into use as a sports ground and lido for the local community. In 1949 West Drayton was absorbed into Yiewsley and West Drayton civil parish and it ceased to exist as an independent settlement. In 1965 the District became part of Greater London within the Borough of Hillingdon. Post-war maps of the locale still show the study site as containing the buildings for the swimming pool until its closure in 2011.



1 – HISTORIC OS MAP, 1878 - 1885

2 – HISTORIC OS MAP, 1914



3 – HISTORIC OS MAP, 1934 - 1935

4 – HISTORIC OS MAP, 1966 - 1972

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3.02 DESIGN DEVELOPMENT

3.2

INITIAL DESIGN

The initial design was based on the concept of creating two blocks facing Yiewsley Recreation Ground.

The intention was to include:

- Main block of 40 apartments
- Community Hall on south east boundary
- Sufficient parking for visitors and staff (42 under croft parking spaces)
- Dual bank accommodation on the upper floors

Concerns were mostly regarding not having a clear frontage on the access road, the overlooking into gardens of Otterfield Road terrace houses and the 6-storeys massing overbearing over the park.

3D Concept View showing building mass from Otterfield Road

Ground Floor

Typical Upper Floor

3.2

AMENDED SCHEME

The initial design was revised to reduce the under croft parking for a total of 48 spaces located within the site and the public car park. Key design revision was to define a new clear frontage on the access road and to avoid overlooking into gardens of Otterfield Road terrace houses and park, by reducing the bulk and mass of the building.

Key point were:

- On the Ground Floor – 20 parking spaces located in Fairfield public car park; reduced under croft parking; total parking spaces being 48; access remained ad previous scheme; new street frontage on access road; sheltered scheme remained as previous.
- On the First Floor – single bank accommodation on park boundary; street frontage on access road stepped.
- On Upper Floors – stepped back to southern corner; reduced impact on both Otterfield Road and the Recreational Ground; no overlooking into gardens of Otterfield Road houses.

3D Concept View showing building mass from Otterfield Road

Ground Floor

Typical Upper Floor

3.2

FURTHER AMENDED SCHEME

Key Design considerations included:

- Rationalise the mass of the building by designing a single block instead of the previous two, placed parallel to the site boundaries.
- A comprehensive Ground strategy that is aimed at providing sufficient parking spaces on the east Boundary of the site while removing the previous under croft one.
- To design a building of high quality and longevity, through the use of brickwork with glazed green bricks.
- Create an interesting façade that comprises a brick grid punctuated by recessed brick panels.
- A mixture of 3-7 storeys in order to broke down the massing into a series of terraces of different heights to avoid overpowering the neighbouring properties.

Ground Floor Plan

3D View from car parking

Elevation facing Recreational Ground

3.3 DESIGN ANALYSIS

3.3

DESIGN ANALYSIS

3.3.1

DEVELOPMENT PRINCIPLES

DESIGN PRINCIPLES

The proposal is for a new housing scheme with an emphasis on accessibility and quality of the 50 residential units located through 5 storeys and a Public Library located on the Ground Floor adjacent to the public car park.

This scheme brings much needed housing to the area and secure the development and maintenance of the neglected site and its landscape grounds.

The new Public Library aims to replace the existing one in Yiewsley High Street and to satisfy the user's requirements in terms of size and needs. Its layout is designed to achieve flexibility, with book shelving retractable in order to create a functional community space.

The residential accommodation is accessed from the courtyard set within the centre of the development.
The floor plan has been designed with efficient circulation space, active facades, high levels of amenity (balconies and roof terraces).

Multi building design approach reduces the perception of mass and creates an opportunity to articulate each "building" with its own design, material, and architectural character, whilst maintaining a consistent sense of unity throughout the scheme.

Main principles behind the design are active frontage, depth to building line, transition of private space between dwellings, excellent views across the park.

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

Use and Amount

The proposal comprises the following accommodation:

24 no. 1 bedroom apartments
13 no. 2 bedroom apartments
13 no. 3 bedroom apartments
314 sqm Public Library
88 cycle parking spaces and 10 no. short stay cycle spaces for the Library
55 car parking spaces
2 Bin stores
Communal Garden with Play Area

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. Ground floor apartments have private rectilinear gardens and all flats have private balconies or patios in addition to communal areas.

Layout and Siting

In order to achieve the least impact on the residential area along Otterfield Road, the building sets back to both the south west and north corners and this gives rise to a distinct silhouettes while providing an efficient mix of units and terraces.
Brick balustrades on terraces have been cleverly designed to provide privacy throughout the building, especially effective on the west façade, by using a pitched profile. This same profile has been used within the development to enhance the character of each building, through an interesting mix of pitched and flat roofs.

Design standard

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

3.3.1

DEVELOPMENT PRINCIPLES

PUBLIC LIBRARY

The new Public Library is 314sqm and is located on the Ground Floor on the south west corner.

Key point of the proposed design are:
- a quality design
- good use of the site
- building and grounds that are welcoming and provide security
- good organisation of spaces, easily legible and accessible
- internal spaces that are well proportioned fit for purpose and meet the user's needs
- minimised impact on existing external spaces
- use of new materials

The Library is a strong focus to the elevation and it is design to be visible from Otterfield Road, spanning across the car park elevation.

Whilst designing a coherent building, the design aims to establish a clear and more prominent elevation for the Library in order to distinguish it from the rest of the building.
Vertical façade details runs through the whole building but the visual treatment for the library is enriched by the usage of a different material and the addiction of timber elements that frame the entrance. Moreover, the elevation consists of full height glazed windows, used to highlight the Library presence but also to create a beautiful and light-filled open-plan space.

The open plan space is provided with adequate and accessible services, such as:

- Meeting rooms/ community space. Retractable book shelving system to create flexible space that could be used for events such as reading groups, conversation classes, storytimes, drama workshops and chairobics
- Computers and additional scanning facilities
- Charging points for public use
- Separate staff room, managers office and staff toilet
- Children's area clearly distinguished from rest of library and includes study space and computer space
- CCTV cameras
- Public toilet
- Book return drop
- Storage

3.3.2

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 550m to the west and River Pinn, 500m north of the site. Grand Union Canal, which is 137 miles long from the Thames to Birmingham, is 450m to the southwest of the site, and in reference to the Environment Agency Groundwater protection zone map, the area is sited outside all groundwater protection zone.

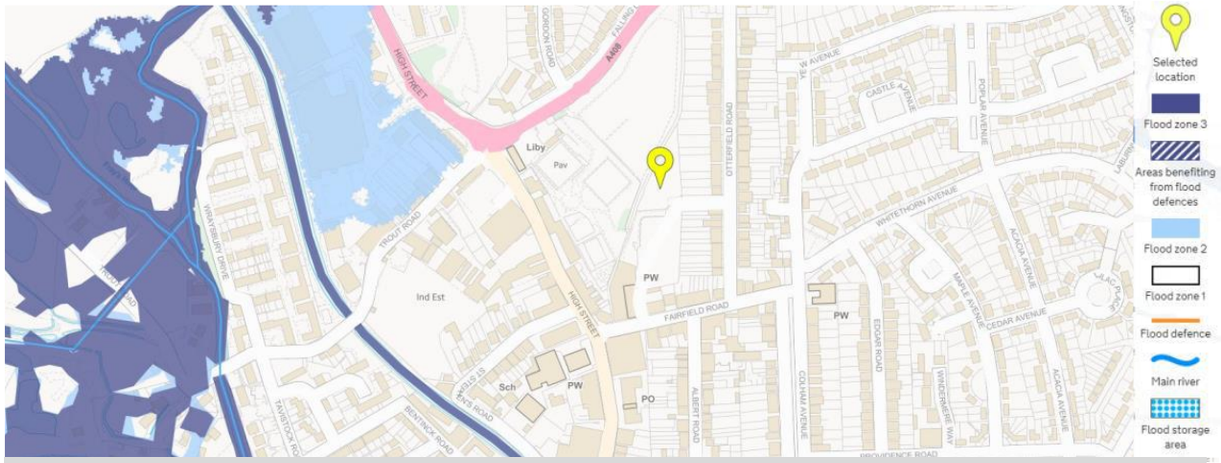
The proposed development site lies entirely within Flood Zone 1 which is classified as land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding and is appropriate to all uses of land, according to the National Planning Policy framework (NPPF) and the accompanying Planning 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 groundwater, from sewers and from reservoirs, canals and other artificial sources, all of which are considered of low risk to the site. Instead, it has a medium risk of flooding from overland flood flows, which is considered high to the north of the site and low to the south, next to the access road, by the Environment Agency.
The drainage proposals include a system capable of handling big storm events and therefore the risk of flooding from overland flows will be managed.

DRAINAGE STRATEGY

Proposed sustainable drainage techniques for the development tanked storage system through oversize pipes and cellular storage.
All on site parking bays are designed to have permeable block paving surface to limit runoff . All runoff will be collected and conveyed via a pipe network into cellular attenuation tank, located beneath hard landscaping areas.
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 sewage system on Otterfield Road. 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.



Environment Agency Flood Zone map

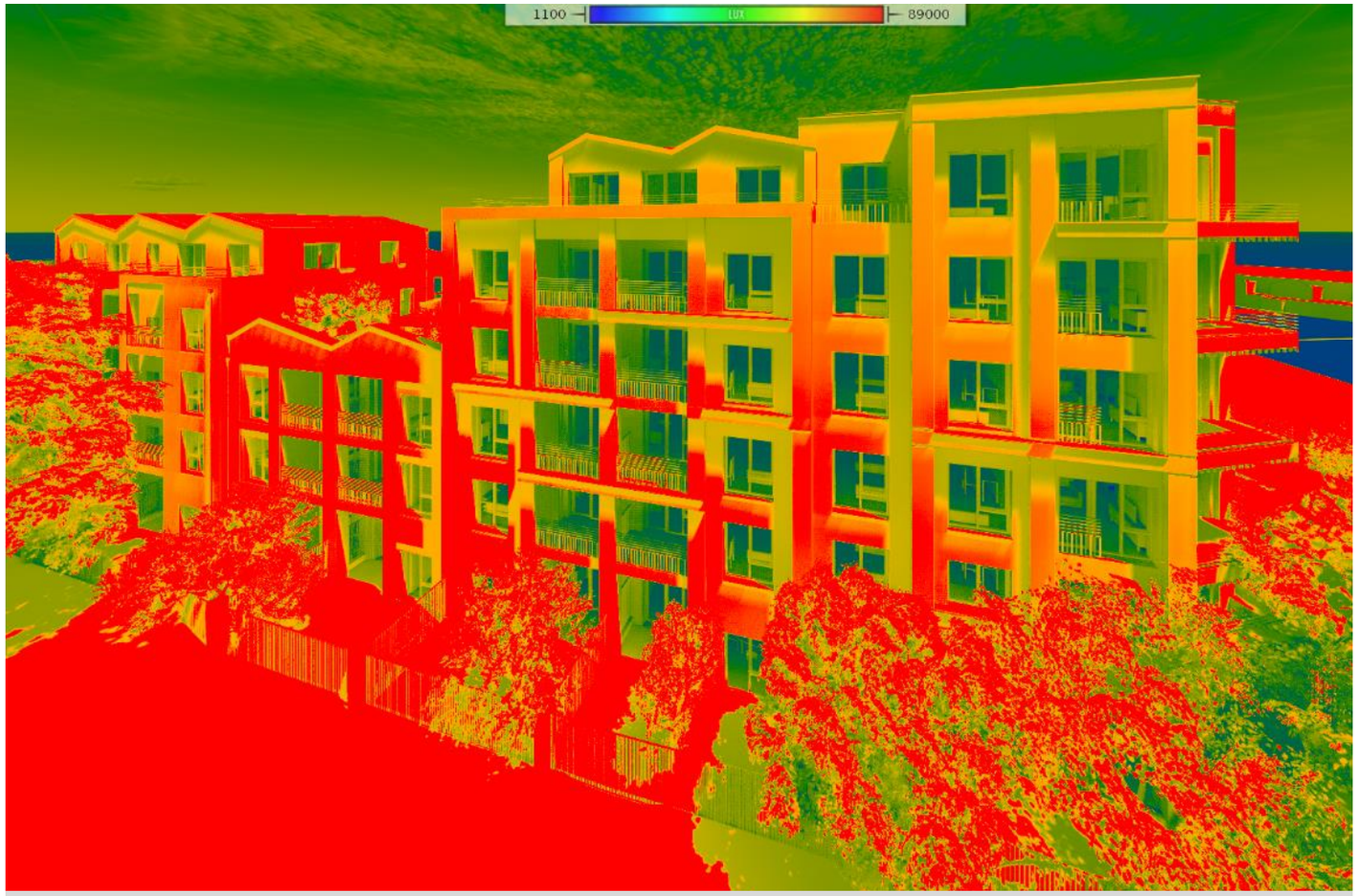
Environment Agency Flood Risk from Surface Water map

3.3.3

DAYLIGHT AND SUNLIGHT

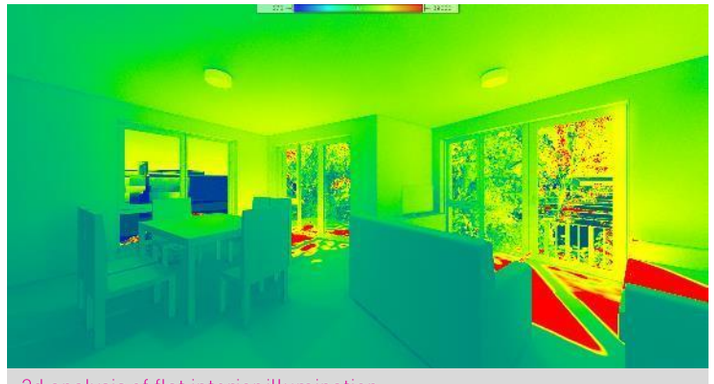
The design have been developed from early stages to ensue minimal impact on neighbouring properties and to achieve good levels on natural light in all flats.

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


3d view of flat interior with furniture layout


3d analysis of flat interior illumination

3.3.3

DAYLIGHT AND SUNLIGHT

DECEMBER 9AM

DECEMBER 12 NOON

DECEMBER 3PM

JUNE 9AM

JUNE 12 NOON

JUNE 3PM

3.3.4

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.

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

- No blank facades.
- Parking is located where it is overlooked by dwellings.
- Planting selected to avoid hiding places.
- 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, under croft 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.

Secured by Design

SBD

Police Preferred Specification

3.3.5

FIRE AND REFUSE STRATEGY

REFUSE AND RECYCLING

Refuse collection will take place from within the site. Swept path analysis has been undertaken and demonstrates that the London Borough of Hillingdon refuse vehicle can get within 10m of the bin store for collection. The refuse vehicle can safely be accommodated within the proposed layout and is able to enter and exit the site in forward gear.

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.

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 routs 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 south and east elevations and entrances.

3.3.6

SCALE, HEIGHT AND MASS

The building footprint is defined by the nature of the site. The proposed footprint extends on the west and south perimeter of the site, allowing for front gardens on both boundaries. This maximises the separation distance to the existing properties on the east perimeter and allows to use the constrained site in the north for a playground area.

The building is a mixture of 3, 4, 5 and 6 storeys and the mass is broken down into a series of terraces of 3 different height to avoid overpowering the neighbouring properties.

The unregular pitched roof form is used to break the mass down into smaller elements and reduce the perceived scale of the development from the street and neighbouring gardens.

3.3.7

APPEARANCE

The facade comprises a brick grid punctuated by recessed brick panels. Composite windows are set into the recessed brick panels to add texture to the façade while high-level sliding external shutters provide protection against sun, rain, wind and inquisitive glances. They are strategically placed to protect the building against summer overheating.

Roofs are a mix of flat and pitched roofs: these roofs have asymmetric pitch to create interesting skyline and to articulate each "building" with its own design.

The use of three different bricks as external material aims to create an unique design whilst maintaining a common language.

The scheme proposes large windows, 'punched' through a masonry facade with deep reveals. This aesthetic is applied in an ordered manner, directly responding to the internal layout and room functions, with bay modules repeated in order to unify the facade treatment.

Balconies with very minimal variations in proportion animate elevations and create a repetitive rhythm while ensuring the provision of genuinely usable amenity space, designed to be an extension of the adjacent rooms.

View of the building from the access road.

Brick lattice grid feature.

Asymmetric roof pitch and parapet outline.

Massing and fenestration designed to avoid overlooking.

3.3.7

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.
The design utilises the level change between the development site and the park and the exiting trees to help reduce the perceived scale of the building.
Massing, material selection and the design of the silhouette creates ensures that the new building does not overpower the adjacent open space.

View of the west elevation from the park

Artist impression of the building viewed from Yiewsley Recreation Ground looking south.

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3.4 MATERIALS

3.4

MATERIALS

1. Facing Brick:
   Cream Brick in stretcher bond

2. Facing Brick:
   Red Brick in stretcher bond

3. Facing Brick:
   Light grey Brick in stretcher bond

4. Feature Brick:
   Brick recessed panel in stretcher bond

5. Cladding:
   Stone

6. Cladding:
   Standing seam Zinc

7. Doors and Windows:
   Timber aluminium composite colour grey RAL7022

8. Brise Soleil
   Sliding external shutters sun shading with timber effect aluminium louvres

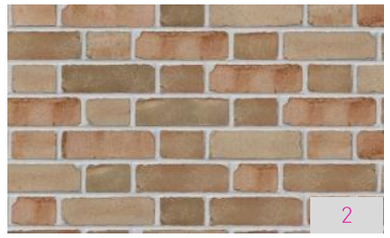
9. Balustrade - Railings
   Powder coated steel vertical flat bars

10. Canopy
    Private entrance powder coated aluminium grey fascia

11. Coping
    Powder coated aluminium - dark grey

12. Rainwater Downpipe and Hopper
    Aluminium - dark grey


1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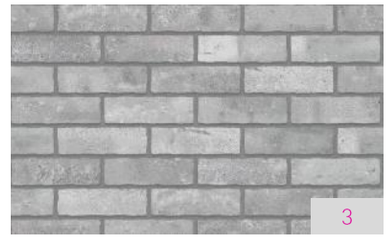
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12

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3.5 LANDSCAPING

3.5.1

TREES

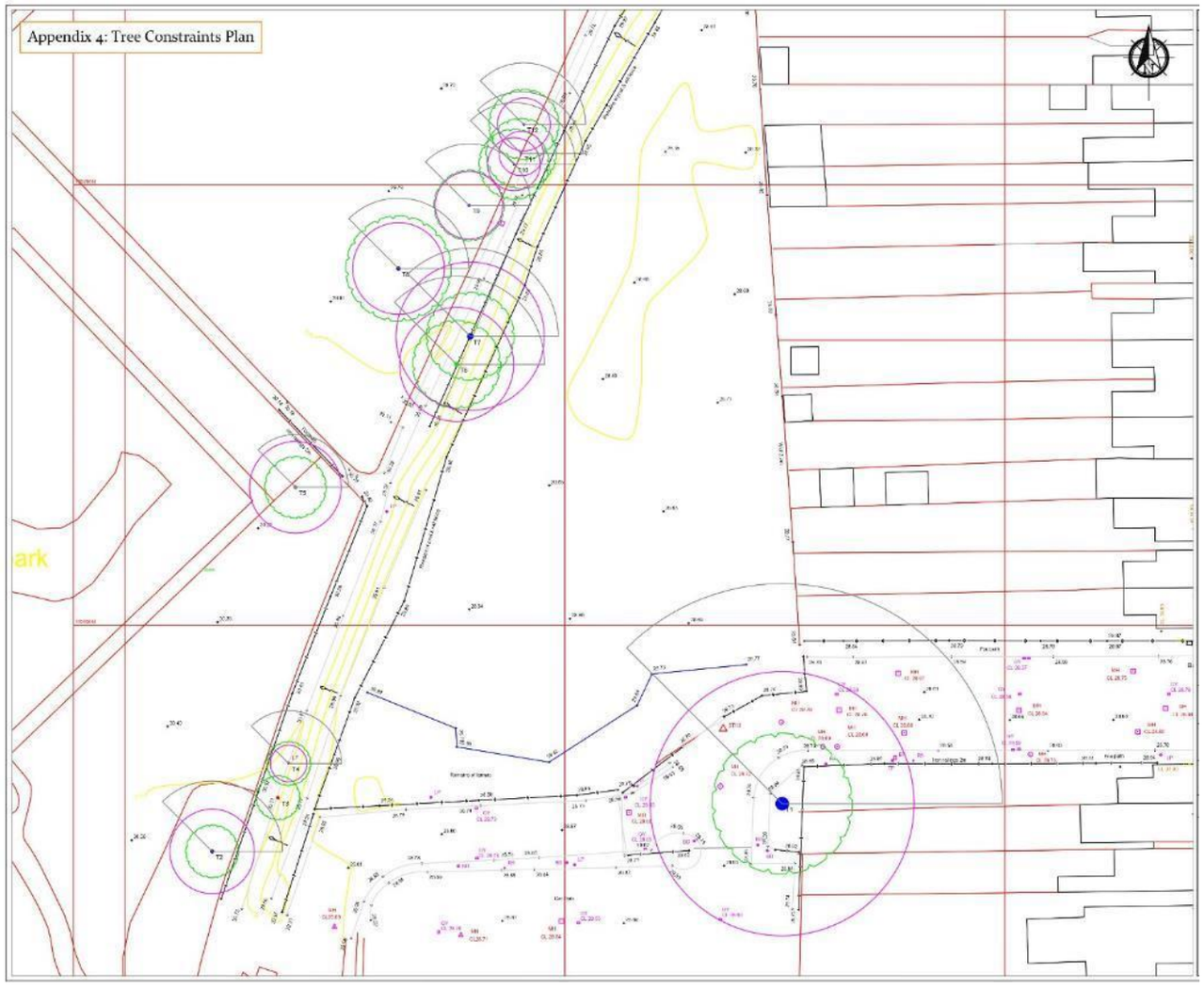
An arboricultural survey and report has been undertaken to assess impact of the development on existing trees and is submitted in support of this application.

The plan shows the position, crown spread dimensions and grade of the 12 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 arboricultural report.

Areas adjacent to the site include a variety of species, along with a wealth of trees of significance including 1 category A tree. These include Cherry Plum, Acacia, hybrid black Poplar, purple Plum and Hawthorn.

All existing high quality trees are retained and any proposal must avoid damage to trees of significance and minimise or damage elsewhere.

The proposal includes the removal of 1 no. low quality tree based on the survey, reported to be dead.



3.5.2

LANDSCAPING – PAGE 1

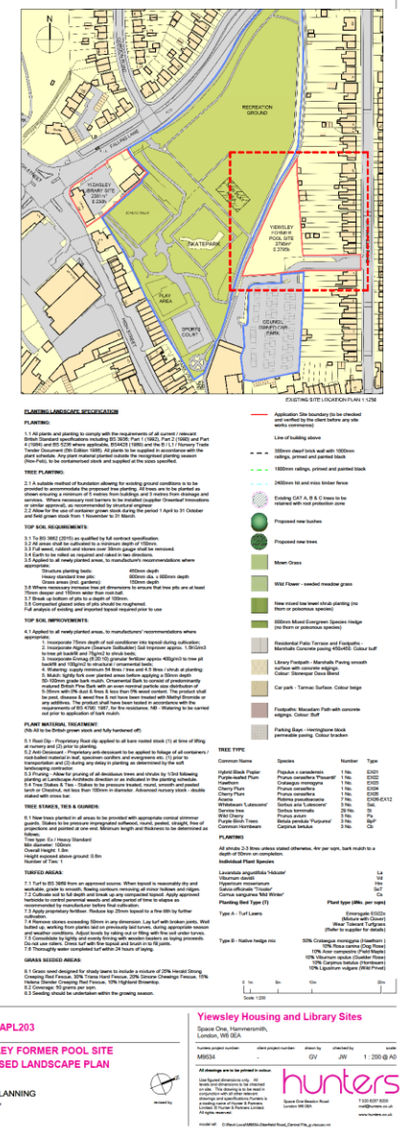
A full landscaping plan has been developed with the aim of being integral to the overall scheme and enhance the area altogether.

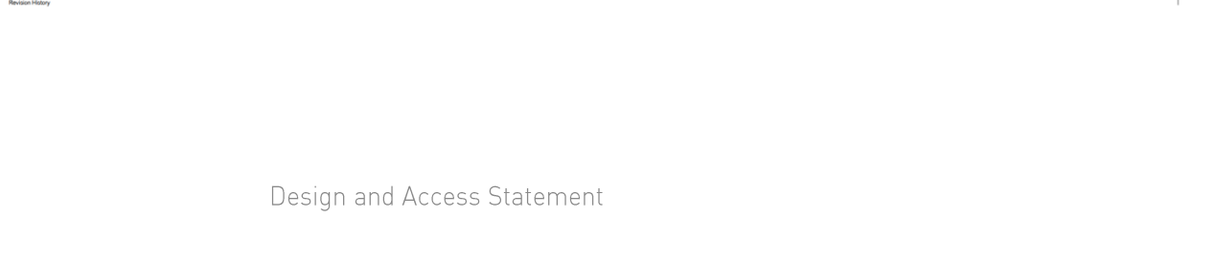
(refer to M9534_APL203_A_Landscape Plan_1-100_A0)

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. 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.





3.5.2

LANDSCAPING – PAGE 2

The landscaping includes 41 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 moving, 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.


Service tree


Purple birch tree


White beam Lutescens


Common Hornbeam


Wild cherry


Hedge Mix


Planting


Shrubs

3.5.2

LANDSCAPING – PAGE 3

HARD LANDSCAPING MATERIALS

1. Patio Terrace areas and pedestrian footpaths – concrete paving slab. Colour buff (for location refer to site plan)

2. Parking bays – Herringbone block pavers

3. Library footpaths – Marshalls paving smooth surface with concrete edgings. Colour Stonespar Dava Blend

4. Footpaths – Macadam footpath with concrete edging.

5. Parking– Macadam beige

West boundary to the Recreation Ground is defined by 300mm high dwarf wall with 1800mm high metal railings together with brick piers. The East boundary facing Otterfield Road terraces is defined by 2400mm high fence. All railings to be primed and painted black.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3.6 SUSTAINABILITY

3.6

SUSTAINABILITY AND ENERGY

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

ENERGY EFFICENCY
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

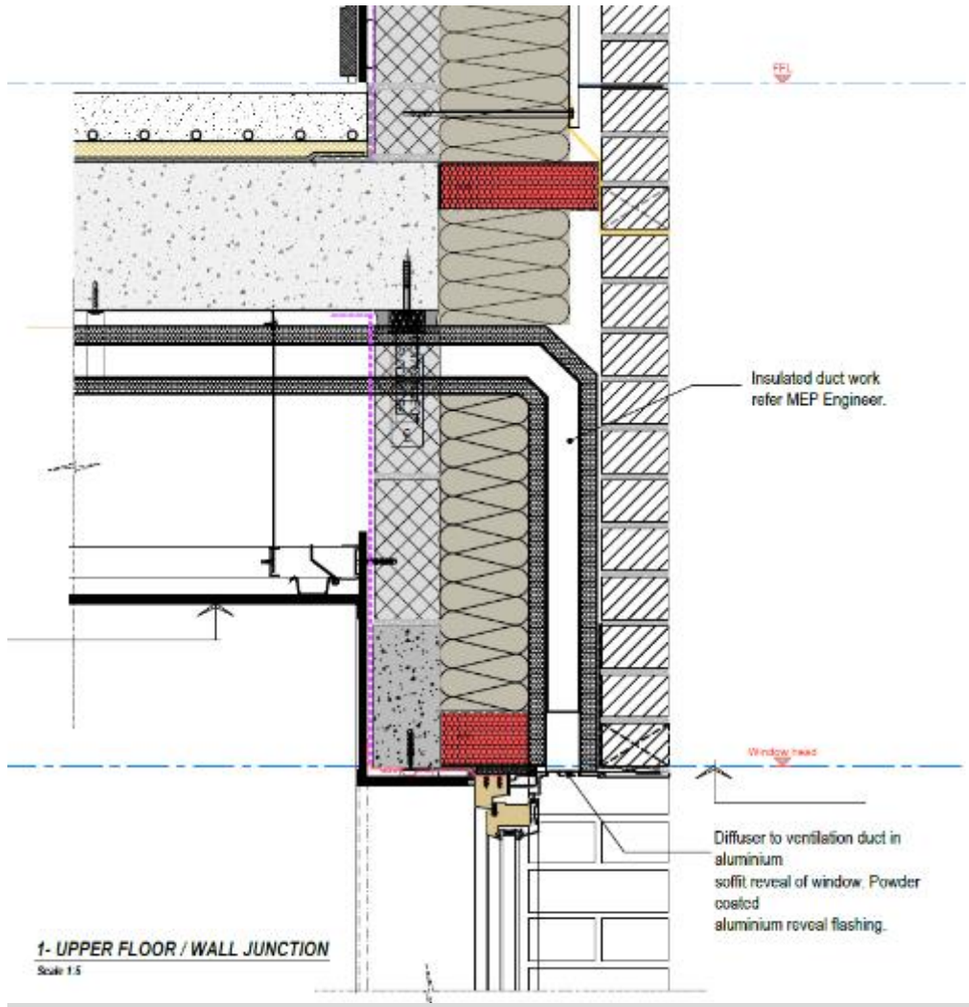
OVERHEATING
The height and orientation of the building are set to utilise the existing trees for solar shading. Where this wouldn't be effective alternative solutions are provided to control solar gain. Private Entrances metal canopies and balcony slabs are used for shading where practical. Where the sunlight analysis identified biggest risk of summer overheating 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 (HVHR) 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


External sliding shutter integrated into façade design



Window head hidden ventilation grill detail

3.6

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 singed 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.

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3.7 ACCESS STATEMENT

GENERAL PRINCIPLES

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

EXTERNAL SUMMARY

External access is level from Otterfield Road and the Car Park. 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 1500 mm wide and have a suitable surface for wheelchairs.

A variety of surfaces have been used, which reflect the usage, such as resin bonded gravel, 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, with the main entrance doors automatically opening. 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.
3 no. new passenger lifts are proposed, 2 no. at stair core 1 (this being the one serving more flats) and 1 no. at stair core 2.

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 are a fire evacuation strategy 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 and at Fairfield Road Car park as permit with the following allocation.

6 number disabled parking spaces.

11 number parking spaces for 3 bed units.

25 number parking spaces for 1 and 2 bed units at a ratio of 0.75space/unit (33 x 0.75 =24.75)
(18 number to be provided on site plus 7 number as residential permit spaces in Fairfield Road Car Park.)

6 number Library Staff parking as permit spaces in Fairfield Road Car Park.

A total of 48 parking spaces with 35 on site parking a 13 permit parking.

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ARCHITECTURE | BUILDING CONSULTANCY | COST CONSULTANCY | EMPLOYER'S AGENT

Space One Beadon Road
London W6 0EA
020 8237 8200

mail@hunters.co.uk

@hunterslondon **Hunters Architects & Building Consultants**

hunters.co.uk