



Planning Statement

Conex House, Ruislip
October 2024

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1.0 Introduction

Background

- 1.1 This planning statement has been prepared by MJP Planning on behalf of Conex Limited. (the applicant). The applicant is proposing the demolition of the existing building and redevelopment of the site to provide a part 3, part 4 storey residential building at Conex House, 148 Field End Road, Ruislip HA5 1RJ (the site).
- 1.2 Full planning permission is sought for the following (the proposal):

“Demolition of the existing building and redevelopment of the site to provide a part 3, part 4 storey residential building.”
- 1.3 The principle of this development is supported by Hillingdon adopted planning policies along with the adopted London Plan. London Plan policy H2 supports the development of small sites and sets boroughs a target of delivering a proportion of its annual housing target on small sites (defined as being less than 0.25 hectare). The proposal will provide seven high-quality new flats in a highly sustainable area which will support residential growth in line with the aspirations of the London Plan. The loss of employment use has robustly been justified and there is a fallback position in that approval was granted for conversion from office to residential under a recent Class MA prior approval application.
- 1.4 The application is supported by a suite of supporting documents, which should be read in conjunction with this planning statement. The full submission comprises the following:
 - Plans Pack, by Urban Infill
 - Daylight Sunlight Assessment, by Herrington
 - Design and Access Statement by Urban Infill
 - Fire Safety Statement, by Mu Studio
 - FRA and SuDs Strategy, by PES
 - Landscape Strategy, by Urban Landscape
 - Ground Condition Desk Top Survey, by Ground Condition Consultants

Pre-application engagement

- 1.5 The proposal has been subject to pre-application (ref: 78364/PRC/2023/185) discussions with Hillingdon Council (the Council) including a pre-application meeting held on the 15 February 2024 with the written response received on the 23 February 2024. The pre-application submission included a plans pack and pre-application design and access statement by Urban Infill and a transport statement by ttp. The overall feedback from the meeting was positive whereby the principle of the proposals was supported, provided the applicant can robustly justify the loss of employment floorspace. A summary of all key points of feedback is included below:
 - The proposed development would introduce residential floorspace to the site resulting in a total of 7no.flats. This would be in general accordance with the growth principles of Policies GG2 and GG4 of the London Plan, making effective use of a brownfield site to increase the supply of housing in the borough.
 - The site has a PTAL of 2. However, officers acknowledge that the site lies within approximately 150m of Eastcote Underground Station and is relatively well served by bus routes. It is recognised that increasing the delivery of residential uses within and around town centre boundaries should be supported, as this helps to create walkable neighbourhoods and reduce reliance on the private car.
 - Loss of employment floorspace should have vacancy and marketing evidence to support the application.

- The proposed change of front building line from perpendicular to diagonal could potentially be supported, but only if it produces a positive, contextually responsive elevation.
- The proposed height and scale are broadly supported.
- The proposed massing, specifically the front elevation and the rooftop extension requires more work.
- Further work is required to the front elevation (including rooftop treatment) in terms of materiality and finishes.
- Brick should be the principal choice of material for the building.
- Further work is required to the forecourt regarding landscaping and positive contribution to the streetscene.
- The proposed building would largely follow the existing footprint with a slight increase in the building line to the rear (west) from that as existing. It is not considered that the proposed windows to the rear elevation would result in a materially adverse relationship with each neighbouring residential flatted development at No's 146 and 150 Field End Road in terms of loss of outlook, light and privacy.
- Preference for a car-free development given the town-centre location and ready access to modes of public transport.
- The proposed quantum of cycle spaces would be policy compliant.
- The cycle store location should be relocated to allow for unimpeded transfer of cycles to/from the store in order to promote usage amongst future residents.
- Provide refuse and recycling details.
- The proposed housing mix is broadly considered to be acceptable in this town centre location. The provision of a 3-bed (family sized unit) would be looked at favourably by officers and would weigh in favour of the scheme in the planning balance at formal planning application stage, given that there is a specific identified need for additional family sized homes across the Borough.
- The proposed flats would all exceed the minimum internal space standards. The layout of the proposed units is broadly considered to be acceptable and fit for purpose. The accommodation would provide residents with habitable rooms which have access to outlook and natural light, being dual aspect.
- It would be expected that all units at least meet the London Plan external amenity space requirements, with any combined shortfall against the Hillingdon Plan standards be instead provided as communal amenity space, if it cannot be provided for individual flats.
- The proposed flatted development should seek to provide high-quality private amenity space.
- Demonstrate how a development proposal for a new dwelling satisfies the functional and spatial provisions for wheelchair adaptable and/or wheelchair accessible housing.

- 1.6 The submitted DAS sets out in detail the pre-application response and how the proposal responds to those Council comments.

2.0 Site description and planning history

Site description

- 2.1 The site comprises a three storey building located on the west side of the north end of Field End Road, adjacent to 150 Field End Road to the South and 147 to the north that have both been subject to relatively recent residential developments replacing office buildings.
- 2.2 The building is Class E office use but now vacant. The site is within the Eastcote District Centre (although it lies outside the designated primary and secondary shopping areas) which extends along Field End Road, with Eastcote underground station located to the south. The site is PTAL 2 but is more accessible than the rating suggests being located on a number of bus routes a short walk to Eastcote underground station to the south.
- 2.3 The immediate section of the Field End Road streetscene is predominantly commercial in character and appearance and mainly comprises three-storey terraced properties with ground floor commercial uses and upper floor office / residential uses. Most of the neighbouring properties, particularly those on the opposite side of the highway are of the 1930's 'Metroland' design style
- 2.4 The site lies just outside of the Eastcote (Morford Way) Conservation Area the boundary of which falls to the south of the site. To the north of the site is the detached two-storey locally listed Ascots (Manor) Public House at No.144 Field End Road and immediately abutting the site the north, No. 146 Field End Road, a four-storey residential apartment block. To the south, the site borders No.150 Field End Road, a converted part three/part four-storey residential apartment block known as 1-45 Portman House. To the rear (west) of the site lies the residential rear garden of No. 4 Morford Close. Other than its Eastcote Town Centre location, the application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012. There are no Tree Protection Orders (TPO's) on the site and no Areas of Special Archaeological Priority near the site.

Planning history

- 2.5 From review of Hillingdon Council online database, the planning history of the site and other relevant sites are set out below.

Onsite

Ref	Description	Status
78364/APP/2024/1341	Conversion of commercial space (Class E) to residential accommodation (Class C3) comprising 4 x 1 bed and 1 x 2 bed flats with associated car parking, cycle parking and refuse storage (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).	Approve 15 May 2024
Summary:	Application was granted to allow of the conversion of the building to residential use. This is an extant permission, meaning that residential use for the building can be brought forward at the site, regardless of whether this planning application is granted.	

Offsite

- 2.6 Around the site and within the borough are various permissions for similar applications as set out below, including the notable permissions at both 146 and 150 Field End Road. These are detailed below.

Ref	Address	Description	Status
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25760/APP/2010/2410	150 Field End Road	Erection of a part four, part three and part two storey building with basement parking, comprising 11 one-bedroom, 27 two-bedroom and 4 three-bedroom residential flats and a retail unit on the ground floor fronting Field End Road (involving demolition of the existing building.)	Approve 17 May 2012
Summary:	<p>This was the fourth application to seek planning permission for the demolition of the existing three storey office building known as Initial House within the Eastcote Town Centre and the erection of a mixed use, albeit predominantly residential building. The existing building is of little architectural merit and no objections are raised to its demolition. The principle of a mixed-use development with a commercial use on the ground floor and residential flats to the rear and above is considered acceptable at this town centre location. The mix of residential units proposed is also considered acceptable. The siting, bulk and mass of the building is considered acceptable and would be similar to the existing building. The building's design is also considered acceptable and the Council's Urban Design/Conservation Officer raises no objections, subject to various conditions. The proposal would not adversely affect the amenities of surrounding residential occupiers. As regards the amenity afforded to future occupiers, although the scheme would not satisfy current floor space standards for the larger units, it did satisfy the standards that were in use for development control purposes when the application was submitted. Adequate amenity space would be provided and therefore no objections are raised to the accommodation proposed.</p>		
3016/APP/2015/2420	146 Field End Road	Change of Use from Use Class B1 (Offices) to part Use Class A1 (Shops) and part Use Class C3 (Flats) and the creation of a third floor to provide 6 x 2-bed, 2 x 1-bed, and 1 x 3-bed flats, new balconies, parking, amenity space and cycle store involving external alterations	Approve 28 October 2015
Summary:	<p>The resultant bulk, storey height and design of the proposed created third floor of the building are such that the development would be in keeping with the appearance of the existing and neighbouring buildings, and not detract from the prevalent form of development in the streetscene and the visual amenities of the wider area.</p>		
23156/APP/2019/339	Malt Work Apartments 281 Field End Road, Eastcote	Change of use of offices (B1) to 47(31 x 1 beds and 16 x 2 beds) residential apartments (C3)	Approve 26 July 2019

- 2.7 The submitted DAS includes a thorough assessment of the site's context and should be read in conjunction with the summary above.

3.0 Proposed development

3.1 This section is intended to be a high-level summary of the proposal and should be read in conjunction with the detailed assessment set out within the submitted DAS.

3.2 The proposed description of development is:

“Demolition of the existing building and redevelopment of the site to provide a part 3, part 4 storey residential building with associated landscaping, bin storage and cycle parking.”

3.3 A schedule of the proposed residential accommodation is provided below:

Floor	Existing GIA (sqm)	Proposed GIA (sqm)	Increase (sqm)
Ground	118.9	128	9.1
First	119.1	150.2	31.1
Second	119.1	150.2	31.1
Third	N/A	105.7	105.7
Total	357.1	357.1	177

Unit	Unit size	Gross internal area (sqm)	External amenity space
1	1b 2p	58.7	14.5
2	1b 2p	50	13.5
3	2b 4p	80.6	11.6
4	1b 2p	50	9.5
5	2b 4p	80.6	11.6
6	1b 2p	50	9.5
7	3b 4p	88	16
Total	7	457.9	86.2

Layout

3.4 The proposal is for seven flats over four storeys. There are two flats on each floor, except for the third floor which has one family sized flat. The building frontage uses the existing building line and there is amenity space to the front of the block which includes private and some communal space. Secure cycle and refuse stores are also located in the front. The rear of the building is pedestrian accessed via a secure gate, located to the north.

Scale and massing

3.5 The scale and massing of the development will be part 3, part 4 storey. The proposal extends to an additional storey reflecting neighbouring buildings.

Tenure

3.6 The proposed houses will be for sale on the private market.

External appearance

3.7 The units will be finished in high quality light red brick and timber cladding, responding positively to the neighbouring buildings and delivering a high standard of development. The roof will comprise of lightweight sedum roofing. The proposed windows consist of powder coated aluminium frame, all windows proposed to be double glazed. Additional interest will be created through the use of brick details, patterns and framing. To the rear vertical timber louvers will also create additional interest to the rear elevation.

Landscaping

- 3.8 A landscaping scheme has been submitted. The design of the site's proposed landscape responds to the site context and architectural proposal. The forecourt area and site boundary has been improved proposing an attractive green frontage, contributing to the existing green frontages and tree lines of the high street. The proposal uses the existing street tree line to position to proposed trees onsite. There will be as part of the proposed development hedge planting, ornamental planting, permeable paving, seating cubes, private terrace defensible planting, low walls and potted plants within the terraces.

Access and parking

- 3.9 The development is proposed to be car free. Pedestrian and cycle access to the site will be as existing from Field End Road. The building can be accessed off Field Lane Road and also at the back via a side gate located on the principal elevation, fronting Field End Lane. Six Sheffield cycle stands to front provides 12 spaces in a bespoke secure shelter.

Accessibility

- 3.11 The proposals will comply with the latest requirements of Part M of the Building Regulations and therefore ensure inclusive access is provided. Inclusive access will be ensured by compliance with the requirements of Part M with Unit 1 being M4(30) compliant and the others all M4(2) compliant. Inside dedicated units, compliance will be ensured by dedicated wheelchair storage spaces, accessible bathrooms, specialised kitchens and spacious bedrooms. Provision will include the ability to upgrade units should occupant needs change.

Refuse and servicing

- 3.12 A secure and covered refuse store (accommodating 2x 660L bins) is located to the front of the site for the use of all of the proposed units. This ensures efficient collection of refuse via Field End Road.

4.0 Planning Policy

4.1 The adopted development plan for the site is:

- Hillingdon Local Plan Part 1 - Strategic Policies 2012
- Hillingdon Local Plan Part 2 - Development Management Policies, Site Allocations and Designations and the Policies Map 2020; and
- The London Plan 2021.

4.2 A Local Plan Review is currently being undertaken. Regulation 18 'call for views' consultation was completed in June 2024. This was the first stage of the consultation of the Plan. The future stages are projected as follows:

- The Regulation 19 'proposed submission' consultation - Early 2025
- Examination (including consultation on proposed modifications): 2026
- Adoption: 2026/27

4.3 Given that the new Local Plan is in its early stages of preparation, it has limited weight in the decision making process.

5.0 Considerations

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. This section therefore assesses the proposal against the development plan policies outlined above and examines relevant material considerations where appropriate. The assessment draws upon the suite of application documents listed at Section 1 of this statement. The main planning considerations are:

- Principle of development;
- Housing mix;
- Design /Scale;
- Impact on neighbouring residential amenity;
- Quality of accommodation; and
- Transport and parking.

5.2 Further technical matters that are addressed in supporting reports include:

- Fire Safety Statement
- FRA and SuDs Strategy
- Ground Condition Desk Top Survey

5.3 Each issue is considered below.

Principle of development

Loss of office use

5.4 The London Plan Policy E2(c) requires that development proposals which result in the loss of existing business floor space (B use classes) should demonstrate that there is no reasonable prospect of the site being used for business purposes; or ensure that an equivalent amount of B use class business space is re-provided in the proposal which is appropriate in terms of type, use and size, incorporating existing businesses where possible, and include affordable workspace where appropriate.

5.5 Policy DMH3 (Office Conversions) refers to office demolition and redevelopment being supported where:

- i) the conversion of offices provide an external finish that is suitable to a residential building and in keeping with the character of the area;
- ii) balconies and/or amenity spaces are designed into the development as integral facilities and the creation of well-designed public realm and landscaping is demonstrated;
- iii) any additional functional features that are needed such as pipes, flues or communications equipment are grouped together and routed through existing features where possible, and kept off publicly visible elevations; and
- iv) proposed homes have a dual aspect wherever possible. A sole aspect home overlooking a parking court or other shared use rear area will generally be unacceptable.

5.6 The site is not within a Core Growth Area for Employment (those being Uxbridge Town Centre, Stockley Park and Heathrow Perimeter and the Local Plan at para 2.13 also refers to the most recent London Office Policy Review (2012) (LOPR), which although dated now, highlights the poor performance of the outer London office market in recent years. Little has changed with Eastcote District Centre not considered to be a key location for the office market as demonstrated by recent developments of office buildings for residential use. As a result, Local Plan Part 1 Policy E2 directs office development to the three core growth areas noted above. Policy DME3 notes Stockley park and Uxbridge Town Centre as the preferred office locations.

- 5.7 Whilst there is some protection of existing office use under Policy DME 2 and DME 3 (the latter requiring 12 months marketing to justify loss of office), ongoing long term viable use for office development is unlikely to be feasible given the condition of the building and requirement for significant upgrade to bring it up to modern standards. The office space itself is now vacant. It is considered not a good grade of office space and consequently is not fit for purpose with regard to modern office space requirements. As a result, the building is undesirable to prospective businesses looking for premises and has no reasonable prospect of the site being used for business purposes.
- 5.8 Hillington Local Plan 2 (2020) identifies that there is a surplus of employment land in the region of between 16.3 and 20.6 hectares. Hillingdon Employment Land and Capacity Study 2023 by Avison Young states the demand-supply position illustrates that no additional supply is required to meet future demand for office floorspace EG(i) in Hillingdon. Hillingdon's office vacancy rates are significantly higher than all its neighbours at c.15% . Hillington has an increased vacancy rate raising from 10% in 2013 to 15% in 2023, giving a clear indication of a worsening issue. The report recommends that no additional office floorspace is planned for. Due to the changing nature of occupier demand it is however recommended that future policy supports the consolidation of office uses to Uxbridge Town Centre and Stockley Park as they are the most appropriate, attractive and sequentially preferable office locations in Hillingdon. The report also recommends that planning policies are introduced to highlight these locations as the borough's preferred office areas and that it should be encouraged to use existing stock. The evidence, which is a material consideration, demonstrates that the future direction of employment is towards these principal areas, meaning that there should be flexibility employed in other locations such as Eastcote. As such, flexibility should also be employed when determining proposals on employment sites against relevant policies DME2 and DME3.
- 5.9 Local Plan Strategic Objective S015 confirms that Hillingdon has 358 hectares of designated employment land which is focused on the industrial areas of the Hayes/ West Drayton Corridor, Uxbridge, Heathrow and South Ruislip. Therefore, the loss of this small existing employment site is further viewed as negligible when considering the overall employment land provision of the borough.
- 5.10 The site has prior approval for the conversion of office to residential under permitted development rights Class MA. Through this approval, residential can be delivered on the site without the approval of this planning application. However, the applicant wishes to deliver a better quality, more in keeping development which meets the Council's housing and design aspirations for the Borough. Unlike the Permitted Development Approval, the proposal will deliver a good level of amenity and landscaping measures which will enhance not just the site, but the wider street scene in Eastcote. Furthermore, these proposals through the building's demolition, can deliver a more sustainable design using high quality materials to improve the look and function of the facades for those who intend to occupy the building. Compared to the approved residential scheme, the proposal delivers more space to occupiers to use, resulting in a better quality life and standard of living. The proposal also allows for the introduction of a family sized flat to be incorporated, which is a clear benefit for the Borough. Finally, given the uplift in floorspace, the Council will receive CIL contributions which would not be on offer for the Class MA application. The applicant has responded positively to the pre-application comments which is set out in the submitted Design and Access Statement which should be looked upon favourably.
- 5.11 It is clear that the immediate area is changing to primarily residential use, demonstrated by planning permissions at both 146 and 150 Field End Road. Therefore, it is natural progression that this site now comes forward to deliver residential use which in turn will be more in keeping with adjacent land uses. Given that there is a current approval for residential use at the site, it is not considered necessary to undertake a marketing exercise as the planning permission for residential can be implemented now. It is demonstrated, through evidence, that future employment should be focused in Stockley Park and Uxbridge Town Centre and that existing stock should be consolidated. Therefore, while the proposal does not fully adhere to the relevant employment policies that restricts other uses to come forward on employment sites, there is clear evidence and a fallback position which in this circumstance should allow this proposal to be supported.

Principle of residential

- 5.12 London Plan Policy H2 supports the increase of residential and Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to significantly increase the contribution of small sites to meeting London's housing needs and to diversify the sources, locations, type and mix of housing supply. Para 4.2.1 states specifically that, "*increasing the rate of housing delivery from small sites is a strategic priority.* Achieving this objective will require positive and proactive planning by boroughs both in terms of planning decisions and plan-making." This presumption in favour of residential development is further bolstered by London Plan Policy D3's support for the efficient use of land, in proposals such as this which optimise the site's potential.
- 5.13 Local policy H1 (Housing Growth) encourages new residential floorspace and the Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies. The principle of carrying out improvements to the building and the increase to GIA is therefore considered to be acceptable. The benefits of delivering new high quality residential accommodation on this small accessible site are considered significant and of material benefit to the Borough.
- 5.14 In terms of population, Hillingdon is characterised by a large, diverse and growing resident population. The latest Census indicates that there are around 305,000 people living in the borough which is +10% more than in 2011. This means Hillingdon has experienced a greater proportional population increase than most of its immediate neighbours. This demonstrates there is an ongoing demand for housing in the Borough, set to rise when considering historic projections.
- 5.15 The site will help satisfy housing demand. The site lies in a highly sustainable area and being brownfield in nature, whereby housing growth is specifically directed by way of the London Plan and local plan policies. The delivery of residential accommodation on this sustainable site will make a valuable contribution to the Borough's strategic small sites housing target of 295 homes a year as set out in the London plan policy H2. National, regional and local policy does not set upper limits on housing delivery. Nationally, there is an ambitious commitment by the Government's to build 1.5 million new homes over the next five years. Therefore, suitable and deliverable proposals on sustainable brownfield sites should be looked on favourably. In terms of overall benefits, there will be substantial design and environmental improvements over the existing condition on site, which are associated with residential redevelopment. In terms of housing delivery, the proposal is strongly supported at a strategic and local level and therefore is considered to outweigh the poor standard small office space that is proposed to be lost.
- 5.16 Overall, the redevelopment of this site is strongly supported at the strategic and local level and is therefore acceptable, delivering benefits for the Borough and its existing and future residents.

Housing mix

- 5.17 Policy DMH 2 (Housing Mix) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The proposal sets to deliver an equal mix of one and two bedroom units across six of the units. The seventh unit proposes to be a three bedroom family size flat. At pre-application stage, Officers advised that the proposed housing mix is broadly considered to be acceptable in this town centre location. Also that the provision of a 3-bed (family sized unit) would be looked at favourably by officers and would weigh in favour of the scheme in the planning balance, given that there is a specific identified need for additional family sized homes across the Borough.

Design/Scale

- 5.18 The design of the building is in consideration to local policy BE1 (Built Environment), which requires development to be of a high quality for all new buildings, alterations, extensions and the public realm, and make a positive contribution to the local character, community cohesion and distinctiveness of an area, as well as requiring all building heights to respond to local context and character and be appropriate to the positive qualities of the surrounding townscape.

5.19 Local Plan Policy DMHB 11 (Design of New Development) sets out that:

- A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:
- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
 - ii) ensuring the use of high quality building materials and finishes;
 - iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities.

5.19 The proposal is considered to adhere to these policies and the new residential development is well designed, and of good quality, architectural composition and takes into account local surroundings in terms of height, mass and bulk. The Design and Access Statement that accompanies this application provides further details on these aspects.

5.20 The proposed development maximises the capacity of the site. The additional storey above the height of the existing building assists in creating a visually attractive proposal that helps to form a consistent roof line. The height is considered to complement the prevailing heights of the surrounding area and is appropriate in context. The emerging taller context, namely the new adjacent buildings at 146 and 150 Field End Road, either side of the site, demonstrate precedent for higher density development in the area. Both the extensions and the façade improvements also facilitate the creation of amenity space for residents, improving the quality of the building, giving tenants access to greenspace and overall significantly improving the biodiversity credentials of the site.

5.21 The proposals design has taken inspiration from the interesting and key features (such as brick work detailing and black metal railings) of its surrounding context and neighbouring conservation area. These include the Shopping Parade opposite the site and The Ascott Pub, located to the north of site.

5.22 The proposed development works include an improved relationship with the street scene, which drastically improves the appearance of the building from street level with a variety of landscaping techniques and creates an active frontage. The scheme is accessible and inclusive in line with policy DMHB 15 (Planning for Safer Places) and deliver planning benefits weighing in favour of the scheme. The proposed material palette will use light red brick as the predominant material, and timber cladding, responding positively to the neighbouring building and delivering a high standard of development. The roof will comprise of lightweight sedum roofing. The proposed windows consist of powder coated aluminium frame, all windows proposed to be double glazed. Additional interest will be created through the use of brick details, patterns and framing. To the rear vertical timber louvers will also create additional interest to the rear elevation. The renewal of all windows will regenerate the building and help to modernise it, repurposing it into a more attractive and viable building. In accordance with Local Policy BE1, the proposal is of high quality and makes a positive contribution to the local character and distinctiveness of the area and is considered acceptable.

5.23 The landscape proposals aim to maximize the opportunity for green infrastructure on the site through tree planting, hedges, shrubs, perennials and sedum roofs. The public and private realm will be welcoming and of high quality. The main access point will form a safe and attractive arrival as part of public realm strategy. The landscape design of the site will consist of a clear hierarchy of green infrastructure and a robust palette of hard materials, that will reflect the design aspirations of Hillingdon Council. The private amenity patios will form a green oasis and defensible space for the residents.

- 5.24 Overall, the proposed design, massing, layout, and material palette is considered appropriate for this sustainable site. The proposed development is therefore considered acceptable in accordance with relevant strategic and local policies.

Impact on neighbouring residential amenity

- 5.25 The constrained nature of the site and surrounding area means that due care has been taken around the design and massing of the extensions to ensure the development does not result in adverse impacts to surrounding residential amenity, in line with Local Plan Policy DMHB 11 (Design of New Development). In addition, in line with policy, the extensions respect and respond positively to the adjacent residential buildings at 146 and 150 Field End Road.
- 5.26 A daylight and sunlight assessment has been undertaken by Herrington. The assessment identified two properties as sensitive receptors - No. 146 and No. 150 Field End Road, and therefore, the habitable rooms and the windows serving the rooms within these properties were tested. In line with the assessment criteria prescribed by the BRE Guidelines, it was demonstrated that the reduction in daylighting to the rooms of the neighbouring buildings were within the acceptable limits. The assessment of the impact of the proposed development on the sunlight enjoyed by the neighbouring buildings also showed that despite some reductions seen in the number of probable sunlight hours enjoyed by these windows, these were again within the limits prescribed by the BRE Guidelines as being acceptable. Furthermore, the assessment of the sunlight available to the neighbouring amenity areas indicated that all of the amenity areas would experience either little change to the sunlight levels they currently enjoy, or still retain good levels of sunlight during the summer months.
- 5.27 Overall the proposed development is sensitive to its surroundings and does not adversely impact on neighbouring residential amenity in line with Local Plan Policy DMHB 11.

Quality of accommodation

- 5.28 Policy DMHB16 of the Local Plan Part 2 requires all housing development to have adequate provision of internal space. Table 5.1 provides a minimum floorspace standards. This table mirrors the minimum space standards as set out in Policy D6, Table 3.1 of the London Plan.
- 5.29 All units are compliant or exceed the adopted standards, all have private amenity space exceeding London Plan standards, and all are dual aspect. Policy DMHB18 (Private Outdoor Amenity Space) requires 25sqm of amenity space for two-bedroom and 21sqm for one-bedroom residential units. However, given the constraints of the site and the town centre location, coupled with the fallback position where no private amenity is required with the approved Permitted Development conversion, flexibility should be applied in this instance.
- 5.30 The fenestration layout has been developed to maximise light within each unit without creating unacceptable overlooking opportunities. The proposal has been designed to ensure daylight and sunlight is maximised throughout. The daylight sunlight assessment concludes that for all rooms, the provision of natural daylight will meet or exceed the minimum required threshold set out in the BRE Guidelines. Consequently, it can be concluded that these habitable spaces will be well lit and will have a reduced reliance on supplementary electric lighting. It is also demonstrated that in each of the proposed units, the main living area will receive at least 1.5 hours of direct sunlight. As a consequence of the light and additional visual interest provided by sunlight, the amenity value of these rooms will be enhanced.
- 5.31 Overall, the quality of accommodation is considered acceptable in respect of local policy, given the high quality internal accommodation and private amenity space. The submitted DAS provides further analysis on the quality of accommodation.

Transport and parking

- 5.32 Due to the site's town-centre location and ready access to modes of public transport, the proposal is a car free development, which was supported by officers at pre-application stage. The site is within a CPZ and it is expected that future residents will be prevented from securing permits to park on local streets,

should a permit free agreement be put in place. In addition, the site is located within close proximity of Eastcote station and a number of bus stops that will allow resident to travel by non-car modes.

5.33 The Local Plan Policy DMT 1 (Managing Transport Impacts) requires that:

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people; iv) adequately address delivery, servicing and drop-off requirements; and v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

5.34 The proposed development will meet the requirements of the transport policy set out in the Local Plan Policy DMT 5 (Pedestrians and Cyclists) and will provide 12 secure cycle parking spaces in accordance with the standards set out in Appendix C Table 1 of the Local Plan. Cycle parking will be provided in the front forecourt. The cycle parking provision is in excess of the standards set out in the Hillingdon local plan and in line with the London Plan standards. Finally given the Class MA approval for residential on the site, it is considered that any transport impacts arising from the proposal can be adequately mitigated. The proposed scheme meets the test of the NPPF and paragraph 111, which states “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Technical assessments

5.35 The application is also supported by a series of technical assessments. These should be reviewed by the relevant consultees. A summary of the conclusions on these matters is as follows:

- **Fire:** To address London Plan policy D12 and the draft LPG, a Fire Statement has been submitted that details the recommended fire safety features to be incorporated into the building design to meet the building regulation requirements. The report also sets out methods of how to reduce the spread of fire, means of warning and escape, and access strategy for fire services.
- **Flood Risk:** To address Local Policy EM6 (Flood Risk Management), the submitted FRA and SuDS Strategy by PES sets out the methods to control the risk of flooding at the site. The strategy provides control techniques including mainly source control techniques of permeable paving, green roof and rainwater harvesting butt system for water reuse. Surface water will be discharged into the adjacent existing adjacent Thames Water surface water sewer.
- **Contamination:** To satisfy, Local Policy EM8 (Land Water Air and Noise), a Phase 1 desk study by Ground Conditions Consultants has been carried out. The conclusion advises that the potential of ground condition is low and that an intrusive investigation is not necessary for contamination purposes. However, further investigation for geotechnical purposes, to inform foundation designs, is recommended for demolition and replacement with a new building

5.0 Conclusions

- 5.1 The proposal has been assessed against the relevant adopted planning policies and guidance. Pre-application engagement discussions with officers at the Council have been undertaken. Officers confirmed their support for the principle of the proposed development, subject to further design refinement and submission of necessary technical assessments. The loss of employment use has robustly been justified and there is a fallback position in that approval was granted for conversion from office to residential under a recent Class MA prior approval application.

Benefits of the proposal

- 5.2 The key benefits the proposal delivers are:

- Opportunity to deliver a significantly improved residential scheme, on a site which currently benefits from an extent planning permission to convert the existing building to residential.
- Delivery of new high-quality residential accommodation on a sustainable site, which includes a family sized flat.
- Significant enhancement to the appearance of the site to the benefit of the new residents and the local area.
- Opportunities for enhancing the sustainability and biodiversity credentials of the site through the use of energy efficient materials.
- Promotes sustainable travel.

- 5.3 The proposal complies with Section 38(6) of the Planning and Compulsory Purchase Act 2004 which states the determination must be made in accordance with the development plan unless material considerations indicate otherwise. The Planning Statement has demonstrated that the proposal is in accordance with the development plan. It is therefore considered that planning permission should be granted.