4.4.4 MAISONETTES

The maisonettes with their parapet flat roofs shall be smaller in scale to the heritage assets that they help to frame and provide a subservient yet contemporary backdrop. These units run the length of the Eastern boundary and part of the Southern boundary. Taking the form of either semi or detached units their main outlook shall be to the front out onto the Heritage Square or where the unit is at the end of a run via the end gable. Outlook to the rear shall be kept to a minimum with windows been fitted with obscure glazing up to 1.7m above the floor level.

As Fig 4.32 a rural / rustic organic character is proposed within an urban setting reflecting the site's original farmstead heritage.

The maisonettes are predominantly finished in red brick which is then broken down with dark brick elements and as Figs 4.33 & 4.34 large feature picture windows affording views to the Heritage Square.

Figure 4.30: Maisonette Front Elevation

Figure 4.31: Maisonettes Location

Figure 4.32: Accordia

Figure 4.33: Frederick Mews

Figure 4.34: Project Orange

4.4.5 GATE HOUSES

Taking cues from the design of a traditional Manor House Gatehouse as Fig 4.38 two gable fronted building forms are joined with a central access for the existing pedestrian Right of Way through the middle. As fig 4.37 the buildings are bookended with a full 2 storeys leaving the central form with access through the middle to be subservient with a reduced height and significant setback.

Predominately finished in red brick with complimenting high level dark brick elements. The same material palette together with a consistent rhythm of window proportions, recessed feature brick panels and metalwork is used for all the other buildings contained further within the site.

Figure 4.35: Gate House Front Elevation

Figure 4.36: Gate House Location

Figure 4.37: Accordia

Figure 4.38: Beechwood Village, Basildon

PART 5:
Landscaping

5.1 The Existing Site

The Site is located on land associated with The Barn Hotel, which comprises a series of hotel buildings dating back to the seventeenth-century , with modern sections of the hotel built in 2003. The oldest buildings on the site are grade II listed buildings which are located within the centre of the site.

The land form of the majority of the site is generally flat, with changes in levels accommodated by varying retaining wall features and sloping ground located along the western boundary.

The site is reasonably well vegetated, with moderate tree canopy coverage, predominantly located to the western and southern boundaries of the site as well as the centre of the site. A well-established native hedgerow with trees is located along the western boundary adjacent to West End Road. Planting within the centre of the site is predominantly ornamental and associated with the grounds of the hotel. These ornamental features include two ponds with fish.

The site is generally well contained, with close board timber fencing located along the southern and eastern site boundaries. A walled area of hard standing is located along the northern boundary, with a pedestrian gate, providing access to the public footpath to the north of the site.

5.2 Visibility of the Site

The site is generally well screened by the native hedgerow located along the western boundary of the site, preventing views from the majority of West End Road into the site.

The roofs of some existing buildings are visible from the West End Road, from the railway bridge crossing which is located at an elevated position.

The façades and roofs of some existing building within the site are visible to users of Garden Close, to the east of the site.

Buildings within the site are visible from some of the properties off Eversley Close, as well as the apartments off Garden Close.

An existing wall along the northern boundary of the site prevents views into the site from the adjacent public footpath and provides separation between the site and footpath.

5.3 Landscape Strategy

The Landscape Strategy of the site aims to create a development that provides an attractive and appropriate character and setting for the proposed residential development and existing listed properties which are to be retained.

Additional aims of the strategy include:

- Retention of existing native tree, shrub and hedgerow planting where possible
- Strengthening of boundary vegetation to provide habitat connectivity and enhanced visual screening of the site.
- Provision of private and communal outdoor spaces with informal play features
- Connection to footpaths beyond site boundaries
- Achieve Urban Greening Factor target score of 0.4
- Achieve a Biodiversity Net Gain of 10%
- Provisional of a wildlife pond as mitigation for removal of existing ponds

SITE FRONTAGE & ARRIVAL SPACES

To achieve vehicular access into the site, the existing entrance is to be realigned. Some of the existing trees within the existing entrance setting are to be retained with others removed to facilitate the access and provide car parking areas with a pedestrian ramp. Additional tree planting is proposed to provide compensation, tree canopy coverage and structure within the arrival space, alongside shrub under-storey planting whilst accommodating an existing drainage easement. The existing hedgerow along the western boundary adjacent to West End Road is to be retained.

The existing southern pedestrian path linking Garden Close and West End Road is to be retained between two proposed properties which are provided with private front and rear gardens.

A new vehicular access into the site is provided off Garden Close leading to a series of proposed terraced houses on the eastern boundary. A combination of native and ornamental trees in combination with mixed ornamental planting, frame the eastern entrance and provide an attractive setting for the proposed properties.

WESTERN BOUNDARY

The existing hedgerow and trees along the western boundary is to be retained and the sloping embankment is to be strengthened with additional mixed native under-storey shrub planting and native trees. A mixed species native hedgerow is proposed on the eastern edge of this planting area to form a definitive edge. This additional planting provides an extensive area of 'naturalisation' with existing amenity grass replaced with native planting providing important biodiversity enhancement within the development.

A small cutting within the hedgerow further north is also provided allowing views into the site towards the listed buildings.

CENTRAL CORE & EASTERN BOUNDARY

The existing listed buildings are to be retained, and provided with individual gardens defined by clipped hedgerows. Around the perimeter of the central open space, a taller clipped hedgerow is provided to define the setting of the space and listed buildings.

Figure 5.1: Landscape Strategy

PART 5: Landscaping

Figure 5.2: Heritage Square

The existing large pond and evergreen shrubs are to be removed and replaced with an open, communal space, comprising meadow grassland, amenity lawn, espalier orchard and a wildlife pond. This creates a central space for occupants of the proposed development to utilise and use for informal play. The informal play is provided through the inclusion of natural timber features such balancing logs set within wild flower meadow areas.

The rear garden spaces of the eastern units are provided with a managed shared garden space. The communal garden contains semi-private patios, access paths, amenity grass, and retention and enhancement of the eastern boundary vegetation.

The frontages of the proposed units are to be defined by an ornamental evergreen hedgerow providing privacy and separation between windows and publicly accessible paths.

Planting along the eastern boundary is to be retained where possible, and strengthened by additional native tree planting, providing enhanced screening of the site as well as biodiversity enhancement.

SOUTH & NORTHERN APARTMENT BLOCKS

Ground floor units are provided with semi-private garden areas defined by hedgerows and railings.

The northern building is accessed via a communal courtyard located beyond the central open space providing a quality arrival point to the building.

The apartment blocks are terraced and include roof gardens across various levels of the buildings. These green roofs provide enhancement of biodiversity.

NORTHERN BOUNDARY

The existing wall along the northern boundary is to be removed due to its condition and replaced with 1.8m high metal railings with gates provided access into the northern garden spaces. Mixed ornamental shrub planting is proposed on the inside of the railing, to provide definition of the gardens.

The existing gated access to the pedestrian path north of the site, is to be utilised providing access to the wider pedestrian network and north-south movement through the site. A path is provided adjacent to the northern block, connecting the area to the central communal space and onto Garden Close.

EMERGENCY VEHICLE & REFUSE APPLIANCE ACCESS

To reduce the extent of hard landscape required to facilitate emergency and refuse vehicles, turning head and access drives are integrated into the landscape using various paving types, including reinforced grass surfaces, to promote permeability and biodiversity and enhance the visual appearance of the scheme.

URBAN GREENING FACTOR & BIODIVERSITY NET GAIN

The landscape proposals have been designed to achieve Urban Greening Factor and Biodiversity Net Gain targets. Refer to the individual reports and drawings for further information.

5.4 Ecology & Biodiversity

The overarching ecological objectives proposed in the short, medium and long term are:

- To maintain and enhance the existing nature conservation value of retained features and their associated fauna;
- To create new habitats to compensate for the loss of, and effects on, existing habitats;
- To enhance connectivity with biodiversity and green spaces within the wider area;
- To maximise ecological value through appropriate management, ensuring areas of open space and green corridors are maintained and created that are of value to wildlife;

To achieve these aspirations a raft of measures have been designed in to the scheme including:

- All existing trees that are suitable will be retained and are located within open space areas to allow them to flourish.
- Where exiting landscape features are to be retained, they will be located within the public realm to ensure their long term survival and eliminate the risk of removal by residents.
- Areas of open space have been designed that will provide a range of different habitats and are linked by vital wildlife corridors.
- The Heritage Square affords the retention of several mature trees whilst providing a significant area of amenity grassland. Additional native species planting will be introduced to further contribute towards the ecological credentials of the space.
- A significant number of new trees will be planted throughout the scheme that will enhance the ecological opportunities of the area.

In addition to these, measures such as bird and bat boxes will be installed in appropriate locations and plot division fences will feature hedgehog holes to afford free movement throughout the scheme.

Signage, informing the public about the different areas and their ecological merits, will be installed and a detailed management plan will be created that will afford suitable management of the various spaces and areas.

The ecological strategy for the scheme has been considered from an early stage and the resultant proposals will ensure a net biodiversity gain for the site of at least 10%.

Further details on biodiversity and ecology can be found in the submitted documents and reports that accompany this application.

REFERENCE SUPPORTING STATEMENTS:

- ARBORICULTURAL IMPACT ASSESSMENT & TREE PROTECTION PLAN
- ARCHAEOLOGICAL ASSESSMENT
- BIODIVERSITY NET GAIN REPORT & METRIC
- CONTAMINATED LAND SURVEY
- ECOLOGICAL SURVEYS & REPORTS

5.5 Boundary Treatments

Frontage boundary treatments play an important role in establishing character whilst defining the difference between the public and private realm.

Boundary treatments have also been considered for their role within the setting of the listed buildings. A softer boundary treatment is promoted within the immediate settings of the buildings.

The diagram below shows the various boundary treatments.

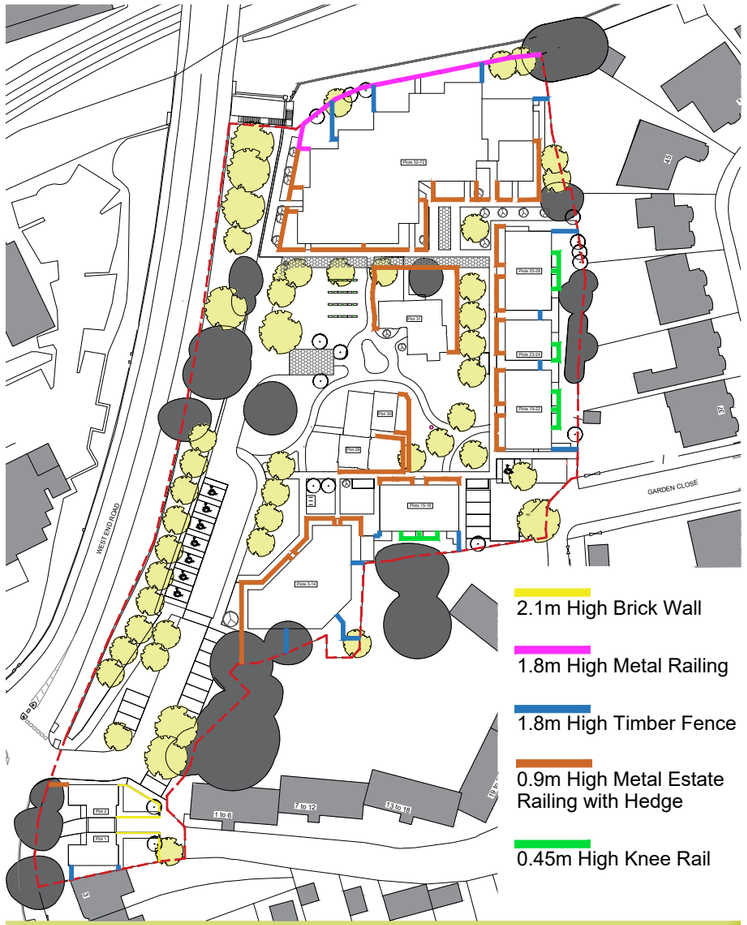

Figure 5.3: Boundary Treatment Diagram

1.8m Hight Metal Railing

1.8m High Timber Fence

0.9m High Estate Railing with Hedge

0.45m High Knee Rail

PART 6: Movement & Access

6.1 Refuse, Recycling & Fire Access Strategy

6.1.1 REFUSE & RECYCLING

The storage and collection of refuse and materials associated with recycling has been carefully considered in the design of the scheme. All properties have been designed to accommodate the necessary storage provision as required by Hillingdon Borough Council.

On collection days the residents and / or management company transfers the bins from their day-to-day storage areas to their associated Refuse Collection Points (RCP). From here the councils' operatives transfer the refuse to the collection vehicle.

These principles together with associated 'Pull Distances' are recorded in the adjacent diagram.

REFERENCE SUPPORTING STATEMENTS:
- **REFUSE MANAGEMENT & SERVICING PLAN**

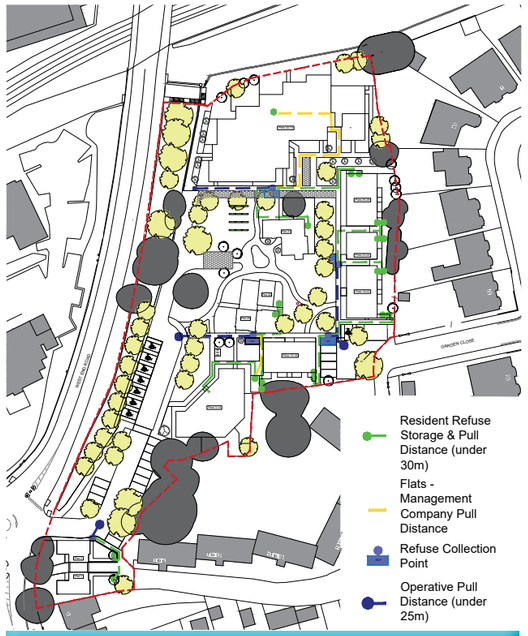

Figure 6.1: Waste Storage & Collection

6.1.2 FIRE & EMERGENCY ACCESS

The scheme has two forms of vehicular access: General Vehicular shown with the brown dashed line together with Emergency Vehicular shown with a red dashed line in the diagram opposite.

Fire / Emergency Access shall be achieved from these vehicular access points in two forms:

- Gatehouses, Maisonettes & Existing Listed Building; The furthest point within all these units is within the 45m hose distance from the fire vehicle.
- Railway & Entry Block Flats; Dry Riser inlet points are located externally in prominent positions adjacent to the stair cores and within a 18m hose distance from the fire vehicle.

REFERENCE SUPPORTING STATEMENTS:
- **FIRE STATEMENT**

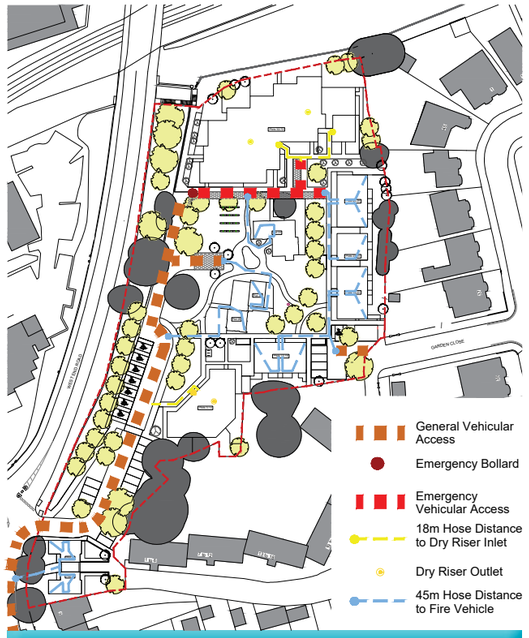

Figure 6.2: Fire Access Strategy

PART 6: Movement & Access

6.2 Movement & Connectivity

Care has been taken to ensure that priority is given to pedestrians and cyclists to create a safe environment and to promote alternative modes of transport. The diagrams opposite shows the street hierarchy for the proposed scheme and the pedestrianised Heritage Square.

6.2.1 CAR PARKING

The site has a PTAL rating of 4 out of 6 which means it has good access to public transport. In accordance with the London Plan a maximum provision of 0.5 - 0.75 space per dwelling should be provided. As per the diagram adjacent the overall parking provision is 26no spaces for 72no dwellings which equates to 36% site wide parking provision.

6.2.2 CYCLE PARKING

The proposed scheme recognises that good levels of secure cycle storage are an important factor in promoting their use and has integrated a strategy from the early concept designs.

Cycle storage facilities are in line with adopted standards. All stores are convenient for residents. The diagram adjacent shows the site wide principles.

Long Stay
Studio - 1 space
1bed - 1.5 space
2bed - 2 spaces

Short Stay
5 to 40 dwellings - 2spaces
Thereafter per 40 dwellings - 1 space

REFERENCE SUPPORTING STATEMENTS:
- TRAVEL PLAN
- TRANSPORT STATEMENT

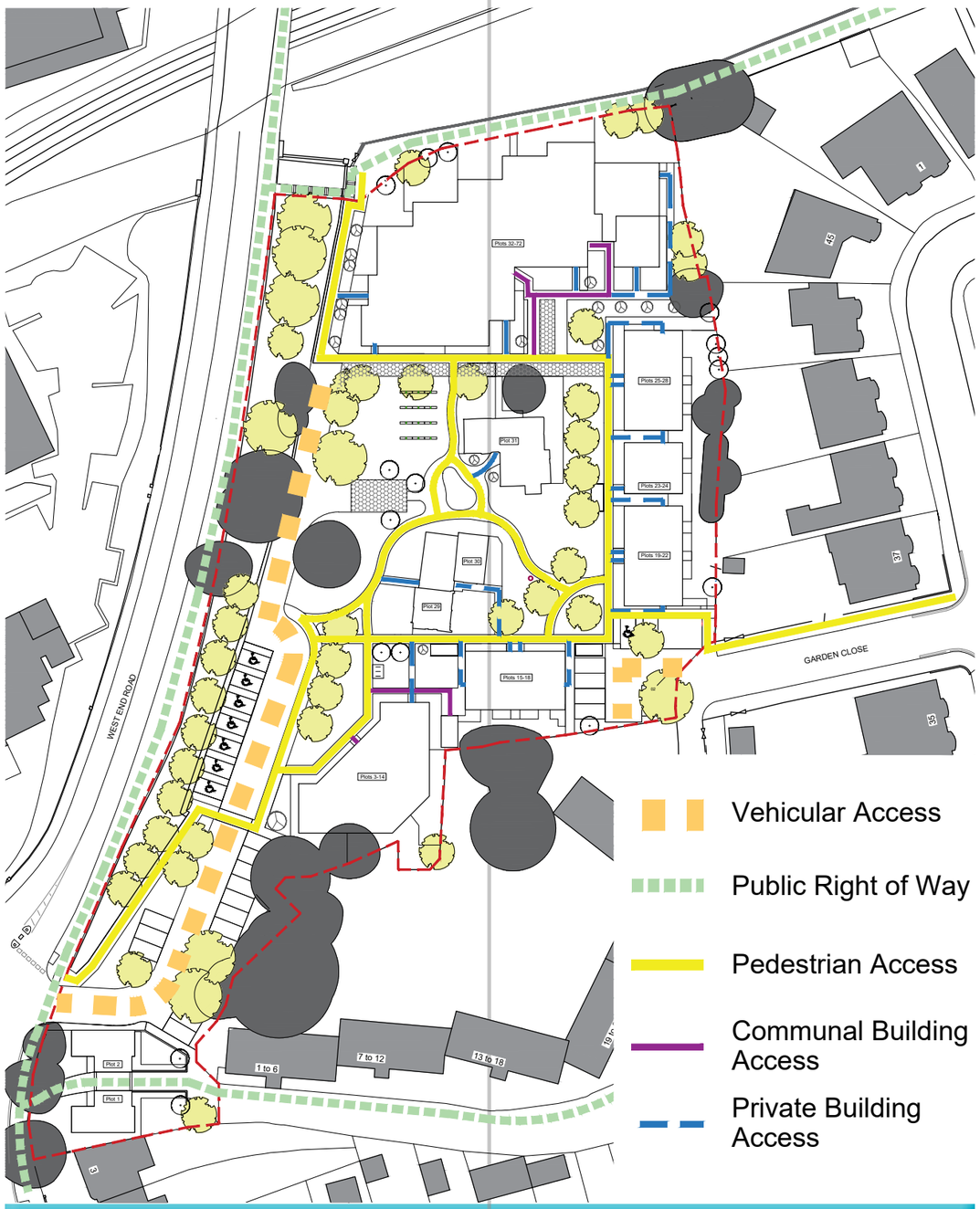

Figure 6.3: Street Hierarchy

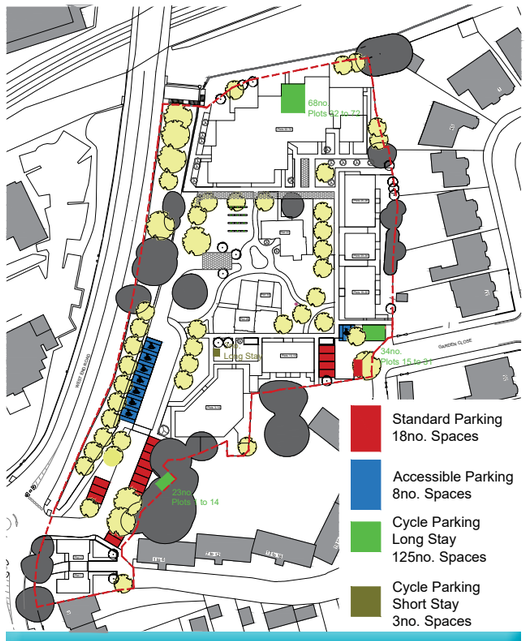

Figure 6.4: Vehicle & Cycle Parking

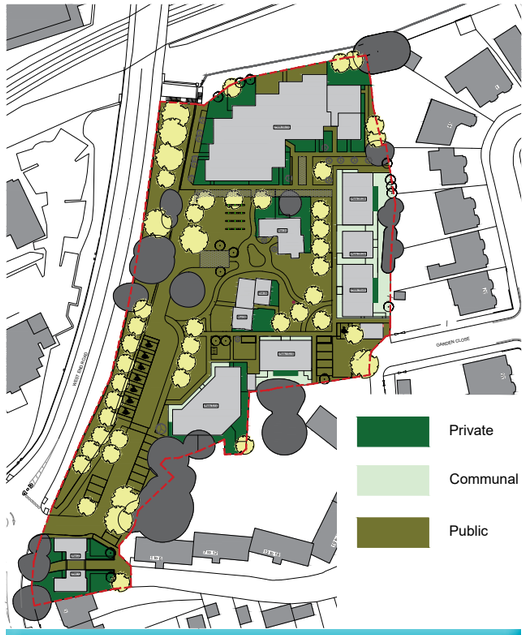

Figure 6.5: Public, Communal & Private Amenity

PART 7: Building Compliance

The final section of this document covers the following Building Compliance items:

- Accessibility & Equality:
  - NDSS
  - Building Regulations Part M4(2)
  - Building Regulations Part M4(3)
- Amenity Space
- Utilities
- Community Safety
- Sustainable Building Design:
  - Energy
  - Water
  - Overheating

7.1 Accessibility & Equality

The design will be fully inclusive in use, including, but not limited to, the needs of people in wheelchairs, people with disabilities, elderly people, those with sight difficulties and people with pushchairs. As such, the pedestrian routes will afford access to all areas within the site.

All dwellings have been designed to achieve both Nationally Described Space Standards (NDSS) and Building Regulations, Part M4(2) standards, meaning that they are both accessible and adaptable for users. Furthermore 10% have been designed to achieve Building Regulations, Part M4(3) standards, meaning that they are fully wheelchair compatible. Further details on both standards are explained on the following pages.

In addition to the lifts provided, the staircases within the apartment blocks will be as shallow as possible to facilitate usage by ambulant disabled pedestrians as prescribed under Part M of the Building Regulations.

All dwellings will have level thresholds affording access to wheelchair users and all external building entrances will be level and clearly defined.

7.1.1 NATIONALLY DESCRIBED SPACE STANDARDS (NDSS)

Providing adequate space within a dwelling is important to the well-being of the occupants and assists the home to be suitable for its occupiers. To ensure this, ALL dwellings have been designed to meet or exceed the Nationally Described Space Standards, as adopted in 2015.

Generally, the standard requires that;

- The dwelling provides at least the gross internal floor area and built-in storage area set out in the adjacent table;
- A dwelling with two or more bed spaces has at least one double (or twin) bedroom;
- In order to provide one bed space, a single bedroom has a floor area of at least 7.5m^2 and is at least 2.15m wide;
- In order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5m^2;
- One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage;
- Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m^2 in a double bedroom and 0.36m^2 in a single bedroom counts towards the built-in storage requirement;
- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Figure 7.1: NDSS Internal Floor Area Requirements

7.1.2 BUILDING REGULATIONS M4(2)

The requirement for M4(2) will be met where a new dwelling allows most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants. Reasonable provision is made if the dwellings comply with all of the following.

- Within the curtilage of the dwelling, or the building containing the dwelling it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.
- There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
- Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- Wall mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.
- A parking space serving the dwelling must be of minimum dimensions.
- Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.
- Minimum 300mm nib is provided to the leading edge of the entrance door maintained for a minimum distance of 1200mm beyond it.
- A minimum1200mm clear space is provided in front of and between all kitchen units and appliances.
- A bathroom containing a WC, basin and a bath is located on the same floor as the principal bedroom with all associated access zones.
- Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).

7.2.3 BUILDING REGULATIONS M4(3)

The requirement for M4(3) will be met where a new dwelling makes a reasonable provision, either at completion or at a point following completion, for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants. Reasonable provision is made if the dwelling complies with all of the following:

- Within the curtilage of the dwelling or the building containing the dwelling, a wheelchair user can approach and gain step-free access to every private entrance to the dwelling and to every associated private outdoor space, parking space and communal facility for occupants' use.
- Access to the WC and other accommodation within the entrance storey is step-free and the dwelling is designed to have the potential for step-free access to all areas.
- The dwelling is wheelchair adaptable such that key parts of the accommodation, including sanitary facilities and kitchens, could be easily altered to meet the needs of a wheelchair user.
- Wall mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.
- Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.
- A minimum 300mm nib is provided to the leading edge of the entrance door maintained for a minimum distance of 1800mm beyond it. A minimum 150mm nib is provided to the hinge side of the door
- A minimum1500mm clear space is provided in front of all kitchen units and appliances.
- Bathroom containing a WC, a basin and a bath located on same floor as the principal bedroom with all associated access zones.
- Within the entrance storey there is a living area. Achieve the minimum combined floor area of living, dining and kitchen space.

7.2 Amenity Space

Good quality and usable private outdoor amenity space takes the form of Balconies together with ground floor defensible spaces to flats (private and communal) and rear gardens to houses.

Each balcony also has a depth greater than 1.5 metres and a width of more than 2 metres and that non-street facing ground floor units have a defensible space at least 3 metres in depth in front of any habitable room/bedroom window.

The Heritage Square at 0.2 hectares provides a substantial open green setting to the listed buildings as well as a space which facilitates greater appreciation of the setting of the buildings as well as an enhancing the listed building themselves. This balance is considered to be appropriate due to the design and heritage impact of excessively sized balconies in proximity to the heritage assets.

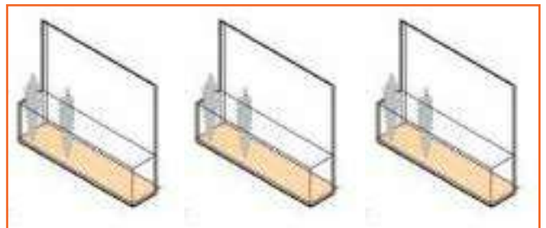

Figure 7.2: Private Amenity Areas

7.3 Utilities

The installation of utilities infrastructure will not compromise the visual quality of the street scene. The following principles will be adhered to:

- Meter boxes are not visible from the public realm. This is achieved through locating boxes on side elevations or within recessed entrances. Colour to complement.
- Pipes, flues and vents will be architecturally integrated and should align with adjacent façade features.
- Photo-voltaic and/or solar thermal panels, where provided, will be installed to the rear of the buildings.

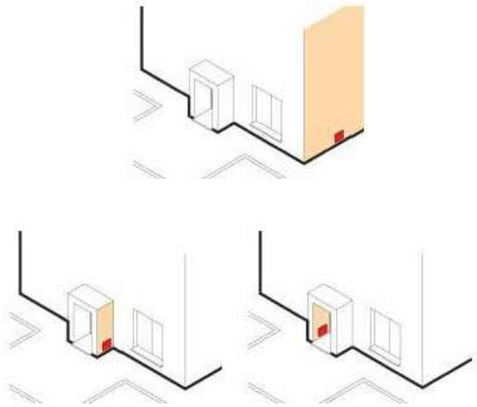

Figure 7.3: Meter Positioning

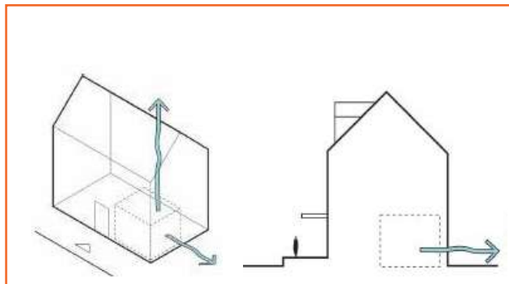

Figure 7.4: Pipes, Flues & Vents Extract

7.4 Community Safety

The design and layout of this development will reflect the principles of "Secured by Design" in relation to natural surveillance, perimeters, physical security, landscaping and lighting. The design will endeavour to create a safe environment that is also attractive.

LANDSCAPING & EXTERNAL ENVIRONMENT

Care has been taken in the design of the external environment to avoid the inadvertent creation of opportunities for crime i.e. trees located poorly affording access to upper storey windows, tall shrubs creating hiding places etc. Parking areas have been designed such that access and egress is generally via the same route. This prevents the sense of 'escape routes' and ensures that surveillance is easier to achieve.

LIGHTING

Well lit spaces are crucial in reducing fear of crime and making places more liveable. A detailed lighting scheme will be considered for the development to provide consistent levels of illumination. The avoidance of deep shadows is important and lighting should illuminate potentially dark corners in public areas as well as main circulation areas. The implementation of well-designed lighting will also increase the opportunity for surveillance at night.

Different lighting sources will be provided so as to be sensitive to the local environment. Generally fittings should be out of reach and tamper proof. Any low level lighting used should be vandal resistant.

DEFENSIBLE SPACE

Changes in surface colours and materials have been proposed in the road design and parking to create a sense of community ownership and to deter potential offenders from areas that may be perceived to be private or semi-private. Walls, fences and hedges have an important security function, they denote where public space stops and semi-public or private space begins. They can help the residents to control who can use particular areas of space and can dissuade casual trespass, thereby limiting opportunities for crime.

CIRCULATION ROUTES & ACCESSES

Access routes leading to individual dwellings rear garden gates are closed off with 1.8m high gates fitted with anti-lift hinges. The gates should be self closing and fitted with key operated locks that are operable from both sides. These measures are intended to eliminate areas where offenders may gain access to rear gardens unnoticed.

SURVEILLANCE

All buildings are orientated to provide active frontages, with their principal entrances facing the route from which they are served; this provides vibrancy and promotes a sense of security. Principal habitable rooms will generally be located at the front of the dwellings so that they overlook public areas and provide an interaction with the wider realm.

7.5 Sustainable Building Design

7.5.1 ENERGY

Sustainability is an essential component to the creation of future communities. All levels of policy now place sustainability at the forefront of planning.

As such, the scheme has been designed to provide a number of opportunities to enhance its sustainability credentials and these include:

Fabric Performance

It is widely acknowledged that priority should be given to the 'Fabric First' approach of design;

BE LEAN: Use less energy and manage demand during operation through fabric and servicing improvements and the incorporation of flexibility measures.

BE CLEAN: Exploit local energy resources (such as secondary heat) and supply clean, efficient energy by connecting to district heating networks.

BE GREEN: Maximise opportunities for renewable energy by producing, storing and using renewable energy on-site.

The lifetime energy consumption of the building is reduced by the use of thermally efficient construction techniques. This approach will include measures such as:

- Walls, floors and ceilings that consist of energy efficient design that includes high levels of insulation
- Detailing and construction that minimises heat loss through 'thermal bridging'
- High Efficiency double-glazed windows throughout.

Sustainability Technologies

The following technologies have been considered and are expanded within the supporting Sustainability Statement

- Heat pumps
- Air source heat pumps (ASHP)
- Ground source heat pumps (GSHP)
- Water source heat pumps (WSHP)
- Photovoltaic (PV) panels
- Solar thermal panels
- Foul water heat recovery
- Mechanical ventilation waste heat recovery

Figure 7.5: The Energy Hierarchy

7.5.2 WATER

The water consumption of a dwelling has a significant impact on both the operational running costs and energy use. As such, a number of measures (in accordance with Approved Part G methodology of Building Regulations) will be introduced to reduce water consumption to 105 litres per person per day and these will include:

Installing sanitary fittings with lower flow rates. Recommended standards to achieve an overall reduction are:

- Kitchen taps - 5 litres per minute
- Basin taps - 4 litres per minute
- WC flushes - 4/6 litres
- Showers - 8 litres per minute
- Bath volume - 160 litres

Installing appliances with low consumption. Recommended standards to achieve an overall reduction are:

- Dishwasher consumption - 1.25 litres per place setting
- Washing machine consumption - 8.17 litres per Kg

NOTE: All appliances should also aim to achieve a high overall energy efficiency.

7.5.3 OVERHEATING

With increased energy efficiency being designed into dwellings, there is a risk of overheating during the summer months. This can impact on residents with effects ranging from mild discomfort to serious health risks. As such it is important to mitigate the risk of overheating and this can be done in several ways.

Where the building is constructed of materials with a high thermal mass, it has the ability to absorb heat during the day which helps to maintain a more comfortable temperature. The heat is then released back into the building at night when it is more appropriate.

- Ventilation - By opening windows, heat can be purged quite rapidly from buildings.
- Mechanical ventilation – Where natural ventilation is not possible, due to design, security or noise, mechanical ventilation will be installed.
- Heat exchange units – Where appropriate, heat exchange units could be installed that take the air from rooms where temperatures tend to be higher (such as kitchens and bathrooms) and recirculate it to cooler rooms.

REFERENCE SUPPORTING STATEMENTS:

- NOISE ASSESSMENT
- OVERHEATING REPORT
- DAYLIGHT & SUNLIGHT ASSESSMENT
- AIR QUALITY IMPACT ASSESSMENT
- FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY
- ENERGY & SUSTAINABILITY STATEMENT

PART 8:
Conclusion

8.1 Conclusion

The project's key focus from the outset has been to engage with the Local Planning Authority in the form of a Pre-Planning application and discussions. The detailed feedback received has informed the Vision for the scheme with the fundamental principle been to design a scheme that provides public benefits that outweigh any potential harm to the significance and setting of the Listed Buildings.

As demonstrated throughout this reports it is considered that this has been successfully achieved as summarized under the key headings:

Key Design Principles

- The Heritage Assets shall take centre stage with separation and public realm open space around, allowing them to breathe visually and alleviating some of the previous detrimental effects of feeling overbearing and dominated.

- A number of Key vistas from across the site will allow full appreciation of the Listed Buildings.

Layout, Public & Private Realm, Links & Landscaping

- The introduction of dwellings along the Eastern boundary will contribute to urban repair, activation and establishing a back-to-back relationship. These Maisonettes provide a low scale continuous contemporary backdrop framing the Heritage Square.

- The introduction of built form along the Southern edge of the site completes the urban block with 1-36 Garden Close. This contributes to a better-defined street line, activation and fosters a back-to-back relationship with the adjoining outdoor communal recreation ground. The buildings form and scale is set to maximize views through into the Heritage Square from the main site entrance.

- Establishing a pedestrian link from Garden Close to the Southeast through the Heritage Square to the Northwest steps leading to Ruislip Hight Street & Railway Station. This has been achieved by pulling back the railway block from the Western edge to facilitate a more generous public realm enunciating the approach from a toward the town centre.

- The Gates Houses provide a street presence to West End Road and improved interface with the Public Right of Way

- Highly sustainable location with limited parking provision (36% provision) located within close proximity to the sites entry points ensures are car free pedestrianized Heritage Square

Height, Scale & Massing

- A sensible and sensitive use of height to the periphery with buildings ranging between 2 & 4 storeys

- The Railway Block serves as a gateway into the site and wider residential neighbourhood to the South-East. It provides essential activation and a public facing aspect at the north-west edge of the site and along the northern alleyway.

- Careful consideration has been given to both the size of the Railway Blocks footprint and its height. The block steps down from 4 storeys at the Western road boundary to 2 storeys at the Eastern residential boundary.

Appearance & Design

- A contemporary design approach that is both elegant and relatable to the Heritage Assets

- A scheme that has a unified character across all building typologies with a clear design rationale that relates to the sites farmstead heritage with a rural / rustic character

- A scheme with a material palette of high-quality materials to complement the render and timber panelling of the existing Listed Buildings.

PART 9:
Appendices

9.1 Schedule of Accommodation

Plot	Parcel	Level	Area (m²)	Unit Type	NDSS	Part M4
1	Gate House	2 storey	96.8	3B5P	Y	M4_2
2	Gate House	2 storey	96.8	3B5P	Y	M4_2
3	Entry	Ground	52.5	1B2P	Y	M4_2
4	Entry	Ground	58.9	1B2P	Y	M4_3
5	Entry	Ground	58.9	1B2P	Y	M4_3
6	Entry	Ground	63.0	1B2P	Y	M4_3
7	Entry	First	63.0	1B2P	Y	M4_3
8	Entry	First	58.9	1B2P	Y	M4_3
9	Entry	First	58.9	1B2P	Y	M4_3
10	Entry	First	63.0	1B2P	Y	M4_3
11	Entry	Second	70.8	2B3P	Y	M4_2
12	Entry	Second	50.2	1B2P	Y	M4_2
13	Entry	Second	50.2	1B2P	Y	M4_2
14	Entry	Second	70.8	1B2P	Y	M4_3
15	Maisonette	Ground	61.3	2B3P	Y	M4_2
16	Maisonette	First	68.4	2B3P	Y	M4_2
17	Maisonette	Ground	61.3	2B3P	Y	M4_2
18	Maisonette	First	68.4	2B3P	Y	M4_2
19	Maisonette	Ground	61.3	2B3P	Y	M4_2
20	Maisonette	First	68.4	2B3P	Y	M4_2
21	Maisonette	Ground	61.3	2B3P	Y	M4_2
22	Maisonette	First	68.4	2B3P	Y	M4_2
23	Maisonette	Ground	61.3	2B3P	Y	M4_2
24	Maisonette	First	68.4	2B3P	Y	M4_2
25	Maisonette	Ground	61.3	2B3P	Y	M4_2
26	Maisonette	First	68.4	2B3P	Y	M4_2
27	Maisonette	Ground	61.3	2B3P	Y	M4_2
28	Maisonette	First	68.4	2B3P	Y	M4_2
29	Listed	Ground	79.8	2B4P	Y	M4_1
30	Listed	2 storey	67.2	1B2P	Y	M4_1
31	Listed	2 storey	193.7	4B8P	Y	M4_1
32	Railway	Ground	91.3	3B5P	Y	M4_2
33	Railway	Ground	87.0	3B4P	Y	M4_2
34	Railway	Ground	41.7	Studio	Y	M4_2
35	Railway	Ground	50.7	1B2P	Y	M4_2
36	Railway	Ground	50.2	1B2P	Y	M4_2
37	Railway	Ground	78.6	3B4P	Y	M4_2
38	Railway	Ground	61.2	2B3P	Y	M4_2
39	Railway	Ground	89.0	3B5P	Y	M4_2
40	Railway	First	51.2	1B2P	Y	M4_2
41	Railway	First	82.1	3B4P	Y	M4_2
42	Railway	First	41.7	Studio	Y	M4_2
43	Railway	First	50.7	1B2P	Y	M4_2
44	Railway	First	50.2	1B2P	Y	M4_2
45	Railway	First	50.7	1B2P	Y	M4_2
46	Railway	First	50.7	1B2P	Y	M4_2
47	Railway	First	50.5	1B2P	Y	M4_2
48	Railway	First	74.5	3B4P	Y	M4_2
49	Railway	First	61.2	2B3P	Y	M4_2
50	Railway	First	83.0	3B4P	Y	M4_2
51	Railway	First	75.0	2B4P	Y	M4_2
52	Railway	Second	51.2	1B2P	Y	M4_2
53	Railway	Second	82.1	3B4P	Y	M4_2
54	Railway	Second	41.7	Studio	Y	M4_2
55	Railway	Second	50.7	1B2P	Y	M4_2
56	Railway	Second	50.2	1B2P	Y	M4_2
57	Railway	Second	50.7	1B2P	Y	M4_2
58	Railway	Second	50.7	1B2P	Y	M4_2
59	Railway	Second	50.5	1B2P	Y	M4_2
60	Railway	Second	80.9	3B4P	Y	M4_2
61	Railway	Second	91.3	3B5P	Y	M4_2
62	Railway	Second	75.0	2B4P	Y	M4_2
63	Railway	Third	51.2	1B2P	Y	M4_2
64	Railway	Third	82.1	3B4P	Y	M4_2
65	Railway	Third	41.7	Studio	Y	M4_2
66	Railway	Third	50.7	1B2P	Y	M4_2
67	Railway	Third	50.2	1B2P	Y	M4_2
68	Railway	Third	50.7	1B2P	Y	M4_2
69	Railway	Third	50.7	1B2P	Y	M4_2
70	Railway	Third	50.5	1B2P	Y	M4_2
71	Railway	Third	83.0	3B4P	Y	M4_2
72	Railway	Third	75.0	2B4P	Y	M4_2
		TOTAL	**4693.3**			

PARCEL TOTALS	Quantity	Area (m²)	%
Railway	41	2532	57
Maisonette	14	907.9	19
Listed	3	340.7	4
Entry	12	719.1	17
Gate House	2	193.6	3
TOTAL	**72**	**4693.3**	

BED TYPE TOTALS	Quantity	%
Studio	4	6
1B2P	32	44
2B3P	17	24
2B4P	4	6
3B4P	9	13
3B5P	5	7
4B8P	1	1
TOTAL	**72**	

Part M	Total	%
M4_1	3	4
M4_2	61	85
M4_3	8	11
TOTAL	**72**	

Grand Total No. of Dwelli	**72.0**	**Dwellings**
Total Coverage:	**4693.3**	**m²**
Site Area:	0.96	Hecters
Density (based on Site Are	75.0	dph

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