
Planning Statement

NORTHWOOD HILLS LIBRARY, POTTER STREET
NORTHWOOD, HA6 1QQ
AUGUST 2023

PREPARED FOR HILLINGDON FIRST LTD.

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APPENDICES**Appendix 1 – Site Location Plan**

**Hybrid Planning & Development Ltd.
The Old Vyner Street Gallery
23 Vyner Street
London
E2 9DG**

www.hpduk.com

Contact: Danielle St Pierre

dstpierre@hpduk.com

+44 (0)20 3633 1678

+44 (0)7794924690

1.0 INTRODUCTION

1.1 This planning statement has been prepared by Hybrid Planning & Development Limited ('Hybrid') on behalf of our client, Hillingdon First Ltd., in support of a full planning application submitted to The London Borough of Hillingdon, as it relates to the redevelopment of Northwood Hills Library, Potter Street, Northwood, London, HA6 1QQ ('the Site'). A site location plan showing the application site outlined in red is enclosed at **Appendix 1**.

1.2 The applicant is seeking planning permission for:

“Demolition of existing library and construction of a new mixed use building comprising a replacement library and 9 x residential dwellings with car parking, cycle parking, waste storage and associated infrastructure.”

Submission Documents

1.3 This planning statement has been prepared to consider the proposed development against the statutory development plan and all relevant planning considerations. This statement should be read in conjunction with the following documents and drawings.

Table 1.1 – Planning Documents

Document	Consultant
Application Form and Certificates	Hybrid
Application Covering Letter	Hybrid
Planning Statement	Hybrid

Table 1.2 – Drawings and Plans

Dwg no.	Title	Scale
1412-001	Existing Floor Plan	1:100@A3
M10047-HUN-APL001	Site Location Plan	1:100@A3
M10047-HUN-APL002	Topographical Plan	1:200@A0
M100470-HUN-APL003	Existing Building & Elevations	1:100@A0
M10047-HUN-DR-APL004	Proposed Site Plan	1:100@A0
M10047-HUN-APL007	Proposed Ground Floor Plan	1:100@A0
M10047-HUN-APL008	Proposed First Floor Plan	1:100@A0
M10047-HUN-APL009	Proposed Second Floor Plan	1:100@A0

M10047-HUN-APL010	Proposed Third Floor Plan	1:100@A0
M10047-HUN-APL011	Proposed Roof Plan	1:100@A0
M10047-HUN-APL012	Proposed Pinner Road Elevation	1:100@A0
M10047-HUN-APL013	Proposed Potter Street Elevation	1:100@A0
M10047-HUN-APL014	Proposed North East Elevation	1:100@A0
M10047-HUN-APL015	Proposed Elevation South East	1:100@A0
M10047-HUN-APL016	Proposed Elevation D-D'&E-E'	1:100@A0
M10047-HUN-APL017	Proposed Street Elevation	1:100@A0
M10047-HUN-APL018	Proposed Sections A-A'&B-B'	1:100@A0
M10047-HUN-APL019	Proposed Sections C-C&D-D	1:100@A0
M10047-HUN-APL020	Detailed Part Elevations	1:100@A0
M10047-HUN-APL22	View From Potter Street	1:100@A0
M10047-HUN-APL23	Library Entrance View	AS@A1
M10047-HUN-APL24	Residential Entrance View	AS@A1

Table 1.3 – Supplementary Statements

Document	Consultant
Design & Access Statement	Hunters
Energy and Sustainability Statement	Irvineering
Daylight & Sunlight Assessment	XCO2
Air Quality	XCO2
Arboricultural Impact Assessment	Trevor Heaps
Tree Survey	Trevor Heaps
Contaminated Land Survey	Soils Limited
Heritage Statement	KM Heritage
Flood Risk Assessment and Drainage	Infrastruct CS
Travel Plan and Transport Statement	Motion
Topographic Survey	MK BIM Solutions
Fire Statement	Ardenlea
Biodiversity Assessment	Middlemarch

1.4 This statement provides a description of the application site and the surrounding area and comments on the sites planning history in Chapter 2. Chapter 3 provides a summary of the

development proposals, with Chapter 4 gives overview of the public consultation. Chapter 5 detailing the relevant planning policy. Chapter 6 sets out the planning and design assessment. Chapter 7 draws together the concluding thoughts.

2.0 THE SITE AND SURROUNDINGS

- 2.1 The site is irregular in shape and extends approximately 0.303 acres and comprises a 1960s purpose built library, which was last refurbished in 2011. The library is located at ground floor, however given the sites topography, requires users to go up three steps or a small ramp to enter.
- 2.2 The site is located just outside the designated local town centre of Northwood Hills, along Joel Street. Northwood School is located directly to the east of the site. The surrounding land use is residential.
- 2.3 Northwood Hills London Underground Station is located approximately 230m (4 minute walk) south of the site that offers Metropolitan Line London Underground services from Watford to Liverpool Street and Aldgate Underground stations. There are also several bus stops in a close proximity providing connections to Ruislip. As such, the site is afforded a PTAL rating of 3 (good).
- 2.4 Hogs Back Open Space and Northwood Recreation Grounds are in close proximity offering excellent opportunity for outdoor recreation. Additionally, pedestrian infrastructure in this location is well established with all surrounding footways lit.
- 2.5 The building is not statutory listed, nor is it located within a conservation area. In addition, there are no trees on site which are subject of a Tree Preservation Order.
- 2.6 The site itself is located within Flood Zone 1, and therefore is at the lowest risk of flooding.

Planning History

- 2.7 From an inspection of the Council's online records, we are aware of the following most recent planning history for the site:
- LPA ref: 8915/APP2011/387 – Relocation of the new entrance doors (Application for non-material amendment following grant of planning permission ref: 8915/APP/2010/1961 dated 15/10/2010). Approved 18 Feb 2011.
 - LPA ref: 8915/APP/2010/1961 – New entrance and infill canopy to library from Pinner Road and reconfiguration of garden layout. Approved 20 Aug 2010.
 - LPA ref: 8915/APP/2004/71 – Conversion of existing bins store into library toilets. Approved 31 December 2003.
 - LPA ref: 8915/C/84/0228 – Householder development (small extension, garage etc). Approve Deemed Hill – 17 Feb 1984.

- LPA ref: 8915/B/82/1512 – Householder development (small extension, garage etc).
Approve Deemed Hill – 18 Nov 1982.

2.8 There are no further planning applications available online.

3.0 THE PROPOSED DEVELOPMENT

3.1 The applicant seeks full planning permission for:

“Demolition of existing library and construction of a new mixed use building comprising a replacement library and 9 x residential dwellings with car parking, cycle parking, waste storage and associated infrastructure.”

3.2 By virtue of the proposed development, the existing library will be demolished, and the land will be redeveloped to provide a 3.5 storey mixed use building comprising a ground floor library and 9 residential dwellings comprising 2 x 1-bedroom, 5 x 2-bedroom and 2 x 3-bedroom, at first, second and third floor respectively.

3.3 The proposal is described in full in the accompanying Design and Access Statement and is shown in detail on the submitted drawings (as outlined in table 1.2), as well as being summarised below.

Ground Floor

- Library (459.3sqm);
 - Reception and Lobby Area;
 - Admin Office;
 - 4 x W/C;
 - Coffee Area;
 - Staff Area;
 - Flexible Event Space;
 - Reading Areas and Meeting Rooms.
- Residential Lift and Stair Core;
- 2 x Plant Room; and
- Library Garden.

First Floor

- 1 x 1b2p (51.1sqm);
- 3 x 2b4p (70.9sqm – 75.1sqm);
- Residential Lift and Stair Core;
- Riser; and
- Residential Podium Garden.

Second Floor

- 2 x 2b4p (73.6sqm – 75.1sqm);
- 1 x 3b6p (108.1sqm);

- Residential Lift and Stair Core; and
- Riser.

Third Floor

- 1 x 1b2p (51.6sqm);
- 1 x 3b5p (102.3sqm);
- Green Roof;
- Utilities;
- ASHP;
- Residential Lift and Stair Core; and
- Riser.

- 3.4 Each residential dwelling will meet or exceed the Nationally Described Space Standards, will be dual aspect as a minimum and have been designed to be accessible and adaptable as per the Building Regulation M4(2). All units will benefit from private amenity space in the form of balconies that exceed the policy requirements set out in the London Plan.
- 3.5 In addition, 9no. car parking space will be provided to the west of the site, 5 of which would be for residential use, 2 spaces for library staff and 2 accessible spaces for library users.
- 3.6 Separate dedicated refuse/recycling storage is provided on the ground floor for both residential and library use, with easy access to the highway for collection.
- 3.7 Eighteen residential cycle parking spaces are provided for residents in a secure location next to the residential entrance. Four cycle parking spaces are provided for library users and two spaces for library staff adjacent to the library entrance.
- 3.8 Photovoltaic solar panel provision would be provided on the roof.

Upgrade to the Library

- 3.9 The proposed redevelopment of the library will improve the access, increase the energy efficiency and increase the overall floorspace. In addition to this, the space will offer meeting rooms for the Family Hub and for hire.
- 3.10 The library will continue to offer dedicated children's services, including a dedicated children's area and a large collection of children's books. There will be an increase in PCs and introduce improved workspaces with electricity connection for laptops.
- 3.11 A Tovertafel, which projects interactive games for people with learning difficulties and dementia will remain a feature of the library.

- 3.12 The scheme incorporates an external public garden that wraps around the library, which includes landscaping, communal herb garden and picnic benches.
- 3.13 It is considered that the proposed new library will be accessible, contemporary and will be an asset to the local community.

4.0 COMMUNITY ENGAGEMENT

Public Consultation

- 4.1 An in person public consultation was held on the 11th July 2023 at Northwood Hills Library. The event was held between 3pm – 7pm with 15 attendees. Table 3.1 below outlines the feedback received:

Table 4.1 – Public Consultation Feedback

Element	Feedback	Response
Car Parking	Concerns on the amount of parking provided due to the current parking congestion in the area (4 attendees).	The site is located within a sustainable location and the carparking provision is considered to be policy compliant.
Affordable Housing	Lack of provision of affordable housing (3 attendees).	The proposal is for a mixed used development that provides an upgrade to the exiting library and 9 new dwellings which does not require affordable housing provisions.
Library	General satisfaction by the retention and improvement of the library.	No response required.
Appearance	Pleased with the overall visual impact and the use of light material	No response required.
	Concerns over the massing of the proposal creating issues of privacy and loss of daylight on the adjacent properties (2 attendees).	The proposal has been designed to limit the overlooking into the school and adjacent properties. In addition to this, a daylight and sunlight assessment has been prepared and submitted
Trees	The retention of the trees is welcomed (1 attendee).	No response required.
Urban / Wider Context	Enquiries about the impact of new residential units with regard to traffic and public services on the area (1 attendee).	A Transport Assessment has been prepared and submitted as part of this application that confirms that the proposed development will have a negligible

		impact in regard to traffic and public services.
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Northwood School Feedback

- 4.2 Feedback was also sought from Northwood School in July 2023, where the principle of the redevelopment was generally supporting in line with comments in regard guaranteeing the safeguarding of the school. These comments are outlined further in the Design and Access Statement.

5.0 PLANNING POLICY & GUIDANCE

National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) (July 2021) sets out the Government's planning policies for sustainable development and positive growth. The Framework prescribes a 'presumption in favour' of sustainable development (Paragraph 11) and supports proposals that are in accordance with the policies of an up-to-date development plan.
- 5.2 To achieve sustainable development, the following economic, social and environmental objectives need to be pursued in mutually supportive ways (Paragraph 8), and should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; however, they are not criteria against which every decision can or should be judged (Paragraph 9):
- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health social and cultural well-being; and
 - **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.3 Paragraph 9 of the NPPF continues by stating that planning decisions should play an active role in guiding development towards sustainable development solutions, but in so doing, should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 5.4 To support the Government's objective of significantly boosting the supply of homes, Paragraph 60 highlights the importance of bringing forward a sufficient amount and variety of land for development.

- 5.5 Paragraph 70 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. As such, planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within settlements for homes.

- 5.6 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

- 5.7 Paragraph 120 recognises that planning policies should seek to promote and support the development of under-utilised land and buildings, *“especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”*. The paragraph goes on to recognise in (e) that policies and decisions should support opportunities to use the airspace about residential and commercial premises for new homes.

- 5.8 Paragraph 124 states that the delivery of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 5.9 To achieve well-designed places, Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). Where the design of a development accords with clear expectations in plan policies.

London Plan (2021)

- 5.10 Policy GG2 'Making the best use of land' provides details of the need to proactively intensify the use of land to support additional homes and workplaces. It also is to prioritise sites that are well connected with good transport public links.

- 5.11 Policy GG4 'Delivering the home Londoners need' seeks to ensure that more homes are delivered including a target of 50% of all new homes being genuinely affordable while creating mixed and inclusive communities with good quality homes.

- 5.12 Policy D1 'London's form, character and capacity for growth' sets out the requirements for assessing an area's characteristics and the steps for using this information to establish the capacity for growth of different areas and ensure that sites are developed to an optimum capacity that is responsive to the site's context and supporting infrastructure.

- 5.13 Policy D3 'Optimising site capacity through the design-led approach' encourages all development to make the best use of land by following a design-led approach that optimises the capacity of sites. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Proposals should also deliver appropriate outlook, privacy and amenity, as well as provide outdoor environments that are comfortable and inviting for people to use.

- 5.14 Policy D4 'Delivering good design' states that Design and Access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan. The design quality of development should be retained by avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition.

- 5.15 Policy D5 'Inclusive design' requires development proposals to achieve the highest standards of accessible and inclusive design. Development should be convenient and welcoming with no disabling barriers and should be able to be entered, used and exited safely, easily and with dignity for all.

- 5.16 Policy D6 'Housing quality and standards' confirms the commitment to ensuring housing development are of high-quality design and provide adequately sized rooms. Housing developments should maximise the provision of dual aspect dwelling, however it is acknowledged that due to site and design constraints this is not always possible.

- 5.17 Policy D7 'Accessible housing' requires residential development to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children.

- 5.18 Policy D8 'Public realm' sets out a criteria requiring development proposals to comply with to provide new well-designed, safe, accessible, inclusive, attractive, well-connected public realm where appropriate.

- 5.19 Policy D11 'Safety, security and resilience to emergency' states that development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazards. Development should include measures to design out crime.

- 5.20 Policy D12 'Fire safety' ensures the safety of all building users and requires all development proposals to achieve the highest standards of fire safety. Appropriate fire alarm systems and passive/active fire safety measures should be incorporated into the design.

- 5.21 Policy G6 'Biodiversity and access to nature' states development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

- 5.22 Policy H1 'Increasing housing supply' set a 10-year housing target of 10,830 homes for the London Borough of Hillingdon recognising the importance of brownfield sites.

- 5.23 Policy H2 'Small Sites' states that Borough's should proactively support well designed homes on small sites below 0.25ha through both planning decisions and plan making.

- 5.24 Policy H10 'Housing size mix' confirms supports schemes which deliver a range of unit sizes with consideration given to the local requirement.

- 5.25 Policy T4 'Assessing and mitigating transport impacts' notes that development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity. And that transport assessments/statements should be submitted with development proposals to ensure that impacts on the capacity of the transport network (including impacts on pedestrians and the cycle network), at the local, network-wide and strategic level, are fully assessed.

- 5.26 Policy T5 'Cycling' states that development proposals should support the delivery of cycle routes and secure the provision of appropriate levels of cycle parking. The following cycle parking standards are of relevance for C3 use class:

Long-stay	Short stay
1 space per studio or 1 person 1 bedroom dwelling;	5 to 40 dwellings: 2 spaces
1.5 spaces per 2-person 1-bedroom dwellings;	Thereafter: 1 space per 40 dwellings
2 spaces per all other dwellings	

5.27 Policy T6 'Car parking' notes that car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite'). Car-free development has no general parking but should still provide disabled persons parking in line with Part E of this policy.

5.28 Policy T6.1 'Residential parking' states new residential developments should not exceed the maximum parking standards set out in the table below:

Location	Number of beds	Maximum parking provision*
Outer London PTAL 4	1 – 2	Up to 0.5 - 0.75 spaces per dwelling+
Outer London PTAL 4	3+	Up to 0.5 - 0.75 spaces per dwelling+
Outer London PTAL 2 – 3	1 – 2	Up to 0.75 spaces per dwelling
Outer London PTAL 2 – 3	3+	Up to 1 space per dwelling
Outer London PTAL 0 – 1	1 – 2	Up to 1.5 space per dwelling
Outer London PTAL 0 – 1	3+	Up to 1.5 spaces per dwelling^

5.29 Policy SI 13 'Sustainable drainage' requires development proposals to aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible with the preference for green over grey features, in line with the outlined drainage hierarchy.

Local Planning Policy

5.30 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

- The Local Plan: Part 1 – Strategic Policies (2012);
- The Local Plan: Part 2 – Development Management Policies (2020); and
- The Local Plan: Part 2 – Site Allocations and Designations (2020).

The Local Plan: Part 1 – Strategic Policies

- 5.31 Policy H1 'Housing Growth' acknowledges that the Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved. The boroughs current target is to provide an additional 4,250 dwellings, annualised as 425 dwellings per year, for the period between 2011 and 2021. Looking towards 2026 this target equates to a minimum provision of 6,375 dwellings.

- 5.32 Policy BE 1 'Built Environment' requires all new development to improve and maintain the quality of the built environment to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs for all residents.

The Local Plan: Part 2 – Development Management Policies

- 5.33 Policy DMCI 2 'New Community Infrastructure' supports proposals for the refurbishment and re-use of existing premises for community facilities.

- 5.34 Policy DMH.2 'Housing Mix' requires a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

- 5.35 Policy DMHB 11 'Design of New Development' states that all development will be required to be designed to the highest standards and incorporate principles of good design.

- 5.36 Policy DMHB 12 'Streets and Public Realm' requires all development to be well integrated with the surrounding area and be accessible.

- 5.37 Policy DMHB 14 'Trees and Landscaping' states that all development will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features.

- 5.38 Policy DMHB 15 'Planning for Safer Places' requires all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles.

- 5.39 Policy DMHB 16 'Housing Standards' states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

- 5.40 Policy DMHB 18 'Private Outdoor Amenity Space' requires all new residential development to provide good quality and useable private outdoor amenity space. In accordance with the standards set out below.

Dwelling type	No of bedrooms	Minimum amenity space provision (sqm)
Houses	1 bedroom	40
	2 and 3 bedrooms	60
	4 + bedrooms	100
Flats	Studio and 1 bedroom	20
	2 bedrooms	25
	3 + bedrooms	30

- 5.41 Policy DMT 5 'Pedestrians and Cyclists' requires all development safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting to the wider network.
- 5.42 Policy DMT 6 'Vehicle Parking' states that development proposals must comply with the Councils parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity.

6.0 PLANNING ASSESSMENT

- 6.1 This section of the report seeks to address the key planning issues arising from the proposed development. These issues have been identified through a review of the relevant planning policy for the site.
- 6.2 In accordance with Paragraph 11 of the NPPF (2021) and the presumption in favour of sustainable development, the Council is required to approve development proposals that accord with the development plan without delay.
- 6.3 The proposal represents an entirely deliverable, sustainable and suitable development that will utilise previously developed land to contribute to the residential accommodation targets of the council, whilst redeveloping the existing library.

Principle of Development

- 6.4 Consistent with the NPPF (2021) Paragraph 119 and 120 and Policy GG2 of the London Plan, the proposal seeks to make the best use of land, maximising the development potential of this previously developed, underutilised and vacant site, to provide additional homes within Hillingdon. The delivery of 9 dwellings in this location will contribute towards Hillingdon's residential housing target of 6,375 between 2011 and 2026 as set out in Policy H1 of the Local Plan.
- 6.5 By virtue of the proposed development, the proposal will introduce a complementary and compatible use to the land, by redeveloping the library and providing residential dwellings in the airspace above, maximising the use of this under-utilised and previously developed site in a sustainable location.
- 6.6 The new residential dwellings will help fund the redevelopment of the library.
- 6.7 The library currently has a floorspace of approximately 450sqm, where the proposal seeks to increase the floorspace to 460sqm and create a modernised and accessible library. This is supported by Part A of Policy DMCI2 of the Local Plan and Part C of Policy S1 of the London Plan.
- 6.8 Both Local and National policy identify the importance of small sites contributing to housing delivery. The proposed development would deliver new homes on a brownfield location and meet the aspirations of paragraph 69 of the NPPF and Policy H2 of the London Plan. Whilst Policy H1 of the Local Plan promotes high quality mixed use developments whilst making the most use of brownfield land.

- 6.9 In light of the above, the principle of the proposed development is considered entirely consistent with the NPPF, Policies H2, GG2 and S1 of the London Plan and Policies DMC12 Policy H1 of the Local Plan.

Scale and Massing

- 6.10 The perceived mass and scale of the building has been reduced by splitting the elevation into three distinct frontages with a stepped connection. This mirrors the adjacent residential properties on Potter Street, matching the proposal within its context.
- 6.11 Consideration has been given to the location of the building and to ensure that the identified root protection zones are respected. As such, this has reduced the foot print of the building. Based on the setting of the surrounding area, a development of up to 4 stories was considered appropriate in this location, with the top floor being stepped back 1.6m which reduces the perceived mass of the building. The area which is stepped back has been utilised as private amenity spaces.
- 6.12 The library entrance which is located on the corner of Pinner Road and Potter Street features a chamfered edge which is projected up the building which is considered to soften the elevation. It is considered that the proposal will sit comfortably within the street scene which will act as a focal building on the corner of the two roads.

Design

- 6.13 The proposal has been design be of the highest standards and incorporate principles of good design and ensuring high quality building materials and finishes.
- 6.14 The proposal went through two design iterations that included a public consultation in July 2023. From the outset the main design objective was to preserve the library and provide residential accommodation above.
- 6.15 The proposal has been split into three blocks to reduce the perceived scale of the development, with the mansard roof further helping the building integrate with its surroundings.
- 6.16 Balconies, roof terrace and the first floor deck that faces the school will have a 1.8 metre fixed privacy screen to ensure there is not overlooking to the school. Furthermore, planters and a living wall are also proposed on the flank.
- 6.17 In addition to the above, Secure by Design principles have been considered and incorporated into the proposal where applicable.

- 6.18 It is considered that the proposal presents the opportunity to significantly improve the visual amenity and character of the site, providing a contemporary library and high quality residential dwellings that is secure and responds positively to the immediate area.
- 6.19 As such, it is considered, in terms of design, that the proposal is in accordance with the NPPF (2021), Policies D3 and D4 of the London Plan (2021) and Policies DHMB11, DHMB15 of the Local Plan.

Quality of Residential Accommodation

- 6.20 In accordance with the NPPF, the proposed development would create a place which is safe, inclusive and accessible, which promotes health and wellbeing with a high standard of amenity for future users.
- 6.21 The proposal will create 9 no. residential dwellings with a mix of 1, 2 and 3 bedroom apartments of varying sizes over the first, second and third floor of the building, which will contribute to a mixed and balanced community and comprise of open plan living and dining space, bath/shower rooms and integrated storage spaces.
- 6.22 Accordingly, the proposed units will meet or exceed the minimum space standards set out in the Technical Housing Standards and the London Plan Policy D6.
- 6.23 The layout and orientation of the proposed units to ensure all units are a minimum dual aspect and have been designed to guarantee the usability and quality of the space provided for future occupiers, whilst securing appropriate levels of outlook and allowing adequate daylight and sunlight.
- 6.24 Furthermore, the proposed development (particularly in the context of the surrounding buildings), will not be visually intrusive, or have a detrimental impact in terms of noise, outlook to neighbouring properties or daylight/sunlight to adjacent properties.
- 6.25 The above is confirmed in the Daylight, Sunlight & Overshadowing Assessment prepared by XCO2, which has been submitted in support of this planning application.
- 6.26 Overall, each dwelling will enjoy ample internal floor space and private amenity space. The proposal will provide high quality, sustainable residential accommodation, in accordance with Policy D6 of the London Plan and Policies DMH2 DMHB 16 and DMHB 18 of the Local Plan.

Accessible Housing

- 6.27 In line with London Plan Policy D5, the scheme has been designed with consideration to those who are less physically able. The building has been designed to be accessed from ground level with step free access. The residential element features a lift to all floors, with all doors

and corridors wide enough to facilitate wheel chair users. All dwellings meet the adaptable homes requirements of M4(2).

Residential Mix

- 6.28 The proposal seeks to provide a mix of residential accommodation that will contribute towards the Borough's and national local housing targets.
- 6.29 The proposed unit mix is as follows:
- 2 x 1 bedroom;
 - 5 x 2 bedroom; and
 - 2 x 3 bedroom.
- 6.30 A split of 1, 2 and 3 bedroom properties, ensures that the proposed development provides an adequate mix of dwelling sizes to deliver a balanced, inclusive and mixed community, in accordance with local policy DHM2.
- 6.31 A design-led approach has been taken to maximise the sites capacity whilst not impacting the living conditions for future residents.
- 6.32 Overall, in terms of the residential provision, the proposed development would contribute to the borough's overall housing supply, provide a mix of dwelling sizes, including wheelchair accessible and adaptable units, and deliver nine high quality homes in full accordance with national, regional and local planning policy.

Traffic, Transport, Waste and Accessibility

- 6.33 As previously mentioned, the site is located in a sustainable location with a PTAL rating of 3. The site is well located for walking for pedestrian access to local amenities and within a good distance of bus and rail services, therefore reducing the dependency on cars.
- 6.34 Vehicle access to the site will make use of the existing access from Potter Street, with 5 vehicle spaces for residents and 3 spaces for library employees. There is also provision for 2 blue badge spaces. The parking provision would sit below the maximum residential parking spaces identified in Table 10.3 of the London Plan and the local car parking standards set out in Appendix C of Policy DMT6 of the Local Plan and is therefore considered appropriate in this location.
- 6.35 In addition to the above, active fast charge electrical charging points provided to all parking spaces.
- 6.36 The proposal provides 18no. residential cycle parking spaces in a secure location next to the residential access and 2no. visitor spaces. For the library, 2no. staff cycle spaces and 8no.

visitor spaces are proposed. This is considered wholly compliant with table 10.2 of Policy T5 of the London Plan.

- 6.37 Refuse and recycling storage for the residential dwellings will be located within an internal bin store on the ground floor of the building. The store is accessed by the pedestrian access to the residential dwellings. On collection day refuse vehicles will stop on Potter Street and the bins will be collected from the refuse store.
- 6.38 Refuse storage for the library will be located on the northeastern edge of the building. Collection will also occur from Potter Street.
- 6.39 In addition to the above, a Transport Statement has been prepared by Motion and submitted in support of this application. The statement concludes that the proposed development is considered acceptable in terms of transport and meets national and local policy criteria. The assessment shows that there will be no demonstrable harm arising from the proposed development and it will not cause any severe impacts.
- 6.40 As such, the proposal is considered compliant with Policy T4, T5, T6 and T6.1 of the London Plan and Policy DMT 6 of the Local Plan and is wholly acceptable in terms of transport, traffic, waste and accessibility.

Air Quality

- 6.41 An assessment has been undertaken by XCO2 to assess the potential impact on local air quality associated with the construction and operation of the proposed development.
- 6.42 The assessment concludes that the release of dust and PM₁₀ are likely to occur during the construction phase. However, through good site practice and mitigating measures the impacts are considered negligible.
- 6.43 The energy strategy proposed uses ASHP/PV and therefore there will be no combustible emissions associated with the site and no impact on local air quality.
- 6.44 Additionally, there will be no significant traffic-related impacts on local air quality.

Flood Risk and Drainage

- 6.45 A Flood Risk Assessment and Drainage Statement has been prepared by Infrastruct CS Ltd. The report has assessed the feasibility of implementing the SuDS hierarchical approach and has confirmed that the proposed development is likely to be able to install suitable drainage measures into the design proposal.

- 6.46 Having assessed the other forms of flood risk to and from the development site, the report concludes that the site is not considered at high risk from any other sources of flooding.
- 6.47 The proposal site within land classified as Flood Zone 1 which is considered at a low risk of flooding, and appropriate for this type of development.
- 6.48 Therefore, the proposal is in line with the recommendation of the NPPF, Policies SI12 and SI13 of the London Plan (2021) and Policies EM6 and DME19 of the local plan.

Trees

- 6.49 An Arboricultural Report and Arboricultural Method Statement (AMS) has been prepared by Trevor Heaps Arboricultural Consultancy Ltd to support this application. The report finds that the proposal will require the removal of four trees, one of which is in a poor condition. To mitigate this loss, several new trees and shrubs are proposed to be planted and maintained post construction.
- 6.50 Provided that the recommendations set out in the report are followed, the proposal will not detrimentally affect the trees or the character / appearance of the local area.
- 6.51 As such, it is considered that the proposal is wholly compliant with Policy DMHB 14 of the Local Plan.

Fire Safety

- 6.52 A Fire Statement has been prepared to support the application and finds that the proposed development recognises and embraces the principles of Policy D11 and D12 of the London Plan (2021).
- 6.53 The design of the library is based on the principles contained within the Fire Safety: Approved Document B Building regulation and fully embraces the fire design requirements set out within this publication.
- 6.54 The design of the apartment section of the development is based on the principles contained within the Approved Document Volume 1 Building Regulation and contains the fire design requirements within this publication.
- 6.55 Further details of the fire strategy for the proposal are contained within the Fire Statement prepared by Ardenlea.
- 6.56 Considering the above, the proposed development is fully compliant with the NPPF and Policies D11 and D12 of the London Plan.

Heritage

- 6.57 There are no listed buildings on the site and the site does not lie within a conservation area or an area of special residential character. The closest heritage assets are the locally listed Northwood & Pinner Community Hospital and War Memorial to the northwest of Pinner Road.
- 6.58 It is considered that the proposal has been designed to relate to its wider suburban context and act as a prominent feature on the junction. Due to this and the separation distance between the proposals location and the closest heritage assets, the proposal will not have a detrimental impact on the heritage of the area and is compliant with Policy DMHB1 of the Local Plan.

7.0 SUMMARY AND CONCLUSIONS

6.1 This planning application has been submitted on behalf of Philip Pank Partnership Ltd., and seeks full planning permission for:

“Demolition of existing library and construction of a new mixed use building comprising a ground floor replacement library and 9 x residential dwellings with car parking, cycle parking, waste storage and associated infrastructure.”

6.2 By virtue of the proposal, the existing library will be demolished to provide a new modern and accessible library, with 9 residential apartments, comprising 2 x 1-bedroom, 5 x 2-bedroom and 2 x 3-bedroom self-contained flats, at first, second and third levels.

6.3 As such, the proposal accords with relevant National, London and Local planning policy and will:

- Re-provide a modern and accessible library for the local community;
- Contribute to the Borough’s housing stock, and the identified requirement and both National and Local level for new good quality housing;
- Be in a sustainable location with good transport links, and will not have a detrimental impact on the local highway network; and
- Not have a detrimental impact on neighbouring amenity.

6.4 In light of the above, it is our view that the proposal is wholly compliant with the NPPF (2021), The London Plan (2021) and Part 1 and Part 2 of the Hillingdon Local Plan, and therefore entirely appropriate in planning policy terms.

APPENDIX 1 - Site Location Plan



View North East of Existing Library



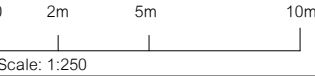
View South East of Main Entrance to Existing Library

Application Site Address:

Potter St,
Northwood
London
HA6 1QQ

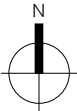
Site area 0.3 acres / 0.123 ha

KEY
- Application Site Boundary



A	JUNE 2023	
Revision	Date	Revised by

Revision History



drawing title:
M10047- HUN- APL001
SITE LOCATION PLAN

status code: **PLANNING**
reason for issue:

hunters project number: M10047	scale: 1 : 100 @ A3
client project number:	drawn by: EC
	checked by: JW
revision: A	date: JUNE 2023
	revised by:

Northwood Hills Library
Potter Street
Northwood HA6 1QQ

All drawings are to be printed in colour.

Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Hunters is a trading name of Hunter & Partners Limited. © Hunter & Partners Limited. All rights reserved.
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hunters
Space One Beadon Road
London W6 0EA
T 020 8237 8200
mail@hunters.co.uk
www.hunters.co.uk