



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Date: THURSDAY, 26 AUGUST
2010

Time: 7.00 PM

Venue: COMMITTEE ROOM 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
Anita MacDonald
Michael Markham
Carol Melvin
David Payne
David Allam

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

**This agenda and associated
reports can be made available
in other languages, in braille,
large print or on audio tape on
request. Please contact us for
further information.**

Published: Wednesday, 18 August 2010

Contact: Charles Francis
Tel: 01895 556454
Fax: 01895 277373
cfrancis@hillingdon.gov.uk

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=739&Ver=4>

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



INVESTOR IN PEOPLE

Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.



A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

Recording of meetings - This is not allowed, either using electronic, mobile or visual devices.

Mobile telephones - Please switch off any mobile telephones and BlackBerries before the meeting.

Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;

3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	South Ruislip Library, Plot A, Victoria Road, Ruislip 67080/APP/2010/1419	South Ruislip	Erection of a three storey building to provide for a new library, adult learning facilities, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building). Recommendation: Approval subject to a Section 106 Agreement	9 - 50

7	RAF West Ruislip, High Road, Ickenham 38402/APP/2007/1072	West Ruislip	Redevelopment of site for a mixed use comprising 415 dwellings (class c3), an 80-unit elderly care home (Class C2), playing field and open space with associated car parking (468 spaces) and access arrangements (incorporating junction improvements to existing highways) (Outline application). (Deed of Variation) Recommendation: Proceed with a Deed of Variation to the Section 106 Agreement	51 - 120
8	RAF West Ruislip, High Road, Ickenham 38402/APP/2010/248	West Ruislip	Variation of condition 2 of reserved matters planning permission ref.38402/APP/2008/2733 dated 05/01/2009 to amend the layout, scale and appearance of the previously approved units A1 - A14 (located in the southern section of the site.) Recommendation: Approval	121 - 138

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
9	Land at 30-32 Chester Road, Northwood 13800/APP/2010/623	Northwood	Demolition of 30-32 Chester Road and development of 24-bedroom residential care home, alterations to access and associated landscaping. Recommendation: Refusal	139 - 164
10	Rear of 54 Swakeleys Drive, Ickenham 53998/APP/2010/854	Ickenham	Erection of 1 four-bedroom two storey detached dwelling with associated parking and double garage, with alterations to existing driveway and installation of new vehicular crossover to front. Recommendation: Approval	165 - 192

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Former Mill Works, Bury Street, Ruislip 6157/APP/2010/1383	West Ruislip	Installation of 3 sets of vehicular and pedestrian gates. Recommendation: Refusal	193 - 204

12 Any Items Transferred from Part 1

13 Any Other Business in Part 2

Plans for North Planning Committee

205 to 311



Minutes

NORTH PLANNING COMMITTEE

5 August 2010

**Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW**

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Alan Kauffman (Vice-Chairman), David Allam (Labour Lead), Michael Markham, Carol Melvin and David Payne.</p> <p>LBH Officers Present: Natasha Dogra (Democratic Services) Meg Hirani (Planning Officer) James Rodger (Head of Planning & Enforcement) Syed Shah (Planning Officer) Sarah White (Legal Advisor)</p>	
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Cllr Anita MacDonald sent her apologies.</p>	Action by
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Michael Markham declared a personal and non-prejudicial interest in item 8 and item 16 of the agenda. Cllr Markham did not leave the room and voted on both items.</p>	Action by
3.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes were agreed as an accurate record and signed by the Chairman.</p>	Action by
4.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>	Action by
5.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>Items marked Part I were considered in public and Items 19 and 20 were marked Part II and were considered in private.</p>	Action by
6.	<p>UXBRIDGE GOLF CLUB, THE DRIVE, ICKENHAM, 4601/APP/2010/1103 (<i>Agenda Item 6</i>)</p>	Action by

In accordance with the Council's constitution a representative of the petition received in support of the proposal was invited to address the meeting.

Points raised by the petitioner:

- The golf club is currently not being used and had been in decline for years
- There was no practice ground or teaching ground for golfers
- The steep slopes at hole 9 and 10 are very difficult to play on and needed to be addressed
- The drainage system needed restoration
- The golf course needed rejuvenation by an applicant as soon as possible.

In accordance with the Council's constitution three representatives of the three petitions received in objection to the proposal were invited to address the meeting.

Points raised by the petitioners:

- The proposed plans for the golf course by the current applicant would be harmful to the wildlife in the area
- The steep slopes on the course cannot be used by disabled people
- There were issues with the drainage system, with many holes not being used throughout the year as there was flooding in some parts of the green
- Landfill issues do not help drainage problems
- Lorries carrying landfill waste will cause noise pollution for local residents
- Additional conditions should be imposed on the applicant in relation to a deadline for landfill completion and a review of progress
- Membership of the golf club had been adversely affected due to the lack of action by the applicant

The Agent was present at the meeting and addressed the Committee:

- The Agent reiterated the fact that the company was not a landfill company, but a golf management company operating in the UK and Ireland.
- The company currently operated eleven public golf courses
- The 2010 season would see the company pay over £400,000 in rent to the London Borough of Hillingdon (£280,000 in fixed rent and £120,000 in turnover related rent).

The Committee asked the Agent that should planning permission be granted how long would it be before the golf course could be played on. The Agent said the **works** would be completed by April **2012**. The Committee also asked Members why the course had not **been** maintained lately. The Agent said he was unable to answer as he was not involved in the course maintenance.

A Ward Councillor was present and addressed the Committee:

- There had been a total lack of maintenance of the golf course
- Disabled access was unsatisfactory

	<ul style="list-style-type: none"> ▪ The Restoration Bond offered by the Agent was not a large enough sum and would not cover restoration costs, should the company fail to complete the task. <p>Members commended Officers on a very comprehensive report. Members highlighted their concerns over the low rate of the restoration bond put forward by the Applicant. The Committee said that figure of the bond currently being offered was very low compared to expected offers.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, the Committee agreed refusal unanimously.</p> <p>Resolved – That the application be refused for the following reason:</p> <p><i>“The applicant has failed to demonstrate that an appropriate level of security in the form of a land restoration bond will be provided. Given that the sum of the land restoration bond has not been agreed, in the opinion of the local planning authority, the development presents unacceptable risks to the visual amenity and openness of the Green Belt and the ecological value of nearby sites of nature conservation interest. The proposal is therefore contrary to policies EC1, OL1, OL2 and R17 of the Hillingdon Unitary Development Plan Saved Policies September 2007.”</i></p>	
7.	<p>SOUTH RUISLIP LIBRARY, PLOT A, VICTORIA ROAD, RUISLIP, 67080/APP/2010/1419 (<i>Agenda Item 7</i>)</p> <p>This Item was withdrawn from the agenda by the Head of Planning prior to the meeting and will be reported at a later date.</p>	Action by
8.	<p>53 PINN WAY, RUISLIP, 1244/APP/2009/2425 (<i>Agenda Item 8</i>)</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> ▪ The proposals put forward by the applicant did not conform with the Council's planning policies. <p>The Applicant / Agent were not present at the meeting. No Ward Councillors were present.</p> <p>Members discussed the application and agreed that the proposals would result in gross overdevelopment.</p> <p>It was moved and seconded that the application be refused. On being put to vote the application was refused unanimously.</p> <p>Resolved – That the application be refused as set out in the officer's report.</p>	Action by

<p>9.</p>	<p>THE FERNS, WITHY LANE, RUISLIP, 6885/APP/2009/2650 (<i>Agenda Item 9</i>)</p> <p>In accordance with the Council's constitution a representative of the petition received in support to the proposal was not invited to address the meeting, as the item had been considered previously where the petitioner and applicant had spoken.</p> <p>Members agreed that overdevelopment would result in a decline in the quality of the accommodation due to the lack of space available. The Committee agreed that there was no space for amenity space on the site.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, refusal was agreed unanimously.</p> <p>Resolved – That the application be refused as set out in the officer's report.</p>	<p>Action by</p>
<p>10.</p>	<p>8 SUNNINGDALE AVENUE RUISLIP, 19038/APP/2010/770 (<i>Agenda Item 10</i>)</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> • The proposed application was out of place with the surrounding buildings • It was highlighted that it was important to keep a sustainable and close community in the area, and this proposal would not encourage this. • Overshadowing issues would cause a detrimental effect on the neighbouring houses. • There was a lack of amenity space in the planned proposals <p>The Applicant / Agent were not present at the meeting. A Ward Councillor was present and addressed the Committee:</p> <ul style="list-style-type: none"> ▪ The Ward Councillor supported and endorsed the petitioners' views ▪ The proposed plans were not in keeping with the surrounding houses ▪ The proposed amenity space was inadequate <p>Members asked for further clarification about the location of bins. Officers informed Members that the bins would be kept in the front garden. The Committee agreed that they did not want to encourage this.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, refusal was agreed unanimously.</p> <p>Resolved – That the application be refused for the reasons as set out in the officer's report with reason 1 being amended as below:</p>	<p>Action by</p>

	<p><i>"The proposal, by reason of its excessive density and site coverage with buildings, including the bin storage building to the front and hard-standing, represents an over-development of the site, that would be out of keeping with the pattern of surrounding residential development and results in an excessive loss of garden space, detrimental to the verdant character and visual amenity of the area. The development therefore fails to harmonise with the character of the surrounding area, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and Planning Policy Statement 3: Housing (as amended) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts."</i></p>	
11.	<p>HAREFIELD HOSPITAL, HILL END ROAD, HAREFIELD, 9011/APP/2010/1120 (<i>Agenda Item 11</i>)</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – That the application be approved as set out in the officer's report.</p>	Action by
12.	<p>HAREFIELD HOSPITAL, HILL END ROAD, HAREFIELD, 9011/APP/2010/1121 (<i>Agenda Item 12</i>)</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – That the application be approved as set out in the officer's report.</p>	Action by
13.	<p>KYLEMORE HOUSE, HILL END ROAD, HAREFIELD, 46539/APP/2010/1396 (<i>Agenda Item 13</i>)</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> • The proposed vehicle crossover encouraged encroachment of neighbouring properties • The proposed fence would create a suburban style frontage, which was not in keeping with the area • The proposed high fence would decrease the openness of the area, which was in the green belt. <p>The Applicant / Agent were not present at the meeting. No Ward Councillors were present.</p> <p>Members agreed that the proposed plans did not conform with Council planning policies.</p>	Action by

	<p>It was moved and seconded that the application be refused. On being put to the vote, refusal was agreed unanimously.</p> <p>Resolved – That the application be refused with the additional reason below:</p> <p><i>“The boundary fence, by reason of its overall height, siting and scale would result in a visually obtrusive form of development which would be detrimental to the open and rural character of Hill End Road and the visual amenities of the Green Belt. The proposal is therefore contrary to Policies BE13, BE19 and OL4 of the Adopted Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.”</i></p>	
14.	<p>KYLEMORE HOUSE, HILL END ROAD, HAREFIELD, 46539/APP/2010/1397 (Agenda Item 14)</p> <p>In accordance with the Council’s constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> ▪ The plans proposed by the applicant appeared to be an extension, and not a conservatory as stated in the officers’ report. ▪ Should the plans be approved there would be no garden area on the property. ▪ The plans would be gross overdevelopment in the green belt area. <p>The Applicant / Agent were not present at the meeting. No Ward Councillors were present.</p> <p>Members agreed that the proposed plans would lead to gross overdevelopment in the green belt.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, refusal was agreed unanimously.</p> <p>Resolved – That the application be refused.</p>	Action by
15.	<p>3 LONG LANE, ICKENHAM, 64180/APP/2010/330 (Agenda Item 15)</p> <p>Members said the design and appearance of the property was poor and not in keeping with the appearance of the area.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, refusal was agreed unanimously.</p> <p>Resolved – That the application be refusal as set out in the officer’s report.</p>	Action by

16.	<p>84 & 84A LONG LANE, ICKENHAM, 3231/APP/2009/555 (<i>Agenda Item 16</i>)</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – That the application be approved as set out in the officer’s report.</p>	Action by
17.	<p>111 WEST END ROAD, RUISLIP, 63665/APP/2010/1034 (<i>Agenda Item 17</i>)</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – That the application be approved as set out in the officer’s report.</p>	Action by
18.	<p>LAND FORMING PART OF 327 VICTORIA ROAD, RUISLIP, 54831/APP/2010/171 (<i>Agenda Item 18</i>)</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – That the application be approved as set out in the officer’s report.</p>	Action by
19.	<p>20 JOEL STREET, NORTHWOOD, 66826/APP/2010/358 (<i>Agenda Item 19</i>)</p> <p>Members said the property had not been in use for the last few years. If the property stayed as A1 use it may deter future applications, resulting in no use for the shop. The Committee agreed that changing the use from A1 to A3 would encourage use of the property during these economically difficult times.</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – It was agreed that the Officers’ recommendation be overturned and the application be approved with conditions as set out in the report and on the addendum.</p>	Action by
20.	<p>ENFORCEMENT (<i>Agenda Item 20</i>)</p> <p>It was moved and seconded that the Officers’ recommendations be enforced. On being put to the vote, enforcement was agreed unanimously.</p> <p>Resolved – It was agreed that the Officers’ recommendations be enforced.</p>	Action by
21.	<p>ENFORCEMENT (<i>Agenda Item 21</i>)</p>	Action by

	<p>It was moved and seconded that the Officers' recommendations be enforced. On being put to the vote, enforcement was agreed unanimously.</p> <p>Resolved – It was agreed that the Officers' recommendations be enforced.</p>	
22.	<p>ANY ITEMS TRANSFERRED FROM PART 1 (<i>Agenda Item 22</i>)</p> <p>None.</p>	Action by
23.	<p>ANY OTHER BUSINESS IN PART 2 (<i>Agenda Item 23</i>)</p> <p>None.</p>	Action by
<p>The meeting, which commenced at 7.00 pm, closed at 9.50 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Natasha Dogra on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning & Enforcement Services

Address	SOUTH RUISLIP LIBRARY, PLOT A VICTORIA ROAD RUISLIP		
Development:	Erection of a three storey building to provide for a new library, adult learning facilities, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building).		
LBH Ref Nos:	67080/APP/2010/1419		
Drawing Nos:	2009/D42A/P/02 2009/D42A/P/03 2009/D42A/P/04 2009/D42A/P/05 Design and Access Statement dated June 2010 ref: 200942D/A/P Transport Statement dated June 2010 Noise Assessment dated May 2010 Energy Statement dated June 2010 Arboricultural Impact Assessment Report dated 14/06/10 Flood Risk Assessment dated April 2010 Preliminary Contamination Assessment Report dated September 2009 Phase II Geoenvironmental Assessment Report dated September 2009 Letter from MLN dated 11/06/10 ref: DMB/722474/004/JEM - Contaminated Land Assessment 2009/D42A/P/07 Rev C Transport Statement Addendum prepared by MLM dated 02/08/10 E/A1 2452/1 Rev C 2009/D42A/P/09 Rev A 2009/D42A/P/10 Rev A 2009/D42A/18 Rev A 2009/D42A/19 Rev A 2009/D42A/P/20 Rev A 2009/D42A/P/21 Rev A 2009/D42A/P/411 Rev A 2009/D42A/P/12 Rev A 2009/D42A/P/28		
Date Plans Received:	16/06/2010	Date(s) of Amendment(s):	16/06/0010
Date Application Valid:	16/06/2010		03/08/0010
			16/08/0010

1. SUMMARY

This application seeks full planning permission for the demolition of South Ruislip Library and the redevelopment of the site to provide a three-storey high, mixed use development comprising a new replacement library, adult learning facilities, 10 residential units and associated car parking and landscaping. The site is located on the north east side of Victoria Road in South Ruislip.

The proposal would provide new and improved replacement library facilities in addition to an adult education centre which, it is understood, could replace existing facilities at Ruislip High School in the future.

It is not considered that the proposed development would have a significant detrimental

impact on the character or appearance of the surrounding area or on the residential amenity of neighbouring occupants. An acceptable internal living environment would be created for future occupants and sufficient amenity space is provided. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land)

a) That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

i) The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.

ii) The provision of a contribution of £12,311 towards educational facilities.

iii) The provision of a contribution of £3,250 towards healthcare facilities.

iv) The provision of a contribution of £345 towards local library facilities

v) A contribution of £2,500 for every £1 million build cost to provide for construction training.

vi) A cash contribution equal to 5% of the total cash contribution to enable the management and monitoring of the requirements of the legal agreement.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this committee resolution, or any other period deemed appropriate by the Head of Planning and Enforcement, then the application may be referred back to the Committee for determination.

e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the Statement.

f) That if the application is approved, the following conditions be attached:-

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the

land)

2 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;

2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or

in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

13 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

14 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

15 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

16 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, and shall include within the design of each wheelchair unit internal storage space for the storage of mobility scooters/wheelchairs and associated charging points as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

18 NONSC Full details of bathrooms in residential units

Notwithstanding the approved plans, prior to the commencement of development, full details of the proposed bathrooms in the residential units, to include details relating to layout, floor gully drainage, etc, shall be submitted to and approved in writing by the Local Planning Authority. With regards to the proposed wheelchair accessible flat, details of the shower access and perimeter drainage, specifically, should be provided.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

19 NONSC Cycle storage provision

Prior to the commencement of development, details of covered and secure cycle storage provision for at least 10 bicycles for the proposed residential units, and at least 14 bicycles for the proposed library and adult education centre (for use by staff and visitors), shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage areas shall be completed prior to the first occupation of the building hereby permitted and thereafter permanently retained and maintained for so long as the development remains in existence. The cycle parking should be regularly monitored and

additional storage provided if demand dictates.

REASON

To ensure that adequate facilities are provided in accordance with the standards set out in the Council's Cycle parking Standards in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

21 NONSC Details of car parking area

The development hereby approved shall not be occupied until the car parking area has been laid out, surfaced, lit and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority. This area shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

REASON

To ensure the scheme is supported by adequate parking provision, to ensure pedestrian and vehicular safety and convenience and to ensure the development does not increase the risk of flooding in accordance with policies AM7(ii), AM14 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

22 NONSC Access arrangements

The development hereby approved shall not be occupied until the existing vehicular access has been stopped up and the means of vehicular access has been reinstated, and the new means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

23 NONSC Visibility splays

The proposed vehicular access shall be provided with those parts of 2.4m x 2.4m

pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

24 NONSC Visibility splays

The proposed access to the site shall be provided with driver visibility splays of 2.4m x 70m in both directions and shall be maintained free of all obstacles to visibility between the heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

25 NONSC Parking allocation

Prior to commencement of development a scheme detailing the designation and allocation of parking spaces for the residential units on the site shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall be allocated and provided for the use of those units only in perpetuity.

REASON

To ensure the scheme is supported by adequate parking provision in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

26 NONSC Parking management strategy

Prior to occupation of the development, a car parking management strategy, relating to the proposed library and adult education centre uses, shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented as soon as either use is occupied and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

REASON

To ensure the efficient operation of the parking facilities, especially at peak periods, in accordance with Policies AM2 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

28 NONSC CCTV and lighting

Prior to the commencement of the development hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting and CCTV scheme shall be implemented prior to first occupation of the development.

REASON

In the interests of crime prevention and visual amenity in compliance with Policies BE13 and BE18 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and advice in the Council's Supplementary Planning Guidance on Community Safety by Design.

29 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

30 NONSC Children's play area - security

The hereby approved children's play area shall be exclusively used by occupants of the 10 residential units only, unless prior to its use by any other persons, a management strategy addressing security/anti-social behaviour measures is submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of crime prevention and residential amenity in accordance with Policies BE18 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and advice in the Council's Supplementary Planning Guidance on Community Safety by Design.

31 NONSC Full details of children's play area

Prior to commencement of development full details, including hard and soft landscaping, and details of any equipment to be installed, for the proposed children's play area shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of visual amenity in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

NONSC

32 Before any part of this **Contamination** is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

33 N1 **Noise-sensitive Buildings - use of specified measures**

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on site.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

34 N12 **Air extraction system - noise and odour**

No air extraction system shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of the occupants of the proposed residential units and surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

35 N13 **Sound insulation of commercial/entertainment premises**

The development shall not begin until a sound insulation scheme that specifies the

provisions to be made for the control of noise transmission to adjoining dwellings, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the Local Planning Authority. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

36 NONSC Hours of use

The use of the adult education centre hereby approved shall be restricted to the following hours:

0900 hours to 2200 hours Monday to Thursday;
0900 hours to 1700 hours on Fridays;
0900 hours to 1600 hours on Saturdays; and
not at all on Sundays and Bank/Public Holidays.

REASON

In the interests of residential amenity in accordance with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

37 NONSC Servicing/delivery hours

Deliveries and collections, including waste collections, shall be restricted to between 0800 hours and 1800 hours Mondays to Saturdays and not at all on Sundays and Bank/Public Holidays.

REASON

In the interests of residential amenity in accordance with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

38 NONSC Code for Sustainable Homes

The residential development hereby permitted shall be built to a minimum of Level 3 of the Code for Sustainable Homes (or its successor). No development shall take place until a Design Stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

39 NONSC Code for Sustainable Homes

Prior to the first occupation of the residential development, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

40 NONSC BREEAM - library and Adult education centre

The Library and adult education centre shall be designed and built to BREEAM Very Good incorporating the energy reduction measures and renewable energy technology outlined in the Energy Statement. The development shall not be occupied until confirmation that it has reached the Very Good standard is submitted to and approved by the Local Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

41 NONSC Energy requirements - 20%

Before the development is commenced, details demonstrating that 20% of energy requirements for the proposed development shall be supplied from renewable sources, or sufficient justification as to why this cannot be achieved at the site, shall be submitted to and approved in writing by the Local Planning Authority. The energy supplied to the development shall be in accordance with the details agreed unless the Local Planning Authority gives written approval to any variation.

REASON

To ensure compliance with the Mayor's sustainability objectives under Policy 4A.7 of the London Plan.

42 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), polices 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

43 SUS7 Heating and Lighting Control

The building hereby approved shall employ devices that automatically turn the heating and lighting off when the rooms are not in use.

REASON

In the interests of energy conservation in accordance with Policy 4A.3 of the London Plan.

44 SUS8 Electric Charging Points

Before development commences, plans and details of [insert number of charging points] electric vehicle charging point(s), serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

45 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

46 NONSC Use of Manager's Flat

The manager's flat hereby approved (unnumbered flat on drawing no. 2009/D42A/P/08 Rev A) shall only be used to provide accommodation for employees of the adult education centre, working at the site.

REASON

To ensure appropriate living conditions are provided for occupiers of the development in accordance with Policies BE20, BE21, BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and guidance in the Council's Supplementary planning Document on Residential Layouts.

47 NONSC Use of Retail Unit

The ground floor retail unit hereby approved shall be used within Class A1 use of the Town and Country Planning (Use Classes Order) 1987 (As Amended) and for no other purpose.

REASON

To ensure an appropriate form of development is provided on site, in the interests of residential amenity, in accordance with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
S9	Change of use of shops in Local Centres
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity Consideration of traffic generated by proposed developments.

AM7	
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning

& Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

**8 I11 The Construction (Design and Management) Regulations
1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

9 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

10 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

11 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service

regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

12 I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

13 I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for

service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

14 I47 Damage to Verge

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

15

It is contrary to Section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.2 hectare irregularly shaped plot located on the north east side of Victoria Road in South Ruislip. The site currently accommodates South Ruislip Library, a relatively modestly sized single storey building, part of an associated car parking area and landscaping, which largely consists of grassed areas surrounding the building. A large gas company cabinet is located towards the north west end of the site.

Victoria Road bounds the south west boundary of the site, beyond which is a Sainsburys Supermarket, with associated service yard, car park and petrol station. The site is bounded to the north west by Kelvedon Court, a three-storey block of flats with associated parking area and to the north east by Queensmead School playing fields. The site is bounded to the south east by the site of the former Swallows Gymnasium, which has now been demolished and is due to be redeveloped for residential purposes in the future. Notably, the Council is currently assessing an application for the redevelopment of part of that site (known as Plot B) to provide two blocks of flats comprising a total of 31 units, with associated car parking and landscaping.

Planning permission was granted for the erection of a youth centre with associated parking, landscaping, and access, on the south eastern most part of the Swallows Gymnasium site, in 2009 (ref: 66408/APP/2009/2202). This is currently under construction.

The site falls within South Ruislip Local Centre as shown on the Hillingdon Unitary Development Plan Proposals Map. The school playing fields to the north east, and adjacent land to the north west and south east fall within the developed area.

3.2 Proposed Scheme

The application site forms one of three adjacent sites which are either currently being redeveloped, or are due to be redeveloped by the Council in the future. This site is referred to as Plot A. The adjacent site (Plot B), is due to be redeveloped for residential use, for approximately 30 units, in the future, and the site beyond is currently being redeveloped to provide a new youth centre with associated car parking and landscaping.

This application seeks full planning permission for the redevelopment of Plot A to provide a three-storey mixed-use development comprising a new library, adult learning facilities, residential units and associated parking. The proposed library would provide improved facilities over the existing tired and dated facility on site. The proposed adult education centre would replace adult education facilities currently operating from Ruislip High School, but due to be relocated in order to provide additional classroom space at the school.

The building would be located relatively centrally within the site, with car parking provided parallel with the south east boundary and also along the north east side of the site. Landscaped amenity space would be provided towards the north west side of the site.

The proposed building would comprise a 388m² library with associated staff room and office, WC facilities, plant room, communications room and lobby at ground floor level. A small, 11m² retail unit would be provided in the lobby area and the plans indicate that this could be used as a florist's shop.

At first floor level an adult learning centre, comprising five classrooms of between approximately 40m² and 62m², ancillary offices, reception area, WC facilities and managers flat would be provided. The manager's flat would comprise one bedroom, lounge with kitchenette and a bathroom. In addition three self-contained one-bedroom flats, comprising bedroom, bathroom, lounge with kitchenette and balcony, would be provided at this level.

Seven one-bedroom units would be provided at second-floor level, each also comprising bedroom, bathroom and lounge with kitchenette. Four of the units would be provided with private roof terraces, and three would be provided with balconies.

The application forms state that the proposed library opening hours would be between 09.00 hours and 17.30 hours on Mondays, Wednesdays and Thursdays; 09.00 hours to 19.00 hours Tuesdays and Thursdays; and 09.00 hours to 16.00 hours on Saturdays. The adult education centre would operate between 09.00 hours and 22.00 hours Monday to Thursday, 09.00 hours and 17.00 hours on Fridays and 09.00 hours to 16.00 hours for occasional use on Saturdays.

A total of 30 car parking spaces, 10 allocated to residents, and 20 allocated to users of the library and adult education facility would be provided. The residential parking area would be located alongside the north east of the proposed building and would be accessed via a gate to ensure it is not abused by other users of the site. Parking for the library and adult education centre would be provided to the south east of the site. Vehicular access to both parking areas would be via a single access point off Victoria Road.

Cycle storage and refuse storage facilities would be provided adjacent to the south east elevation of the proposed building. Additional cycle parking would also be provided towards the north west of the building.

Amenity space would be provided at the north west of the building.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history on record relating specifically to the library site. However, the following applications are considered to be relevant to this scheme:

67080/APP/2010/1420 - Erection of two, part two, part three-storey blocks, comprising a total of 12 one-bedroom, 16 two-bedroom, and three 3-bedroom flats with associated parking and amenity space (on land adjacent to South Ruislip Library - Plot B) - No decision to date.

66408/APP/2009/2202 - Erection of single-storey building for use as youth centre with associated parking and landscaping (land to south east of Ruislip Library forming part of former Swallows Gym) - Approved 04/12/09

4. Planning Policies and Standards

London Plan (Consolidated with Alterations since 2004)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 25: Development and Flood Risk
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Guidance - Residential Layouts
Supplementary Planning Guidance - Accessible Hillingdon

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- | | |
|--------|--|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.12 | To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere. |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards. |
| PT1.17 | To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing. |
| PT1.19 | To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres. |
| PT1.20 | To give priority to retail uses at ground floor level in the Borough's shopping areas. |

- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- S9 Change of use of shops in Local Centres
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th July 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 284 local owner/occupiers and the South Ruislip Residents' Association. Site and press notices were also posted. To date five letters of objection have been received, which raise the following concerns:

- i) Increase in congestion.
- ii) Insufficient parking. The assumption that there will only be one car per flat (one user having to be disabled) and no visitors will significantly increase existing parking and congestion problems in the area.
- iii) The residential development is cramped and out of keeping with the surrounding area.
- iv) The green fields currently provide a pleasant outlook.
- v) Increased pressure on local schools, which are already oversubscribed.
- vi) The nearby traffic light junction is heavily congested at all times.
- vii) South Ruislip is already densely populated. This will make the situation worse.
- viii) The infrastructure is already overloaded, and the continuously increasing traffic, pollution and noise already make life unpleasant for residents. Even more overcrowding will push the area into becoming a grim suburb.
- ix) The money for the development would be better spent building a relief road between Victoria Road and the A40.
- x) There is not enough room for the development.
- xi) The Council should not consider providing this scheme without the provision of additional amenities.
- xii) The youth club next door is going ahead against local wishes.
- xiii) GOALS stays open past 11pm against a supposedly agreed curfew.
- xiv) How long before the playing fields are built on?
- xv) Overlooking.
- xvi) Visual impact.

ENVIRONMENT AGENCY: There is no requirement to consult the Environment Agency on this application.

MINISTRY OF DEFENCE: No objection.

METROPOLITAN POLICE: No objection, subject to conditions regarding secure by design, boundary treatment, CCTV and security in relation to the children's play area.

Internal Consultees

URBAN DESIGN OFFICER

The proposed scheme regards the regeneration of a centrally located brownfield site for the purpose of a replacement library, education facilities for the relocation of adult education from a Ruislip High School and residential flats. The application site is centrally located within a short walking distance from South Ruislip Underground Station. Directly opposite the library site is a large scale retail development. The proposed library and education facilities provide important complementary services which assist in creating a diverse, well balanced town centre environment, providing cultural services in close proximity to leisure, sport and commercial services.

To the north west of the elongated plot is a three storey residential development, Kelvedon Court, which is very well screened from the development site by robust vegetation. Immediately to the south of the application site are construction works relating to the provision of a new youth centre. Further to the south are existing tennis courts, whilst large open playing fields abut the site to the east. The proposed scheme, which forms a linear development along Victoria Road, forms an important extension of the town centre. From an urban design point of view it is of great importance to continue the avenue character of the street scene in a similar way to the continuous line of Plane trees and complementary hedge planting which screens the large scale customer car park opposite the site.

The library development, which is complemented by two additional residential storeys on top, is considered to be suitable in terms of scale, height and massing, given the scale of the mixed use surrounding environment. The site benefits from being very well screened from the residential development to the north west. The Sainsburys building across the road is of large scale, and the playing fields to the north east are spacious. The residential development benefits from a smaller amenity area to the north west of the site. Surface car parking is provided to the south east and north east of the building.

From an urban design point of view additional tree planting is required to continue the existing green framework in form of tree lined car parking on the opposite side of the street in order to enhance the street scene character as a whole. The current layout of the car park only provides very limited space to do so, and it is therefore recommended that this part of the layout should be revisited to address this issue. The public pedestrian link between the car park and the Library entrance should be clearly marked out, and the car parking screened off from other circulation areas. The scheme is however fully supported from an urban design point of view in all other aspects. Valuable trees within the site need to be protected during the construction phase, as some of them are situated close to the proposed building.

The proposed building materials such as the combination of fairface brickwork and coloured render, matched by the slated roof and powder coated details in grey emphasise the simplistic and contemporary design approach.

Should approval be granted full details of all building materials, hard landscaping materials, and boundary treatment, including gates, railings and fences, should be required by way of condition.

HIGHWAY ENGINEER

The proposal site lies on the north-eastern side of Victoria Road. Victoria Road is a Classified Road and is designated as a Local Distributor Road within the Council's Unitary Development Plan (UDP) road hierarchy.

The site is shown to be in an area with a PTAL accessibility rating of 2, (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The site is therefore shown to have a low level of accessibility to public transport. However there are bus and train/underground links in the surroundings.

Double yellow lines prohibit parking along Victoria Road at any time. A 58 space public car park is located nearby in Long Drive.

A total of 30 car parking spaces are proposed for the development, 10 spaces (including one disabled bay) for the residential element and 20 spaces (including 2 disabled spaces) for the library and adult learning elements of the development. The car parking provision is considered to be adequate. A public car park is also nearby. The provision of the car parking should be covered through a suitable planning condition.

A new vehicular crossover has been proposed. A new bellmouth give-way access with tactile paving would instead be more suitable. It would be desirable to relocate the vehicular access approximately 5m southeast centre to centre to allow easy access/egress from the site and to avoid vehicle conflicts and vehicles waiting on the highway to enter the site due to the position of the exiting vehicles as a result of the proposed access layout. The vehicular access location and details should therefore be covered through a suitable planning condition.

The distance between the highway boundary and the gate proposed before the residential car parking is adequate to avoid vehicles overhanging and/or waiting on the highway.

The residential element of the development is proposed to have covered cycle storage for 10 cycles and 7 cycle stands are proposed for the library and adult learning elements, which is considered to be acceptable. The provision of the cycle parking should be covered through a suitable planning condition.

The vehicular access should be provided with the requisite pedestrian visibility splays of 2.4m x 2.4m on both sides and vehicular sightlines of 2.4m x 70m to be covered through suitable planning conditions.

The refuse and recycle storage is within acceptable trundle distance from the highway.

Victoria Road is a busy road and right turning movements into the site have the potential to have a detrimental effect on the free flow of traffic. A short right turning lane is being proposed which would improve the flow of traffic and help in minimising vehicle conflicts. All highway works including right turning lane, reinstatement of the existing access and the proposed access arrangements should be covered through a s278 agreement.

The transport appraisal submitted with the application is not up to date and the trip rates quoted are not fully representative of the application site. However given the existing permitted use of the site and the scale of the proposed development, in terms of vehicular trip generation/attraction, the future trips associated with the development are unlikely to have a significant effect on the capacity of the highway network.

In light of the above considerations; the development is unlikely to have a detrimental highway impact. The following conditions and informative are recommended to be applied;

Conditions

1. The development hereby approved shall not be occupied until the car parking area has been laid out, surfaced, lit and drained in accordance with details first submitted to, and approved in writing by the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

2. The development hereby approved shall not be occupied until the existing vehicular access has been stopped up and the means of vehicular access has been reinstated, and the new means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

3. Highway works (S278 Agreement).

4. The proposed vehicular access shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

5. The proposed access to the site shall be provided with driver visibility splays of 2.4m x 70m in both directions and shall be maintained free of all obstacles to visibility between the heights of 0.6m and 2.0m above the level of the adjoining highway.

6. H14 & H16 Cycle Storage in accordance with approved plans

Informative

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

TREES/LANDSCAPE OFFICER

This flat site is located on the eastern edge of the local centre. There is a long line of semi-mature (London Plane) trees on the south-western side of Victoria Road. These trees, and other further to the east of the site, form a large-scale landscape feature between the road and the large retail buildings on that side of it. The north-eastern side of the road is more open with some individual and small groups of trees.

A linear clump of Silver Maple, Ash and Turkish Hazel trees close to the road frontage of the site forms a screen/buffer between the road and the existing library building. A group of three trees form a feature behind the building, and together with a belt of Ash and Plum trees (off-site) at Kelvedon Court form part of a larger linear feature around the school playing fields north-east of the site. There is also a clump of two small Birch trees and shrubs around the gas governor/cabinet at the north-western end of the site.

The trees on and close to the site, which are shown on the topographical/tree survey drawing, have been surveyed, in accordance with the recommendations of BS 5837:2005, by Landmark Trees. The results and interpretation of the results of the survey are presented in the Arboricultural Impact Assessment Report (June 2010). The report includes tree survey/constraints, arboricultural impact assessment and plan.

A total of 12 individual trees, one group, and two small sections of hedge-type vegetation were assessed and categorised according to the British Standard guidance. No trees are categorised as A grade (good quality and landscape value, where protection and retention is most desirable as part of any redevelopment). Six trees, including two Ash at Kelvedon Court, are categorised as B grade (fair quality and value, worthy of protection and retention as part of any redevelopment). The other trees/groups/hedges are C rated (poor), which could be retained but, subject to replacement planting, are not a constraint on the development of the site.

The tree survey/constraints drawing shows the root protection areas (RPAs) for the trees which define construction exclusion zones necessary to safeguard trees from built development, or interference within the root zone.

The trees on and close to the site are not protected by Tree Preservation Order or Conservation Area designation.

- THE PROPOSAL & APPRAISAL

Based on the recommendations of BS 5837, the design of the development of the site should be informed by the tree survey/report, and an arboricultural impact assessment and constraints report/plan, which considers construction-related issues as well as information about the shade effect of the buildings and trees.

The redevelopment of the site involves the demolition of the existing buildings and the construction of a new three-storey building to provide a new library, adult learning facilities and ten flats, together with associated parking, external works and landscaping. The layout is informed by the tree-related information.

In addition to the off-site trees, the scheme makes provision for the retention of one of the Maple at the rear of the existing building. The clump/screen of five roadside (Category B and C) trees, two trees at the rear of the building and the Birches near to the gas governor will be removed to facilitate the development. The removal of these trees will have a short term impact. However, it is considered that the Silver Maples in the roadside group will in the medium term outgrow the site, and have to be replaced in any event. Furthermore, the layout reserves space for landscaping and the revised landscaping scheme makes provision for the planting of seven new trees, in replacement of the existing feature, on the road frontage, such that the scheme will have a medium and long-term benefit when viewed from Victoria Road. In that context there is no objection to the loss of several trees on the site.

Details of services (including drains and lighting) and levels, and tree protection measures, including a tree protection plan, and landscaping (specifications) and landscape maintenance should be required by conditions.

Overall, with the proposed landscape mitigation and subject to conditions TL1 (services & levels ONLY), TL2, TL3, TL5 (specification ONLY), TL6 and TL7, the application is acceptable in terms of Saved Policy BE38 of the UDP.

ENVIRONMENTAL PROTECTION UNIT (EPU)

Noise

* Residential element

A Noise Assessment has been carried out for the applicant by Northumbrian Water Scientific Services file reference number 18162 dated May 2010. It has been calculated that the overall site falls within Noise Exposure Category C of PPG24.

PPG 24 states that for sites falling within Noise Exposure Category C, planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

Road Traffic Noise (Southern facade - front of building)

The daytime equivalent continuous noise level (Leq) was predicted to be 69.7dB, placing it in upper Category C. Additionally, the night-time noise Leq was predicted to be 61.4dB, which also places the site in Category C. A series of measures are suggested in Chapter 7.1.3 which it is indicated can be employed to ensure noise levels in habitable rooms satisfy the Borough's Noise SPD.

Summary

Based on the results of the noise assessment it is considered that the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

Therefore, no objections are raised subject to the imposition of appropriate conditions to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD.

* Library and Adult Education Facility

Mixed use developments require adequate protection be afforded to occupiers of the residential dwellings to ensure protection of amenity.

Suitable hours of use should be applied to the adult education facility as per those stated on the application form, specifically no later than 2200 hrs. In addition conditions to ensure the residential units are adequately protected against noise from the non-residential elements of the scheme, and relating to air extraction units, should be attached should planning permission be granted.

* Overall site

Dust from demolition and construction

Current government guidance in PPS23 endorses the use of conditions to control impacts during the construction phase of a development. A condition requiring a Construction Environmental Management Plan (CEMP) to include dust control measures to be employed on site should be attached should approval be granted.

Air Quality

The site is within the northern half of the Borough and therefore not located in the declared AQMA. No objections are therefore raised in respect of Air Quality.

Contamination

The desk study Phase 1 report by MLM for the site indicates that the site does not have a contaminative use, the land being used for agricultural purposes in the past before the building of the library and gym. The site has not been identified within the Council's contaminated land strategy. However it is now a brownfield site with made ground. Residential flats with amenity space are proposed. The site is therefore a sensitive development and as such contamination investigations are necessary under the planning regime.

The site investigation (Phase 2) was carried out by MLM following the desk study. There were 12 sampling boreholes into the underlying soil to a maximum of 7.45 metres. These do not cover the areas where the building still stands. The boreholes did not show unusual ground conditions however there is a shallow depth of made ground (gravelly clay, bricks etc) located down to 0.34 to 1.0 metres depth. The borehole soil logs are in the report.

Soils were tested for a range of contaminants and the results were compared to the standards for residential gardens. Most contaminants were not elevated. However there were two levels of

Polyaromatic Hydrocarbons (Benzo(a)anthracene and Benzo(a)pyrene) that were above these target levels. The two hotspots are marked on a map and localised remediation is required if they are in a garden or amenity space area. The hotspots are at 0.1 to 0.2 metres depth and may be removed in the site strip. The plants on site are healthy and no levels of phytotoxins were found that would affect plant growth.

Monitoring wells for gas and water were installed at 4 locations. Ground gases were measured on 3 occasions). Some low Carbon dioxide up to 1.4% was found with no methane or vapours. Calculations were made for low rise housing using the NHBC Traffic Lights System for a 150mm void, and it was concluded that gas protection is not necessary mainly due to the low flow rates found.

It appears that there are no groundwater issues found by the investigation and the site is on a non-aquifer. However the Environment Agency should be consulted for their comments.

The investigation report proposes protection for water pipes given that some levels of soil contamination, particularly arsenic, are above the WRAS guideline for laying water pipes.

The details submitted in this application in the MLM reports are sufficient with regards to human health issues. On the basis of the soil testing there may be some localised remediation of the two hotspots. If there is any unexpected contamination in the areas not surveyed or elsewhere this should be reported to the LPA and carried out properly.

No objections are raised subject to a condition requiring submission of a site survey and remediation scheme, given the sensitivity of the housing development and the made ground/identified hotspots on the site. Some contamination may be encountered once the buildings are demolished and all of the ground can be assessed. The condition will also ensure that the imported soil is tested and clean.

SUSTAINABILITY OFFICER

An energy statement was submitted with the application however it only demonstrates 13% of the energy coming from renewable energy sources without adequate justification for not including additional technology to provide the remaining 7%.

The applicant has committed to achieving level 3 of the Code for Sustainable Homes.

Should approval be granted conditions relating to the Code for Sustainable Homes (or its successor) and sustainability measures should be attached to ensure appropriate standards are met.

ACCESS OFFICER

The scheme needs to comply with all 16 Lifetime Home standards (as relevant). In addition, 10% of new housing should be built to wheelchair home standards and should accord with relevant policies, legislation and adopted guidance.

1. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

2. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage.

3. The proposed wheelchair accessible flat (flat 1) should include specification that is conducive to the access requirements of a wheelchair user. Whilst the Design & Access Statement refers to a level access shower with perimeter drainage, the submitted plans appear not to have been marked up with these technical details.

Officer comment: These matters are conditioned.

S106 OFFICER

Proposed Heads of Terms:

The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.

A contribution of £12,311 towards provision of educational facilities in this part of the borough.

A contribution of £3,250 towards local health care facilities in this part of the borough.

A contribution of £345 towards improved library facilities.

Either a scheme detailing how construction training will be provided throughout the construction phase of the development or a contribution equal to £2,500 for every £1 million build cost, towards construction training initiatives in the borough.

A contribution equal to 5% of the total cash contributions to enable the management and monitoring of the S106 agreement.

HOUSING

This application is for a mixed use development to provide a new library, adult learning facilities and 10 x 1 bedroom flats. The flats all benefit from exclusive amenity space in the form of balconies or roof terraces and communal amenity space. They all comply with HDAS size standards, lifetime home standards and will comply with SBD.

The units should be built to a minimum 4 of the Code for Sustainable Homes.

There is a query over classroom 5 or the 11th flat which is not ideal as residential as it appears to act as a fire exit route for the adult learning facilities and has no amenity space.

It is very disappointing to note that no affordable housing is offered on this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a conservation area or Area of Special Local Character. As such, there is no objection in principle to the provision of residential units on the site.

Policy H4 states that wherever practicable a mix of housing units should be provided, particularly one and two bedroom units. It emphasises that within town centres smaller units are preferable. Whilst this location does not fall within a designated Town Centre it falls within South Ruislip Local Centre. Given the location and nature of the site this unit mix is considered to be acceptable. Notably, the Council is currently assessing a scheme for a residential development at the adjacent site, which has a wider mix of unit sizes.

Policy R5 of the UDP Saved Policies September 2007 resists the loss of community facilities unless adequate alternative facilities are available. Similarly, Policy R11 of the UDP requires that proposals which involve the loss of land or buildings previously utilised

for community facilities are assessed taking into account whether there is:

- i) A reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility.
- ii) Adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced.
- iii) The proposed alternative accords with all other policies and objectives of the development plan.

Policy R10 supports the development of new community facilities, including libraries. It is proposed to replace the existing 320m² library with a marginally larger 388m² library which would provide modern and improved facilities. In addition an approximately 450m² adult education centre would be provided. It is anticipated that these would replace an existing facility currently provided at Ruislip High School, so that the school can meet its need for additional classrooms by September 2011. The applicant has advised that the proposed facilities would offer comparable accommodation and the same courses as that currently provided at Ruislip High School.

Given the site's location in South Ruislip Local Centre no objections are raised to the provision of a small retail unit in the lobby of the proposed library. This complies with UDP policies Pt1.19, Pt1.20, and S9 which encourage the provision of A1 shops in local centres in order to enhance their viability and vitality.

As such, the proposal is considered to be in accordance with these policies, subject to meeting other relevant planning criteria.

7.02 Density of the proposed development

Whilst the proposed development is for 10 one-bedroom units, a managers flat would also be provided. As such, the density has been calculated based on the provision of 11 units, to present the worst case scenario.

The site has a Public Transport Accessibility Level (PTAL) of 2. Given the nature of the surrounding area, which is on the edge of South Ruislip Local Centre, and is largely characterised by terraced and semi-detached properties with relatively large gardens, and buildings of 2-3 storeys in height, it is considered that the site falls within a suburban area as defined in the London Plan (2008). The London Plan (2008) range for sites with a PTAL of 2-3 in a suburban area is 150-250 habitable rooms per hectare and 50-95 units per hectare. As such, based on a total site area of 2,000m² the site would have a density of 55 units per hectare and 165 habitable rooms per hectare. This complies with London Plan standards and is considered to be acceptable in this location.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity of the site.

7.04 Airport safeguarding

The Ministry of Defence (MoD) have confirmed that they have no objections to the proposals. There is no requirement to consult National Air Traffic Services (NATS) or BAA Safeguarding on this proposal.

7.05 Impact on the green belt

There is no Green Belt land within the vicinity of the site.

7.06 Environmental Impact

The site is not known to have any previous contaminative uses. However, as the development proposes residential units and associated amenity space, which is considered to be a sensitive use, contamination investigations have been undertaken. The

reports confirm that there is unlikely to be contamination on the site which would pose a risk to human health. However, some localised remediation may be necessary. Officers in the Council's Environmental Protection Unit have raised no objections to the scheme on grounds of contamination, subject to a condition requiring the submission of a site survey and remediation scheme.

Issues relating to noise and air quality are addressed in part 7.18 of the report.

7.07 Impact on the character & appearance of the area

The surrounding area is characterised by a wide mix of uses, with a large Sainsburys Supermarket and associated car park located on the opposite side of Victoria Road, beyond which is South Ruislip's main shopping area, a largely residential area located to the north, and large school playing fields located to the east. The site falls on the edge of the area designated as South Ruislip Local Centre and, accordingly, is on the fringe of the more densely built up area of South Ruislip.

Whilst the proposed scheme would be significantly larger than the existing library on the site, at three-storeys in height, it is not considered that it would be out of keeping with the size, scale and height of nearby developments including Kelvedon Court to the north west, Sainsburys Supermarket opposite, and most of the properties in the Local Centre. Notably, all buildings fronting the Victoria Road/Station Road crossroads, less than 50m to the north west of the site, are at least three-storeys, or equivalent, in height.

This part of Victoria Road, is characterised by rows of trees, set back from the road, on both sides, and these form an important element to the streetscene, providing screening to the busy supermarket, service yard and associated car parking on the south western side of Victoria Road, and enhancing the more open nature of the north eastern side of the road. Whilst existing trees would need to be removed in order to make way for the proposed development, replacement trees would be provided to maintain the tree planting to the site frontage.

The building would take on a modern appearance with use of building materials such as fairface brick work, coloured render, and slate roofs. Given the various different styles of buildings within the vicinity of the site, this is considered to be visually acceptable in this location.

Overall, it is not considered that the size, scale, height or design of the proposed building would have a significant detrimental impact on the character or appearance of the surrounding area, or on the visual amenities of the streetscene. Accordingly, the proposal is considered to comply with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The nearest residential properties to the proposed scheme are located at Kelvedon Court and no.53 Long Drive, both of which back onto the application site's north west boundary. The nearest part of Kelvedon Court, which is nearest, would be located approximately 25m away from the north west elevation of the proposed building. However, given this distance, an existing hedgeline along the site's north west boundary, and existing trees located close to the site boundary, which provide significant screening, particularly during summer months, it is not considered that the proposal would have any detrimental impact on the amenity of the nearest residential occupiers in terms of overlooking, loss of privacy, overshadowing or loss of outlook.

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document on Residential Layouts states that a

minimum of 50m² internal floor space should be provided for one-bedroom flats. Each unit, including the manager's flat, would have a floor area of just over 50m². The proposal therefore meets these guidelines. All windows would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the location of adjoining properties. As such, it is considered that the proposed property would adequately serve the needs of future occupiers in terms of internal space.

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 20m² usable, attractively laid out and conveniently located external amenity space, should be provided for one-bedroom units. As such, a total of 220m² external amenity space should be provided (including space for the manager's flat). Approximately 189m² communal amenity space would be provided towards the northern most corner of the site. In addition each unit, with the exception of the manager's flat, would be provided with either a sizable roof terrace or a balcony. Six of the proposed flats would each have approximately 6.4m² balconies and four of the flats would have roof terraces measuring approximately 22m², 15m², 23m² and 34m² respectively. Accordingly, a total of approximately 321m² amenity space would be provided, in exceedence of the Council's guidelines relating to amenity space. It should be noted that in addition to the above a landscaped area of approximately 96m² would be provided in the western most corner of the site, although this would appear to be accessible to members of the public.

7.10 Traffic impact, car/cycle parking, pedestrian safety

A total of 30 parking spaces would be provided towards the south east and north east sides of the site. 10 spaces, including one disability standard space, would be provided for use by the residential units only and 20 spaces, including two disability standard spaces, would be provided for users of the library and adult education facility.

With regards to the proposed residential use, the Council's Car Parking Standards state that for flats without individual curtilages and with communal parking areas 1.5 spaces should be provided per unit. Notwithstanding this, the London Plan standards state that for one and two-bedroom units a maximum of one space or less should be provided per unit, emphasising that all developments in areas of good public transport accessibility and/or town centres should aim for less than 1 space per unit. The site lies within South Ruislip Local Centre, within very close proximity to local shops and a major supermarket, and within approximately 300m of South Ruislip Underground and train stations. In addition, the site is less than 500m away from the Victoria Road Retail Park. Therefore, given the close proximity of the site to local amenities and public transport routes, the proposed parking provision for the residential units is considered to be acceptable in this instance.

Whilst the proposed layout is not ideal due to the lack of space for two vehicles to pass and poor visibility of oncoming vehicles for those entering/exiting the area, given the relatively small number of spaces affected this is, on balance, considered to be acceptable in this instance.

No standards are provided in either the UDP or the London Plan relating specifically to car parking provision in relation to adult training centres or libraries, both suggesting that appropriate provision should be assessed on an individual basis, guided by a Transport Assessment.

There would appear to currently be approximately 18 car parking spaces provided for the existing library, compared to 20 proposed for use by both the library and adult education centre. The site is in a relatively accessible location in South Ruislip Local Centre, in close proximity to public transport routes. Therefore it is considered that the proposed number

of parking spaces is acceptable and would accord with Government policies which seek to encourage use of more sustainable modes of public transport.

Notably, there are parking restrictions along Victoria Road and in South Ruislip Centre. In addition, the site lies within close proximity to public car parks within South Ruislip. Accordingly, it is not considered that the proposal would result in a significant increase in on-street parking in the surrounding area.

The Council's Highway Engineer has advised that the site access could be more centrally aligned with the proposed car park to ensure vehicles are able to easily pass and manoeuvre when entering/leaving the site and to avoid the need to wait on the highway or public footpath. Space has been provided adjacent to bay 2 to allow a vehicle to pull in out of the way of any oncoming vehicles exiting the site. The applicant has advised that it may be possible to realign the access point to overcome this issue, and the plans indicate that there would be sufficient space to do this. Accordingly, if approved, full details of the site access would be required by way of condition.

Given the existing permitted use of the site and the scale of the proposed development, in terms of vehicular trip generation/attraction, the future trips associated with the development are unlikely to have a significant effect on the capacity of the highway network.

A total provision of 34 cycle parking spaces should be provided. The submitted plans indicate that cycle storage provision for up to 14 bicycles would be provided for users of the library and adult education facility. These would be located adjacent to the building's north west elevation. Whilst this falls below the Council's standards, the standards are considered to be generous and, therefore, the proposed provision is considered to be adequate subject to conditions to ensure full details are provided and that the provision is monitored to ensure additional spaces are provided should demand dictate. Notably, the plans indicate that there would be sufficient space on site to provide additional cycle storage provision in the future if necessary, and demand would be monitored through the travel plan.

Cycle storage for the residential units would be provided adjacent to the building's south east elevation. The design and Access Statement confirms that this would provide space for 10 bicycles, one space per unit, in compliance with current Council Cycle Parking Standards for units with one-bedroom. The applicant has advised that the stores provided would be relatively low level so as not to obstruct the adjacent windows. Full details would be required by way of condition should approval be granted.

7.11 Urban design, access and security

Urban Design

This issue has been largely addressed in part 7.07 of the report. At ground floor level, the proposed building would have an external footprint of approximately 507m². However, at first and second storey level, part of the building would be cantilevered over the car park, essentially creating an undercroft element to the car park, and additional floorspace for the upper floors. The second storey would be set back from the building's main front elevation, fronting Victoria Road, in order to provide roof terraces for flats at that level. The proposed building would have maximum dimensions of approximately 30m by 28m by 14m high.

Given the nature of the immediately surrounding area, including the three-storey residential block adjoining the site to the north west, and the large Sainsburys Supermarket, which the plans indicate measures approximately 26m high, opposite, it is not considered that the height, size or scale of the development would be out of keeping with the character or appearance of the surrounding area.

The building has been designed to reflect its different uses. At ground floor level it would be largely glazed to maximise the daylight in to the library and to provide a link to the outside, emphasising that it is a public building. At first floor level, the windows would project from the front elevation to create visual interest and a modern design, and at third floor level the front elevation to the residential units would sit behind roof terraces. The Design and Access statement suggests the provision of a pitched roof would add a domestic character. The external walls to the building would be finished in fairface brickwork and coloured render finish. the roof would comprise grey slates and the doors and windows would be finished in grey powder coated aluminium.

The proposed design and materials would create the impression of a modern contemporary building which is considered to be visually acceptable in this location. Notably, the proposal would reflect the modern design approach which was adopted for the youth centre, currently under construction to the south west of the site.

The Council's Urban Design Officer has raised no objections to the scheme in terms of size, scale, height, bulk, design, etc. However, it has been suggested that additional tree planting should be provided in the car park area. Given that a large part of the car park would be provided under an undercroft, and the restricted space available in this part of the site, this would not be possible. Details relating to landscaping will be further discussed in part 7.14 of the report. However, it should be noted that following discussions with the Council's Trees/Landscape officer amended plans were submitted which show additional soft landscaping and tree planting to the site frontage, fronting Victoria Road, and notably, the Council's Trees/Landscape Officer has raised no objections. Accordingly, it is not considered that refusal could be justified on these grounds.

Security

The development would incorporate measures to reduce the risk of crime. Should approval be granted a condition would be required to ensure the development meets the Metropolitan Police's 'Secured by Design' criteria. Notably the Metropolitan Police's Crime Prevention Design Advisor has raised no objections to the scheme subject to conditions regarding boundary treatment (which would be covered by the Council's standard boundary treatment condition), CCTV, and details relating to the proposed children's play area to ensure it is secure and not abused by unauthorised users.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the proposed development would comply with Lifetime Homes Standards, BS8300:2009 and Part M of the Building Regulations. It confirms that level access would be provided to all floors, all access controls to common parts of the building would be accessible and inclusive, and that WCs and bathrooms throughout the development would be flexible to allow use by wheelchair users. The Council's Access Officer has raised a number of points regarding the bathrooms and proposed wheelchair accessible unit. However, should approval be granted, it is considered that these issues could be satisfactorily addressed by way of condition.

7.13 Provision of affordable & special needs housing

Policy 3A.11 of the London Plan (2008) states that Boroughs should normally require 50% affordable housing provision on a site which has a capacity to provide 10 or more homes, unless a Financial Viability Assessment indicates otherwise. In this instance no affordable housing is proposed.

Circular 05/2005 acknowledges that in some instances 'it may not be feasible for a proposed development to meet all of the requirements set out in local, regional and national policies and still be economically viable.' It goes on to state that in such cases it is for the local authority to decide what level of contributions are appropriate.

A Financial Viability Assessment (FVA) has been submitted which indicates that the scheme would not be viable if an element of affordable housing was to be delivered as part of the development. Given the merits of the scheme and its financial position, it is not considered that refusal could be justified on the grounds of lack of affordable housing provision.

7.14 Trees, Landscaping and Ecology

The existing site comprises the relatively modestly sized library building, located towards the centre of the site, and car parking towards the south eastern boundary. The areas surrounding the building are grassed with tree planting provided along the Victoria Road frontage, along the north west boundary and towards the northern most corner of the site. The trees fronting Victoria Road are considered to add considerable value to the visual amenities of the streetscene.

The majority of existing trees on site, with the exception of a relatively large maple tree towards the northern most corner, and those along the north western boundary, would be removed to make way for the development. However, the Council's Trees/Landscape Officer has advised that those along the site frontage would be likely to outgrow the site as they mature and require replacing in the medium term in any case. The removal of these trees would have a short term visual impact on the streetscene, and it is considered important that tree planting along this boundary is retained both in terms of providing some screening to help break up the visual impact of the development, and in keeping with existing tree planting characteristic of this part of Victoria Road.

The proposed layout reserves space for landscaping and makes provision for the planting of seven new trees, in replacement of the existing feature, on the road frontage. Whilst the drawings indicate that these are unlikely to be of a comparable size to, or have the same visual impact as the existing trees on site, it is nevertheless considered that they would add positively to the visual amenities of the development and surrounding area.

Whilst a large area of the site would be covered in hardstanding with no landscaping provided, given the restricted space available, the importance of providing sufficient onsite parking, and the need to ensure the car parking is secure and accessible, this is, on balance, considered to be acceptable. The Council's Trees/Landscape Officer has raised no objections in this respect.

It is considered that sufficient space has been reserved for landscaping at the site in compliance with UDP Policy BE38. Whilst the loss of existing B grade trees along the site frontage, and lack of planting in the car parking areas, is not ideal, replacement tree planting would, at least, be provided at the front of the site. The Council's Trees/Landscape Officer has confirmed that, on balance, the proposal is acceptable on landscaping grounds, subject to conditions.

7.15 Sustainable waste management

The plans indicate that an approximately 5.9m by 2.8m refuse storage area would be provided adjacent to the building's south east elevation. It is assumed that this would accommodate wheelie bins for the library and adult education centre as well as for residents. With the exception of the residential units, the site occupiers would ultimately have discretion over which waste management methods are used. However, for residential units sufficient space should be provided to allow for both general refuse and recycling. It is considered that the area proposed would be large enough to accommodate the required refuse storage provision. Additional space would be available on site to provide larger or additional bins if required. Accordingly, further details would be required by way of condition should approval be granted.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan 2008 advises that boroughs should require major development to show how they would reduce carbon emissions by 20% through addressing the site's electricity and heat needs from renewable sources, wherever feasible.

The applicant has submitted an Energy Statement with the application, which shows that a number of measures would be incorporated into the scheme to reduce its energy demand. These include improving the building fabric performance over minimum building regulations, use of high efficiency boilers, energy efficient lighting, careful consideration of ventilation systems. The report advises that these measures would reduce the building's carbon emissions by approximately 10%.

The report also advises that the proposed dwellings would achieve a minimum of level 3 of the Code for Sustainable Homes.

The use of a number of renewable technologies, including biomass, photovoltaics, solar thermal, wind turbines and ground source heat pumps, have been reviewed in order to further reduce the building's carbon emissions. A number of these technologies have been discounted as viable options largely due to the relatively small size of the scheme and the high running and maintenance costs associated with them. The report concludes that solar hot water panels would be used to meet part of the hot water demand for the proposed dwellings. Photovoltaic panels would also be used to meet a proportion of the site's energy requirements. This would result in an approximately 13% reduction in carbon emissions from renewable energy and approximately 23% overall, including sustainable building measures.

Nonetheless, no clear justification is provided as to why a 20% reduction in carbon emissions cannot be achieved through the use of renewable energies, in compliance with current London Plan (2008) standards. Therefore, should approval be granted, it is recommended that a condition be added to ensure the use of renewable technologies to reduce the site's carbon emissions is further explored.

7.17 Flooding or Drainage Issues

Whilst the majority of the site does not fall within a floodplain, a small part of the eastern most corner falls within Flood Zone 2. Accordingly, a Flood Risk Assessment has been submitted in support of the application. The Environment Agency have confirmed that they do not wish to be consulted on the application and that the Council should use advice on their website and in PPS25 to assess the scheme. In accordance with PPS25, due to the provision of residential units in the scheme, the development would be regarded as a 'more vulnerable' use. However, Table D.3, 'Flood Risk Vulnerability and Flood Zone Compatibility' indicates that 'more vulnerable' uses falling within Flood Zone 2 are

appropriate.

Therefore, it is not considered that the proposed development would lead to a significant increase in flood risk. Should approval be granted conditions regarding sustainable urban drainage would be attached to the consent.

7.18 Noise or Air Quality Issues

Noise

The site lies adjacent to Victoria Road, near a busy junction, and opposite Sainsburys Service Yard. Accordingly, a Noise Assessment has been submitted in support of the application. This confirms that whilst the site falls within Noise Exposure Category C, the use of mitigation measures, such as use of double glazing and appropriate building materials, would give sufficient noise attenuation for the residential areas. Notably, Officers in the Council's Environmental Protection Unit have raised no objections subject to appropriate conditions to ensure the scheme is adequately protected from road traffic noise. It is also recommended that the hours of use of the adult education centre are restricted to ensure ensure the use is compatible with the residential properties above.

Air Quality

The site does not fall within an Air Quality Management Area and, accordingly, there is no requirement for the applicant to submit an Air Quality Assessment in support of the scheme. The proposal would only result in an increase of four car parking spaces over the existing use at the site and, as such, it is not considered there would be a significant increase in traffic to the site which could have an impact on local air quality. Officers in the Council's Environmental Protection Unit have confirmed that an Air Quality Assessment is not required and that no objections are raised on grounds of air quality.

7.19 Comments on Public Consultations

Points (i), (ii), (iii), (vi), (vii), (viii), (x), (xii), (xv) and (xvi) have been addressed in the report.

Point (iv) suggests the the pleasant outlook currently provided by the playing fields would be spoilt. The proposal does not encroach on the playing fields and comprises an existing developed site. The nearest residential properties are located some distance away and largely screened from the site by vegetation. Therefore, it is not considered that the proposal would lead to a significant loss of outlook sufficient to justify refusal.

Points (v) and (xi) raise concerns over the increased pressure the development would put on local schools and other amenities. The applicant has agreed to make s106 contributions towards education, healthcare and library facilities, and construction training for local people, in accordance with the Council's Supplementary Planning Document on Planning Obligations. Therefore, refusal cannot be justified on these grounds.

Point (ix) suggests that money should be spent providing a relief road between Victoria Road and the A40. Officers are unaware of any proposals for such a scheme. Every application must be assessed on its merits, and refusal cannot be justified on these grounds.

Point (xii) states that the nearby youth club is going ahead against local wishes. Every application must be assessed on its merits. Refusal cannot be justified on these grounds.

Point (xiii) raises concerns over late opening hours of GOALS Soccer Centre, which is located further east along Victoria Road. That is not considered to have any relevance to this application.

Point (xiv) raises questions over how long it will be before the school playing fields are built on. Officers are unaware of any proposals to develop the school playing fields. Every application must be assessed on its merits, and refusal cannot be justified on these grounds.

7.20 Planning Obligations

Policy R17 of the UDP states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support the arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals.

The applicant has agreed in principle to provide contributions towards education, health and library facilities in this part of the borough and construction training. These will be secured by the proposed S106 agreement.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

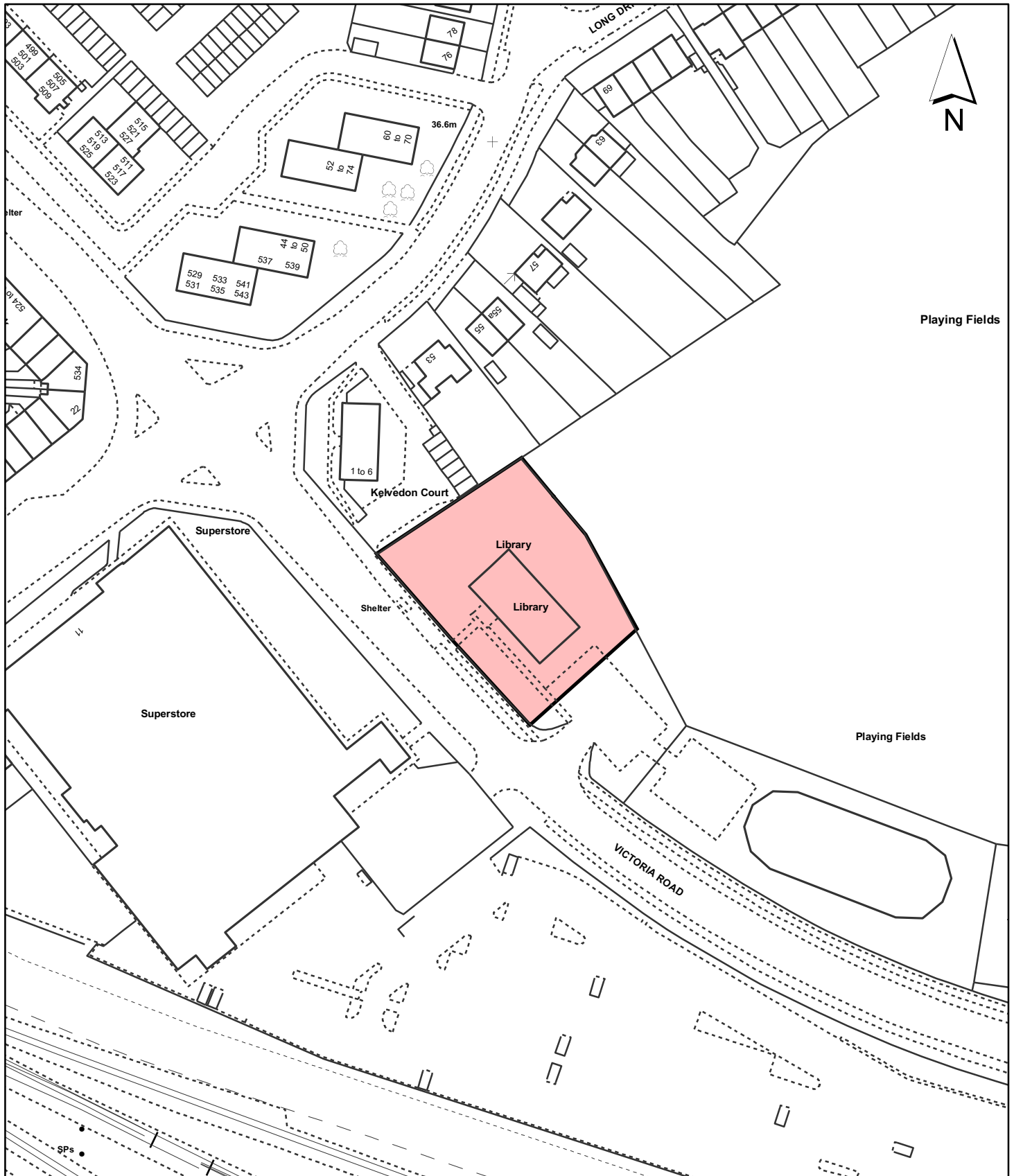
It is not considered that the proposed development would have a significant detrimental impact on the character or appearance of the surrounding area or on the residential amenity of neighbouring occupants. An acceptable internal living environment would be created for future occupants and sufficient amenity space is provided. Whilst the parking layout and access arrangements are not ideal, and a large area of the site would be covered in hardstanding, benefitting from little in the way of landscaping, it is not considered that refusal could be justified on these grounds. Accordingly, on balance, the proposal is considered to comply with relevant UDP and London Plan policies and approval is recommended.



11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (Consolidated with Alterations since 2004)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 25: Development and Flood Risk
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Guidance - Residential Layouts
Supplementary Planning Guidance - Accessible Hillingdon

Contact Officer: Johanna Hart

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p>South Ruislip Library Plot A, Victoria Road Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>67080/APP/2010/1419</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>North Page 49</p>	<p>Date</p> <p>July 2010</p>	

This page is intentionally left blank

Agenda Item 7

Report of the Head of Planning and Enforcement

Address: RAF WEST RUISLIP, HIGH ROAD ICKENHAM

Development: REDEVELOPMENT OF SITE FOR A MIXED USE COMPRISING 415 DWELLINGS (CLASS C3), AN 80-UNIT ELDERLY CARE HOME (CLASS C2), PLAYING FIELD AND OPEN SPACE WITH ASSOCIATED CAR PARKING (468 SPACES) AND ACCESS ARRANGEMENTS (INCORPORATING JUNCTION IMPROVEMENTS TO EXISTING HIGHWAYS) (OUTLINE APPLICATION).

LBH Ref Nos: 38402/APP/2007/1072

Drawing Nos: None

Date applications approved at Committee North Committee 09 July 2007

1.0 CONSULTATIONS

1.1 Internal Consultees

Legal	A draft Deed of Variation to the existing S106 and S278 Agreements is currently under negotiation and is close to completion, subject to Committee Approval.
Highways Engineer	The occupation of no more than 30 residential units on the development site prior to substantial completion of highways works will not have a material impact on the operation of the highway network.

2.0 RECOMMENDATION

2.1 To proceed with a Deed of Variation to the Section 106 Agreement, namely:

That delegated authority be granted to the Head of Planning and Enforcement to negotiate and accept a Deed of Variation to the S106 Agreement dated 10 July 2007 and S278 Agreement dated 5 January for RAF West Ruislip, High Road Ickenham, to require the owner:

'To carry out the Works at its own expense in accordance with the approved Works Scheme employing a contractor approved by the

Council and to ensure the Works and the TRO Works are Substantially Completed prior to the Occupation of thirty (30) or more residential units on the land outlined in red on the plan attached to this Deed and marked completions plan'

3.0 KEY PLANNING ISSUES

3.1 Outline planning permission was granted for the redevelopment of the site on the 10th July 2007 following determination by the North Planning Committee on 9th July 2007. The outline planning permission is subject to S106 and S278 Agreements securing the following Heads of Terms:

- a) Education – The applicant provides a financial contribution towards nursery, primary and secondary school places and facilities in the locality commensurate with the estimated child yield of the development, or the transfer of land outside the development to satisfy the educational requirements associated with the development, in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled 'Educational Facilities' adopted in October 2003 or any subsequently approved amendments to this guidance.
- b) Health - The applicant provides a financial contribution of £131.50 per resident towards the provision of primary health care facilities in the locality in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled 'Health Care Facilities' adopted in December 2004.
- c) Affordable Housing – That at least 30% of the residential units constructed on the site, calculated on a habitable room basis, shall be reserved for the provision of affordable housing by or on behalf of a registered social landlord. Furthermore, of the affordable housing, 60% will be intermediate housing and 40% social rented as calculated on a habitable room basis. The social rented units will include as a minimum 24 x 1 bed elderly units, 24 x 2 bed elderly units and 20 x 2 bed age restricted units. The intermediate housing mix is to be agreed with the Council.
- d) Community Facilities – The applicant provides a financial contribution of £650 per residential unit for community facilities in the locality in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled 'Community Facilities' adopted in October 2003.'
- e) Children's Play Space – The applicant provides on-site one Locally Equipped Area for Play (LEAP) as described in the National Playing Fields Association guidelines, for the use of the new residents with an area of at least 3600sq.m, including a landscaped buffer around the activity zone. The applicant is also to provide for as many Local Areas of Play (LAP's) as required to satisfy the requirement of the National Playing Fields Association of a LAP being located within 1 minute walking distance from the home. Each LAP is to be of a size no smaller than 400sq.m including the buffer zone around the development. All

playground facilities are to be provided to the Council's standards. The space shall either be maintained in perpetuity by the developer, through a management company or, should the developer desire to dedicate the space to the Council and the Council agree to accept the space, a commuted sum for maintenance will be required prior to any handover. This maintenance sum shall be for a period of 10 years. The above provisions are in accordance with the Supplementary Planning Guidance (SPG) to the Hillingdon Unitary Development Plan entitled 'Community Facilities' adopted in October 2003.

- f) Recreational Open Space – The applicant provides a recreational open space in the form of a playing field in the southwest area of the site. This is also to include the provision of a Multi Use Games Area (MUGA). The space shall either be maintained in perpetuity by the developer, through a management company, or should the developer desire to dedicate the space to Council and Council agree to accept the space, a commuted sum for maintenance will be required prior to any handover. This maintenance sum shall be for a period of 10 years. Should the playing fields become a dual use facility with any future school development, any commuted sums are to be adjusted accordingly.
- g) Hillingdon Nature Trail Corridor Contribution – The applicant provides a financial contribution towards off-site works for improving the accessibility of the local nature reserve, in the sum of £30,000, in accordance with the Supplementary Planning Guidance (SPG) to the Hillingdon Unitary Development Plan Environmental Improvements.
- h) Community Safety Contribution – The applicant provides a financial contribution towards community safety in the sum of £75,000, in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled 'Community Facilities' adopted in October 2003.
- i) Highway Works –The applicant enters into a s278 agreement to deliver the off-site highways mitigation works, comprising a signalised junction at Aylsham Drive/ Ickenham High Road; a new signal controlled pedestrian crossing in Ickenham High Road, between Aylsham Drive and Heacham Avenue; signalisation of the existing zebra crossing in Long Lane adjacent to Swakeleys Road with a detector scheme for right turning traffic into Swakeleys Road and waiting restrictions in Heacham Avenue and extension of waiting restrictions in Aylsham Drive.
- j) Potential Highways Works - A contribution of £45,000 to cover reasonable costs of the Council to introduce a Parking Management Scheme in the affected areas as a result of displaced parking.
- k) Cycleway Contribution – The applicant provides a financial contribution in the sum of £30,000 towards the London Cycle Network Link 93/ Route 89 Uxbridge.
- l) Travel Plan – The applicant prepares and implements a travel plan, following approval by the local planning authority.

- m) Protection of trees – The applicant shall not allow the felling of any trees on-site without the prior written approval of the Local Planning Authority until such time as a tree preservation order is made. The Council shall not unreasonably withhold permission. If any trees are removed on-site without prior approval, the applicant shall replant such trees in accordance with a replanting scheme to be approved.
- n) Construction Training Contribution – The applicant shall either submit for prior approval a construction training scheme to be operated on the site or provide a financial contribution in accordance with the formula contained within the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled ‘Economic Development, Training and Employment’ adopted in October 2003.
- o) That the applicant meets Council's project management and administration costs as set out within the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled ‘Planning Obligations Strategy’.

- 3.3 Reserved Matters approval was subsequently granted on the 5th January 2009.
- 3.4 The development is underway on site and a schedule of highways works have been agreed with the Council's Highways Department. It should be noted that delays have occurred to the implementation of the highway works that have been beyond the applicant's control.
- 3.5 The current S106 and S278 Agreements attached to the planning permission require that all aspects of the Highways Works referenced within Head of Term i) above be completed prior to the occupation of any part of the development.
- 3.6 The applicant has requested that the agreements be amended in order to allow a small level of occupation prior to Substantial Completion of the highway works and that this amendment is necessary in order to ensure the scheme is deliverable.
- 3.7 The Council's Highways Engineer has reviewed the information which was submitted alongside the original planning application and considers that the occupation of 30 units could take place on site prior to the completion of the approved highways works without detriment to the operation of the highway network.
- 3.8 Accordingly, the proposal is considered acceptable and it is recommended that the Council enter into a Deed of Variation to the existing S106 and S278 agreements to enable the occupation of no more than thirty (30) of the residential units prior to Substantial Completion of the required Highways Works.

OBSERVATIONS OF BOROUGH SOLICITOR

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached. Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective. Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

OBSERVATIONS OF THE DIRECTOR OF FINANCE

The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

Reference Documents

- (a) Central and South Planning Committee Agenda 9th July 2007. report for application reference 38402/APP/2007/1072 RAF West Ruislip (Item 1).
- (b) Central and South Planning Committee Minutes 9th July 2007. report for application reference 38402/APP/2007/1072 RAF West Ruislip (Item 1).

Contact Officer: ADRIEN WAITE

Telephone No: 01895 250230



HILLINGDON

LONDON

North Planning Committee

Date: MONDAY 9TH JULY 2007

Time: 7.00 PM

Venue: COMMITTEE ROOM 5, CIVIC
CENTRE HIGH STREET, UXBRIDGE

To Councillors on the Committee:

Bruce Baker (Chairman)
Michael White (Vice-Chairman)
Allan Kauffman
Michael Markham
Ian Oakley
David Allam
Anita Smart

Conservation Area Advisory Members

Michael Platts / Chris Groom (Eastcote)
Clive Pigram (Ruislip)
John Ross / Michael Dent (Harefield)
Michael Hirst (Canal Locks)
Pamela Jeffreys (Ickenham)

Publication Date: 29th June 2007

Contact Officer: Nadia Williams

Visiting the Civic Centre:

Members of the Public and Press are welcome to attend this meeting. Please note that recording of meetings is not permitted.

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Please enter from the Council's main reception where you will be directed to the Committee Room.

Please switch off your mobile phone when entering the room and note that the Council operates a no-smoking policy in its offices.

This agenda is
available in
large print



Cabinet Office - Decision Team
T.01895 277655 F.01895 277373
nwilliams@hillington.gov.uk

London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

Page 56



INVESTOR IN PEOPLE

David Brough - Head of Democratic Services

Agenda

1. Apologies for Absence
 2. Declarations of Interest in matters coming before this meeting
 3. To confirm that the items of business marked Part 1 will be considered in Public and that the items marked Part 2 will be considered in private
 4. Consideration of the reports from the Director of Planning and Community Services
-

Reports - Part 1 – Members, Public and the Press

Reports are split into ‘major’ and ‘non-major’ applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Major Application

(We have been advised that there is a possible petition forthcoming on this item).

	Address	Ward	Description " Recommendation	Page
1.	RAF West Ruislip High Road Ickenham	Ickenham	Redevelopment of site for a mixed use development comprising 415 dwellings (Class C3), an 80 unit elderly care home (Class C2), playing field and open space with associated car parking (468 spaces) and access arrangements (incorporating junction improvements to existing highways) (Outline application). Recommendation: Approval subject to a Section 106 agreement	1

5. Any business transferred from Part 1
-

Other Business

SPECIAL MEETING

A

**Item No.1 Report of the Corporate Director of Planning and
Community Services**

Address: RAF WEST RUISLIP, HIGH ROAD, ICKENHAM

Development: REDEVELOPMENT OF SITE FOR A MIXED USE
DEVELOPMENT COMPRISING 415 DEWLLINGS (CLASS
C3), AN 80 UNIT ELDERLY CARE HOME (CLASS C2),
PLAYING FIELD AND OPEN SPACE WITH ASSOCIATED
CAR PARKING (468 SPACES) AND ACCESS
ARRANGEMENTS (INCORPORATING JUNCTION
IMPROVEMENTS TO EXISTING HIGHWAYS) (OUTLINE
APPLICATION)

LBH Ref Nos: 38402/APP/2007/1072

Drawing Nos: WR/OPA/PLA/01, WR/OPA/PLA02 Rev01a, WR/OPA/PLA/03
Rev01a, WR/OPA/PLA/04, WR/OPA/PLA/05,
WR/OPA/PLA/06, WR/OPA/PLA/07, WR/OPA/PLA/08,
WR/OPA/PLA/09; EIA – Environmental Statement (Volume
One – Main Report) (document reference WR/OPA/DOC/03);
Environmental Statement (Volume Two – Appendices)
(document reference WR/OPA/DOC/04); and Non-technical
Summary (document reference WR/OPA/DOC/05);
Sustainability Appraisal (document reference
WR/OPA/DOC/06); and Transport Assessment and Travel
Plan Framework (document reference WR/OPA/DOC/08).
Received 11/04/2007.

Supporting documents not forming part of the outline
application: Planning Support Statement (document reference
WR/OPA/DOC/01); Open Space Statement (document
reference WR/OPA/DOC/01/A); Design and Access Statement
including addendum (Document reference WR/OPA/DOC/02);
Statement of Community Involvement (document reference
WR/OPA/DOC/07). Received 11/04/07.

Response to Officer and Community Comments and
Amendments to Planning Application document and plans
received 19/06/07.

Revised amendment to the housing mix received 22/06/07

Date of receipt: 11/04/2007

Date(s) of Amendment(s): 08/05/2007;
19/06/2007; 22/06/07

1.0 SUMMARY

- 1.1 This planning application is an outline application for the redevelopment of an 8.5 hectare site known as RAF West Ruislip. The application seeks approval of the principle of a mixed use comprising 415 dwellings, an 80-unit elderly person's care home (class C2), a playing field, open space, 468 car parking spaces, and means of access (including junction improvements to existing highways). All other matters namely layout, scale, appearance and landscaping are reserved for future determination.
- 1.2 The submission includes indicative plans to illustrate how the development could occur, including layout and building heights. However these details are not part of the application and cannot therefore be considered at this time.
- 1.3 The site was previously used by the Ministry of Defence for a variety of military purposes between 1934 and 1980 after which the site was occupied by the United States Visiting Forces who vacated part of the site in 2006 and will vacate the remainder later this year. Land surrounding the site is predominantly residential, while part of the northern boundary adjoins West Ruislip Station (London Underground and mainline railway services).
- 1.4 63 objection letters and 1 letter of support have been received. The main issues raised relate to traffic and parking impacts, overdevelopment, excessive density and height and concerns about increased pressure on health services and local schools.
- 1.5 The development is considered to meet Council policies and standards and, as such, approval is recommended subject to a Section 106 agreement.

Consultations

Before the application was submitted, the applicant undertook two extensive consultation exercises in November 2006 and February 2007. The first consultation was regarding the Preliminary Development Proposal and the later consultation was on the Preferred Option. Both consultations included a preview evening for key stakeholders followed by 2 days where an exhibition was open to the public. For each consultation, 3,500 invitations were hand delivered to local homes and adverts were placed in the Uxbridge Gazette and Hillingdon Times to publicise the events.

The applicant states that the responses received as a result of the pre-application consultation were taken into account in progressing the proposals, in particular:

- the total number of residential units was reduced from 600 to 495
- the density of the scheme was reduced to more closely reflect the neighbouring Brackenbury estate
- a significant proportion of elderly units were included

- a significant proportion of family sized homes were included
- the playing field was retained for community use
- the need for other community uses were identified

A Statement of Community Involvement was submitted in support of the application which provides details of the consultation methodology, the stakeholders consulted, an analysis of comments received and the subsequent revisions proposed to the development.

The submitted outline planning application was advertised by means of site and press notices as a major development under Category A and B of Article 8 of the Town and Country Planning (General Development Procedure) Order 1995. A total of 2297 consultation letters were sent by the Council to local people, residents' associations, stakeholders and statutory consultees.

Sixty three letters of objection and one letter of support have been received. The objection letters include responses from the Ickenham Residents' Association, the Jaykay Residents' Group and St Giles' Church, Ickenham. The remaining objection letters were received from local residents and a Cabinet Member.

The following concerns have been raised (the number alongside each represents the number of letters that specifically refer to the objection):

- (i) Exacerbation of existing traffic and parking problems (49);
- (ii) Excessive density (17);
- (iii) Increased pressure on health services (15);
- (iv) Too few car parking spaces proposed (14);
- (v) Increased pressure on schools in the area (14);
- (vi) Overdevelopment (13);
- (vii) The excessive heights of the buildings proposed are out of character with prevailing development in the area (10);
- (viii) Negative impact on character of area (9);
- (ix) Traffic lights at the junction of Aylsham Drive and High Road will exacerbate traffic problems on the High Road (7);
- (x) Too many flats proposed (5);
- (xi) Too many sets of traffic lights are proposed on too short a length of the High Road (5);
- (xii) Too much social housing (3);
- (xiii) Loss of trees (3);
- (xiv) Disputes the claim that the old USVF activity generated traffic that was comparable to what is proposed (3);
- (xv) The traffic generated by the development will have an adverse impact on air quality in the area (2);
- (xvi) Insufficient green space is proposed (2);
- (xvii) Insufficient private amenity space proposed (2);
- (xviii) Concern about the use of the playing fields at night – excessive noise and light (2);
- (xix) Does not preserve or enhance the character of the adjoining Conservation Area (2);
- (xx) Access via Aylsham Drive and Heacham Avenue is poor (1);

- (xxi) Provision should be made for shops (1);
- (xxii) The development will further congest the Central Line (1);
- (xxiii) Too much elderly accommodation (1);
- (xxiv) Proposed car parking backing onto the rear boundaries of several existing dwellings will result in a negative impact on the existing dwellings amenity (1);
- (xxv) Public transport in the vicinity is not capable of handling the increase in residents (1);

In response to a number of comments raised during the formal consultation process, the applicant has made a number of amendments to the outline planning application. These assist in illustrating how the proposal could be accommodated on site, although were not necessary for an outline application. These amendments include:

- a reduction in the height of the building on the corner of Austin's Lane and the High Road from a 3/4 storey building to a 3 storey building. There are now no buildings taller than 3 storeys south of Aylsham Drive;
- a reduction in height of a 3 storey building adjoining 41 Aylsham Drive to 2.5 storeys and the setting back of the proposed building from number 41 to reduce its bulk; and
- an increase in rear setbacks of a number of proposed terrace dwellings to an average of 21 metres in accordance with policy.

In response to concerns from Housing Services, the applicant has agreed on to ensure that 30% of habitable rooms will be for affordable housing, of which 60% will be intermediate housing and 40% social rented. Furthermore, the social rented units will include as a minimum 24 x 1 bed elderly units, 24 x 2 bed elderly units and 20 x 2 bed age restricted units. The intermediate housing mix is to be agreed with the LB Hillingdon.

Elected representatives

Local ward Councillor	Generally support the proposed number of dwellings on the site although some concerns about increased traffic movements, inadequate parking, the block on the fringe of the Conservation Area and the absence of a medical centre on site.
-----------------------	--

External Consultees

Defence Estates and RAF Northolt	No objection in principle. The MOD is concerned about the potential of the development to attract bird species hazardous to air traffic and suggests conditions to ensure that roosting and breeding opportunities for 'hazardous' bird species are minimised.
----------------------------------	--

London Underground Ltd (LUL)	No objection in principle although a method statement for all building work along the railway boundary will have to be
------------------------------	--

submitted to LUL for approval by LUL engineers before any such work commences.

LUL advises that the six storey building close to the railway should not contain any balconies overlooking the railway for safety reasons and to minimise the possibility of vandalism.

Network Rail

Network Rail has no objection in principle subject to the following:

A 1.8 metre high trespass resistant fence be erected parallel to but separate from the railway fence. Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. No excavations should be carried out near railway embankments, retaining walls or bridges. The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway. Should the development include proposals for external lighting, this may conflict with Network Rail's signalling system.

Environment Agency

No objection in principle provided that conditions are imposed regarding surface and foul water drainage works; surface water source control measures; an 8 metre vegetated buffer zone; no light spill into the Ickenham Stream and no storage of materials within 8 metres of the Ickenham Stream.

English Heritage
(Archaeology)

No objection in principle. The site is in an area where archaeological remains may be present and any archaeological deposits may be affected by the development proposals. The archaeology should be protected by means of a condition that secures a programme of archaeological work.

The truss roofed warehouse buildings in the centre of the site and the purpose built cinema to the north of Aylsham Drive have some historic interest. However, English Heritage are not seeking to List these structures, and would consider that a programme of building recording would be appropriate in this instance. This can be achieved through a condition.

National Grid – Gas

National Grid refer to the presence of the low pressure mains on part of the proposed site and state that any diversion works will be chargeable.

London Fire Brigade

The London Fire Brigade advise the applicant to ensure that the plans conform to Part B of Approved Document of the Building Regulations.

Metropolitan Police

No response

London Ambulance Service	No response
Sport England	No objection subject to conditions to secure the provision of facilities for the grass sports pitch and multi-use games area, a maintenance implementation programme and a community use agreement.
Natural England	No objection in principle. Natural England advises that the applicant should produce an ecological management plan for the site. In particular there would appear to be an opportunity for off-site enhancement of the adjacent ditch network that could then act as an ecological corridor enabling wildlife to colonise and disperse from the site.
Department for Environment Food and Rural Affairs (DEFRA)	No response
Hillingdon Primary Care Trust	The Hillingdon Primary Care Trust has requested a contribution in line with the relevant adopted SPG.
Electricity	No response
London Wildlife Trust	No response
Thames Water	No response
Transport for London (TfL) (Street Management)	TfL London Streets do not object to the application, although suggest that the borough seeks contributions where possible to support the use of alternative transport modes.
Transport for London (TfL) (Signals)	TfL have assessed the Transport Assessment and have no objection to the application as it would have little or no impact on the trunk road network. TfL agree in principle to the introduction of a pedestrian crossing in this area as it will improve access and reduce severance. The proposal will also have a beneficial impact on delays for right turning traffic into Swakeley Road. There will still need to for the developer to undertake detailed design as part of any S278 agreement if the planning approval is successful. As this is part of the Borough's roads, it is expected that the developer and the Borough will work with DTO to deliver a scheme once approval has been given.
Ickenham Residents' Association	The following concerns are raised: i) Does not preserve or enhance the character of the adjoining Conservation Area;

- ii) The four storey building proposed on the southern High Road corner will have an adverse impact on the adjoining Conservation Area;
- iii) Excessive density does not represent the character of the area;
- iv) Excessive number of flats;
- v) Excessive number of four bedroom flats;
- vi) The proposed private amenity space is deficient;
- vii) The ground and first floor flats adjoining West Ruislip Station will not receive sufficient light due to the adjoining hill;
- viii) Negative impact on amenity of area;
- ix) Proposed building heights are out of keeping with prevailing development heights in the area;
- x) Trees on High Road will not be retained;
- xi) A health centre should be provided instead of a community centre;
- xii) Proposal will exacerbate parking and traffic problems in the area;
- xiii) Disputes the claim that the old USVF use generated traffic that was comparable to what is anticipated;
- xiv) The single day traffic count may be non-indicative and leads to inaccurate results;
- xv) The Transport Assessment fails to demonstrate that the increase in traffic resulting from the development can be adequately accommodated on the adjoining highway network;
- xvi) The parking does not comply with policy AM14 of the UDP because only 468 car parks are being provided;
- xvii) The traffic generated by the development will have an adverse impact on air quality in the area.

Jaykay Residents' Group

The following concerns are raised:

- (i) Exacerbation of existing traffic and parking problems;
- (ii) Disputes the claim that the old USVF use generated traffic that was comparable to what is anticipated;
- (iii) The traffic generated by the development will have an adverse impact on air quality in the area.

St Giles' Church, Ickenham

The following concerns are raised:

1. Exacerbation of existing traffic and parking problems;
2. Traffic lights at the junction of Aylsham Drive and High Road will exacerbate traffic problems on the High Road;
3. Loss of the Church will create pressure on adjoining churches.

Internal Consultees

Policy & Environmental The proposal is considered to be acceptable in that it is in

Planning (PEP)

accordance with the UDP.

Residential Density

The Hillingdon Density Matrix identifies densities of 200-250 hr/ha (50-80u/h) for a residential scheme comprised mainly of flats in a suburban location, with a PTAL score of 2-3. The applicants have indicated a proposed residential density of 58 units per hectare (200-250 hr/h), falls within the prescribed standards and therefore is compliant with policy H6.

Affordable Housing

The proposal identifies 30% affordable housing. London Plan Further Alterations, adopted December 2006, sets out a London-wide strategic requirement for 50% affordable housing.

PEP has no objection to this application.

Environmental
Protection Unit (EPU)

Noise

No objection in principle although a condition should be applied to mitigate noise impacts.

Air Quality

The development is within the Air Quality Management Area (AQMA) and the assessment indicates that there will be an increase of NO₂. Although slight, the increase contributes further to the decrease in the air quality in the area. The increase in NO₂ in this area is due to the increase in traffic. EPU would therefore look for some mitigation measures to take place and suggest the following:

- Travel planning
- Electric charging points for electric cars and motorcycles.
- Renewable energy in dwellings and energy efficient design techniques within the development.
- Hillingdon's Air Quality Action Plan measures.

Urban Design

These comments are made on the indicative details provided, although they do not form part of this present application for approval.

Layout

A larger, coherent area of the playing fields has been retained intact at the south of the area, in accordance with previous advice, which is positive. In addition, minor change has been undertaken with regards to the layout in the north-eastern part of the scheme, which has resulted in a better layout, where proposed built elements have been broken up, and green edges have been introduced to the eastern boundary, which will result in a softer interface with adjoining properties.

The southern most enclave of housing results in a more compact, heavy built form to the end of the site, creating a long, dense, unbroken façade, along High Road Ickenham, at the southern outpost of the scheme. Given the exposed location, it would be advisable to break up the scale, and to create a more elegant finish to the southern end of the scheme in the forthcoming design process.

It would also be advisable to create a coherent buffer zone of vegetation along the northern boundary towards the underground station area, in order to achieve a green, visually attractive screen between the proposed development and the adjacent station tracks.

Building heights

The curved built element close to the underground station is a very strong form in itself and the three different sequences of heights may inhibit the potential to create an attractive and interesting building, and a landmark approach, as well as a strong sense of place. The building ought to retain one coherent height along its northern edge, whilst the height should be reduced to the south, with additional set backs of the upper most storey.

Permeability, home zones

The home zone approach is supported in principle, although this needs to be fully integrated in the reserved matters streetscape design. The scheme offers good connectivity within the site, and is well connected to adjacent pedestrian and cycle routes.

Sustainability

The ambition to introduce renewable energy sources, the use of recycled building materials as well as natural ventilation into this major new development scheme is supported. The principle of using sustainable drainage systems is endorsed, although this approach needs to fully influence the detailed design of the open spaces, in order to be successful.

Conservation

No objection in principle. Building recording could be dealt with by condition. The scale, footprint and massing of the proposed blocks, particularly that at the south western end of the site, as currently proposed would be damaging to the setting of the CA.

With regard to the archaeology of the site this could be dealt with by way of a condition.

A particularly sensitive area in conservation terms is the south west of the site where it adjoins the Conservation Area (CA). The proposed block (up to 15 m in height- 4 storeys) is too tall, even if set back from the road and partially tree screened. Its potentially large footprint is greatly at odds with the small scale of development directly opposite, which is typical of the village character of the CA. The other large blocks fronting the High Road, most of which it appears would contain sheltered accommodation, also need to be broken down into smaller units to reflect the established grain of the area.

(Note that these issues will be addressed at the reserved matters stage.)

Trees/Landscape

There are many trees on the site, most of which comprise the tree belt and clumps close to the southern part of the High Road frontage (western boundary) and contribute to the landscape and character of the locality. The tree masses are large-scale features with high amenity values, which provide a buffer to the road and contribute to the biodiversity of the site. They should, in terms of policy BE38 (and DC19), be retained and therefore constrain the redevelopment of the site.

The majority of trees will be unaffected by the development. The proposal outlines appropriate tree protection measures and includes recommendations that should be adopted for the successful integration of the proposed redevelopment with the retained trees.

Overall, the scheme is expected to provide a high quality safe and attractive landscaped residential environment. The landscape strategy, masterplan and planting principles aim to maintain the large-scale landscaping on the site frontage, such that the existing feature / buffer will be extended northwards to afford some screening of the built edge. The masterplan includes spaces for landscaping and tree planting within the site, in particular along the 'green corridors' and in the 'homezones'.

The protection of the trees at this stage of the process, while the site is Crown land owned by the MOD, is complicated particularly as this is an outline application. The various options to secure the long-term retention and management of the trees

should be carefully considered. It is not expedient to make a tree preservation order at this stage, but to require and secure the retention of the trees (until such time as a full permission is granted and/or an order is made) by a planning obligation.

Subject to the above and a number of conditions the scheme is acceptable in terms of policies BE38 (UDP) and DC19 (RCSP).

Highways Engineer

Traffic

Traffic modelling has been carried out using the VISSIM model and assessed by TfL. The model extends from the Woodlane/Kingsend roundabout to the Swakeleys Road/Ickenham High Road junction. The concept and methodology of the proposals have been accepted by TfL subject to a detailed design, under a Section 278 Agreement, of the signal related mitigation works.

The traffic impact assessment is considered to be robust as the trip generation is based on 499 housing units with no allowance for reduced trip generation from the care home. No reduction in traffic generation has been applied in the assessment for the potential modal shift afforded by the travel plan. Without any mitigation measures the results show an increase in journey time of 30 seconds for southbound traffic during the AM peak and 2 minutes for northbound traffic during the PM peak.

Parking

468 car parking spaces are proposed for 415 residential units and 80 care home flats. The indicative master plan shows all the spaces in communal car parking areas. However greater parking provision would be required if curtilage parking is proposed at reserve matters stage.

Waiting restrictions are proposed in Heacham Avenue and the extension of waiting restrictions in Aylsham Drive up to the junction with Heacham Avenue. The displaced commuter parking is likely to impact on surrounding streets. A contribution of £ 45,000 is required to enable the Council to introduce a Parking Management Scheme in the affected streets.

The units fronting Pentland Way should be set back to allow carriageway widening to accommodate on street parking for visitors, maintaining a wide footway and protective grass verge between footway and carriageway to allow safe access to the school.

The application is acceptable on highway grounds subject to the following Conditions:

1. Applicant to enter into a s278 agreement for off-site highway

mitigation works, including a signalised junction at Aylsham Drive/ Ickenham High Road; a new signal controlled pedestrian crossing in Ickenham High Road, between Aylsham Drive and Heacham Avenue; signalisation of the existing zebra crossing in Long Lane adjacent to Swakeleys Road with a detector scheme for right turning traffic into Swakeleys Road and waiting restrictions in Heacham Avenue and extension of waiting restrictions in Aylsham Drive.

2. A contribution of £45,000 to cover the costs of the Council introducing a Parking Management Scheme in the affected areas as a result of displaced parking.
3. Subject to the traffic impact from the proposed development on the highway network, measured in terms of maximum queue lengths and increases in journey times, demonstrated by the detailed design and modeling, not exceeding the figures stated in the submitted Transport Assessment.
4. All existing gated vehicular accesses to Ickenham High Road to be closed to vehicular traffic and cross-overs reinstated to footways.
5. Subject to the submission of a detailed Construction Management Plan restricting construction access to Aylsham Drive and no construction traffic to enter or leave the site via Heacham Avenue.

The Travel Plan should be submitted as part of a Section 106 agreement.

Traffic Services

No response

Transportation DC

Support increased access to public transport, including pedestrian access and cycle provision.

Green Spaces Team

The applicant has stated that they are providing for 2.5ha of open space on site. This includes the pitch and children's play space.

This does not include amenity spaces or private gardens. Therefore from the National Playing Fields six acre standard formula we have calculated the following:

415 (dwellings) x 2.36 (pop from dwellings) = 979.4 total population
 979.4 x 2.4ha = 2.35 ha is required for the development to meet the National Playing Fields Standard.
 Based upon these figures, 2.5ha – 2.35ha equates to the applicant having provided a 0.15 ha surplus of open space on

site. Therefore, the Green Spaces Team consider that the S106 package concerning the provision of children's play space and playing fields is sufficient to meet recreational open space requirements.

CCTV Service

The CCTV Service propose that CCTV cameras be located as follows:

Camera 1: To be positioned outside the West Ruislip Underground Station. The CCTV Service predict an upturn in passengers using the underground service. There will also be an increase in people in the late evening when they are waiting for taxis and public transport.

Camera 2: High Road, Ickenham. This camera will, in the main, be used to monitor matters alongside and feeding into the development site. To maximise the benefit of this camera location it should be at the junction of the Green, Oak Avenue and Aysham drive.

Camera 3: To be positioned at the Junction of Austin's Lane and Ickenham High Road. This will be used not only to monitor matters alongside and feeding into the development site but also to offer a level of protection to the older person's residential accommodation.

The associated budget costs, which include the provision of fibre optic transmission, the provision of a power source, all of the camera hardware / equipment and finally the control room equipment to receive the images transmitted, would be £25k per networked camera. This would amount to £75k.

Housing Services

Housing Services supports in principle the development of this site to provide new homes, as it provides the opportunity to secure much needed affordable housing on site through planning obligations.

Social rented/shared ownership split

The Council indicated in the pre-application discussions that it would consider a greater proportion of shared ownership properties than its published policy requires and expected a 50:50 split.

Proposed affordable rental provision

Housing Services is content with the proposed social rented provision for older people.

Affordability of shared ownership properties

There is concern about the unaffordability of, and lack of demand for, the proposed 44 4-bed shared ownership properties in West Ruislip. The balance should be shifted towards a majority of 2-bed houses, with some 3 bed and the possibility of trialling a small number of 4-bed properties.

It should be noted that in response to the above concerns, the applicant has stated on 22nd June 2007 that the intermediate housing mix is to be agreed with the LB Hillingdon. Housing Services consider this to be acceptable.

Scheme standards

Housing Services require new affordable housing to achieve Secure by Design certification.

The applicant will have to meet the requirements of the Housing Corporation Design and Quality Standards, paying particular attention to Housing Quality Indicators on size and layout.

Any affordable housing units should be virtually indistinguishable in design terms from the open market units i.e. in terms of balconies, car parking and external finishes.

At least 10% of all new affordable housing should be provided to full wheelchair accessibility standard.

Delivery of affordable housing

The Council expects affordable housing delivered as a planning obligation to be transferred to a registered social landlord.

Corporate Property	Corporate Property have indicated that a community services contribution should be made available for the improvement and extension of existing facilities in the locality. These could include the Council owned facilities at Community Close (Library and Scout/Guide premises) and the Village Hall (in private ownership).
Education	Education have agreed to a financial contribution towards nursery, primary and secondary school places and facilities in the locality commensurate with the estimated child yield of the development, or the transfer of land outside the development to satisfy the educational requirements associated with the development.
Estates & Valuation	Affordable Housing should be provided to support Council requirements.
Leisure Services	Leisure Services value the opportunity for development of services for children and young people to be considered within the context of existing services provided by the Youth Service North Area Team, from Ruislip Young People's Centre in Bury Street.
Access Officer	A condition should be attached requiring 100% of the units to be

built to Lifetime Homes standards and that 10% of the units are to be wheelchair accessible.

Waste Strategy

Storage for refuse and recycling bins should be provided in accordance with the relevant Council standards for dwellings and flats. Bin chambers should be constructed to the required Council standards.

2.0 RECOMMENDATIONS

2.1 That delegated powers be given to the Director of Planning and Community Services to grant outline planning permission subject to the following:

(a) The Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act (as amended) and all appropriate legislation to ensure that:

- **Education – The applicant provides a financial contribution towards nursery, primary and secondary school places and facilities in the locality commensurate with the estimated child yield of the development, or the transfer of land outside the development to satisfy the educational requirements associated with the development, in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled 'Educational Facilities' adopted in October 2003 or any subsequently approved amendments to this guidance.**
- **Health - The applicant provides a financial contribution of £131.50 per resident towards the provision of primary health care facilities in the locality in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled ' Health Care Facilities' adopted in December 2004.**
- **Affordable Housing – That at least 30% of the residential units constructed on the site, calculated on a habitable room basis, shall be reserved for the provision of affordable housing by or on behalf of a registered social landlord. Furthermore, of the affordable housing, 60% will be intermediate housing and 40% social rented as calculated on a habitable room basis. The social rented units will include as a minimum 24 x 1 bed elderly units, 24 x 2 bed elderly units and 20 x 2 bed age restricted units. The intermediate housing mix is to be agreed with the Council.**

- **Community Facilities** – The applicant provides a financial contribution of £650 per residential unit for community facilities in the locality in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled ‘Community Facilities’ adopted in October 2003.
- **Children’s Play Space** –The applicant provides on-site one Locally Equipped Area for Play (LEAP) as described in the National Playing Fields Association guidelines, for the use of the new residents with an area of at least 3600m², including a landscaped buffer around the activity zone. The applicant is also to provide for as many Local Areas of Play (LAP’s) as required to satisfy the requirement of the National Playing Fields Association of a LAP being located within 1 minute walking distance from the home. Each LAP is to be of a size no smaller than 400m² including the buffer zone around the development. All playground facilities are to be provided to the Council’s standards. The space shall either be maintained in perpetuity by the developer, through a management company or, should the developer desire to dedicate the space to the Council and the Council agree to accept the space, a commuted sum for maintenance will be required prior to any handover. This maintenance sum shall be for a period of 10 years. The above provisions are in accordance with the Supplementary Planning Guidance (SPG) to the Hillingdon Unitary Development Plan entitled ‘Community Facilities’ adopted in October 2003.
- **Recreational Open Space** – The applicant provides a recreational open space in the form of a playing field in the southwest area of the site. This is also to include the provision of a Multi Use Games Area (MUGA). The space shall either be maintained in perpetuity by the developer, through a management company, or should the developer desire to dedicate the space to Council and Council agree to accept the space, a commuted sum for maintenance will be required prior to any handover. This maintenance sum shall be for a period of 10 years. Should the playing fields become a dual use facility with any future school development, any commuted sums are to be adjusted accordingly.
- **Hillingdon Nature Trail Corridor Contribution** – The applicant provides a financial contribution towards off-site works for improving the accessibility of the local nature reserve, in the sum of £30,000, in accordance with the Supplementary Planning Guidance (SPG) to the Hillingdon Unitary Development Plan Environmental Improvements.

- **Community Safety Contribution – The applicant provides a financial contribution towards community safety in the sum of £75,000, in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled ‘Community Facilities’ adopted in October 2003.**
- **Highway Works –The applicant enters into a s278 agreement to deliver the off-site highways mitigation works, comprising a signalised junction at Aylsham Drive/ Ickenham High Road; a new signal controlled pedestrian crossing in Ickenham High Road, between Aylsham Drive and Heacham Avenue; signalisation of the existing zebra crossing in Long Lane adjacent to Swakeleys Road with a detector scheme for right turning traffic into Swakeleys Road and waiting restrictions in Heacham Avenue and extension of waiting restrictions in Aylsham Drive.**
- **Potential Highways Works - A contribution of £45,000 to cover reasonable costs of the Council to introduce a Parking Management Scheme in the affected areas as a result of displaced parking.**
- **Cycleway Contribution – The applicant provides a financial contribution in the sum of £30,000 towards the London Cycle Network Link 93/ Route 89 Uxbridge.**
- **Travel Plan – The applicant prepares and implements a travel plan, following approval by the local planning authority.**
- **Protection of trees – The applicant shall not allow the felling of any trees on-site without the prior written approval of the Local Planning Authority until such time as a tree preservation order is made. The Council shall not unreasonably withhold permission. If any trees are removed on-site without prior approval, the applicant shall replant such trees in accordance with a replanting scheme to be approved**
- **Construction Training Contribution – The applicant shall either submit for prior approval a construction training scheme to be operated on the site or provide a financial contribution in accordance with the formula contained within the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled ‘Economic Development, Training and Employment’ adopted in October 2003.**
- **That the applicant meets Council's project management and administration costs as set out within the Supplementary**

Planning Guidance to the Hillingdon Unitary Development Plan entitled 'Planning Obligations Strategy'.

- (b) That Officers be authorised to negotiate and agree detailed terms of the proposed agreement.**
- (c) That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.**
- (d) If a Section 106 agreement has not been signed within 6 months or any other period as agreed by the Director of Planning and Community Services, then the application is to be referred back to Committee for further consideration.**
- (e) That subject to the above, the application be deferred for determination by the Head of Planning and Community Services under delegated powers subject to the completion of the Agreement under Section 106 and other appropriate powers with the applicant.**
- (f) That if the application is approved, the following conditions be attached:**

- | | | | |
|----|--|----|------------------------|
| 1. | (OUT1) Time Limit – outline planning application | 1. | (OUT1) Standard |
| 2. | Application for approval of the following reserved matters shall be made to the local planning authority before the expiry of three years from the date of this permission: - | 2. | (OUT2) Standard |
| | * (a) Layout | | |
| | * (b) Scale | | |
| | * (c) Appearance | | |
| | * (d) Landscaping | | |
| 3. | Approval of the details of the Layout, Scale, Appearance and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced | 3. | (OUT3) Standard |
| 4. | Plans and particulars of the reserved matters referred to in condition 2 shall be submitted in writing to the local planning authority and shall be carried out as approved. | 4. | (OUT4) Standard |
| 5. | (M1) Details/ Samples to be Submitted | 5. | (M1) Standard |
| 6. | (M5) Means of Enclosure – details | 6. | (M5) Standard |
| 7. | (OM2) Levels | 7. | (OM2) Standard |

8.	(OM14) Secured by Design	8.	(OM14) Standard
9.	(DIS3) Parking for Wheelchair Disabled People	9.	(DIS3) Standard
10.	(DIS4) Signposting for People with Disabilities	10.	(DIS4) Standard
11.	(RPD5) Restrictions on Erection of Extensions, Garages, Sheds and Outbuildings	11.	(RPD5) Standard
12.	The net residential density across the site shall not exceed 231 habitable rooms per hectare or 68 units per hectare.	12.	This density is a maximum control to ensure compliance with the London Plan and Policy H6 of the Hillingdon Unitary Development Plan.
13.	The traffic impact from the proposed development on the highway network, measured in terms of maximum queue lengths and increases in journey times, demonstrated by the detailed design and modelling shall not exceed the figures stated in the submitted Transport Assessment (WR/OPA/DOC/08 – Transport Assessment and Travel Plan Involvement dated 11/04/07 and technical notes and supplementary information dated 3/05/07 and 18/06/07).	13.	To ensure the highway system in the locality operates in a safe and efficient manner in accordance with Policies AM2 and AM7 of the Hillingdon Unitary Development Plan.
14.	Prior to occupation of the development, all existing gated vehicular accesses from the site to Ickenham High Road shall be closed to vehicular traffic and cross-overs are to be reinstated to footways.	14.	To ensure the highway system in the locality operates in a safe and efficient manner in accordance with Policies AM2, AM7 and AM8 of the Hillingdon Unitary Development Plan
15.	No building proposed to the south of Aylsham Drive shall have a height greater than 3 storeys.	15.	To safeguard the streetscape and amenity of the area in accordance with Policies BE13, BE21, BE35 and BE36 of the Hillingdon Unitary Development Plan.
16.	The maximum building heights are to be in accordance with approved plan WR/OPA/PLA/02 Rev 01a.	16.	To safeguard the streetscape and amenity of the area

- | | |
|--|---|
| <p>17. A sustainability report, showing how the development promotes energy efficient design shall accompany the reserved matters application required by Condition 2. A minimum of 10% of the energy needs of the development is to be provided from renewable energy sources on site. Energy efficient design is the inclusion of energy efficient and renewable energy technology and design, including passive solar design, natural ventilation, borehole cooling, combined heat and power, community heating, photovoltaics, solar water heating, wind, fuel cells, biomass fuelled electricity and heat generating plant in new developments.</p> | <p>in accordance with Policies BE13, BE21, BE35 and BE36 of the Hillingdon Unitary Development Plan.</p> |
| <p>18. A Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The Green Travel Plan shall outline the means and methods of reducing private transport use and facilitate increased use of public transport. The Green Travel Plan shall be implemented for a minimum period of 5 years from the completion and occupancy of the buildings hereby permitted.</p> | <p>17. To facilitate sustainable energy efficient development in accordance with the London Plan and draft LDF Core Strategy policy DC8 'Renewable Energy' and Policy OE12 of the Hillingdon Unitary Development Plan.</p> |
| <p>19. No demolition or other development shall take place until details of a Demolition and Construction management plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall be implemented as approved. This plan must incorporate:</p> <ul style="list-style-type: none"> (i) A tree protection method statement as described in Condition 30. (ii) A programme that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing. (iii) Provisions to ensure that all | <p>18. To minimise the reliance on private transport and minimise pollution in accordance with Policies AM14 and OE6 of the Hillingdon Unitary Development Plan.</p> <p>19. To mitigate potential impacts during the construction phase to: protect trees; establish an 'audit trail' for demolition materials; ensure that the development does not cause danger and inconvenience to users of the adjoining highway; safeguard the amenity of surrounding residential</p> |

- | | |
|--|---|
| <p>construction vehicles are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.</p> <p>(iv) A scheme for protecting surrounding dwellings from dust and noise emitted from demolition and construction activity.</p> <p>(v) Restricting construction access to the site to Aylsham Drive with no construction traffic entering or leaving the site via Heacham Avenue.</p> | <p>properties and the health of residents. in accordance with Policies OE6, BE38, AM7 and OE1 of the Hillingdon Unitary Development Plan</p> |
| <p>20. All works associated with the demolition and construction of buildings on site shall occur between the hours of 0800 and 1800, Monday to Friday, and between the hours of 0800 and 1300 on Saturdays. No work shall occur on Sundays or Bank Holidays.</p> | <p>20. To safeguard the amenities of surrounding residential properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan.</p> |
| <p>21. (OM5) Provision of Bin Stores</p> <p>22. (MRD7) Dustbin Siting</p> <p>23. (MCD10) Refuse Facilities</p> <p>24. Details of designated areas for the storage of waste recycling receptacles shall be submitted to and approved in writing by the Local Planning Authority. This recycling area shall be provided prior to the occupation of the development and thereafter permanently retained.</p> | <p>21. (OM5) Standard</p> <p>22. (MRD7) Standard</p> <p>23. (MCD10) Standard</p> <p>24. To provide a designated area in addition to any bin stores for flats where occupants can store and handle waste before it is removed from the site in accordance with Policy OE13 of the Hillingdon Unitary Development Plan.</p> |
| <p>25. Communal glass recycling banks shall be provided on-site to service the development. The banks are to be adequately screened and landscaped. Details of the glass banks shall be submitted to and approved in writing by the Local Planning Authority. The glass banks shall be provided prior to the occupation of the development and thereafter permanently retained.</p> | <p>25. To provide for glass recycling which is currently not available as a kerb side service in accordance with Policy OE13 of the Hillingdon Unitary Development Plan.</p> |

26.	(H1) Traffic Arrangements – submission of details	26.	(H1) Standard
27.	(TL1) Existing Trees – Survey	27.	(TL1) Standard
28.	(TL2) Trees to be Retained	28.	(TL2) Standard
29.	(TL3) Protection of Trees and Plans during Site Clearance and Development	29.	(TL3) Standard
30.	(TL4) Landscaping Scheme (standard)	30.	(TL4) Standard
31.	(TL6) Landscaping Scheme – implementation	31.	(TL6) Standard
32.	(TL7) Maintenance of Landscaped Areas	32.	(TL7) Standard
33.	A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.	33.	To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan.
34.	(N1) Noise-sensitive Buildings – use of specified measures	34.	(N1) Standard
35.	(N5) Control of noise emission from the site	35.	(N5) Standard
36.	(DRC6) Contaminated Land – survey and remedial works	36.	(DRC6) Standard
37.	(AR3) Sites of Archaeological Interest – Scheme of Investigation	37.	(AR3) Standard
38.	No demolition or other development shall take place until the implementation of a programme of historic building recording has been secured in accordance with a written scheme that has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved scheme. The recording shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.	38.	A number of buildings on site have some historic interest and it is considered that these buildings should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan.
39.	Surface and foul water drainage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.	39.	To prevent the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan.
40.	Surface water source control measures shall be carried out in accordance to details	40.	To prevent the risk of flooding and to

which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

- | | |
|---|--|
| <p>41. An 8 metre vegetated buffer zone shall be provided of locally native plant species, of UK genetic provenance, alongside the Ickenham Stream. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing and fences. All buildings including balconies and cantilevered structures, must be set back at least 8 metres from the bank top of the watercourse.</p> | <p>41. To maintain the character of the watercourses and provide undisturbed refuges for wildlife using the river corridors and in order to avoid problems such as fragmentation of the buffer by fencing; the placing of garden rubbish near the bank; the introduction of non-native species into the buffer; and pressure for inappropriate bank retention works in accordance with Policy EC5 of the Hillingdon Unitary Development Plan.</p> |
| <p>42. There shall be no light spill into the Ickenham Stream or adjacent river corridor habitat. To achieve this, and to comply with sustainability, artificial lighting should be directional and focused with cowlings to light sources in close proximity to the river corridor.</p> | <p>42. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using/inhabiting the river and its corridor habitat in accordance with Policy EC5 of the Hillingdon Unitary Development Plan.</p> |
| <p>43. There shall be no storage of materials within 8 metres of the Ickenham Stream. This must be suitably marked and protected during development and there shall be no access within this area during development. There shall be no fires, dumping or tracking of machinery within this area.</p> | <p>43. To prevent solid materials from entering the watercourse and causing pollution. To reduce the impact of the proposed development on the</p> |

- | | | |
|-----|---|--|
| | | buffer zone and the movement of wildlife along the river corridor in accordance with Policy EC5 of the Hillingdon Unitary Development Plan. |
| 44. | Ten percent of all new housing shall be designed to be wheelchair accessible and One hundred percent of all new housing is to be designed to Lifetime Homes standards. | 44. To ensure inclusive design in accordance with Policy H9 of the Hillingdon Unitary Development Plan . |
| 45. | A Design and Access Statement showing how the principles of inclusive design, including the specific needs of disabled people and how it meets 'Secure by Design', have been integrated into the proposed development shall be submitted in association with reserved matters applications required by Condition 2. | 45. To ensure inclusive design in accordance with Policy H9 of the Hillingdon Unitary Development Plan. |
| 46. | Good quality lighting shall be provided to appropriate public and communal areas, such as around the community facility, footpaths, communal parks and the internal road network. Details of such lighting is to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police. This lighting shall be provided prior to the occupation of the development and thereafter permanently retained. | 46. To facilitate crime prevention through environmental design in accordance with Policy BE18 of the Hillingdon Unitary Development Plan. |
| 47. | The playing field shall have a minimum size of 1.32ha (Multi Use Games Area counted twice in accordance with the NPFA Six Acre Standard). | 47. To ensure that the development makes adequate provision for open space and is of a satisfactory size to contain a possible future school playing field in accordance with Policies R1, R4 and R5 of the Hillingdon Unitary Development Plan. |
| 48. | The existing floodlighting on the playing field and any new flood lighting proposed in the future shall not be lit between the hours of 2000 hours and 0800 hours. | 48. To safeguard the amenities of surrounding residential |

- | | |
|--|--|
| <p>49. Bicycle parking details for the site shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced and shall be implemented in accordance with the details approved.</p> | <p>49. To ensure that cyclists are provided with adequate bicycle parking facilities in accordance with Policy AM14 of the Hillingdon Unitary Development Plan.</p> |
| <p>50. There shall be no curtilage car parking within the site.</p> | <p>50. To ensure adequate car parking provision in accordance with Policies AM14 and BE13 of the Hillingdon Unitary Development Plan.</p> |
| <p>51. No development shall take place until details for the provision of facilities for the grass sports pitch and multi-games area have been submitted to and approved by the Local Planning Authority. The timing of the provision of the facilities shall be agreed with the Local Planning Authority prior to the commencement of any development and implementation shall be in accordance with the agreed details and timetable.</p> | <p>51. To ensure that the provisions for the grass sports pitch and multi-games area comply with the required statutory guidelines in accordance with Policy R1 of the Hillingdon Unitary Development Plan.</p> |
| <p>52. No development shall take place until a scheme has been submitted to and approved by the Local Planning Authority for the improvement and maintenance of the grass sports pitch. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved scheme.</p> | <p>52. To ensure that the grass sports pitch is properly maintained in accordance with Policy R1 of the Hillingdon Unitary Development Plan.</p> |
| <p>53. Prior to the commencement of development, a management agreement for the community use of the grass sports pitch and multi-games area shall be submitted to and approved by the Local Planning Authority. The agreement shall include</p> | <p>53. To ensure that the grass sports pitch and multi-games area are available and accessible for community use in</p> |

details of the arrangements for its implementation.

accordance with Policy R1 of the Hillingdon Unitary Development Plan.

- | | |
|---|--|
| <p>54. An ecological management plan shall have been submitted to and approved in writing by the Local Planning Authority before development commences. The plan should provide details of how the site's future biodiversity potential can be fully realised and maintained throughout the lifetime of the site. The plan shall be in accordance with Natural England's standards.</p> | <p>54. To enhance the site's biodiversity in accordance with Policy EC5 of the Hillingdon Unitary Development Plan.</p> |
| <p>55. No buildings facing the adjoining railway line to the north shall have any balconies that overlook the railway.</p> | <p>55. To ensure a safe railway system and minimise the possibility of vandalism to the railway in accordance with Policy AM11 of the Hillingdon Unitary Development Plan.</p> |
| <p>56. A facilities contract shall have been submitted to and approved in writing by the Local Planning Authority before development commences. The contract will outline measures to be undertaken to stop the roosting and breeding of gulls on any building with a flat roof.</p> | <p>56. To minimise the potential of the development to attract bird species hazardous to air traffic using RAF Northolt.</p> |
| <p>57. A minimum of 468 car parking spaces shall be provided within the development.</p> | <p>57. To provide an adequate level of car parking for future users of the site in accordance with Policy AM14 of the Hillingdon Unitary Development Plan.</p> |
| <p>58. (OM7) Refuse and Open-Air Storage</p> | <p>58. (OM7) Standard</p> |
| <p>59. No development shall take place until details of a Closed Circuit Television system that monitors the grounds of the community facility is submitted to and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police. This shall be implemented as approved.</p> | <p>59. To facilitate crime prevention through environmental design in accordance with Policies AM11 and BE18 of the Hillingdon Unitary Development Plan.</p> |

INFORMATIVES

1. (3) Building Regulations – Demolition and Building Works
2. (6) Property Rights/Rights of Light
3. (7) Design Guidance – Reserved Matters
4. (8) Reserved Matters
5. (9) Community Safety – Designing Out Crime.
6. (11) The Construction (Design and Management) Regulations 1994
7. (13) Asbestos Removal
8. (15) Control of Environmental Nuisance from Construction Work
9. No bonfires shall be lit on the construction site
10. All plant equipment shall be regularly maintained to ensure that emissions of smoke are minimised. No plant shall be operated on the construction site which emits black smoke.
11. (18) Storage and Collection of Refuse
12. (19) Sewerage Connections, Water Pollution etc.
13. (21) Street Naming and Numbering
14. (24) Works affecting the Public Highway – General
15. (25) Consent for the Display of Advertisements and Illuminated Signs
16. (34) Access to Buildings and Facilities for Persons with Disabilities
17. To promote the development of sustainable building design, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, such as solar, geothermal and fuel cell systems.
18. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Acts.
19. Native tree and shrub removal should be minimised. Professional tree surgery should be carried out in preference to removal.
20. With regard to surface water drainage it is the responsibility of the applicant to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control, and encourages its appropriate application, where it is to the overall benefit of its customers.
Hence, in the disposal of surface water, Thames Water will recommend that the applicant:
 - a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution;
 - b) Check the proposals are in line with advice from the DEFRA, which encourages, wherever practicable, disposal 'on site' without recourse to the public sewerage system; for example in the form of soakaways or infiltration areas on free draining soils;
 - c) Looks to ensure the separation of foul and surface water sewerage on all new developments.

Thames Water, requests that a bacterial or enzyme dosing unit should be fitted on all waste discharge points from kitchen sinks and floor drains prior to discharging to the public sewerage system, to avoid back-flow at a later date. If the recommendation is ignored the property may at a later date suffer from back-flow and result in flooding.

Thames Water recommend that Petrol/oil interceptors be fitted in all car maintenance /parking/ washing facilities. Failure to enforce the effective use of Petrol/Oil interceptors could result in oil polluted discharges entering the local watercourse.

21. The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.
22. The demolition and building works on the part of the site adjoining the railway line will have to be undertaken in accordance with London Underground Ltd "Special Conditions for Outside Parties working on or near the Railway".
23. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Ickenham Stream main river.
Contact Samir Bougaci on 01707 632409 for further details.
24. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Consent Department on 08708 506506 for further details.
25. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.
Contact consent Department on 08708 506506 for further details.
26. The Affordable Housing provided on site should meet the Housing Corporation's Design and Quality Standards (April 2007).
27. The decision to GRANT outline planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act 1998 (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
28. Your attention is drawn to the Building Regulations 1991 Part M: ACCESS AND FACILITIES FOR DISABLED PEOPLE and to requirements of the Chronically Sick and Disabled Persons Act 1970 and other related legislation. The enclosed leaflet gives guidance on the requirements of this legislation and the Council's policies and standards on disabled access and facilities. These may affect the detailed design and layout of your proposed development. For further information and advice, contact -

Building Control Services, Civic Centre, Uxbridge, UB8 1UW (Telephone 01895 250804 / 805 / 808)

29. **The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.**

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 OPD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com"

30. **Your attention is drawn to the fact that outline planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact English Nature (Tel: 020 7831 6922) if you require further information.**
31. **The decision to grant Outline Planning Consent has been taken having regard to the policies and proposals in the Unitary Development Plan, namely policies BE13, BE18, BE19, BE20, BE21, BE22, BE23, BE24, BE36, BE3, BE4, BE10, BE38, OL3, OL16, OL26, EC5, OE, OE2, OE3, OE4, OE5, OE6, OE12, OE13, H4, H5, H6, H8, H9, H10, H11, R1, R4, R5, R6, R10, R17, BE35, AM2, AM6, AM7, AM8, AM9, AM10, AM11, AM12, AM13, AM14, AM15, OL17, OL18 & OL19 and to all relevant material considerations, including the London Plan, the Hillingdon Local Development Framework, national policy guidance and Supplementary Planning Guidance.**

3.0 CONSIDERATIONS

Site and Locality

- 3.1 The site is 8.5 hectares in area and adjoins Ickenham High Road to the west and the West Ruislip Station which is to the north. West Ruislip Station is served by the Marylebone to Birmingham railway line and London Underground's Central Line.
- 3.2 Ickenham High Road has a mix of predominantly detached and semi-detached suburban style residential and commercial uses with building heights predominantly two-storey with some three storey buildings. Ickenham Green is also located to the west of the site.
- 3.3 To the north of the railway line there is a four storey nursing home, a large commuter car parking area, various light industrial and commercial land uses and RAF Blenheim Crescent, which currently provides administrative facilities and a medical centre. Further north, land accommodates predominantly two storey detached and semi-detached dwellings along with a golf course to the north west.

- 3.4 To the east of the site is a residential area, known as the Brackenbury Estate, some of which is occupied by USVF personnel. This area contains predominantly terraced dwellings with some flatted development. There is a small shop and a medical centre located within the estate along with a large park and playground. Building heights are between two storeys and three storeys. To the south of the estate lies Ickenham Station, which is served by London Underground's Metropolitan and Piccadilly Lines.
- 3.5 The site's southern boundary is defined by Austin's Lane and abuts the Ickenham Conservation Area, which is mainly residential in character and includes a public house. A Grade II listed barn is located on Austin's Lane, close to the corner with the High Road, directly across from the subject site. Numerous Grade II and Locally Listed buildings are located in the Conservation Area. Ickenham Town Centre is to the south west of the site.
- 3.6 Adjoining the site on the corner of Pentland Way and Tweeddale Grove is the West Ruislip Elementary School, which form part of the RAF West Ruislip complex, but is located outside the planning application site boundary.
- 3.7 Vehicular access is off Ickenham High Road via Aylsham Drive, Heacham Avenue and Pentland Way. The U1 bus route (Hillingdon Hospital - Brunel University - Uxbridge - Ickenham - Ruislip) and the U10 bus route (Hill Lane - Ruislip - Ickenham - Swakeleys Road - Uxbridge) run along the Ickenham High Road. Pedestrian only access is off Austin's Lane and the Hillingdon Trail runs adjacent to the site along Austin's Lane and follows the Ickenham High Road through to Ickenham Green.
- 3.8 The site was originally built in 1915 to serve the airfield at RAF Northolt. It was developed as a depot between 1934 and 1960 and was initially occupied by the RAF, followed by the United States Visiting Forces (USVF), from 1980 onwards. The site provided a mix of welfare and recreational facilities for USVF personnel and their families. The part of the site to the north of Aylsham Drive was vacated in 2006 while the rest of the RAF West Ruislip site is due to be vacated later this year.
- 3.9 The site has a relatively flat topography and contains a variety of buildings. The greatest concentration of built development is to the north of Aylsham Drive, which consists of predominantly single storey utilitarian buildings interspersed with areas of car parking. The buildings include a Navy Exchange retail store, community centre, small retail outlets, children's day-care/nursery, petrol station, bank, post office, club/bar, cinema, fast food restaurant and offices. The part of the site located between Aylsham Drive and Heacham Avenue contains a single storey church, an outdoor basketball court, grassed open space and a large area of car parking. The area to the south of Heacham Avenue contains a fitness centre, racquetball/tennis court, baseball diamond, and recreational open space along with floodlighting.

- 3.10 There are numerous existing trees on site, which form an important part of the leafy character of the area. The trees are predominantly located on the periphery of the site, along the road boundaries, with some significant trees also within the site.
- 3.11 Between the northern part of the site that adjoins West Ruislip station and the Ickenham High Road there is a 1 to 1.5 storey rise in ground level up to the High Road. This slope is on a narrow strip of land, which is outside the site boundary.
- 3.12 The majority of the application site has a Public Transport Accessibility Level (PTAL) of 2, which is relatively low within a possible range of 1 to 6, with the north western part having a higher rating of 3.

Scheme

Background

- 3.13 The proposed development at RAF West Ruislip forms part of a major investment and restructuring programme for the Defence Estate in London, known as Project MoDEL (Ministry of Defence Estate in London). Project MoDEL aims to redevelop RAF Northolt as the core site for military activities in London and this is to be funded through the disposal of six sites in London that are surplus to the Defence Estates' requirements, including RAF West Ruislip.

The proposed development

- 3.14 Outline planning permission is sought for approval of the principle of a mixed use comprising:
- 415 dwellings (C3) comprising of the following mix:
 - 24 one bedroom flats for elderly persons (assisted-living units);
 - 24 two bedroom flats for elderly persons (assisted-living units);
 - 20 two bedroom flats (age-restricted to over 55's);
 - 25 one bedroom flats;
 - 160 two bedroom flats;
 - 19 three bedroom houses; and
 - 143 four bedroom houses.
 - an 80-unit elderly person's care home (class C2), comprising 60 one bed and 20 two bed units,
 - a playing field,
 - open space,
 - 468 car parking spaces, and
 - means of access (including junction improvements to existing highways).
- 3.15 Whilst the above housing mix is indicative, the applicant has advised that they are willing to enter into a Section 106 agreement to provide 30% of

dwellings as affordable housing, calculated on a habitable room basis, comprising a split of 60% intermediate housing and 40% social rented. The social rented units will include as a minimum 24 x 1 bed elderly units, 24 x 2 bed elderly units and 20 x 2 bed age restricted units. The intermediate housing mix is to be agreed with the Council.

Means of Access

- 3.16 The means of access is the only matter for which permission is now sought in this present application. The application proposes the following highway works:
- The creation of a signal controlled junction at the Ickenham High Road and Aylsham Drive intersection;
 - A new signal-controlled pedestrian crossing across Ickenham High Road between Aylsham Drive and Heacham Avenue; and
 - The replacement of the existing zebra crossing on Ickenham High Road adjacent to Swakeleys Road with a signal controlled pedestrian crossing.

Other Details

- 3.17 All other details including the layout of the site, the scale of development, the detailed design and external appearance of buildings, the layout of open spaces, including public open space and amenity areas, the details of landscaping and all other details relating to car parking areas are not part of this application. However an indicative site layout has been provided to illustrate to the Council how development could occur, as summarised by the following:
- Density - The average net density across the site is 231 hrph or 68 units per hectare. An indicative plan showing the range of densities by a number of plots indicates a variation from between 176 habitable rooms per hectare (hrph) to 213 hrph south of Aylsham Drive and between 201 hrph to 324 hrph for dwellings in the north of the site adjoining West Ruislip Station.
 - Car parking – The outline application seeks approval for 468 car parking spaces, which is calculated on the basis of 1 space per 4 retirement units plus 1 space per warden; 1.5 spaces per house; 1 space per 2 bed flat and 0.5 space per 1 bed flat.
 - Scale and Layout – An indicative plan shows proposed building heights ranging from a minimum 2 storeys (7 metres) to a maximum 6 storeys (21 metres). Development adjacent to West Ruislip Station and Ickenham High Road will be up to 6 storeys (maximum 21 metres) in height and will taper down to 4 to 3 storeys further south along the High Road forming a linear frontage along the length of the High Road. There will be no buildings taller than 3 storeys south of Aylsham Drive. Development towards the centre and east of the site

will be predominantly 3 storeys in height with some 2 or 2.5 storey development adjoining parts of the eastern site boundary.

- Public open space - An indicative site layout plan submitted with the application shows a playing field with an area of 1.32 hectares including a multi use games area (MUGA) that has an area of 685 sq m in the far southern section of the site, bordering Tweeddale Grove and Austin's Lane. The indicative site layout plan also indicates further areas of public open space including children's play areas within the site. The total area of outdoor sport and children's play space amounts to 2.5 hectares.

Submission Documents

3.18 The applicant has submitted a number of detailed technical papers and supporting information that describe the development and assess the impact of the proposal together with mitigation measures. These are briefly summarised below:

- Planning Support Statement

3.19 This statement provides a description of the site and surroundings, key features of the development proposal, relevant planning policy framework, the principle of the development, the key issues raised by the development and benefits relating to the scheme. It concludes that the proposal is in accordance with planning policies, has been prepared in close consultation with the local community and key stakeholders, and that it has shaped by the Environmental Impact assessment.

- Design and Access Statement

3.20 This report and its addendum set out the aims and objectives of the proposed development and demonstrate how the principles of good design and access will be applied. It sets out the design and access policies and guidance relevant to the development and provides an evaluation of the site and its context, identifying those site characteristics, which inform the design and access concept. Finally, the statement seeks to demonstrate how design and access objectives, policy review and site appraisal inform the proposed design concept.

- Tree Survey and Impact Assessment

3.21 This report provides a survey of the existing trees on the site and an arboricultural inventory to record the results, recommendations and protective measures. It concludes that the majority of trees on site will be unaffected by the demolition of existing buildings on site.

- Statement of Community Engagement
- 3.22 This statement sets out the details of the consultation strategy and subsequent activities relating to the proposals for the site.
- Sustainability Appraisal
- 3.23 The Sustainability Appraisal addresses the issues of sustainability and climate change during the preparation of the proposal. The applicant has attempted to prepare a proposal that reflects sustainable development best practice and that complies with related planning policy requirements. The appraisal concludes that the application scheme is a sustainable proposal which will support the achievement of sustainable development objectives operating at national, regional and local levels.
- Environmental Impact Assessment
- 3.24 This report reviews the key environmental issues associated with the development proposal and outlines mitigation measures where appropriate. The topics addressed are archaeology and cultural heritage; ecology water resources; townscape and visual character; transport, movement and access; air quality and greenhouse gas emissions; noise and vibration; soils, geology and contamination; socio-economic factors and waste.
- Transport Assessment
- 3.25 This report considers the traffic and transportation issues expected to arise from the development. The report sets out measures that will ensure that there is compliance with relevant national, regional and local planning guidance. It concludes that the development proposal will not compromise the capacity, efficiency and safety of the surrounding highway network.
- Open Space Statement
- 3.26 The study assesses the amount and the quality of the existing open space, sport and recreation facilities within the local area. The study concludes that the provision of outdoor space for sport and play in the study area has been well provided for, although there is an under supply of children's play space and the quality of some of the open space assessed had some shortcomings.

Planning History

- 3.27 Planning permission was granted on the 28th of February 2007 for the use of land to the north of Aylsham Drive for class B1 (business), class B8 (storage and distribution) and class D1 (non residential institutions) uses for a temporary period of 2 years. Prior to this, all development on the site took place with the benefit of Crown Immunity from the planning system,

although the local planning authority was consulted by means of a Notice of Proposed Development.

Planning Policies and Standards

National Policy

PPS1	Delivering Sustainable Development'
PPS3	'Housing'
PPS9	'Biodiversity and Geological Conservation'
PPS10	'Planning for Sustainable Waste Management'
PPG13	'Transport'
PPG15	'Planning and the Historic Environment'
PPG16	'Archaeology and Planning'
PPG17	'Sport and Recreation'
PPS22	'Renewable Energy'
PPS23	'Planning and Pollution Control'
PPG24	'Planning and Noise'

London Plan

Policy 3A.1	Increasing London's supply of Housing
Policy 3A.2	Borough Housing targets
Policy 3A.4	Housing choice
Policy 3A.7	Affordable housing targets
Policy 3A.20	Health impacts
Policy 3A.1	Education facilities
Policy 3C.22	Parking strategy
Policy 4B.11	Heritage conservation
Policy 4C.11	Conservation Areas
Policy 4C.21	Design statements
Policy 6A.5	Planning obligations

Unitary Development Plan (UDP) Designation

Unitary Development Plan (UDP) Designations

Developed area.

The following designations are also of relevance:

- Ickenham Village Conservation Area adjoins the site to the south
- Ickenham Town Centre adjoins the site to the south
- The site is within an area sensitive to high buildings
- The site falls within an Air Quality Management Area
- There are green belt areas to the south east and north west of the site.

UDP Policies

The following UDP policies are considered relevant to the application:

Part 1 Policies:

- Pt1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.
- Pt1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- Pt1.10 To seek to ensure that new development will not adversely affect the amenity and character of the Borough's residential areas.
- Pt1.16 To provide wheelchair and mobility standard housing.
- Pt1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.
- Pt1.21 To seek publicly accessible recreational open space in association with proposals for development where appropriate.
- Pt1.22 To seek the retention of existing recreation open space where there is an identified demand for such a facility or it makes a significant contribution to the visual amenity of the built up area.
- Pt1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- Pt1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all.
- Pt1.33 To promote the construction of new roads or the widening of existing roads only where they would improve safety; promote pedestrian movement, cycling or public transport, or the improvement of the environment; reduce local congestion in a cost effective way; or are required to accommodate traffic likely to be generated by new development.
- Pt1.34 To maintain the road hierarchy set out in the Development Plan and accordingly seek to segregate different types of traffic by the function of the various tiers of the hierarchy through traffic management schemes, road signing and planning control over development.
- Pt1.35 To accord priority to pedestrians in the design and implementation of road construction and traffic management schemes, and to seek to provide a network of cycle routes through the Borough.
- Pt1.36 In consultation with public transport operators to improve facilities at bus and rail interchanges, and in consultation with LT and bus operators to promote bus priority traffic management measures.
- Pt1.38 To seek a reduction in road accident casualties through highway improvements including traffic calming and the design of new highway schemes.
- Pt1.39 To seek, where appropriate, planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity.
- AM6 Measures to discourage the use of local distributor and access roads by through traffic having no need for local access.
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities.
- AM10 Incorporation in new developments of additions to the proposed cycle network.
- AM11 Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services.
- AM12 The promotion of traffic management measures which give priority to buses.
- AM13 Increasing the ease of movement for frail, elderly people and people with disabilities.
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons.
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains.
- BE4 New development within or on the fringes of conservation areas.
- BE10 Proposals detrimental to the setting of a listed building.
- BE13 Layout and appearance of new development.
- BE18 Enhancement of pedestrian security.
- BE19 New development within residential areas.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 External amenity space and new residential development.
- BE24 Design of new buildings - protection of privacy.
- BE35 Major development adjacent to and visible from major road and rail connections.
- BE36 Proposals for high buildings/structures in identified sensitive areas.
- BE38 Retention of topographical and landscape features, and provision of new planting and landscaping in development proposals.
- OL3 Green Belt - retention and improvement of existing landscape.
- OL16 Public access to the countryside for informal leisure activities.
- OL17 Retention and extension of existing public rights of way network.
- OL18 New development, footpaths and public rights of way.
- OL19 Access to and use of the countryside by the community.
- OL26 Protection of trees and woodlands.
- EC5 Retention of ecological features and creation of new habitats.
- OE1 Character of surrounding properties.
- OE2 Environmental Assessments.
- OE3 Buildings or uses likely to cause noise annoyance.

- OE4 Mitigation of noise and vibration on buildings from roads and railways.
- OE5 Siting and design of noise-sensitive developments.
- OE6 Air quality impacts arising from proposed developments.
- OE12 Energy conservation and new development.
- OE13 Recycling facilities in major developments and other appropriate sites.
- H4 Mix of housing units.
- H5 Dwellings suitable for large families.
- H6 Density.
- H8 Change of use from non-residential activity to residential.
- H9 Housing for people with disabilities.
- H10 Residential accommodation for people in need of care.
- H11 Affordable Housing.
- R1 Recreational open space.
- R4 Proposals that would involve the loss of recreational open space.
- R5 Proposals that would involve the loss of recreational open space.
- R6 Promoting participation in recreational activities.
- R10 Proposals for new meeting halls and buildings for education, social, community and health services.
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities.

Relevant Local Development Framework (LDF) Policies

The LDF Preferred Options Core Strategy was published for consultation in February 2007. Whilst planning applications are now determined on the basis of the adopted UDP, the LDF will gain greater weight over time. Future planning applications will therefore be assessed against the LDF policies, should these be the determining policies at the time.

The relevant draft LDF Core Strategy policies are:-

- CP1 Hillingdon's Growth
- CP2 Residential Development Matrix
- CP3 Mixed Use Development
- CP4 High Quality Design
- CP5 Affordable Housing – 50% Borough-Wide Target
- CP6 Affordable Housing Mix
- CP7 Community Cohesion
- CP8 Connecting Communities
- CP9 Climate Change
- CP10 Local Causes of Pollution
- CP11 Open Environment
- CP12 Built Heritage

- DC1 Design
- DC2 Accessible Buildings
- DC4 Location and Density of New Development
- DC7 Redevelopment, Conversion and Change of Use to Residential

DC19 Trees and Landscaping
 DC21 Protecting Open Space
 DC22 Built Heritage and Conservation
 DC23 Archaeological Priority Zones, Areas and Sites and Investigation
 DC24 Conservation Areas
 DC26 Listed Buildings
 DC27 Travel Planning
 DC28 Sustainable Transport
 DC29 Parking
 DC31 Specialist Housing
 DC33 Maintaining Adequate Health and Education Facility Provision
 DC34 Health and Education Services and Facilities
 DC36 Sustainable Design and Construction
 DC37 Energy Conservation
 DC38 Renewable Energy
 DC39 Development and Pollution
 DC40 Recycling
 DC43 Air and Water Quality

Appendix 2 Health and Education Pressure Areas – The site is in an area of growing Primary and Secondary Education pressure and additional capacity is likely to be required in the future.

The draft Site Allocations Development Plan Document (March 2006) within the LDF contains policy SA6, which is a Site Allocation policy for RAF West Ruislip. The policy states that the site is allocated primarily for residential, education and public open space land uses. Proposals should provide the following:

- (i) Residential development not exceeding 30-50 units per hectare (uha) on those parts of the site with a public transport accessibility level (PTAL) of 2 and 60-80uha on those parts of the site with a PTAL of 3;
- (ii) 35% affordable housing;
- (iii) A primary school;
- (iv) Local community facilities; and
- (v) Public open space.

Relevant Supplementary Planning Guidance (SPG) and Documents (SPD)

The following documents are also relevant:

Council's Revised Parking Standards (December 2001)

SPG Air Quality
 SPG Air Quality and Noise
 SPG Community Facilities
 SPG Community Safety
 SPG Community Safety by Design
 SPG Economic Development, Training and Employment
 SPG Educational Facilities

SPG Environmental Improvements
 SPG Health Facilities
 SPG Land Contamination
 SPG Land Contamination, Recycling and Waste Management and
 Flooding
 SPG Noise (draft)
 SPG Planning Obligations Strategy
 SPG Transport, Accessibility and Movement
 SPD Accessible Hillingdon
 SPD Affordable Housing
 SPD Noise
 SPD Public Realm (consultation draft)
 SPD Residential Layouts
 SPD Transport Interchanges

Main planning issues

3.28 The main planning issues are considered to be:

- (i) Principle of the use
- (ii) Density, building scale and layout
- (iii) Housing mix
- (iv) Access, parking and traffic generation
- (v) Impact on residential amenity
- (vi) Impact on the Conservation Area, adjoining listed building and historic interest of existing buildings on site
- (vii) Impact on local services and facilities
- (viii) Open space
- (ix) Planning obligations

(i) Principle of the use

3.29 Policy H8 of the UDP provides for the change of use from non-residential to residential land use provided a satisfactory residential environment can be achieved, the existing use is unlikely to meet a demand for such and the proposal is consistent with the other objectives of the plan.

3.30 The RAF West Ruislip site has been identified for disposal as part of a Ministry of Defence rationalisation programme for London, known as Project MoDEL. It is evident that RAF West Ruislip has been under utilised for some time, with many of the buildings being vacant. The disposal of RAF West Ruislip will not result in a noticeable impact on employment in the area as the applicant's planning support statement advises that half of the site has already been vacated while the other half is to be vacated at the end of this year. Part of the site has temporary planning permission for class B1 (business), class B8 (storage and distribution) and class D1 (non residential institutions) uses. However, it is considered that the under utilisation of RAF West Ruislip and the general provision of suitable employment land elsewhere in the borough provides justification for the site's redevelopment to residential purposes in compliance with Policy H8 of the UDP.

3.31 The site falls within the definition of previously developed land as per PPS3 'Housing'. The residential development of the site will represent an appropriate use of previously developed land within a largely residential area in compliance with local, regional and national planning objectives. The site is well located in proximity to Ickenham Town Centre and a variety of local services, facilities and transport infrastructure. The use of the site as a military barracks is redundant and a satisfactory residential environment can be achieved as required by Policy H8 of the UDP.

(ii) Density, building scale and layout

3.32 The application seeks approval of the principle of a mixed use including 415 dwellings and an 80-unit elderly person's care home (class C2). The average proposed net density across the site is 231 habitable rooms per hectare (hrph) or 68 units per hectare (uha). An indicative plan indicates that density on site will range from between 176 hrph to 213 hrph south of Aylsham Drive and between 201 hrph to 324 hrph for development adjoining the rail station north of Aylsham Drive. The indicative plans also show the principle of locating a 4 to 6 storey building in the northern corner of the site near West Ruislip Station and a series of 3 to 4 storey buildings along the western High Road frontage of the site to assist in achieving this density. Development towards the centre and east of the site will be predominantly 3 storeys in height with some 2 or 2.5 storey development adjoining parts of the eastern site boundary.

3.33 The key planning policy documents that need to be taken into account when assessing residential density at this site are the Hillingdon UDP, PPS3, the London Plan, the draft LDF and SPD 'Transport Interchanges'.

3.34 Policy H6 of the Hillingdon UDP states that the density of development depends on a balance between the full and effective use of available housing land and the building's compatibility with its context. As a guide, new housing is expected to be in the range of 100-200 hrph. Applications with densities above 150 hrph need to demonstrate that the layout and design of the schemes are of a quality that produce good environmental conditions and that harmonise with the surroundings.

3.35 PPS3 'Housing' encourages more intensive housing development. It advises that local planning authorities should:

- avoid developments with a density of less than 30 dwellings per hectare;
- encourage housing development which makes more efficient use of land; and
- seek greater intensity of development at places with good public transport accessibility such as town centres or around major nodes along good quality public transport corridors.

3.36 The London Plan provides guidance on density. Policy 4B.3 advises that boroughs should ensure that development proposals achieve the highest

possible intensity of use compatible with local context, the design principles in Policy 4B.1 and with public transport capacity. Table 4B.1 provides some guidance in this regard recommending densities of 150 to 200 hrph for a public transport accessibility level (PTAL) of 1 in suburban locations, up to a high density of 650 to 1100 hrph for a PTAL 4 to 6 in a large town centre location.

3.37 The LDF provides policy SA6 in the draft Site Allocations Development Plan Document within the LDF which is a Site Allocation policy for RAF West Ruislip. This policy states that residential development should not exceed 30-50 uha on those parts of the site with a PTAL of 2 and 60-80 uha on those parts of the site with a PTAL of 3.

3.38 West Ruislip Station is classified as a Category B Transport Development Area in Council's SPD 'Transport Interchanges'. The SPD promotes higher density development around this station seeking 50 to 80 uha on those parts of the site with a PTAL of 2 and 50 to 110 uha on those parts of the site with a PTAL of 3.

3.39 The northern part of the site that adjoins West Ruislip Station has a PTAL of 3, which equates to a recommended density in the London Plan of 200 to 450 hrph and 50 to 150 uha and the rest of the site has a PTAL of 2, which equates to a density of 150 to 250 hrph and 30 to 80 uha. In light of the above policy guidance, it is considered that the density is in compliance with local, regional and national planning objectives.

3.40 Some objection letters have raised concerns with the density, building scale and layout of the proposal, including that:

- (a) It is inconsistent with UDP guidance;
- (b) It is incompatible with the density in the surrounding area; and
- (c) There is no evidence that the development can be accommodated on-site.

3.41 The following provides a response to the issues a) to c) above.

(a) Inconsistency with UDP Guidance

3.42 Policy H6 of the UDP expects that new housing is to be in the range of 100 to 200 hrph, although these figures are guidance rather than incorporated into the wording of policy H6 itself. The London Plan supersedes this guidance and the proposed density of between 176-324 hrph complies with the London Plan. It is recommended that a condition be placed on any outline planning consent that the net residential density across the site shall not exceed 231 hrph or 68 uha to ensure that proposals at the reserved matters stage do not have a greater density.

(b) Incompatibility with Density in the Surrounds

- 3.43 In the Planning Support Statement that accompanied the application, it is estimated that the neighbouring Brackenbury Estate to the east of the site has a density of 57 uha. This compares with the average proposed net density across the site of 68 uha. Furthermore the indicative plans shows the highest proposed densities on plots 1 and 2, which are closest to West Ruislip Station and lower densities elsewhere, which enables those plots to closely resemble the existing densities on the neighbouring estate.
- 3.44 A number of submissions have argued that the proposed density should be reduced to the level of the Brackenbury Estate or the residential area to the west of the site. However there is no planning requirement that applications must mirror the dwelling density in an adjoining area and therefore there are no planning grounds to recommend refusal on that basis. The application site adjoins a major public transport node where planning policy and guidance seeks for the density of new developments to be relatively high. The indicative plans have taken into consideration the densities of the adjoining area. Furthermore, the proposal complies with the density sought by the London Plan, the draft Site Allocations Development Plan Document within the LDF and the Council's SPD 'Transport Interchanges'.

(c) No evidence that the development can be accommodated on-site

- 3.45 Policy H6 of the UDP advises that applicants will be expected to submit sufficient details to demonstrate that the layout and design of the scheme will produce good environmental conditions and harmonise with the surroundings.
- 3.46 Some objectors have indicated that the illustrative layout submitted does not achieve the above because:
- The excessive heights of the buildings proposed are out of character with prevailing development in the area;
 - Impact on existing trees;
 - Not enough open space and private amenity space on-site.
- 3.47 Excluding the north western corner of the site, the indicative plan shows the height of the proposed development to be predominantly 2 to 3 storeys, which generally reflects the heights of prevailing development in Brackenbury Estate and the adjoining Ickenham Town Centre. Northwards towards West Ruislip Station, the ground level along Ickenham High Road gradually rises resulting in a reduction of the perceived height of the proposed development as it rises to 6 storeys adjoining the rail lines. At the station the difference in ground level between the site and the High Road is 1 to 1.5 storeys. This height difference, along with the screening provided by the Station and the landscaping proposed, will have a notable affect in reducing the impact that the proposal will have on the streetscape and the amenity of the area. The existing 4 storey nursing home to the north of the station not only sets a precedent for taller buildings adjoining the station, but also benefits from a similar ground level difference to the High Road. The visual impact this building has on the streetscape and the amenity of the area is considered to be relatively modest. The fact that the largest building

adjoining the station has been designed as a series of three elements rising from 4 to 6 storeys further reduces its overall visual impact, while the 6th storey which adjoins the rail line is a relatively small part of the building as a whole. The mature trees which are located on a large proportion of the site's boundary will be retained and provide screening while selective tree planting will reinforce this "leafy" character and provide further screening in the future.

- 3.48 Concern was raised in the formal consultation about the overshadowing impact that the higher land next to West Ruislip Station would have on the proposed dwellings that will be adjoining it to the south. However, it is considered that there would be no significant overshadowing on the proposed dwellings due to their relative location. Notwithstanding this, the illustrative plan does not form part of the application because layout, scale, appearance and landscaping are 'reserved' matters.
- 3.49 The Council's Tree Officer considers that the majority of trees will be unaffected by the development and that the accompanying information outlines appropriate tree protection measures and includes recommendations that should be adopted for the successful integration of the proposed redevelopment with the retained trees. It is recommended that tree protection is secured by means of a legal agreement and other measures by conditions attached to any planning approval.
- 3.50 The issues regarding public open space and private amenity space are dealt with under viii) below.
- 3.51 It is considered that the proposed 415 dwellings and care home can be adequately accommodated on the application site and meet the London Plan and local planning policies. Details relating to layout, scale, appearance and landscaping would be addressed at the reserved matters stage.

iii) Housing mix

- 3.52 Concerns have been raised regarding the proportion of flats proposed on the site. The proposal includes 162 houses (39%) and 253 flats (61%). The dwelling mix consists of 22% 1 bed units, 49% two/three bed units and 29% four bed units. Given that the site is in a relatively accessible location, officers consider that this mix is acceptable.
- 3.53 The mix includes 3 types of elderly housing (an 80 bed retirement home, affordable assisted living units and affordable age restricted flats for older persons). Housing Services support the provision for elderly accommodation, which may free up family accommodation elsewhere in the area. There is also a demand for affordable assisted living units.
- 3.54 Given the London Plan Policies 3A.7 and 3A.8, Policy H11 of the UDP and Hillingdon's Affordable Housing SPD adopted in May 2006, there is a

requirement to seek the maximum reasonable provision of affordable housing on the site.

- 3.55 The application provides 30% affordable housing, of which 60% will be intermediate housing and 40% social rented as calculated on a habitable room basis. The social rented units will include as a minimum 24 x 1 bed elderly units, 24 x 2 bed elderly units and 20 x 2 bed age restricted units. The intermediate housing mix is to be agreed with the Council. Housing Services has no objection to this tenure split.
- 3.56 Given that the affordable housing proportion is below 50%, a financial viability appraisal has been provided in line with Hillingdon's Affordable Housing SPD. The conclusion of an external independent assessor is that 'this proposal amounts to a major development in the Borough which will provide much needed affordable housing and elderly units which may well release larger under-occupied residential properties locally.' The report further states that the key factor as to why a higher proportion of affordable housing is not achievable on the site is 'apparently perfectly legitimate, namely that the product is being locally returned in the form of funding shortfalls at RAF Northolt which the MoD has confirmed in principle rather than in detail. As such, the authority is presented with 'exceptional costs' which could well be considered as sufficient justification for a policy compromise.'
- 3.57 The MoD has publicly stated that RAF West Ruislip forms part of Project MoDEL, which involves a £180m capital investment to redevelop RAF Northolt to create an integrated core site in London. This is to be funded through the disposal of six sites in London, one of which is RAF West Ruislip. Given these 'exceptional costs' and reportedly unavoidable costs, that relate to the application site, the site cannot achieve a higher level of affordable housing than proposed.

(iv) Access, parking and traffic generation

Access and Traffic Generation

- 3.58 The primary accessibility and movement policies in the UDP that apply to the development are AM2, AM6, AM7, AM8, AM9, AM10 and AM13. These policies relate to traffic generation impacts, access to public transport and cycle facilities. The development's performance against each of these key policies is discussed below.
- 3.59 Policy AM2 advises that all proposals will be assessed against their contribution to traffic generation and their impact on congestion, particularly on the principal road network and the potential of public transport to satisfy additional demands generated. The traffic generation and impact of the development have been assessed as discussed under Policy AM7 below. TfL London Streets have not objected to the application, although suggest that the borough seeks contributions where possible to support the use of alternative transport modes. The applicant has agreed to provide a number

of sustainable transport measures to address TfL's comments, including a Travel Plan, cycle network improvements, pedestrian links adjacent to the site for the nature reserve trail, and pedestrian crossing improvements, which will be secured by means of a legal agreement.

- 3.60 Policy AM6 advises that the Council will take appropriate measures to discourage the use of local distributor and access roads by through traffic having no need for local access. Aylsham Drive and Heacham Avenue already provide access to the adjoining Brackenbury Estate and they are the roads that provide sole access to the site. The relative location of the application site to the Brackenbury Estate is such that it is unlikely to result in any "rat-runs" through the site that result from the proposed development.
- 3.61 Policy AM7 requires that the Council will not grant planning permission for developments whose traffic generation is likely to:
- (a) Unacceptably increase demand along roads or through junctions which are already used to capacity, especially if part of the strategic London road network; or
 - (b) Prejudice the free flow of traffic or conditions of general highway or pedestrian safety; or
 - (c) Diminish materially the environmental benefits brought about by new or improved roads; or
 - (d) Infiltrate streets classed as local roads in the Borough Road Hierarchy unless satisfactory traffic calming measures can be installed.
- 3.62 The development's consistency with UDP policy AM7 is discussed below:
- (a) Transport for London has assessed the traffic modelling carried out using the VISSIM model, which is a microscopic, real time and behaviour based simulation model that has been developed to model urban traffic and public transport operations and is particularly beneficial in the evaluation of congested networks where modelling the interaction between junctions is crucial. It assesses the 'whole route' effect of the proposals. The model extends from the Woodlane/Kingsend roundabout to the Swakeleys Road/Ickenham High Road junction. The concept and methodology of the proposals have been accepted by TfL subject to a detailed design, under a Section 278 agreement, of the signal related mitigation works. TfL therefore consider that the development will not unacceptably increase demand on any of the roads in the area.
 - (b) In the light of TfL's comments, the Council's Highways Engineer has advised that the High Road and local road system has adequate capacity to cater for a development of 415 dwellings and an 80-unit elderly person's care home (class C2) subject to conditions including a requirement for the applicant to enter into an agreement under Section 278 for the delivery of the off-site highway mitigation works to include a signalised junction at Aylsham Drive/ Ickenham High Road, a new signal controlled pedestrian crossing in Ickenham High Road, between Aylsham Drive and Heacham Avenue and signalisation of the existing zebra crossing in Long Lane adjacent to Swakeleys

Road with a detector scheme for right turning traffic into Swakeleys Road to the satisfaction of Transport for London and the Council.

- (c) Issue (c) above does not apply.
- (d) Traffic from the proposed development will not generally travel through the neighbouring Brackenbury Estate to the east, because the roads on this estate have no through access to any other location. The streets off the High Road to the west of the site are generally no through roads and are not convenient for “rat-run” usage. Therefore, traffic to and from the proposed development will predominantly utilise Aylsham Drive and Heacham Avenue for access and the Ickenham High Road and Swakeleys Road which are the local distributor roads. These local distributor roads will lead the majority of traffic to and from the A4180 (West End Road) and the A40 (Western Avenue).

- 3.63 Policy AM8 and AM13 requires the Council to accord priority to the needs of pedestrians in the design of roads and traffic management schemes. The objective of this policy would be achieved with the inclusion of a new signal controlled pedestrian crossing in Ickenham High Road, between Aylsham Drive and Heacham Avenue and signalisation of the existing zebra crossing in Long Lane adjacent to Swakeleys Road. These facilities would improve safety for future and existing pedestrians.
- 3.64 Policies AM9 and AM10 require the Council to take into account the needs of cyclists and incorporate additions to the cycle network shown in the UDP where appropriate. The proposed development will contribute to the maintenance of the existing cycle lane on the Ickenham High Road and the applicant is required to contribute by means of a Section 106 agreement to the costs of improvements to the London Cycle Network in the area. A condition in any planning approval will require the provision of bicycle parking spaces within the development in accordance with the Council’s standards.
- 3.65 The Council’s Highways Engineer has stated that traffic surveys show highest hourly flows from 07.30 to 08.30 and from 17.00 to 18.00 although there is little variation in traffic volumes between 07.00 to 09.15 and 16.15 to 18.45. This peak spreading indicates a network operating at or close to current capacity. The total traffic generation from the residential development during the AM peak hour is 110 vehicles exiting the site and 35 entering the site and during the PM peak hour 100 entering the site and 60 exiting the site. The trips associated with the primary school, which is outside the application site, but have been included in the analysis are 81 vehicles entering the site and 80 exiting during the AM peak and 7 entering and 8 exiting during the PM peak. The traffic impact assessment is considered to be robust as the trip generation is based on 499 housing units with no allowance for reduced trip generation from the care home. No reduction in traffic generation has been applied in the assessment for the potential modal shift afforded by the travel plan.

3.66 Without any mitigation measures the results show an increase in journey time of 30 seconds for southbound traffic during the AM peak and 2 minutes for northbound traffic during the PM peak. Overall, it is considered that the proposed development will not have a significant negative impact on the operational efficiency of the highway network, and subject to the proposed junction and pedestrian crossing improvements, the key junctions relating to the site will generally operate in a manner no worse than at present. The scheme is therefore considered to be acceptable in terms of access and traffic.

Parking

- 3.67 The main car parking policy from the UDP is AM14 which seeks to ensure that new development will only be permitted where it is in accordance with the UDP Revised Car Parking Standards. The Council's SPD 'Transport Interchanges' seeks to ensure that parking provision at new developments in accessible public transport locations should be lower than elsewhere. The London Plan Policy 3C.22 seeks to ensure that on-site car parking at new developments is the minimum necessary and that there is no over-provision that could undermine the use of more sustainable non-car modes. PPG 13 'Transport' states that local authorities should encourage lower levels of car parking in accessible areas such as those in town centres and others which are close to major transport interchanges
- 3.68 The Council's parking standards require a maximum of 1.5 spaces per dwelling for flats and houses without individual curtilages with communal parking in garages or open car parking areas and a maximum of 2 spaces for dwellings with curtilage parking. The standard for elderly persons homes is 1 space per 4 resident bedspaces and 1 space per 2 staff. The London Plan requirements as set out in Table A4.2 (Maximum Residential Car Parking Standards) states 1 or less space for mostly flats; 1.5 – 1 space for terraced houses and flats and 2 – 1.5 spaces for detached and semi-detached houses.
- 3.69 The application seeks approval for 468 car parking spaces, which is calculated on the basis of 1 space per 4 retirement units plus 1 space per warden; 1.5 spaces per house; 1 space per 2 bed flat and 0.5 space per 1 bed flat. In addition the illustrative plan indicates a further 82 un-allocated spaces can be accommodated on the new roads proposed within the site, that could cater for visitors and be managed through parking control measures to avoid commuter parking. Furthermore, approximately 30% or 148 of the residential units proposed in this application will be providing accommodation specifically for elderly persons. Vehicle movements associated with this type of housing are generally lower than other housing types.
- 3.70 The Council's Highways Engineer has noted that:
- the indicative plan shows all the spaces in communal car parking areas. A greater parking provision would be required if curtilage parking is proposed at reserve matters stage.

- Waiting restrictions are proposed in Heacham Avenue and extension of waiting restrictions in Aylsham Drive up to the junction with Heacham Avenue. The displaced commuter parking is likely to impact on surrounding streets. A contribution of £ 45,000 is required to enable the Council to introduce a Parking Management Scheme in the affected streets.
- The units fronting Pentland Way should be set back to allow carriageway widening to accommodate on street parking for visitors, maintaining a wide footway and protective grass verge between footway and carriageway to allow safe access to the school.

3.71 The application description specifically refers to 468 car parking spaces and therefore it is recommended that a condition be attached to any planning approval to ensure that it relates to communal parking only. The applicant has agreed to the payment of the sum required to enable the Council to introduce a Parking Management Scheme in the streets affected by waiting restrictions in Heacham Avenue and Aylsham Drive. The 'set back' referred to by the Highways Engineer is a matter that can be dealt with at the reserved matters stage, given that the illustrative plan does not form part of the application.

3.72 In light of the above, the proposed car parking provision complies with development plan policies, particularly given that the standards of the UDP and London Plan specify maximum numbers of spaces. The site has relatively good access to public transport given its proximity to West Ruislip Station, Ickenham Station and bus services. The proposed provision therefore is in accordance with PPG 13 'Transport' which encourages lower levels of car parking in accessible areas.

3.73 The UDP requires 10% of all car parking spaces to be designed to accommodate drivers with disabilities and this will be a condition of any planning approval.

(v) Impact on residential amenity

3.74 Policy BE19 advises that the Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

3.75 Some objections have been made on the basis that the 3-6 storey buildings, some of which will contain flats, do not fit in with the character of the area. The Council's Urban Design and Conservation Officer has no objection in principle with the overall heights of the buildings, the details of which are to be considered at the reserved matters stage. The indicative plans show a building height of up to 3 storeys across most of the site, stepping up to 4 storeys along the Ickenham High Road and up to 6 storeys near West Ruislip Station. The 6 storey building is considered to be a focal point of the development and its perceived height is reduced by the ground level rising along Ickenham High Road. The building will not dominate the neighbouring Brackenbury estate as the only location that it would be visible

from the Brackenbury estate is at the flats on Cranston Close some 135m away. The siting of the taller buildings is such that there would be no overshadowing or loss of visual amenity arising from them.

- 3.76 Hillingdon's Design and Accessibility Statement (HDAS) SPD 'Residential layouts' recommends a 21 metre vision splay between adjoining dwellings to achieve an acceptable level of privacy and 15 metre separation to neighbouring gardens to minimise over domination.
- 3.77 In response to concerns regarding potential overlooking on Plot 5, the applicant has submitted an amended indicative plan showing more generous set back distances between these proposed dwellings. Amended plans have also been submitted to show a better separation between no 41 Aylsham Drive and the proposed unit to the west, with also a reduction in height of the proposed building to 2 storeys.
- 3.78 A 21m setback distance has been achieved between the proposed dwellings and the existing dwellings. Furthermore, with the exception of the proposed "flats over garages", the 21m setback distance has been achieved between the rear of the residential units proposed. However, within some of the home zone areas to the north east of Aylsham Drive, there are instances where this setback distance has not been achieved between the frontages of residential units separated by a street. In these instances, the indicative front setbacks are not less than 16m, which is considered acceptable given the reduced privacy that street frontages generally offer to habitable rooms that face onto them.
- 3.79 The proposed "flats over garages" will have a maximum height of 2.5 storeys (7m to 10.5m) and will provide surveillance and overlooking of the car parking areas they front. Where the "flats over garages" buildings face each other the indicative front setbacks proposed between them is 16m. In this instance this setback is considered acceptable given the reduced privacy that the car parking area will offer to the habitable rooms that face onto them. These buildings have indicative rear setbacks to adjoining proposed dwellings of between 8m and 16m. The applicant has outlined that there will be no windows on the rear facades of the "flats over garages" and they will be designed with a low height, narrow plan and roof form that will reduce the detrimental impact that they will have on the adjoining proposed dwellings they will abut to the rear. Officers are satisfied that the "flats over garages" proposed will not have a significant negative impact on the residential amenity of the adjoining proposed dwellings to the rear and due to their design will not result in overdomination. Notwithstanding this, the details of the layout is indicative only and will be determined at the reserved matters stage.
- 3.80 The redevelopment of the RAF site would be required to incorporate adequate amenity space on-site to protect the character of the area including the retention of trees and to provide adequate informal communal and/or private amenity space on-site and ensure adequate building separation. Issues relating to open space are considered under viii) below.

- 3.81 Some concern has been raised about noise and pollution from cars. Officers in the Council's Environmental Protection Unit have advised that whilst the increase in NO₂ is slight, as the development is within an Air Quality Management Area, mitigation measures should be sought. The applicant has agreed to the inclusion of a Travel Plan in the legal agreement and conditions would be attached to any planning approval to require renewable energy and energy efficient design within the development.
- 3.82 An objection has been received concerning the proposed car parking which backs onto the rear boundaries of several existing dwellings in the Brackenbury Estate on the eastern boundary of the site. This impact could be mitigated by boundary screening. The provision of car parking to the rear of dwellings is an urban design characteristic of the Brackenbury Estate. The provision of car parking to the rear of dwellings reflects prevailing development in the area and also provides good Secure by Design, as only residents will be able to access these gated car parking areas.
- 3.83 An objection has been received regarding the impacts of noise and light from the use of the playing fields at night. There are no limitations to the hours of use of the current sporting facilities on site although the effects of floodlighting and noise associated with a more intensive use of the playing field and multi use games area on residential amenity would be considered at the reserved matters stage. A condition is therefore necessary to limit the hours of operation of the floodlighting, the playing field and the multi use games area.

(vi) Impact on the Conservation Area, the adjoining listed building and historic interest of existing buildings on site

- 3.84 Ickenham Village Conservation Area and Ickenham Town Centre are both located to the south of the site. In this area development includes terraced, semi-detached and detached dwellings, sheltered dwellings for the elderly, public houses and a variety of commercial land uses in the Town Centre. Building heights are between single storey and three storeys.
- 3.85 A Grade II listed barn is located on Austin's Lane, close to the corner with the High Road and directly across from the application site. The listed building will be over 55 metres from the proposed 3 storey building on the corner of the High Road and Austin's Lane. The Conservation Area and the listed building are screened from the application site by a dense strip of mature trees and vegetation on the site's southern and western boundary.
- 3.86 The Council's Conservation Officer raised concerns about the impact of the proposal on the Conservation Area and the listed barn and in particular the building heights of the proposed block at the south west of the site where it adjoins the Conservation Area. In recognition of this concern, the applicant has submitted revised plans to reduce the height of this building to 3 storeys. The cross section plans that the applicant has provided of the

development and the adjoining buildings in the Conservation Area, including the listed barn, show that there will not be a significant difference in height between the proposal and prevailing development and that there would be no detrimental impact on the setting of the listed barn or on the visual qualities or the character and appearance of the Conservation Area.

- 3.87 In terms of design and appearance and the impact of the proposal on the local street scene and the adjoining Ickenham Village Conservation Area, the development is considered consistent with policies BE4, BE13, BE19 and OE1 of the UDP.
- 3.88 English Heritage have advised that the existing truss roofed warehouse building and the purpose built cinema within the application site and to the north of Aylsham Drive have some historic interest. While no listing is being sought prior to the buildings being demolished, it has been recommended that a programme of building recording be completed, which can be achieved through a condition on any planning approval.

(vii) Impact on local services and facilities

- 3.89 Concerns have been raised by residents that the development will result in impacts on a variety of services and facilities. These have included: general practitioners, dentists, hospitals, school places, public transport, and green spaces.
- 3.90 Policy R17 of the UDP advises that the Council will seek to supplement the provision of recreation open space and other community, social and education facilities through planning obligations in conjunction with development proposals. The Council has developed Supplementary Planning Guidance on Planning Obligations to address this issue. These policies apply to all planning applications and specifically address primary care trust requirements, education requirements, public transport and leisure and recreational facilities. In terms of planning assessment and legal obligations, an applicant is usually required to provide funding to expand local facilities to cater for the new development, such as funding to build additional classrooms to house any additional children. Furthermore, it should be noted that planning obligations are not to be used to address any existing deficiencies, they may only be used to address the impact a development has on the surrounding area. It is recommended that the applicant enter into a legal agreement for planning obligations in order to address policy R17.
- 3.91 Concerns have specifically been raised concerning the pressures on health services. The Primary Care Trust has indicated that a financial contribution by means of a legal agreement would be appropriate, based on the formula in the Planning Obligations Supplementary Guidance on Health Facilities.
- 3.92 Concerns have also been raised concerning education facilities in the locality. The applicant has agreed to the provision of a financial contribution towards nursery, primary and secondary school places commensurate with

the child yield of the development or the transfer of land outside the application site to satisfy the education requirements associated with the development.

- 3.93 With regard to the provision of community facilities, the applicant has agreed to provide a financial contribution in accordance with the Council's Planning Obligations Supplementary Guidance on Community Facilities. This could be made available to improve existing facilities in the locality such as the Library and Scout/Guide facilities at Community Close or the Village Hall.
- 3.94 The applicant stated in the Supporting Statement an intention to transfer the adjoining school site to the Council and part of this site could be made available for shared community use. The school site is not part of the application site and as such does not form part of the proposal.

(viii) Open space

- 3.95 There have been objections on the basis of insufficient open space provision. The proposals have been assessed in terms of public open space and private amenity space provisions.
- 3.96 With regard to public open space, the indicative plans provide for 2.5 hectares (ha) of public open space including a 1.32 ha playing field, multi-use games area, a locally equipped area for play, 4 local areas of play and further informal landscaped areas. In addition the applicant has agreed to a financial contribution for off-site access improvements to the Hillingdon Nature Trail.
- 3.97 According to the Council's Green Spaces Team, the layout and urban form of the development is acceptable. The applicant's open space study, which assessed the open space content and quality within a 2.5 kilometre radius of the site, concluded that the provision of outdoor space for sport and play in the study area equated to 3.52 ha per 1,000 population, which is well in excess of the National Playing Fields Associations (NPFA) 2.4 ha standard. However, the analysis revealed that there is an under supply of children's play space and the quality of some of the open space assessed had some shortcomings. The Green Spaces Team have estimated that 2.35 ha of public open space would be required as a result of the proposed development to meet the NPFA standard. As a result of this, no site monetary contribution will be sought, although a legal agreement is proposed to secure the provision and maintenance of the children's play areas, playing field and multi-games area.
- 3.98 Sport England have no objection in principle to the proposal subject to conditions to secure the provision of facilities for the grass sports pitch and multi-use games area, a maintenance implementation programme and a community use agreement.

- 3.99 Officers consider that with the proposed conditions and legal agreement, the proposal complies with UDP policies R1, R4 and R5
- 3.100 With regard to private amenity space, the indicative plans incorporate 10,300 sq m of space for the 162 houses, which equates to an average of 63.6 sq m of amenity space per house. The average private outdoor amenity space proposed exceeds the minimum requirements of Council's HDAS SPD 'Residential Layouts' for a 3 bed house, which is 60 sq m but does not meet the standard for a 4 bed house, which is 100 sq m. However the amenity space proposed in this application is considered to be acceptable given the amount of open space provided on site. Furthermore it is considered that the size, layout and character of the private amenity space is generally compatible with parts of the Brackenbury Estate.
- 3.101 Given that this is an outline application, no details are provided with regard to the amenity standards for the flats. HDAS SPD 'Residential Layouts' sets out the minimum shared amenity space size standards for flats. The applicant has indicated that the bulk of the amenity space requirements will be met through the provision of balconies. The provision of balconies and other shared amenity areas will be considered at the reserved matters stage. The indicative plans incorporate sufficient public open space for the benefit of all residents.
- 3.102 Officers consider that in terms of shared amenity space provision, this outline application is acceptable given the overall open space provision on site.

(ix) Planning obligations

- 3.103 Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.
- 3.104 The proposed development represents a significant increase in population that will result in a wide range of impacts on the local community within which it is located. In order to address and in some cases mitigate this impact wherever possible, the applicant will be required to enter into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). A full list of necessary planning obligations are included in the report's recommendations.
- 3.105 Taking into account the conclusions of the independent assessment of the Financial Appraisal that was submitted by the applicant, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development and is necessary to deal with the likely impacts of the proposal and is in compliance with UDP policy R17.

Comments on public consultations

3.106 The issues raised in the submissions have been addressed in the main body of this report under the relevant headings.

4. OBSERVATIONS OF THE BOROUGH SOLICITOR

4.1 When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

4.2 In addition, Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

4.3 Article 6 deals with procedural fairness. If normal Committee procedures are followed, it is unlikely that this article will be breached.

4.4 Article 1 of the First Protocol and article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

4.5 Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

5. OBSERVATIONS OF THE DIRECTOR OF FINANCE

5.1 The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Planning and Community Services Group and the wider Council.

6. CONCLUSION

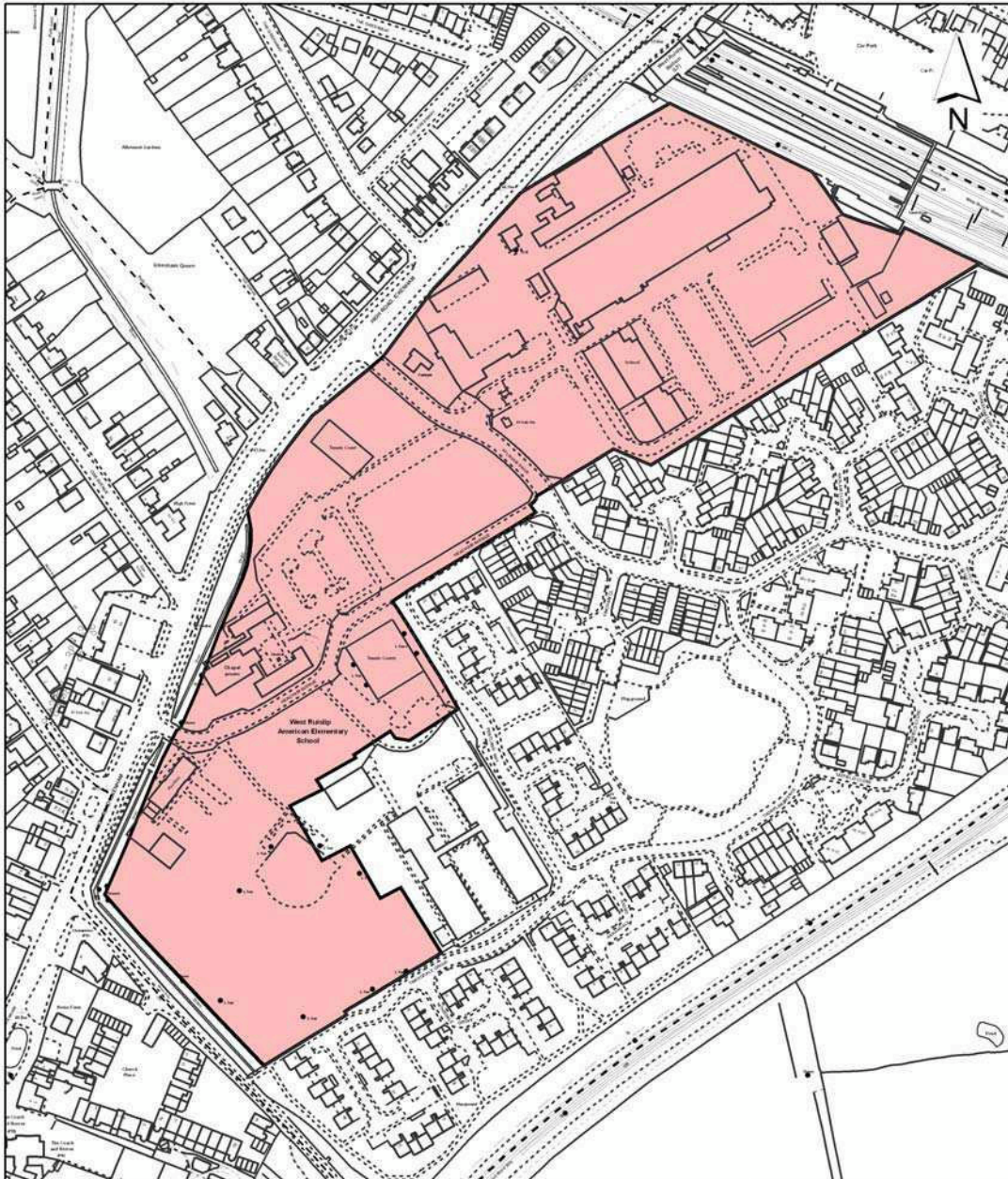
- 6.1 This is an outline application that seeks approval for the principle of a mixed use comprising 415 dwellings, an 80-unit elderly person's care home (class C2), a playing field, open space, 468 car parking spaces, and means of access (including junction improvements to existing highways). All other matters are reserved for future determination. The proposal is considered to be acceptable in principle. It represents an appropriate balance between open land and built form. The number of proposed units and associated car parking and open space provisions are consistent with the guidelines in the London Plan and UDP.
- 6.2 Residential amenities would not be unduly affected by the proposed development, subject to sensitive layout, landscaping and high quality design, which the Council maintains control over through a reserved matters application. In terms of traffic generation and parking, neither the Council's Highways Engineer or TfL have raised objections subject to conditions and a legal agreement that are reflected in the recommendation. There have been a number of objections to the proposal. However it is not considered that a sustainable planning objection can be raised to the outline planning application. The proposal would make good use of a brownfield site and would provide much needed affordable housing and elderly units. As such the application is recommended for approval subject to the proposed legal agreement, conditions and informatives.

Reference Documents:

- (i) Unitary Development Plan
- (ii) Circular 6/1998 'Planning and Affordable Housing'
- (iii) Circular 09/1998 'Playing Fields'
- (iv) Circular 5/2005 'Planning Obligations'
- (v) PPS1 'Delivering Sustainable Development'
- (vi) PPS3 'Housing'
- (vii) PPS9 'Biodiversity and Geological Conservation'
- (viii) PPS10 'Planning for Sustainable Waste Management'
- (ix) PPG13 'Transport'
- (x) PPG15 'Planning and the Historic Environment'
- (xi) PPG16 'Archaeology and Planning'
- (xii) PPG17 'Sport and Recreation'
- (xiii) PPS22 'Renewable Energy'
- (xiv) PPS23 'Planning and Pollution Control'
- (xv) PPG24 'Planning and Noise'
- (xvi) PPS25 'Development and Flood Risk'
- (xvii) The London Plan
- (xviii) Council's Revised Parking Standards (December 2001)
- (xix) SPG Air Quality
- (xx) SPG Air Quality and Noise
- (xxi) SPG Community Facilities
- (xxii) SPG Community Safety
- (xxiii) SPG Community Safety by Design

- (xxiv) SPG Economic Development, Training and Employment
- (xxv) SPG Educational Facilities
- (xxvi) SPG Environmental Improvements
- (xxvii) SPG Health Facilities
- (xxviii) SPG Land Contamination
- (xxix) SPG Land Contamination, Recycling and Waste Management and Flooding
- (xxx) SPG Noise (draft)
- (xxxi) SPG Planning Obligations Strategy
- (xxxii) SPG Transport, Accessibility and Movement
- (xxxiii) SPD Accessible Hillingdon
- (xxxiv) SPD Affordable Housing
- (xxxv) SPD Noise
- (xxxvi) SPD Public Realm (consultation draft)
- (xxxvii) SPD Residential Layouts
- (xxxviii) SPD Transport Interchanges
- (xxxix) LDF Preferred Options Core Strategy (draft 2007)
- (xl) Letters of objection

Contact Officer: BRETT HENDERSON **Telephone Number:** 01895 277 824



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2007</p>	<p>Site Address</p> <p style="text-align: center;">RAF West Ruislip High Road Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>JEAN PALMER Director of Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">38402/APP/2007/1072</p>	<p>Scale</p> <p style="text-align: center;">1:3,000</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">June 2007</p>	

NORTH PLANNING COMMITTEE

Meeting held at the Civic Centre on Monday 9th July 2007 at 7.00pm

Councillor Bruce Baker (Chairman)
Councillor Michael White (Vice-Chairman)

Councillors: Allan Kauffman David Allam
Michael Markham Anita Smart
Ian Oakley

Advisory Members

*	Michael Hirst	Canal Locks Conservation Panel
	Chris Groom	Eastcote Conservation Panel
+	Clive Pigram	Ruislip Conservation Panel
+	John Ross/ Michael Dent	Harefield Village Conservation Panel
	Pamela Jeffreys	Ickenham Conservation Panel

* Denotes apologies received
+ Denotes other member absent

Also Present: Councillors Phillip Corthorne, Brian Crowe and John Hensley

1. BUSINESS TO BE CONSIDERED IN PUBLIC

The Committee agreed that all its business would be conducted in public.

2. DECLARATION OF INTERESTS

There were no interests declared.

4. DECISIONS ON APPLICATIONS

Decisions on applications are shown below and are based on Agenda and reports for the meeting, and an Addendum sheet circulated at the meeting.

Item No.	Address	Ward	Proposal	Application No.
1.	RAF West Ruislip High Road Ickenham	Ickenham	Redevelopment of site for a mixed use development comprising 415 dwellings (Class C3), an 80 unit elderly care home (Class C2), playing field and open space with associated car parking (468 spaces) and access arrangements (incorporating junction improvements to	38402/APP/2007/1072

			existing highways) (Outline application).	
--	--	--	--	--

Condition 13 was amended to read as follows:

'Prior to commencement of the development the detail design and modelling for the traffic impact from the development on the highway network, measured in terms of queue lengths and increases in journey times, shall be submitted to the LPA for its approval and the development shall not commence until such approval has been granted, shall not exceed the figures stated in the submitted Transport Assessment(WR/OPA/DOC/08 - Transport Assessment and Travel Plan Involvement dated 11/04/07 and technical notes and supplementary information dated 03/05/07 and 18/06/07)'.

The Committee heard from a petition representative who expressed concerns about the development. A Ward Councillor addressed the meeting and whilst acknowledging officer's efforts in working closely with the developers to build a quality development, he indicated that he would like to see the petitioners' suggestions taken into consideration as far as possible.

Members were also addressed by a Ward Councillor from a neighbouring ward who reiterated one of Ickenham Residents' Association's concerns about preserving Austin's Lane, one of the oldest traditional lanes in the County of Middlesex. The applicant then addressed the meeting in support of the development.

In response to a Member's concern about the provision of affordable housing, the Legal advisor explained that provision of housing for the elderly at reduced cost could be considered as affordable housing.

Following debate the Committee attached an additional informative requesting the applicant in the interest of preserving the military past of the base, to bear this in mind when it came to naming streets.

RESOLVED – That delegated powers be given to the Director of Planning and Community Services to grant outline planning permission subject to the following:

- (a) The Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act (as amended) and all appropriate legislation to ensure that:**
- **Education – The applicant provides a financial contribution towards nursery, primary and secondary school places and facilities in the locality commensurate with the estimated child yield of the development, or the transfer of land outside the development to satisfy the educational requirements associated with the development, in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled 'Educational Facilities' adopted in October 2003 or any subsequently approved amendments to this guidance.**

- **Health** - The applicant provides a financial contribution of £131.50 per resident towards the provision of primary health care facilities in the locality in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled 'Health Care Facilities' adopted in December 2004.
- **Affordable Housing** – That at least 30% of the residential units constructed on the site, calculated on a habitable room basis, shall be reserved for the provision of affordable housing by or on behalf of a registered social landlord. Furthermore, of the affordable housing, 60% will be intermediate housing and 40% social rented as calculated on a habitable room basis. The social rented units will include as a minimum 24 x 1 bed elderly units, 24 x 2 bed elderly units and 20 x 2 bed age restricted units. The intermediate housing mix is to be agreed with the Council.
- **Community Facilities** – The applicant provides a financial contribution of £650 per residential unit for community facilities in the locality in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled 'Community Facilities' adopted in October 2003.
- **Children's Play Space** –The applicant provides on-site one Locally Equipped Area for Play (LEAP) as described in the National Playing Fields Association guidelines, for the use of the new residents with an area of at least 3600m², including a landscaped buffer around the activity zone. The applicant is also to provide for as many Local Areas of Play (LAP's) as required to satisfy the requirement of the National Playing Fields Association of a LAP being located within 1 minute walking distance from the home. Each LAP is to be of a size no smaller than 400m² including the buffer zone around the development. All playground facilities are to be provided to the Council's standards. The space shall either be maintained in perpetuity by the developer, through a management company or, should the developer desire to dedicate the space to the Council and the Council agree to accept the space, a commuted sum for maintenance will be required prior to any handover. This maintenance sum shall be for a period of 10 years. The above provisions are in accordance with the Supplementary Planning Guidance (SPG) to the Hillingdon Unitary Development Plan entitled 'Community Facilities' adopted in October 2003.
- **Recreational Open Space** – The applicant provides a recreational open space in the form of a playing field in the southwest area of the site. This is also to include the provision of a Multi Use Games Area (MUGA). The space shall either be maintained in perpetuity by the developer, through a management company, or should the developer desire to dedicate the space to Council and Council agree to accept the space, a commuted sum for maintenance will be required prior to any handover. This maintenance sum shall be

for a period of 10 years. Should the playing fields become a dual use facility with any future school development, any commuted sums are to be adjusted accordingly.

- **Hillingdon Nature Trail Corridor Contribution** – The applicant provides a financial contribution towards off-site works for improving the accessibility of the local nature reserve, in the sum of £30,000, in accordance with the Supplementary Planning Guidance (SPG) to the Hillingdon Unitary Development Plan Environmental Improvements.
- **Community Safety Contribution** – The applicant provides a financial contribution towards community safety in the sum of £75,000, in accordance with the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled ‘Community Facilities’ adopted in October 2003.
- **Highway Works** –The applicant enters into a s278 agreement to deliver the off-site highways mitigation works, comprising a signalised junction at Aylsham Drive/ Ickenham High Road; a new signal controlled pedestrian crossing in Ickenham High Road, between Aylsham Drive and Heacham Avenue; signalisation of the existing zebra crossing in Long Lane adjacent to Swakeleys Road with a detector scheme for right turning traffic into Swakeleys Road and waiting restrictions in Heacham Avenue and extension of waiting restrictions in Aylsham Drive.
- **Potential Highways Works** - A contribution of £45,000 to cover reasonable costs of the Council to introduce a Parking Management Scheme in the affected areas as a result of displaced parking.
- **Cycleway Contribution** – The applicant provides a financial contribution in the sum of £30,000 towards the London Cycle Network Link 93/ Route 89 Uxbridge.
- **Travel Plan** – The applicant prepares and implements a travel plan, following approval by the local planning authority.
- **Protection of trees** – The applicant shall not allow the felling of any trees on-site without the prior written approval of the Local Planning Authority until such time as a tree preservation order is made. The Council shall not unreasonably withhold permission. If any trees are removed on-site without prior approval, the applicant shall replant such trees in accordance with a replanting scheme to be approved
- **Construction Training Contribution** – The applicant shall either submit for prior approval a construction training scheme to be operated on the site or provide a financial contribution in accordance with the formula contained within the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan

entitled 'Economic Development, Training and Employment' adopted in October 2003.

- That the applicant meets Council's project management and administration costs as set out within the Supplementary Planning Guidance to the Hillingdon Unitary Development Plan entitled 'Planning Obligations Strategy'.
- (b) That Officers be authorised to negotiate and agree detailed terms of the proposed agreement.
- (c) That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.
- (d) If a Section 106 agreement has not been signed within 6 months or any other period as agreed by the Director of Planning and Community Services, then the application is to be referred back to Committee for further consideration.
- (e) That subject to the above, the application be deferred for determination by the Head of Planning and Community Services under delegated powers subject to the completion of the Agreement under Section 106 and other appropriate powers with the applicant.
- (f) That if the application is approved, the conditions and informatives in the Officer's report be attached.

The meeting closed at 9:05pm.

Report of the Head of Planning & Enforcement Services

- Address** RAF WEST RUISLIP HIGH ROAD ICKENHAM
- Development:** Variation of condition 2 of reserved matters planning permission ref.38402/APP/2008/2733 dated 05/01/2009 to amend the layout, scale and appearance of the previously approved units A1 - A14 (located in the southern section of the site.)
- LBH Ref Nos:** 38402/APP/2010/248
- Drawing Nos:** TF 643/TPP/101 Rev F (Tree Removal and Protection Plan Sheet 1 of 5)
TF 643/TPP/102 Rev E (Tree Removal and Protection Plan Sheet 2 of 5)
D1652.L.210 Rev H (Detailed Hard Landscape General Arrangement 1 of 5)
0922/C02 Rev B (Proposed Site Plan Minor Amendments)
D1652.L.211 Rev G (Detailed Hard Landscape General Arrangement 2 of 5)
D1652.L.310 Rev H (Detailed Soft Landscape General Arrangement 1 of 5)
D1652.L.311 Rev F (Detailed Soft Landscape General Arrangement 2 of 5)
1521 Rev G (No Dig Construction Areas Site Plan and Sections)
0922/P50(Plot A1 - Detached Garage Plans & Elevations)
0922/P51(Plots A7 & A9 - Detached Garage Plans & Elevations)
0922/P52 (Plot A10 - Detached Garage Plans & Elevations)
0922/P53 (Plot A11 - Detached Garage Plans & Elevations)
0922/P10 Rev A (Proposed House Type B Floor Plans)
0922/P11 Rev A (Proposed House Type B Elevations (Sheet 1))
0922/P12 Rev A (Proposed House Type B Elevations (Sheet 2))
0922/P13 Rev B (Proposed House Type BB1 Floor Plans)
0922/P14 Rev A (Proposed House Type BB1 Elevations (Sheet 1))
0922/P15 Rev A (Proposed House Type BB1 Elevations (Sheet 2))
0922/P16 Rev B (Proposed House Type C Floor Plans)
0922/P17 Rev A (Proposed House Type C Elevations (Sheet 1))
0922/P18 Rev A (Proposed House Type C Elevations (Sheet 2))
0922/P19 Rev B (Proposed House Type CC1 Floor Plans)
0922/P20 Rev A (Proposed House Type CC1 Elevations (Sheet 1))
0922/P21 Rev A (Proposed House Type CC1 Elevations (Sheet 2))
0922/P22 Rev B (Proposed House Type DD1 Floor Plans)
0922/P23 Rev A (Proposed House Type DD1 Elevations (Sheet 1))
0922/P24 Rev A (Proposed House Type DD1 Elevations (Sheet 2))
0922/P25 Rev B (Proposed House Type E Floor Plans)
0922/P26 Rev A (Proposed House Type E Elevations (Sheet 1))
0922/P27 Rev A (Proposed House Type E Elevations (Sheet 2))
0922/P28 Rev B (Proposed House Type EE1 Floor Plans)
0922/P29 Rev A (Proposed House Type EE1 Elevations (Sheet 1))
0922/P30 Rev A (Proposed House Type EE1 Elevations (Sheet 2))
0922/P31 Rev B (Proposed House Type F Floor Plans (Sheet1))
0922/P32 Rev A (Proposed House Type F Floor Plans (Sheet2))
0922/P33 Rev A (Proposed House Type F Elevations (Sheet 1))
0922/P34 Rev A (Proposed House Type F Elevations (Sheet 2))
0922/P35 Rev B (Proposed House Type FF Floor Plans (Sheet 1))
0922/P36 Rev A (Proposed House Type FF Floor Plans (Sheet 2))

0922/P37 Rev A (Proposed House Type FF Elevations (Sheet 1))
 0922/P38 Rev A (Proposed House Type FF Elevations (Sheet 2))
 0922/P39 Rev A (Proposed House Type G2 Floor Plans))
 0922/P40 Rev A (Proposed House Type G2 Elevations (Sheet 1))
 0922/P41 Rev A (Proposed House Type G2 Elevations (Sheet 2))
 0922 P42 Rev A (Proposed House Type EE2 Elevations (Sheet 1))
 0922 P43 Rev A (Proposed House Type EE2 Elevations (Sheet 2))
 0922 P44 Rev B (Proposed House Type EE2 Floor Plans)
 1001.1 Rev D (Site Layout Sheet 1 of 4)
 1001.2 Rev B (Site Layout - Sheet 2 of 4)
 103 Rev D (Site Layout - Street Lighting)
 104 Rev F (Site Layout Street Lighting Illuminance Plot - Sheet 1 of 4)
 105 Rev E (Site Layout Street Lighting Illuminance Plot - Sheet 2 of 4)
 115 Rev D (Site Layout Proposed Contours and Spot Levels - Sheet 1 of 4)
 116 Rev C (Site Layout Proposed Countours and Spot Levels - Sheet 2 of 4)
 1105 Rev G (Site Layout Drainage - Sheet 1 of 4)
 1106 Rev E (Site Layout Drainage - Sheet 2 of 4)
 1113.1 Rev B (Site Layout Southern Site - Disabled/Cycle Parking and Bin Stores - Sheet 1 of 2)
 1113.2 Rev D (Site Layout Southern Site - Disabled/Cycle Parking and Bin Stores - Sheet 2 of 2)
 Arboricultural Method Statement & Tree Protection Measures
 Ref:TF/MS/643 Rev L

Date Plans Received:	09/02/2010	Date(s) of Amendment(s):	08/07/2010
Date Application Valid:	09/02/2010		13/07/2010
			22/07/2010
			23/07/2010
			26/07/2010
			06/08/2010

1. SUMMARY

This application seeks to vary condition 2 of the reserved matters approval in order to amend the layout, scale and appearance of units A1 - A14 of the previously approved scheme. The number of dwellings remains unchanged, as does the type of dwellings (5 bedroom houses).

The proposals retain the general layout, design and character which was approved under the previous planning permission and would retain an appropriate appearance within the Southern Area of the application site.

The size and number of dwellings remains unchanged, as does the proposed road layout and number of proposed parking spaces for the dwellings. Accordingly, the proposal is considered acceptable in terms of car parking and traffic generation.

The application has also paid particular attention to ensuring the retention of the two high quality oak trees to the east of the Southern Area (fronting proposed units A11 and A12). Fully detailed drainage drawings and an arboricultural method statement have been submitted which demonstrate this to be the case.

All other issues were considered under the previous application and the proposal would remain acceptable subject to the relevant conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Compliance with plans

1) With the exception of the area outlined red on drawing 0922/C02 Rev. B the development shall be constructed in full accordance with the plans contained within the approved drawing list on Reserved Matters Planning Permission 38403/APP/2008/2733 dated 05/01/2009.

2) The area outlined red on drawing 0922/C02 Rev. B shall be constructed in accordance with the following drawings:

0922/C02 Rev B (Proposed Site Plan Minor Amendments) received 23/07/2010;
TF 643/TPP/101 Rev F (Tree Removal and Protection Plan Sheet 1 of 5) received 26/07/2010;
TF 643/TPP/102 Rev E (Tree Removal and Protection Plan Sheet 2 of 5) received 26/07/2010;
D1652.L.210 Rev H (Detailed Hard Landscape General Arrangement 1 of 5) received 06/08/2010;
D1652.L.211 Rev G (Detailed Hard Landscape General Arrangement 2 of 5) received 06/08/2010;
D1652.L.310 Rev H (Detailed Soft Landscape General Arrangement 1 of 5) received 06/08/2010;
D1652.L.311 Rev F (Detailed Soft Landscape General Arrangement 2 of 5) received 06/08/2010;
1521 Rev G (No Dig Construction Areas Site Plan and Sections) received 26/07/2010;

0922/P10 Rev A (Proposed House Type B Floor Plans) received 08/07/2010;
0922/P11 Rev A (Proposed House Type B Elevations (Sheet 1)) received 08/07/2010;
0922/P12 Rev A (Proposed House Type B Elevations (Sheet 2)) received 08/07/2010;
0922/P13 Rev B (Proposed House Type BB1 Floor Plans) received 13/07/2010;
0922/P14 Rev A (Proposed House Type BB1 Elevations (Sheet 1)) received 08/07/2010;
0922/P15 Rev A (Proposed House Type BB1 Elevations (Sheet 2)) received 08/07/2010;
0922/P16 Rev B (Proposed House Type C Floor Plans) received 13/07/2010;
0922/P17 Rev A (Proposed House Type C Elevations (Sheet 1)) received 08/07/2010;
0922/P18 Rev A (Proposed House Type C Elevations (Sheet 2)) received 08/07/2010;
0922/P19 Rev B (Proposed House Type CC1 Floor Plans) received 13/07/2010;
0922/P20 Rev A (Proposed House Type CC1 Elevations (Sheet 1)) received 08/07/2010;
0922/P21 Rev A (Proposed House Type CC1 Elevations (Sheet 2)) received 08/07/2010;
0922/P22 Rev B (Proposed House Type DD1 Floor Plans) received 13/07/2010;
0922/P23 Rev A (Proposed House Type DD1 Elevations (Sheet 1)) received 08/07/2010;
0922/P24 Rev A (Proposed House Type DD1 Elevations (Sheet 2)) received 08/07/2010;
0922/P25 Rev B (Proposed House Type E Floor Plans) received 13/07/2010;
0922/P26 Rev A (Proposed House Type E Elevations (Sheet 1)) received 08/07/2010;
0922/P27 Rev A (Proposed House Type E Elevations (Sheet 2)) received 08/07/2010;
0922/P28 Rev B (Proposed House Type EE1 Floor Plans) received 13/07/2010;
0922/P29 Rev A (Proposed House Type EE1 Elevations (Sheet 1)) received 08/07/2010;
0922/P30 Rev A (Proposed House Type EE1 Elevations (Sheet 2)) received 08/07/2010;
0922/P31 Rev B (Proposed House Type F Floor Plans (Sheet1)) received 13/07/2010;
0922/P32 Rev A (Proposed House Type F Floor Plans (Sheet2)) received 08/07/2010;

0922/P33 Rev A (Proposed House Type F Elevations (Sheet 1)) received 08/07/2010;
0922/P34 Rev A (Proposed House Type F Elevations (Sheet 2)) received 08/07/2010;
0922/P35 Rev B (Proposed House Type FF Floor Plans (Sheet 1)) received 13/07/2010;
0922/P36 Rev A (Proposed House Type FF Floor Plans (Sheet 2)) received 08/07/2010;
0922/P37 Rev A (Proposed House Type FF Elevations (Sheet 1)) received 08/07/2010;
0922/P38 Rev A (Proposed House Type FF Elevations (Sheet 2)) received 08/07/2010;
0922/P39 Rev A (Proposed House Type G2 Floor Plans)) received 08/07/2010;
0922/P40 Rev A (Proposed House Type G2 Elevations (Sheet 1)) received 08/07/2010;
0922/P41 Rev A (Proposed House Type G2 Elevations (Sheet 2)) received 08/07/2010;
0922 P42 Rev A (Proposed House Type EE2 Elevations (Sheet 1)) received 22/07/2010;
0922 P43 Rev A (Proposed House Type EE2 Elevations (Sheet 2)) received 22/07/2010;
0922 P44 Rev B (Proposed House Type EE2 Floor Plans) received 22/07/2010;
0922/P50(Plot A1 - Detached Garage Plans & Elevations) received 22/07/2010;
0922/P51(Plots A7 & A9 - Detached Garage Plans & Elevations) received 22/07/2010;
0922/P52 (Plot A10 - Detached Garage Plans & Elevations) received 22/07/2010;
0922/P53 (Plot A11 - Detached Garage Plans & Elevations) received 22/07/2010;

1001.1 Rev D (Site Layout Sheet 1 of 4) received 26/07/2010;
1001.2 Rev B (Site Layout - Sheet 2 of 4) received 26/07/2010;
103 Rev D (Site Layout - Street Lighting) received 26/07/2010;
104 Rev F (Site Layout Street Lighting Illuminance Plot - Sheet 1 of 4) received 26/07/2010;
105 Rev E (Site Layout Street Lighting Illuminance Plot - Sheet 2 of 4) received 26/07/2010;
115 Rev D (Site Layout Proposed Contours and Spot Levels - Sheet 1 of 4) received 26/07/2010;
116 Rev C (Site Layout Proposed Countours and Spot Levels - Sheet 2 of 4) received 26/07/2010;
1105 Rev G (Site Layout Drainage - Sheet 1 of 4) received 26/07/2010;
1106 Rev E (Site Layout Drainage - Sheet 2 of 4) received 26/07/2010;
1113.1 Rev B (Site Layout Southern Site - Disabled/Cycle Parking and Bin Stores - Sheet 1 of 2) received 26/07/2010;
1113.2 Rev D (Site Layout Southern Site - Disabled/Cycle Parking and Bin Stores - Sheet 2 of 2) received 26/07/2010;

REASON

To ensure that the external appearance and landscaping of the development is satisfactory and complies with Policies BE13, BE38 and BE39 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1

You are reminded that only condition 2 of planning permission ref: 38403/APP/2008/2733, dated 10-07-2007 has been varied by this permission. All other conditions attached to Outline Planning Permission ref: 38402/APP/2007/1072 dated 10-07-2007 and Reserved Matters Planning Permission ref: 38403/APP/2008/2733 dated 05/01/2009 remain in force, so far as the same are still subsisting and capable of taking effect, including as they relate to area outlined red on drawing 0922/C02 Rev. B.

2

You are reminded that this approval relates only to the amendment of condition 2 of planning permission ref: 38403/APP/2008/2733, dated 10-07-2007. All aspects of the

legal agreements associated with Outline Planning Permission ref: 38402/APP/2007/1072 dated 10-07-2007 and Reserved Matters Planning Permission ref: 38403/APP/2008/2733 dated 05/01/2009 remain applicable and in force with respect to all aspects of the development.

3. CONSIDERATIONS

3.1 Site and Locality

The site is 8.5 hectares in area and adjoins Ickenham High Road to the west and West Ruislip Station to the north. West Ruislip Station is served by the Marylebone to Birmingham railway line and London Underground Central Line.

Ickenham High Road has a mix of predominantly detached and semi-detached suburban style residential and commercial uses with building heights predominantly two-storey with some three storey buildings. Ickenham Green is also located to the west of the site.

To the north of the railway line there is a four storey nursing home, a large commuter car parking area, various light industrial and commercial land uses and RAF Blenheim Crescent, which currently provides administrative facilities and a medical centre. Further north, land accommodates predominantly two storey detached and semi-detached dwellings along with a golf course to the north west.

To the east of the site is a residential area, known as the Brackenbury Estate, some of which is occupied by USVF personnel. This area contains predominantly terraced dwellings with some flatted development. There is a small shop and a medical centre located within the estate along with a large park and playground. Building heights are between two storeys and three storeys. To the south of the estate lies Ickenham Station, which is served by London Underground's Metropolitan and Piccadilly Lines.

The site's southern boundary is defined by Austin's Lane and abuts the Ickenham Conservation Area, which is mainly residential in character and includes a public house. A Grade II listed barn is located on Austin's Lane, close to the corner with High Road, directly across from the subject site. Numerous Grade II and Locally Listed buildings are located in the Conservation Area. Ickenham Town Centre is to the south west of the site.

Adjoining the site on the corner of Pentland Way and Tweeddale Grove is the West Ruislip Elementary School, which formed part of the RAF West Ruislip complex, but is located outside the planning application site boundary.

Vehicular access is off Ickenham High Road via Aylsham Drive, Heacham Avenue and Pentland Way. The U1 bus route (Hillingdon Hospital - Brunel University - Uxbridge - Ickenham - Ruislip) and the U10 bus route (Hill Lane - Ruislip - Ickenham - Swakeleys Road - Uxbridge) run along the Ickenham High Road. Pedestrian only access is off Austin's Lane and the Hillingdon Trail runs adjacent to the site along Austin's Lane and follows the Ickenham High Road through to Ickenham Green.

There are numerous existing trees on site, which form an important part of the leafy character of the area. The trees are predominantly located on the periphery of the site, along the road boundaries, with some significant trees also within the site. It is important to note that all trees within the property are protected by the Section 106 agreement established as part of the extant outline planning approval that was approved on this site.

Between the northern part of the site that adjoins West Ruislip station and the Ickenham High Road there is a 1 to 1.5 storey rise in ground level up to the High Road. This slope is on a narrow strip of land, which is outside the site boundary.

The majority of the application site has a Public Transport Accessibility Level (PTAL) of 2, which is relatively low within a possible range of 1 to 6, with the north western part having a higher rating of 3.

3.2 Proposed Scheme

This application seeks to vary condition 2 of the reserved matters approval in order to amend the layout, scale and appearance of units A1 - A14 of the previously approved scheme. The number of dwellings remains unchanged, as does the type of dwellings (5 bedroom).

The principle features of the original layout remain unchanged with the area consisting of in 5 area/frontages:

- 1) A curved layout of detached dwellings with a combined frontage of approximately 65m;
- 2) Two north facing detached dwellings to the rear of the curve;
- 3) Three west facing dwellings in the centre of the current site;
- 4) A staggered set of dwellings with a combined frontage of approximately 80m (avoiding retained trees) to the north of the current site; and
- 5) An area of open space between the dwellings and Ickenham Road.

The principle layout changes involve the the number of dwellings in the curve being reduced from 6 to 5 and the number of dwellings in the north of the site being increased from 3 to 4. The layout also incorporates smaller changes which generally slightly increase the gaps between the dwellings.

Two protected Oak trees, a key feature of the original layout, are still to be retained to the front of the proposed units A11 and A12.

Each of the proposed units would benefit from between 124.3sq.m and 323.1sq.m of private external amenity space. The proposal would also involve slight alterations to the previously approved amenity areas for dwellings A15 - A20 which would each have between 55.4sq.m and 98.2sq.m of private external amenity space. The size of the public open space would remain unaltered by the proposal. The number of parking spaces proposed remains identical to that previously approved.

3.3 Relevant Planning History

38402/APP/2007/1072 R A F West Ruislip High Road Ickenham

REDEVELOPMENT OF SITE FOR A MIXED USE COMPRISING 415 DWELLINGS (CLASS C3), AN 80-UNIT ELDERLY CARE HOME (CLASS C2), PLAYING FIELD AND OPEN SPACE WITH ASSOCIATED CAR PARKING (468 SPACES) AND ACCESS ARRANGEMENTS (INCORPORATING JUNCTION IMPROVEMENTS TO EXISTING HIGHWAYS) (OUTLINE APPLICATION).

Decision: 10-07-2007 Approved

38402/APP/2008/2733 Raf West Ruislip High Road Ickenham

RESERVED MATTERS (DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) IN COMPLIANCE WITH CONDITIONS 2, 3 and 4, TOGETHER WITH DETAILS

OF CONDITIONS 7 (SITE LEVELS), 8 (SECURE BY DESIGN), 9 (WHEELCHAIR ACCESS), 13 (DESIGN AND MODELLING), 14 (EXISTING GATE CLOSURE), 17 (SUSTAINABILITY REPORT), 18 (TRAVEL PLAN), 21 (REFUSE BIN SCREENING), 24 (WASTE RECYCLING), 25 (GLASS RECYCLING), 26 (TRAFFIC ARRANGEMENTS), 27 (ACCURATE SITE SURVEY), 29 (TREE PROTECTION PLAN, LANDSCAPE DETAILS), 34 AND 35 (NOISE ASSESSMENT), 37 (ARCHAEOLOGICAL ASSESSMENT), 39 AND 40 (SURFACE AND FOUL WATER), 45 (SECURE BY DESIGN), 49 (BICYCLE PARKING), 53 (ECOLOGICAL MANAGEMENT PLAN) AND 58 (DRAINAGE STRATEGY) IN COMPLIANCE WITH OUTLINE PLANNING PERMISSION REF 38402/APP/2007/1072 DATED 10/07/2007: REDEVELOPMENT OF SITE FOR MIXED USE.

Decision: 05-01-2009 Approved

Comment on Relevant Planning History

The site benefits from planning permission (Refs: 38402/APP/2007/1072 (outline)) and 38403/APP/2008/2733 (reserved matters)) which provides for a total of 415 units, and comprises 277 flats and 138 dwelling houses. The permitted scheme is effectively divided into two key areas, the Northern Area, which composes the primary portion of flatted development located within blocks between 3 and 6 storeys, and the Southern Area, which is divided into smaller character areas but is generally of a lower density providing for the majority of the scheme's dwelling houses in tree lined roads.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT110 PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC4 Monitoring of existing sites of nature conservation importance and identification of new sites
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE10	Phasing of development in areas of potential flooding or inadequate sewerage capacity
H4	Mix of housing units
H5	Dwellings suitable for large families
R1	Development proposals in or near areas deficient in recreational open space
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM10	Incorporation in new developments of additions to the proposed cycle network
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th July 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised as a Major Development and all persons consulted on the Reserved

Matters Approval, including 2,331 neighbouring owner/occupiers were consulted.

7 letters of objection have been received raising the following concerns:

- (i) Concerns regarding the scale of the proposed houses and their proximity to one another;
- (ii) Concern regarding traffic generation of the development of the site as a whole; and
- (iii) Concern regarding the amount of development proposed on the site as a whole.

NATS: No objection

MOD: No objection.

LONDON FIRE BRIGADE: No objection, but would remind the applicant of the need to comply with Part B of the Building Regulations.

TFL

Two separate comment letters have been received from TFL.

One raises no objections, whereas the other requests further correspondence with the Infrastructure Controller to establish whether there will be a need for either temporary or permanent relocations of stops or shelters. The costs of any such work will be advised following site meetings with my colleagues. For your information, relocation of shelters takes approximately 16 weeks.

Officer Comment - Issues relating to highways works and infrastructure have been dealt with as part of the previous outline and reserved matters approvals and the current proposal would not impact on these.

ENVIRONMENT AGENCY: No objection.

THAMES WATER: The reserved matters application does not affect Thames Water and as such we have no observations to make.

NETWORK RAIL: Network Rail Town Planning has no comments to make.

ENGLISH HERITAGE ARCHAEOLOGY: Thank you for consulting me on the above application. The proposed changes to the scheme do not alter my previous advice, given in June 2007.

The site is situated in an area where archaeological remains may be present, due to the proximity of two medieval settlements, as well as the standing and buried remains relating to the RAF base itself.

Conditions 37 and 38 on consent 38402/APP/2007/1072, relating to archaeological investigation and historic building recording of the RAF buildings, have yet to be completed. I am aware that the building recording was undertaken but do not believe that the archival element was completed. No archaeological investigation has yet been undertaken, nor has a scheme been agreed.

Accordingly, I would recommend that these two conditions be retained for any new consents granted.

Internal Consultees

URBAN DESIGN

No objection, while there are slight changes to the layout of individual buildings the overall layout and design rationale, including detailing, scale and massing, remain consistent with those previously approved in the Southern Area of the site.

HIGHWAYS

The proposal does not seek to increase the number of units or occupiers on the site from the original reserved matters approval, accordingly it would not result in additional traffic generation.

Under the reserved matters approval, the 20 units in this area of the site were to be served by 35 car parking spaces provided in the form of private garages, driveways and on-street bays. The units within the current proposal would also be served by 35 spaces, which is considered to be an acceptable level of provision.

While the location of some parking spaces has been amended within the layout now proposed, the layout with regard to general road and traffic arrangements remains unchanged. The proposal is considered acceptable in terms of highways and pedestrian safety.

ENVIRONMENTAL PROTECTION UNIT

I have reviewed the alteration to the plans and covering letter. Comments from EPU are not relevant in this instance.

ACCESS

The layouts of the proposed units achieve a level of accessible design which is commensurate to the details which were approved under the Reserved Matters application in terms of wheelchair adaptability and Lifetime Homes standards. Accordingly, no objection is raised to the proposal.

TREES & LANDSCAPE

In comparison to the approved layout, the amended layout does not give rise to any significant tree or landscape issues, as the changes do not lead to any further loss of trees or a need for further tree protection measures. In fact, it is an improvement in terms of the space around the units and their relationship with the retained trees.

The AMS and the relevant tree and landscape-related conditions on the base permissions (and the legal agreement), the amended scheme is acceptable in terms of Saved Policy BE38 of the UDP.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has been established under the previous outline and reserved matters approvals.

7.02 Density of the proposed development

The density of the proposed development remains unchanged from that originally approved and is therefore considered acceptable in terms of Policy 3A.3 of the London Plan.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The site lies within the vicinity of the of the Ickenham Village Conservation Area to the south. Issues relating to the appropriateness of the built form in the southern section of the site were considered under the original application and are considered in detail within the Character and Appearance section of this report.

The application site does not lie within or in proximity to any Areas of Special Local Character of Listed Buildings.

Issues relating to archaeology were conditioned at outline stage and the condition

discharged, as adequate archaeological reports were submitted alongside the original reserved matters application to indicate the development would not have any significant harm on archaeological remains.

Under the original reserved matters permission the need to protect a number of marker stones around at least two of the three plots of land that were sold by the MOD. The marker stones are believed to have been planted as early as 1918 or 1934 by the Air Ministry to outline the original RAF Base (which originally extended much further along the road towards the Polar Bear Pub).

A condition on the reserved matters approved secured that the marker stones be formally identified within the site and be laid out within the proposed communal areas, alongside an information board setting out their historical context. This condition and the approved details would remain in place if the application is approved.

7.04 Airport safeguarding

The proposals do not give rise to any concerns regarding airport or aerodrome safeguarding.

7.05 Impact on the green belt

The application site does not lie within or in proximity to any designated Green Belt land.

7.06 Environmental Impact

It is not considered that the proposal would result in any environmental impacts above those considered in the grant of the extant planning permission.

7.07 Impact on the character & appearance of the area

Under the reserved matters application the southern area of the site had a well landscaped frontage with High Road Ickenham and included a communal green space adjacent to Heacham Avenue. 'The Lanes' was approved as a curved road with detached dwellings to connect with the 'rural urban grain of the Ickenham Village Conservation Area.' The area comprises a mixture of built forms including a series of detached dwellings fronting 'The Lanes' and smaller scale units within Mews courtyards, set back from the main road frontages.

The proposed amendment would reduce the number of units in the curved aspect of 'The Lanes' from 6 to 5. This provides for a more spacious and even distribution of dwellings in this area when compared to the previous layout which, while acceptable, did have a slightly cramped appearance where three properties were to be located on the corner of 'The Lanes'. Overall the proposal can therefore be regarded as an improvement over the approved scheme.

The design of these properties in terms of overall built form and proportions remain similar to those previously considered acceptable, and the overall design rationale for this area of the site, which incorporates chimneys, tile hanging and fenestration among other aspects of detailed design remains consistent with that previously approved. The replacement of conservatories with sun rooms to the rear of some of the properties is considered acceptable as it would not be visible from the street or impact on the overall character of the area.

In the area adjacent to the two protected trees a single unit would be replaced by two units (A11 and A12). The layout and size of these units is considered acceptable and maintains an appropriate landscape setting which would retain the protected trees.

Overall, it is considered that the amendments would result in an appropriate character and

appearance, in accordance with the principles coming out of the previous applications and in accordance with Policies BE13 and BE15 of the Saved Policies UDP.

7.08 Impact on neighbours

The proposed dwellings are separated from the nearest existing properties by over 51m, across a landscaped area. Accordingly the proposals would not have any detrimental impacts on the amenity of neighbouring occupiers.

7.09 Living conditions for future occupiers

Policies BE20, BE21 and BE24 of the UDP Saved Policies seek to ensure that new buildings are laid out so as to receive adequate daylight, avoid dominant impacts on neighbouring properties or would result in unacceptable levels of privacy for neighbouring properties.

The proposed amendments to the layout and design of units A1 - A14 would ensure each property receives appropriate levels of daylight and privacy and that the properties would not have a dominant impact on the future occupiers of neighbouring properties. In addition the amendments would maintain a satisfactory relationship with the closest dwellings within the development designated A15-A20.

Policy BE23 of the UDP Saved Policies seeks to ensure new developments are served by adequate amenity space and the SPD HDAS: Residential Layouts sets out minimum size requirements for private gardens. Dwellings A1-A14 have private gardens of between 124.3sq.m & 323.1sq.m, which are well in excess of the 100sq.m recommended for dwellings of 5 or more bedrooms.

Dwellings A15 - A17 would retain private gardens of 98.2sq.m, 74.7sq.m and 81.6sq.m respectively, which represents an average reduction of 26sq.m from the garden sizes previously approved. While dwellings A18- A20 would retain 74.6sq.m, 61.4sq.m and 55.4sq.m respectively, an average reduction of 1 sq.m from the garden sizes previously approved.

While the level of amenity space for dwellings A15-A20 would fall slightly below the HDAS recommendations for four bedroom dwellings, the proposal does not result in a significant reduction in the amount of amenity space from the approved scheme and the layout of the space would maintain the amenity of occupiers and is usable in its design. The proposed reduction in amenity space for these dwellings allows for an improved landscape layout around the two protected oak trees (retained) and there are communal amenity spaces and children's play areas available for the occupiers in close proximity within the larger site. On balance, it is considered that the proposed level of amenity space for units A15-A20 would maintain an appropriate level of usable amenity space for future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal does not seek to increase the number of units or occupiers on the site from the original reserved matters approval, accordingly it would not result in additional traffic generation.

Under the reserved matters approval the 20 units in this area of the site were to be served by 35 car parking spaces provided in the form of private garages, driveway and on-street bays. The units within the current proposal would also be served by 35 spaces, which is considered to be an acceptable level of provision.

While the location of some parking spaces has been amended within the layout now proposed, the layout with regard to general road and traffic arrangements remains unchanged. The Council's Highways Engineer considers that the proposal is acceptable in

terms of highways and pedestrian safety.

7.11 Urban design, access and security

Issues of design and accessibility are discussed in the relevant sections of this report.

The proposed layout which is similar to that previously approved, does introduce a garage building to the side of the public footpath access from the neighbouring open space. It is considered that a new condition requiring details of alternative boundary treatment in this location should be imposed, in order to ensure that the boundary treatment (previously agreed as 1.4m high) is high enough in this location to prevent direct access from the footpath to the area fronting the garage.

Subject to this additional condition the amendments are not considered to raise any additional implications with regard to security and condition 45 of the outline planning permission, which will remain in force, requires the development to meet secure by design standards.

7.12 Disabled access

Under the approved reserved matters 18% of the units or 73 units have been designed to be built to, or easily adaptable to, wheelchair accessible standards and all units were designed to Lifetime Homes standards. It is noted that this level is significantly above the requirements of condition 10 of the outline planning permission which requires 10% of the units to be adaptable and all units to be built to Lifetime Homes Standards.

The majority of the adaptable units lie outside of the area of the site being amended, however 5 of the 14 units being amended were wheelchair adaptable under the reserved matters approval.

Amendments have been made to address comments received from the Council's Access Officer, who has reviewed the current plans and advised that the level of accessible design proposed within the 14 units is commensurate to that which was previously approved both in terms of the Lifetime Homes Standards and wheelchair adaptability.

It is therefore considered that the proposal would achieve an acceptable level of accessible design in accordance with the Council's adopted standards.

7.13 Provision of affordable & special needs housing

The dwellings which are to be altered by the amendment were designated as private dwellings within the reserved matters approval and the affordable and special needs housing were located in other parts of the development site, which are not affected by the proposed amendments.

As such, the proposal does not impact on the requirements for such facilities or the provision previously approved. The requirements for affordable housing were secured under the outline planning permission and would not be impacted on by the current amendment and would still apply. Accordingly, the scheme does not raise any concerns in relation to issues of affordable or special needs housing.

7.14 Trees, Landscaping and Ecology

The overall layout of the southern area of the site, principles of the landscaping scheme and tree retention proposals remain unchanged from those agreed under the reserved matters planning permission.

In particular, the tree lined nature of 'the Lanes', the provision of large back gardens, a communal amenity spaces, the retention of trees along High Road Ickenham and the

retention of two key protected oak trees (fronting units A11 and A12) remain unchanged.

The Council's Trees and Landscape Officer has reviewed the proposals and, with the exception of requesting an update to the arboricultural report to correct an incorrect reference to a drainage drawing, has raised no objections to the scheme. It is noted that the proposals would not compromise the retention of the oak trees fronting units A11 and A12.

Accordingly, it is considered that the application would accord with Policy BE38 of the UDP Saved Policies.

7.16 Sustainable waste management

Policy 4A.22 of the London Plan requires that new developments are served by adequate refuse and recycling storage and collection facilities.

The proposal seeks amendments to the design of individual dwelling houses, which have substantial front and back gardens, side paths, garage space and utility rooms. Refuse collection vehicles can access the roads adjacent to the properties and there is ample space for the residents to store their refuse prior to collection day. Accordingly, the proposal is considered to comply with Policy 4A.22 of the London Plan.

7.16 Renewable energy / Sustainability

Issues of sustainability and renewable energy were conditioned under the outline planning permission, which required that 10% of the sites heat or energy needs be met by renewable technology.

Details of the sustainability measures for the residential areas and the sheltered housing development in compliance with this conditions were considered and approved alongside the original reserved matters permission, with the scheme providing for at least a 10% reduction in carbon dioxide emissions.

The proposal does not seek to amend the energy efficiency measures, the implementation of which is secured by the condition on the outline planning permission. Accordingly, no objection is raised to the proposal on renewable energy or sustainability grounds.

The reserved matters approval did however require that details of the siting and design of these measures be approved to ensure any potential nuisance or visual impacts were mitigated. This condition would remain in force were this application to be approved.

7.17 Flooding or Drainage Issues

Issues relating to flooding and drainage were considered under the outline/reserved matter planning permissions and are addressed by appropriate conditions which would remain in force.

The proposed development would not substantially alter the proportions of hardstanding and soft landscaping within the amended area and accordingly is not considered to give rise to any concerns regarding flood risk or drainage.

7.18 Noise or Air Quality Issues

The impact of noise on the southern part of the units the subject of this application was considered as a part of the original reserved matters application and addressed by way of a condition.

The condition attached to the original reserved matters application would remain in force

and ensure that the dwellings are constructed in an appropriate manner to mitigate noise.

The proposal is not considered to give rise to any air quality issues which were not considered as part of the outline and reserved matters approval.

7.19 Comments on Public Consultations

The issues raised have been covered in the main report.

7.20 Planning Obligations

Planning obligations for the scheme were secured under the outline planning permission and would therefore remain in force, should the amendment be granted.

The amendment does not propose any increases in unit number or habitable rooms which would require additional planning obligations above the level which was secured under the Section 106 agreement at outline stage.

Accordingly, the proposal does not raise any concerns with regard to planning obligations.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

This application seeks to vary condition 2 of the reserved matters approval in order to amend the layout, scale and appearance of units A1 - A14 of the previously approved scheme. The number of dwellings remains unchanged, as does the type of dwellings (5 bedroom).

The proposals retain the general layout design rational and character which was approved under the previous planning permission and would retain an appropriate appearance within the Southern Area of the application site.

The size and number of dwellings remains unchanged, as does the proposed road layout and number of proposed parking spaces for the dwellings. Accordingly, the proposal is considered acceptable in terms of car parking and traffic generation.

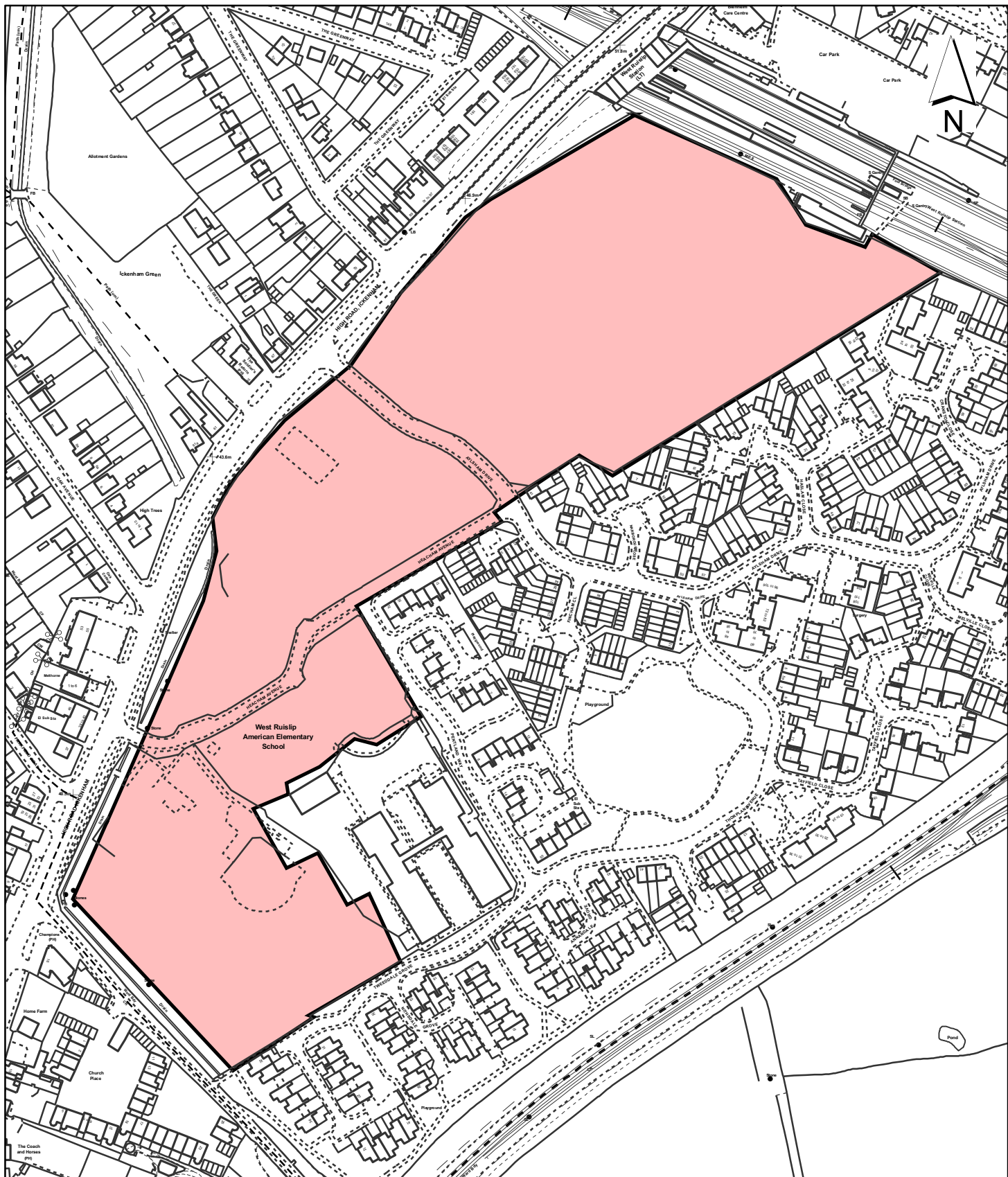
The application has also paid particular attention to ensuring the retention of the two high quality oak trees to the east of the Southern Area (fronting proposed units A11 and A12). Fully detailed drainage drawings and an arboricultural method statement have been submitted which demonstrate this to be the case.

All other issues were considered under the previous application and the proposal would remain subject to the relevant conditions.


11. Reference Documents

Contact Officer: Adrien Waite

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**RAF West Ruislip
High Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

38402/APP/2010/248

Scale

1:3,000

Planning Committee

North Page 137

Date

August 2010



HILLINGDON
LONDON

This page is intentionally left blank

Report of the Head of Planning & Enforcement Services

Address LAND AT 30 - 32 CHESTER ROAD NORTHWOOD

Development: Demolition of 30-32 Chester Road and development of 24-bedroom residential care home, alterations to access and associated landscaping.

LBH Ref Nos: 13800/APP/2010/623

Drawing Nos: 04/11
03/1
05/1
06/1
Design and Access Statement and Planning Statement
23/11
02/11
Tree Survey Report, dated 19th April 2010
Crime Impact Statement
12/11
Energy Statement
Transport Statement
01/11

Date Plans Received: 18/03/2010 **Date(s) of Amendment(s):**

Date Application Valid: 17/06/2010

1. SUMMARY

This application seeks permission to demolish a pair of semi-detached houses whose last authorised use was as a children's home, to be replaced by a two storey block with a part lower ground floor and accommodation in the roof to provide a 24 bedroom care home for the elderly with three parking spaces, including a disabled space to the front. The site forms part of the Old Northwood Area of Special Local Character.

The proposal would be adjacent to two care homes that have been allowed at appeal, replacing three former houses. It is considered that no justification has been provided for the demolition, now required by PPS5. Despite the two adjacent similarly designed care homes being allowed at appeal, the cumulative impact of this further block would be to create an incongruous symmetrical architectural 'set piece' within Chester Road with an additional discordant Mansard roof with oversized dormers, creating an extensive 50m frontage of built form which would not be broken up by adequate undeveloped gaps between the buildings. As such, the proposal would be detrimental to the Area of Special Local Character.

Additionally, adequate information has not been submitted to demonstrate that the proposal would not have a detrimental impact upon highway safety and that the proposal would provide a sufficient proportion of its energy demand from renewable sources, to accord with recent policy guidance. Also, it is likely that the scheme would generate additional demand for local health care facilities and the application makes no provision to mitigate this impact.

Finally the layout of the scheme fails to properly integrate accessibility measures.

The application is accordingly recommended for refusal for the above reasons.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The site forms part of the Old Northwood Area of Special Local Character, which denotes that the area is a designated heritage asset for the purposes of PPS5. This advises that there should be a presumption in favour of the conservation of designated heritage assets and in the absence of any information that justifies the demolition of the pair of semi-detached houses and that their re-use/adaptation has been thoroughly explored, the proposal is contrary to PPS5.

2 NON2 Non Standard reason for refusal

The proposal would result in the demolition of two further houses adjacent to a row of three former houses that have already been demolished, to be replaced by a row of three similarly designed blocks which would incorporate large mansard roofs with oversized dormers and would now occupy an extensive 50m wide frontage on Chester Road, with only narrow, sub-standard undeveloped gaps to break up the building mass. As such, the proposal would add another incongruous building to this part of Chester Road, the cumulative impact of which would be to create a symmetrical architectural 'set piece' around the central block at No. 34, resulting in a very cramped and overdeveloped street scene. The proposal therefore fails to harmonise with the mixed architecture and spacious character and appearance of the Old Northwood Area of Special Local Character, contrary to Policies BE5, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS: 'Residential Layouts'.

3 NON2 Non Standard reason for refusal

The submitted transport statement fails to provide correct information on the Council's car parking requirements and does not deal with the issue of parking demand and availability. In the absence of an accurate, comprehensive and current transport statement, the Local Planning Authority has been unable to assess the individual and cumulative highways impact of the proposal, having regard to the adjoining care homes at Nos. 34 - 38 Chester Road that are currently being implemented. There are real concerns that the proposal could cause on-street parking problems to the detriment of highways and pedestrian safety. The proposal therefore fails to comply with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (February 2008).

4 NON2 Non Standard reason for refusal

The application has failed to demonstrate that the development would integrate sufficient measures to minimise emissions of carbon dioxide, including provision of a 20% reduction in carbon dioxide emissions through on site renewable energy generation, in accordance with the Mayor's Energy Hierarchy. The proposal is therefore contrary to Policies 4A.1, 4A.3, 4A.4, 4A.6 and 4A.7 of the London Plan (February 2008).

5 NON2 Non Standard reason for refusal

The development is estimated to give rise to additional demands being placed on local health care facilities and additional provision would need to be made in the locality to maintain the existing service provision. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of

the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

6 NON2 Non Standard reason for refusal

The proposed layout fails to satisfactorily consider fully the needs of disabled people, as such the proposal is contrary to policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document: Accessible Hillingdon (January 2010).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H10	Proposals for hostels or other accommodation for people in need of care
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

LPP	London Plan (February 2008)
PPS3	Housing
PPS5	Planning for the Historic Environment
SPG	HDAS: 'Residential Layouts' & 'Accessible Hillingdon'
SPD	Supplementary Planning Document Planning Obligations, July 2007
LPG	London Plan Interim Housing Supplementary Planning Guidance, April 2010

3

Please be advised that the position of the side boundary between No. 34 and the application site was shown in a different position on the scheme allowed at appeal on the 17/9/07 (App. Ref. 50613/APP/2006/2768), with the boundary then maintaining a 1m gap between it and the flank elevation of the 12 bedroom care home whereas on this application, the boundary is shown hard up against the previously approved flank wall. As a result, had this scheme been granted permission, the two schemes could not be implemented together.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Chester Road, some 50m to the west of its junction with Reginald Road. It comprises a pair of large semi-detached, two storey houses that are internally linked and appear to be currently in use as houses in multiple occupation. No. 30 has a two storey side and rear extension and No. 32 has a side garage. There are a number of mature trees in the rear gardens.

The adjoining site to the east, formally occupied by Nos. 34, 36 and 38 Chester Road is currently being re-developed with two blocks as a care home. Chester Road forms part of a traditional residential area mainly dating from the Victorian and Edwardian periods with large detached and semi-detached houses of varied design, a number of which have been converted to flats with some plots having been re-developed with more modern flatted blocks and town house schemes. However, two-storey detached and semi-detached properties with small front gardens but overall generous plots tend to dominate. The overall impression is of an established traditional residential area, with individual detached and semi-detached properties, with a regular pattern and distinctive separation gaps between each building.

The site forms part of the Old Northwood Area of Special Local Character.

3.2 Proposed Scheme

This application seeks permission to demolish a pair of semi-detached houses, their last authorised use was as a children's home and erect a 24-bedroom residential care home for the elderly. The proposed two storey building would have accommodation in the roof space and incorporates a lower ground floor on the left hand side of the building towards the rear that would mainly provide ancillary office and staff accommodation. The building

would be 17.75m wide, maintaining 1m and 1.5m gaps to the side boundaries with Nos. 34 and 28 Chester Road respectively and 14.05m deep to the main rear elevation, with a central 6.25m wide, two storey rear wing projecting a further 7.25m into the rear garden. The building would have a mansard type roof, incorporating a flat roof element, 6.1m high to eaves level and 9.2m high to the main ridge height, with four gable roof dormers on the front elevation, comprising two larger outer dormers and two smaller inner dormers and three of the larger dormers on the rear elevation, two on the main roof, the third being on the projecting central wing. At the front, the building would have two 0.75m deep projecting two storey flat roofed outer bays, capped by railings with the larger dormers sited above and two front 'doors', although one appears to be a dummy with no path leading to it and a dividing parapet wall within the roof to create an impression of two semi-detached houses.

Three off-street car parking spaces, including a disabled person space are shown in the front garden, with cycle and bin storage provision being made in the rear garden. A decking area is also shown to the rear of the projecting rear wing.

Design & Access Statement and Planning Statement:

This describes the site and the surrounding area, including the developments taking place on adjoining sites and their relative planning history. Examples of more recent re-developments within the local area are highlighted. The site is described as being within easy walking distance of the town and its shops and Northwood Station. The past use of the site is described as a registered children's home catering for the age range of 13 to 18. It goes on to state that the proposal will integrate well within the quiet residential location which will be ideal for the elderly client group for up to 24 residents. Local services are also considered capable of servicing the proposed use as evidenced by the previous use.

The statement then goes on to describe the layout of the proposal in detail, and assesses the development against UDP policies. The statement considers that the recent approvals granted at appeal for both 34 and 36 to 38 Chester Road have established a firm principal for the height, form and general scale of building for this location, together with its massing and height in relation to neighbouring properties. It goes on to state that a number of trees to the rear will be retained, informed by a detailed agrobiologists report, and new planting will complement the site, whilst enhancing privacy. Extensive new shrub and tree planting will soften the parking at the front of the site.

The report considers the existing buildings to be of no real significant architectural merit and therefore not worthy of retention and stresses that there are no policies preventing the demolition of such buildings. The report goes on to describe the mixed architectural composition of the area and considers that great care has been taken as regards the site's 'area of special local character' designation. It describes the proposed building as again being designed as a pair of large semi-detached houses with mansard roofs, in effect copying the building previously allowed at appeal on Nos. 36 - 38 Chester Road, thus creating symmetry around the individually designed building approved at No. 34 Chester Road. It goes on to say that the scheme picks up upon the detailing of adjacent buildings so as to harmonise with the area. High quality traditional materials would be used such as a natural slated roof finish and brick elevations. It considers that the building would positively add to the character of the street and not conflict with local policies and national guidance.

Chester Road provides street parking within a controlled parking zone. It has good

access to public transport services, including buses and a tube station and will therefore not be reliant upon the car. Level access will be provided to the main front entrance and includes a disabled parking space with ramped access at the rear. A lift will provide access to all floors. The statement concludes by asserting that the development fully complies with policy and constitutes a positive planning gain for the area on a vacant Brownfield site. The general proposed built form, apparent massing, architectural appearance and design features have all been tested and approved at appeal by virtue of the previous applications for a residential care home.

Transport Statement:

This describes the location, stating that the application site is 550m from Northwood town centre and the tube station. Chester Road is a 7.7m wide, 30mph well lit residential road with 2.3m wide footpaths each side. The site is described as having excellent access to public transport offering regular rail and bus services. It goes on to describe the existing site and former use. The development proposals will create employment for up to 18 persons, with the working hours generally broken up into 3 shifts, morning, afternoon and night. During the early shifts, the maximum number of staff will not exceed 7, and at night this reduces to 2, plus a further member of staff sleeping. It goes on to advise that given the proximity of the town centre, there is a high likelihood that journeys to the care home will be made by bus and rail as this will be more convenient than using a car. As regards parking requirements, the former UDP guidelines are cited and the statements goes on to state that although the scheme proposes less than the recommended minimum standards, the Inspector considered a similar scheme on the adjoining site and concluded that the proximity of the town centre and alternative means of public transport mitigated the shortfall of spaces. As only a maximum of 7 staff would be present 4 spaces would satisfy the 1 space per 2 staff standard. A motorcycle space is also proposed.

Energy Statement:

This describes the site, development and the regulatory framework. It goes on to specify the materials that will be used in the construction and identifies the contribution they will make towards energy conservation. This fabric specification has been used to produce a Simplified Building Energy Model (SBEM) to give a projected energy demand for the building. The building will be carefully monitored to ensure good workmanship and be subjected to air permeability testing to ensure the original design criteria have been met.

It goes on to advise that low energy lamps will be used throughout, together with switching controls that for instance, will allow reduced lighting settings in corridors at night. Light tubes will also be used to reduce reliance on electric lights. All habitable rooms have good sized windows, producing high levels of natural light. Passive ventilation will be maximised and where this is not possible, low energy ventilation will be used such as internal bathrooms and en-suites. As infill development, the options for re-orientating the building are limited to maximise the use of passive solar energy. High efficiency boilers will be used.

PLANNING OFFICER COMMENT

This statement does not refer to renewable energy or development plan policy relevant to renewable energy (i.e. this statement is of limited value).

Tree Survey Report

This explains the methodology used and the tree categorisation used.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history, relating to the application site.

At No. 30 Chester Road, permission for a two storey side and rear extension to a residential home was approved on the 2/6/89 (ref. 4152/B/89/436). This was followed on the 5/3/97, when permission was granted to extend the home again, by allowing the change of use of the adjoining attached property, No. 32 Chester Road from Class C3 (residential) to Class C2 (children's home), incorporating an internal link (ref. 3800/A/96/1624).

History on the adjoining site, Nos. 34, 36 & 38 Chester Road is also relevant to the consideration of this application, which is summarised as follows:

Permission was refused on the 14/9/04 for a 43-bedroom residential care home on this site (ref. 50613/APP/2004/1907). Following the Council's initial refusal of permission for the erection of a 24-bedroom care home with refurbishment and alterations to No. 34 Chester Road (involving the demolition of Nos. 36 and 38), a subsequent appeal was allowed on the 27/7/06 (50613/APP/2005/758). This was followed by an application for the erection of a new 32-bedroom care home, involving the demolition of all three properties, but this application was withdrawn. Subsequently, permission for the erection of a three storey building with mansard roof to provide 12 single en-suite rooms for use as a residential care home, involving the demolition of No. 34 Chester Road was initially refused, before an appeal was allowed on the 17/9/07 (ref. 50613/APP/2006/2768).

Subsequently, two applications, one for a new 40-bedroom care home, the other for a new 36-bedroom care home on the entire site at Nos. 34 to 38 Chester Road, both involving the demolition of No. 34 Chester Road (Nos. 36 and 38 had already been demolished) (App. Nos. 50613/APP/2007/395 and 397 refer respectively) were both refused for the following reasons:

1. The proposed development by reason of the building's scale, mass, siting, height and overall site coverage is considered to constitute an over development of the site and would be detrimental to the character and appearance of the Old Northwood Area of Special Local Character. As such the development is contrary to policies BE5, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan.
2. The development, by reason of its low cycle parking provision, insufficient sightlines and distance of the refuse storage area to the main road, would be contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan.

Subsequent appeals were both dismissed on the 17/9/07.

A residential scheme, comprising 3 terraced and 2 semi-detached three storey houses with mansard roofs and lower ground floors to 3 of the dwellings was refused on the 25/9/08 (50613/APP/2008/2051).

A further application, to make minor changes to the rear elevation and internal alterations has not yet been determined (50613/APP/2010/658).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.
- PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- H10 Proposals for hostels or other accommodation for people in need of care
- R16 Accessibility for elderly people, people with disabilities, women and children
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- LPP London Plan (February 2008)

PPS3	Housing
PPS5	Planning for the Historic Environment
SPG	HDAS: 'Residential Layouts' & 'Accessible Hillingdon'
SPD	Supplementary Planning Document Planning Obligations, July 2007
LPG	London Plan Interim Housing Supplementary Planning Guidance, April 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st July 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

50 neighbouring properties have been consulted and a site notice has been displayed on site. 6 petitions objecting to the proposal have been received, together with 18 individual responses.

The first petition with 26 signatories states:

'We the undersigned are opposed to the above proposal on the grounds that the advent of a further 24 elderly residents plus care staff (in addition to the 36 residents plus care staff. Already sanctioned by the Planning Inspectorate in respect of Nos. 34 - 38), will inevitably cause traffic chaos in Chester Road and surrounding streets when extra delivery vehicles and visitors try to access the already difficult parking conditions in this residential area.

If approved, this additional development will further impinge on the fairly peaceful environment enjoyed by existing residents in an area already designated as being of 'Special Local Character'.

The second petition with 23 signatories states:

'The residents of Roy Road request that the London Borough of Hillingdon Planning Committee reject Planning Application Ref 13800/APP/2010/623 to demolish 30 - 32 Chester Road, Northwood, and build a 24 bedroom Residential Care Home.

We ask them to reject the application for the following reasons:

- 1) The size of a third 4 storey building will dominate the landscape and result in a number of properties in Roy Road being overlooked;
- 2) The approval of another 24 bedroom Residential Care Home will result in further loss of resident parking spaces between 28 and 40 Chester Road. This together with the additional spaces necessary for staff, visiting services and visitors will make parking within this local area unmanageable.

We the undersigned request that the planners reject the application accordingly:'

The third petition with 26 signatories states:

'The residents of Reginald Road request that the London Borough of Hillingdon Planning

Committee reject Planning Application Ref 13800/APP/2010/623 to demolish 30 - 32 Chester Road, Northwood, and build a 24 bedroom Residential Care Home.

We ask them to reject the application for the following reasons:

- 1) The size of a third 4 storey building will dominate the landscape and result in a number of properties in Roy Road, Reginald Road and Chester Road being overlooked;
- 2) The approval of another 24 bedroom Residential Care Home will result in further loss of resident parking spaces between 28 and 40 Chester Road. This together with the additional spaces necessary for staff, visiting services and visitors will make parking within this local area unmanageable.

We the undersigned request that the planners reject the application accordingly:'

The fourth petition with 22 signatories states:

'The residents of Hallowell Road request that the London Borough of Hillingdon Planning Committee reject Planning Application Ref 13800/APP/2010/623 to demolish 30 - 32 Chester Road, Northwood, and build a 24 bedroom Residential Care Home.

We ask them to reject the application for the following reasons:

- 1) The size of a third 4 storey building will dominate the landscape and result in a number of properties in Roy Road, Reginald Road and Chester Road being overlooked;
- 2) The approval of another 24 bedroom Residential Care Home will result in further loss of resident parking spaces between 28 and 40 Chester Road. This together with the additional spaces necessary for staff, visiting services and visitors will make parking within this local area unmanageable.

We the undersigned request that the planners reject the application accordingly:'

The fifth petition with 31 signatories states:

'The residents of Chester Road request that the London Borough of Hillingdon Planning Committee reject Planning Application Ref 13800/APP/2010/623 to demolish 30 - 32 Chester Road, Northwood, and build a 24 bedroom Residential Care Home.

We ask them to reject the application for the following reasons:

- 1) The size of a third 4 storey building will dominate the landscape and result in a number of properties in Roy Road, Reginald Road and Chester Road being overlooked;
- 2) The approval of another 24 bedroom Residential Care Home will result in further loss of resident parking spaces between 28 and 40 Chester Road. This together with the additional spaces necessary for staff, visiting services and visitors will make parking within this local area unmanageable.

We the undersigned request that the planners reject the application accordingly:'

The sixth petition with 38 signatories states:

'We the undersigned, urge the London Borough of Hillingdon North Planning Committee to reject

this application for the following reasons:

The flanks of the building are bulkier in depth than the adjoining property at 28 Chester Road and exceeds the scale of the present buildings at Nos. 30 - 32.

There is insufficient off-street parking provision on the plans for 30 - 32, (as is the case with the approved developments at Nos. 34 - 38).

The change in occupancy at Nos. 30 - 32 from about 12 to 24 plus staff, will bring the total occupancy of the 3 care homes (36 plus staff at Nos. 34 - 38) to 60, plus staff. The impact will be a massive increase in road traffic - not only visitors' parking problems, but also delivery vehicles arriving and departing, creating much disturbance to existing residents. Parking problems will affect residents in surrounding streets - Bennett Close, Hawes Close, as well as Reginald and Roy Roads.

Chester, Reginald and Roy Roads form part of an area designated as being of 'Special Local Character'. A large commercial enterprise in a residential area is hardly sympathetic to this designation and will totally alter the residential character of the road.'

The individual responses raise the following concerns:

(i) The proposed development will adversely affect the character of the road, which forms part of the Old Northwood Area of Special Local Character. It is not acceptable for another 2 houses of historic value to be demolished next to the 3 houses that were demolished to make way for the adjoining care home. Replacing attractive existing housing with another massive modern care home block of similar design will be too dominant and incongruous in this road of varied design. Proposal will diminish the quality of the building stock, and is inappropriate for this traditional area of family housing.

(ii) This, together with adjoining care home have larger footprints than the properties they have/would replace, removing too much garden space which is now protected. When the inevitable appeal is made, hopefully the Planning Inspectorate will be more favourable to local residents with the new guidance,

(iii) This commercial care home, together with the adjoining care homes will add 60 residents plus staff living in the road. Proposal will further alter the residential character on this small stretch of road, with visitors, health professionals, ambulances possibly at all hours, catering vehicles, funeral cars, deliveries and refuse collections etc, adversely affecting residential amenity,

(iv) Increased activity would threaten road safety, particularly young children

(v) Rear of building at three stories would overlook adjoining properties. Since many of the trees are to be removed, developer should be required to provide full vegetation screening for the houses at the rear of the site,

(vi) Parking in the area is already a problem. Chester Road has restricted parking and proposal only has limited parking for 3 cars in front of property which is totally inadequate to serve a massive care home.

(vii) Utilities, particularly Victorian drains and sewers are not adequate to serve this care home. Taking average of 5 persons per household, previous homes would have housed 25 residents whereas now the sewers would have to cope with 60 residents plus staff, a dramatic increase,

(viii) Local services, particularly GP surgeries would not be able to cope with the influx of 60 elderly (and probably infirm) residents,

(ix) Residents already suffered enough upheaval with redevelopment of adjoining site, often with building work carried on for months on end from early morning. Chaos will continue once completed due to, increased level of traffic,

(x) Demolition of a house on the adjoining site was started without permission and although it was stopped, developers eventually allowed to demolish it,

(xi) Size and scale of side elevations are totally overpowering, dominating adjacent properties

which are much smaller in scale,

(xii) Opposed to development that increase access at rear of site as would be a total invasion of privacy, peace and security,

(xiii) A protected Horse Chestnut Tree at the south east corner of the site (Tree No. 2) was badly burned in 2003 and now showing signs of woodworm and cracking. If tree to be removed, it should be replaced.

(xiv) Application form states that house is unoccupied, but it is very much occupied with every single window lit at night,

(xv) Proposed building with flank wall 1.6m from side boundary with No. 28 would narrow the existing gap between the properties and will block a lot more natural light from main kitchen/dining room window on side of the house,

(xvi) As side boundary with No. 28 is not straight, proposed building would be 40 - 50cm closer to our property where it projects beyond it. This will spoil view and block light and generally change the character of the garden.

(xvii) Scheme on adjoining site involved the removal of trees. Not clear which trees are to be removed on this scheme. There are some beautiful trees on site. If trees 7, 8, 9, 11, 12, 18 and 20 are removed, it will completely change the landscape and general view of back gardens, remove screening of brick wall in the case of tree no. 18 and decrease level of privacy

(xviii) Would prefer height of fencing to be 2.5m instead of 2.0m to protect privacy,

(xix) Contradiction in supporting statements as regards distance building set back from No. 28.

(xx) Although the building looks attractive in the artists impression, the reality as experienced on the adjoining block is quite different,

(xxi) Due to the gradient of the site, building would be overpowering to properties at the rear, particularly as it projects down the garden,

(xxii) Seymour House Residential Care Home Ltd have no respect for the local community or their wishes and deviously bulldoze their way through this money making operation, leaving local residents anxious and upset.

(xxiii) Hillingdon Council conveniently own Nos. 30 and 32 so will not take any notice of those who oppose the application,

(xxiv) Permission previously granted to remove beautiful trees

(xxv) Proposal will decrease property values,

(xxvi) Other sites would be better suited to care home

(xxvii) Lack of consultation

(xxviii) Transport statement suggests that majority of staff would come by public transport. However, with limited car parking numbers and potential number of visitors, severe pressure on road. This is a private residential home and it is unrealistic and naïve to think that the majority of family and visitors will come by public transport.

(xxix) Substantial Council taxes should not be used to subsidise this blight on the landscape

(xxx) Owner does not live in the road so is unaffected by the proposal,

(xxxi) Proposal, with basement floors will exacerbate existing drainage and flooding problems in area, with underground water flowing downhill from Green Lane,

(xxxii) Construction of basement floors will cause noise and disturbance to neighbours and may damage foundations.

Northwood Residents' Association:

BE21: The north west/south east flanks of the development are bulkier in the depth compared to the adjoining 28 Chester Road. This bulk is created by that part of the proposed building that extends into the back garden. BE15: The development exceeds the scale of the original building.

The change of occupancy, from approximately 12 residents to 24, added to the developments in adjoining 34 - 38 Chester Road will result in a massive increase in road traffic, visitors and activity, the sum of which will totally alter the residential nature of the street. Annex 1 Classes C2 - C3 require a minimum of 1 car parking space per bed for nursing homes and 1 space per bed for old

people's or children's homes. The developments from 30 - 38 Chester Road are an excessive commercial enterprise in a residential street enterprise.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

PROPOSAL: Demolition of existing buildings and replacement with a 24 bed residential care home

BACKGROUND: The site, which currently includes a pair of semi-detached early 20th century two storey houses, is located in the Old Northwood Area of Special Local Character. This part of Chester Road is characterised by large mostly semi-detached, substantial good quality late Victorian and Edwardian houses of varied design. Whilst Nos. 30-32 are quite modest, they are nevertheless attractive and contribute positively to the general character and appearance of the street. Whilst the designation as an Area of Special Local Character does not provide any statutory protection to the area, it nevertheless denotes the area as a designated heritage asset for the purposes of PPS5.

PPS5 advises that:

'There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification.'

In this instance there is no justification for the demolition of the buildings. No information has been provided re their condition and there has been no discussion of any difficulties re re-use/adaption of the existing structures. In addition, little information has been provided explaining the overriding community benefits of the new building that might justify support of the application.

Should a case be made in support of demolition, then the design of the new building needs to be reconsidered, Policy BE5 of the UDP (Saved policies) advises that:

Within areas of Special Local Character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area. Extensions to dwellings should respect the symmetry of the original buildings.

BE13 also states that:

Development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance.

In addition, PPS5 also advises that:

Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design includes scale, height, massing, alignment, materials and use.¿

The character of this part of the street is quite varied and this is also noted in the submitted design and access statement. This proposed design of the new build seeks to replicate that i.e. with a large mansard roof (an uncharacteristic roof form for the area) and oversized dormers, approved at

appeal for No. 34 and also for Nos. 36-38 Chester Road. If agreed for this site, this would result in a group of three large new buildings, designed to appear as 5 houses of similar design. Together these would appear as a significant and incongruous architectural set piece within the streetscape.

In addition to these matters:

- * the proposed parking provision is not clear for Nos. 30-32 and the cumulative impact of the hard surfaced car parking areas along the street frontage in lieu of gardens for all of Nos. 30-38 would detract from the street scene.
- * the site appears very tight on the boundary with No. 34 given the width and bulk of the proposed building- this is a matter that was discussed by the inspector in his decision letter
- * there does not appear to be provision for service vehicles/ambulances to easily park/unload
- * there does not appear to be secure storage for residents buggies
- * it is currently unclear as to how will the lift overrun would be accommodated within the roof of the building.

RECOMMENDATIONS: The demolition of these buildings should only be considered once an appropriate proposal for the development of the site has been forwarded.

TREE OFFICER:

There is a mass of trees on and close to the site, behind the existing houses. The trees have been surveyed and those in the middle of the site (rear garden) have low or very low values and, in terms of Saved Policy BE38, are not features of merit and do not constrain the development of the site. In contrast, with the exception of one poor quality Chestnut (tree 2), the larger trees on and close to the southernmost part of the site are features of merit and should be retained as part of any development. The trees in the rear gardens of neighbouring properties provide some screening of the site.

The site layout plan details the retention of all of the valuable trees on the southernmost part of the site, and two trees of lower value nearer to the proposed building. In that context, there is no objection to the loss of the trees, mostly conifers, in the middle of the site.

The layout of the parking at the front of the site, and the landscape concept for the whole site, are similar to the schemes for the development of 34-38 Chester Road.

Subject to conditions TL1, TL2, TL3, TL5, TL6, TL7 and TL21, the application is acceptable in terms of Saved Policy BE38 of the UDP.

HIGHWAY ENGINEER:

The proposals include three off-street car parking spaces including a disabled bay at the front and cycle parking to the rear of the proposed building.

There have been parking problems along Chester Road and neighbouring streets, resulting in the establishment of a parking management scheme in parts of this locality.

The Planning Inspectors' considerations on previous appeals on the issue of car parking on the adjacent sites 34-38 were based on the Council's previous maximum parking standards and the close proximity of the site to public transport.

Whilst the site is considered to be sustainable from a public transport point of view, which would be useful in mitigating the shortfall in staff car parking and may also cater for some visitor trips, given the type of visitor trips associated with the proposals, it is likely to have a parking demand, which

would inevitably result in on street parking.

The Council's current car parking standards do not stipulate the number of spaces for this use, but instead each case is dealt with on its own merits based on a transport statement in this case. The applicant's transport statement refers to incorrect parking standards and fails to provide satisfactory information on the issue of car parking demand and availability. A parking demand and/or a modal split survey of similar sites should be provided to ascertain the likely demand for the one proposed and the level of parking demand would then determine the need to carry out a parking stress survey.

In the absence of this information, the application is considered to be contrary to the Council's Policies AM7 and AM14, and is therefore recommended to be refused.

ACCESS OFFICER:

1. Given the nature of the proposed development, at least one enlarged accessible parking bay, 3 m x 6 m, should be provided. In accordance with BS 8300:2009, clause 4.2.1.1, a setting down point and parking space, 4.8 m x 8 m, for taxis, Dial-a-Ride and accessible minibus vehicles with tail lifts, should be provided in close proximity to the main entrance.

2. Whilst the ratio of 1 assisted bath (or assisted shower provided this meets residents needs) to 8 service users appears to have been met, details of the internal layout and specification should be provided, including the legislation or guidance that has informed the design of all bathroom types. Reference to BS 8300:2009, clause 12.3, is advised. Floor gully drainage should be provided in all bathrooms where showers are to be provided.

3. A proportion of en-suite bathrooms should be designed to allow independent use by wheelchair users. Reference to BS 8300:2009 should be made.

4. A refuge area does not appear to be shown on plan. Advice from an appropriate fire safety officer or agency should be sought at an early stage to ensure that adequate and appropriate refuge areas are incorporated into the scheme as a whole. Refuge areas provided should be sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area.

5. A fire rated lifts should be incorporated into the scheme. The lifts should be designed and integrated to support Horizontal Evacuation and:

- a. must be clearly identifiable and have appropriate signage.
- b. should be situated within a protected enclosure.
- c. should consist of lift well and protected lobby at every level.
- d. should be provided with a switch marked "Evacuation Lift" at Exit level. (This switch should cause the lift to return to the final exit & then become controllable.) Alternatively, the lift could be interfaced to the fire alarm system, returning to ground when the alarm sounds.
- e. must feature an exclusive primary electricity supply from a sub-main circuit.
- f. must have an alternative back-up power that should start automatically in an emergency to prevent potential interruption to the electricity supply. The cables should be separate from those of the primary supply and routed through an area of low fire risk.
- g. must have power switches or isolators that are clearly identifiable and labelled at the main switchboard and alternative power supply to indicate the location of the other supply.
- h. must connect to any electrical sub-station, distribution board, generator, hydraulic pump or other apparatus that is fire protected for a period not less than that of the lift shaft.
- i. have a minimum load capacity of not less than 400kg.

j. should have doors that have a minimum of 2 hours fire resistance.

6. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area. Details in this regard should be submitted.

7. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

NB: The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employer's duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

Recommendation:

Further details should be submitted in relation to the above should be submitted prior to any grant of planning permission.

ACCESS PANEL

- * Design and Access statement is inadequate. No proper access comments are made, which is wholly inadequate given proposed use (not fit for purpose).
- * Patio shown as brick which is a concern in terms of potentially not providing an adequate, smooth and level surface.
- * The lift is too small and would therefore not be suitable. Only 1 lift is proposed (which is not appropriate for this type of use).
- * Application form does not indicate there would be any staff at the site (surely this is wrong).
- * Parking inadequate (no visitor / ambulance parking).
- * Door widths are too narrow to comply with relevant standards.
- * Fire evacuation appears not to have been considered.
- * A slope of 1:12 for the rear ramp is too steep.
- * Bathrooms and toilets are too small and not compliant with relevant standards, additionally the disabled WCs not compliant with relevant standards.
- * There would be only three bathrooms for 24 residents (concerns over amenity standards) no bathrooms on ground floors concerns over quality of residential environment (esp. if single lift fails).
- * Deck & ramp is at a slope of 1:12 at end of lounge, this is not accessible.

WASTE SERVICES:

- a) If using bulk bins the dimensions of the bin store should ensure there is at least 150 mm clearance in between the bins and the walls of the bin store.
- b) The floor of the bin store should have a surface that is smooth and that can be washed down. The material used for the floor should be 100 mm thick to withstand the weight of the bins.
- c) Arrangements should be made for the cleansing of the bin store with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall towards the drainage points.

d) The collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard). The current design exceeds this

e) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, (the current design exceeds this) with a width of at least 2 metres. The surface should be smooth. If the chamber is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

f) If the value of the construction project is in excess of £300,000 the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.

j) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

CRIME PREVENTION OFFICER:

Appropriate lockable gates would be needed to prevent un-restricted access to the rear of the property. The cycle store, although having open sides would be behind these lockable gates and therefore would be acceptable. CCTV cameras overlooking the front would enhance security. Developers should speak to the Crime Prevention Officer before any development commences to ensure Secure by Design standards are met.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 3.3 of the Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts advises that in order to safeguard the traditional residential character of residential roads, it is unlikely that proposals will be acceptable where more than 10% of the houses in a street have been converted or redeveloped to provide flats or other forms of more intensive housing, including care homes. Although at approximately 25%, Chester Road already greatly exceeds this figure, it is considered that as the authorised use of these two properties is already as a children's care home, the proposal would not result in any increase in the number of properties in the road being used more intensively.

Since the consideration of the appeals at Nos. 34 and 36 - 38 Chester Road, there have been changes to the policy context concerning the redevelopment of housing plots, notably the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and new Planning Policy Statement (PPS) 3: Housing adopted June 2010. However, these changes mainly reflect a changing emphasis when considering proposals that involve the development of rear garden land and although this proposal does increase the size of the building footprint on site, the proposed building would only marginally extend beyond the rear elevation of the existing properties on site. As such, it is considered that the additional take up of garden land would not be so significant to justify an additional reason for refusal of the application, and an extensive area of rear garden would remain. As such, no objections are raised to the proposal in terms of this latest policy guidance.

The application site does form part of the Old Northwood Area of Special Local Character. Whilst it is noted that such a designation does not afford any statutory protection to the area, it does denote that the area is a designated heritage asset for the purposes of the Government's latest policy guidance, PPS5: Planning for the Historic Environment, which was published on 23 March 2010. At Paragraph HE9.1, PPS5 states that there should be

a presumption in favour of the conservation of designated heritage assets which can have cultural, environmental, economic and social impacts and loss affecting any designated heritage asset should require clear and convincing justification.

In this instance, very little in the way of justification has been provided, with no building survey having been undertaken to assess their condition and possible limitations to their re-use. No discussions have been held with officers as to how the existing buildings could be re-used/adapted and no explanation has been given as regards the community benefits of the new building that may justify support of the application. As such, the principal of demolition has not been justified as now required by PPS5.

7.02 Density of the proposed development

Not applicable to this development for a residential care home.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Given the authorised use of the pair of semi-detached buildings as a children's home, it is unlikely that the use of the site as a care home for the elderly would have a greater material impact in terms of the character of the Old Northwood Area of Special Local Character.

The proposed building would maintain the general building line in Chester Road and align with the two approved adjoining care home buildings so as not to appear unduly prominent in the street scene.

This is an area comprising individually styled houses with varied design elements. However, the general impression is of a mixed area of predominantly traditional design. The proposed building would have a large mansard roof, with large dormers, which are uncharacteristic within this traditional housing area. The Council's Urban Design/Conservation Officer objects to the proposal, as although a similar design was allowed on appeal at the adjoining sites, if approved on this site, the three similarly designed large modern buildings with the buildings at Nos. 36 - 38 and on the application site a strong element of symmetry would be introduced around the smaller middle block at No. 34, which would appear as a significant and incongruous architectural 'set piece' that would be incongruous within the street scene.

Furthermore, Policy BE22 of the saved UDP requires new development of two or more storeys to be set off the side boundaries by a minimum of 1m for their full height in order to preserve the visually open gaps between properties and prevent dwellings from visually coalescing to form a terraced appearance. The expectation is that a minimum 2m gap is maintained between the flank walls of neighbouring properties, but this is a minimum distance, a greater distance may be necessary on more spacious plots. The Inspector, in considering the application for a 24 bedroom care home at Nos. 36 - 38 Chester Road (50613/APP/2005/758), which did not satisfy these separation distances considered that the proposed building would be no nearer to No. 40 than the existing building that would be demolished and the linking building between Nos. 34 and 36 would be demolished, and the resulting building, retaining a 1.25m gap with No. 34 would have a general location and massing similar to the pair of dwellings it would replace. The Inspector in considering the 12 bedroom care home at No. 34 Chester Road (50613/APP/2006/2768) acknowledged that the scheme would not satisfy policy BE22 in that the building would be sited less than 1m from the side boundary with No. 36 and about 1m from the side boundary with No. 32. The Inspector however, did state that the 1.25m gap from the approved building on the adjoining site would be similar to the gap approved on the

previous appeal whilst maintaining a gap of over 2m from the side wall and almost 8m from the upper floor of No. 32 (although the Inspector was incorrect and this distance is nearer 4m) so that 'the new building would be seen as an individual and distinctive building in its own right'. The Inspector concluded on this issue that 'Consequently, I consider the design and siting of the proposed building and its relationship to existing and proposed development would retain a sufficient degree of separation, without creating an unduly long and terraced façade, as feared by the Council.'

This scheme would reduce the undeveloped gap between the approved scheme at No. 34 and the application site to 1.5m as opposed to the existing ground floor gap of over 2m and a first floor gap of some 4m, the retained gap being specifically cited by the Inspector as justification for allowing the scheme at No. 34. This proposal would now result in the approved scheme at No. 34 being left with sub-standard gaps either side of the building, so that it is unlikely that it could still be viewed as an individual and distinctive building in its own right, whilst the proposal would extend the built up frontage along Chester Road to approximately 46m, only alleviated by two small 1.6m undeveloped gaps between the buildings. It is considered that this would constitute an unduly long and terraced façade. As such, the scheme is contrary to policies BE5, BE13, BE19 and BE22 of the adopted UDP.

Although the Council's Urban Design/Conservation Officer also raises a concern over the extension of front garden parking, given that No. 32 already has a hard surfaced drive leading to its garage and No. 30 is entirely hard-surfaced, the proposed car parking does not represent a significant increase in the amount of hardsurfacing.

7.04 Airport safeguarding

Not applicable to the application site.

7.05 Impact on the green belt

Not applicable to the application site.

7.06 Environmental Impact

Apart from the impact of the proposal upon existing trees on and close to the site, which is discussed at Section 7.14 below, no other material environmental impacts are raised by this development.

7.07 Impact on the character & appearance of the area

This is discussed at Section 7.03 above.

7.08 Impact on neighbours

The proposed building would align with the rear building lines of the adjoining care homes at Nos. 34 and 36 - 38. Furthermore, the approved care home at No. 34 does not contain any habitable room windows in its side elevation that would face the application site. As such, the future residents of the care home would not be adversely affected by the proposal.

As regards No. 28, the other adjoining property, the existing two storey rear extension at No. 30 already projects by approximately 5m beyond the main two storey rear elevation of the neighbouring residential property and approximately 1.5m from its extended ground floor on this side. Although the side elevation would be sited approximately 1m closer to the side boundary, the depth of the proposed building adjoining this side would be

reduced by approximately 3.5m so that it would only project by some 1.5m from the main rear elevation of No. 28. Furthermore, the projecting two storey rear wing, although it projects a further 7.25m into the rear garden, would be set back by over 7m from the side boundary of No.28. At this distance, the rear wing would not appear unduly dominant and the proposed building would not encroach upon any 45° line of sight taken from No. 28's rear facing windows.

The flank elevation of No. 28 does contain a ground floor projecting bay window feature which serves a kitchen/dining area. Although this room also has a rear facing window, this is small, the side window is the principal window serving this room due to its size and the bay also has small front and rear facing windows in its sides. Although the flank wall of the existing property is some 4m away from this window, this will close to approximately 3m with the proposal. However, it is considered that such an impact would not be so significant as to justify an additional reason to refuse the application, particularly as the window would receive some benefit from the reduction in the depth of the building on this side. All the other windows in the side elevation of this property either serve non-habitable rooms or are secondary windows such as the side dormer.

Given the relationship of adjoining properties, the proposal would not result in any significant loss of sunlight to justify a refusal of permission.

The proposed care home would only contain non-habitable side windows that could be conditioned to be non-opening and obscure glazed to protect the privacy of the neighbouring properties if the application had otherwise of been recommended differently. Similarly, any potential for overlooking from the decking area could be mitigated by appropriate boundary fencing. Again this could have been dealt with by condition had the application been recommended differently.

As regards the properties that front Roy Road and adjoin the application site at the rear, the rear elevations of these properties are typically some 80m away from the rear elevations of properties on Chester Road so that they would be too remote from the proposal to be affected by overlooking, greatly in excess of the Council's recommended 21m distance, and the rear boundary is also marked by mature trees that would screen the proposal.

The proposed 24 bedroom elderly person care home would replace the authorised use of the pair of semi-detached houses as a 12 bedroom children's home. It is considered that the potential for additional noise and general disturbance over and above that generated by the children's home would not be so significant as to justify a refusal of permission.

As such, it is considered that the proposal would not adversely affect the amenities of surrounding residential properties by reason of noise and general disturbance, dominance, loss of sunlight or overlooking, in accordance with policies OE1, BE20, BE21 and BE24 of the saved UDP.

7.09 Living conditions for future occupiers

The residents' bedrooms would be of a reasonable size, typically over 16m² and face to the front and rear so that they would have an adequate outlook and natural lighting. Although one of the bedrooms on the rear elevation would be sited close to the 7.25m projecting side wall of rear wing, it would be set back by 1.5m from the wall and similar relationships have been allowed by the previous Inspectors considering the adjoining care home schemes.

A good sized dining room and lounges are provided on the ground floor, together with an extensive rear garden in excess of 600m². Although there are no adopted standards for care homes, this provision would exceed the shared amenity space required for 24 one-bedroom flats. Although the privacy of two ground floor bedrooms would need to be improved, this could be achieved with enhanced planting outside the bedroom windows. As this could be achieved by means of a condition which would involve revising the car parking layout, it is not considered that this justifies a further reason to refuse the application.

It is therefore considered that the proposal, as revised would provide suitable accommodation for its residents.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highway Engineer advises that the Transport Statement submitted with the application relies on former car parking standards and fails to provide satisfactory information on the issue of car parking demand and availability within the area. Therefore, an assessment can not be made of the adequacy of the car parking being proposed and the possible implications for highway safety. As such, the scheme is contrary to Policies AM7 and AM14 of the saved UDP.

7.11 Urban design, access and security

These issues are mainly dealt with in Section 7.03 above.

As regards security, the Crime Prevention Officer advises that secure fencing would be needed to prevent undesirable access to the rear of the property. Furthermore, although the proposed cycle store has open sides, given that it would be located behind the secure fencing, it would be acceptable. CCTV cameras monitoring the front elevation would also be beneficial.

It is considered that these outstanding matters could have been dealt with by condition had the application not of been recommended for refusal.

7.12 Disabled access

There is a shopping list of matters raised by the Access Officer and Access Panel concerning accessibility deficiencies with the proposal. Given that many of the issues would need to be factored into the design of the scheme from the outset (such as appropriate parking and refuge arrangements), it is felt that planning conditions could not address all the valid concerns raised by the Access Officer and Access Panel. As such it is considered that the application should also be refused for this reason.

7.13 Provision of affordable & special needs housing

N/A to this application.

7.14 Trees, Landscaping and Ecology

The Council Tree Officer advises that the layout of the parking at the front of the site, and the landscape concept for the whole site, are similar to the care home schemes for the re-development of Nos. 34-38 Chester Road.

Furthermore, the Tree Officer does not raise any objection to the Tree Survey submitted with the application which advises that the trees in the middle of the site (rear garden) have low or very low amenity value and, in terms of Saved Policy BE38, are not features of merit and do not constrain the development of the site. In contrast, with the

exception of one poor quality Chestnut (tree 2), the larger trees on and close to the southernmost part of the site are features of merit and should be retained as part of any development.

The site layout plan details the retention of all of the valuable trees on the southernmost part of the site, and two trees of lower value nearer to the proposed building. In this context, there is no objection to the loss of the trees, mostly conifers, in the middle of the site.

Subject to appropriate conditions, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

A condition could be attached if the application had not of been recommended for refusal, to require appropriate facilities to be provided for the secure and covered storage for waste recycling.

7.16 Renewable energy / Sustainability

Although the submitted Energy Statement deals with the measures to be taken to improve the efficiency of energy use at the site, it fails to provide any discussion on how the development will fulfil or not if there are mitigating circumstances, the requirement to satisfy 20% of its energy demand from renewable sources. As such, the proposal is contrary to Policies 4A.1, 4A.3, 4A.4, 4A.6 and 4A.7 of the London Plan (February 2008).

7.17 Flooding or Drainage Issues

This is not an area that has been identified as a flood risk area.

7.18 Noise or Air Quality Issues

The proposed development as a care home for the elderly within an established residential area does not raise any issues in terms of noise or air quality.

7.19 Comments on Public Consultations

The comments raised by the petitioners and points (i) to (vii) and (xi), (xii), (xv), (xvi) (xxi), (xxviii) and (xxxii) have been dealt with in the main report. Points (ix), (x), (xviii), (xix), (xx), (xxii), (xxiii), (xxiv), (xxv), (xxvi), (xxix), (xxx) and (xxxii) are noted but these do not raise material planning considerations which would justify an additional reason for withholding planning permission. As regards points (xiii) and (xvii), the Horse Chestnut tree (Tree 2) is shown to be removed for reasons of sound arboricultural management and the proposal does show some replacement tree planting, albeit not in this position. Tree 18 is shown to be retained. No objections have been raised by the Tree Officer to the proposed tree loss and proposed tree planting. Point (xiv) regarding existing occupation of the property will be investigated by the Planning Enforcement Team. As regards point (xxvii) the extent of public consultation undertaken on this application, which has included the display of a site notice outside the site is considered acceptable.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations to mitigate against the impacts of development upon the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations. This UDP Policy is supported by more specific supplementary planning guidance.

It is likely that the re-development of this site as a care home for the elderly would place an additional demand for services from local health care facilities. As the application is being recommended for refusal, no detailed negotiations have been entered into with the developer in respect of this contribution. As no legal agreement to address this issue has been offered, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

7.21 Expediency of enforcement action

The proposal does not raise any specific enforcement issues. The current use of the application site, alleged to be as an House in Multiple Occupation will be investigated by the Planning Enforcement Team.

7.22 Other Issues

This application does not raise any other relevant planning issues.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

The proposal would be adjacent and of a similar design to the care homes that have been allowed at appeal on Nos. 34 to 36 Chester Road. However, the simple repetition of what has been allowed in the past is not always appropriate and can raise additional cumulative impacts. In addition, PPS5 which was adopted in March 2010 requires development that destroys historical assets to be fully justified which is missing from this application. The cumulative impact of this further block would be to create an incongruous symmetrical architectural 'set piece' within Chester Road with an additional discordant Mansard roof with oversized dormers. Additionally, this would create an extensive 50m frontage of built form which would not be broken up by adequate undeveloped gaps between the buildings. As such, the proposal would be detrimental to the Area of Special Local Character. Also, adequate information has not been submitted to demonstrate that the proposal would not have a detrimental impact upon highway safety and that the proposal would provide a sufficient proportion of its energy demand from renewable sources, to accord with recent policy guidance. Furthermore, it is likely that the scheme would generate additional demand for local health care facilities and the application makes no provision to mitigate this impact.

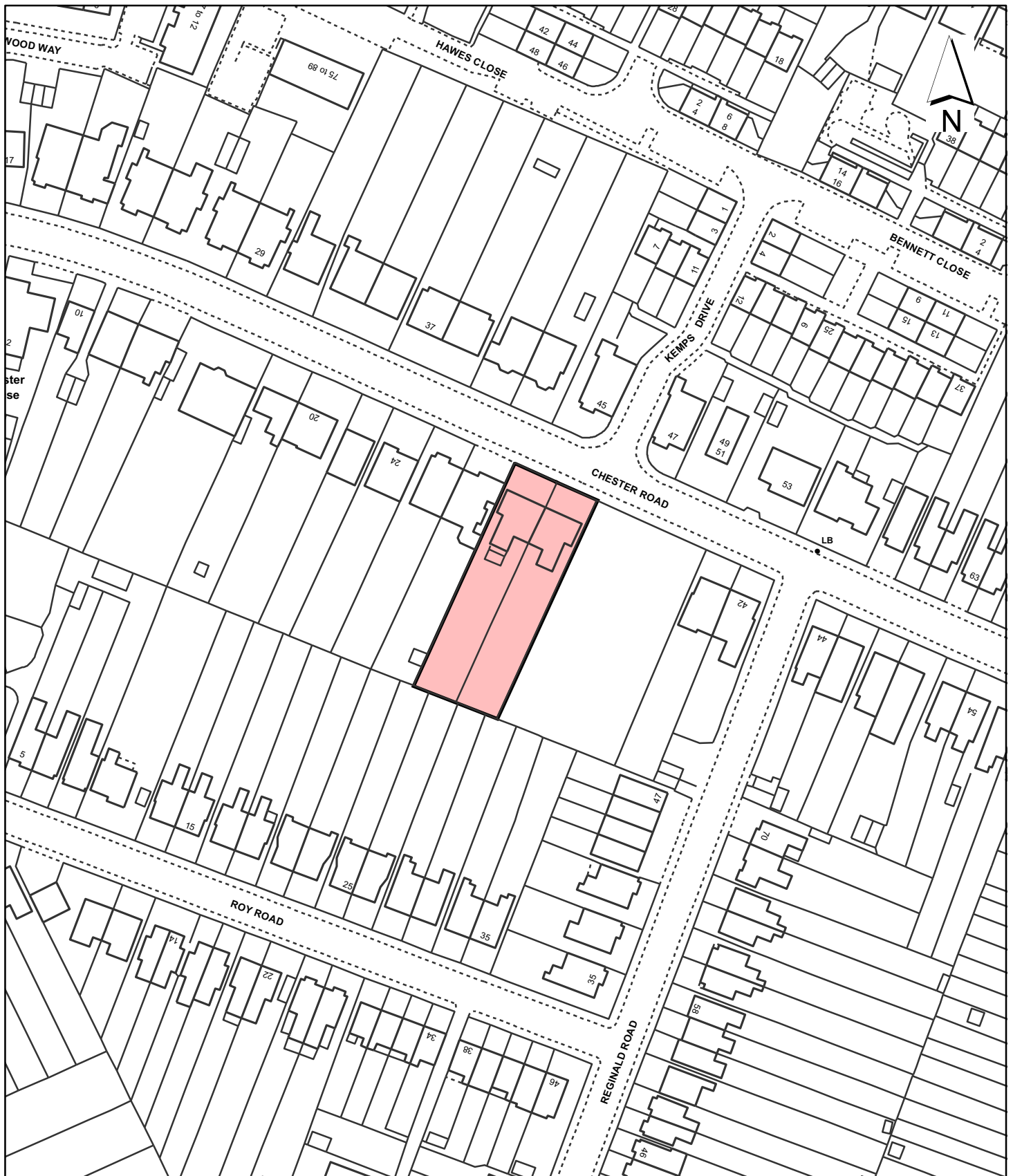
Finally the layout of the scheme fails to properly integrate accessibility measures. The application is recommended for refusal.

11. Reference Documents


PPS3: Housing (as amended)
PPS5: Planning for the Historic Environment
London Plan (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Mayor's Interim Housing Supplementary Planning Guidance, April 2010
Council's HDAS: Residential Layouts (July 2006) & Accessible Hillingdon (January 2010)
Council's Planning Obligations Supplementary Planning Document, July 2007
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**Land at 30 - 32 Chester Road
Northwood**

Planning Application Ref:

13800/APP/2010/623

Planning Committee

North Page 163

Scale

1:1,250

Date

August 2010

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

This page is intentionally left blank

Report of the Head of Planning & Enforcement Services

Address REAR OF 54 SWAKELEYS DRIVE ICKENHAM

Development: Erection of 1 four-bedroom two storey detached dwelling with associated parking and double garage, with alterations to existing driveway and installation of new vehicular crossover to front.

LBH Ref Nos: 53998/APP/2010/854

Drawing Nos: 3208/PLA/4.09
3208/PLA/4.05
3208/PLA/4.02
3208/PLA/4.01
3208/PLA/4.06
3208/PLA/4.07
3208/PLA/4.08
Design and Access Statement
Arboricultural Report Ref. 09/08
110/1

Date Plans Received: 16/04/2010 **Date(s) of Amendment(s):**

Date Application Valid: 28/04/2010

1. SUMMARY

Planning permission is sought for the erection of a two storey four-bedroom detached dwelling house with detached garage, access drive and associated landscaping. This application follows on from the granting of permission for a single house in a similar position and of a similar size and design (ref. 53998/APP/2008/3195).

This scheme differs from the approved scheme in that the rear curtilage area shown for the approved application has been substantially reduced, resulting in a 1200m² undeveloped area left to the rear of the site.

It is considered that the siting and impact of a dwelling in this position has been established by the previous approval and furthermore, the reduced residential curtilage for the proposal would still provide adequate residential amenities for any future occupiers.

The siting of the house would not result in a conspicuous form of development, adjacent to the Green Belt and would not unacceptably encroach into the open setting of 'Swakeleys House' a Grade 1 Listed Building. The proposal would therefore not result in an incongruous form of development out of keeping with the existing street layout and detrimental to the visual amenities of the street scene and the open character of Ickenham Village Conservation Area.

The level of traffic generated by one additional house proposed would not result in noise nuisance to the detriment of the existing occupiers of 54 Swakeleys Drive.

It should be noted that this application was lodged prior to the recent appeal decision allowing two dwellings to the rear of the existing house. Quite simply, the appeal decision negates any possible reason to refuse the application.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces, including the driveway surface, have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads

(including wheel washing facilities).

(v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

(vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.

(vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

6 NONSC storage of refuse/recycling

Notwithstanding the details shown on Drwg. No. 4.06, prior to the commencement of works on site, full details of the siting and design of the provision to be made for the covered, screened and secure storage of refuse/recycling on collection days shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON

To ensure that adequate facilities are provided, to safeguard highway safety and the visual amenities of the area, in accordance with policies BE4, BE13, BE19 and H7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 2 and 4 Vyners Way.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or

without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 H7 Parking Arrangements (Residential)

The parking areas including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

12 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be

damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

14 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 NONSC soils used for gardens

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

Reason

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 NONSC archaeological work

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of any remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 SUS4 Code for Sustainable Homes details (only where proposed as

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

20 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

21 NONSC 'Lifetime Homes' Standards

The dwelling hereby permitted shall be built in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

Reason:

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

NONSC

22 Before the development ~~commenced~~ **Educational facilities** commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the primary and/or secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with policy R17 of the Hillingdon Unitary Development Plan and the Councils Supplementary Planning Guidance on Educational Facilities.

23 NONSC vehicular crossover

Notwithstanding the details shown on Drwg. No. 2.06, prior to the commencement of works on site, revised details of the vehicular crossover, in lieu of the bell mouth, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved revised details.

REASON

To ensure that adequate facilities are provided in order to safeguard highway safety and the visual amenities of the area, in accordance with policies BE4, BE13, BE19 and H7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

24 NONSC Unobstructed sight lines

Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

OL5	Development proposals adjacent to the Green Belt
BE3	Investigation of sites of archaeological interest and protection of archaeological remains

BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts Accessible Hillingdon
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 **15** **Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 **16** **Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

8 **115** **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

9

The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

10

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

11

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises No.54 Swakeleys Drive and its extensive rear garden. The site is located on the northern side of Swakeleys Drive, which is mainly characterised by large detached properties and semi-detached houses set back from the road frontage with long rear gardens. The area has an open character and appearance. The eastern boundary of the application site abuts the side boundary of No.52 Swakeleys Drive and the rear gardens of Nos.2-12 (evens) Vyners Way, a more modern residential cul-de-sac. The western boundary of the site abuts a gated, tree-lined drive, which runs northwards to Swakeleys House, a Grade 1 Listed Building set in 1.2 hectares of grounds, to the rear of the application site. The main entrance to Swakeleys House can be seen from quite a distance as it is approached from The Grove. The gated entrance is set back off the road with a deep grass verge creating an attractive green setting from which to view the house. The main gate is kept locked and opened only occasionally. The drive to Swakeleys House is located within the 'developed area' as identified in the saved UDP, with the grounds of Swakeleys House, immediately to the north of the application site forming part of the Green Belt. The grounds connect to the green open space of the River Pinn to the west. The application site, surrounding residential properties and Swakeleys House and its grounds also form part of the Ickenham Village Conservation Area.

3.2 Proposed Scheme

Planning permission is sought to erect a four-bedroom detached dwellinghouse with a detached garage located to the south of the proposed house. The house would be located within the rear garden of No.54 Swakeleys Drive and would be accessed via a new access road located immediately to the west of No.54 and running along the western boundary of the site, which abuts Swakeleys House.

The proposed house would have a tandem layout being served by an access road which runs for a distance of approximately 46m to a turning head at the northern end. The proposed house would be 11.7m wide, 8.8m deep and 8.5m high with a hipped roof. The detached garage would be 5.2m wide, 5.8m deep and 3.7m high with a hipped roof.

The design, location and size of the proposed dwelling are identical to that approved by

Ref. 53998/APP/2008/3195, with the only difference being that a reduced curtilage is shown for this proposal.

3.3 Relevant Planning History

53998/APP/2006/3021 Rear Of 54 Swakeleys Drive Ickenham

ERECTION OF 2 FOUR-BEDROOM DETACHED DWELLINGHOUSES WITH DETACHED GARAGES AND 1 FIVE-BEDROOM DETACHED DWELLINGHOUSE WITH ROOFSPACE ACCOMMODATION AND DETACHED GARAGE, IN A LINEAR LAYOUT SERVED BY A NEW ACCESS ROAD BETWEEN NOS.52 AND 54 SWAKELEYS DRIVE, TOGETHER WITH LANDSCAPING.

Decision: 08-01-2007 Withdrawn

53998/APP/2007/711 Rear Of 54 Swakeleys Drive Ickenham

ERECTION OF 3 FOUR-BEDROOM DETACHED DWELLING HOUSES WITH INTEGRAL GARAGES, ASSOCIATED LANDSCAPING AND ACCESS DRIVE WITH TURNING HEAD (INVOLVING REFURBISHMENT OF NO.54 SWAKELEYS DRIVE).

Decision: 22-10-2007 Refused

53998/APP/2008/1756 Land To The Rear Of 54 Swakeleys Drive Ickenham

ERECTION OF 2 FOUR-BEDROOM DETACHED DWELLINGHOUSES WITH DETACHED GARAGES, ASSOCIATED LANDSCAPING AND ACCESS DRIVE WITH TURNING HEAD (INVOLVING REFURBISHMENT OF NO.54 SWAKELEYS DRIVE).

Decision: 05-11-2008 Refused **Appeal:** 07-04-2009 Dismissed

53998/APP/2008/3195 Rear Of 54 Swakeleys Drive Ickenham

Two storey four-bedroom detached dwelling to include detached garage to front, associated parking and alterations to existing driveway.

Decision: 30-12-2008 Approved

53998/APP/2009/1186 Rear Of 54 Swakeleys Drive Ickenham

2 four-bedroom detached dwellings, 1 with detached double garage, associated parking and alterations to existing access road.

Decision: 08-12-2009 Refused **Appeal:** 29-07-2010 Allowed

Comment on Relevant Planning History

53998/APP/2006/3021 - Erection of 2, four-bedroom detached dwellinghouses with detached garages and 1 five-bedroom detached dwellinghouse with roofspace accommodation and detached garage, in a linear layout served by a new access road between Nos. 52 and 54 Swakeleys Drive - Withdrawn.

53998/APP/2007/711 - An application for the erection of 3, four-bedroom detached dwellinghouses with integral garages, associated landscaping and access drive with turning head (involving refurbishment of No. 54 Swakeleys Drive) was refused on the

22/10/07.

53998/APP/2008/1756 - An application for the erection of 2, four-bedroom dwellinghouses with detached garages, associated landscaping and access drive with turning head (involving refurbishment of No. 54 Swakeleys Drive) was refused on the 5/11/08, and the reasons are summarised as follows:

1. By reason of its proximity to the open grounds of Swakeleys House, which is situated within the Green Belt, the proposal would result in a conspicuous form of development, which would unacceptably encroach into the open setting of Swakeleys House, a Grade 1 Listed Building. The proposal would therefore detract from the visual amenities of the adjoining Green Belt and the setting of the Grade 1 Listed Building.
2. The proposed houses by reason of their tandem layout would result in an incongruous form of development which would be out of keeping with the existing street layout and the open character and appearance of surrounding properties, being detrimental to the visual amenities of the street scene and surrounding area. As such, the proposal would fail to preserve, or enhance the character and appearance of Ickenham Village Conservation Area.
3. The proposed driveway by reason of its proximity close to the proposed houses and 54 Swakeleys Drive would result in noise nuisance to the detriment of the existing and future occupiers.
4. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area.

An appeal was subsequently dismissed on the 7/04/09.

53998/APP/2008/3195 - An application for the erection of a two storey, four-bedroom detached dwelling to include a detached garage to the front, associated parking and alterations to existing driveway - Approved 30/12/08.

53998/APP/2009/1186 - An application for the erection of 2, four-bedroom dwellinghouses with 1 detached double garage, associated parking and alterations to existing access road was refused at Committee on the 8/12/09, for the following reason:

The proposal, by reason of its proximity to the open grounds of Swakeleys House would result in a conspicuous form of development, which would unacceptably encroach into the open setting of Swakeleys House, a Grade 1 Listed Building. The proposal would therefore detract from the setting of the Grade 1 Listed Building contrary to Policy BE10 of the Borough's adopted Unitary Development Plan Saved Policies September 2007 and PPG15 (Planning and the Historic Environment).

This application was allowed on appeal on 29 July 2010. In reaching his decision, the Inspector did take into account the revised PPS3 and the Mayor's London Plan Interim Housing Supplementary Planning Guidance.

4. Planning Policies and Standards

Planning Policy Statement 3: Housing

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

OL5	Development proposals adjacent to the Green Belt
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts Accessible Hillingdon
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th June 2010**

5.2 Site Notice Expiry Date:- **9th June 2010**

6. Consultations

External Consultees

40 neighbouring properties and interested parties consulted and the application has been advertised as affecting the character and appearance of the Ickenham Village Conservation Area. 6 individual responses received, including one from the Ickenham Residents Association, making

the following comments:

1. The layout of the access road is unsuitable for safety;
2. This project is out of character with the neighbourhood and constitutes a new development;
3. This development will result in overlooking to my house, this will de-value my property;
4. The Council should keep the area as it is, as this will open the floodgates for future developments to be put forward;
5. The development in close proximity to Swakeleys House would be detrimental to the setting of the Grade I Listed Building;
6. All the houses in Swakeleys Drive that back onto Swakeleys House are in line with long gardens which set them apart from this building;
7. The site would be in close proximity to the tennis court and the existing driveway of No.54, which is a busy T-junction;
8. The grounds of No.54 would look over-built, which is not in keeping with the road, and unbecoming to the existing house;
9. This matter needs to be resolved quickly as No.54 is becoming derelict. The house has been broken in to, windows smashed and squatted by drug addicts. The owners should renovate rather than develop;
10. Whilst the density may accord with general guidelines and it is similar to previous applications, it fails to take into account the detrimental effect of the proposed driveways on either side of the existing dwelling;
11. The development will leave No.54 as an island, between access points. The access road to the new dwelling, at 4.875m wide is in all but name a road, being almost the same width as Vyners Way. The resulting access roads will account for about 30% of plot frontage;
12. The widening of the access road will further put at risk the ancient oak on the frontage;
13. The cosmetic hedges along the boundary will not mitigate the detrimental impact of the aspect of the driveway to Swakeleys House;
14. The Conservation Area is repeatedly under pressure by development and was created to prevent further diminution of the individual characteristics of the area, which are greatly valued by residents;
15. Giving approval will harm the Conservation Area and deprive local residents of the amenity of the aspect of Swakeleys driveway entrance, of which the existing property at No.54 in its current position forms part;
16. This is an attempt by the developer to get an existing planning approval amended, to improve his chances of facilitating access for a further dwelling;
17. We do not see the need for this further application, as the existing approval must have already complied with the current access/egress conditions;
18. We have been opposing this development for 4 years, involving 6 applications and 2 appeals (one still outstanding), first for 3 dwellings, then 2, and then 1;
19. We are extremely disappointed with the approval of the application in 2008 (2008/3195) and said at the time this would only result in further pressure for development;
20. Please consider very carefully the implications of approving this application, as we are sure it will result in pressure for further tandem development at this site;
21. We would ask that all previous correspondence, objections, committee refusals and Inspectors dismissal of appeal are considered and fully itemised in the officers report;
22. We would ask that the LPA ensures that the current application complies with any recent legislation regarding backland developments.

A petition with 20 signatories has also been received, objecting to the proposal for the following ground:

'We, the undersigned, fully support the Ickenham Residents' Association in their objective of ensuring that the wishes of its members as well as the wishes of the people of Ickenham in general, are heard and understood by the London Borough of Hillingdon's North Planning

Committee, when considering the proposal at the above address to build a tandem development in the Ickenham Conservation Area adjacent to the historical building of Swakeleys House, by voicing concerns, and suggesting possible planning conditions, should the North Planning Committee be minded to approve the application.'

English Heritage (Archaeology): previously commented (53998/APP/2008/1756):

The site is situated within the Drive leading to Swakeley's Manor, which is known from the 12th century, although the present house dates to 1629-38. The full extent of the earlier manorial holdings is unknown, and whilst the present house is likely to be built on top of or very near to the medieval manor, gardens, outbuildings, and other aspects of a large estate would have been in use from a very early period. Such features may well be represented underneath the above application area, and this development proposal provides an important opportunity to investigate and understand the early estate.

Therefore, it is recommended that the standard PPG16 condition be added to any consent granted. The recommended wording is:

'No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.'

Informative: 'The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.'

It is not considered there have been any site changes since this previous advice and therefore it is recommended this condition is applied.

Ickenham Conservation Panel:

The panel continues to strongly oppose this backland, infill development. We question whether this latest scheme varies the driveway width in order to secure greater access in future. With the previously approved scheme having a wider roadway along the side of the site, why are these access dimensions being changed now. Clearly the way this site is divided is obviously reserving the rear garden for further future development. Everything proposed is contrary to policy and detrimental to a grade 1 listed approach.

Thames Water

Waste Comments: With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Internal Consultees

CONSERVATION OFFICER

This site is located within the Ickenham Village Conservation Area. It lies adjacent to the formal entrance and driveway to the grade I listed Swakeleys House and backs onto its parkland setting. The site enjoys an existing approval for a similar development.

RECOMMENDATIONS: Given the existing very similar approved scheme, no objections are raised to this proposal, particularly as a larger area of planting is proposed along the drive to the listed building, and a significant area of undeveloped land with mature trees and hedges remains to the rear of the development site. This will act as a substantial screen to the open parkland setting of the listed building.

TREES AND LANDSCAPE OFFICER

As previously described, the site lies within the Ickenham Village Conservation Area, a designation which protects trees. The site comprises a large and established garden which contains a number of trees, which were the subject of a detailed tree survey, by Consulting with Trees Ltd, in 2008. This survey has been re-submitted with the current application. The previous proposal sought to develop two new houses behind the existing house, number 54. The current proposal is to build the first unit, approximately halfway down the garden. The siting and layout appears to conform to the previous proposal ref. 53998/APP/2009/1186. The tree survey acknowledges that selected trees will be removed, while some of the better trees and those on boundaries will be retained. Supplementary tree planting is proposed.

LANDSCAPE ISSUES: The previous proposal was the subject of discussion and amendments relating to the retention of trees, the site layout and width of the new access drive and the retention and re-reinforcement of the boundary planting on the north and west boundaries. These amendments were required in order to satisfy saved policies BE4 and BE38.

RECOMMENDATION: If the site and road layouts are the same as the previous application, I have no objection subject to conditions TL1, TL2, TL3, TL5 and TL6.

HIGHWAYS OFFICER

The revised internal access road layout is acceptable subject to a Condition requiring details of new cross over (in lieu of a bell mouth) to be submitted to the LPA and approved prior to the commencement of the development.

The 2.8 metre wide pinch points in the carriage width comply with the Manual for Streets guidance in respect of fire engine and lorry access.

No objections are raised on highway grounds.

Director of Education: Based on the creation of 1x 7-room private house in Ickenham, we request £14,204.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and BE19 states that the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character

of the area.

The adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts: Section 3.4 states that this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and surrounding building lines.

The proposal is located within the 'developed area' as identified in the UDP (Saved Policies September 2007) and there is no objection in principle to additional housing in this location and it is further considered that the scheme complies with UDP Policy H12 which suggests that proposals for tandem/backland development may be acceptable where no undue disturbance or loss of privacy is likely to be caused to adjoining occupiers. With regard to the Green Belt, taking into consideration the proximity of existing built development in relation to the Green Belt boundary to the north of the site it is considered that the proposal would not have a detrimental impact on the visual amenities of the Green belt. As such, the proposal would comply with Policy OL5 of the UDP (Saved Policies September 2007).

Additional guidance on backland development and the interpretation of related policies has recently been published and is an important material consideration in assessing the principle of backland developments such as this. Key changes in the policy context, since the adoption of the UDP Saved Policies, includes the adoption of The London Plan (consolidated with alterations since 2004), the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, The London Plan Interim Housing Supplementary Planning Guidance adopted April 2010, and new Planning Policy Statement (PPS)3: Housing adopted June 2010.

In relation to National Policy the Letter to Chief Planning Officers clarifies that "there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed" and commits to move this clarification to a more prominent position within the PPS. It further clarifies that "the main focus of the Government's position therefore is that local authorities are best placed to develop policies and take decisions on the most suitable locations for housing and they can, if appropriate, resist development on existing gardens".

This guidance was published prior to submission of the application and should be given appropriate weight in the assessment of the application. The London Plan Interim Housing Supplementary Planning Guidance (April 2010) was published following the national advice above and represents the Mayor of London's guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.3, the Mayor will, and Boroughs and other partners are advised when considering development proposals which entail the loss of garden land, to take full account of the contribution of gardens to achievement of London Plan policies on:

- * local context and character including the historic and built environment;
- * safe, secure and sustainable environments;
- * biodiversity;
- * trees;
- * green corridors and networks;

- * flood risk;
- * climate change including the heat island effect, and
- * enhancing the distinct character of suburban London,

and carefully balance these policy objectives against the generally limited contribution such developments can make toward achieving housing targets."

Following on from this, Policy 4B.8 emphasises the importance of local distinctiveness, and ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics.

Revised Planning Policy Statement 3: Housing, was published in April 2010 and, as advised in the Letter to Chief Planning Officers, discussed above, clearly clarifies that not all developed land is necessarily suitable for housing, nor that all of the curtilage should be developed. It also makes it clear that well thought out design and layout which integrates with and complements existing buildings and the surrounding local context is a key consideration which needs to be taken into account when assessing proposals for residential development. Although the London Plan Interim Housing supplementary Planning Guidance, and revised Planning Policy Statement 3 were both published following submission of the application they represent part of the adopted policy framework at the time of determination. In addition they do not introduce additional policy but instead provide clarity on the interpretation of existing policies within the London Plan. Accordingly, it is considered that significant weight should be given to this guidance in determination of the current application.

Therefore, in general there is no objection to the principle of an intensification of use on existing residential sites, and in this instance, it is considered that the subdivision of this substantial plot together with its associated vehicular access would still provide a layout with comparable plot sizes that would relate well to the local and historical context of the area, which is characterised by detached and semi-detached properties with relatively large rear gardens. Furthermore the proposed layout is considered to demonstrate that a safe, secure and sustainable environments would be provided should the proposal be implemented.

The London Plan's Interim Housing SPG considers the undesirable loss of private garden land to infill residential developments. The loss of these private gardens or greenfield land, within the local context should be considered. In this case the garden is located adjacent to a residential Cul-de-sac known as Vyners Way, on the northern edge of a suburban area which adjoins the open land around Swakeleys House and the designated Green Belt. With regard to any adverse effect on biodiversity, the loss of the trees may collectively have a greater impact on green corridors and networks than the individual values assigned by the tree survey. However, the existing house would still retain over 400m² of private 'rear' garden land, together with adequate areas available for soft landscaping on the frontage, and the proposed dwelling would have over 300m² of private 'rear' garden area, which far exceeds the minimum recommended amount as specified in the SPD: Residential Layouts. Furthermore an additional large area of undeveloped land (1,200m²) would be left to the rear which, together with the landscaping screen proposed on the western boundary, would continue to provide adequate green corridors, open areas and private gardens whose openness and vegetation contribute to the local character of the area. As such, the proposal is considered to comply with the intentions of the London Plan Interim Housing SPG.

The Planning Inspector for the recent appeal for 2 dwellings also considered PPS3 and

the London Plan Interim Housing SPG and also felt these did not weigh against 2 backland dwellings at this site.

7.02 Density of the proposed development

The site has a PTAL of 1a, which is considered to be remote within a suburban context. Taking this into account, the London Plan density guideline is 150 to 200 habitable rooms per hectare (hr/ha) or 35 to 55 units per hectare (u/ha) as the appropriate capacity for the site.

The new house would have an approximate density of 88pr/ha. Although this is below the density guidelines advocated by the London Plan, it is considered that a refusal of permission on this ground alone would not be appropriate, given the character of the surrounding area and sensitivity of the site, close to the listed Swakeleys House. As such the proposal is considered to comply with Policy 4B.3 of the London Plan.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

In considering the previous appeal for 2 dwellings on this site, the Inspector, bearing in mind that a single house in the same position and of the same design for plot 1 had already been granted permission, mainly confined her consideration to the additional dwelling on plot 2. The Inspector acknowledged that the house would extend no closer to the curtilage of Swakeleys than neighbouring properties, namely Nos. 12, 14 and 16 Vyners Way and with the retention and strengthening of boundary planting, would be less intrusive visually to the setting of the listed building than those properties. The Inspector went on to say that nevertheless, the proposed access drive would run parallel to the Swakeleys drive/ride initially along that approved for the development of a single house but would involve a widening of the access near the dwelling on plot 1 to bring it closer to the boundary and an extension of the drive by over 32m to a proposed double garage serving the house on plot 2. The proposed drive would be about 1m from the boundary with the entrance drive/ride to Swakeleys. She stated that although this boundary has the benefit of some hedging within the appeal site and within the grounds of Swakeleys, the scale of the drive would allow refuse and emergency vehicles to access the whole length and turn and would lead to an intrusive development. This would be compounded by the garage, which would project a further 6m from the rear of the house on plot 2, extending development further along the drive/ride. The Inspector considered that the limited separation from the side boundary of plot 2 would not be sufficient to allow planting to mitigate the visual intrusion.

The Inspector went on to say that the drive/ride adjoining the appeal site may not have been the principle entrance into Swakeleys but it appears to have been along the route of a former drive/ride through an avenue of trees. The Inspector did not consider the 20th century sale of the parkland for suburban development or the replacement of trees on the avenue makes the access drive/ride any less important to the setting of the Listed Building. She noted that there is other development that impinges harmfully on the open setting of Swakeleys but this is not justification for further development that would harm the open setting to Swakeleys as viewed/entered from Swakeleys Drive.

The Inspector concluded that the proposal for two dwellings would fail to preserve the setting of Swakeleys and that this harm could not be overcome with conditions as the proposal would leave inadequate space within the site for sufficient soft landscaping to mitigate the harm.

The proposed development would result in the existing property and the additional dwelling running parallel to the main entrance to Swakeleys House which currently

provides an open vista towards Green Belt land situated to the north of the application site. The open setting of Swakeleys House, is surrounded by suburban development which has to some extent already compromised its open setting. However, Swakeleys House remains very recognisable as a country house set in open land at the end of a tree lined drive. The previous application for two houses was considered to have resulted in a form of development which would have unacceptably encroached into the open setting which would be harmful to the setting of this Grade 1 Listed Building. The current application has removed the house located to the north of the application site. The remaining house would be set back by some 62m from the northern boundary of the application site which abuts the open Green Belt land that surrounds the Grade 1 Listed Building. In addition, the proposed house would only be visible at an oblique angle from Swakeleys Drive and the existing hedge and trees which run to the west of the application site would substantially screen the proposed development when viewed from the street scene, especially when supplemented by additional planting to that existing on the boundary of the site with the drive to Swakeleys House. As such, it is considered that the proposed development would not result in an unacceptable encroachment into this open setting such that it would be harmful to the setting of this Grade 1 Listed Building. The proposal would therefore comply with Policy BE10 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

It should also be noted that the proposed house would have an identical siting and design as the previously approved dwelling (2008/3195) with the only difference being the reduction in the curtilage associated with the proposed dwelling which would leave an area of undeveloped land to the rear.

The Inspector also stated that the design of the proposed dwelling reflected the character of the surrounding area. Furthermore, although tandem development was not characteristic of the area, in this instance it was not harmful and could not be used as a reason to withhold permission.

As regards the archaeology of the area, a condition has been attached requiring that the site is fully surveyed prior to the commencement of work.

The proposal would therefore comply with Policies BE3, BE4 and BE10 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.04 Airport safeguarding

The site is not within an airport safeguarding area.

7.05 Impact on the green belt

The proposed development would result in the existing property and the additional dwelling running parallel to the main entrance to Swakeleys House which currently provides an open vista towards Green Belt land situated to the north of the application site. The open setting of Swakeleys House, which is situated within the Green Belt, is surrounded by suburban development which has to some extent already compromised its open setting. However, Swakeleys House remains very recognisable as a country house set in open land at the end of a tree lined drive. The previous application for two houses was considered to have resulted in a form of development which would have unacceptably encroached into the open setting which would be harmful to the visual amenities of the Green Belt. The current application has removed the house located to the north of the application site. The remaining house would be set back by some 62m from the northern boundary of the application site which abuts the open Green Belt land which surrounds the Grade 1 Listed Building. As such, it is considered that the proposed development would not now result in an unacceptable encroachment into this open setting which would

be harmful to the visual amenities of the Green Belt.

In considering the previous appeal for two dwellings, the Inspector acknowledged that the grounds of Swakeleys are within the Green Belt and having regard to national guidance, which advises that the visual amenity of Green Belts should not be injured by proposals for development within or conspicuous from them, concluded that the design and separation of the new houses was sufficient to ensure that they would not be so conspicuous as to cause harm. The proposal would therefore comply with Policy OL5 of the Unitary Development Plan Saved Policies September 2007.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The existing properties are set back from the road frontage on large plots of land to give an open character and appearance. With regard to the previous application for two units, it was considered that the proposed houses did not follow the existing street layout and would have resulted in tandem development with an access road running from the front to the rear of the site resulting in a layout which would be out of keeping with the overall pattern of development in the surrounding area and would appear cramped in comparison to the open appearance of the surrounding locality. The proposed tandem layout with an access road running from the front to the rear of the site was considered to be out of keeping with the overall pattern of development in the surrounding area. In this current proposal, the proposed access road would still run from the front to the rear of the site. However, the overall length of the access road has been reduced by some 52m and the provision of one house is not considered to give rise to a pattern of development which would detract from, the visual amenities of the street scene and the surrounding area.

The Council's Conservation Officer considers that the overall design of the new building reflects the general character of the area and the design of the proposed houses is now considered to be acceptable. The proposal would therefore comply with Policies BE4, BE10, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.08 Impact on neighbours

The Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts advises that a minimum distance of 21m is required between adjoining habitable room windows or private garden area in order to ensure that no loss of privacy will occur. The proposed house would be situated 31m and 33m from No.54 and No.52 respectively. As such, the proposal would provide adequate privacy to the existing occupiers of these properties.

The Council's SPD HDAS: Residential Layouts advises that for two storey buildings adequate distance should be maintained to avoid overdominance. A minimum distance of 15m is required. The distance of the proposed house from No.54 is considered to be sufficient to ensure that the siting and overall size and bulk would not be overdominant in relation to this property. Similarly, the east facing flank wall of the proposed house would be situated a minimum distance of 42m from the rear of properties on Vyners Way. Given these separation distances, it is considered that the proposal would not adversely affect the residential amenities of surrounding properties, and would comply with policies BE19, BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and meets the requirements of design principles 4.9, 4.12 and 4.13 of the Council's SPD: 'Residential Layouts'.

Policy H12 of the UDP states that proposals for backland development in residential areas

will only be permitted provided no undue noise and disturbance is likely to be caused to adjoining occupiers. No. 54 has habitable room windows at ground and first floor level which face towards the proposed access.

The current application would result in the access drive serving one property and the level of traffic and consequently any disturbance resulting from it is not considered sufficient to justify the refusal of this application. The proposal would therefore comply with Policies H12 and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwellings would be over 140m². The SPD states the minimum amount of floor space required for a 4-bedroom two storey house would be 92m² and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that four bedroom properties should have a garden space of at least 100m². The layout plans show an area of over 315m² provided for the new dwelling and over 400m² left for the existing property. As such the proposal would comply with Policy BE23 of the UDP (Saved Policies September 2007) and the SPD: Residential Layouts.

The SPD also advises that in order to prevent adjoining properties from appearing unduly dominant, two storey buildings should be separated by at least 15m from facing habitable room windows and these windows should not overlook or be overlooked by other habitable room windows within a distance of 21m to afford appropriate privacy. This separation distance should also apply to the private amenity space, taken to be the 3m deep area of rear garden adjoining the house. The nearest part of the house would be sited some 31m from the rear elevation of No.54 and thus ensure that the houses would not overlook one another. All habitable rooms of the proposed house would have adequate outlook, privacy and natural lighting and the amenity space is adequate to afford a suitable standard of residential amenity for future occupiers.

The proposal therefore accords with policies BE20, BE21, BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would not give rise to additional traffic generation to justify refusal. The scheme provides for two off-street car parking spaces for the existing and the proposed house, in line with the Council's Parking Standards. The main width of the access drive would be 3.2m and this is considered to be acceptable. The mouth to the access would maintain a kerb radius of 4.5m and the 4.875m wide section of the drive at the front of the site would allow vehicles to pass without interfering with vehicle movements on the highway. The provision of a bin storage area close to the site's entrance would allow refuse/recycling to be collected without any need for refuse vehicles to enter the site. As such, the Council's Highways Engineer considers that the proposal would not be prejudicial to highway and pedestrian safety and would comply with Policies AM7(ii) and AM14 of the UDP Saved Policies (September 2007).

7.11 Urban design, access and security

The proposed boundary treatment and landscaping, particularly along the access way, are sufficient to prevent the development from having an adverse impact on the security and safety of adjacent residential properties.

7.12 Disabled access

The proposed floor plans show the provision of WC facilities at ground floor level and the dwelling would exceed the minimum floor space standards. It is therefore considered if permission were to be granted a condition requiring the dwelling to be constructed to Lifetime Homes Standards is attached. As such, the proposal is considered to comply with Policy 3A.4 and 3A.5 of the London Plan and the Council's SPD Accessible Hillingdon January 2010.

7.13 Provision of affordable & special needs housing

The proposal does not meet the threshold to require the provision of this type of housing.

7.14 Trees, Landscaping and Ecology

The Council's Tree/Landscape Officer has not raised objection to the proposal subject to conditions and these conditions are recommended.

7.15 Sustainable waste management

Section 4.40-4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for and should not be further than 9m from the edge of the highway. The proposed layout plan shows the siting of a bin storage area on the frontage and should permission be granted it is recommended a condition is applied to require the submission of details together with its implementation to be agreed before the development is commenced.

7.16 Renewable energy / Sustainability

Should this application be approved, conditions are recommended which would require that the hardsurfacing be constructed using a porous surface. In addition a condition is recommended that the development should meet level 3 of the code for sustainable homes.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. A condition has been attached, requiring sustainable Urban Drainage (SUDS) measures.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

As regards the individual responses received, points (3), property values are not material planning considerations, Points (9) and (16) are noted, but all applications have to be considered on their individual merits. The remaining issues have been dealt with in the main report.

7.20 Planning Obligations

Policy R17 of the saved UDP is concerned with securing planning obligations to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

Education services advise that a contribution of £14,204 is considered appropriate in order to cater for the increased demand placed on existing nursery (£968), primary (£5,584), secondary (£5,487) and post 16 (2,165) school places by the proposed development. The applicants have indicated that they would be prepared to meet the costs to address the impact of the development and this matter could be dealt with by condition. As such, the proposal would comply with Policy R17 of the UDP Saved Policies September 2007.

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application

10. CONCLUSION

It is considered that the proposed house would not be conspicuous from the Green Belt and would not detract from the street scene and the surrounding area. As such, the proposal would preserve or enhance the visual amenities of the Green Belt and the character and appearance of Ickenham Village Conservation Area. Although the development would be located adjacent to the grand drive to Swakeleys House and due to its proximity and proposed screening, the proposal is not considered to detract from the setting of this Grade 1 Listed Building.

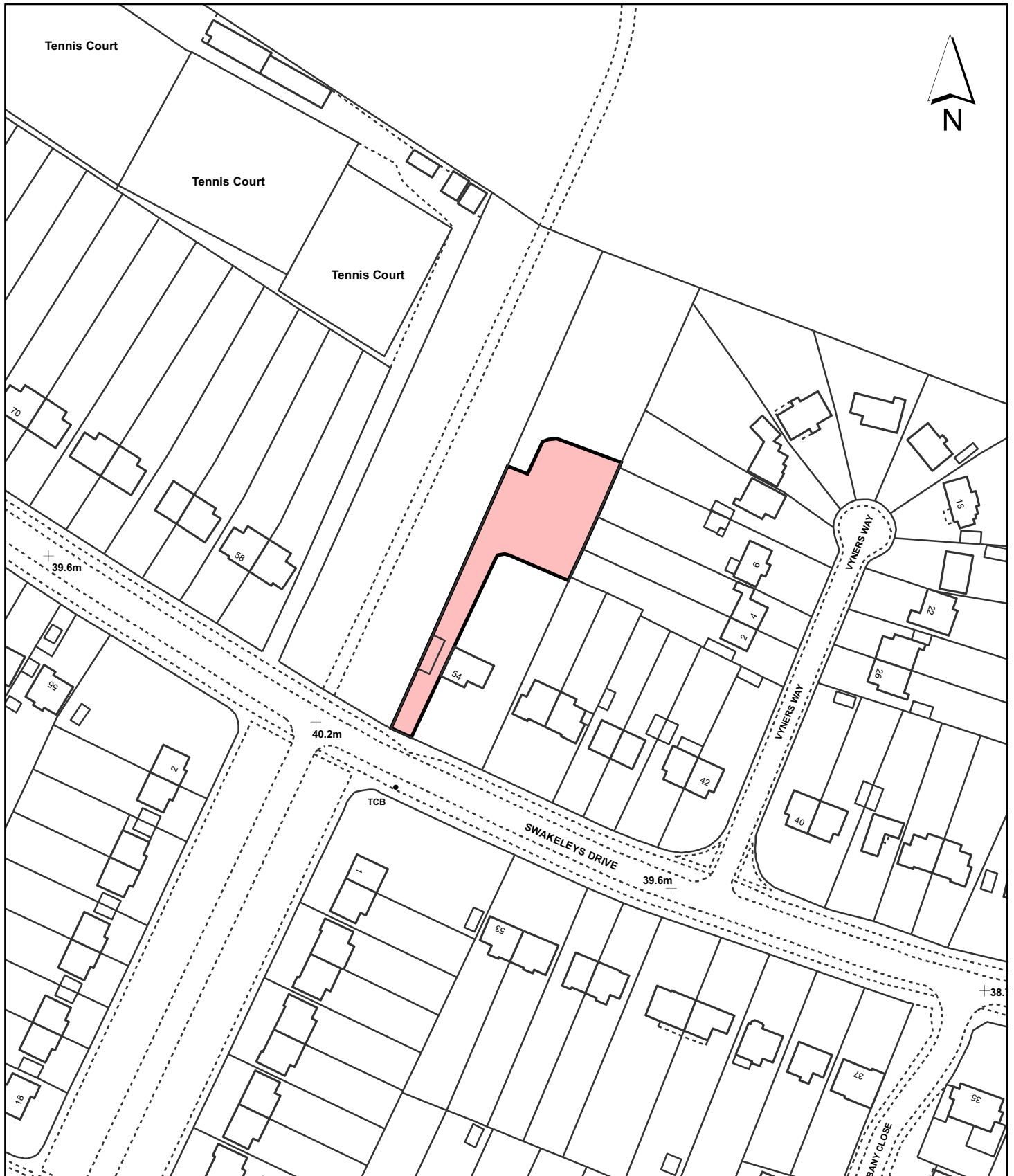
Following the recent appeal decision allowing two backland dwellings on the site, it is also considered that there are no sound planning reasons to refuse this application for just one backland dwelling on the site.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Polices September 2007
HDAS: Residential Layouts: July 2006
HDAS: Accessible Hillingdon: July 2006
The London Plan (2008)
Planning Policy Statement 3 (Housing)
Consultee and Neighbour responses

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**Rear of 54 Swakeleys Drive
Ickenham**

Planning Application Ref:

53998/APP/2010/854

Planning Committee

North Page 191

Scale

1:1,250

Date

August 2010

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

This page is intentionally left blank

Report of the Head of Planning & Enforcement Services

Address FORMER MILL WORKS BURY STREET RUISLIP

Development: Installation of 3 sets of vehicular and pedestrian gates.

LBH Ref Nos: 6157/APP/2010/1383

Drawing Nos: Design and Access Statement
9W0801/TR01
9W0801/TR02 Rev. A
9W0801/TR03
P02 Rev. A
P03
S05 Rev. B
S09 Rev. B
Transport Statement ref: gW0801PL/L01001/310026/Cher

Date Plans Received: 14/06/2010 **Date(s) of Amendment(s):**

Date Application Valid: 14/06/2010

1. SUMMARY

Planning permission is sought for the installation of 3 sets vehicular and pedestrian gates and railings, close to the proposed entrance serving the recently approved residential development for 66 units, which was granted planning permission in March 2010. The scheme comprises 2 metre high swing main gates opposite the main entrance, two, 1.5 metre sliding gates on either side of the main entrance, together with pedestrian gates and associated railings and brick piers.

No objections are raised on highway safety grounds. However, the proposal would not reflect the pattern of development from which the conservation area derives much of its special interest, and which serves to distinguish it from other parts of Ruislip. The inclusion of gates in the approved residential scheme would therefore be out of keeping with its surroundings and would fail to preserve or enhance the character or appearance of the Ruislip Village Conservation Area.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed gates, by reason of their height, scale, and position would have a detrimental impact on the character and amenity of the Ruislip Village Conservation Area and the surrounding street scene, contrary to policies BE4, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair

hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

3. CONSIDERATIONS

3.1 Site and Locality

The site lies on the eastern side of Bury Street and within 200 metres and to the northwest of Ruislip High Street and is 1.24 hectares in extent. The site comprises a roughly rectangular shaped 1.24 ha plot with primary frontage to Bury Street. The site also benefits from an unused access strip, which runs from the site to Sharps Lane. There is a level difference across the site extending to approximately 3 metres with a gradient sloping down to the north-west.

A range of industrial and manufacturing buildings with associated offices and parking presently occupy the site. The buildings are typically pre-war and two storeys in height with some three storey elements present. The majority of the buildings have been vacant for some time, due to a reduction in activities, leading to an air of neglect on the site. The site is now totally vacant and the buildings are in the process of being demolished following the grant of planning permission and Conservation Area Consent for redevelopment of the site for residential purposes. Small areas of green space with mature trees are located along the Bury Street frontage.

The surrounding area is characterised by a range of developments, predominantly residential. The site is bounded to the north by Ruislip Youth Centre and associated car parking, beyond which runs the River Pinn. Bury Street lies to the east from which the main site access leads. The southern boundary is adjoined by the rear gardens of residential properties on Sharps Lane and Mill House (25 Bury Street), a grade II listed building. The residential development in Bury Street and Sharps Lane comprises typically two storey detached and semi-detached houses. To the west, the site abuts Green Belt land comprising the playing fields for Bishop Winnington-Ingram Church of England Primary School. Ruislip Town Centre extends southwards from the junction of Sharps Lane and Bury Street and from the Great Barn, also a Grade II listed building, located on the opposite side of Bury Street.

The entire site is located within the Ruislip Village Conservation Area and within an Archaeological Priority Area. The site is also within the vicinity of a cluster of Grade II listed and scheduled monuments (including the Ruislip Motte and Bailey and associated barn buildings) located to the east of Bury Street. In spite of the recent changes within the surrounding residential areas and also to the commercial centre of the village, the character of the Conservation Area remains that of an affluent residential suburb. The site has a Public Transport Accessibility Level of 1b, on a scale of 1 to 6 where 1 represents the lowest level of accessibility.

3.2 Proposed Scheme

Planning permission is sought for the installation of gates and railings, to be located at the entrance of the proposed residential development for 66 units at the Former Mill Works site, for which planning permission was granted in March 2010. The gates are proposed to prevent the occasional parking within the development by the wider public and to provide additional security for the future occupiers of the estate. They comprise:

1. A double swing gate for vehicles and a pedestrian gate at the central entrance, set back from the road edge by 25 metres. These gates would be 2 metres high.
2. A sliding gate for vehicles and a swing pedestrian gate with associated railings to the left hand parking court serving plots 7-12. These would be set back from the primary access road by 8 metres and would be 1.5 metres in height.
3. A sliding gate for vehicles and a swing pedestrian gate with associated railings to the right hand parking court serving plots 1-6. These would be set back from the primary access road by 8 metres and would be 1.5 metres in height.

The railings and gates would be constructed from metal, with a vertical emphasis and finished in black paint. The gateposts would be constructed in the same orange/red brick as the remainder of the approved development.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has been used for manufacturing purposes since the Second World War when the single/two storey warehouse building was used by EMI Electronics Ltd to help with the war effort. An application, approved in 1951 (209/MISC/51), regularised this use but restricted it to a 50 year permission, after which the buildings were to be removed and the land reinstated.

Planning permission for the part two, part three storey office building was granted in 1973 (6157/C/73/1501) but was subject to the same temporary permission. Various minor alterations and extensions were approved in 1981 (6157/N/80/0536).

Removal of the time restrictive conditions on the 1951 and 1973 permissions was granted in 1991 (6157/T/91/1093 and 6157/S/91/1091).

Planning permission was granted on 2/3/2010 for redevelopment of the site for 66 residential units, comprising 2 x three storey apartment blocks, 1 studio flat, 5 x one bedroom, 21 x two bedroom and 3 x three bedroom flats and 32 x three bedroom and 4 x four bedroom houses, with associated parking and landscaping (Ref:6157/APP/2009/2069).

Conservation Area Consent was granted for the demolition of the existing commercial buildings on 2/3/2010 (Ref:6157/APP/2009/2070).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **28th July 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised as a development likely to affect the character of the Ruislip Village Conservation Area. 16 surrounding property owners/occupiers were consulted. 5 letters have been received objecting on the following grounds:

1. The original application made no mention of this being a gated community. If it had there would have been considerable objection from the start from many neighbours that were supportive to the scheme.
2. Gated estates are anti social and preclude the rest of the community from access to carry out neighbourhood business. They also exclude local essential trades people from carrying out their normal business, such as milkmen, window cleaners, charity collectors and Residence Association representatives.
3. They are a delay factor for emergency services.
4. They add an additional cost to Utility services and in some cases cause additional cost to Hillingdon Council Tax Payers. For example Refuse Collections are often held up obtaining access.
5. In view of the very limited parking available within the estate there is even more reason for there to be overspill on the surrounding roads when estate visitors find they cannot easily gain access, they will park and try on foot.
6. This proposal is a carefully planned last minute attempt to give the estate some exclusivity in order to increase the sale price of the properties and should not be approved.
7. It would be unreasonable to allow these gates to be installed and then for the people visiting the new houses to take up the parking spaces in our road
8. It will add to the congestion on Bury Street, as people try and get in/or wait to get in.
9. Cars waiting to be allowed in may protrude out into the road and cause a highway safety hazard.

10. Gated estates lead to a ghetto mentality of 'them and us'. This in turn inhibits neighbourliness and friendly participation as equals in the local community.

11. It is especially unsuitable in a Conservation Area.

12. British tradition has usually allowed free access to pathways and estates for interest and recreation.

13. The requirement for all residents to carry a 'key fob' as proposed does not allow for visitors, trades people, news boys, doctors, carers and emergency services etc.

14. As recently as June and July this year two children were crushed to death by automated gates in Wales and Manchester.

RUISLIP VILLAGE CONSERVATION AREA ADVISORY PANEL

The original application for this site caused considerable concern for local residents, much of which was alleviated by the reduction in property numbers, the more open style of the final design and an expressed desire to make the new estate appropriate for a Conservation Area. However you are aware that the inevitable problems of overspill parking have not been received well by those residents who will ultimately bear the brunt of those cars unable to park within the estate curtilage. The Design and Access Statement issued by the Architects states that the proposed gates are to provide additional security for the residents within the development, and to prevent the occasional parking within the development by the wider public.

Now we have their application to provide protection for the new residents from the very problems deliberately ignored with regard to those already living in the surrounding roads. This very one-sided approach only reinforces the them and us attitude so prevalent with private gated estates, for make no mistake, this is what is being attempted here.

There may be new buildings but this is still in the heart of the Conservation Area, traditionally open to all residents to walk around and enjoy. The developer has already received massive support from the Planning Committee but this is clearly one step too far. The safety aspects of the proposed installation have already been rehearsed by others and this Panel agrees with the fears expressed. In addition there is the danger of access queues backing into an increasingly busy major road used by heavy traffic, buses, and emergency vehicles. Sixty six properties will be constantly visited by a host of unscheduled delivery vehicles and many other unexpected callers. Free access to this site is essential for all the foregoing reasons.

This Conservation Panel formally requests our local planners to heed the reasonable fears of local residents, both in regard to this somewhat arrogant and last minute application and the protection of the spirit of the Ruislip Conservation Area.

RUISLIP RESIDENTS' ASSOCIATION

In the design and Access Statement accompanying the original application there were several references to the development being in character and sympathetic to the Conservation Area. A feature of the Conservation Area is the openness and ease of access to buildings on the Manor Farm site and surrounding residential streets. Our members have expressed their objections to this proposal. Installation of security gates would effectively isolate the new development from the neighbourhood. Apart from creating a feeling of detachment from the wider community, it would make access difficult for a variety of visitors to the development. Consideration should be given to the possibility of children being trapped in electronically controlled security gates. For these reasons, the proposal is an inappropriate variation to the original planning approval.

CLLR CORTHORNE

Request that this application be determined by Committee.

METROPOLITAN POLICE CRIME PREVENTION OFFICER.

Prefer to see security arrangements dealt with by other means, such as CCTV.

Internal Consultees

TREES AND LANDSCAPE OFFICER

There are no tree/landscape concerns about the main gates and the sliding gates in proximity to retained trees/hedges on the road frontage, because the gates and associated structures will be outside the fencing / protected areas around the trees and the hedge.

The application is acceptable in terms of Saved Policy BE38 of the UDP.

CONSERVATION OFFICER

BACKGROUND: This site is located within the Ruislip Village CA and is close to the Ruislip Manor site, which includes a number of listed buildings and a Scheduled Ancient Monument. Mill House, no 25 Bury Street, is a timber framed grade II listed property, dating from the seventeenth century which lies close to the site.

CONSIDERATION: The overall character of the conservation area is village like and quite open, and there are no inward looking gated developments. The new housing scheme has been designed to integrate with the surrounding area and the proposed gates and railings, which would appear quite tall and visually intrusive, would separate the development from its wider context. As such, this type of development would be quite out of character with the surrounding area.

Other methods of restricting parking within the development should be considered.

Not acceptable.

HIGHWAY ENGINEER

The proposed gates would be set back from the highway, hence would not cause vehicles to wait and/or overhang onto the highway. Consequently no objection is raised on the highway aspect of the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development has been established by virtue of planning permission ref: 6157/APP/2009/2069. There is no objection in principle to the inclusion of gates to serve the residential development. However, the main issues in this case are considered to be highway safety considerations and the effect of the proposed gates on their surroundings, bearing in mind their scale and location, their relationship to nearby buildings and their position within the Ruislip Village Conservation Area. These issues are dealt with elsewhere in the report.

7.02 Density of the proposed development

Not applicable to this development.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Policy BE4 states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities. This would include the existing vegetation

along the Bury Street frontage. The test to be applied in relation to the conservation area is whether its character or appearance would be preserved or enhanced by the development proposed.

In addition, Saved Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. London Plan Policy 4B.1 sets out a series of overarching design principles for development in London and policy 4B.2 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 4B, London Plan policies relating to density (3A.3) and sustainable design and construction (4A.3) are also relevant.

The site is located within the Ruislip Conservation Area, which was designated in 1969. In 2009, the Conservation Area, which originally only included the medieval village centre, was extended to include the later residential suburbs to the west and south and all of the High Street. The site is also within the vicinity of a cluster of listed and scheduled monuments (including the Ruislip Motte and Bailey and associated barn buildings) located to the east of Bury Street. The Conservation Area is predominantly residential in terms of use and the housing stock comprises mostly privately owned, single family dwellings.

In terms of the built form and general layout of the area, the Ruislip Village Conservation Area varies in character. There is the early village core, containing the oldest and most historically significant buildings and spaces; the High Street, a densely developed street running north-south from the old village to the station and the residential areas to the west of the High Street, which were originally developed in the Garden Suburb tradition and contain buildings of generally good architectural quality, set in large, mature gardens. Sharps Lane for instance has a spacious, green and leafy appearance. There are no inward looking gated developments.

The Urban Design and Conservation Officer notes that the overall character of the conservation area is village like and quite open, with no gated communities. The Urban Design and Conservation Officer also observes that that new housing scheme has been designed to integrate with the surrounding area and considers that the proposed gates and railings, which would appear quite tall and visually intrusive, would separate the development from its wider context. As such, this type of development would be quite out of character with the surrounding area. This view is shared by both the Ruislip Village Conservation Area Advisory Panel and the Ruislip Residents' Association.

It is considered that the proposal to introduce vehicular and pedestrian entrance gates with associated railings and piers to the approved scheme would not reflect the pattern of development from which the conservation area derives much of its special interest and which serves to distinguish it from other parts of Ruislip. It is therefore considered that the proposal would be contrary to objectives underlying Unitary Development Plan (UDP) Saved Policies BE4, BE13 and BE19, be out of keeping with its surroundings and would fail to preserve or enhance the character or appearance of the Ruislip Village Conservation Area.

7.04 Airport safeguarding

There are no airport safeguarding objections to this proposal.

7.05 Impact on the green belt

Not applicable to this development.

7.06 Environmental Impact

Not applicable to this development. Noise issues are dealt with elsewhere in this report.

7.07 Impact on the character & appearance of the area

This issue is dealt with in section 7.03 of this report.

7.08 Impact on neighbours

Given the distance of the proposed gates and railings from surrounding dwellings, it is not considered that their inclusion would result in any adverse impact in terms of overdominance to these properties, in accordance with Policy BE21 of the UDP Saved Policies September 2007.

7.09 Living conditions for future occupiers

Given the distance of the proposed gates and railings from the proposed dwellings, it is not considered that their inclusion would result in any adverse impact in terms of overdominance to these properties, in accordance with Policy BE21 of the UDP Saved Policies September 2007.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The applicants have submitted that a key purpose of the gates is to prevent parking in the development by non residents which may occur, given the site's proximity to Ruislip Town Centre. The introduction of the gates would therefore prevent any on street parking that currently takes place, gravitating into the development. However, it is considered that entrance gates are not essential for this purpose, as other measures, such as a parking management scheme could be introduced to control parking on the estate. It is therefore not considered that the need to control unwanted parking outweighs other policy considerations set out within this report.

The proposed gates do not require amendment to the approved scheme in terms of the nature and location of the pedestrian and vehicular access to the development. This remains as previously approved, via Bury Street at the front of the site. The double swing gates for vehicles are set back from the road edge by 25 metres, which is considered sufficient to allow space for cars and larger vehicles to exit the public highway and wait for the gates to open. Similarly the sliding gates, serving the right and left parking courts are set back by 8 metres from the primary access road, to allow space for cars to wait whilst the gates open but not obstructing the primary access road.

The Highway Engineer considers that the gates are set back a sufficient distance into the site to avoid vehicles waiting or overhanging onto the highway and therefore raises no objections to the highway aspect of the proposals. It is therefore considered that adequate vehicular access to the site can be provided and it is unlikely that traffic generated by the development would have an adverse impact on the adjoining highway network, in compliance with Saved Policy AM7 of the UDP.

7.11 Urban design, access and security

The applicants have stated that the proposed entrance gates will provide an enhanced level of security for future residents. However, the Metropolitan Police Crime Prevention Officer considers that other security arrangements, such as CCTV are more appropriate and could be employed. It is therefore not considered that the need to enhance security within the estate outweighs other policy considerations set out within this report.

7.12 Disabled access

All vehicle gates will be operated via a key fob held by residents to allow access. An entrance panel with a call button will be attached to the gates to allow access for visitors and deliveries. No details of the access panel have been provided. However, it is considered that these could be required by condition to ensure ease of use by people with a disability, in the event of an approval.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are no tree or landscape issues relating to the main and sliding gates in proximity to retained trees/hedges on the road frontage, as the gates and associated structures are outside the fencing and protected areas around the trees and the hedge. The Tree and Landscape Officer therefore considers that the application is acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Had the application been acceptable in other respects, a condition could be imposed to ensure that any potential noise nuisance from the proposed gates is minimised.

7.19 Comments on Public Consultations

The issues relating to highway safety and the impact on the Conservation Area have been dealt with in the main body of the report.

With regard to public access to the estate, this is a civil matter which falls outside the remit of planning control.

With regard to the issue of pedestrian safety, there is no evidence that the proposed gates constitute a health and safety risk. Nevertheless, had the application been acceptable in other respects, a condition could have been imposed requiring details of measures to ensure the safe operation of the electronically operated gates.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

There are no enforcement issues relating to this site.

7.22 Other Issues

There are no other issues relating to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

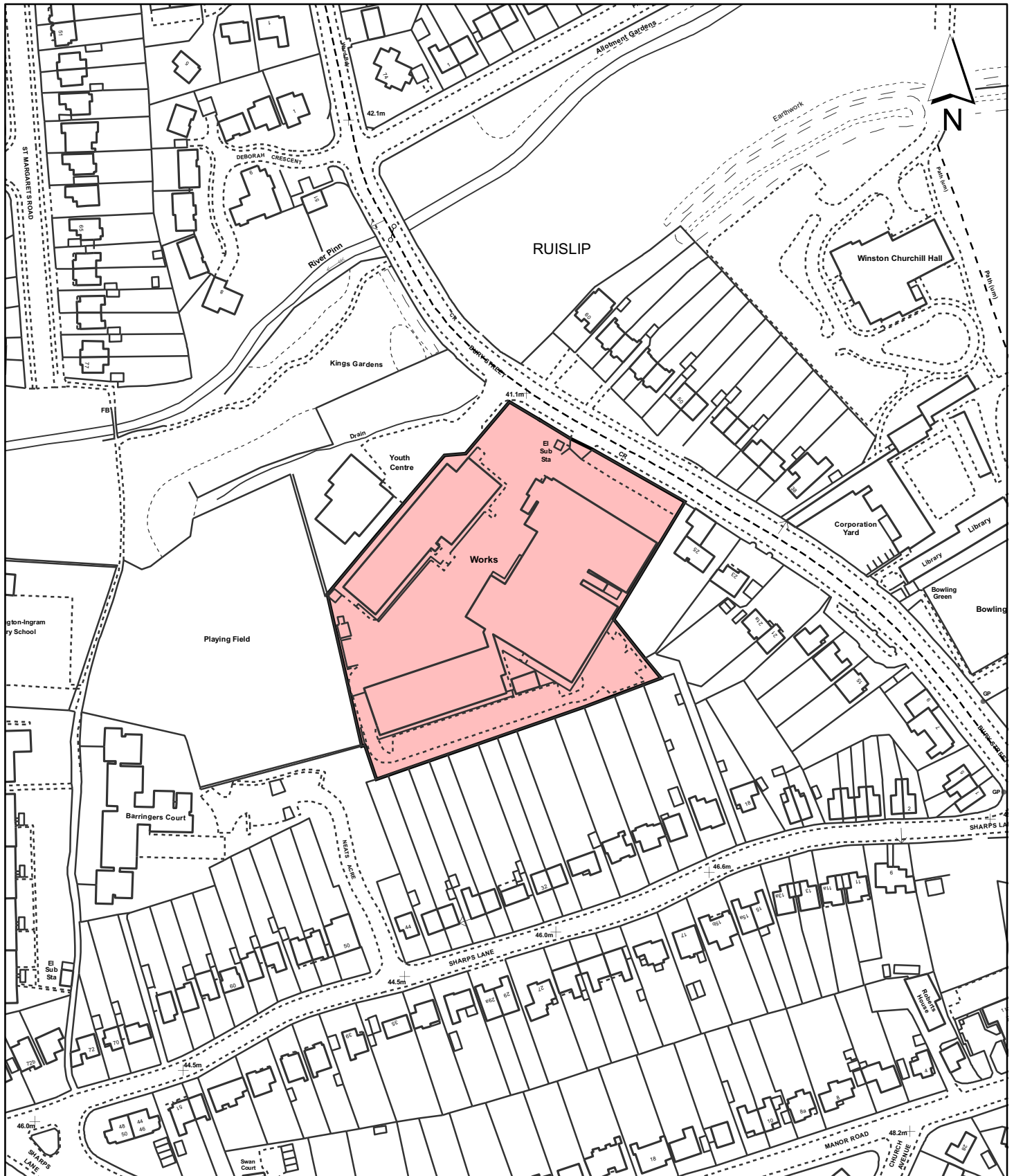
It is considered that the proposal will result in unacceptable harm to the character of the Ruislip Village Conservation Area and the street scene. These are overriding objections that outweigh arguments set out by the applicant regarding parking and security issues. It is considered that there is insufficient merit in these arguments to outweigh the conflict with Development Plan Policies and the application is therefore recommended for refusal.

11. Reference Documents

London Plan Consolidation (February 2008)
Planning Policy Statement Note 3 Housing
Planning Policy Guidance Note 13 Transport
Planning Policy Statement 5 (Planning for the Historic Environment)
Planning Policy Guidance Note 24 Planning and Noise
Hillingdon Design and Accessibility Statements (HDAS)
Council's Supplementary Planning Guidance Community Safety by Design
Council's Supplementary Planning Document: Planning Obligations Strategy

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2009

Site Address

**Former Mill Works
Bury Street
Ruislip**

Planning Application Ref:

6157/APP/2010/1383

Planning Committee

North Page 203

Scale

1:2,000

Date

August 2010

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

This page is intentionally left blank

Plans for North Planning Committee

26th August 2010



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 205

Report of the Head of Planning & Enforcement Services

Address SOUTH RUISLIP LIBRARY, PLOT A VICTORIA ROAD RUISLIP

Development: Erection of a three storey building to provide for a new library, adult learning facilities, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building).

LBH Ref Nos: 67080/APP/2010/1419

Date Plans Received: 16/06/2010 **Date(s) of Amendment(s):** 16/06/0010

Date Application Valid: 16/06/2010 03/08/0010

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any other drawings. Any discrepancies must be reported to the architect immediately. **DO NOT SCALE FROM THIS DRAWING**

Rev	Revision notes	Initials	Date

HILLINGDON
LONDON

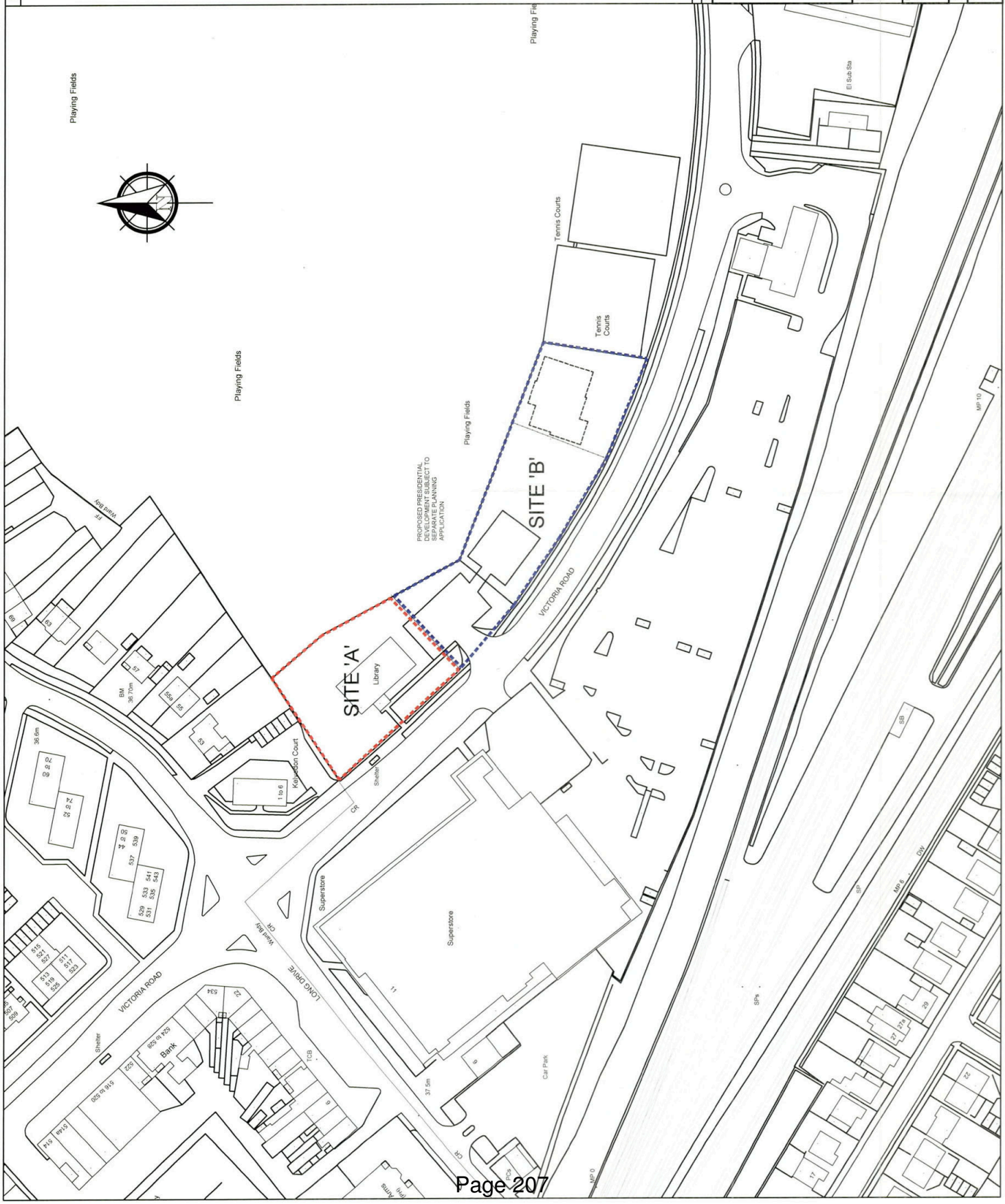
MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, URBIDGE, MIDDLESEX, UB8 1UW
Tel: 01885 250111
Fax: 01885 277224

PROJECT: SOUTH RUISLIP LIBRARY SITE
PLOT A

DESCRIPTION: LOCATION PLAN

SCALE: 1:1250 @ A3
DRAWING No: **2009/D42A/P/02**

DRAWN BY: BA
CHECKED BY: DATE 05/06



NOTES

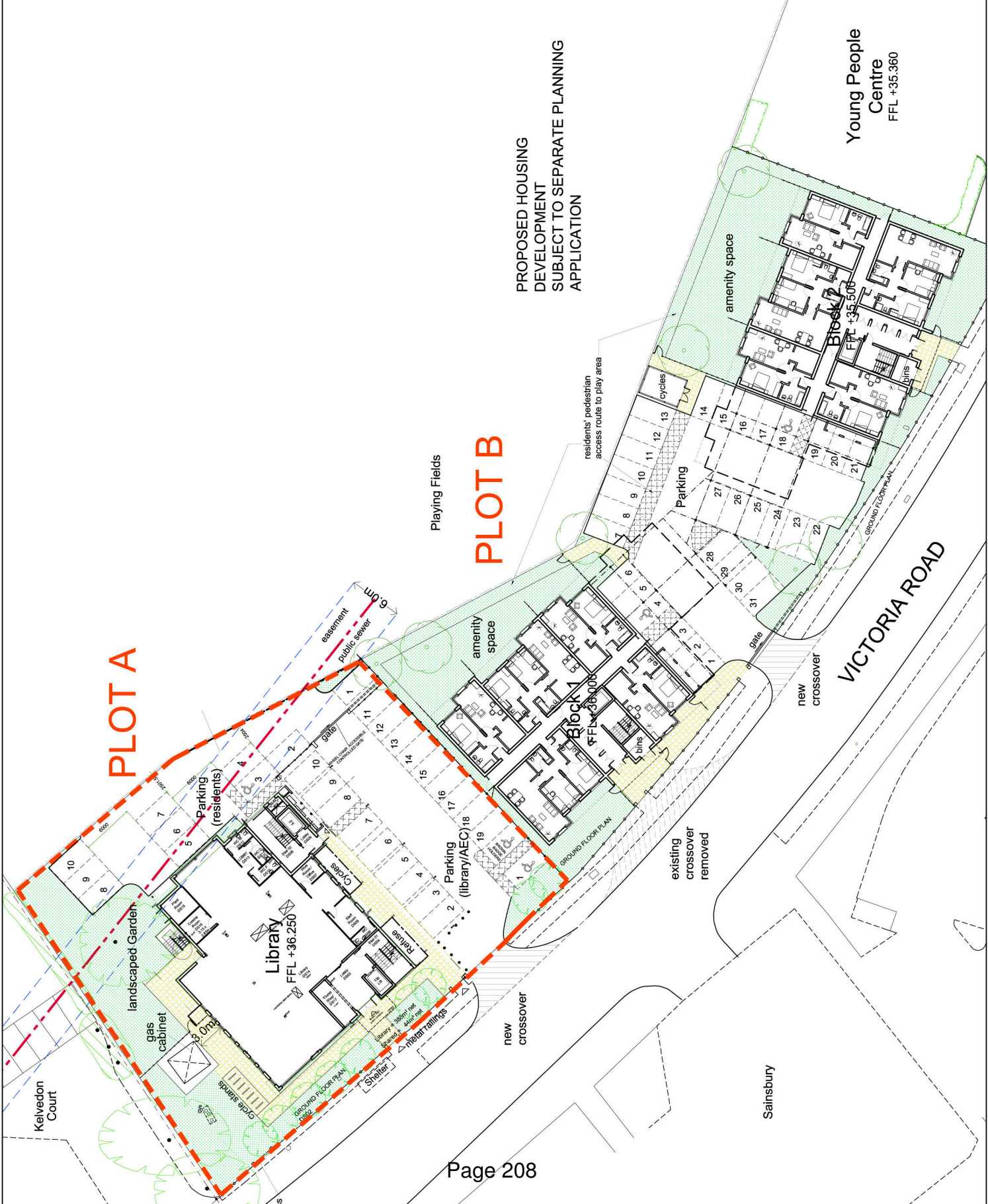
The Contractor must verify all dimensions at the site before setting out. commencing work, or making any other arrangements. Any discrepancies that arise must be reported immediately to the architect. DO NOT SCALE FROM THIS DRAWING

Rev	Revision	Date
1	REVISIONS	
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	
11	REVISIONS	
12	REVISIONS	
13	REVISIONS	
14	REVISIONS	
15	REVISIONS	
16	REVISIONS	
17	REVISIONS	
18	REVISIONS	
19	REVISIONS	
20	REVISIONS	
21	REVISIONS	
22	REVISIONS	
23	REVISIONS	
24	REVISIONS	
25	REVISIONS	
26	REVISIONS	
27	REVISIONS	
28	REVISIONS	
29	REVISIONS	
30	REVISIONS	
31	REVISIONS	



HILLINGDON
COUNCIL
COUNCIL PRODUCTS
4th/12, CIVIC CENTRE, URBISSE, WOLLESELEY, LBN 10W
Tel: 01895 255 111
Fax: 01895 277 224

PROJECT: SOUTH RUISLIP LIBRARY PLOT A	
DESCRIPTION: PROPOSED SITE PLAN GROUND FLOOR	
SCALE: 1:200@A1	DRAWN BY: BA
CHECKED BY: BA	DATE: MAY 2010
DRAWING NO: 2009/D42A/P/07	REVISION: C

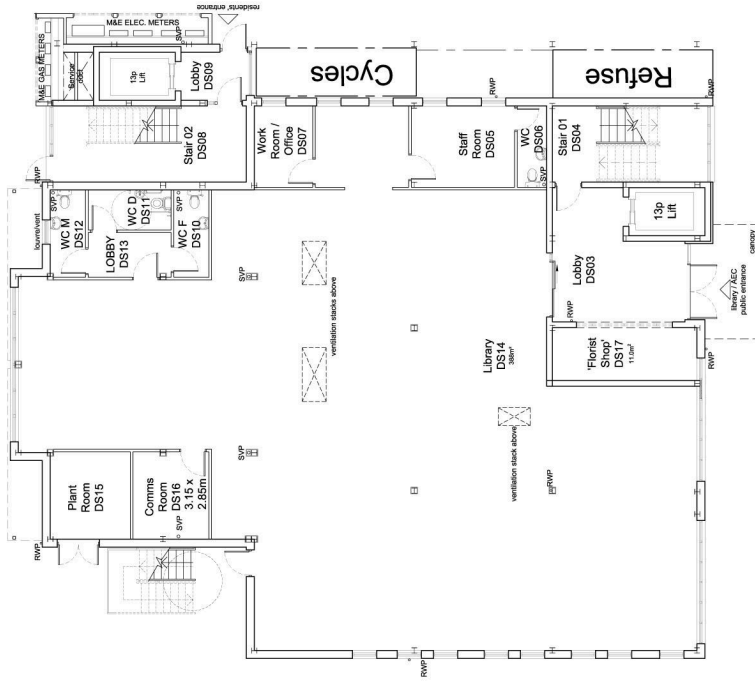


PROPOSED HOUSING DEVELOPMENT SUBJECT TO SEPARATE PLANNING APPLICATION

Young People Centre
FFL +35.360

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any other drawings. Any discrepancies must be reported immediately to the Architect. **DO NOT SCALE FROM THIS DRAWING**



**GROUND FLOOR PLAN
DS02**

Library = 388m² net
Shared = 44m² net



Fig	Revision notes	BA	Rev'd	Date
A	FIRE STAIRS & LAMP METERS ADJUSTED REFUSE & CYCLE SHELF RE-POSITIONED			



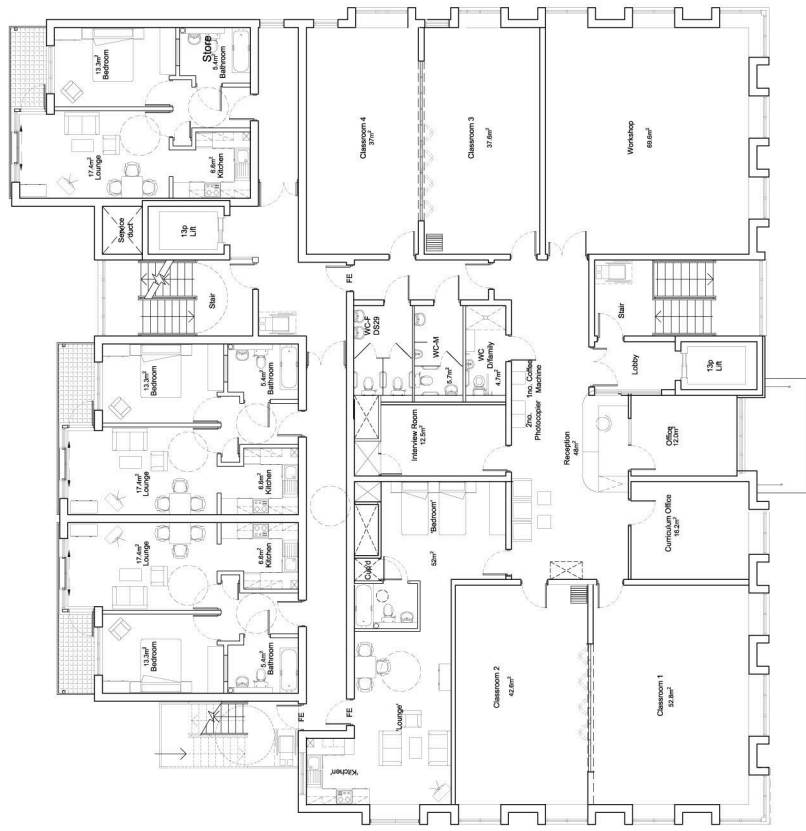
HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, URBIDGE, MIDDLESEX, UB8 1UW
Tel: 01895 230111
Fax: 01895 272224

PROJECT	SOUTH RUISLIP LIBRARY SITE
PLOT A	
DESCRIPTION	LIBRARY BLOCK: PROPOSED FLOOR PLANS GROUND FLOOR PLAN
SCALE - 1:200 @ A1	DRAWN BY SP
DATE	FEB 2010
DRAWING No.	2009/D42A/P/18
REV.	A

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any other drawings. Any discrepancies must be reported immediately to the Architect. **DO NOT SCALE FROM THIS DRAWING**




FIRST FLOOR PLAN

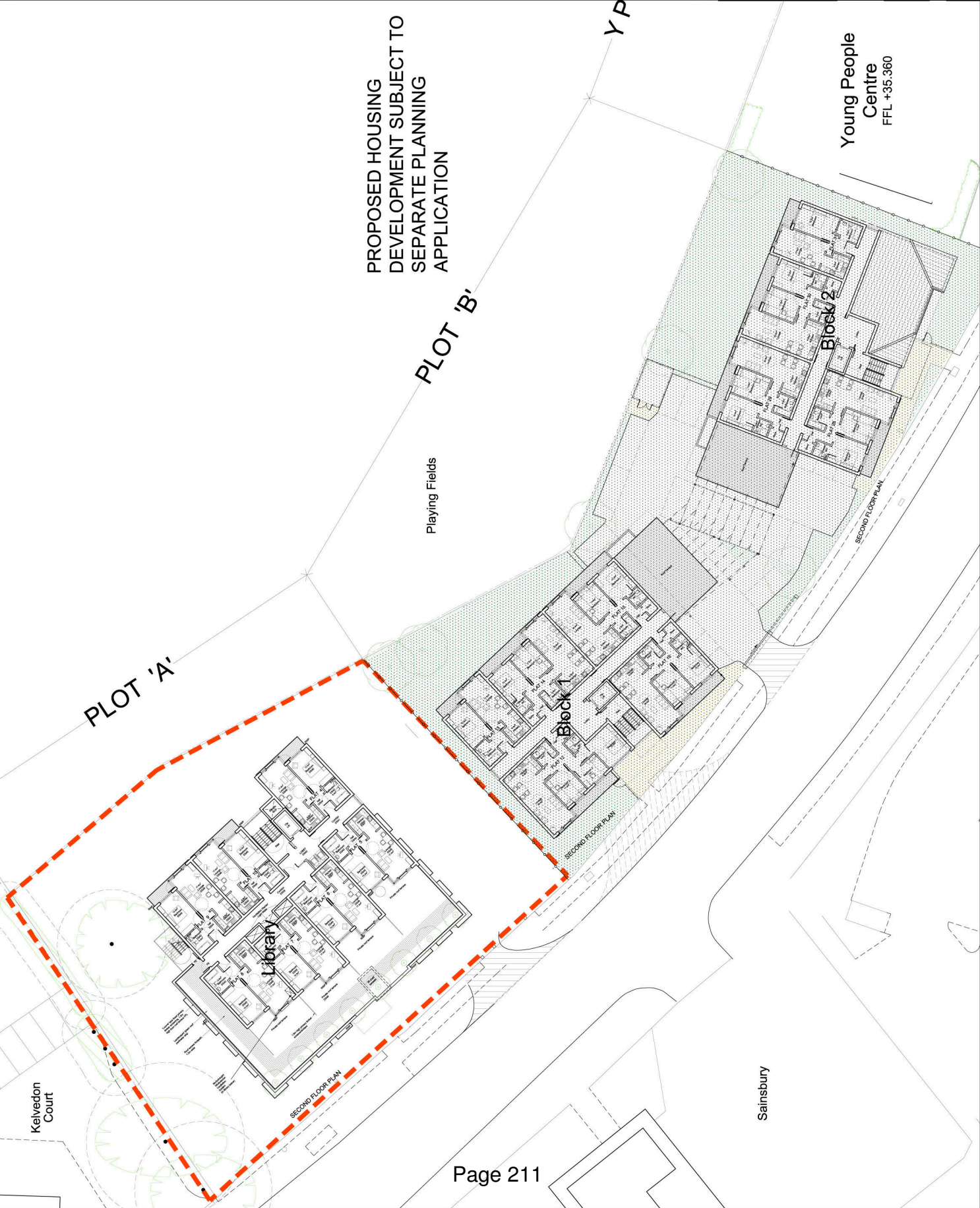
AEC = 418.5m² net
 + 11m² Florist Shop @ G.F.
 Shared = 28m² net

A ADULT EDUCATION LAYOUT & FIRE STRIPS ADJUSTED BA 08/10	
Fig. 1	Revision notes
Initials	Date
 HILLINGDON LONDON MAJOR CONSTRUCTION PROJECTS 4N/12, CIVIC CENTRE, URBIDGE, MIDDLESEX, UB8 1UW TEL: 01895 230111 FAX: 01895 272224	
PROJECT	
SOUTH RUISLIP LIBRARY SITE	
PLOT A	
DESCRIPTION	
LIBRARY BLOCK-PROPOSED FLOOR PLANS	
FIRST FLOOR PLAN	
SCALE	DRAWN BY
1:100 @ A1	SP
DRAWING No.	DATE
2009/D42A/P/19	FEB 2010
REV.	
A	

NOTES
 The Contractor must verify, at directions of the site before setting out, all dimensions and levels of the site and ensure that they are correct. The Contractor must be responsible to the Contract Administrator before proceeding.
 DO NOT SCALE FROM THIS DRAWING

Rev	A	MONITORING & FIRE STAIR POSITION ADJUSTED	BA	08/10
		Revisions notes	Issues	Date

 HILLINGDON LONDON MAJOR CONSTRUCTION PROJECTS 4th/12, CITY CENTRE, WIRROBE, MIDDLESEX, UB8 1JW TEL: 01895 250 111 FAX: 01895 277 224	
SOUTH RUISLIP LIBRARY PLOTA	
PROPOSED SITE PLAN SECOND FLOOR	
SCALE	1:200@A1
DRAWING NO.	2009/D42A/P/09
CHECKED BY	BA
DATE	MAY 2010
REVISION	A



PROPOSED HOUSING
 DEVELOPMENT SUBJECT TO
 SEPARATE PLANNING
 APPLICATION

PLOT 'B'

PLOT 'A'

Playing Fields

Young People
 Centre
 FFL +35.360

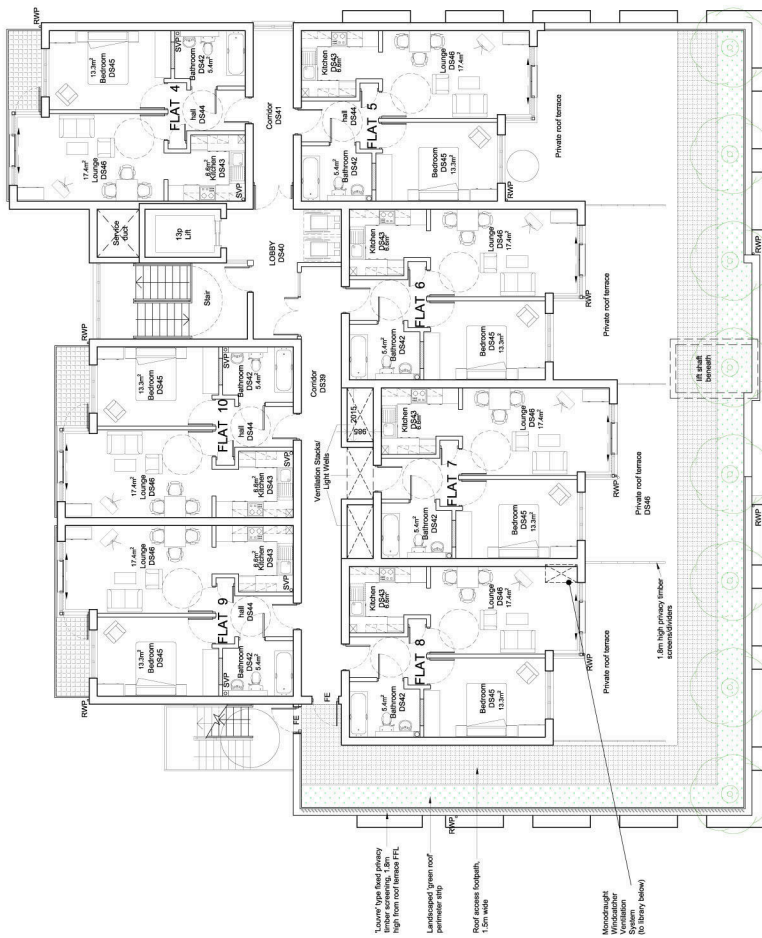
Kelvedon
 Court

Sainsbury

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported immediately to the Architect.

DO NOT SCALE FROM THIS DRAWING



- Low-rise fire-rated gallery 1.5m wide High from roof terrace FFL
- Landscaped 'green roof' permeable strip
- Roof access for path 1.5m wide
- Memoranda Light System (Primary below)

SECOND FLOOR PLAN




Rev	A		MONODRAUGHT & FIRE STAIRS POSITION ADJUSTED	BA	REV 10
				Initial	27/02/24
					
MAJOR CONSTRUCTION PROJECTS 4N/12, CIVIC CENTRE, UxBRIDGE, MIDDLESEX, UB8 1UW Tel: 01895 230111 Fax: 01895 272224					
PROJECT					
SOUTH RUISLIP LIBRARY SITE					
PLOT A					
DESCRIPTION					
LIBRARY BLOCK-PROPOSED FLOOR PLANS					
GROUND AND FIRST FLOOR					
SCALE	1:500 @ A1	DRAWN BY	SP	DATE	FEB 2010
DRAWING No.					REV.
2009/D42A/P/20					A

NOTES

The Contractor must verify all dimensions at the site before setting out. The Contractor must be responsible for the correct Administrator before proceeding. DO NOT SCALE FROM THIS DRAWING

Rev	Revision notes	BA	08/10
A	MONITORING & FIRE STAIRS POSITION ADJUSTED	BA	08/10

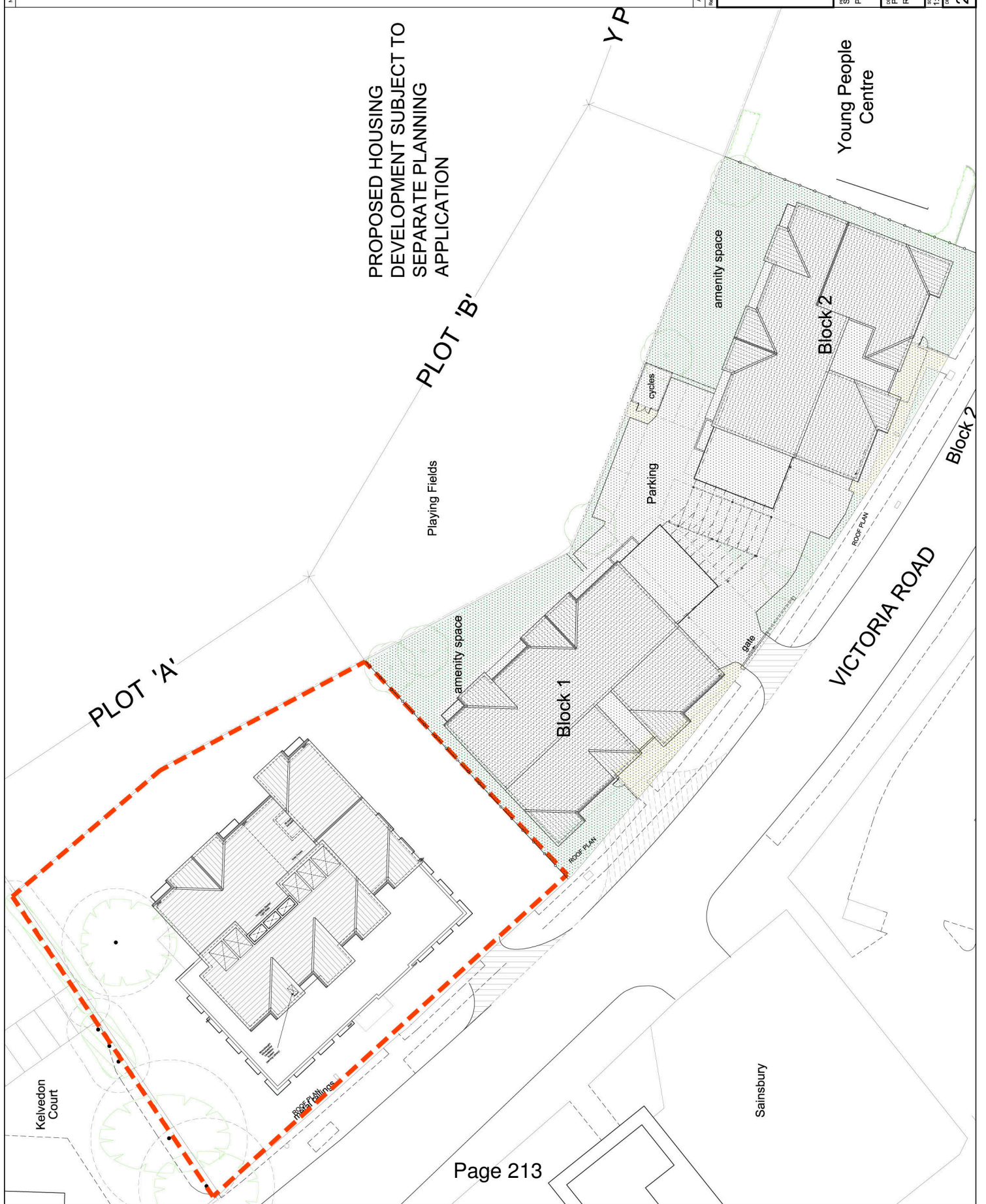


HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECTS
4th/12, CITY CENTRE, WIRROBE, MIDDLESEX, UB8 3JW
TEL: 01895 250 111
FAX: 01895 277 224

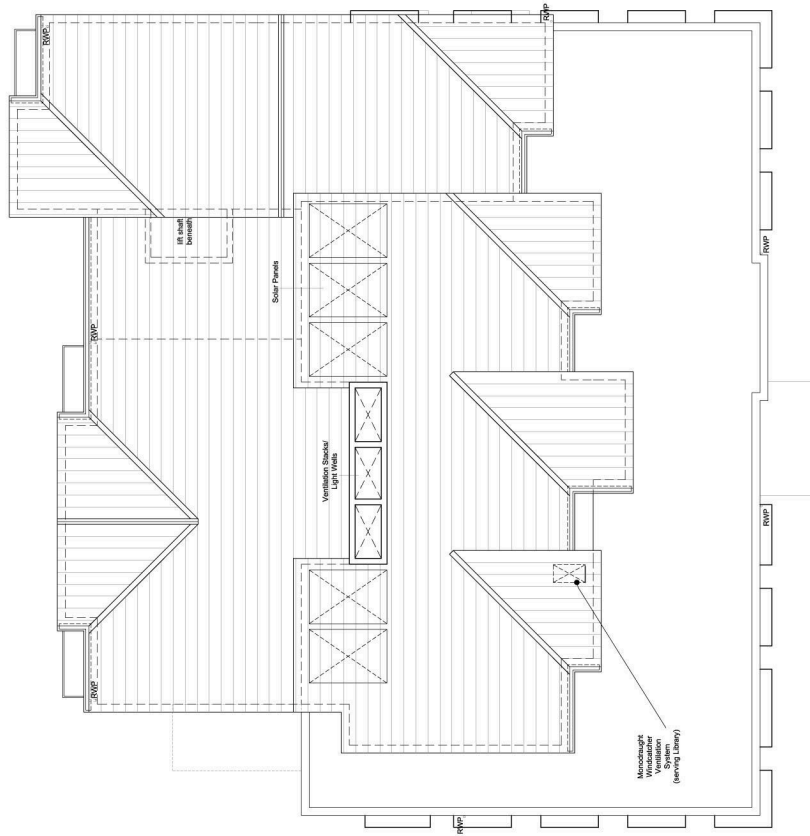
PROJECT: SOUTH RUISLIP LIBRARY PLOTA	
DRAWING: PROPOSED SITE PLAN	
DRAWING: ROOF PLAN	
SCALE: 1:200@A1	CHECKED BY: BA
DRAWING NO: 2009/D42A/P/10	DATE: MAY 2010
A	

PROPOSED HOUSING DEVELOPMENT SUBJECT TO SEPARATE PLANNING APPLICATION



NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any other drawings. Any discrepancies must be reported immediately to the Architect. **DO NOT SCALE FROM THIS DRAWING**



ROOF PLAN

Fig.	MONochrome & FIRE STAIRS POSITION ADJUSTED		BA	REV 10
	Revision notes		Initials	Date
 HILLINGDON LONDON MAJOR CONSTRUCTION PROJECTS 4N/12, CIVIC CENTRE, UxBRIDGE, MIDDLESEX, UB8 1UW Tel: 01895 230111 Fax: 01895 272224				
PROJECT				
SOUTH RUISLIP LIBRARY SITE				
PLOT A				
DESCRIPTION				
LIBRARY BLOCK PROPOSED FLOOR PLANS				
GROUND AND FIRST FLOOR				
SCALE	1:500 @ A1	DRAWN BY	DATE	FEB 2010
DRAWING No.	2009/D42A/P/21	SP	REV.	A

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported immediately to the Architect.

DO NOT SCALE FROM THIS DRAWING

PROPOSED EXTERNAL FINISHES

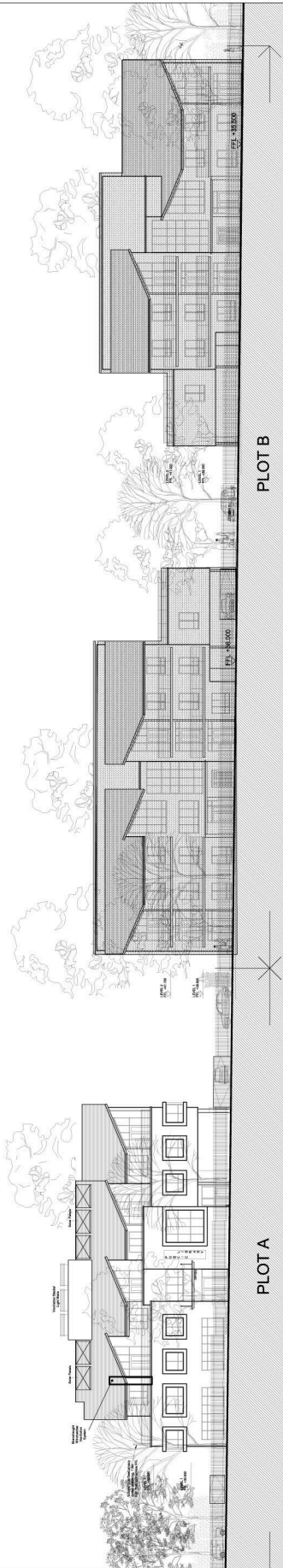
EXTERNAL WALLS
Combination of fairface Brickwork and Coloured render finish

Roof
Grey Slates and Solar Panels on 22.5 deg. pitched roof

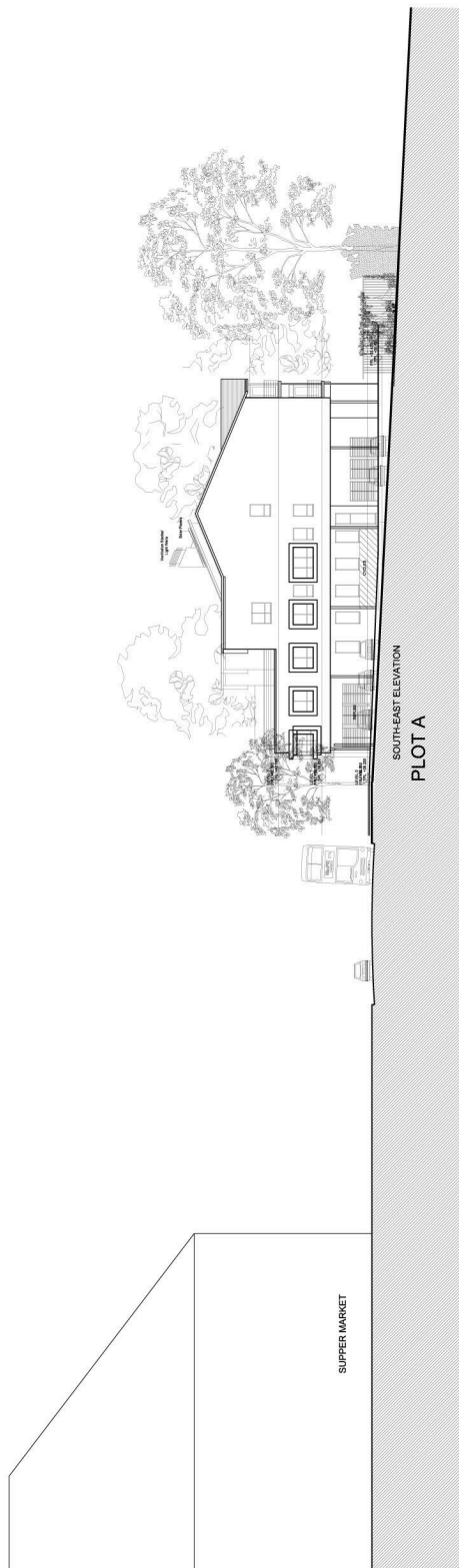
DOORS & WINDOWS
Powder coated Aluminium windows in Grey colour

BALCONIES
Powder coated metal Balustrading

PROPOSED HOUSING DEVELOPMENT
SUBJECT TO SEPARATE PLANNING APPLICATION



PROPOSED STREET ELEVATIONS SOUTH



**PROPOSED SITE ELEVATION SOUTH
EAST-LIBRARY BLOCK**

Rev	ELEVATIONS AMENDED	BA	1000/10
	Revision notes	Initials	Date



MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, UYBRIDGE, MIDDLESEX, UB8 3UW
Tel: 01895 250111
Fax: 01895 272224

PROJECT

SOUTH RUISLIP LIBRARY SITE
PLOT A

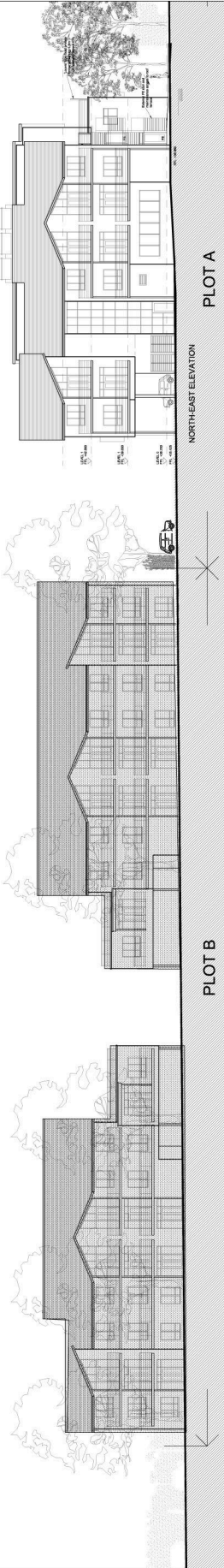
DESCRIPTION

PROPOSED SITE ELEVATIONS
STREET & SOUTH EAST

SCALE	DRAWN BY	DATE
1:200 @ A1	BA	MAY 2010

DRAWING No	REV
2009/D42A/P/11	A

PROPOSED HOUSING DEVELOPMENT
 SUBJECT TO SEPARATE PLANNING APPLICATION



PLOT A

PLOT B

NORTH-EAST ELEVATION

PROPOSED REAR ELEVATION NORTH



PLOT A

PROPOSED SITE ELEVATION NORTH
 WEST--LIBRARY BLOCK

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported immediately to the Architect.
DO NOT SCALE FROM THIS DRAWING

- PROPOSED EXTERNAL FINISHES**
- EXTERNAL WALLS**
 Combination of fairface Brickwork and Coloured render finish
- Roof**
 Grey Slates and Solar Panels on 22.5 deg. pitched roof
- DOORS & WINDOWS**
 Powder coated Aluminium windows in Grey colour
- BALCONIES**
 Powder coated metal Balustrading

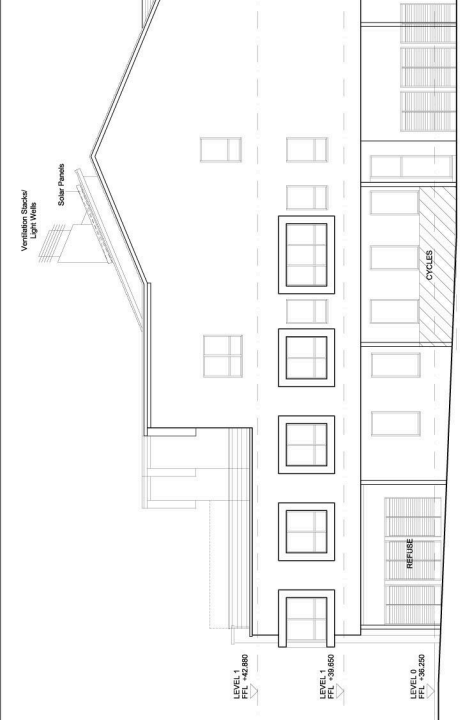
Rev	ELEVATIONS AMENDED	IA	VERSION	Date
	Revision notes	Initials		

HILLINGDON
LONDON

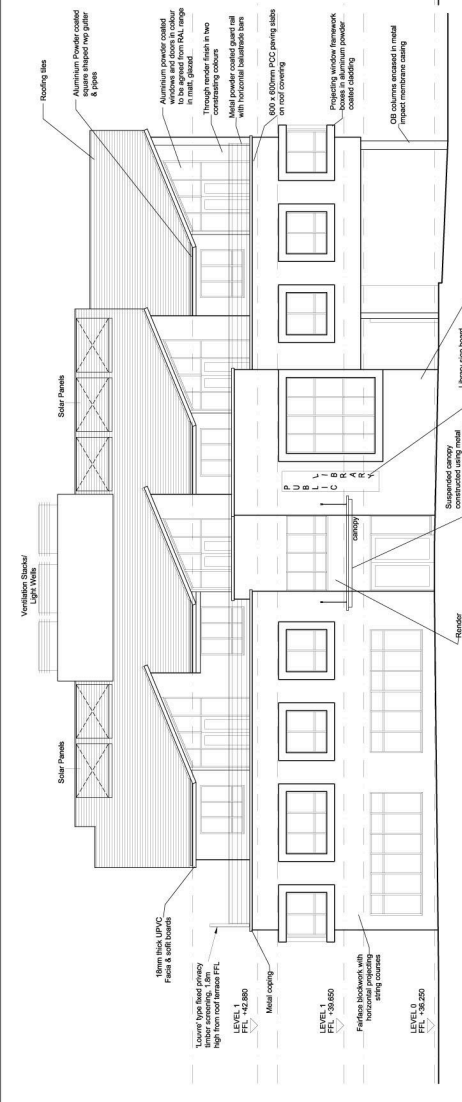
MAJOR CONSTRUCTION PROJECTS
 4N/12, CIVIC CENTRE, UXBIDGE, MIDDLESEX, UB8 3JW
 Tel: 01895 250111
 Fax: 01895 272224

PROJECT	
SOUTH RUISLIP LIBRARY SITE	
PLOT A	
DESCRIPTION	
PROPOSED SITE ELEVATIONS	
REAR & NORTH WEST	
SCALE	DRAWN BY
1:200 @ A1	EA
DRAWING No	DATE
2009/D42A/P/12	MAY 2010
REV	REV
A	A

NOTES
 The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported immediately to the Architect for resolution. **DO NOT SCALE FROM THIS DRAWING**



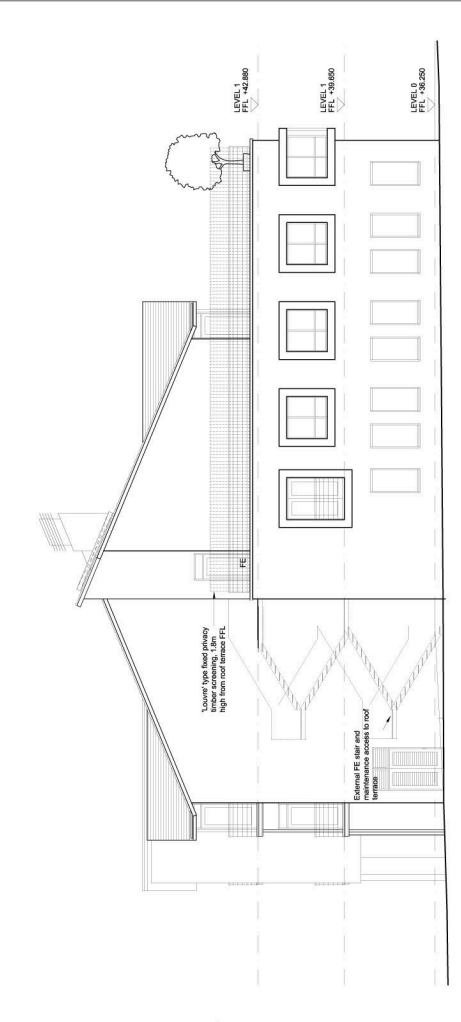
SOUTH-EAST ELEVATION



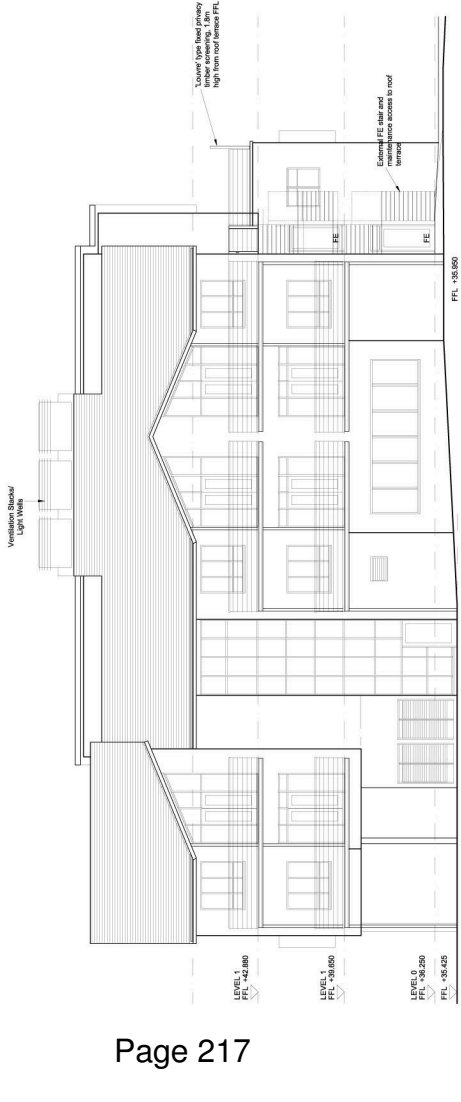
SOUTH-WEST ELEVATION

BALCONIES:
 Decking constructed using aluminium composite panels with horizontal balustrade. Grade pre-finish impact coating.

MATERIALS:
 Powder coated metal joints and railings. Aluminium composite panels with horizontal balustrade.



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

Rev	Revision notes	Initials	Date

HILLINGDON
 LONDON
 MAJOR CONSTRUCTION PROJECTS
 4N/12, CIVIC CENTRE, UXBIDGE, MIDDLESEX, UB8 3UW
 Tel: 01895 250111
 Fax: 01895 277224

PROJECT
 SOUTH RUISLIP LIBRARY SITE

DESCRIPTION
 LIBRARY BLOCK:
 PROPOSED ELEVATIONS

SCALE
 1:100 @ A1
 DATE
 FEB 2010
 DRAWING NO.
 2009/D42A/P/28
 REV.

NOTES
 The Contractor must verify all dimensions of the site before starting work, and any discrepancies must be reported to the Contract Administrator before proceeding.
 DO NOT SCALE FROM THIS DRAWING

CONTROL DATA

Survey stations: Δ STN
 Boundary points: \diamond BP

LEVEL DATA

Spot levels: $+1.02$

Contours: -0

Shoep slopes: \parallel

OVERHEAD CABLES

Overhead cables: ---
 Electric: ---

FEATURES

Fences shown this way: ---
 Walls shown this way: ---
 Hedges shown this way: ---
 Gates: ---

FENCE TYPES

IS Iron railing
 MW Metal wall
 CR Chain linked
 CP Corrugated iron
 CW Chicken wire

ABBREVIATIONS

AR Air wave beacon
 BO Back drop
 BU Bulb
 BTB BT Junction box
 CTV Cable TV cover
 C Cover
 CM Cable manhole
 CO Cable outlet
 COU Coupled not used
 COU Coupled used
 DC Drainage Channel
 DK Drop work
 EBT End of trench
 EP Electricity pole
 RE Recessing
 RR Rain water pipe
 SC Stopcock
 FI Fire hydrant
 OV Gas valve
 IC Inspection cover
 JB Junction box
 JN Junction
 KO Kero outlet
 MH Manhole
 MI Manhole
 MK Manhole
 PR Post box
 PS Pressure
 RC Recessing cable
 RE Recessing eye
 WSC Water stopcock

UNDERGROUND SERVICES

F. MH Foul Sewer
 SW. MH Surface Water Sewer
 C. MH Combined Sewer
 O. MH Overflow Sewer
 U. MH Underserved Sewer

Datum used: Mean/yr. All units in metric.

CONTROL SCHEDULE

Bin No.	Starting	Finishing	Level
1	01/19/09	01/20/09	35.00
2	01/20/09	01/21/09	35.00
3	01/21/09	01/22/09	35.00
4	01/22/09	01/23/09	35.00
5	01/23/09	01/24/09	35.00
6	01/24/09	01/25/09	35.00
7	01/25/09	01/26/09	35.00
8	01/26/09	01/27/09	35.00
9	01/27/09	01/28/09	35.00
10	01/28/09	01/29/09	35.00
11	01/29/09	01/30/09	35.00
12	01/30/09	01/31/09	35.00

Contractor to verify all dimensions of the site before starting work, and any discrepancies must be reported to the Contract Administrator before proceeding.

REVISIONS

Rev	Revision notes	Initials	Date

HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECT
 4N/12, CIVIC CENTRE, UDRSROSE, MIDDLESEX, UB8 1UH
 Tel: 01845 520111
 Fax: 01845 577224

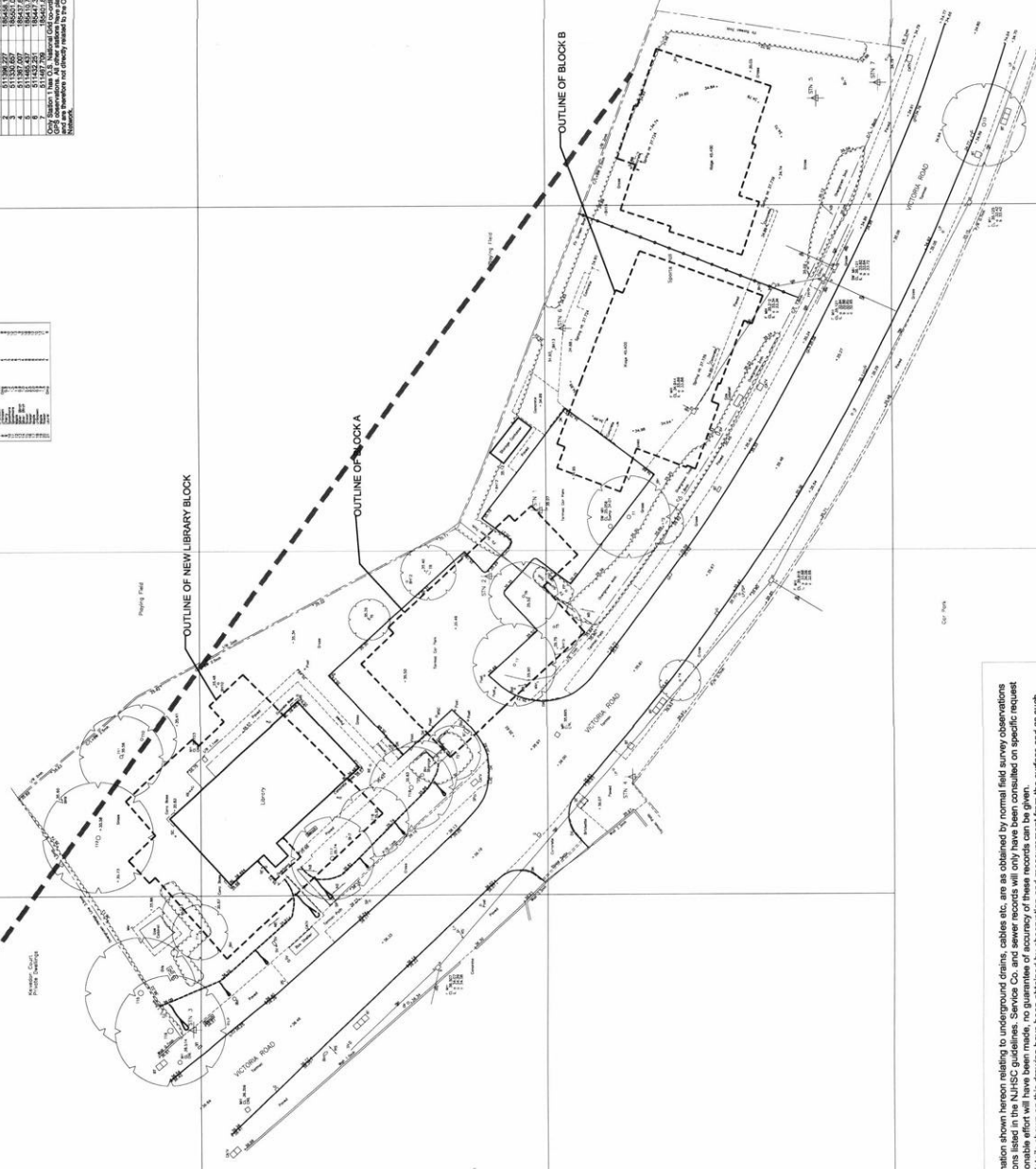
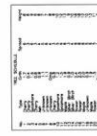
PROJECT: SOUTH RUISLIP
 DESCRIPTION: TOPOGRAPHICAL SURVEY

DATE: 24/09/09
 DRAWN BY: SAM
 CHECKED BY: [blank]
 1:500 @ A2

2009/D42A/P/03

CONTROL SCHEDULE

Bin No.	Starting	Finishing	Level
1	01/19/09	01/20/09	35.00
2	01/20/09	01/21/09	35.00
3	01/21/09	01/22/09	35.00
4	01/22/09	01/23/09	35.00
5	01/23/09	01/24/09	35.00
6	01/24/09	01/25/09	35.00
7	01/25/09	01/26/09	35.00
8	01/26/09	01/27/09	35.00
9	01/27/09	01/28/09	35.00
10	01/28/09	01/29/09	35.00
11	01/29/09	01/30/09	35.00
12	01/30/09	01/31/09	35.00




TREES
 1.4.7 Girth (Circumference), spread (radius), height
 Trees shown on this drawing have been identified to the best of the surveyors' ability. Where guaranteed identification of tree species may be required for the purposes of this drawing, the client should engage a specialist arboriculturist to be employed. It should be noted that Rendall arboriculturists are not specialists in the field of tree identification.

IMPORTANT NOTES

- The details and information shown hereon relating to underground drains, cables etc. are as obtained by normal field survey observations and are not guaranteed to be 100% accurate. The accuracy of these details is dependent on the accuracy of the observations and although all reasonable effort will have been made, no guarantee of accuracy of these records can be given.
- Sewer and manhole details shown on this drawing have been obtained by observation and measurement from the surface and as such cannot be guaranteed. Where precise sewer details will be critical to the project design we would recommend that entry into the chamber be undertaken using a specialist team, appropriately qualified for confined space entry. These teams can be supplied upon request.
- Where a tree is shown on this drawing, its position and height are based on a ground penetrating radar, no trial holes have been dug in order to confirm their presence and position. Whilst the information presented is believed to be correct at the time of the survey due care must be taken when any excavation is undertaken on the site. Trace depths are quoted in metres.
- Trace depths of the survey data must be taken when any excavation is undertaken on the site. Trace depths are quoted in metres, this could be accurately determined.
- Hatching denotes an area containing possible services which could not be traced electronically or by GPR, where used, but have been abstracted from service drawings.
- The plan position and depth of any services portrayed on this drawing is accurate to +/- 5 to 10% of the depth of that service.
- Where a depth of a service is critical to design and/or construction, the notes are recommended to confirm the details provided on this drawing.
- This drawing should be read in conjunction with any record drawings available from the statutory authorities.

NOTES
 The Contractor must verify all dimensions at the site before starting out. Any discrepancies must be reported to the Contract Administrator before proceeding.
 DO NOT SCALE FROM THIS DRAWING

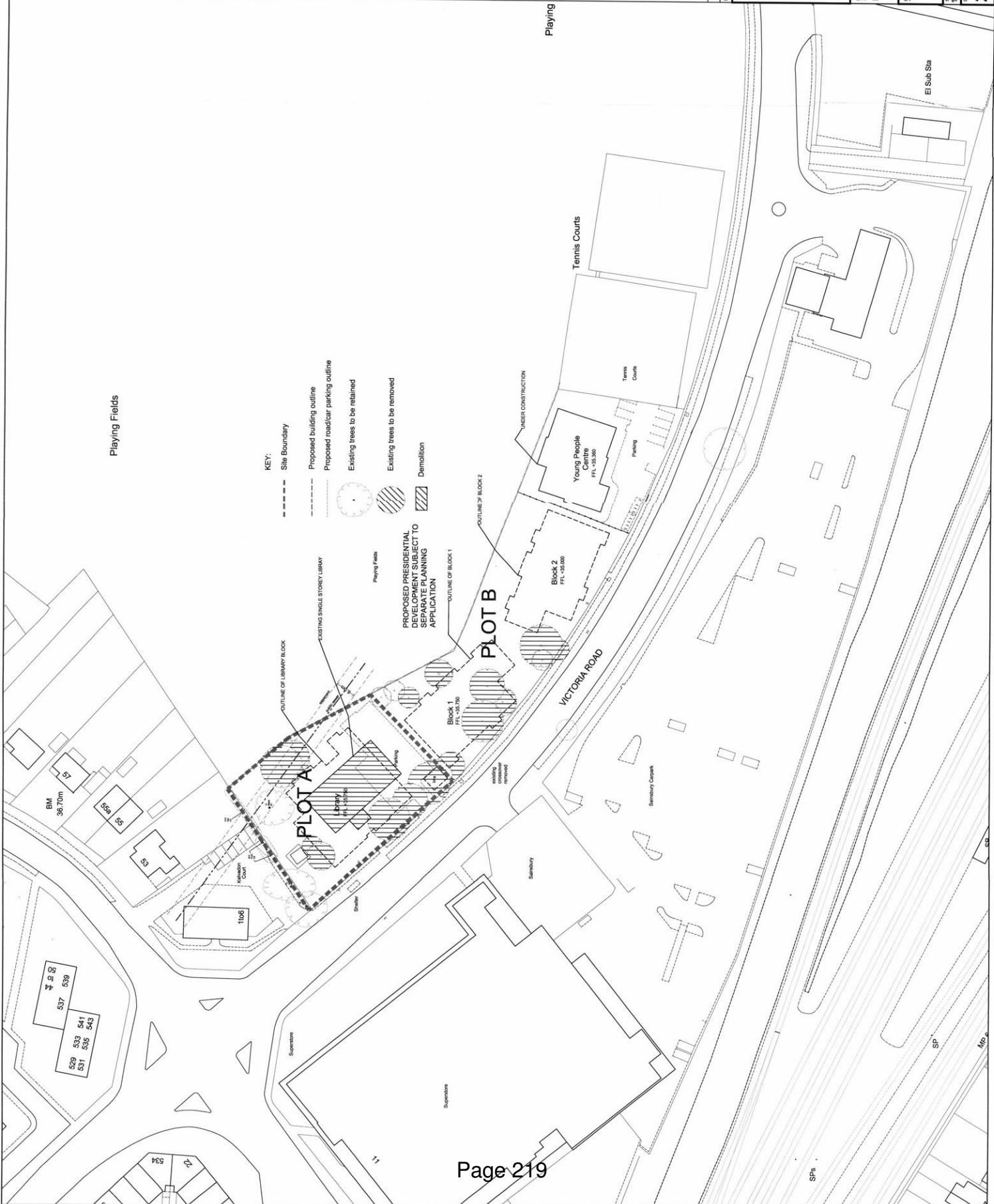


MAJOR CONSTRUCTION PROJECTS
 45/12, CIVIC CENTRE, URBISIDE, WOLLESELA, URB 110W
 TEL: 01895 272 224
 FAX: 01895 272 224

SOUTH RUISLIP LIBRARY SITE
 PLOT A

DESCRIPTION:
TREE REMOVAL AND DEMOLITION PLAN

SCALE: 1:500@A1	DRAWN BY: BA	CHECKED BY:	DATE: MAY 2010
DRAWING NO: 2009/D42A/P/04			REVISION:



KEY

- Retained Trees
 - Proposed Trees
 - Planted areas
- HARD LANDSCAPE**
- Permeable block paving
 - 200x100x65 PCC block
 - Brindle colour
 - Macadam surfacing
 - DSM - Block colour
 - Traditional colour
 - Regular setts -
 - Metal bar fence -
 - 1.8m high, 20mm dia bars, powder coated black
 - Timber, close board fence 1.8m high
 - 1.8m high, chain link fence black, plastic coated
 - Grass area
 - Metal bar, hooped top fence, 1.2m high

SPECIFICATION FOR LANDSCAPE WORKS

- 1. SITE CLEARANCE**
 - 1.1 The Contractor shall collect up and remove to the off site tip all rubbish and surface debris from the total landscaped areas.
 - 1.2 Any surface growth covering the landscape areas shall be cut down to a maximum height of 150mm.
 - 1.3 All cuttings shall be collected up and removed to off site tip.
 - 1.4 The Contractor shall supply and apply an herbicide spray to totally kill all areas of retained vegetation covering the proposed landscape areas.
 - 1.5 The Contractor shall ensure that the herbicide is applied in accordance with the manufacturer's instructions and that the herbicide is not applied to any areas of retained vegetation, watercourses, or over vegetation to be retained.
- 2. TURFING / SEEDING**
 - 2.1 Provide appropriate machinery and cultivate proposed areas for turfing to a minimum depth of 75mm, removing to tip any debris brought to the surface.
 - 2.2 Grade surface of existing topsoil to even levels marrying in with adjacent kerbs.
 - 2.3 Hired rake to a fifth suitable for turf laying and remove all extraneous material to tip.
 - 2.4 Supply and work into surface of soil, a granular peat turf fertilizer.
 - 2.5 Supply, deliver and lay, Rollam Medallion turf, or an equivalent grade turf, over prepared areas.
 - 2.6 Supply raked sandy loam and brush into all girths and lightly roll to compact.
 - 2.7 Turf shall be adequately protected from adverse weather conditions following delivery until laying. Any turf that suffers damage or drying out will be rejected.
 - 2.8 Thoroughly water all turf areas on completion.
- 3. PLANTING**
 - 3.1 All plant material shall be supplied, delivered and planted by the Contractor, and shall comply with BS3338 Parts 1, 4 and 5.
 - 3.2 Plants shall be adequately protected from the time of delivery, from whatever source, until planting on site.
 - 3.3 Planting areas are shown on the drawings and plants shall be evenly distributed throughout the planting areas and associated to adjacent groups and their layout.

Tree planting

 - 3.2.1 Hedges and plant specified trees, excavating holes of sufficient size to allow for the root ball and of suitable depth to allow the tree to be planted at its original nursery mark.
 - 3.2.2 Hedges and plant specified trees, excavating holes of sufficient size to allow for the root ball and of suitable depth to allow the tree to be planted at its original nursery mark.
 - 3.2.3 Triple making shall be from untreated sweet chestnut or larch, peeled of bark, straight, free of knots and free of sapwood, with a diameter of 60-75mm and the stem of the tree shall be secured to the stake by three adjustable tree slings ties.
 - 3.2.4 The stakes shall extend to 1.0m above ground.
 - 3.2.5 During packing, supply and install a 50mm plastic watering tube to each tree and ensure that the tree is adequately watered during the period of root forming grounds.
 - 3.2.6 Thoroughly water all trees following planting.

Shrub planting

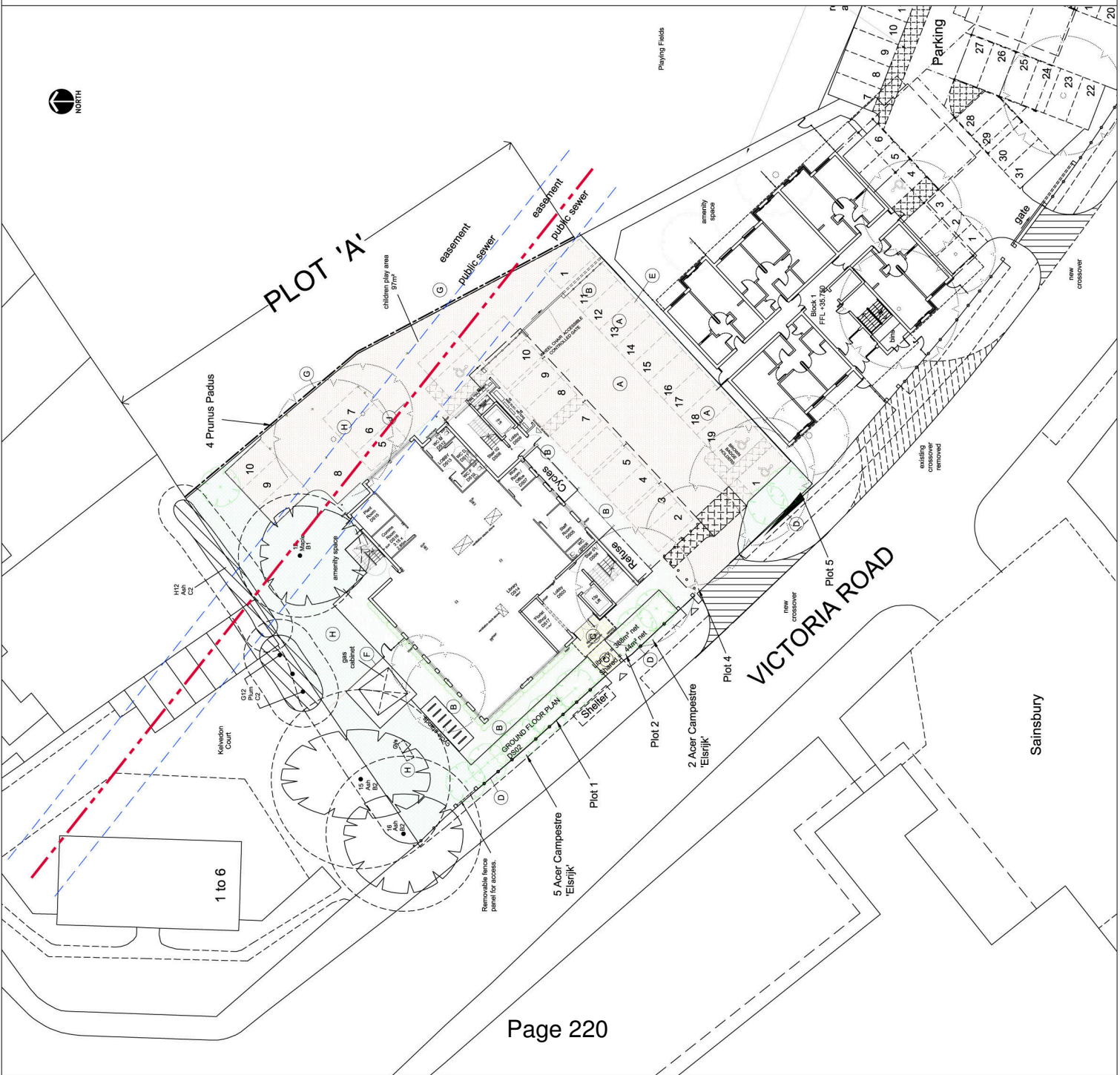
 - 3.3 Cultivate and plant specified shrubs to an average depth of 250mm, incorporating 40 litres of compost per square metre.
 - 3.4 Hedges and plant specified material
 - 3.5 All pots and containers shall be removed from the site to tip.
 - 3.6 Level of the soil around collar of plants and the whole bed generally, prior to mulching.
 - 3.7 Thoroughly water all planted areas prior to mulching.
 - 3.8 Over the entire planted areas, supply, handle and spread medium grade, wood chip mulch to an average depth of 50mm.
- 4. MAINTENANCE AND AFTERCARE PERIOD**

This shall extend for a period of 12 months from completion of all landscape works.

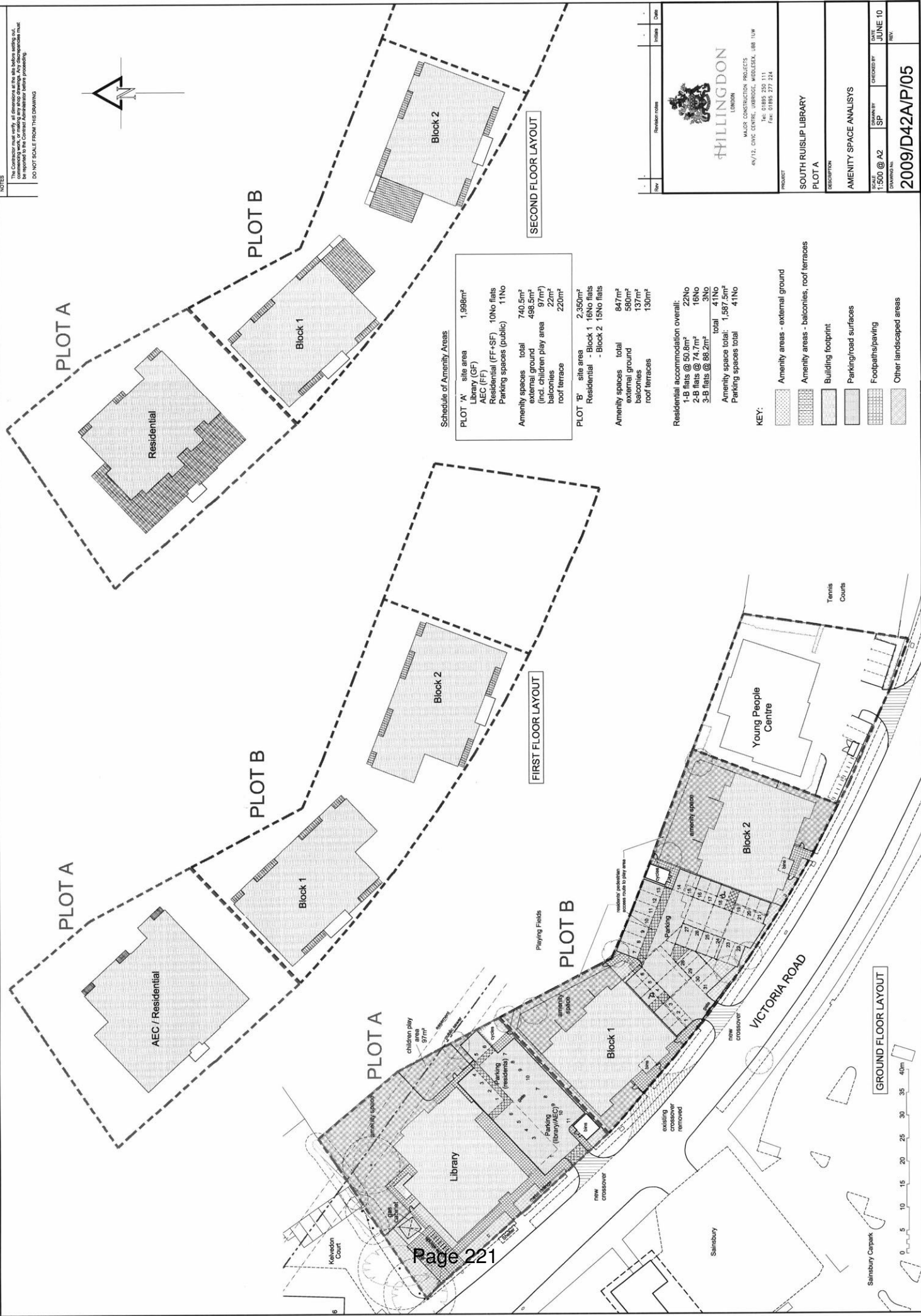
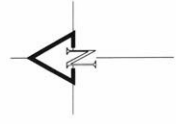
 - 4.1 Vegetation control.
 - 4.2 The Contractor shall maintain all planted areas weed free by means of a glyphosate spray and hand weeding on a regular basis during the growing season.
 - 4.3 Grass cutting.
 - 4.4 All areas shall be maintained at a height of between 20mm and 50mm with all clippings being collected up and disposed of off site.
 - 4.5 Stakes and ties.
 - 4.6 All stakes and ties shall be maintained in a proper condition, replacing any that break and re-tying any that become loose or displaced.
 - 4.7 Organic mulch.
 - 4.8 All areas shall be maintained at a depth of 50mm and is of even distribution over the areas to be covered.
 - 4.9 Muck.
 - 4.10 All trees and shrub material shall be regularly watered to maintain healthy growth.
 - 4.11 Plant replacement.
 - 4.12 At the end of each growing season, the Contractor shall remove any plants that have died or are failing to thrive and replace them with the same species all at his own expense.

SOFT LANDSCAPE - PLANT DETAILS

no	description	Size at time of planting
1	Trees (rootballed)	
7	Acer campestre 'Eisrijk'	12-14cm girth
8	Prunus padus	12-14cm girth
9	Prunus padus	12-14cm girth
10	Prunus padus (not grown)	
25	Euonymus fortunei 'Silver Queen'	20-30cm
26	Hebe 'Margot'	20-30cm
27	Hebe 'Margot'	20-30cm
28	Lavandula 'Hidcote'	20-30cm
29	Lavandula 'Hidcote'	20-30cm
30	Euonymus fortunei 'Silver Queen'	20-30cm
31	Euonymus fortunei 'Silver Queen'	20-30cm
32	Euonymus fortunei 'Silver Queen'	20-30cm
33	Euonymus fortunei 'Silver Queen'	20-30cm
34	Euonymus fortunei 'Silver Queen'	20-30cm
35	Euonymus fortunei 'Silver Queen'	20-30cm
36	Euonymus fortunei 'Silver Queen'	20-30cm
37	Euonymus fortunei 'Silver Queen'	20-30cm
38	Euonymus fortunei 'Silver Queen'	20-30cm
39	Euonymus fortunei 'Silver Queen'	20-30cm
40	Euonymus fortunei 'Silver Queen'	20-30cm
41	Euonymus fortunei 'Silver Queen'	20-30cm
42	Euonymus fortunei 'Silver Queen'	20-30cm
43	Euonymus fortunei 'Silver Queen'	20-30cm
44	Euonymus fortunei 'Silver Queen'	20-30cm
45	Euonymus fortunei 'Silver Queen'	20-30cm
46	Euonymus fortunei 'Silver Queen'	20-30cm
47	Euonymus fortunei 'Silver Queen'	20-30cm
48	Euonymus fortunei 'Silver Queen'	20-30cm
49	Euonymus fortunei 'Silver Queen'	20-30cm
50	Euonymus fortunei 'Silver Queen'	20-30cm
51	Euonymus fortunei 'Silver Queen'	20-30cm
52	Euonymus fortunei 'Silver Queen'	20-30cm
53	Euonymus fortunei 'Silver Queen'	20-30cm
54	Euonymus fortunei 'Silver Queen'	20-30cm
55	Euonymus fortunei 'Silver Queen'	20-30cm
56	Euonymus fortunei 'Silver Queen'	20-30cm
57	Euonymus fortunei 'Silver Queen'	20-30cm
58	Euonymus fortunei 'Silver Queen'	20-30cm
59	Euonymus fortunei 'Silver Queen'	20-30cm
60	Euonymus fortunei 'Silver Queen'	20-30cm
61	Euonymus fortunei 'Silver Queen'	20-30cm
62	Euonymus fortunei 'Silver Queen'	20-30cm
63	Euonymus fortunei 'Silver Queen'	20-30cm
64	Euonymus fortunei 'Silver Queen'	20-30cm
65	Euonymus fortunei 'Silver Queen'	20-30cm
66	Euonymus fortunei 'Silver Queen'	20-30cm
67	Euonymus fortunei 'Silver Queen'	20-30cm
68	Euonymus fortunei 'Silver Queen'	20-30cm
69	Euonymus fortunei 'Silver Queen'	20-30cm
70	Euonymus fortunei 'Silver Queen'	20-30cm
71	Euonymus fortunei 'Silver Queen'	20-30cm
72	Euonymus fortunei 'Silver Queen'	20-30cm
73	Euonymus fortunei 'Silver Queen'	20-30cm
74	Euonymus fortunei 'Silver Queen'	20-30cm
75	Euonymus fortunei 'Silver Queen'	20-30cm
76	Euonymus fortunei 'Silver Queen'	20-30cm
77	Euonymus fortunei 'Silver Queen'	20-30cm
78	Euonymus fortunei 'Silver Queen'	20-30cm
79	Euonymus fortunei 'Silver Queen'	20-30cm
80	Euonymus fortunei 'Silver Queen'	20-30cm
81	Euonymus fortunei 'Silver Queen'	20-30cm
82	Euonymus fortunei 'Silver Queen'	20-30cm
83	Euonymus fortunei 'Silver Queen'	20-30cm
84	Euonymus fortunei 'Silver Queen'	20-30cm
85	Euonymus fortunei 'Silver Queen'	20-30cm
86	Euonymus fortunei 'Silver Queen'	20-30cm
87	Euonymus fortunei 'Silver Queen'	20-30cm
88	Euonymus fortunei 'Silver Queen'	20-30cm
89	Euonymus fortunei 'Silver Queen'	20-30cm
90	Euonymus fortunei 'Silver Queen'	20-30cm
91	Euonymus fortunei 'Silver Queen'	20-30cm
92	Euonymus fortunei 'Silver Queen'	20-30cm
93	Euonymus fortunei 'Silver Queen'	20-30cm
94	Euonymus fortunei 'Silver Queen'	20-30cm
95	Euonymus fortunei 'Silver Queen'	20-30cm
96	Euonymus fortunei 'Silver Queen'	20-30cm
97	Euonymus fortunei 'Silver Queen'	20-30cm
98	Euonymus fortunei 'Silver Queen'	20-30cm
99	Euonymus fortunei 'Silver Queen'	20-30cm
100	Euonymus fortunei 'Silver Queen'	20-30cm



NOTES
 The Contractor shall verify all measurements and dimensions shown on this drawing against the site conditions. Any discrepancies shall be reported to the Contract Administrator before proceeding.
 DO NOT SCALE FROM THIS DRAWING



Schedule of Amenity Areas

PLOT 'A' site area	1,998m ²
Library (GF)	
AEC (FF)	
Residential (FF+Sf)	10 No flats
Parking spaces (public)	11 No
Amenity spaces total	740.5m ²
external ground	498.5m ²
(incl. children play area	77m ²)
balconies	220m ²
roof terrace	220m ²
PLOT 'B' site area	2,350m ²
Residential - Block 1	16 No flats
Residential - Block 2	15 No flats
Amenity spaces total	847m ²
external ground	580m ²
balconies	137m ²
roof terraces	130m ²

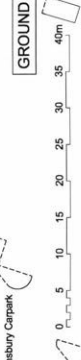
Residential accommodation overall:
 1-B flats @ 50.8m² 22No
 2-B flats @ 74.7m² 16No
 3-B flats @ 88.2m² 3No
total 41No
Amenity space total: 1,587.5m²
Parking spaces total 41No

- KEY:**
- Amenity areas - external ground
 - Amenity areas - balconies, roof terraces
 - Building footprint
 - Parking/road surfaces
 - Footpaths/paving
 - Other landscaped areas

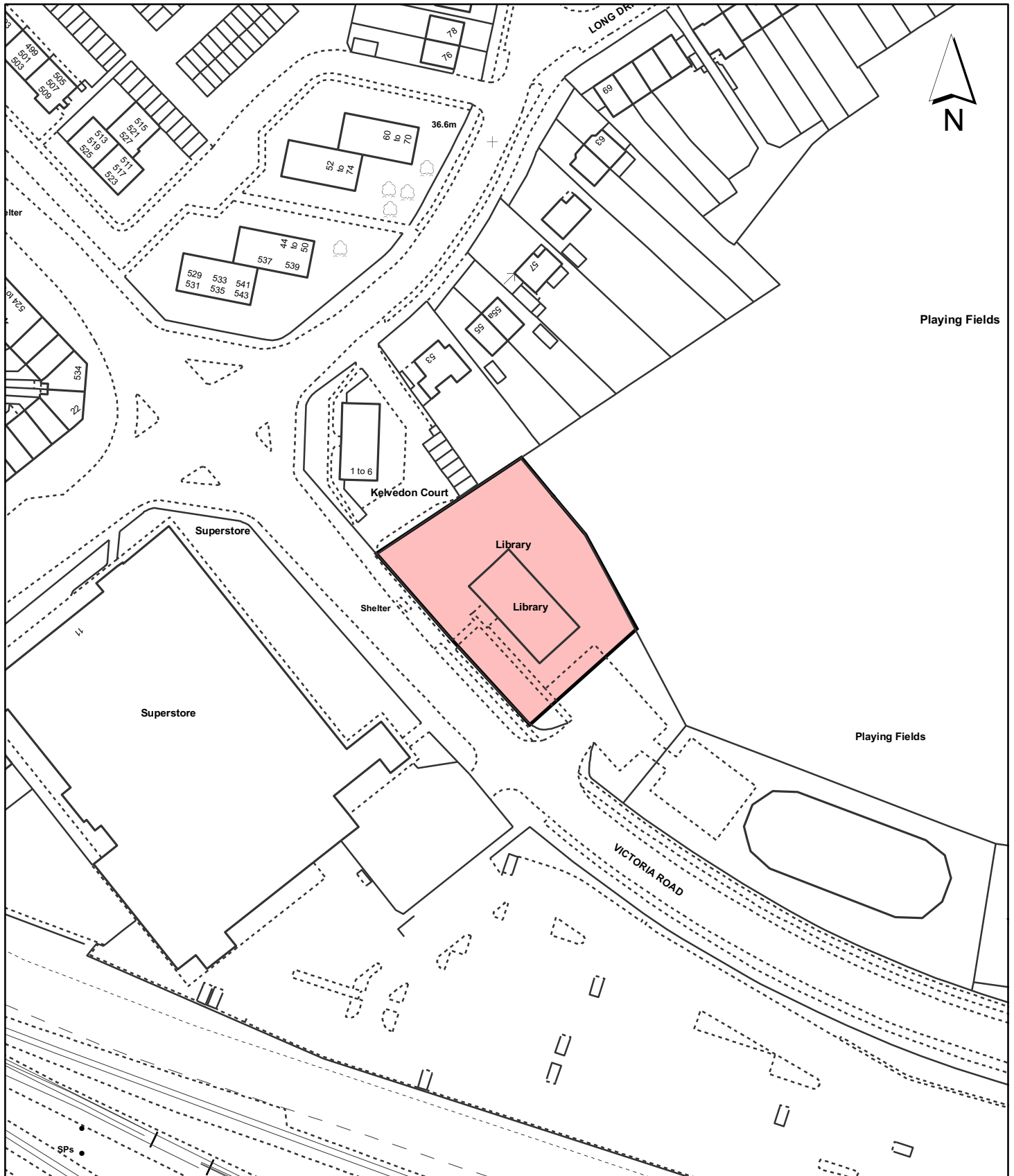
SECOND FLOOR LAYOUT

FIRST FLOOR LAYOUT


GROUND FLOOR LAYOUT



 HILLINGDON LONDON MAJOR CONSTRUCTION PROJECTS Tel: 01895 250 111 Fax: 01895 257 224	Revision notes Issue No Date
PROJECT SOUTH RUISLIP LIBRARY PLOT A	
DESCRIPTION AMENITY SPACE ANALYSIS	
DRAWN BY 1:500 @ A2	CHECKED BY SP
DRAWN NO. 2009/D42A/P/05	DATE JUNE 10 REV



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address	
South Ruislip Library Plot A, Victoria Road Ruislip	
Planning Application Ref:	Scale
67080/APP/2010/1419	1:1,250
Planning Committee	Date
North Page 222	July 2010

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

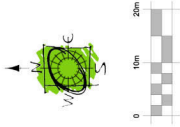
Report of the Head of Planning & Enforcement Services

Address RAF WEST RUISLIP HIGH ROAD ICKENHAM

Development: Variation of condition 2 of reserved matters planning permission ref.38402/APP/2008/2733 dated 05/01/2009 to amend the layout, scale and appearance of the previously approved units A1 - A14 (located in the southern section of the site.)

LBH Ref Nos: 38402/APP/2010/248

Date Plans Received:	09/02/2010	Date(s) of Amendment(s):	08/07/2010
Date Application Valid:	09/02/2010		13/07/2010
			22/07/2010
			23/07/2010
			26/07/2010
			06/08/2010

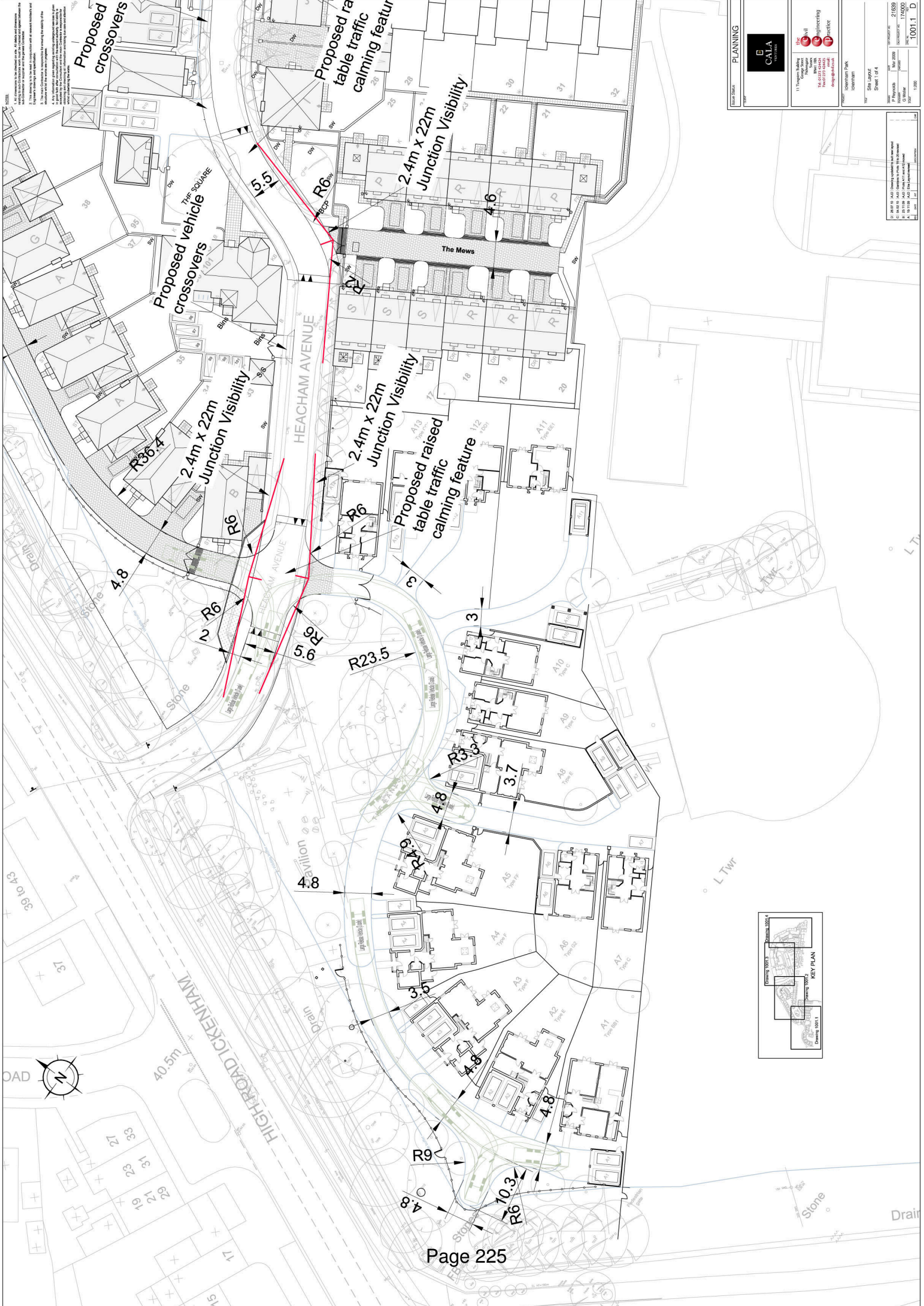


Ickenham Park, Southern Re-Design, Ruislip
 Proposed Site Plan, Minor Amendments

0922 / C02B

Scale 1:500 @ A1 July 2010





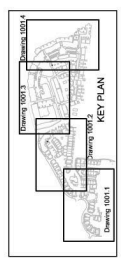
PLANNING

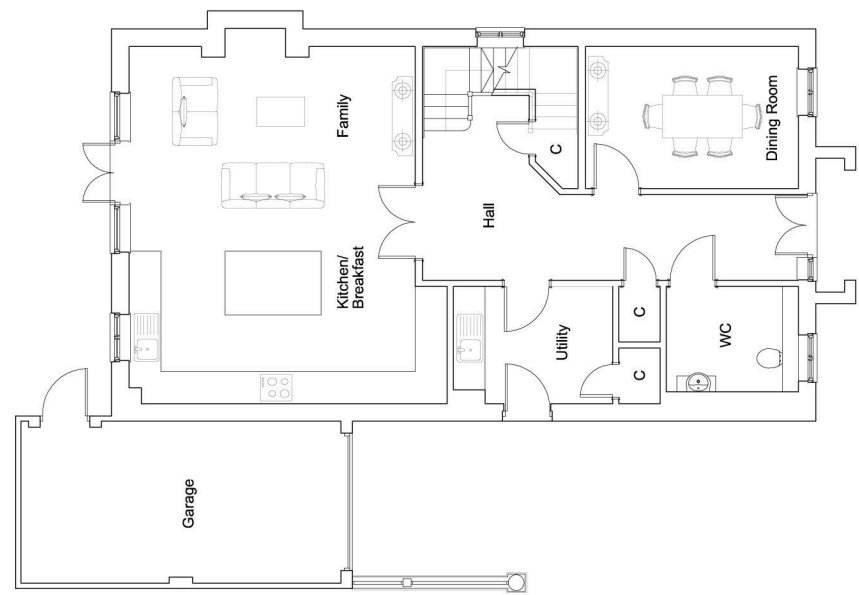
CALA
CONSTRUCTION

11 Transportability
12 Engineering
13 Planning
14 Architecture

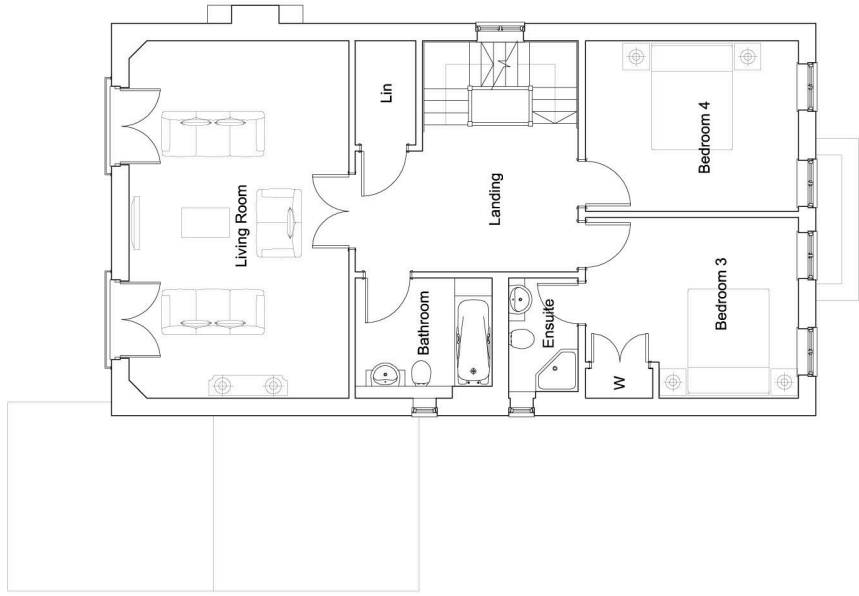
15 CALA
16 CALA
17 CALA
18 CALA
19 CALA
20 CALA
21 CALA
22 CALA
23 CALA
24 CALA
25 CALA
26 CALA
27 CALA
28 CALA
29 CALA
30 CALA
31 CALA
32 CALA
33 CALA
34 CALA
35 CALA
36 CALA
37 CALA
38 CALA
39 CALA
40 CALA
41 CALA
42 CALA
43 CALA
44 CALA
45 CALA
46 CALA
47 CALA
48 CALA
49 CALA
50 CALA
51 CALA
52 CALA
53 CALA
54 CALA
55 CALA
56 CALA
57 CALA
58 CALA
59 CALA
60 CALA
61 CALA
62 CALA
63 CALA
64 CALA
65 CALA
66 CALA
67 CALA
68 CALA
69 CALA
70 CALA
71 CALA
72 CALA
73 CALA
74 CALA
75 CALA
76 CALA
77 CALA
78 CALA
79 CALA
80 CALA
81 CALA
82 CALA
83 CALA
84 CALA
85 CALA
86 CALA
87 CALA
88 CALA
89 CALA
90 CALA
91 CALA
92 CALA
93 CALA
94 CALA
95 CALA
96 CALA
97 CALA
98 CALA
99 CALA
100 CALA

Site Layout
Scale: 1:100
Date: 15/05/2024
Project: 1001.1
Drawing No: 1001.1.D

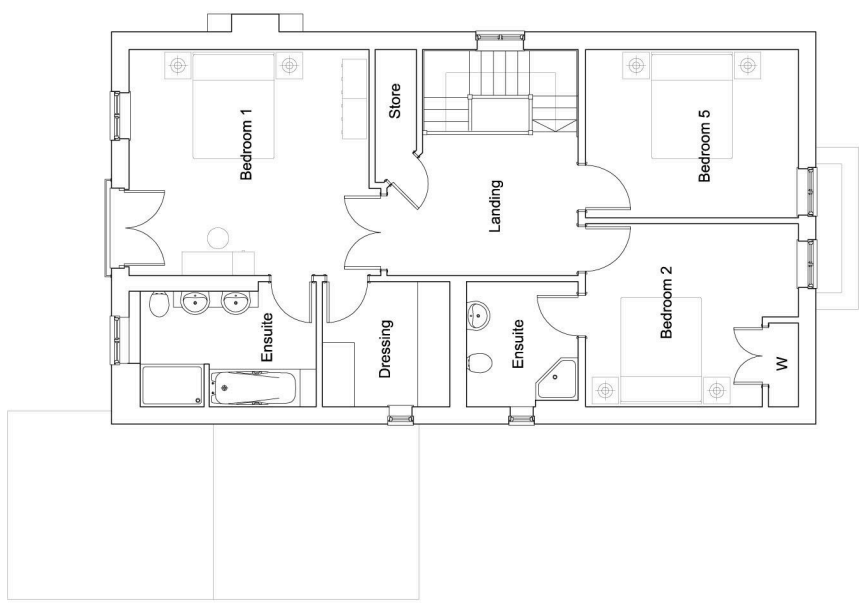





Ground Floor Plan



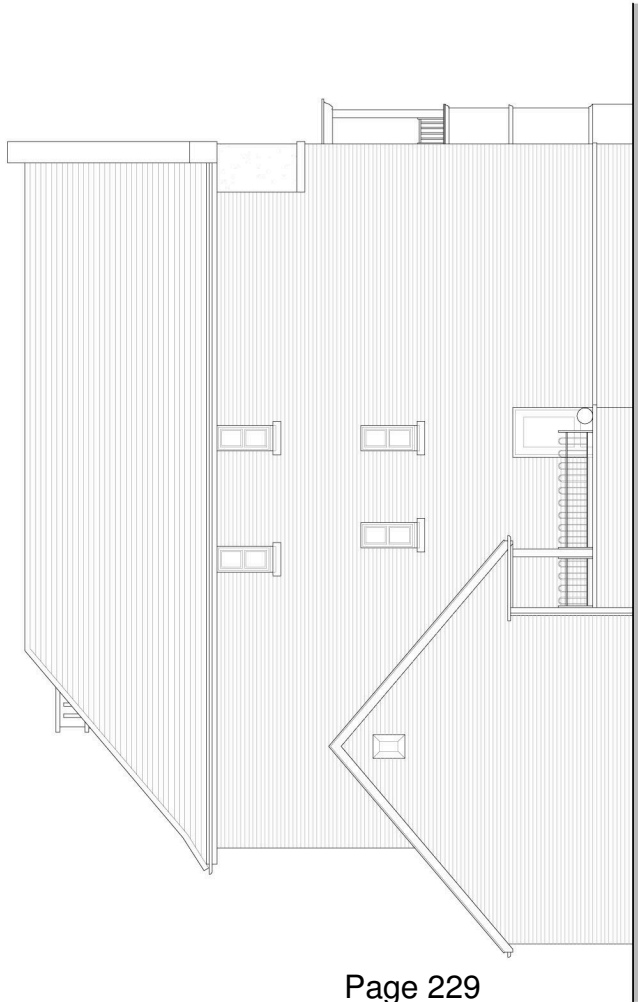
First Floor Plan



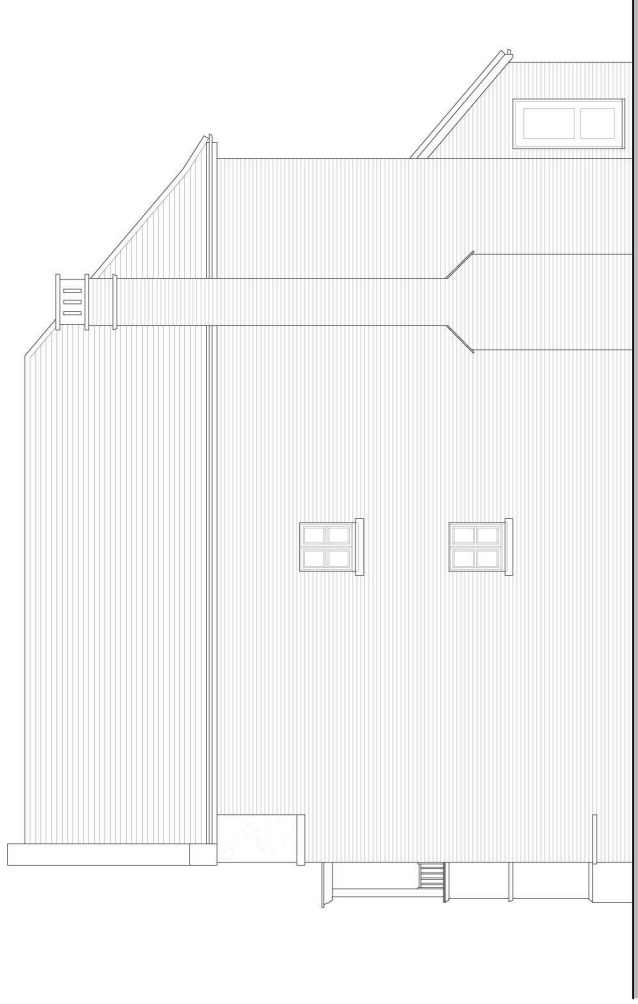
Second Floor Plan

REV. DATE	REVISIONS:	REV. DATE	REVISIONS:	CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip	 ARC#teCture <small>architecture</small> <small>www.arcarchitecture.com</small>
				SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type B Floor Plans	
				DRAWN:	snb	P10	A	
				DATE:	12/11/09	0922		<small>© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.</small>

Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01932 357111
 Fax. 01932 353515
 name.surname@arcarchitecture.com
 architecture.com
 www.arcarchitecture.com
 O'KEEFE SCANLON LIMITED



Side Elevation



Side Elevation

REV. DATE

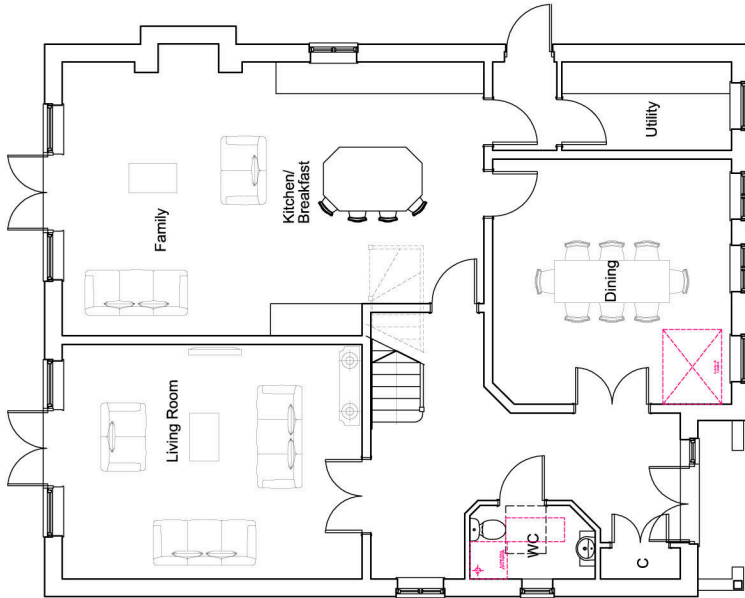
REV. DATE

CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type B Elevations (Sheet 2)
DRAWN:	snb		
DATE:	12:11:09		
	0922	P12	A

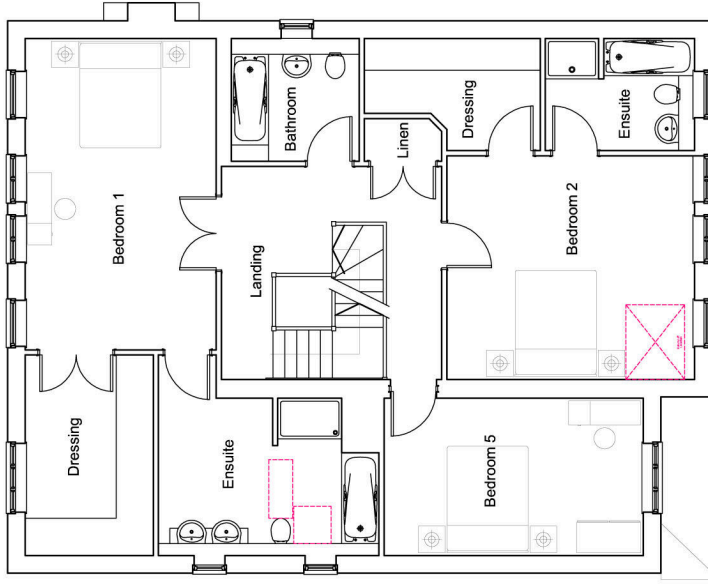
Rosemount House
Rosemount Avenue
Wexford
K714 6L8
Tel. 01852 353111
Fax. 01852 353515
name.surname@osarc
architecture.com
www.osarchitecture.com



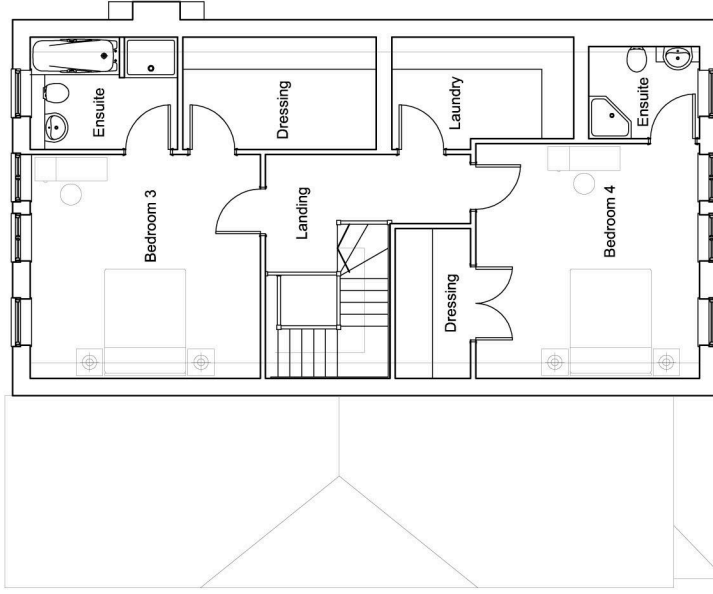
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.




Ground Floor Plan



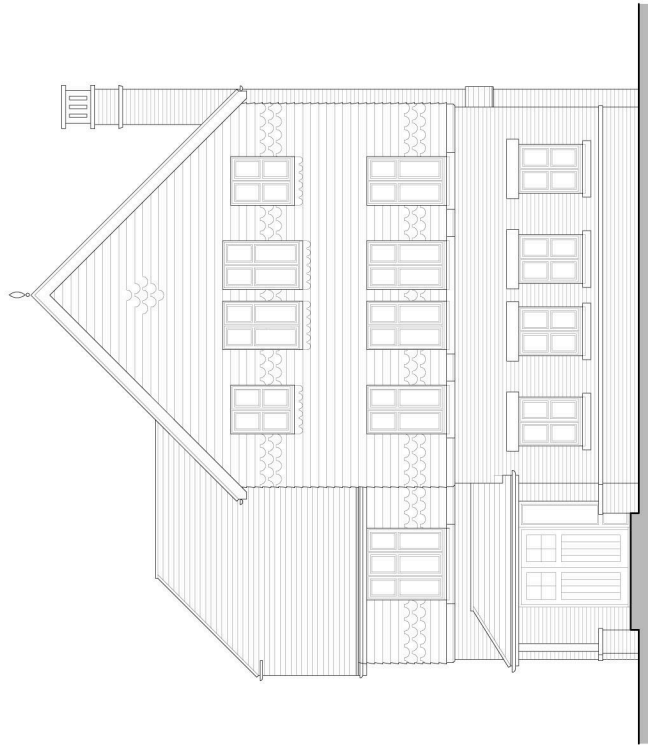
First Floor Plan



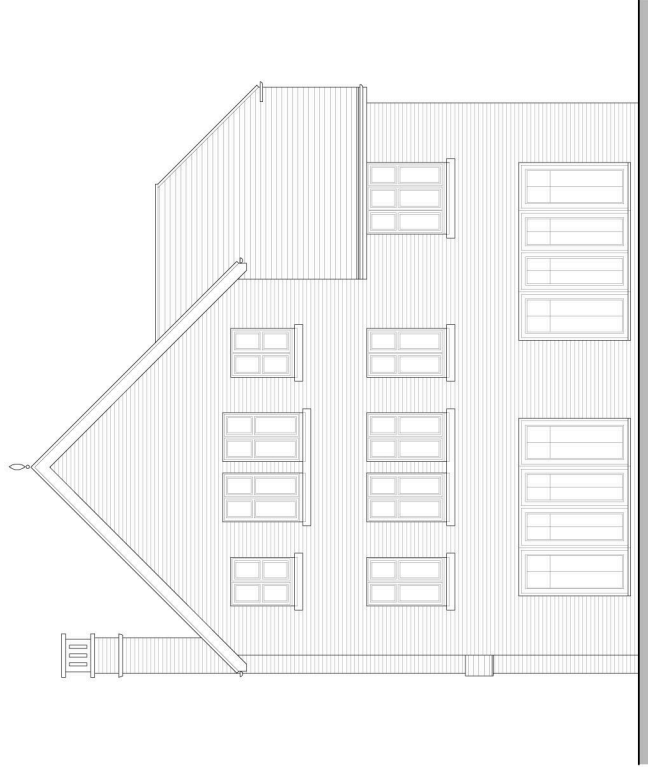
Second Floor Plan

REV. DATE B 21.07.10 Revised in accordance with Access Officers comments.	REVISIONS:	REV. DATE	REVISIONS:	CLIENT: Cala Homes	PROJECT: Ickenham Park, Ruislip	
		SCALE: 1:100 @ A3	(A3 ORIGINAL)	DRAWING: Proposed House Type BB1 Floor Plans		Rosemount House Rosemount Avenue Ickenham Uxbridge Middlesex Uxbridge KT14 6LB Tel. 01892 387111 Fax. 01892 383515 Email: info@arc#tecture.com www.arc#tecture.com
		DRAWN: snb DATE: 12.11.09	0922	P13	B	O'KEEFE SCANLON LIMITED

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Front Elevation



Rear Elevation

REV.	DATE	REVISIONS:

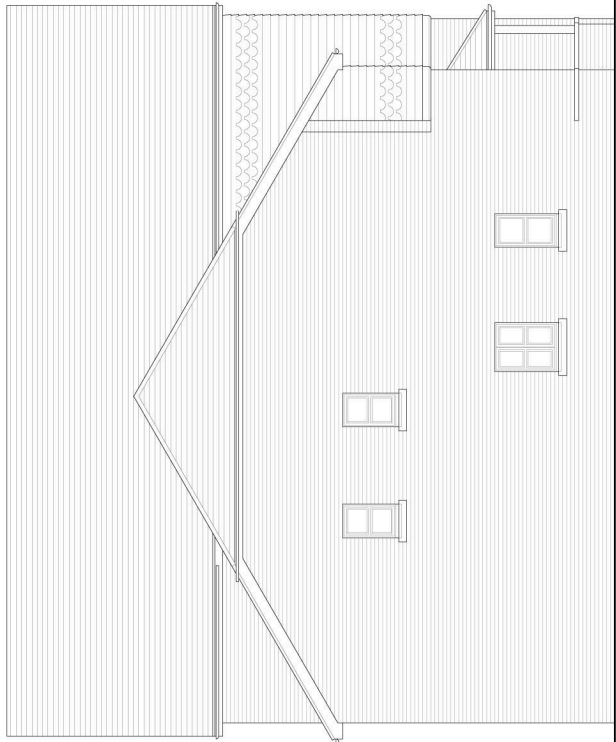
REV.	DATE	REVISIONS:

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

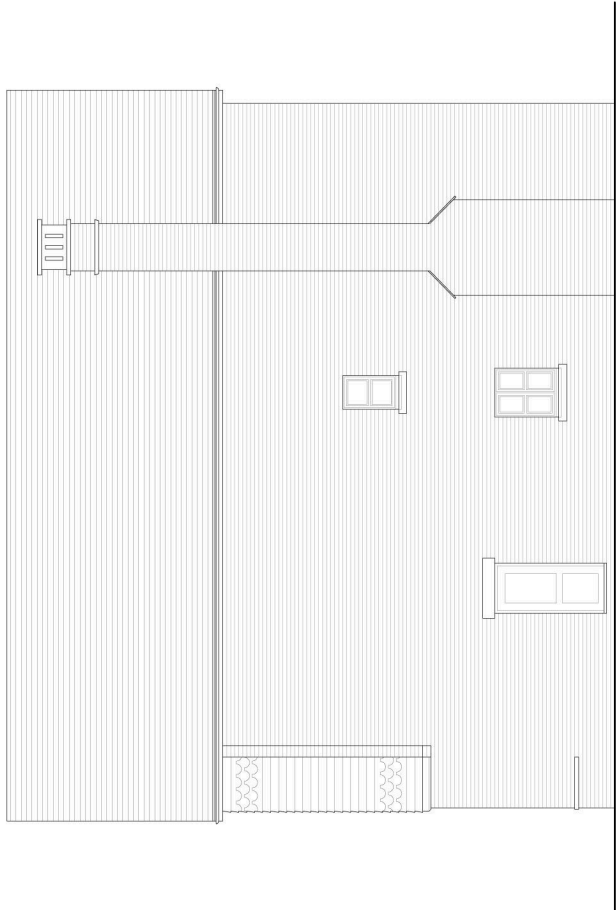
CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type BB1 Elevations (Sheet 1)
DRAWN:	snb		
DATE:	12:11:09		
	0922	P14	A



 Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01932 357111
 Fax. 01932 353515
 name.surname@arc#architecture.com
 www.arc#architecture.com
 O'KEEFE SCANLON LIMITED




Side Elevation



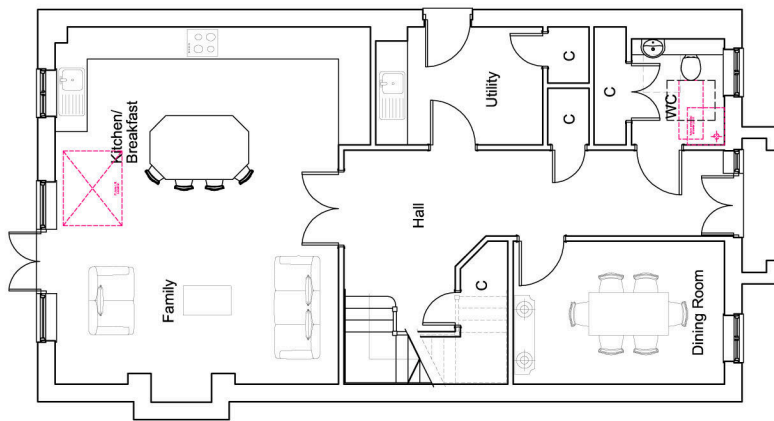
Side Elevation

REV. DATE	REVISIONS:	REV. DATE	REVISIONS:	CLIENT:	CLIENT:	PROJECT:	PROJECT:
				Cala Homes	Ickenham Park, Ruislip		
				SCALE: 1:100 @ A3	(A3 ORIGINAL)	DRAWING:	DRAWING:
				0922	Proposed House Type BB1 Elevations (Sheet 2)		
				DRAWN: snb	P15		
				DATE: 12.11.09	A		

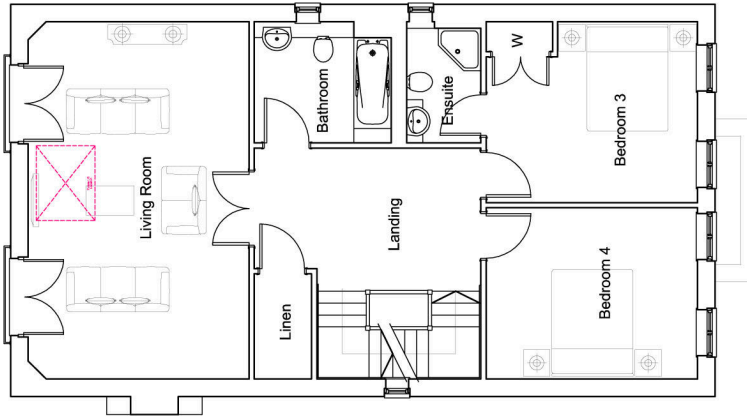
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



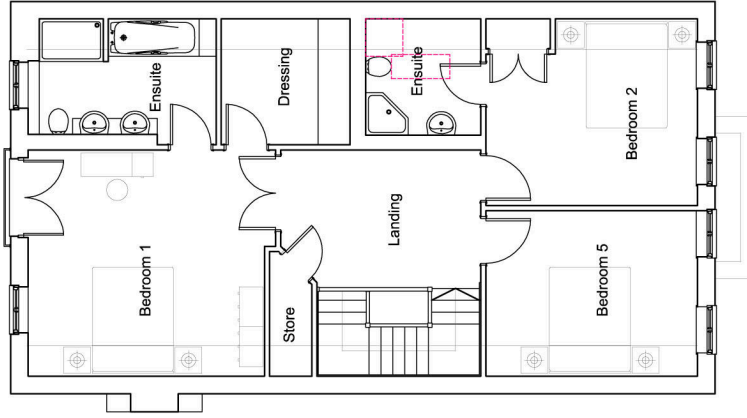
 Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01932 357111
 Fax. 01932 353515
 name.surname@arc#architecture.com
 www.arc#architecture.com
 O'KEEFE SCANLON LIMITED




Ground Floor Plan

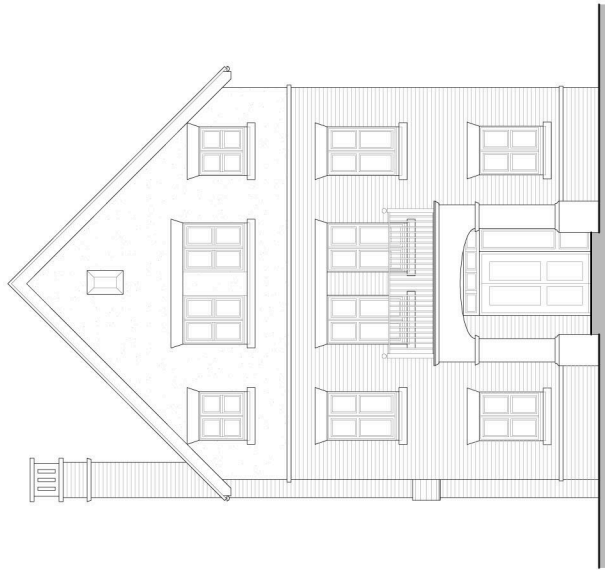


First Floor Plan

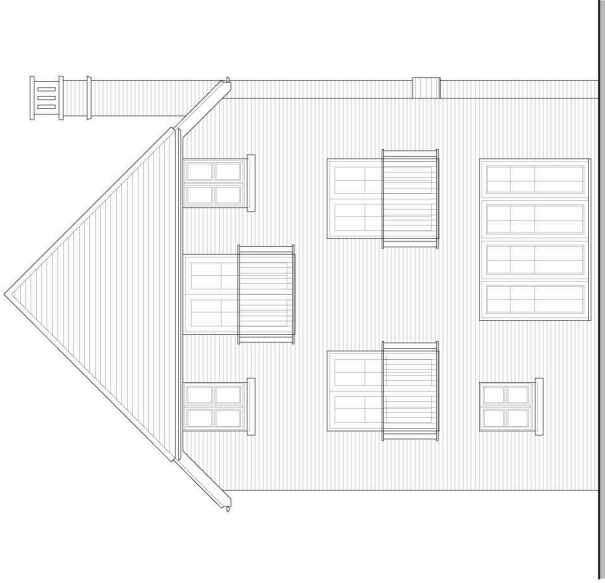


Second Floor Plan

REV. DATE	REVISIONS:	REV. DATE	REVISIONS:	CLIENT:	PROJECT:	SCALE:	DRAWN:	DATE:	PROPOSED HOUSE TYPE	TYPE C	FLOOR PLANS	P16	B
B	21.07.10 Revised in accordance with Access Officers comments.			Cala Homes	Ickenham Park, Ruislip	1:100 @ A3	snb	12.11.09	(A3 ORIGINAL)				
<p>© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING</p> <p>This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.</p>													
 <p>ARC#architecture www.osarchitecture.com</p> <p>Rosemount House Rosemount Avenue Wexham KT14 6LB Tel: 01832 387111 Fax: 01832 383515 name.suriname@osarchitecture.com</p> <p>O'KEEFE SCANLON LIMITED</p>													



Front Elevation



Rear Elevation

REV. DATE

REV. DATE

REVISIONS:

REVISIONS:

CLIENT: Cala Homes

PROJECT: Ickenham Park, Ruislip

Rosemount House
Rosemount Avenue
Wexham
KT14 6LR

SCALE: 1:100 @ A3 (A3 ORIGINAL)

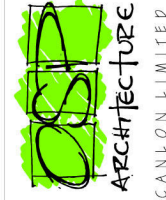
DRAWING: Proposed House Type C Elevations (Sheet 1)

DRAWN: snb
DATE: 12.11.09

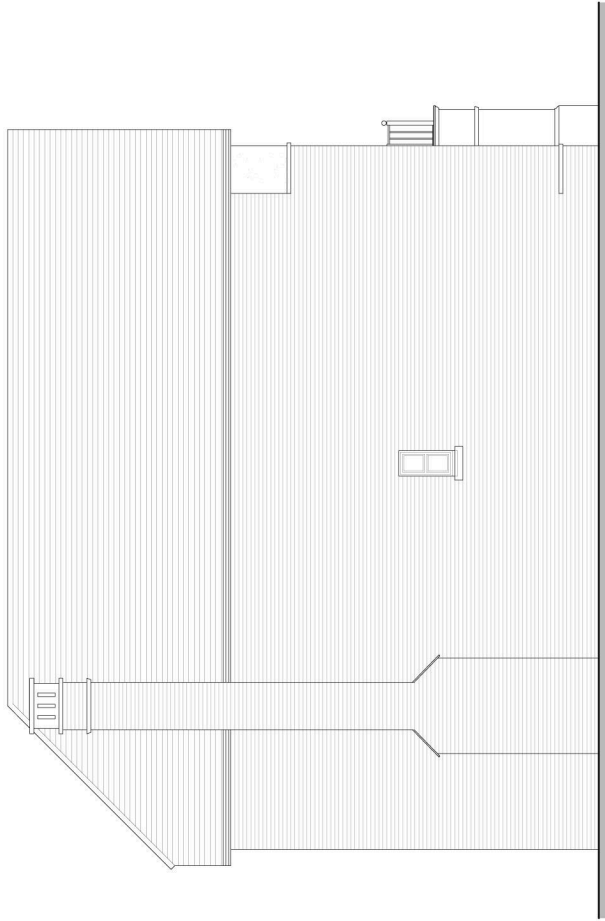
P17

A

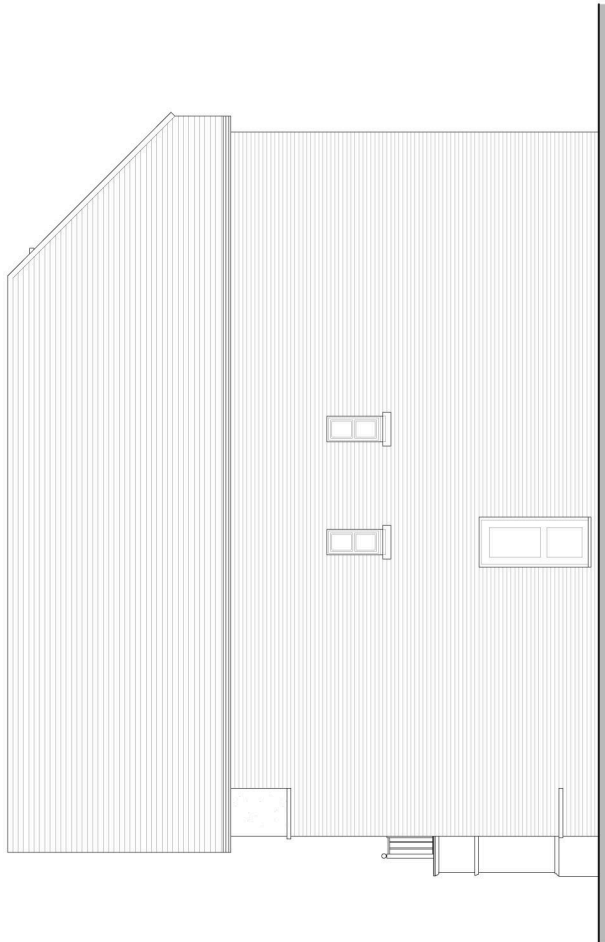
Tel. 01832 353111
Fax. 01832 353115
name.surname@osp
architecture.com
www.osparchitecture.com



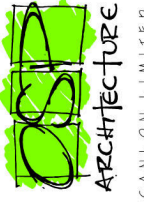
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



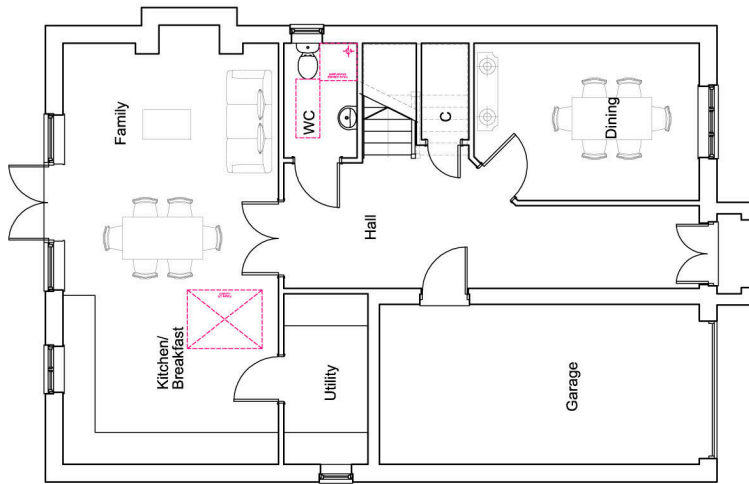
Side Elevation



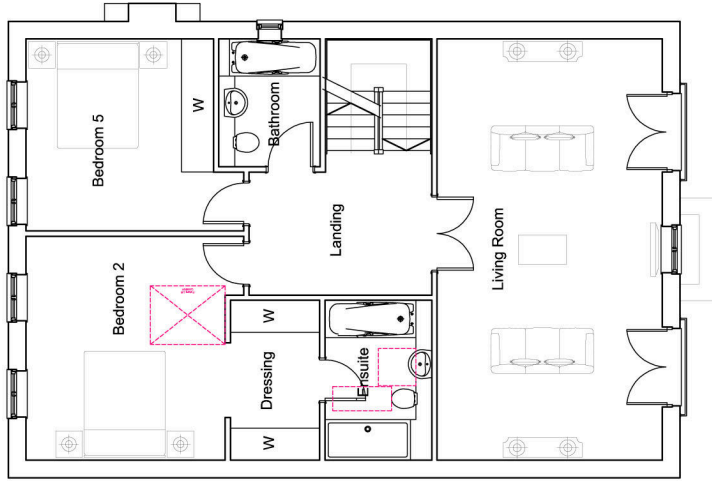
Side Elevation

REVISIONS: REV. DATE		REVISIONS: REV. DATE		CLIENT: Cala Homes SCALE: 1:100 @ A3 DRAWN: snb DATE: 12.11.09		PROJECT: Ickenhams Park, Ruislip DRAWING: Proposed House Type C Elevations (Sheet 2)		 Rosemount House Rosemount Avenue Westbury, Wiltshire KT14 6LB Tel. 01832 363111 Fax. 01832 363315 name.surname@osarchitecture.com www.osarchitecture.com O'KEEFE SCANLON LIMITED	
				0922		P18		A	

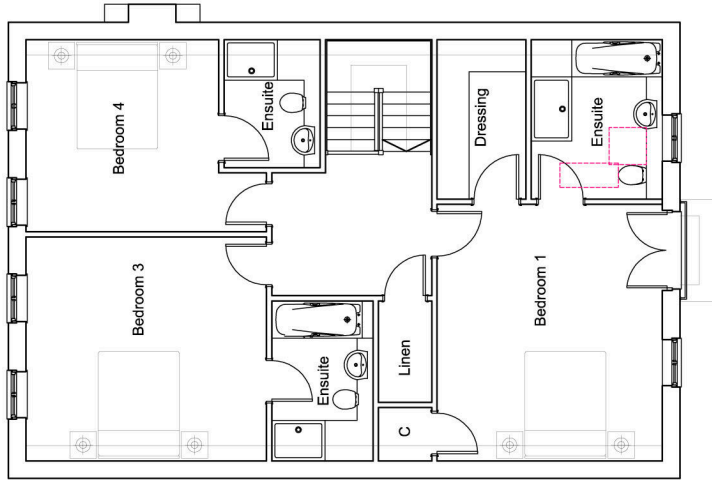
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Ground Floor Plan



First Floor Plan



Second Floor Plan

REV. DATE REVISIONS:
B 21.07.10 Revised in accordance with Access Officers comments.

REVISIONS:

REV. DATE

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
 All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

CLIENT: Cala Homes
 SCALE: 1:100 @ A3 (A3 ORIGINAL)
 DRAWN: snb
 DATE: 12.11.09

PROJECT: Ickenham Park, Ruislip
 DRAWING: Proposed House Type CC1 Floor Plans

P19
 B

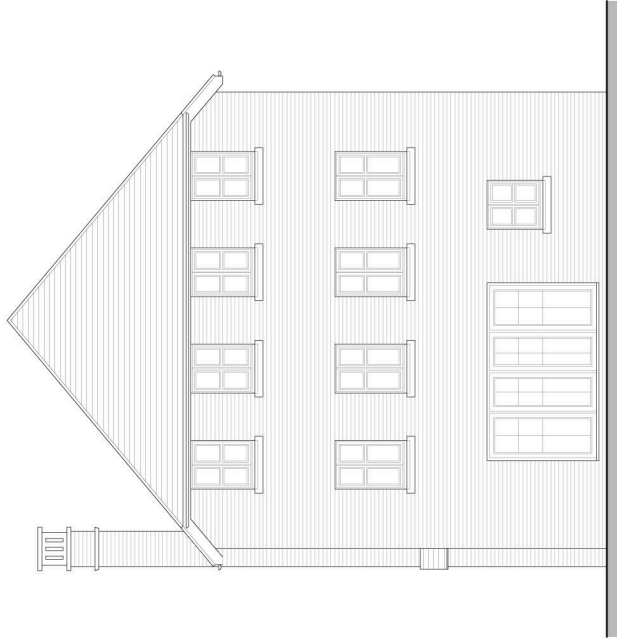
0922



Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01932 357111
 Fax. 01932 353515
 name.surname@arc#tecture.com
 www.arc#tecture.com
 O'KEEFE SCANLON LIMITED



Front Elevation



Rear Elevation

REV.	DATE	REVISIONS:
-	-	-

REV.	DATE	REVISIONS:
-	-	-

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
 All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

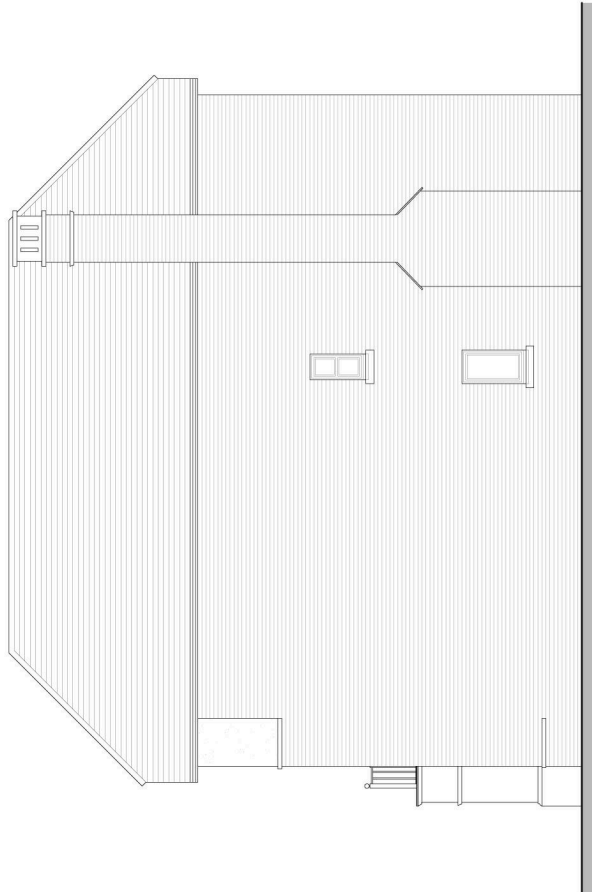
CLIENT:	Cala Homes
SCALE:	1:100 @ A3 (AS ORIGINAL)
DRAWN:	snb
DATE:	12.11.09

PROJECT:	Ickenham Park, Ruislip
DRAWING:	Proposed House Type CC1 Elevations (Sheet 1)
P20	A

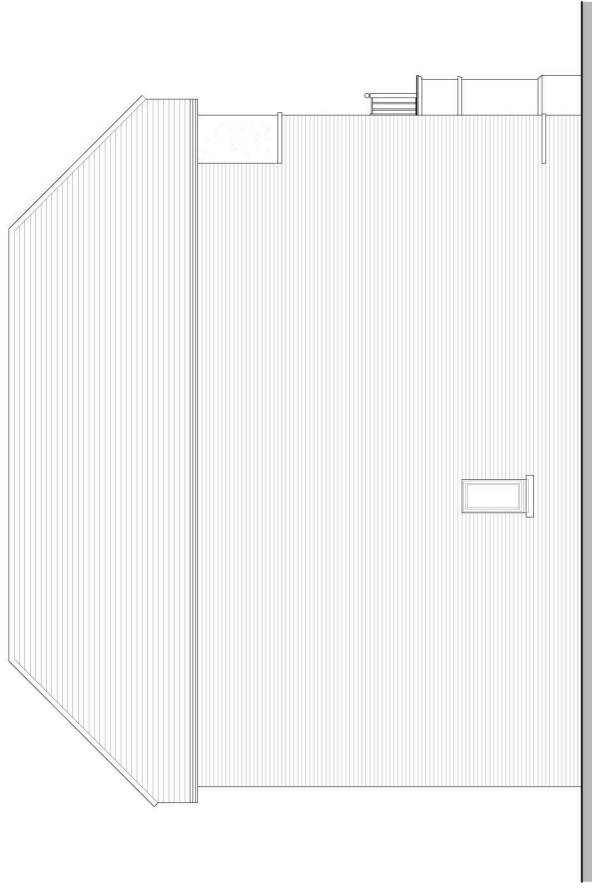
Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01832 383111
 Fax. 01832 383315
 name.surname@osp
 architecture.com
 www.osparchitecture.com



OSPA
 ARCHITECTURE
 O'KEEFE SCANLON LIMITED



Side Elevation



Side Elevation

REV.	DATE	REVISIONS:

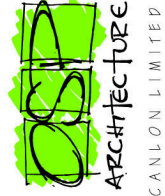
REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type CC1 Elevations (Sheet 2)
DRAWN:	snb	P21	A
DATE:	12.11.09		

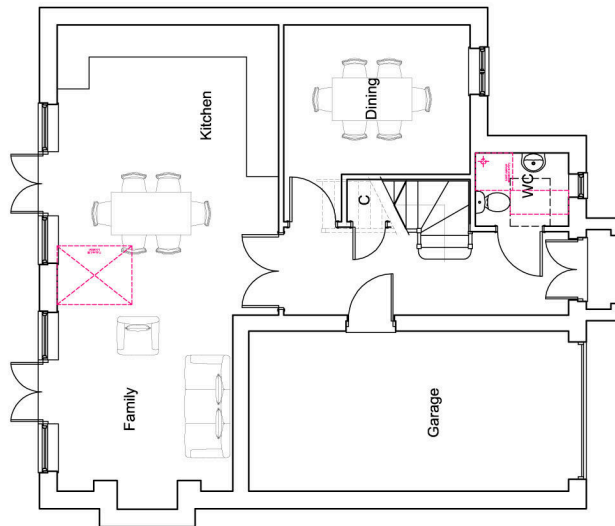
PROJECT:	Ickenham Park, Ruislip
DRAWING:	Proposed House Type CC1 Elevations (Sheet 2)

Rosemount House
Rosemount Avenue
Windsor, Berkshire
SL4 4LB
Tel. 01832 353111
Fax. 01832 353115
name.surname@osarc
architecture.com
www.osarchitecture.com

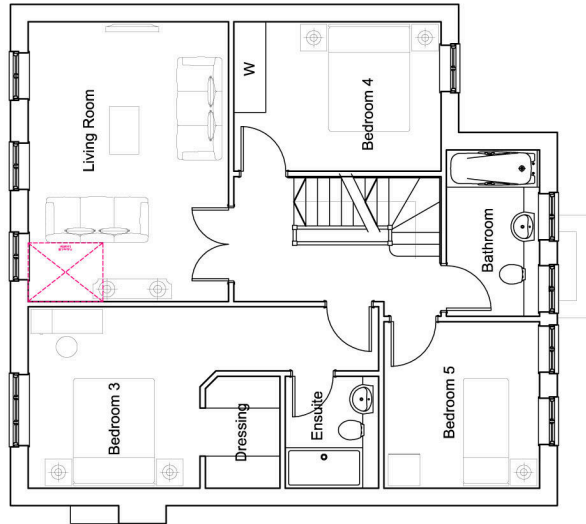


© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

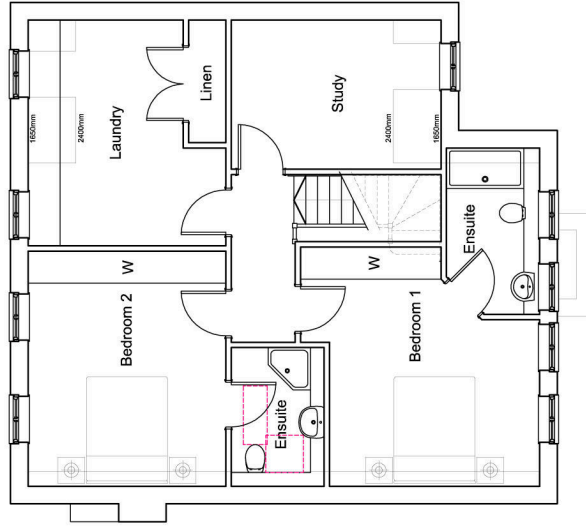
O'KEEFE SCANLON LIMITED



Ground Floor Plan



First Floor Plan



Second Floor Plan

REV. DATE REVISIONS:
B 21.07.10 Revised in accordance with Access Officers comments.

REVISIONS:

REV. DATE

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
 All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

REV. DATE

REVISIONS:

REVISED IN ACCORDANCE WITH ACCESS OFFICERS COMMENTS.

REVISIONS:

REV. DATE

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
 All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

DRAWN: **snb**
 DATE: 12.11.09

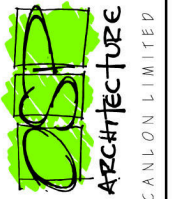
SCALE: 1:100 @ A3

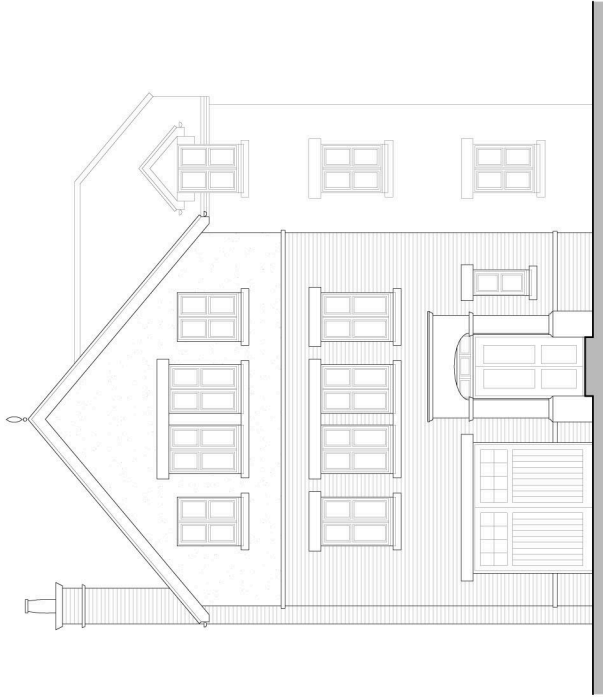
CLIENT: **Cala Homes**
 (A3 ORIGINAL) **0922**

PROJECT: **Ickenham Park, Ruislip**

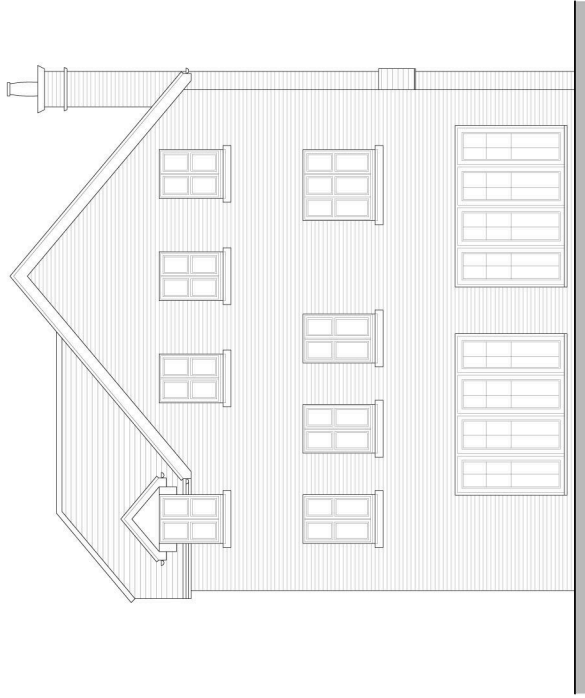
DRAWING: **Proposed House Type DD1 Floor Plans**

ARCHITECTURE:
 Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01932 357111
 Fax. 01932 353515
 email: suriname@osarcitecture.com
www.osarcitecture.com

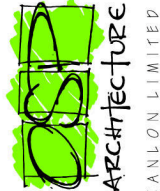




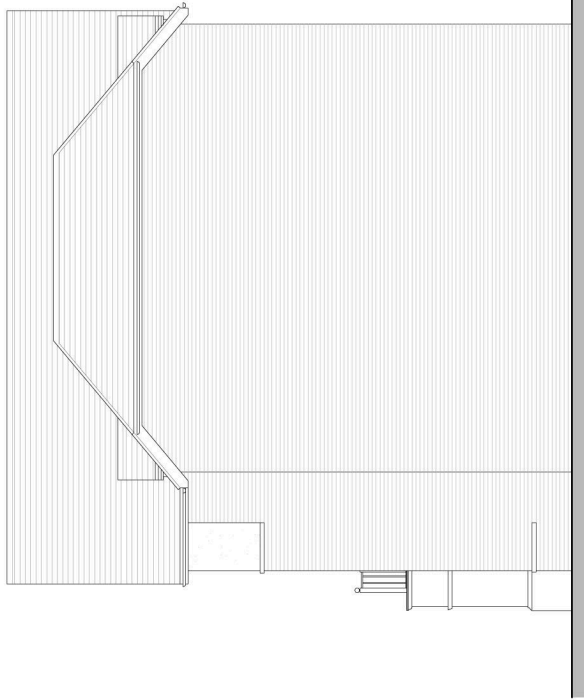
Front Elevation



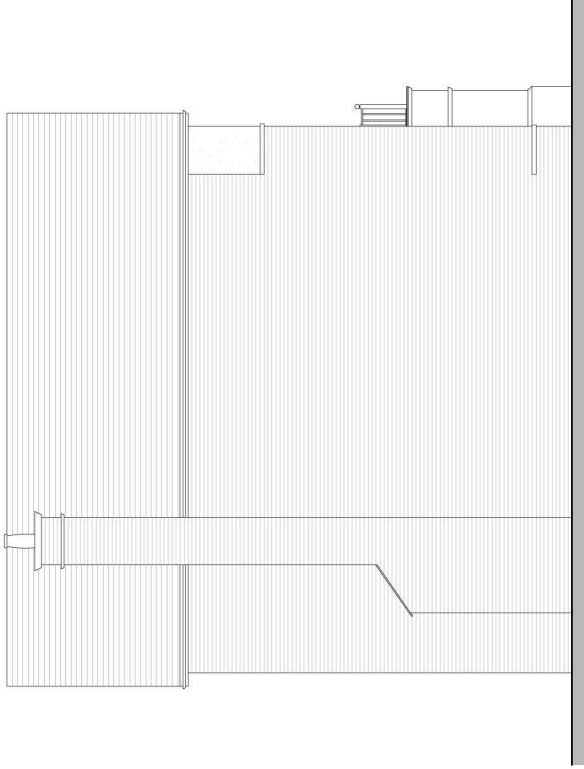
Rear Elevation

REV. DATE	REVISIONS:	REV. DATE	REVISIONS:	CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip	 Rosemount House Rosemount Avenue Westbury KT14 6LB Tel. 01832 353111 Fax. 01832 353115 name.surname@arc#tecture.com www.arc#tecture.com O'KEEFE SCANLON LIMITED
				SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type DD1 Elevations (Sheet 1)	
				DRAWN:	snb		P23	
				DATE:	12.11.09			A

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
 All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Side Elevation



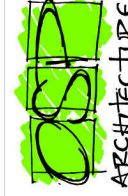
Side Elevation

REV.	DATE	REVISIONS:
-	-	-

REV.	DATE	REVISIONS:
-	-	-

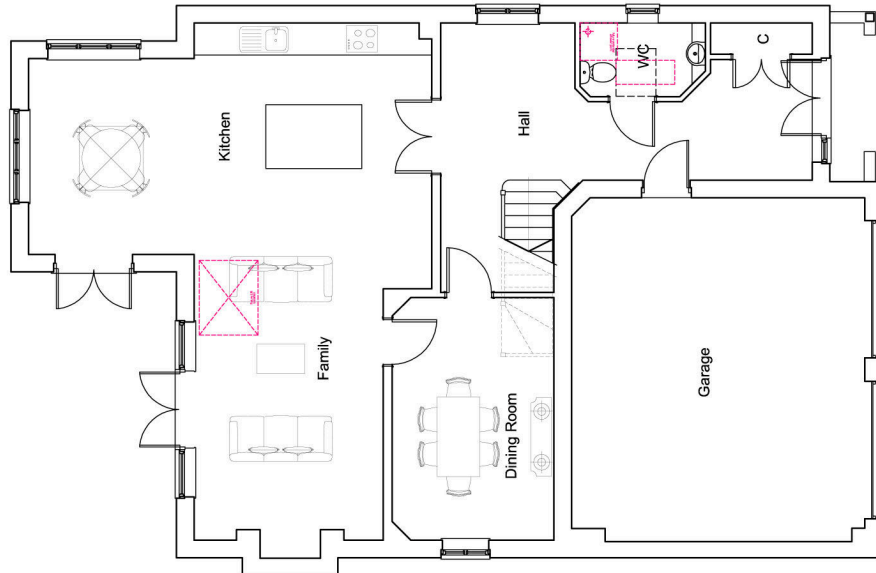
CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type DD1 Elevations (Sheet 2)
DRAWN:	snb	P24	A
DATE:	12.11.09	0922	

Rosemount House
Rosemount Avenue
Wexford
KT14 6LB
Tel. 01852 363111
Fax. 01852 363315
name.surname@ospa
architecture.com
www.ospaarchitecture.com

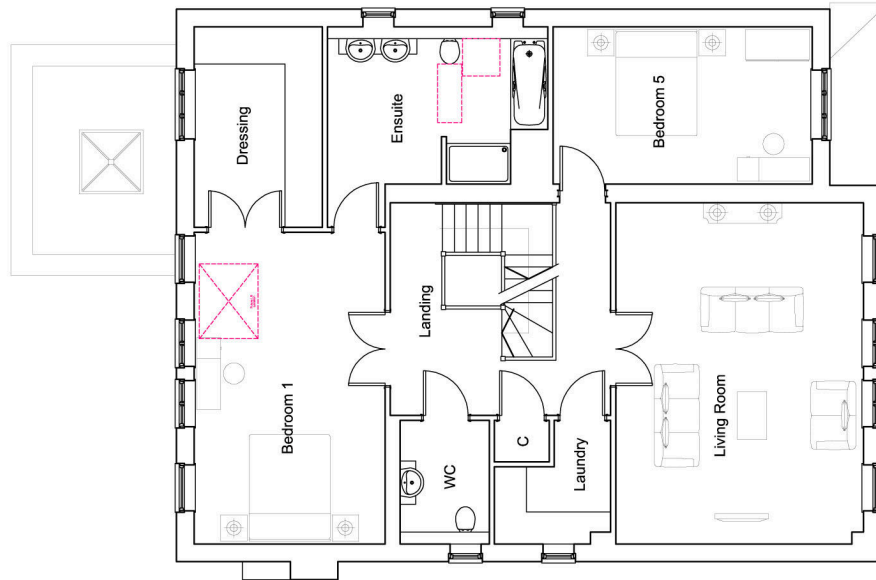


© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

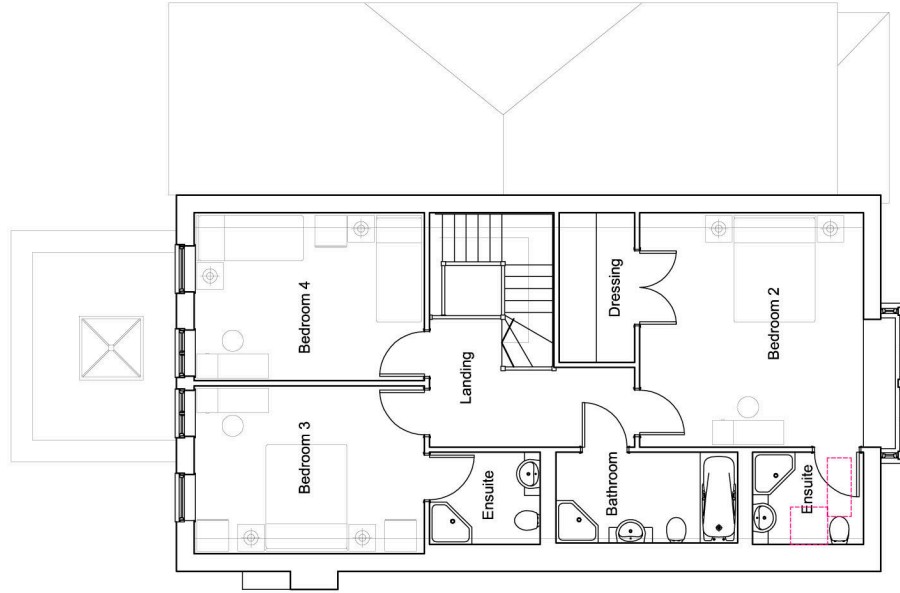
O'KEEFE SCANLON LIMITED



Ground Floor Plan



First Floor Plan



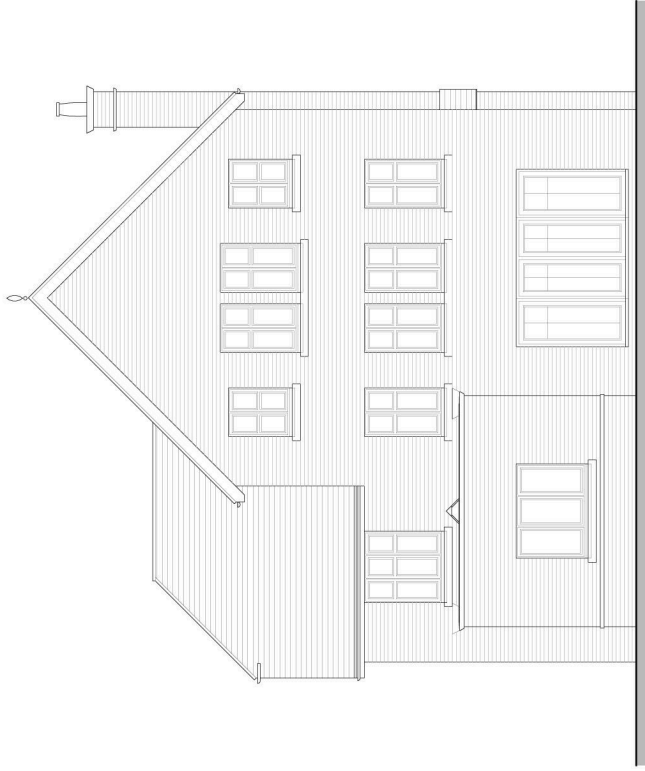
Second Floor Plan

REV. DATE B 21.07.10 REVISIONS: Revised in accordance with Access Officers comments.	REV. DATE REVISIONS:	CLIENT: Cala Homes	PROJECT: Ickenham Park, Ruislip	PROPOSED HOUSE TYPE E Floor Plans P25	B
	SCALE: 1:100 @ A3	DRAWING: (A3 ORIGINAL)	DRAWN: snb DATE: 12.11.09		
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose, use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.					

Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01932 357111
 Fax. 01932 353515
 email: surname@arca#tecture.com
 arca#tecture.com
 www.arca#tecture.com
 O'KEEFE SCANLON LIMITED



Front Elevation



Rear Elevation

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

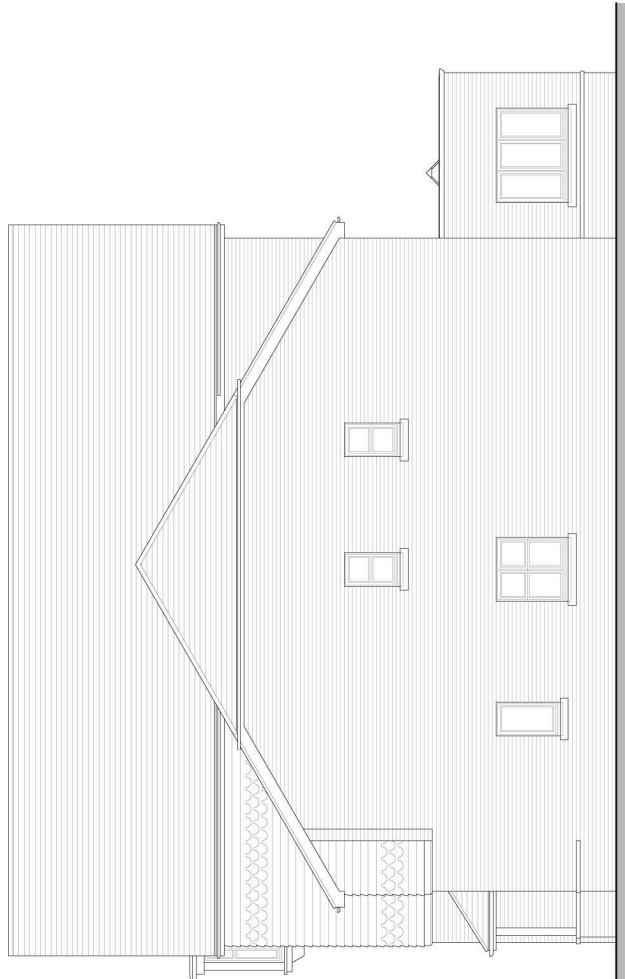
CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type E Elevations (Sheet 1)
DRAWN:	snb		
DATE:	12.11.09		
		P26	A

Rosemount House
Rosemount Avenue
Wexford
KT14 6LB
Tel. 01852 383111
Fax. 01852 383515
name.surname@ospa
architecture.com
www.ospaarchitecture.com

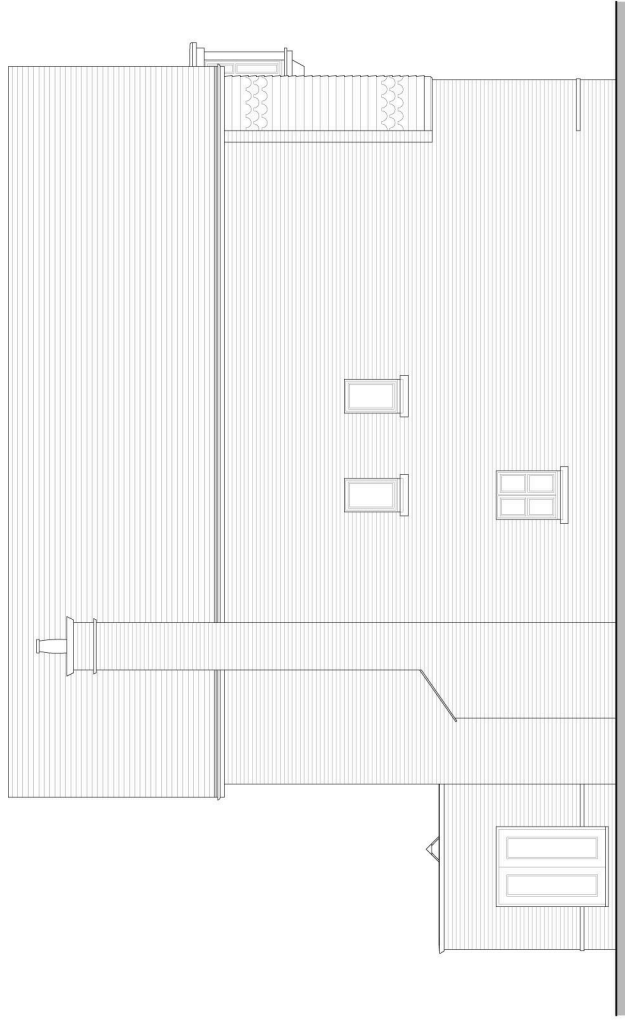


OSPA ARCHITECTURE
O'KEEFE SCANLON LIMITED

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Side Elevation



Side Elevation

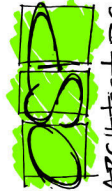
REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

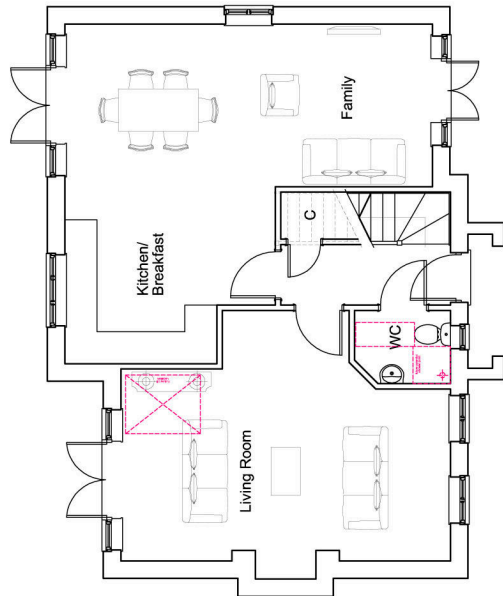
CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type E Elevations (Sheet 2)
DRAWN:	snb	P27	A
DATE:	12.11.09		

Rosemount House
Rosemount Avenue
Windsor, Berkshire
KT14 6LB
Tel. 01832 353111
Fax. 01832 353115
name.surname@ospa
architecture.com
www.ospaarchitecture.com

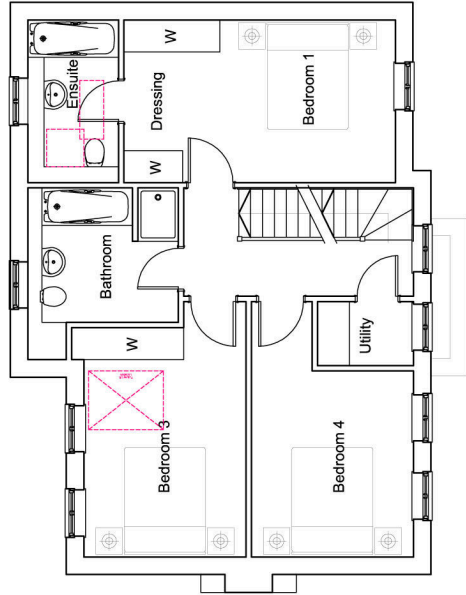


O K E E P E S C A N L O N L I M I T E D

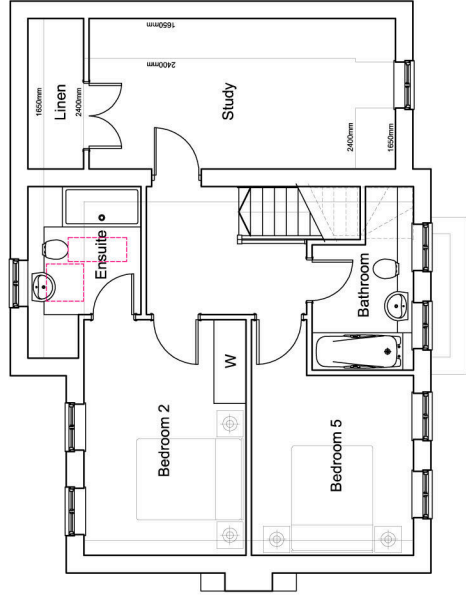
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Ground Floor Plan



First Floor Plan



Second Floor Plan

REV. DATE REVISIONS:
B 21.07.10 Revised in accordance with Access Officers comments.

REV. DATE REVISIONS:

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
 All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

CLIENT: Cala Homes
 SCALE: 1:100 @ A3 (A3 ORIGINAL)
 DRAWN: snb
 DATE: 12.11.09
 0922

PROJECT: Ickenham Park, Ruislip
 DRAWING: Proposed House Type EE1 Floor Plans
 P28 B

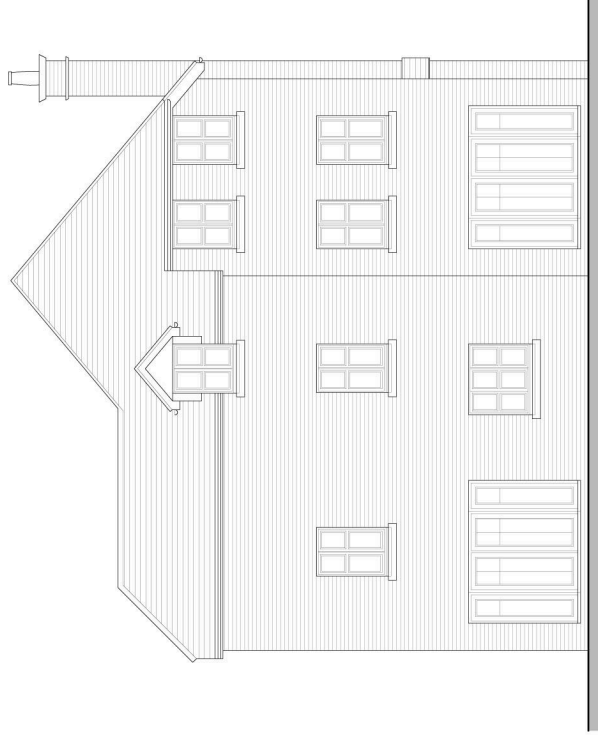
Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01932 357111
 Fax. 01932 353515
 name.surname@ospa
 architecture.com
 www.ospaarchitecture.com



ARC#architecture
 O'KEEFE SCANLON LIMITED



Front Elevation



Rear Elevation

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

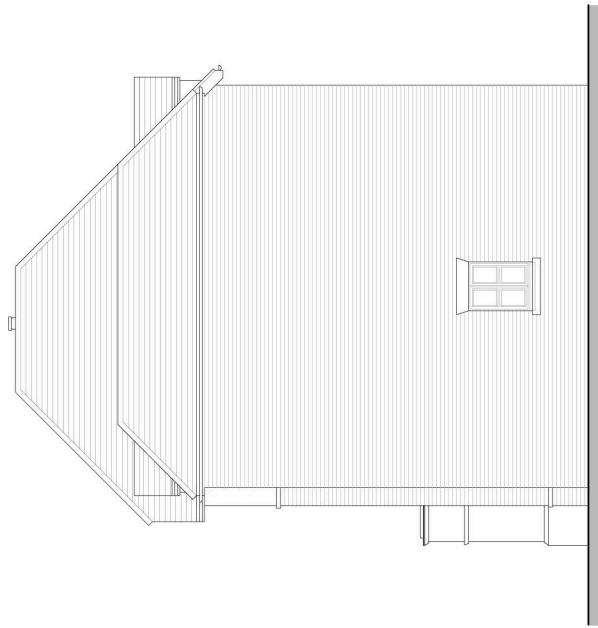
CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type EE1 Elevations (Sheet 1)
DRAWN:	snb		
DATE:	12.11.09		
	0922	P29	A

Rosemount House
Rosemount Avenue
Wentworth, County
Dublin
K14 6LB
Tel. 01832 367111
Fax. 01832 363315
name.surname@osr
architecture.com
www.osrarchitecture.com

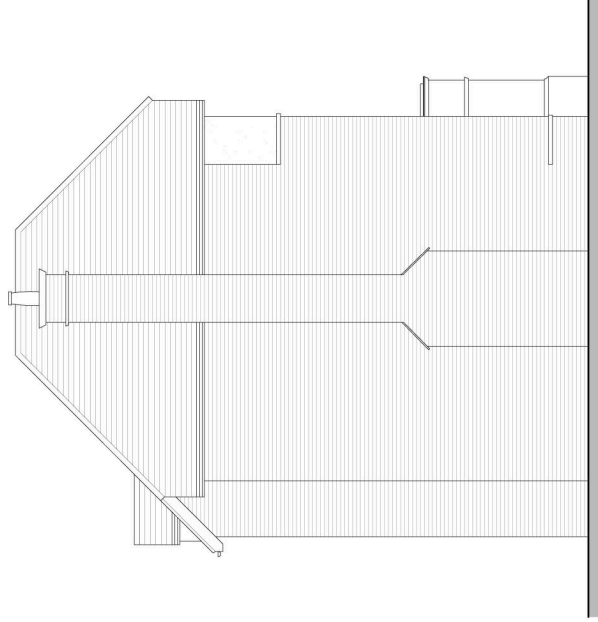


OSR ARCHITECTURE
O'KEEFE SCANLON LIMITED

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Side Elevation



Side Elevation

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type EE1 Elevations (Sheet 2)
DRAWN:	snb		
DATE:	12.11.09		
	0922	P30	A

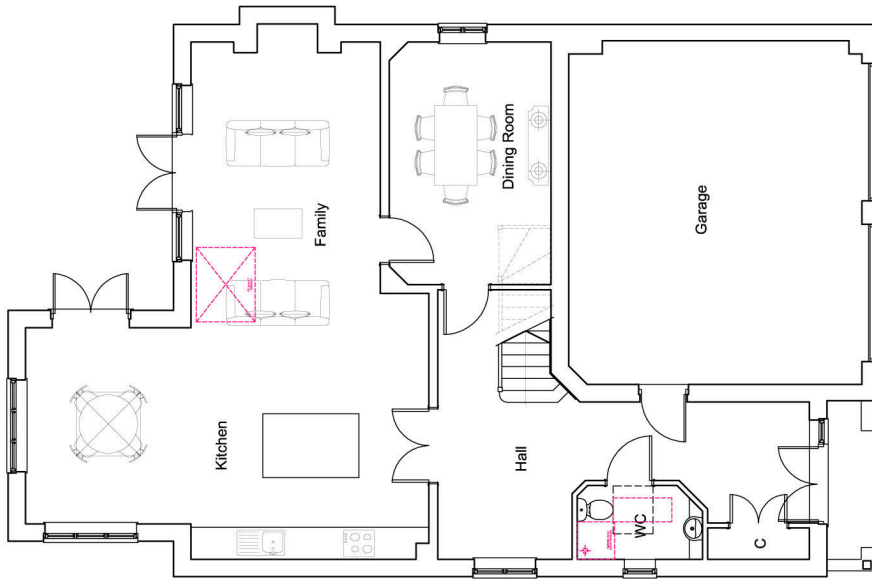
Rosemount House
Rosemount Avenue
Windsor, Berkshire
SL4 1LB
Tel. 01832 353111
Fax. 01832 353115
name.surname@osp
architecture.com
www.osparchitecture.com



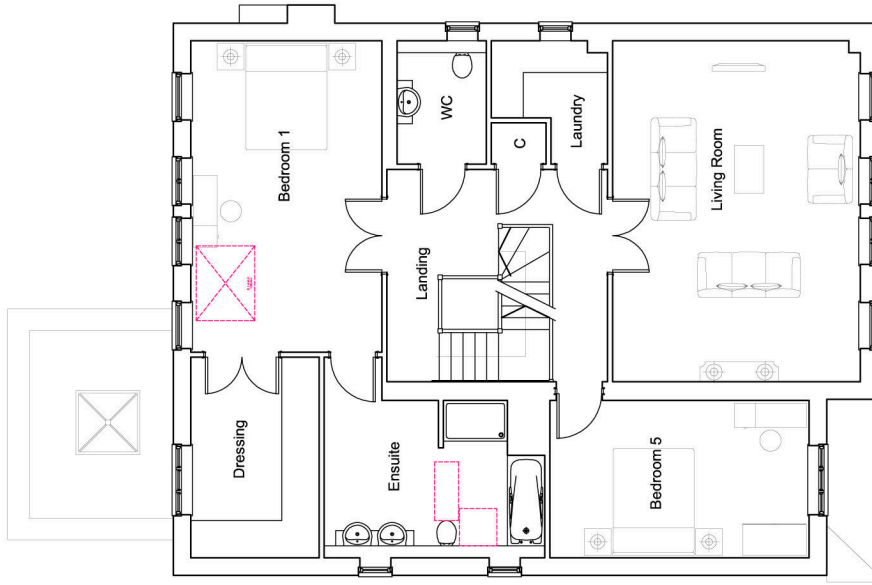
OSPA
ARCHITECTURE

O'KEEFE SCANLON LIMITED

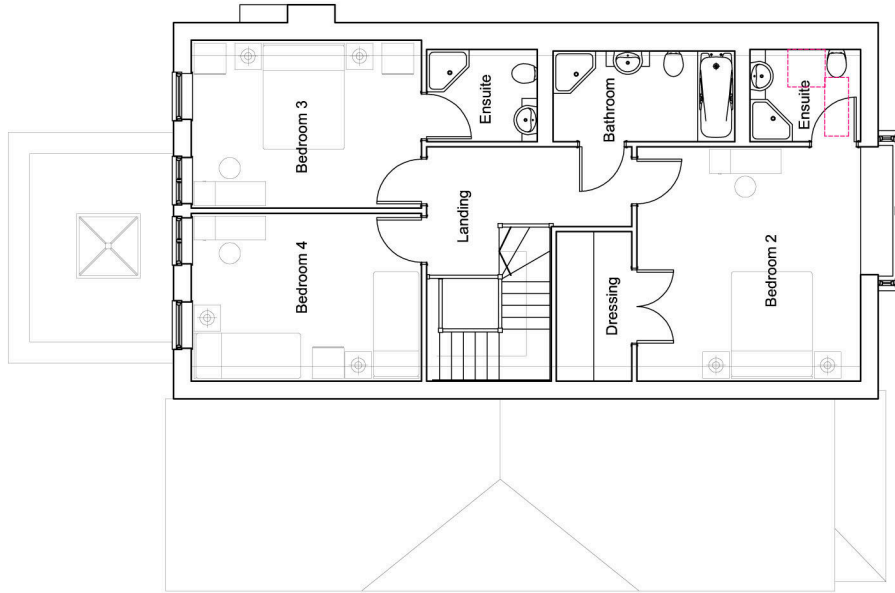
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Ground Floor Plan



First Floor Plan



Second Floor Plan



ARC#tecture

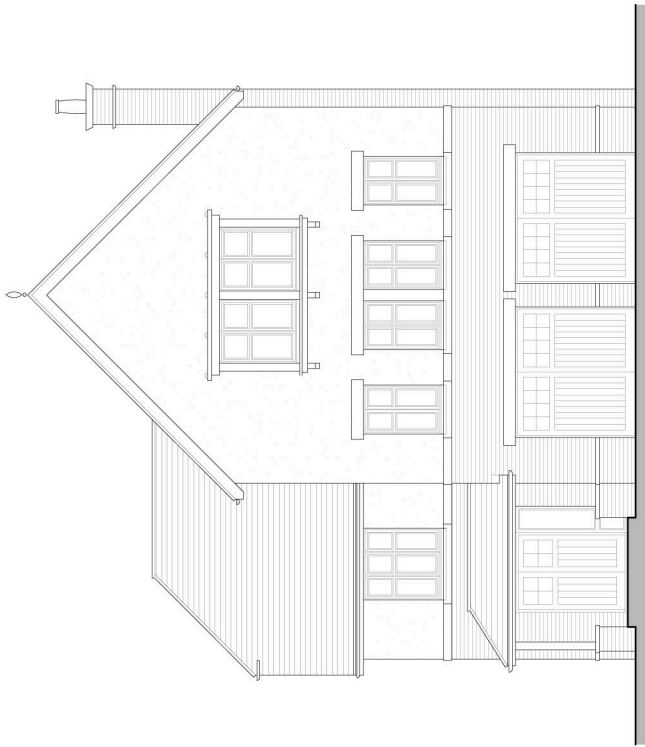
 O'KEEFE SCANLON LIMITED

Rosemount House
 Rosemount Avenue
 Clonsilla
 Dublin 15
 Tel: 01832 353111
 Fax: 01832 353315
 name.surname@oaspa.com
 www.oaspa.com

CLIENT:	Cala Homes	PROJECT:	Ickenhams Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type EEZ Floor Plans
DRAWN:	snb	P44	B
DATE:	12.11.09	0922	

REV. DATE REVISIONS: REV. DATE REVISIONS:
B 21.07.10 Revised in accordance with Access Officers comments.

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
 All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Front Elevation



Rear Elevation

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

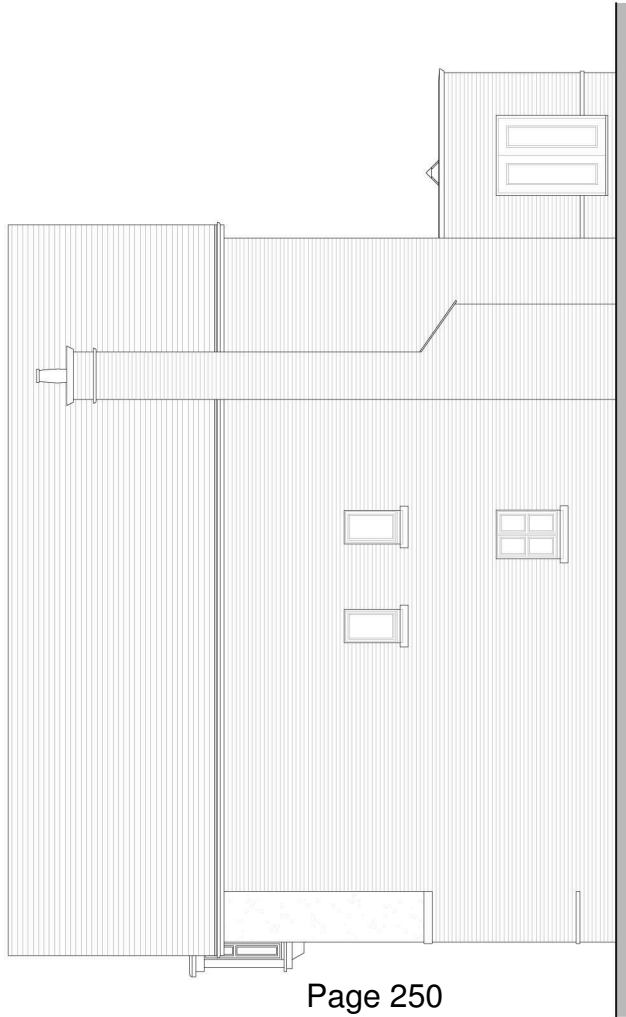
CLIENT: Cala Homes
 SCALE: 1:100 @ A3 (A3 ORIGINAL)
 DRAWN: snb
 DATE: 12.11.09

PROJECT: Ickenham Park, Ruislip
 DRAWING: Proposed House Type EE2 Elevations (Sheet 1)
 P42
 A

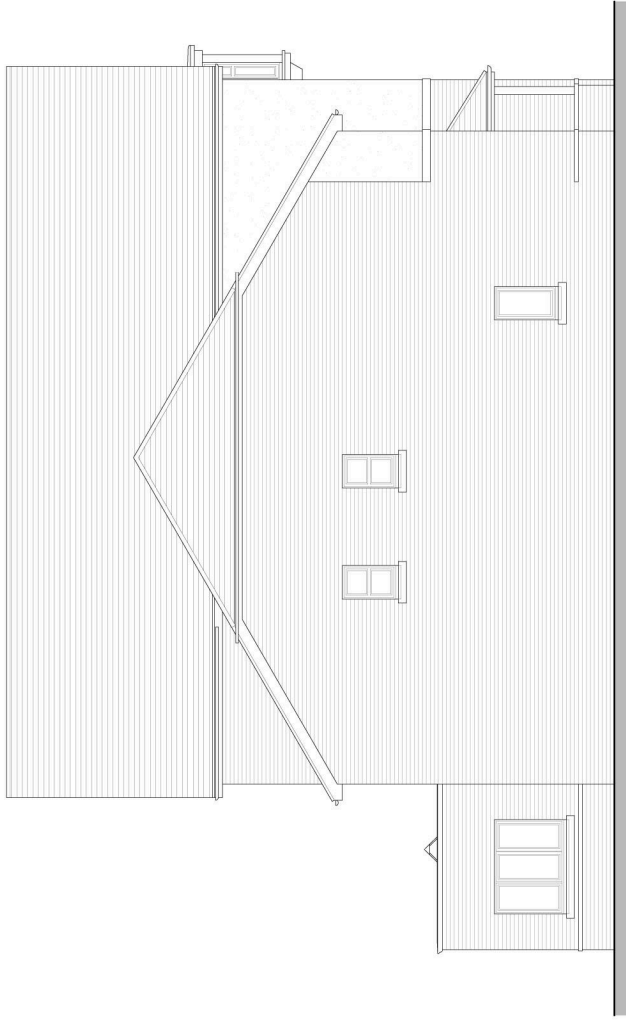
Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LR
 Tel. 01932 357111
 Fax. 01932 353515
 name.surname@ospa
 architecture.com
 www.ospaarchitecture.com



OSPA ARCHITECTURE
 O'KEEFE SCANLON LIMITED



Side Elevation



Side Elevation

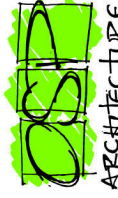
REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

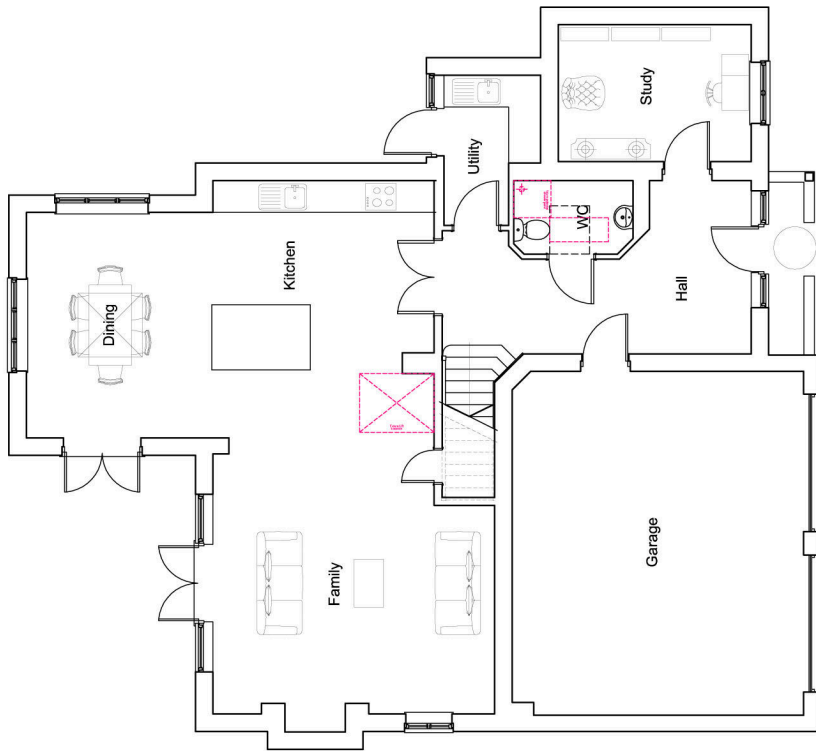
CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type EE2 Elevations (Sheet 2)
DRAWN:	snb		
DATE:	12.11.09		
		P43	A

Rosemount House
Rosemount Avenue
Wexford
KT14 6LB
Tel. 01932 353111
Fax. 01932 353115
name.surname@osr-architecture.com
www.osr-architecture.com

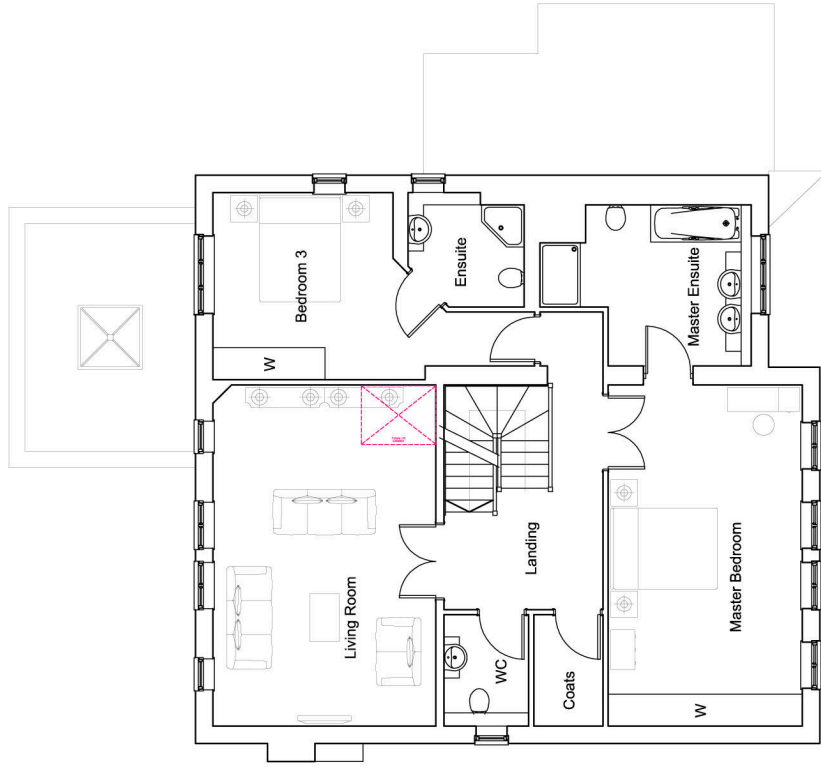


O'KEEFE SCANLON LIMITED


© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Ground Floor Plan




First Floor Plan

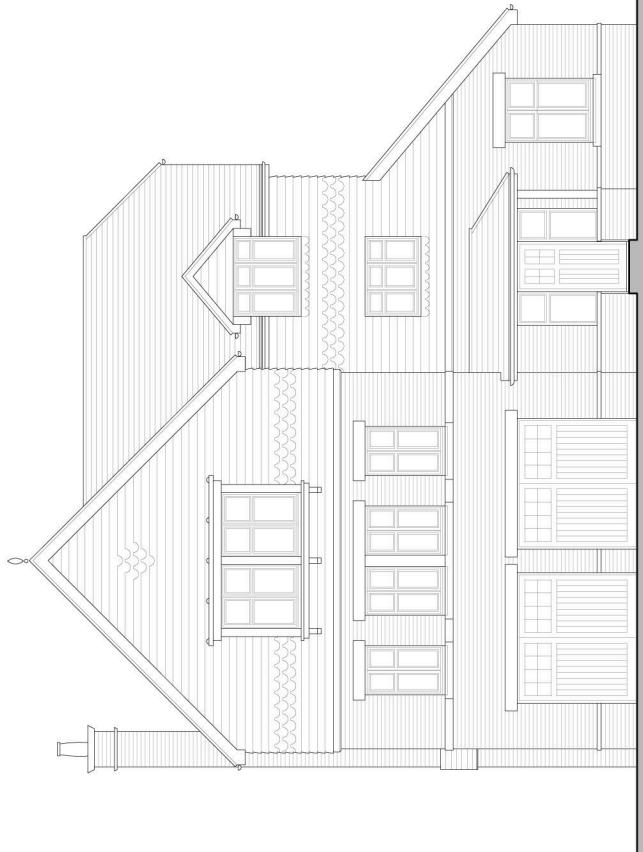
REV. DATE B 21.07.10	REVISIONS: Revised in accordance with Access Officers comments.	REV. DATE REVISIONS:	CLIENT: Cala Homes SCALE: 1:100 @ A3 DRAWN: snb DATE: 12.11.09	PROJECT: Ickenham Park, Ruislip DRAWING: Proposed House Type F Floor Plans (Sheet 1)	P31 B	 ARCS#tecture O'KEEFE SCANLON LIMITED Rosemount House Rosemount Avenue Westbury Wiltshire KT14 6LB Tel. 01932 357111 Fax. 01932 353515 email: surmane@arcs#tecture.com www.arcs#tecture.com
--------------------------------	--	-------------------------	---	---	----------	--

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

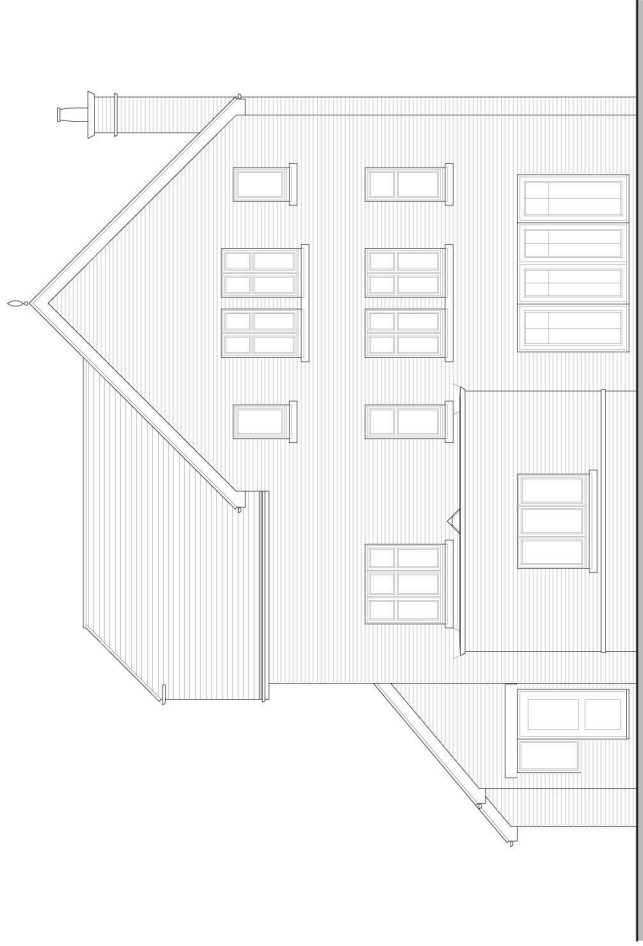


Second Floor Plan

REV. DATE	REVISIONS:	REV. DATE	REVISIONS:	CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
				SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type F Floor Plans (Sheet 2)
				DRAWN:	snb		P32
				DATE:	12.11.09		A
<p>© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.</p>							
				 <p>OS ARCHITECTURE www.osarchitecture.com</p>			
				<p>Rosemount House Rosemount Avenue Westbury Wiltshire KT14 6LB Tel: 01892 361111 Fax: 01892 363315 email: surname@osarchitecture.com</p>			
				<p>O'KEEFE SCANLON LIMITED</p>			



Front Elevation



Rear Elevation

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

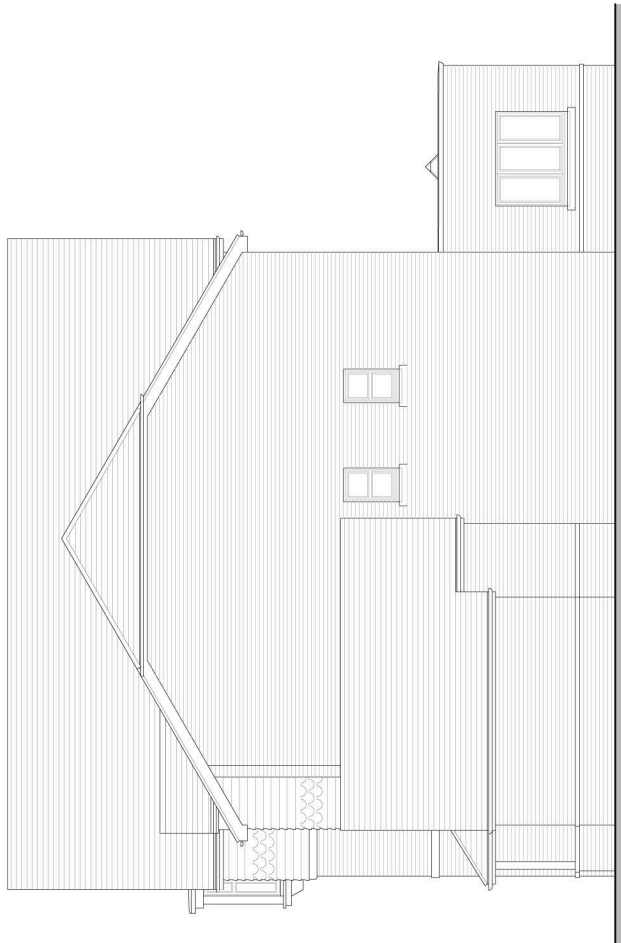
REV.	DATE	REVISIONS:

CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type F Elevations (Sheet 1)
DRAWN:	snb		
DATE:	12.11.09		
	0922	P33	A

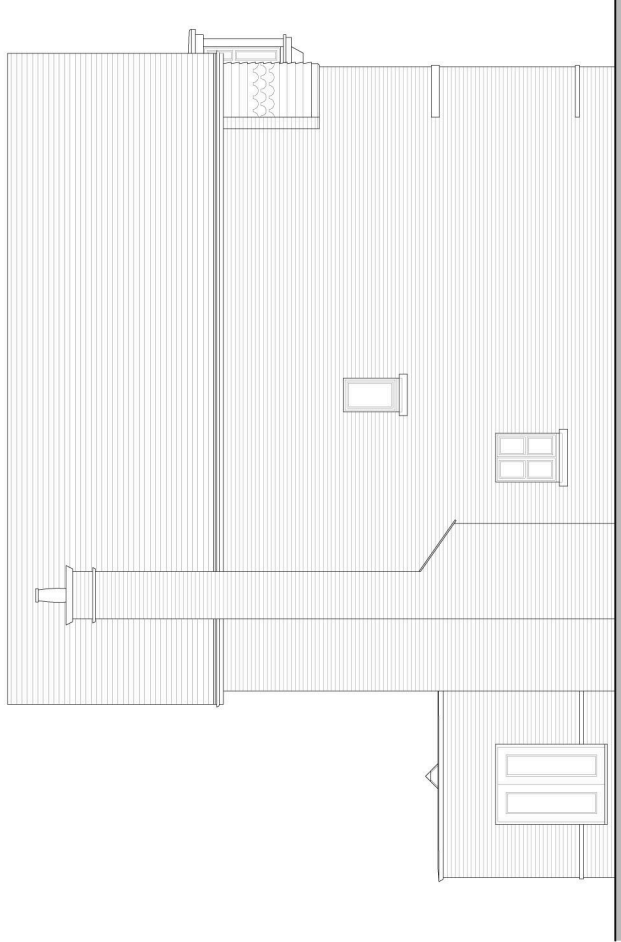


 Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01832 367111
 Fax. 01832 363315
 name.surname@osarchitecture.com
 www.osarchitecture.com
 O'KEEFE SCANLON LIMITED

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Side Elevation



Side Elevation


REV. DATE

REVISIONS:

REV. DATE

REVISIONS:

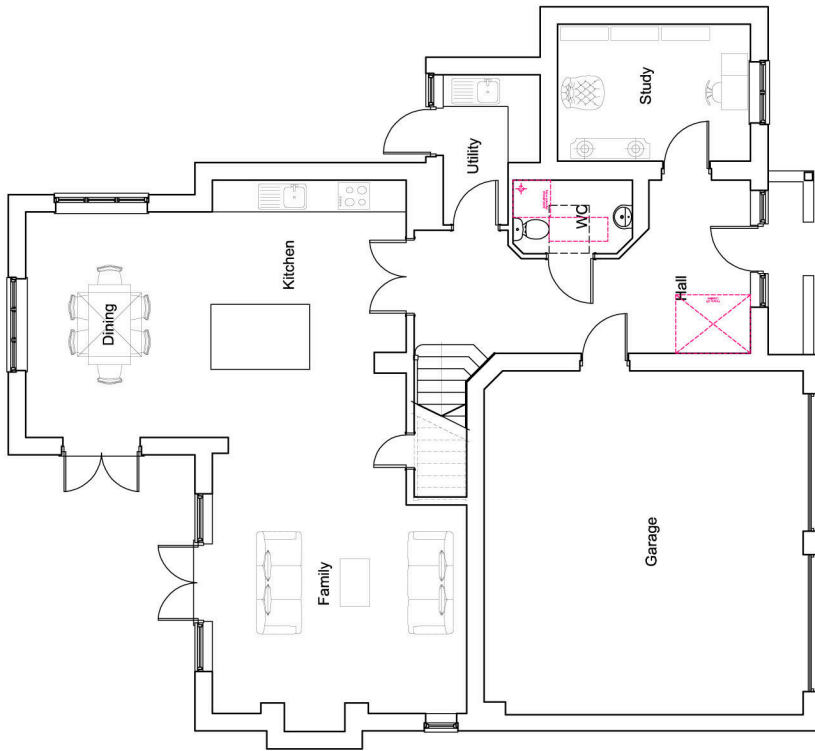
REV. DATE



 Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01832 353111
 Fax. 01832 353115
 name.surname@arc#architecture.com
 www.arc#architecture.com
 O'KEEFE SCANLON LIMITED

CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type F Elevations (Sheet 2)
DRAWN:	snb		
DATE:	12.11.09		
	0922	P34	A

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

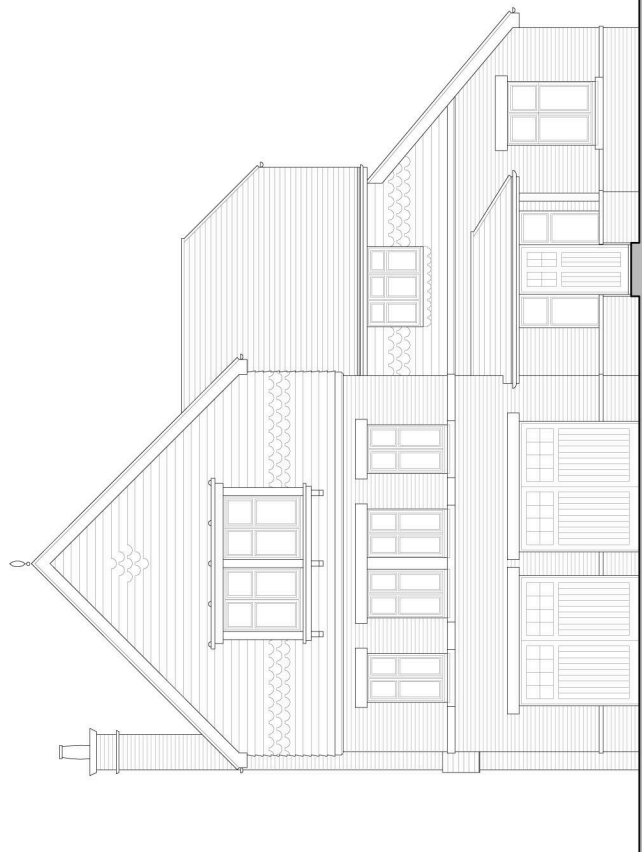


Ground Floor Plan

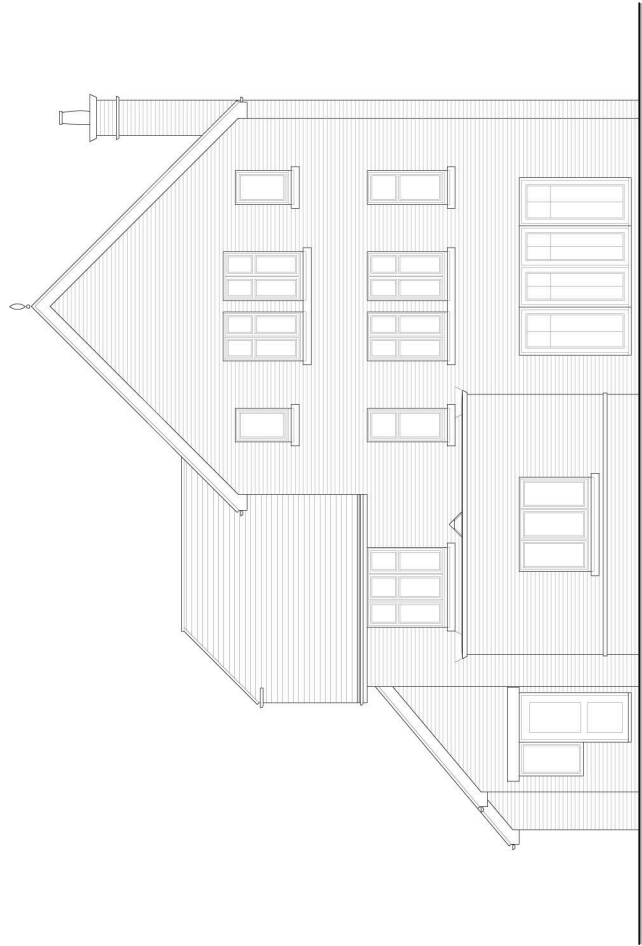


First Floor Plan

REV. DATE	REVISIONS:	REV. DATE	REVISIONS:	CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
B	21.07.10 Revised in accordance with Access Officers comments.			SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type FF Floor Plans (Sheet 1)
				DRAWN:	snb		P35
				DATE:	12.11.09		B
<p>© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.</p>							
				<p>Rosemount House Rosemount Avenue Westbury Wiltshire KT14 6LB Tel. 01932 357111 Fax. 01932 353515 email: os@osarchitecture.com www.osarchitecture.com</p>			
				<p>O'KEEFE SCANLON LIMITED</p>			



Front Elevation




Rear Elevation

REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

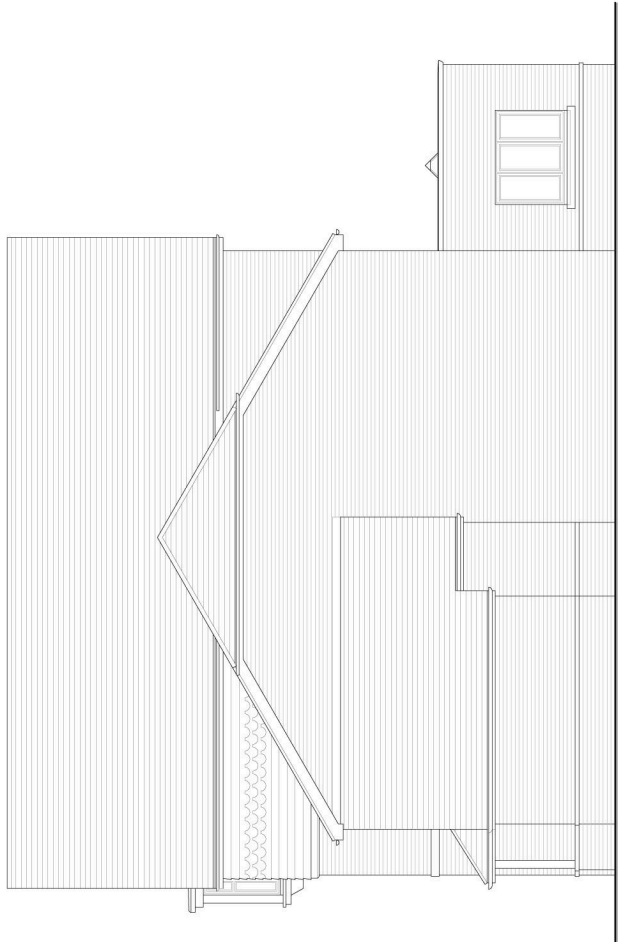
REV.	DATE	REVISIONS:

CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type FF Elevations (Sheet 1)
DRAWN:	snb		
DATE:	12.11.09		
	0922	P37	A

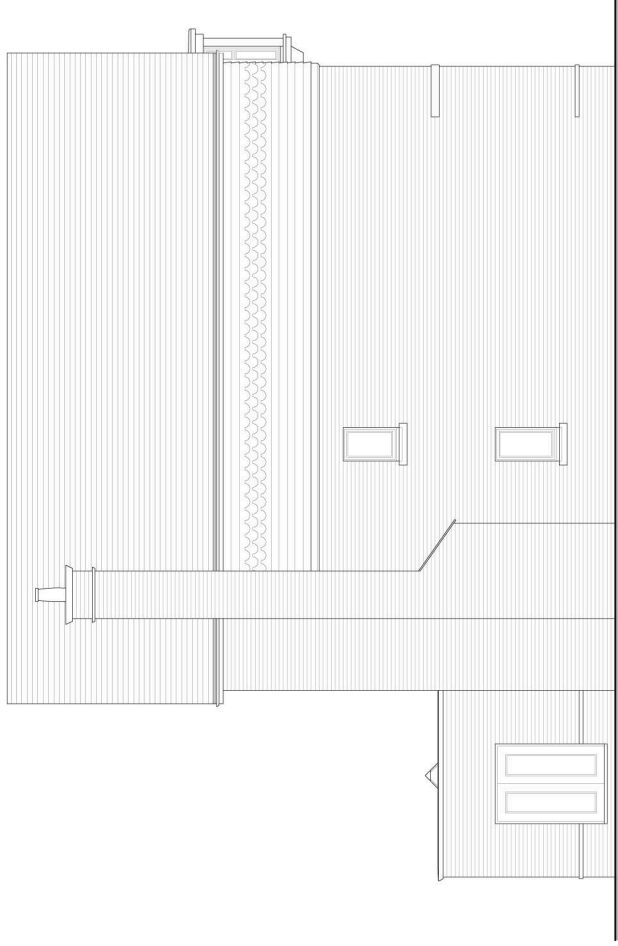


 Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel. 01832 351111
 Fax. 01832 353515
 name.surname@osarchitecture.com
 www.osarchitecture.com
 O'KEEFE SCANLON LIMITED

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Side Elevation



Side Elevation

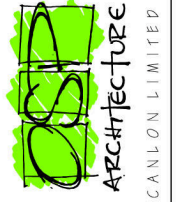
REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

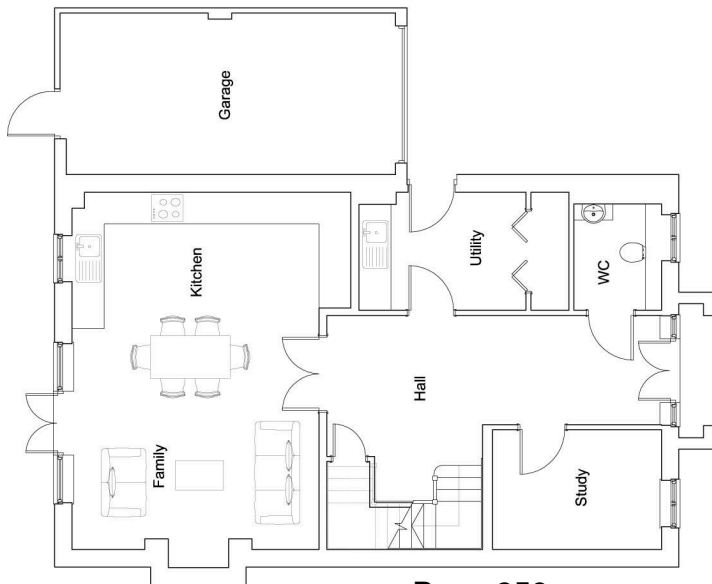
REV.	DATE	REVISIONS:

CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type FF Elevations (Sheet 2)
DRAWN:	snb	P38	A
DATE:	12.11.09	0922	

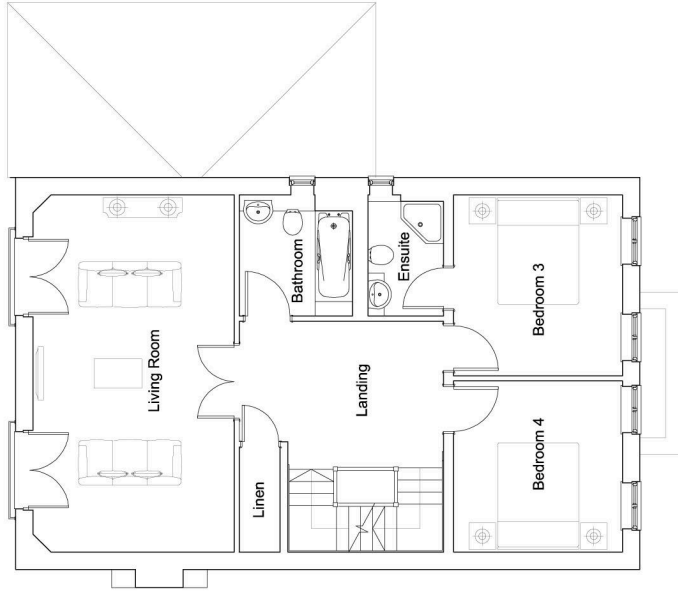
Rosemount House
Rosemount Avenue
Windsor, Berkshire
KT14 6LB
Tel. 01832 353111
Fax. 01832 353315
name.surname@ospa
architecture.com
www.ospaarchitecture.com



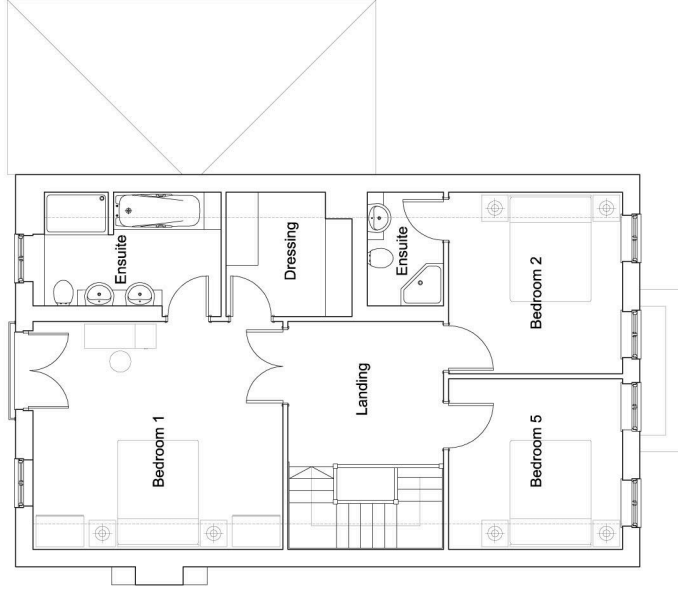
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.




Ground Floor Plan



First Floor Plan

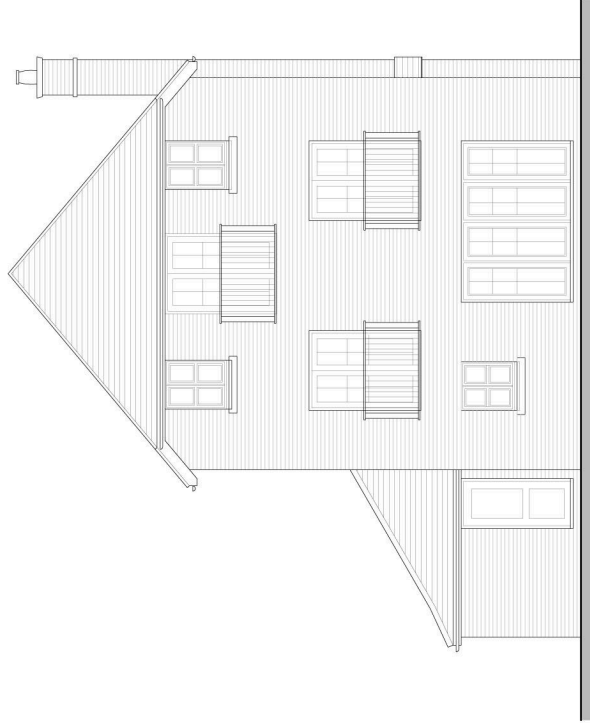


Second Floor Plan

REV. DATE	REVISIONS:	REV. DATE	REVISIONS:	CLIENT:	PROJECT:	ARCHITECTURE
				Cala Homes	Ickenham Park, Ruislip	 Rosemount House Rosemount Avenue Westbury KT14 6LB Tel. 01832 361111 Fax. 01832 363315 name.surname@arc#tecture.com www.arc#tecture.com O'KEEFE SCANLON LIMITED
		SCALE:	(A3 ORIGINAL)	1:100 @ A3	Proposed House Type G2 Floor Plans	
		DRAWN:	DATE:	snb 12.11.09	P39	A
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.						



Front Elevation



Rear Elevation

REV. DATE

REVISIONS:

REV. DATE

REVISIONS:

CLIENT:

Cala Homes

PROJECT:

Ickenham Park, Ruislip

SCALE:

1:100 @ A3

(A3 ORIGINAL)

DRAWING:

Proposed House Type G2 Elevations (Sheet 1)

DRAWN:

snb

DATE:

12.11.09

P40

A

0922

0 KEEFE SCANLON LIMITED

www.osparchitecture.com

name.surname@osp

architecture.com

Fax: 01832 383315

Tel: 01832 383111

Windsor Way

KT14 6LB

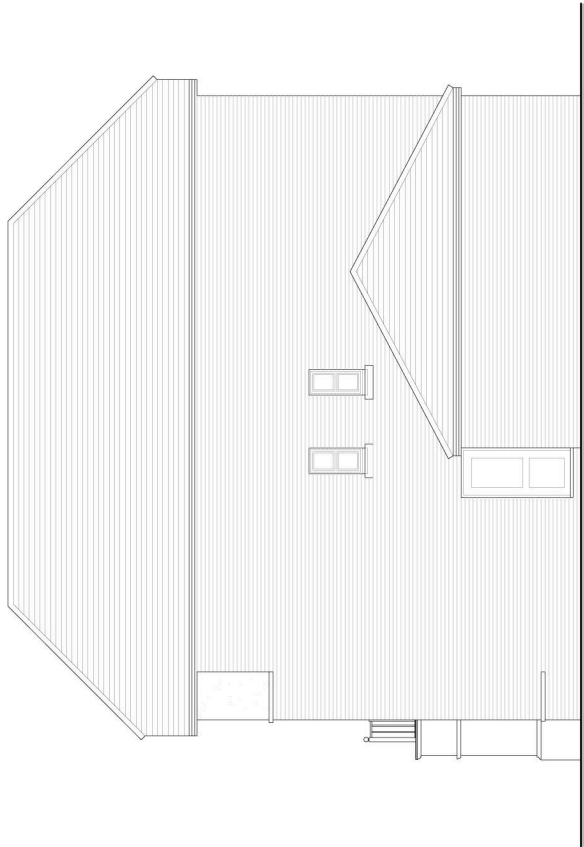
Rosemount House

0 KEEFE SCANLON LIMITED

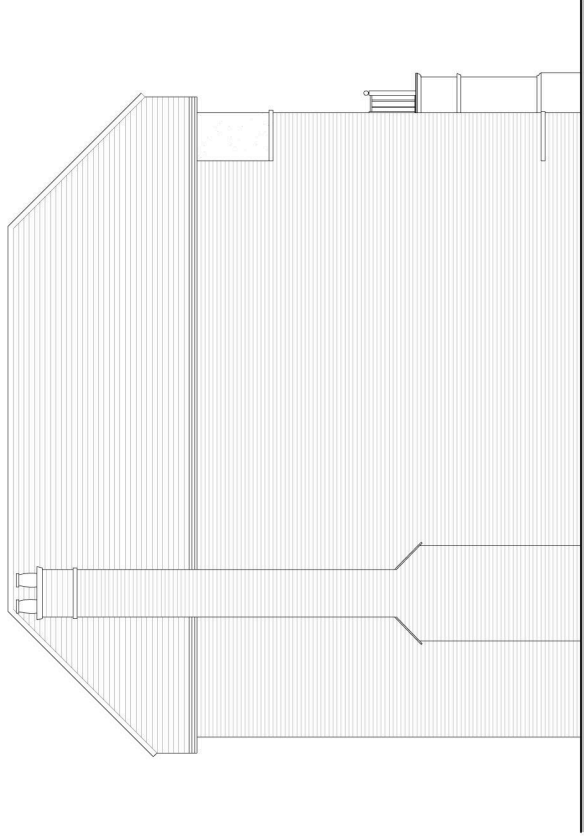
ARCHITECTURE

OSP

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



Side Elevation



Side Elevation

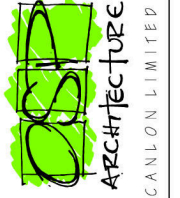
REV.	DATE	REVISIONS:

REV.	DATE	REVISIONS:

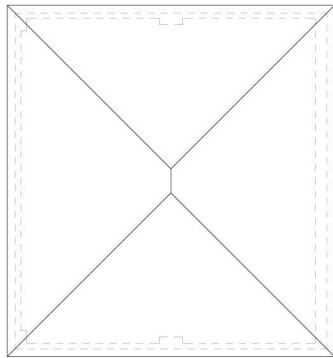
REV.	DATE	REVISIONS:

CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
SCALE:	1:100 @ A3 (A3 ORIGINAL)	DRAWING:	Proposed House Type G2 Elevations (Sheet 2)
DRAWN:	snb		
DATE:	12.11.09		
		P41	A

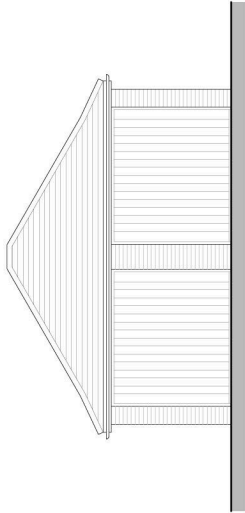
Rosemount House
Rosemount Avenue
Windsor, Wexford
KT14 6LB
Tel. 01852 363111
Fax. 01852 363515
name.surname@osr
architecture.com
www.osrarchitecture.com



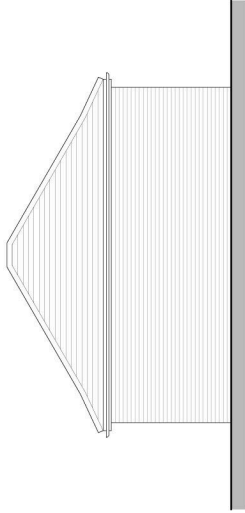
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



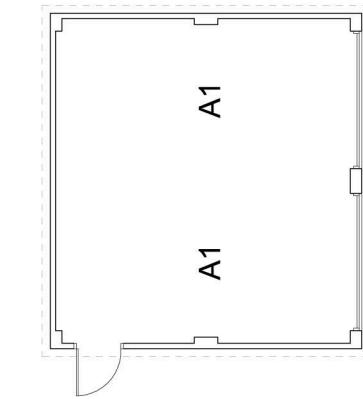
Roof Plan



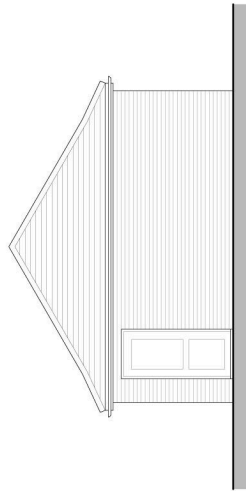
Front Elevation



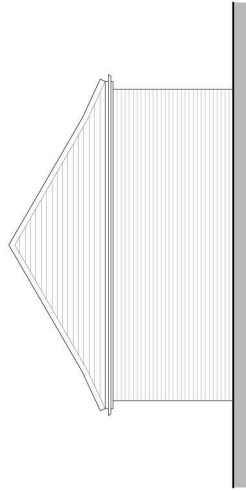
Rear Elevation



Layout Plan




Side Elevation



Side Elevation

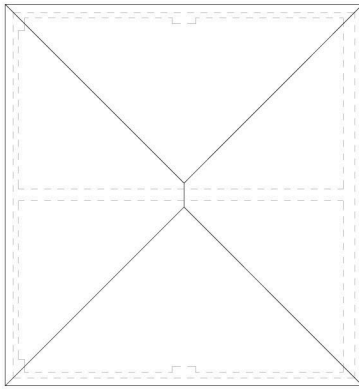
REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:	CLIENT:	PROJECT:	SCALE:	DRAWN:	DATE:	PROJECT:	DRAWING:	SCALE:	DRAWN:	DATE:
-	-	-	-	-	-	Cala Homes	Ickenham Park, Ruislip	1:100 @ A3	snb	01-02-10	(A3 ORIGINAL)	Plot A1 - Detached Garage Plans & Elevations	0922	P50	

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.

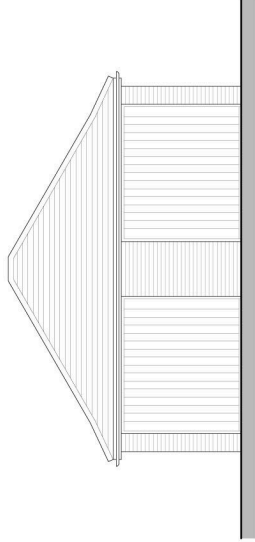


OSR
ARCHITECTURE
Rosemount House
Rosemount Avenue
Wexham
KT14 6LB
Tel: 01832 383111
Fax: 01832 383315
name.surname@osr-architecture.com
www.osrarchitecture.com

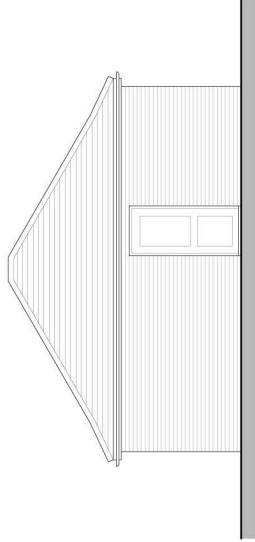
O'KEEFE SCANLON LIMITED



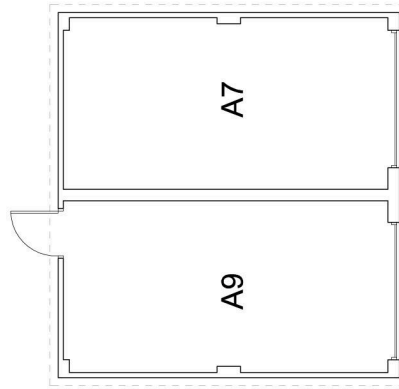
Roof Plan



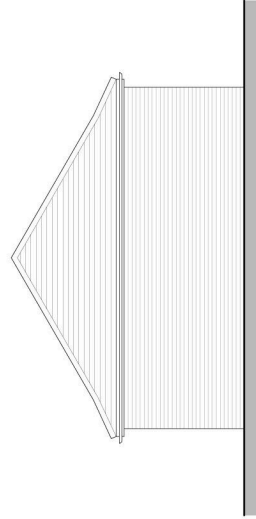
Front Elevation



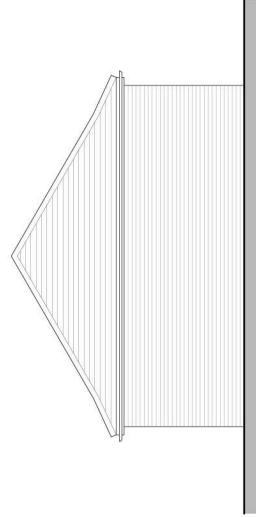
Rear Elevation



Layout Plan




Side Elevation



Side Elevation

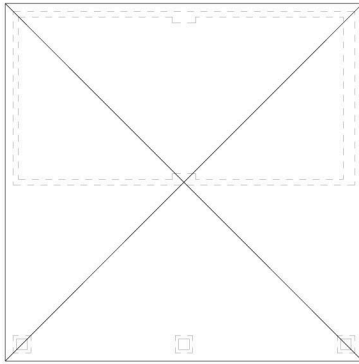
REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:	CLIENT:	PROJECT:	PROJECT:
-	-	-	-	-	-	Cala Homes	Ickenham Park, Ruislip	
						1:100 @ A3	Plots A7 & A9 - Detached Garage	
						(A3 ORIGINAL)	Plans & Elevations	
						0922		
						snb		P51
						01:02:10		

Rosemount House
Rosemount Avenue
Weybridge, Middlesex
KT14 6LB
Tel: 01832 383111
Fax: 01832 383515
name.surname@osp
architecture.com
www.osparchitecture.com

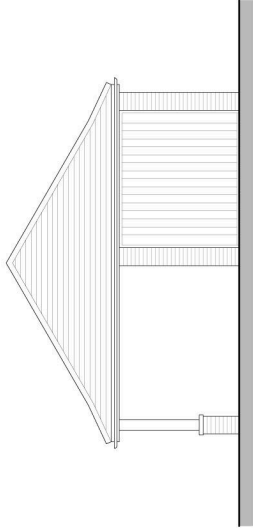


OSP ARCHITECTURE
O'KEEFE SCANLON LIMITED

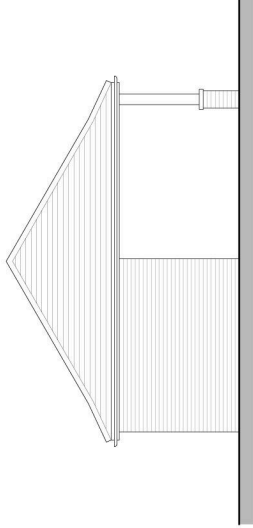
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



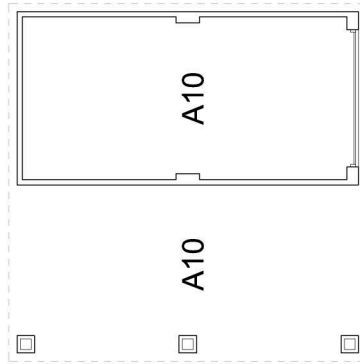
Roof Plan



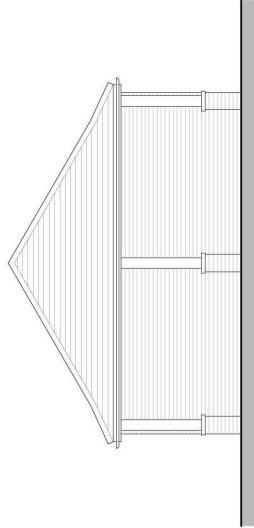
Front Elevation



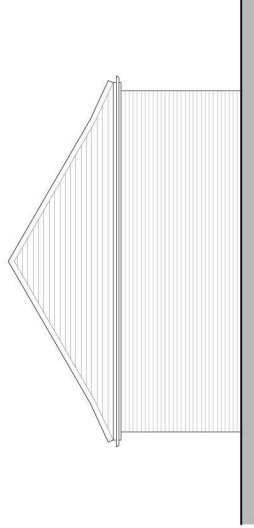
Rear Elevation



Layout Plan




Side Elevation

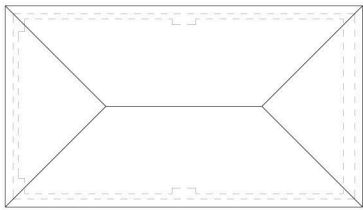


Side Elevation

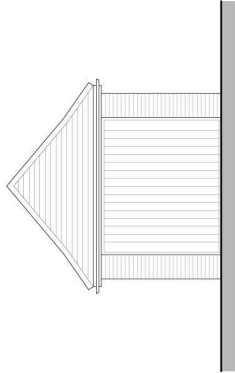
REV. DATE	REVISIONS:	REV. DATE	REVISIONS:	CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
				SCALE:	1:100 @ A3	DRAWING:	Plot A10 - Detached Garage/Carport Plans & Elevations
				DRAWN:	snb		P52
				DATE:	01:02:10		0922


 Rosemount House
 Rosemount Avenue
 Westbury
 KT14 6LB
 Tel: 01832 357111
 Fax: 01832 353515
 name.surname@ospa-architecture.com
 www.ospaarchitecture.com
 O'KEEFE SCANLON LIMITED

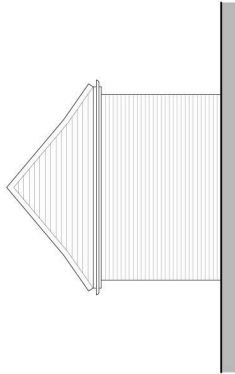
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
 All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



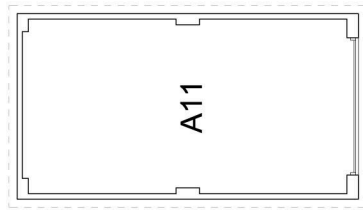
Roof Plan



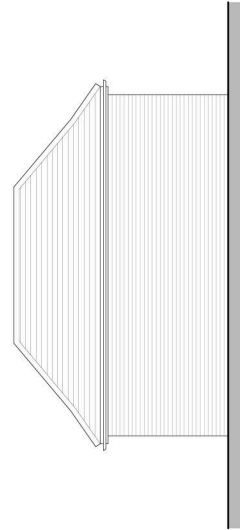
Front Elevation



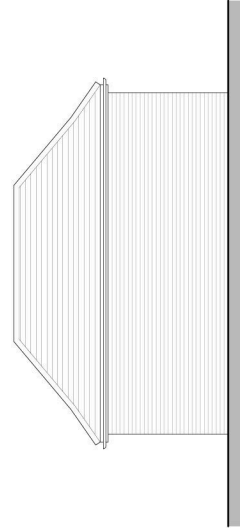
Rear Elevation



Layout Plan




Side Elevation



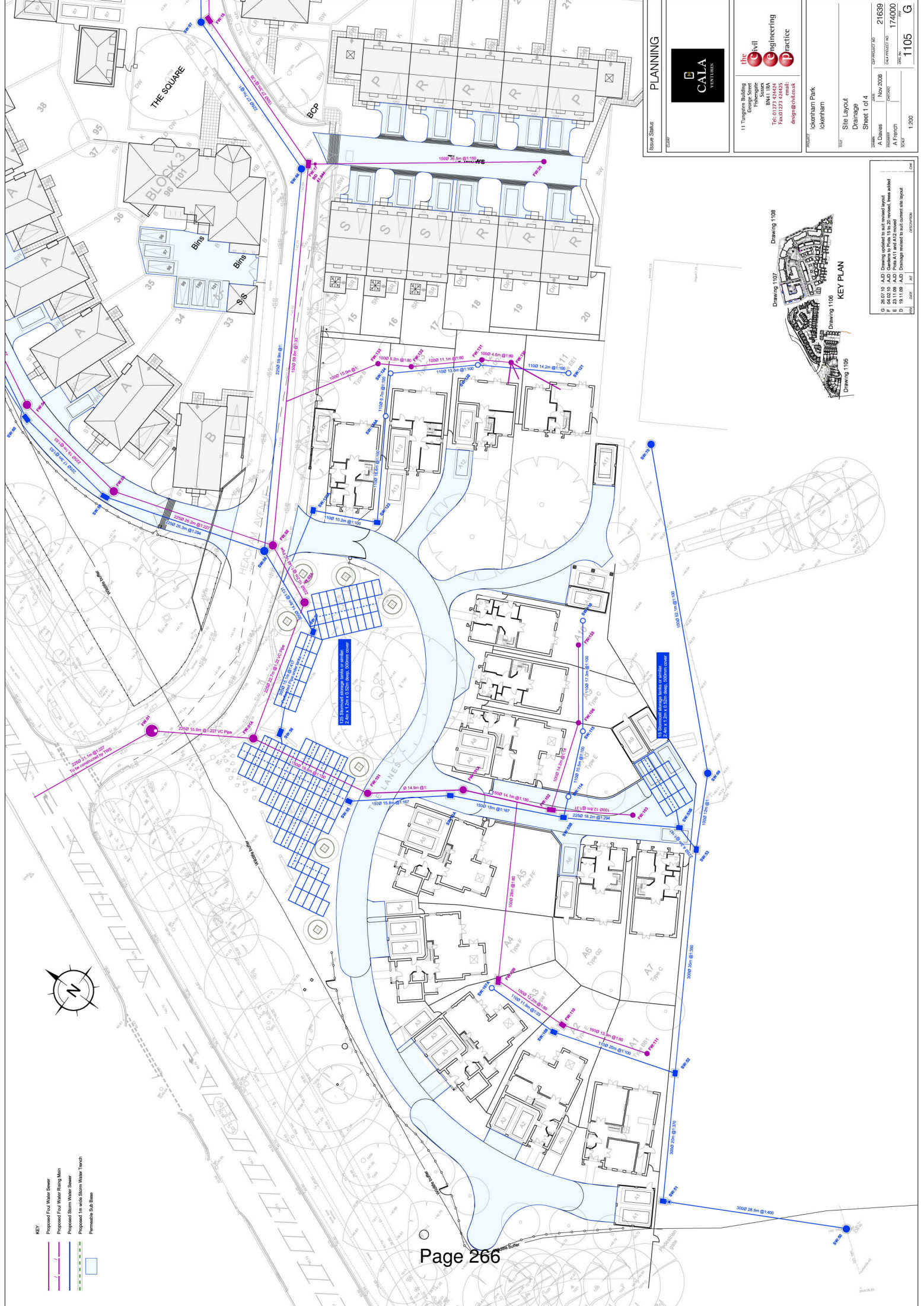
Side Elevation

REV. DATE	REVISIONS:	REV. DATE	REVISIONS:	CLIENT:	Cala Homes	PROJECT:	Ickenham Park, Ruislip
				SCALE:	1:100 @ A3	DRAWING:	Plot A11 - Detached Garage Plans & Elevations
				DRAWN:	snb		P53
				DATE:	01:02:10		0922

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING.
 This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose. Use figured dimensions only. Subject to site survey and all necessary consents.
 All dimensions to be checked by user and any discrepancies errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



 Rosemount House
 Rosemount Avenue
 Westbury
 Wiltshire
 KT14 6LB
 Tel: 01932 363111
 Fax: 01932 363115
 email: osr@osrarchitect.com
 www.osrarchitect.com
 O'KEEFE SCANLON LIMITED



- KEY**
- Proposed Four Water Sewer
 - Proposed Four Water Rising Main
 - Proposed Storm Water Sewer
 - Proposed In-situ Storm Water Trench
 - Permissible Sub-Basin



PLANNING

11 Tringdon Building
George Street
Farnborough
HAMPTSHIRE
GU14 1BA
Tel: 01329 424425
Fax: 01329 424425
email: design@calaventures.com

CALA VENTURES

11 Tringdon Building
George Street
Farnborough
HAMPTSHIRE
GU14 1BA
Tel: 01329 424425
Fax: 01329 424425
email: design@calaventures.com

10kenham Park
10kenham

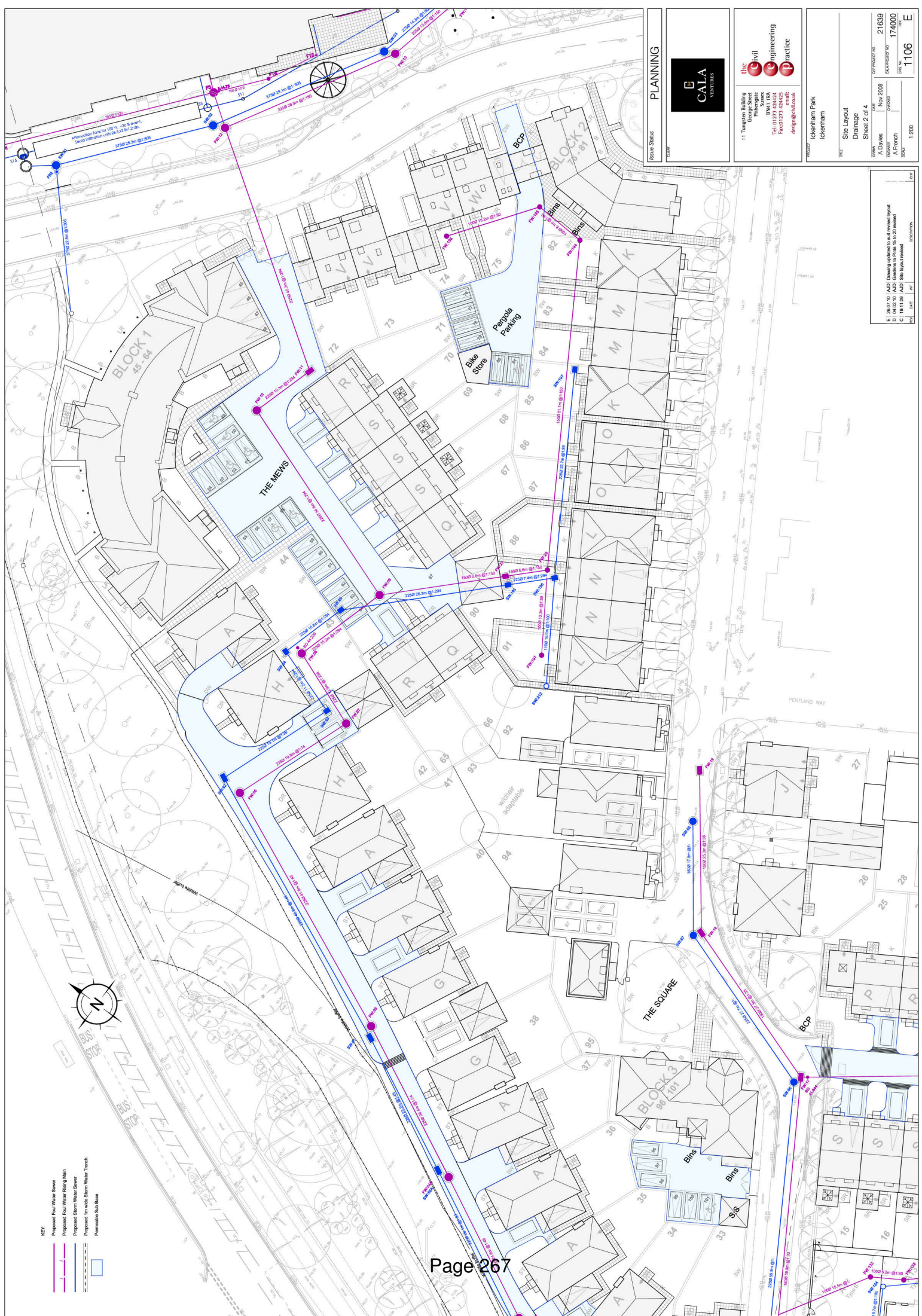
Site Layout
Drainage
Sheet 1 of 4

DATE: Nov. 2008
PROJECT NO: 21639
DRAWING NO: 174000
SCALE: 1:200

1105 G



G	26/07/10	AJD	Drawing updated to suit revised layout
F	04/02/10	AJD	Changes to pits to be 20' current, items added
E	15/01/10	AJD	Changes to pits to be 20' current, items added
D	15/11/09	AJD	Drainage revised to suit current site layout
C	15/11/09	AJD	Drainage revised to suit current site layout
B	15/11/09	AJD	Drainage revised to suit current site layout
A	15/11/09	AJD	Drainage revised to suit current site layout



- KEY:
- Proposed Foul Water Sewer
 - Proposed Food Water Rising Main
 - Proposed Storm Water Sewer
 - Proposed Storm Water Trench
 - Proposed Manhole

ISSUE: STAGE 3
PLAN

CAIA
CONSULTANTS

PLANNING

11 Turgenev Building
Faber Place
Barnet, London
NW4 1BA
Tel: 01277 424244
Fax: 01277 424245
design@caia.co.uk

the civil engineering practice

ICKENHAM PARK
ICKENHAM

SITE LAYOUT
DRAINAGE
SHEET 2 OF 4

NOV 2008
A DAVIS
A FRENCH
SCALE: 1:200

21639
17400
1106 E

E: 28.07.10 AED Drawing updated to suit revised layout
C: 04.11.09 AAD
A: 15.02.09 AAD
J: 15.02.09 AAD
J: 15.02.09 AAD

Refer to fabrik drawing L.212

Refer to fabrik drawing L.212

High Trees



Refer to fabrik drawing L.210

Refer to fabrik drawing L.210

NOTES

- 1. This drawing is the property of fabrik ltd. It may not be copied or reproduced without consent. Only scaled dimensions are to be taken from this drawing. All contractors must refer to the site and be responsible for fixing and checking all dimensions.
- 2. For location of the problems with the site refer to the site plan.
- 3. For information relating to trees refer to the tree schedule.
- 4. For information relating to trees refer to the tree schedule.
- 5. For information relating to trees refer to the tree schedule.
- 6. All dimensions are to be confirmed on site.
- 7. All dimensions are to be confirmed on site.
- 8. All dimensions are to be confirmed on site.
- 9. All dimensions are to be confirmed on site.
- 10. All dimensions are to be confirmed on site.

fabrik
 100 High Street
 Alton
 Hampshire
 GU34 1BD
 T: 01420 593250
 F: 01420 544943
 E: info@fabrik.com
 W: www.fabrik.com

Scale 1:200@ A0
 Drawing No. D1652.L.211
 Date Nov '08
 Drawn ssg
 Reason G

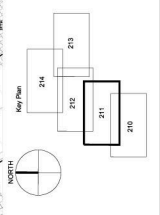
Preliminary
 Based for Planning Approval
 Based for Construction
 As Built
 Based for Design Information
 Based for Tender
 As Built
 Copyright Reserved ©

Project RAF Ruislip
 for CALA Homes
 Drawing D1652.L.211
 Detailed Hard Landscape General
 Arrangement 2 of 5

G 04.05.00 Amendments to drawings and covering sheets.
 E 01.05.00 Change made across the site in line with Simon Colton comments.
 D 08.03.00 Update to ground level (topography) and ground levels, west of the site.
 C 04.03.00 Amend to coordinate with the existing ground levels.
 B 09.02.00 Amendments to coordinate with the existing ground levels and the existing ground levels.
 A 11.02.00 Minor amendments to the drawing to match the site to the ground levels.

No. Date Reason
 Name

External References:
 • D1652.L.210 (Hard Landscape General Arrangement 1 of 5)
 • D1652.L.211 (Hard Landscape General Arrangement 2 of 5)
 • D1652.L.212 (Hard Landscape General Arrangement 3 of 5)





KEY:

	Disabled parking spaces
	Covered disabled parking spaces within wheelchair adaptable houses.
	Secure cycle stores and number
	Open cycle stands and number
	Bin stores and number
	Refuse collection point





KEY:

- Disabled parking spaces
- Covered disabled parking spaces within wheelchair accessible houses
- Secure cycle stores and number
- Open cycle stands and number
- Bin stores and number
- Refuse collection point





PLANNING

Issue Status: 02/08/2008

11 Tringdon Building
George Street
Faversham
Kent SA7 7BA
Tel: 01795 444245
Fax: 01795 444245
email: design@calva.co.uk

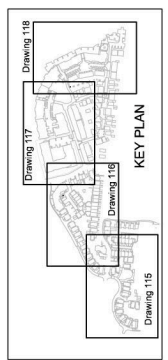
the civil engineering practice

10kenham Park
Ickenham

Site Layout
Proposed Contours and Spot Levels
Sheet 1 of 4

DATE: 02/08/2008
DRAWN: A Davies
CHECKED: J. Fitch
SCALE: 1:200

21639
174000
115
D



D	26.07.10	AJD	Drawing updated to suit new layout
C	04.02.10	AJD	Contours to 10 to 20 metres
B	19.11.09	AJD	Southern Site marked
A	19.11.09	AJD	Southern Site marked

McCarthy and

PLANNING



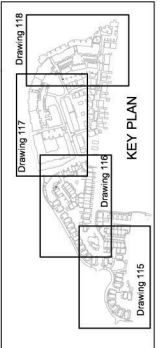
11 Turgate Building
Fabergate
Bristol, UK
Tel: 01272 424244
Fax: 01272 424245
design@cae.co.uk

ICKENHAM PARK
ICKENHAM

SITE LAYOUT
PROPOSED CONTOURS AND SPOT LEVELS
SHEET 2 OF 4

DATE: A Dwg08
NOV 2008
DRAWN BY: A French
SCALE: 1:200

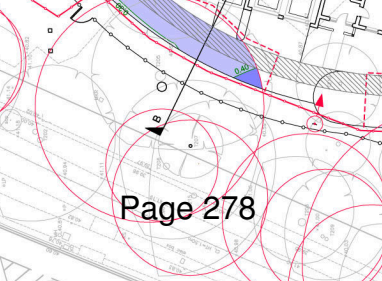
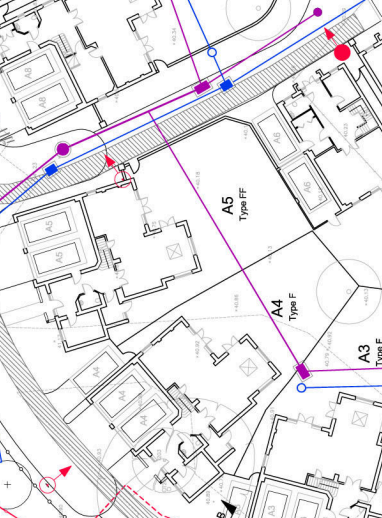
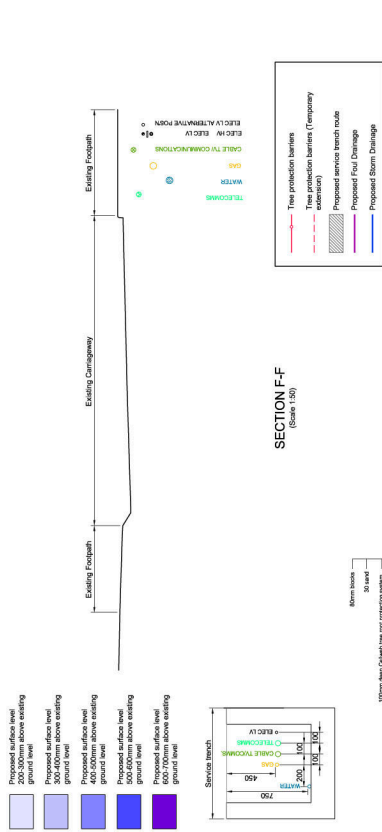
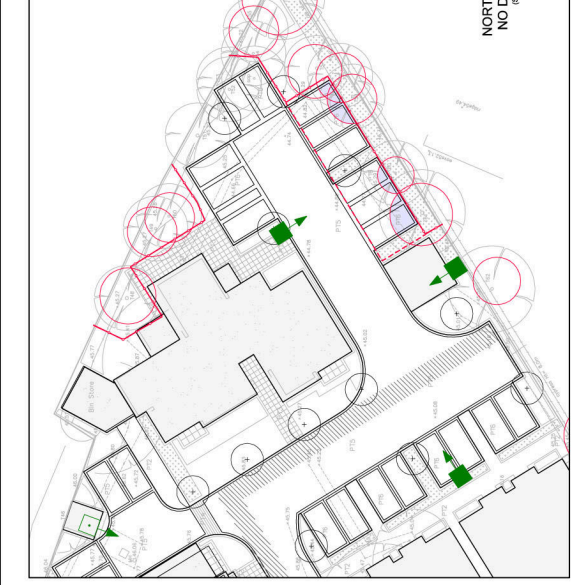
PROJECT NO: 21639
DRAWING NO: 174000
SHEET NO: 116



C: 08.07.10 AED Drawing updated to suit new layout
B: 08.07.10 AED Drawing updated to suit new layout
A: 08.07.10 AED Drawing updated to suit new layout
18.11.09 AED
18.11.09 AED

NOTE:

- All dimensions to be provided on site. All details and dimensions to be agreed between the Client, the Contractor and the Engineer.
- This drawing is to be used in conjunction with all relevant Architect and Engineer's drawings and specifications.
- The main Contractor is responsible for ensuring the stability of the existing structures.
- Any proposed works shall be undertaken in accordance with the relevant authorities. No liability is accepted for any damage to existing structures or services or for any delay or cost incurred in carrying out the works or in undertaking the works.



PLANNING

11 Trumpers Building
George Street
Bristol
BR1 1BA
Tel: 01275 444444
Fax: 01275 444444
Email: design@calaventures.com

CALA VENTURES

the CIVIL ENGINEERING PRACTICE

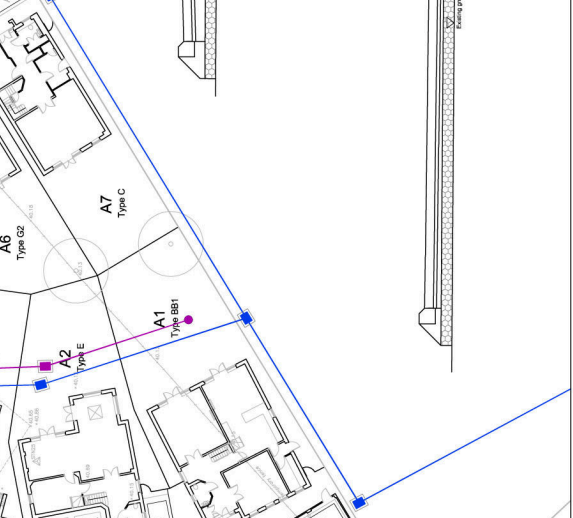
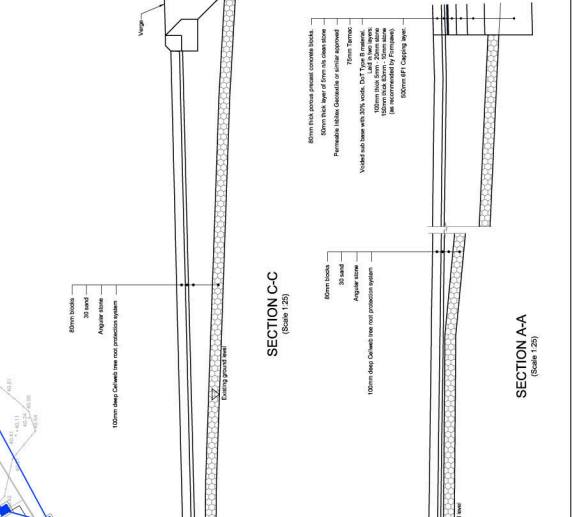
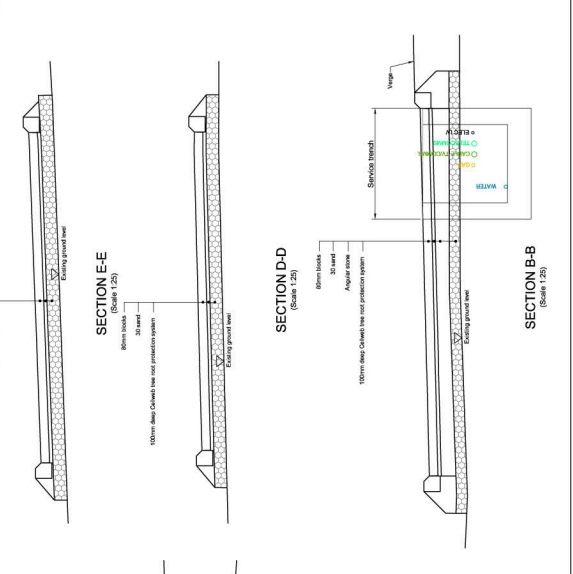
11 Trumpers Building
George Street
Bristol
BR1 1BA
Tel: 01275 444444
Fax: 01275 444444
Email: design@calaventures.com

100077
Ickenham Park
Ickenham

**No Dig Construction Areas
Site Plan and Sections**

DATE: 21/03/09
DRAWN: A Davies
CHECKED: J. P. P. P.
SCALE: 1:250

PROJECT NO: 21639
DRAWING NO: 174000
SITE NO: 1521
G



LEVEL	DESCRIPTION	LLF	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	1:1000	1.0	1000	1	1000	1000
2	1:2000	0.5	2000	1	1000	1000
3	1:3000	0.33	3000	1	1000	1000
4	1:4000	0.25	4000	1	1000	1000
5	1:5000	0.2	5000	1	1000	1000
6	1:6000	0.17	6000	1	1000	1000
7	1:7000	0.14	7000	1	1000	1000
8	1:8000	0.13	8000	1	1000	1000
9	1:9000	0.11	9000	1	1000	1000
10	1:10000	0.1	10000	1	1000	1000

LEVEL	DESCRIPTION	LLF	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	1:1000	1.0	1000	1	1000	1000
2	1:2000	0.5	2000	1	1000	1000
3	1:3000	0.33	3000	1	1000	1000
4	1:4000	0.25	4000	1	1000	1000
5	1:5000	0.2	5000	1	1000	1000
6	1:6000	0.17	6000	1	1000	1000
7	1:7000	0.14	7000	1	1000	1000
8	1:8000	0.13	8000	1	1000	1000
9	1:9000	0.11	9000	1	1000	1000
10	1:10000	0.1	10000	1	1000	1000

LEVEL	DESCRIPTION	LLF	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	1:1000	1.0	1000	1	1000	1000
2	1:2000	0.5	2000	1	1000	1000
3	1:3000	0.33	3000	1	1000	1000
4	1:4000	0.25	4000	1	1000	1000
5	1:5000	0.2	5000	1	1000	1000
6	1:6000	0.17	6000	1	1000	1000
7	1:7000	0.14	7000	1	1000	1000
8	1:8000	0.13	8000	1	1000	1000
9	1:9000	0.11	9000	1	1000	1000
10	1:10000	0.1	10000	1	1000	1000



PLANNING

CALA VENTURES

the Civil Engineering Practice

11 Tringstead Building
George Street
Highgate
London N5 2AF
Tel: 020 7737 4444
Fax: 020 7737 4445
email: design@the-civil.co.uk

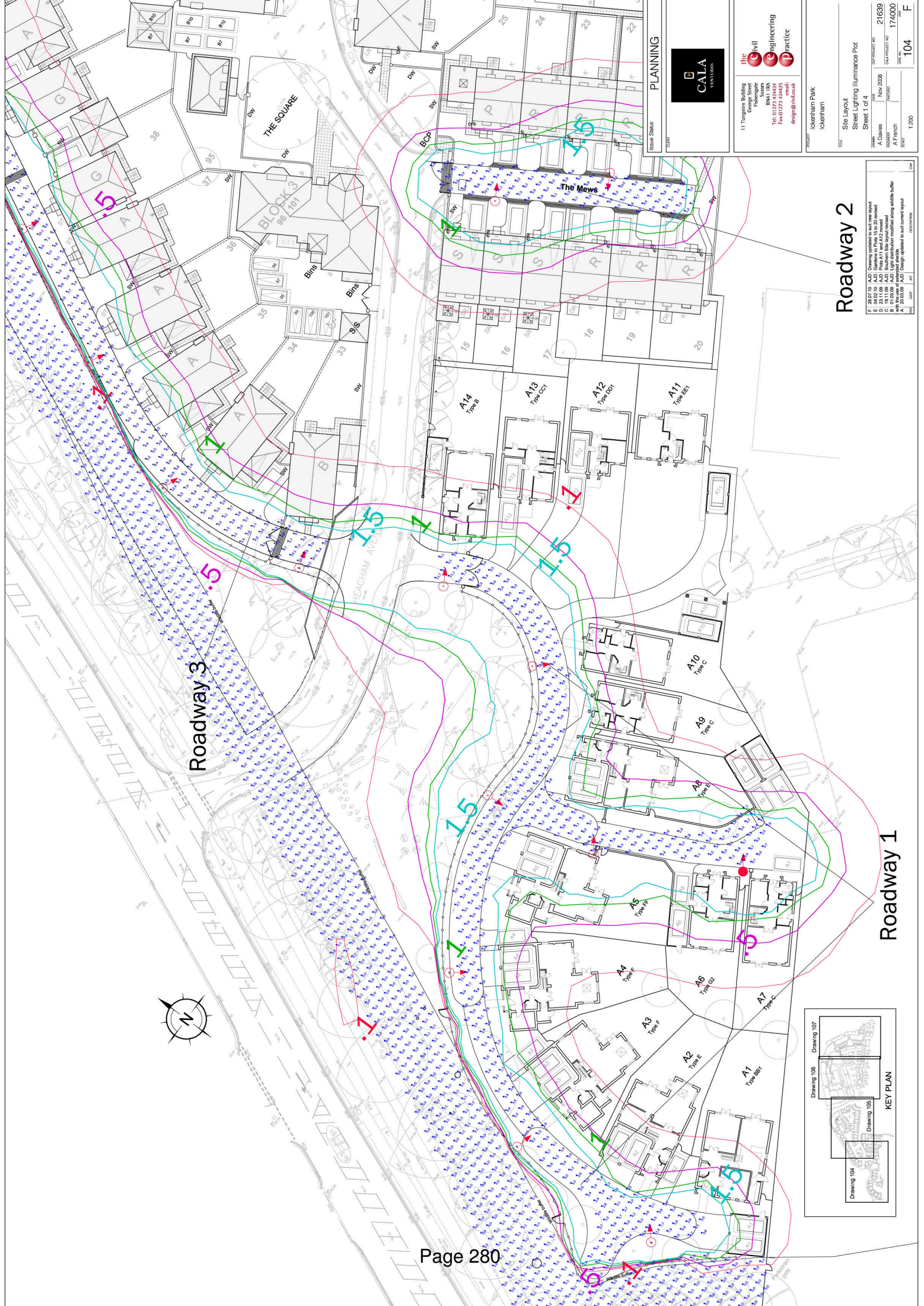
10kenham Park
10kenham
Site Layout
Street Lighting

DATE: 21/03/2008
DRAWN: A Davies
CHECKED: J Finch
SCALE: 1:1000000

DATE: 21/03/2008
DRAWN: A Davies
CHECKED: J Finch
SCALE: 1:1000000

DATE: 21/03/2008
DRAWN: A Davies
CHECKED: J Finch
SCALE: 1:1000000

D 26.07.10 AAD Drawing updated to suit new layout
G 09.08.10 AAD Drawing updated to suit new layout
G 19.11.09 AAD Section 5th time completed
A 20.03.09 AAD Design updated to suit current layout



PLANNING

Issue Status: **ISSUED**

CALA VENTURES

11 Tringden Building
George Street
Frimley
Basingstoke
Hants
RG24 0BA
Tel: 01256 333333
Fax: 01256 333333
Email: design@calav.com

the civil engineering practice

11 Tringden Building
George Street
Frimley
Basingstoke
Hants
RG24 0BA
Tel: 01256 333333
Fax: 01256 333333
Email: design@calav.com

Ickenham Park
Ickenham

Site Layout
Street Lighting Illuminance Plot
Sheet 1 of 4

Drawn: A Davies
Checked: J French
Scale: 1:200

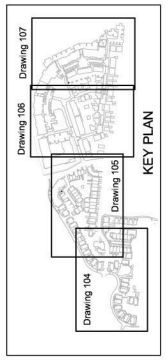
21639
Nov 2008
174000
104
F

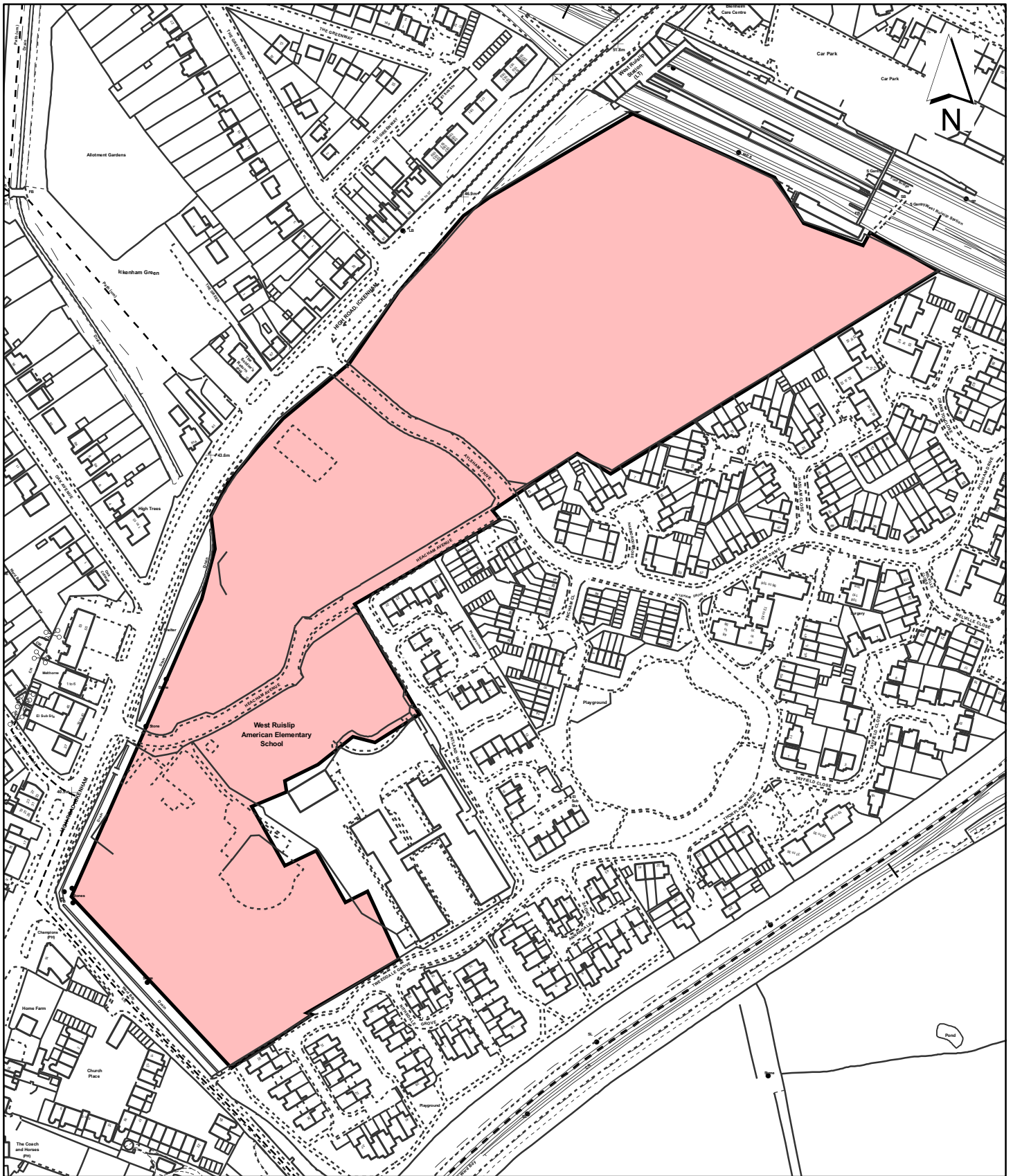
Rev	Date	Description
1	20.07.10	ADJ Drawing updated to suit new layout
2	22.11.09	ADJ Drawing updated to suit new layout
3	07.05.09	ADJ Road A11 and A12 moved
4	07.05.09	ADJ Light distribution modified along width buffer
5	20.03.09	ADJ Design updated to suit current layout

Roadway 2

Roadway 1

Roadway 3





Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**RAF West Ruislip
High Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
38402/APP/2010/248

Scale
1:3,000

Planning Committee
North Page 282

Date
August 2010



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

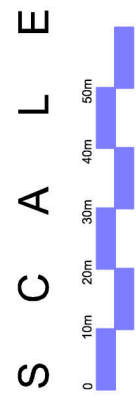
Address LAND AT 30 - 32 CHESTER ROAD NORTHWOOD

Development: Demolition of 30-32 Chester Road and development of 24-bedroom residential care home, alterations to access and associated landscaping.

LBH Ref Nos: 13800/APP/2010/623

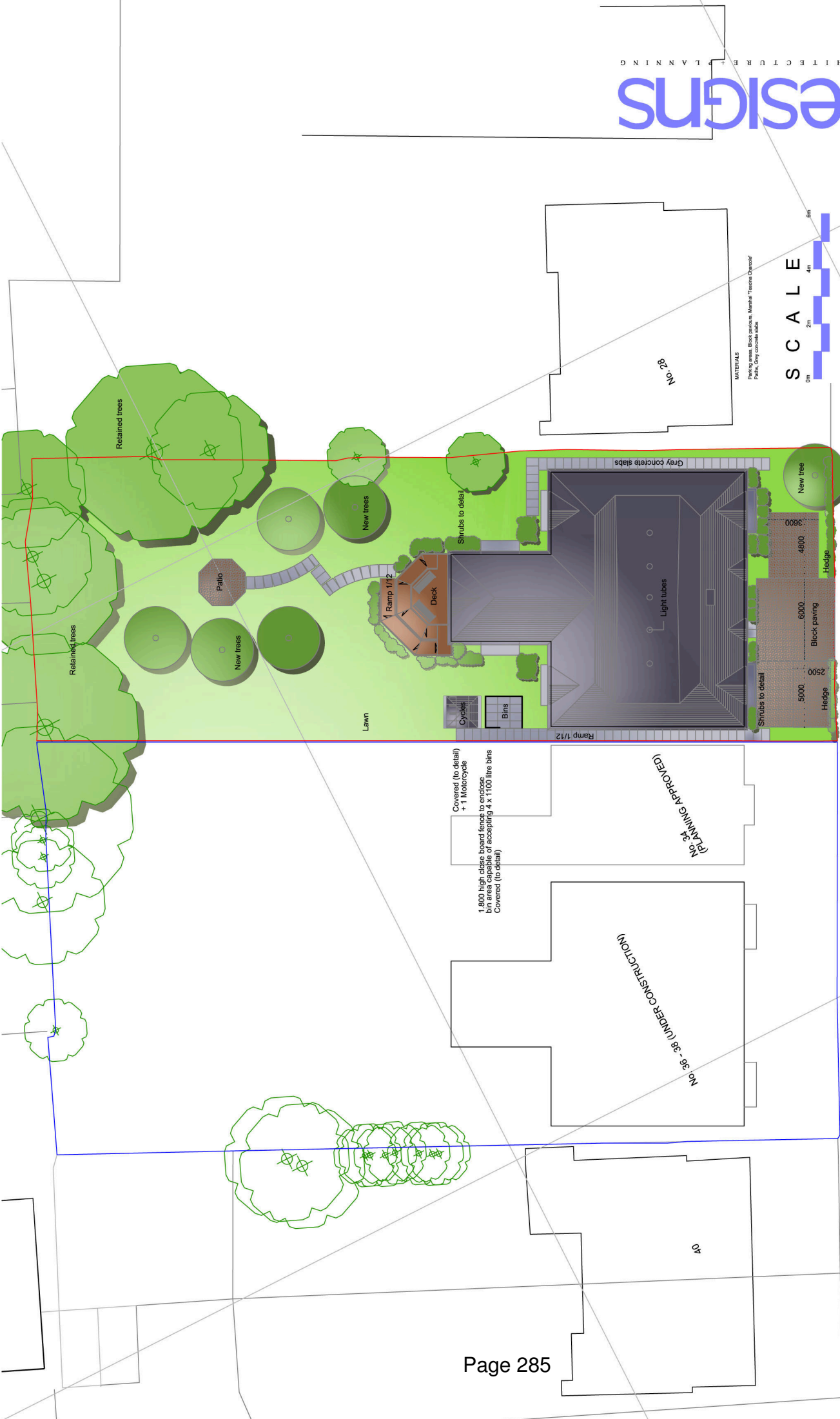
Date Plans Received: 18/03/2010 **Date(s) of Amendment(s):**

Date Application Valid: 17/06/2010



1/1250 A4 LOCATION PLAN

PROJECT	Proposed development, 30 - 32 Chester Road, Northwood, London.	Tel 01304 619333 Fax 01304 611539 E - mail designs_arc_plan@yaho.co.uk
TITLE	LOCATION PLAN 1/1250	ARCHITECTURE - PLANNING - SURVEYING - CONTRACT MANAGEMENT The Old School, School Road, Tilmanstone, Kent CT14 0JL
CLIENT	Seymore House Residential Care Homes Ltd.	01/11
SCALE	1/1250	
DATE	FEB. 2010	
DRAWING	01/1/2010	
REVISION	N/A	



MATERIALS
 Grey concrete slabs
 Timber Palisade fence
 Block paving
 Hedge
 New tree

SCALE
 0m 2m 4m 6m

1/250 A3
 SITE LAYOUT PLAN

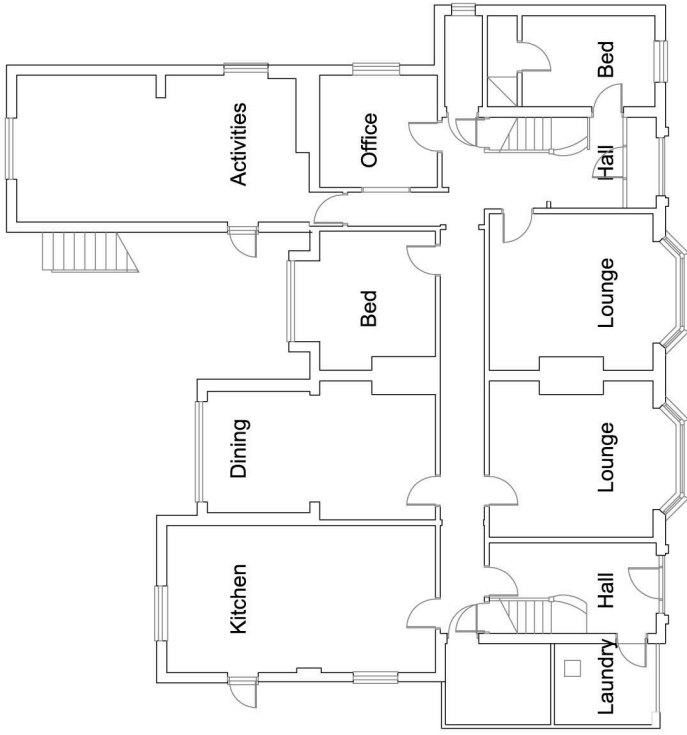
PROJECT	Proposed development, 30 - 32 Chester Road, Northwood, London.
TITLE	SITE LAYOUT PLAN
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/250
DATE	FEB. 2010
DRAWING	04/11/2010
REVISION	N/A

Revise existing access
 Provide 2,000 x 2000 vision splay each side of bays

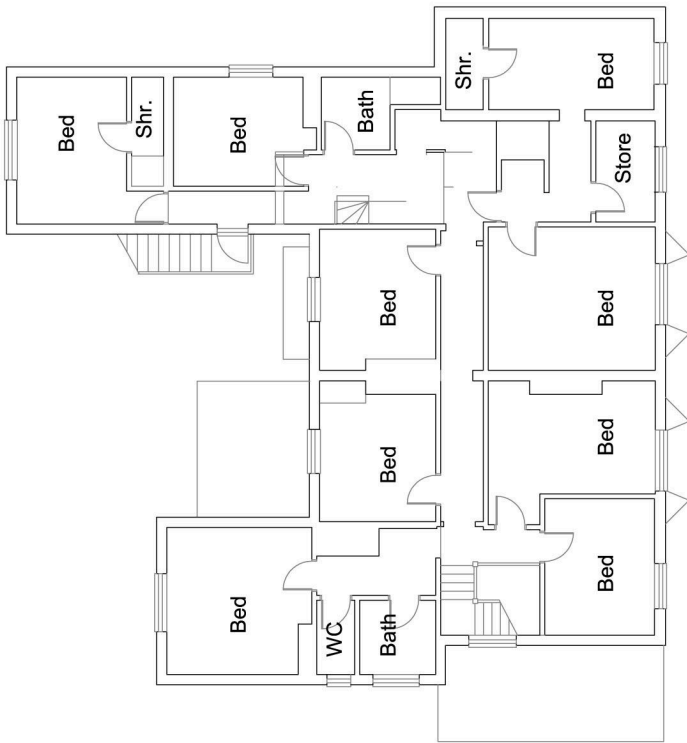
CHESTER ROAD

49.24

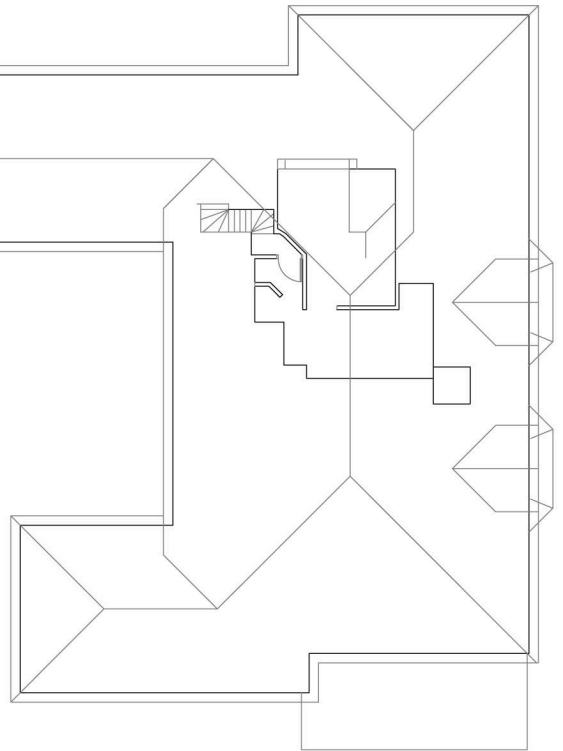
49.22



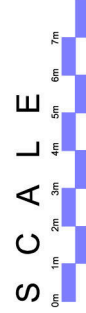
Ground floor



First floor



Second floor

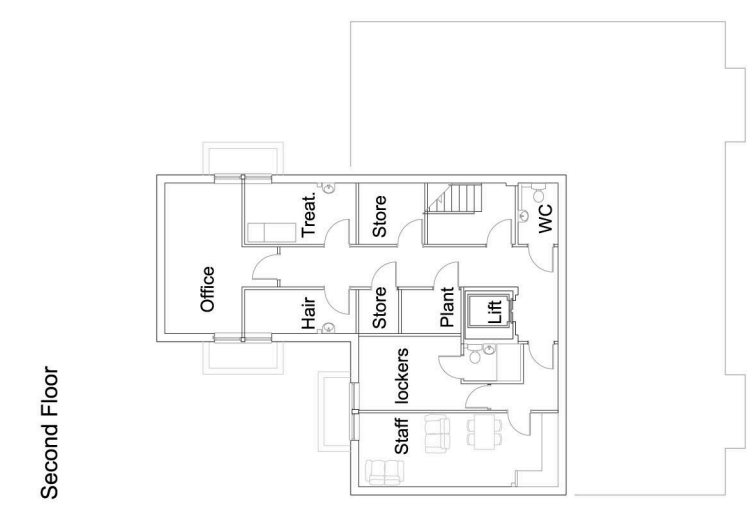
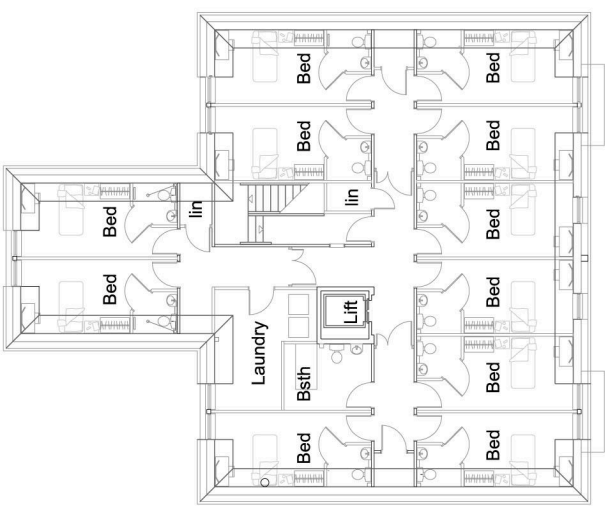


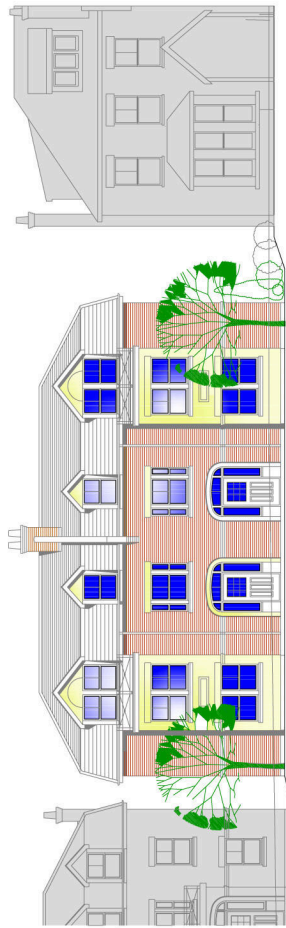
SCALE
1/100 A2
EXISTING PLANS

PROJECT	Proposed development, 30-32 Chester Road, Luton, Bedfordshire, London.	Tel: 01304 615333 Fax: 01304 611539 E: info@designs-inc.com
TITLE	EXISTING PLANS	ARCHITECTURE - PLANNING - SURVEYING - CONTRACT MANAGEMENT The Old School, School Road, Thame, Oxfordshire
CLIENT	Seymour House Residential Care Homes Ltd.	
SCALE	1/100	
DATE	03/11/2010	
REVISION	05/11/2010	
REVISION	N/A	

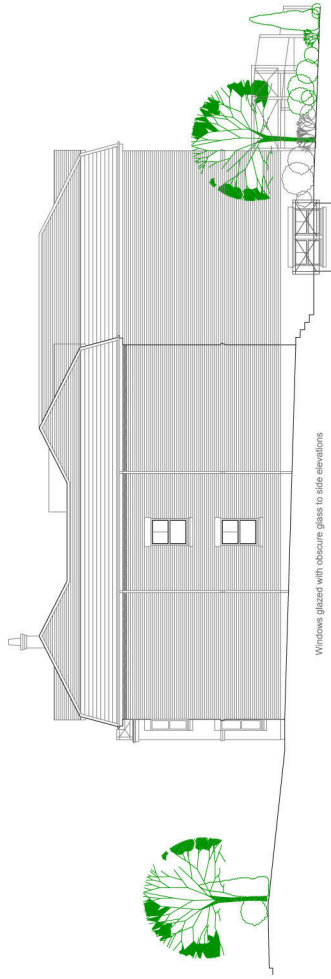


1/100 A1
FLOOR PLANS





Front elevation

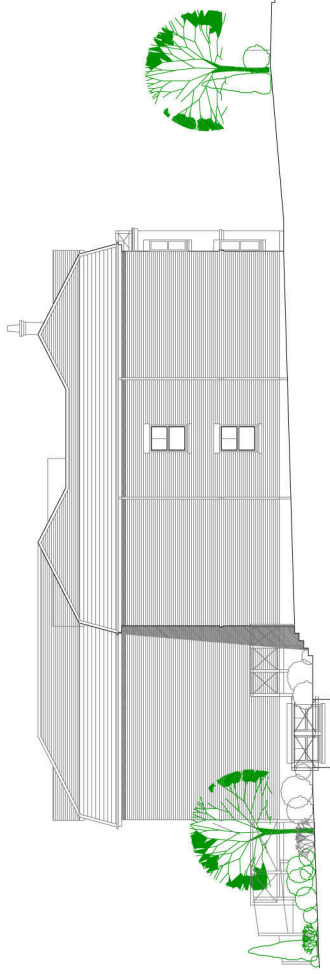


Windows glazed with obscure glass to side elevations.
North West

60.00
59.00
58.00
57.00
56.00
55.00
54.00
53.00
52.00
51.00
50.00
49.00
48.00
47.00
46.00



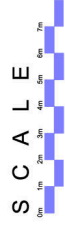
Rear elevation



Windows glazed with obscure glass to side elevations.
South East

MATERIALS
 Siding: Synthetic stipes, Maple, Elm, or Cedar
 Walls: Red oak, fencio bricks, Lapeer, Lumber Red
 Bands, Smooth red dentile course as shown
 Windows: White, UPVC double glazed
 Doors: White, UPVC double glazed
 Ramp: Substrate to detail

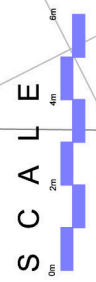
DESIGNS



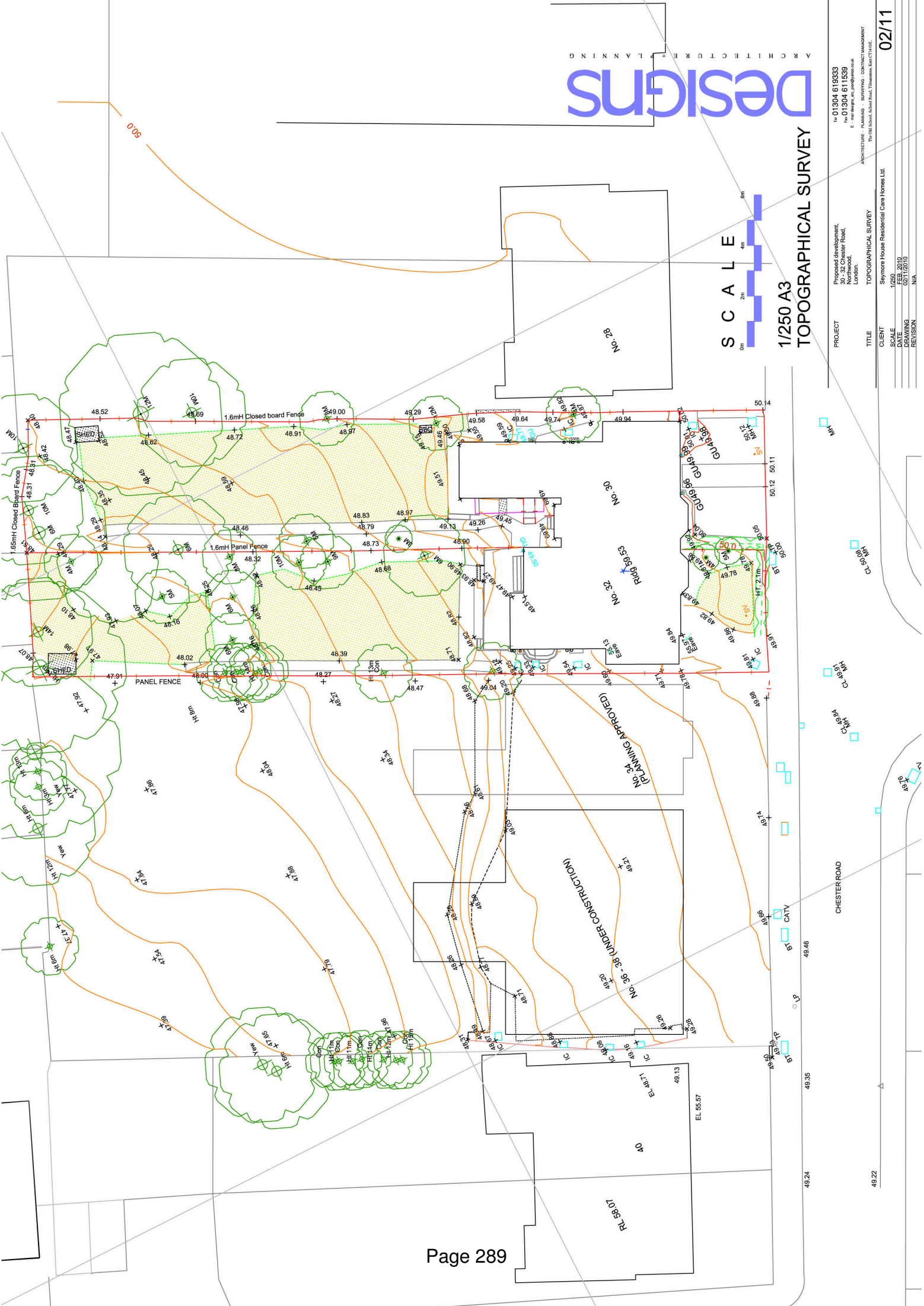
1/100 A1
ELEVATIONS

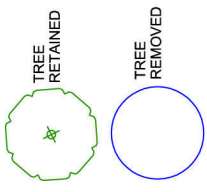
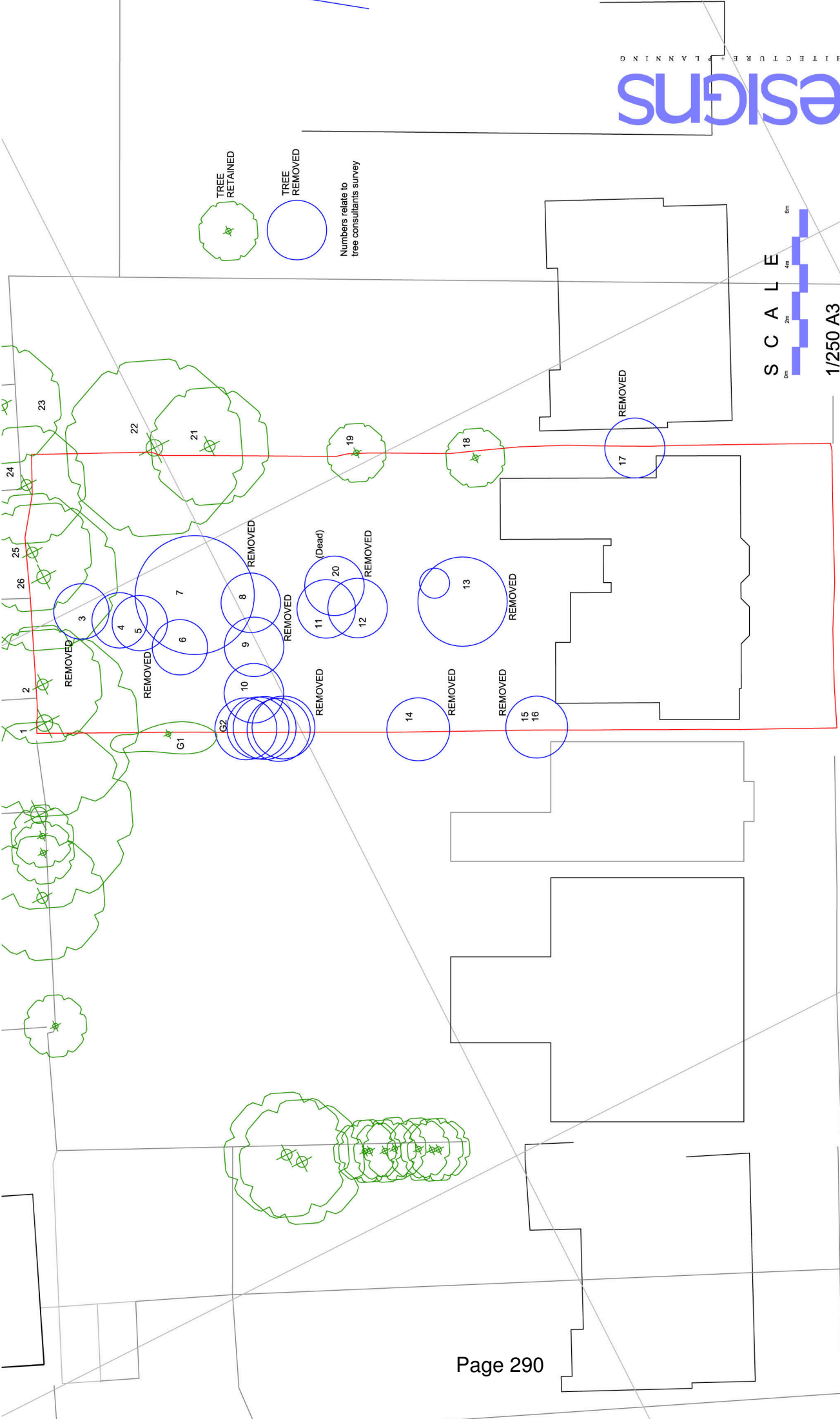
PROJECT	PROPOSED DEVELOPMENT
TITLE	1000 Main Street, Northwood
CLIENT	South West Residential Care Homes Ltd
SCALE	1/100
DRAWING	06/11/2010
REVISION	N/A

06/11

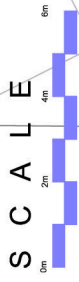


1/250 A3
 TOPOGRAPHICAL SURVEY



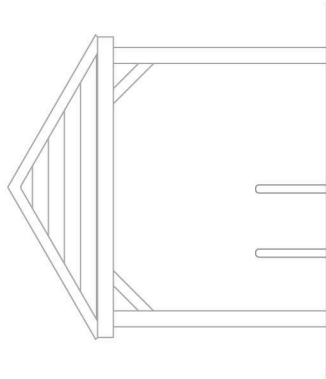


Numbers relate to tree consultants survey

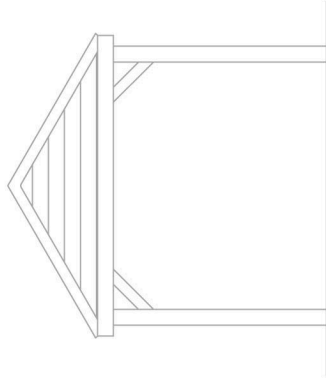


1/250 A3
**TREE RETENTION/
 REMOVAL PLAN**

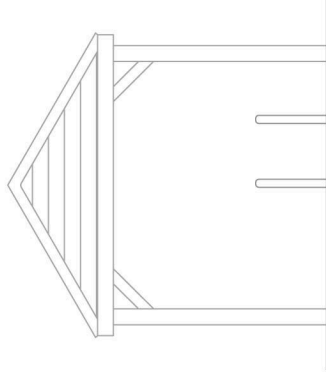
PROJECT	Proposed development, 30 - 32 Chester Road, Northwood, London.
TITLE	TREE RETENTION REMOVAL PLAN
CLIENT	Saymore House Residential Care Homes Ltd.
SCALE	1/250
DATE	MAY, 2010
DRAWING	12/1/2010
REVISION	N/A



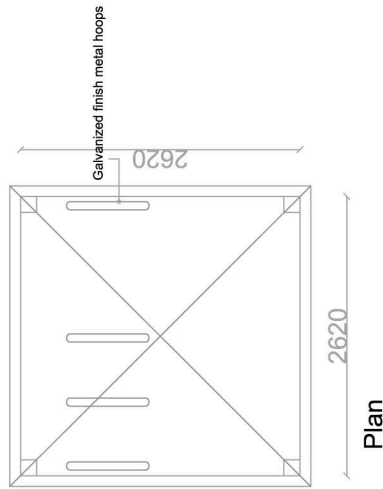
Front elevation



Side elevation (typical)



Rear elevation



MATERIALS

- Roof, Smooth synthetic grey slates
- Frame, Timber posts stained dark brown
- Facial/soffit, White UPVC

S C A L E



**1/50 A3
CYCLE/MOTORCYCLE
STORE**

Tel 01304 619333
Fax 01304 611539
E : mail@designs.archplanning.co.uk

ARCHITECTURE - PLANNING - SURVEYING - CONTRACT MANAGEMENT
The Old School, School Road, Tilminstown, Kent CT14 0LL

PROJECT Proposed development,
30 - 32 Chester Road,
Northwood,

TITLE CYCLE/MOTORCYCLE STORE

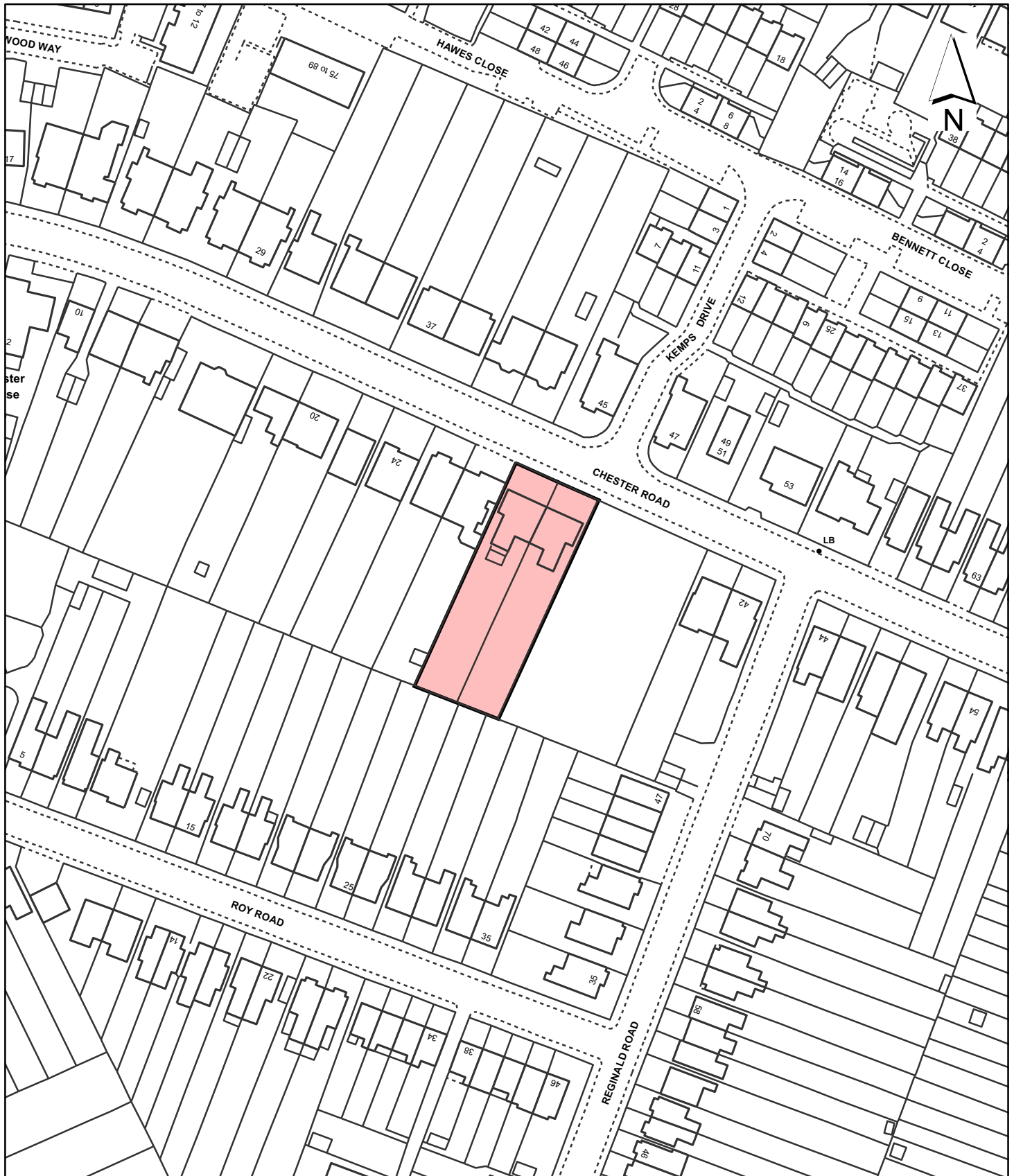
CLIENT Seymour House Residential Care Homes Ltd.

SCALE 1/50


DATE FEB. 2010

DRAWING 23/11/2010

REVISION n/a



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**Land at 30 - 32 Chester Road
Northwood**

Planning Application Ref:

13800/APP/2010/623

Planning Committee

North Page 292

Scale

1:1,250

Date

August 2010

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address REAR OF 54 SWAKELEYS DRIVE ICKENHAM

Development: Erection of 1 four-bedroom two storey detached dwelling with associated parking and double garage, with alterations to existing driveway and installation of new vehicular crossover to front.

LBH Ref Nos: 53998/APP/2010/854

Date Plans Received: 16/04/2010

Date(s) of Amendment(s):

Date Application Valid: 28/04/2010



UNIVERSITY OF HULLINGTON
RECEIVED
16 APR 2010
PLANNING & TRANSPORTATION
GROUP

REVISIONS

HAWKINS EADES ASSOCIATES
ARCHITECTURAL
PLANNING & DESIGN CONSULTANTS

100 High Street
Great Missenden
Bucks HP16 0BE
Tel: (01494) 891555/891666
Fax: (01494) 891722
e-mail: mal@hawkinseades.co.uk

CLIENT: Mr P Smith and Others
PROJECT: Proposed development
14, Swadlowa Drive, Lockport,
UK

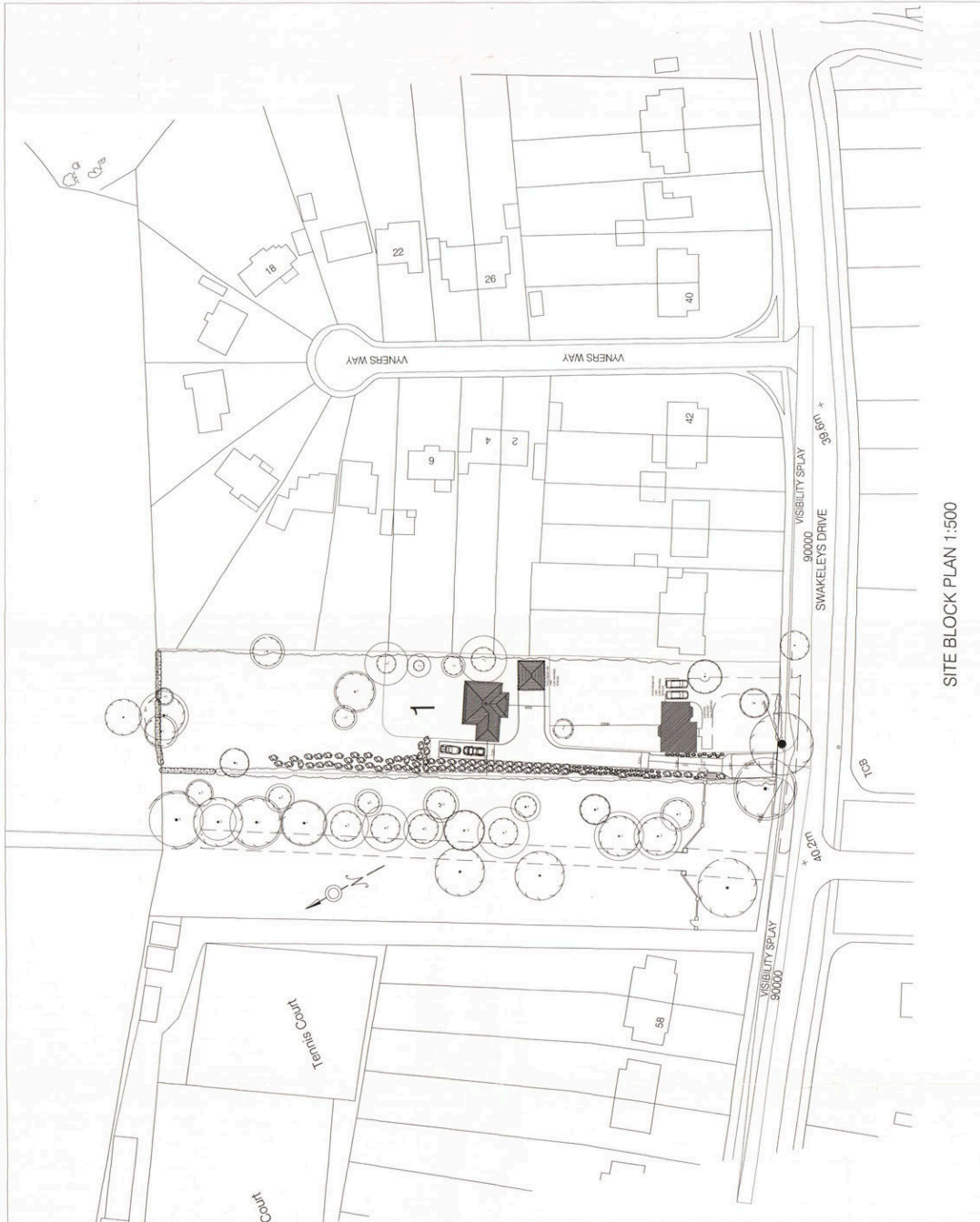
TITLE: Site location plan

DWG No:	1308	P/A:	1.4.09
DATE:	Apr 10	SCALE:	1/1250
DRAWN BY:	COE	CHECKED:	

Drawings are to be checked in accordance with the contract.
All annotations must be reported to the architect.



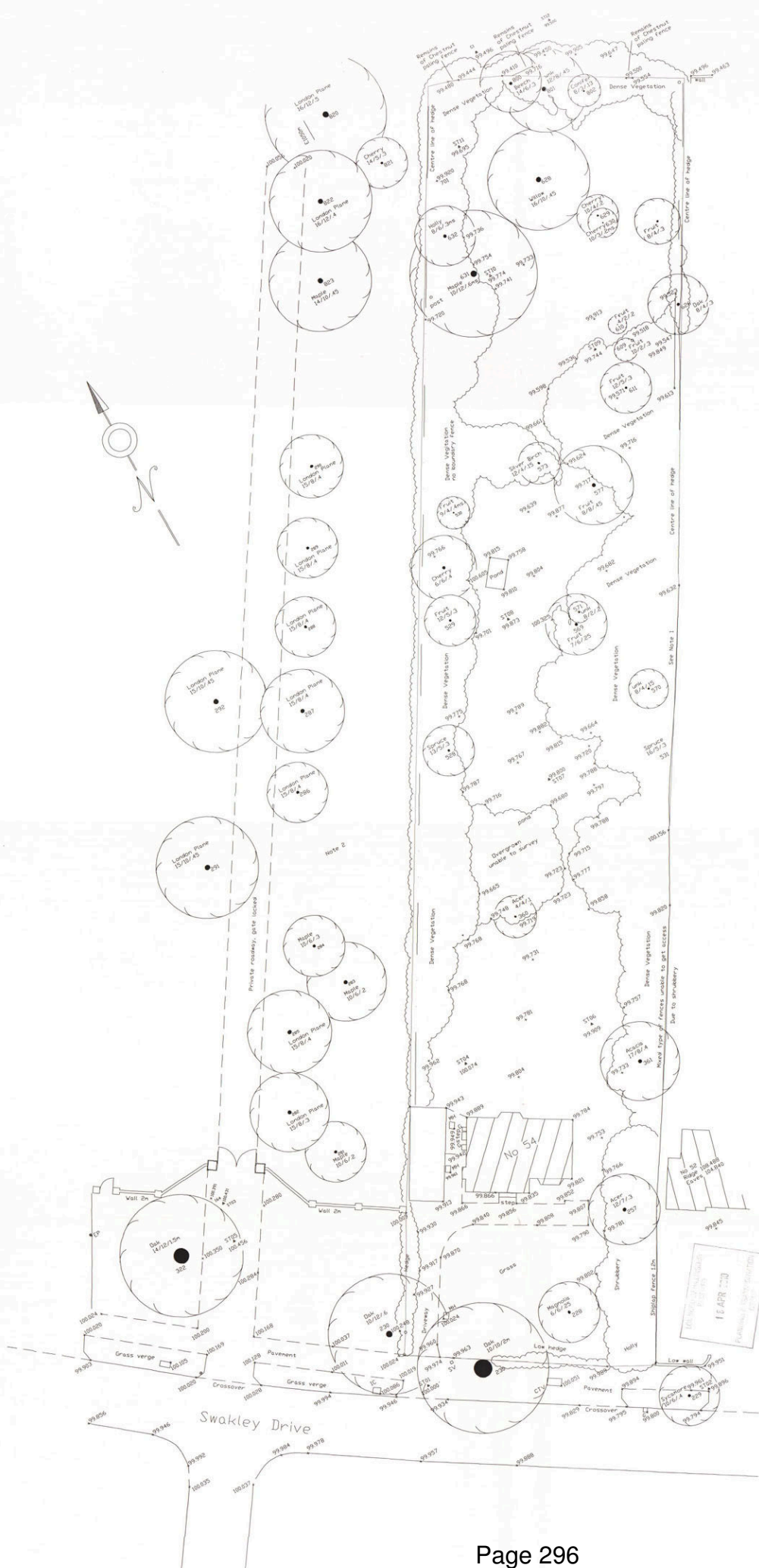
SITE LOCATION PLAN 1:1250



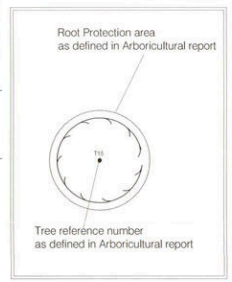
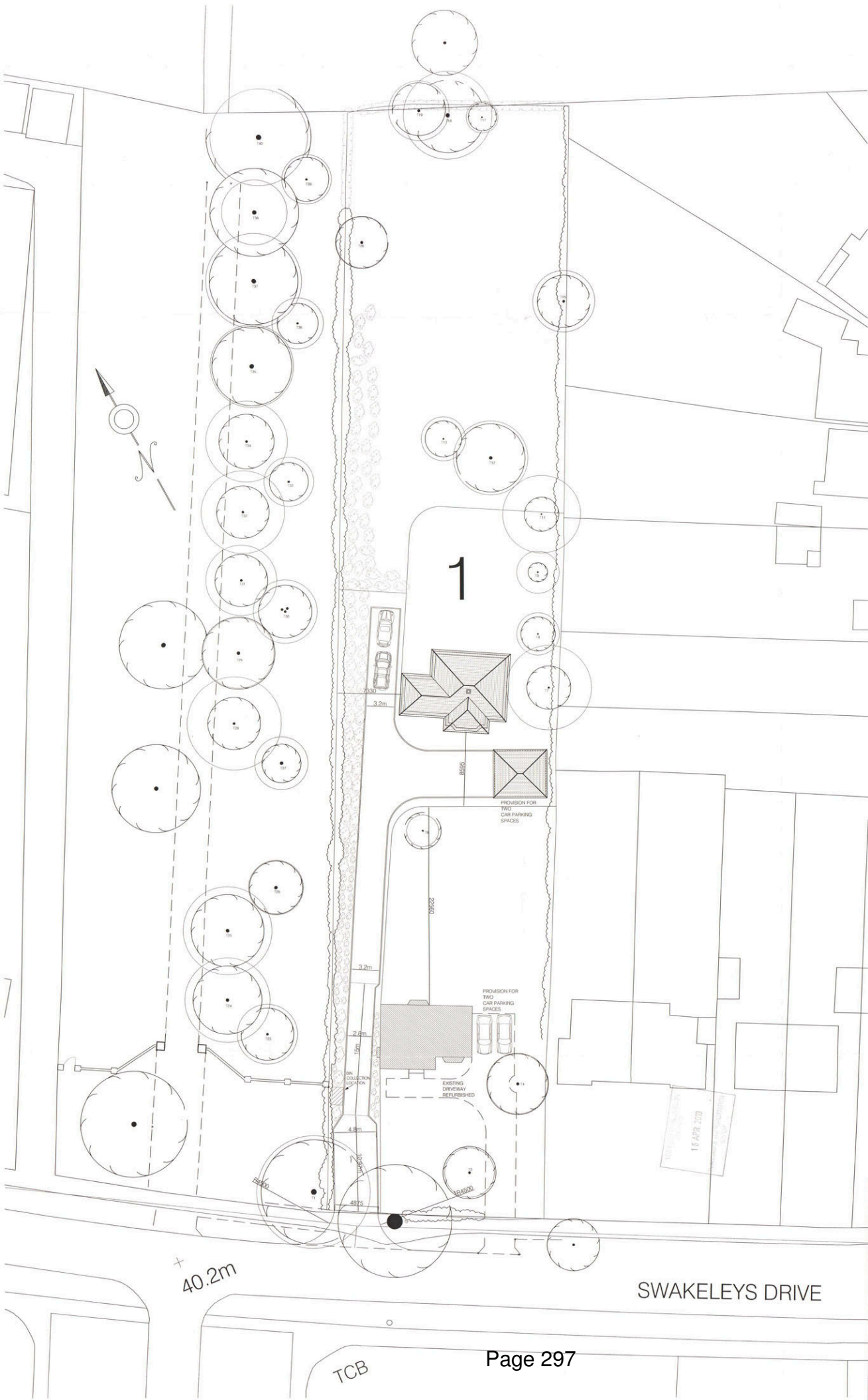
LHM 04/16/2010
 REVISION
 16 APR 2010
 PLANNING & DESIGN CONSULTANTS

REVISIONS					
HAWKINS EADES ASSOCIATES ARCHITECTURAL PLANNING & DESIGN CONSULTANTS					
100 High Street Garsington Road Bucks HP18 0SE Tel: (01494) 891555/891666 Fax: (01494) 891556 e-mail: mail@hawkeades.co.uk					
CLIENT	Mr P Smith and Others				
PROJECT	Professional Development 54 Swakeleys Drive, Iwerham, UB10 8DE				
TITLE	Site Block Plan				
DRAWN No.	3208	PLA	4.08		
DATE	April 10	SCALE	1/500		
DRAWN BY	COE	CHECKED			
This drawing is the property of Hawkins Eades Associates and all discrepancies must be reported to the Architect.					

SITE BLOCK PLAN 1:500



REVISIONS HAWKINS EADES ASSOCIATES ARCHITECTURAL PLANNING & DESIGN CONSULTANTS			
100 High Street Great Missenden Bucks HP16 0BE			
Tel: (01494) 891555/891666 Fax: (01494) 891222 e-mail: mail@hawkinseades.co.uk			
CLIENT	Mr P Smith and Others		
PROJECT	Proposed development 54 Swakleys Drive, Ickenham, UB10 3SE		
TITLE	Existing Site Plan		
DRWG No.	3208	PLA	4.05
DATE	April 10	SCALE	1/200
DRAWN BY	GSE	CHECKED	
<small>Do not scale from this drawing, use dimensions only. All discrepancies must be reported to the Architect.</small>			



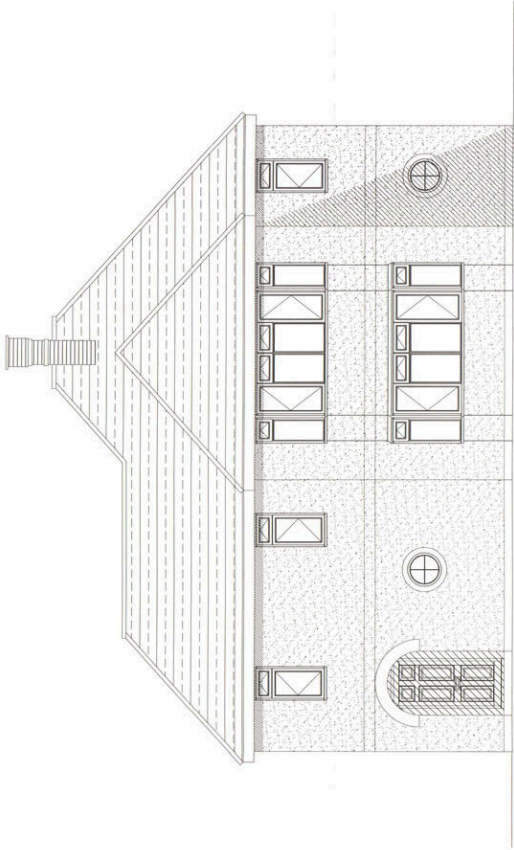
Drawing to be read with Consulting with Trees Ltd report.

REVISIONS			
HAWKINS EADES ASSOCIATES ARCHITECTURAL PLANNING & DESIGN CONSULTANTS			
100 High Street Great Missenden Bucks HP16 0BE			
Tel: (01494) 891555/891666 Fax: (01494) 891222 e-mail: mail@hawkinseades.co.uk			
CLIENT	Mr P. Smith and Others		
PROJECT	Proposed development 54 Swakeleys Drive, Ickenham, UB8 3DE		
TITLE	Proposed Site Plan		
DRWG No.	3208	PLA	4.06
DATE	April 10	SCALE	1/200
DRAWN BY	GSE	CHECKED	
Do not scale from this drawing, use dimensions only. All discrepancies must be reported to the Architect.			

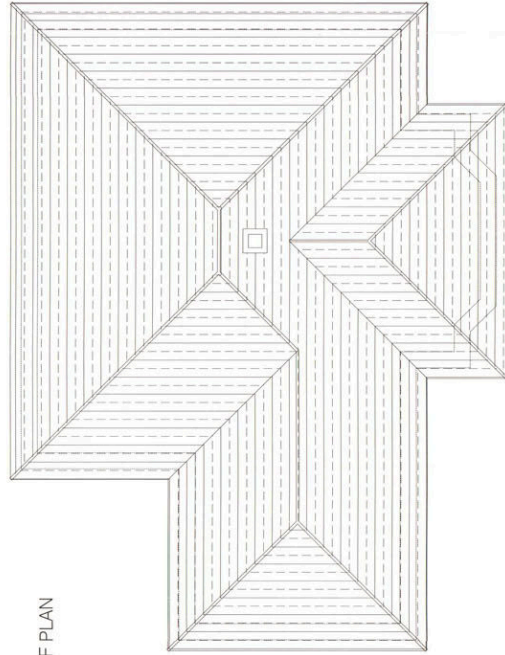
40.2m

SWAKELEYS DRIVE

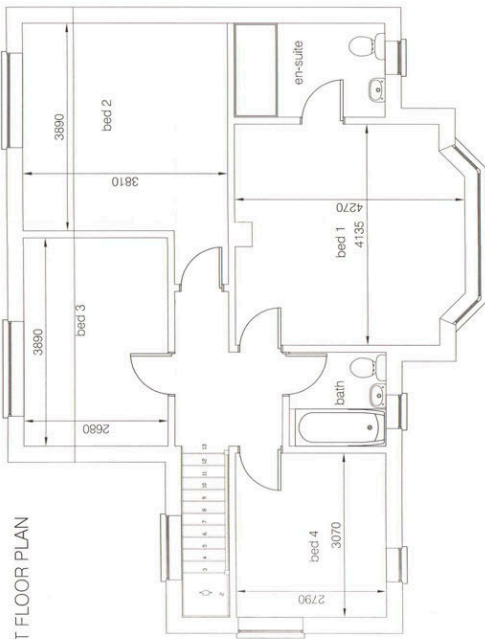
TCB



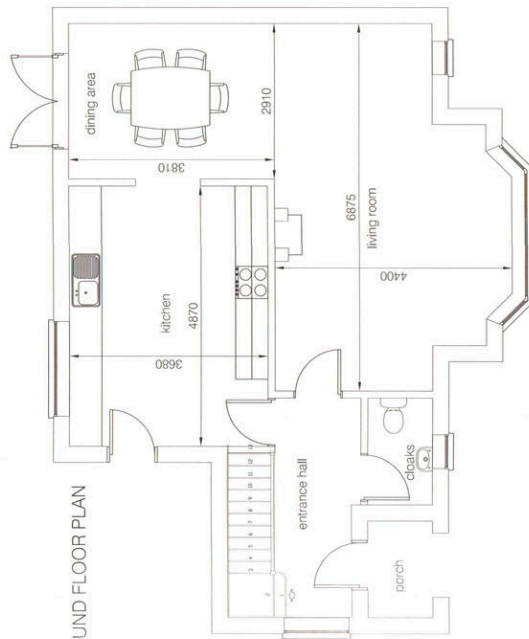
FRONT ELEVATION



ROOF PLAN



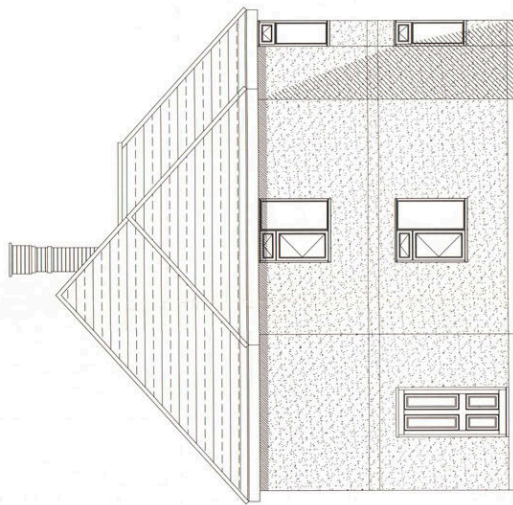
FIRST FLOOR PLAN



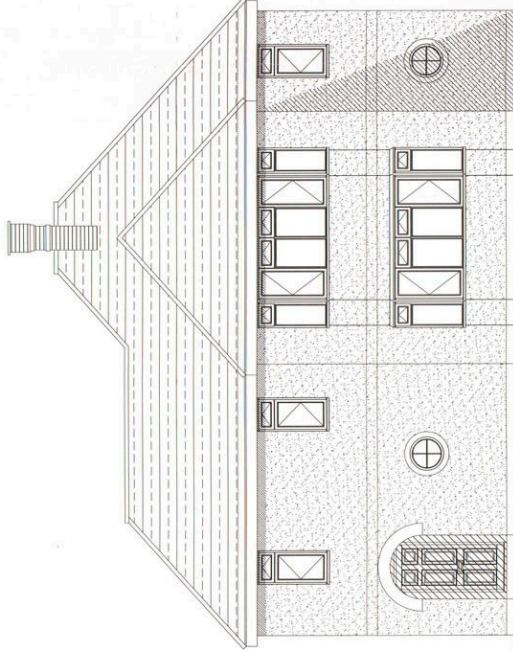
GROUND FLOOR PLAN

16 APR 2010

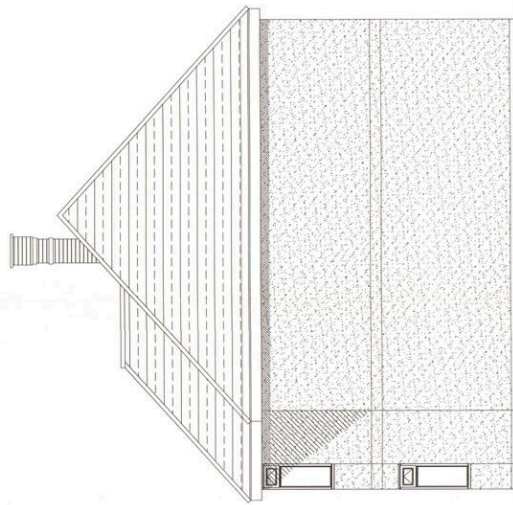
REVISIONS				
HAWKINS EADES ASSOCIATES				
PLANNING & DESIGN CONSULTANTS				
100 High Street Basingstoke, Hampshire Basingstoke, Hampshire Basingstoke, Hampshire				
Tel: (01494) 891555/891668 Fax: (01494) 891222/891227 Email: enquiries@hawkeades.co.uk				
PROJECT: Mr P. Smith and Others				
ADDRESS: 54 Spawley Drive, Liphook, Hampshire, GU30 4JG				
TITLE: Floor Plans				
Drawn No	3008	PLA	4.01	
DATE	April 10	SCALE	1/250	
DRAWN BY/USE		CHECKED		
All dimensions must be reported to the Authority.				



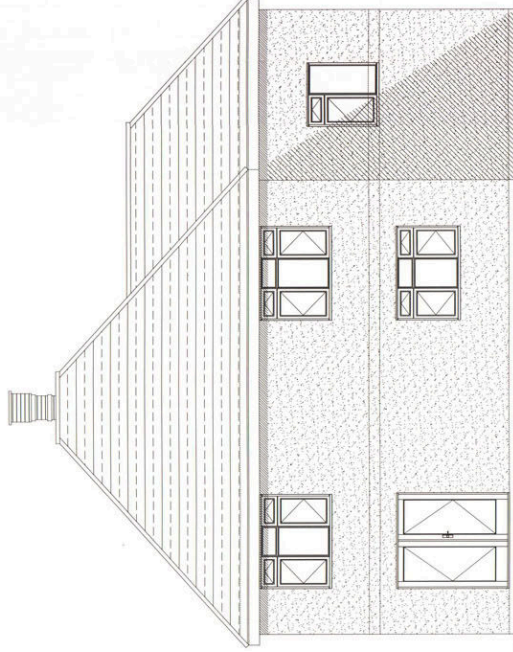
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

18 APR 2009
 18 APR 2009
 18 APR 2009

REVISIONS

HAWKINS EADES ASSOCIATES
 ARCHITECTURAL
 PLANNING & DESIGN CONSULTANTS

100 High Street
 Great Missenden
 Bucks HP16 0BE

Tel: (01494) 891555/891666
 Fax: (01494) 891222
 e-mail: mail@hawkeades.co.uk

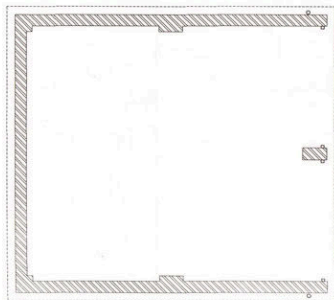
CLIENT: Mr P. Smith and Others

PROJECT: Proposed development
 100 High Street, Oxendon,
 HP16 0BE

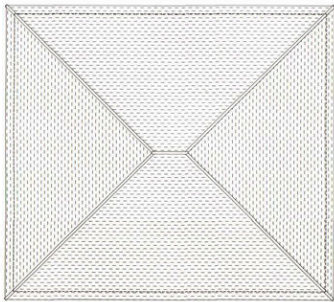
TITLE: Plot 1
 Elevations

DRWG No.	3208	PLA	4.02
DATE	April 10	SCALE	1/50
DRAWN BY	GSE	CHECKED	

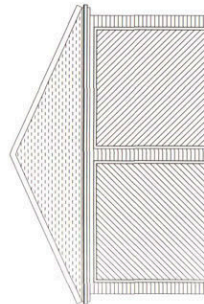
Do not scale from this drawing, use dimensions only.
 All specifications must be referred to the contract.



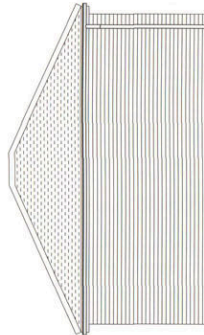
FLOOR PLAN



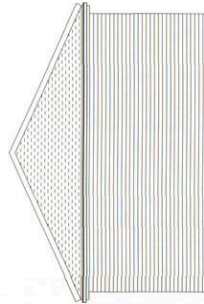
ROOF PLAN



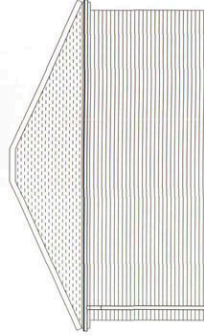
FRONT ELEVATION



SIDE ELEVATION
(RIGHT)




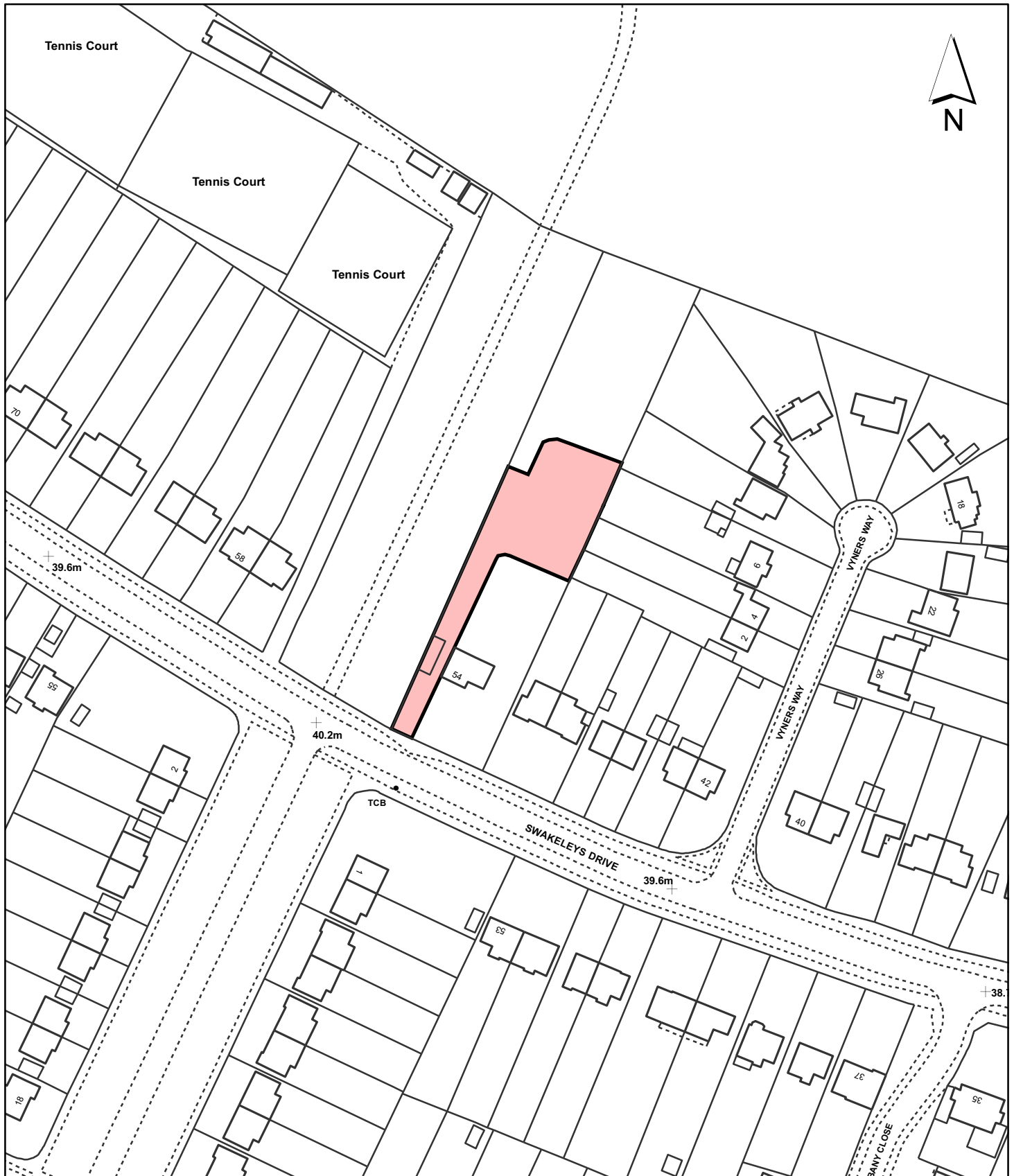
REAR ELEVATION




SIDE ELEVATION
(LEFT)

16 APR 2010
ARCHITECTURAL
DRAWING GROUP

REVISIONS					
HAWKINS EADES ASSOCIATES ARCHITECTURAL PLANNING & DESIGN CONSULTANTS					
					
100 High Street Great Missenden Bucks HP16 0BE Tel: (01494) 891555/891666 Fax: (01494) 891222 e-mail: info@hawkinseades.co.uk					
CLIENT: Mr P. Smith and Others PROJECT: New house development 100 High Street, Great Missenden, Bucks HP16 0BE TITLE: Plot 1 Garage					
DRWG No.	3208	SCH.	4.07		
DATE	April 10	SCALE	1/50		
DRAWN BY	OSE	CHECKED			
<small>Do not scale from this drawing, use dimension lines. All measurements must be reported in the metric.</small>					



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**Rear of 54 Swakeleys Drive
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
53998/APP/2010/854

Scale
1:1,250

Planning Committee
North Page 302

Date
August 2010



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address FORMER MILL WORKS BURY STREET RUISLIP

Development: Installation of 3 sets of vehicular and pedestrian gates.

LBH Ref Nos: 6157/APP/2010/1383

Date Plans Received: 14/06/2010

Date(s) of Amendment(s):

Date Application Valid: 14/06/2010

NOTES

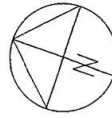
DO NOT SCALE FROM THIS DRAWING. ALL CONTRACTORS MUST VISIT THE SITE AND BE RESPONSIBLE FOR TAKING AND CHECKING DIMENSIONS. ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM THIS DRAWING. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE SUPERVISING OFFICER. THIS DRAWING & AND THE WORKS DEPICTED ARE THE COPYRIGHT OF JOHN THOMPSON & PARTNERS.

THIS DRAWING IS FOR PLANNING PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. WHILST ALL REASONABLE EFFORTS ARE USED TO ENSURE DRAWINGS ARE ACCURATE, JOHN THOMPSON & PARTNERS ACCEPT NO RESPONSIBILITY OR LIABILITY FOR ANY RELIANCE PLACED ON, OR USE MADE OF, THIS PLAN BY ANYONE FOR PURPOSES OTHER THAN THOSE STATED ABOVE.

LONDON BOROUGH OF HILLINGDON RECEIVED
 14 JUN 2010
 PLANNING & COMMUNITY SERVICES

REVISIONS

Date	Rev	Description
11/03/10	A	Development
11/03/10	B	Red Line marked



23-25 Great Sutton Street
 London EC1V 0DN
 Tel: +44 (0)20 7017 1780
 Fax: +44 (0)20 7017 1781
 E-mail: info@jtp.co.uk
 Web: www.jtp.co.uk

JOHN THOMPSON & PARTNERS
 Joe Jeffery 00147 PC
 Checked by JF
 Date 14/06/2010
 Scale 0/3
 Drawing No: 1:1250
 Revision: S05
 B



PLANNING

Client: Linden Homes

Project: Bury Street, Ruislip

Red Line Plan
 Entrance Gates

NOTES

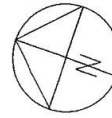
DO NOT SCALE FROM THIS DRAWING.
 ALL CONTRACTORS MUST VISIT THE SITE AND BE RESPONSIBLE FOR
 VERIFYING ALL DIMENSIONS AND CONSTRUCTION INFORMATION.
 ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM
 FIGURED DIMENSIONS ONLY.
 ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND
 SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE
 SUPERVISING OFFICER.
 THIS DRAWING & AND THE WORKS DEPICTED ARE THE COPYRIGHT
 OF JOHN THOMPSON & PARTNERS.

THIS DRAWING IS FOR PLANNING PURPOSES ONLY. IT IS NOT
 INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. WHILST ALL
 REASONABLE EFFORTS ARE USED TO ENSURE DRAWINGS ARE
 ACCURATE, JOHN THOMPSON & PARTNERS ACCEPT NO
 LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY ARISE OR
 USE MADE. THIS PLAN IS BY ANYONE FOR PURPOSES OTHER THAN
 THOSE STATED ABOVE.

LONDON BOROUGH OF
 HILLINGDON
 RECEIVED
14 JUN 2010
 PLANNING & COMMUNITY
 SERVICES

REVISIONS

Date	Rev	Description
17/06/09	A	Revised ground level
17/06/09	B	Revised ground level



23-25 Great Sutton Street
 London EC1V 0DN
 Tel: +44 (0)20 7017 1780
 Fax: +44 (0)20 7017 1781
 E-mail: info@jtp.co.uk
 Web: www.jtp.co.uk

JOHN THOMPSON & PARTNERS
 Job No: 001147
 Client: Linden Homes
 Office: PC
 Checked by: JF

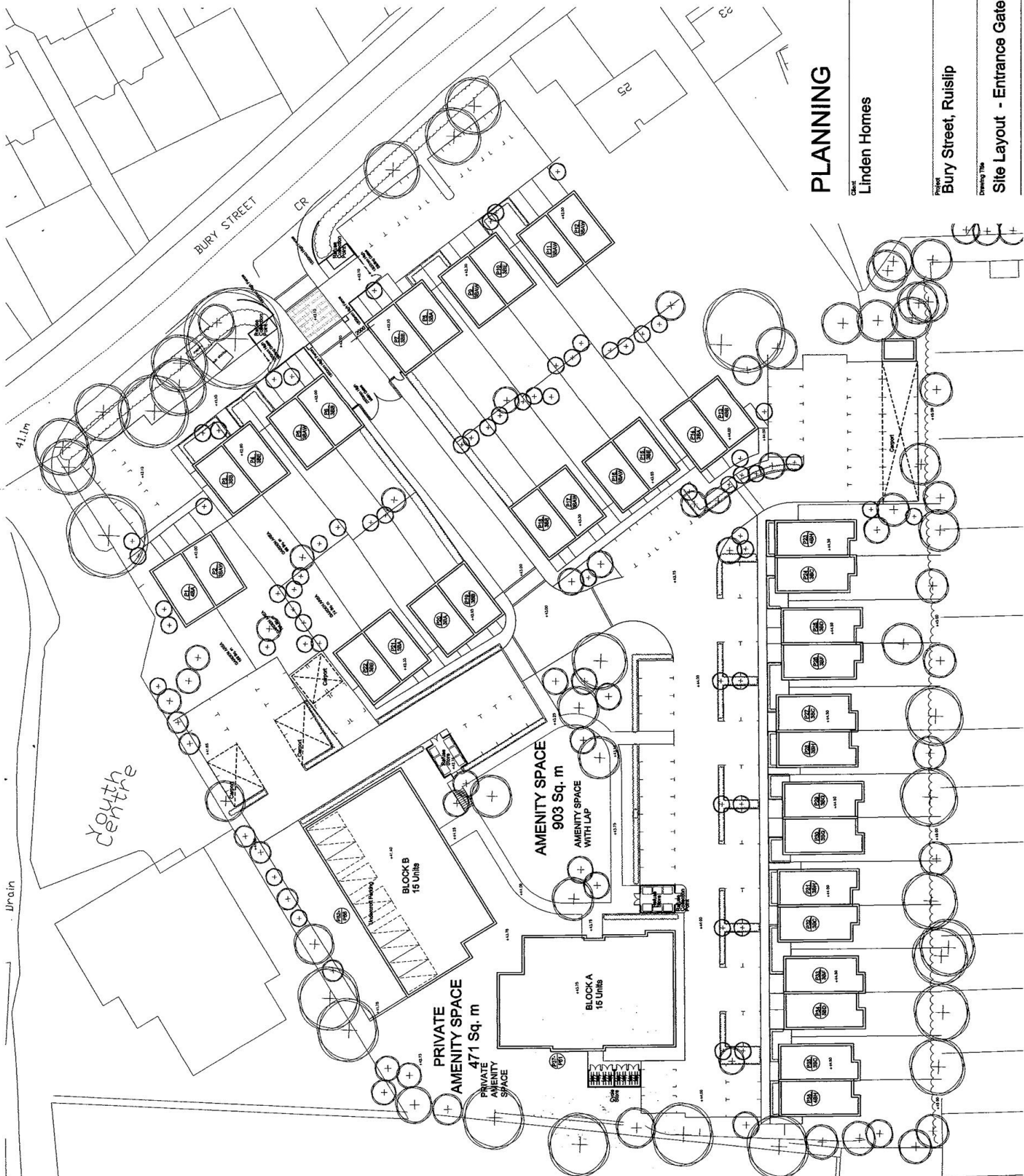
Scale: 1:500
 Date: 14/06/2010
 Drawing No: S09
 Revision: B

PLANNING

Linden Homes

Bury Street, Ruislip

Site Layout - Entrance Gates

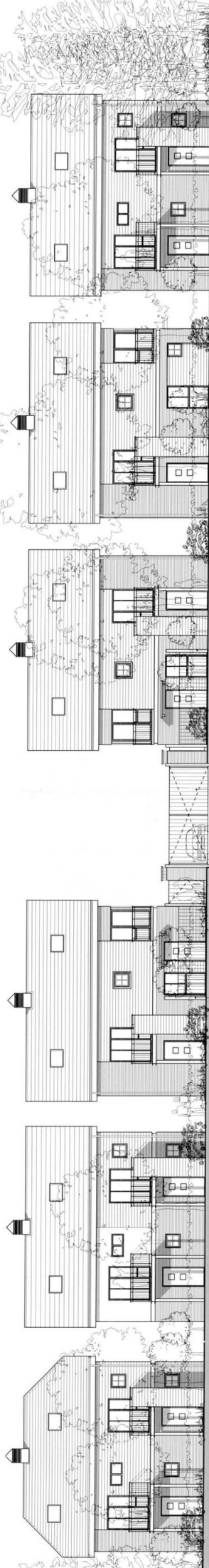


NOTES

DO NOT SCALE FROM THIS DRAWING.
 ALL CONTRACTORS MUST VISIT THE SITE AND BE RESPONSIBLE FOR
 TAKING AND CHECKING DIMENSIONS.
 ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM
 DIMENSIONS ONLY.
 ANY CHANGES TO THE DRAWINGS, SPECIFICATIONS AND
 SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE
 SUPERVISING OFFICER.
 THIS DRAWING & AND THE WORKS DEPICTED ARE THE COPYRIGHT
 OF JOHN THOMPSON & PARTNERS.

THIS DRAWING IS FOR PLANNING PURPOSES ONLY. IT IS NOT
 INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. WHILE ALL
 REASONABLE EFFORTS ARE USED TO ENSURE DRAWINGS ARE
 ACCURATE, JOHN THOMPSON & PARTNERS ACCEPT NO
 RESPONSIBILITY OR LIABILITY FOR ANY RELIANCE PLACED ON, OR
 USE MADE OF, THIS PLAN BY ANYONE FOR PURPOSES OTHER THAN
 THOSE STATED ABOVE.

Bury Street Elevation 1:200

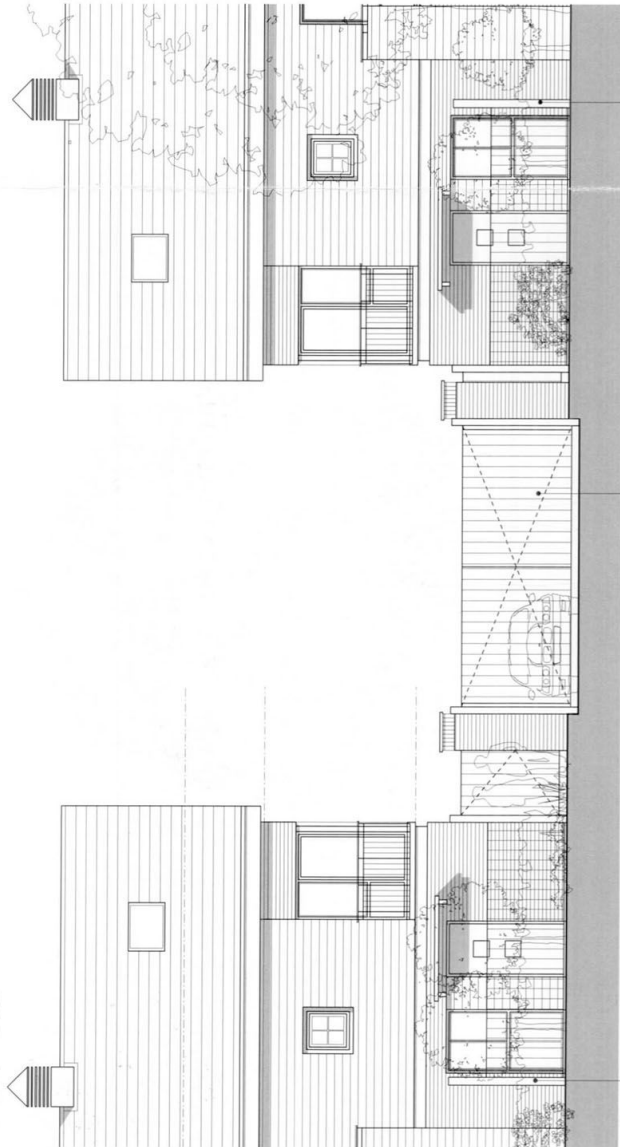


- 3BAW Plot 12
- 3BAW Plot 11
- 3BE Plot 10
- 3BAW Plot 9
- 3BA Plot 8
- 3BB Plot 7
- 3BB Plot 6
- 3BAW Plot 5
- 3BE Plot 4
- 3BB Plot 3
- 3BAW Plot 2
- 4BA Plot 1

2000mm High Entrance Gates

2000mm High Entrance Gates

Bury Street Elevation 1:100



- 3BB Plot 7
- 3BB Plot 6
- 3BAW Plot 5

2000mm High Entrance Gates

REVISIONS

Date	Rev	Description
17/05/10	A	Entrance gate amended

LONDON BOROUGH OF
 HILLINGDON
 RECEIVED
 14 JUN 2010
 PLANNING & COMMUNITY
 SERVICES



PLANNING

Client
Linden Homes

23-25 Great Sutton Street
 London EC1V 0DN
 Tel: +44 (0)20 7017 1780
 Fax: +44 (0)20 7017 1781
 E-mail: info@ltp.co.uk
 Web: www.ltp.co.uk



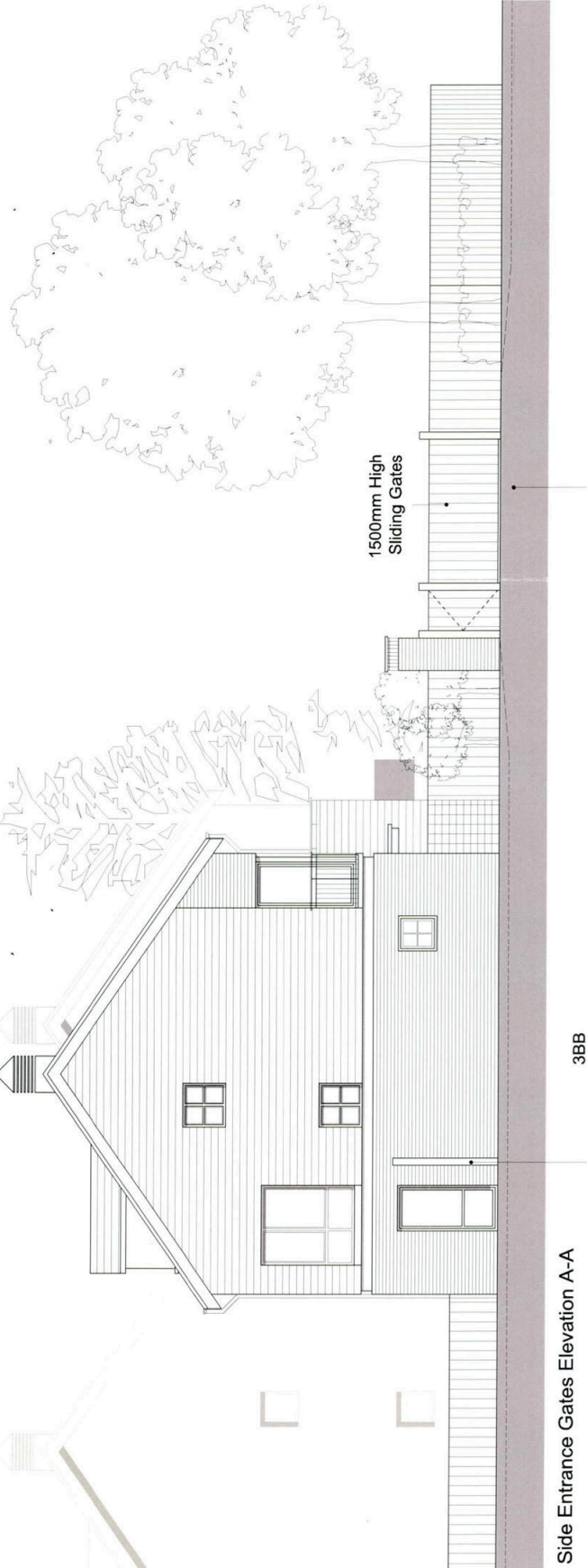
Project
Bury Street, Ruislip

Job Ref: 00147
 Drawn: PC
 Checked By: IF

Scale @A3: 1:200 & 1:100
 Date: 18/05/2010
 Drawing No: P02
 Revision: A

JOHN THOMPSON & PARTNERS

Proposed Entrance Gates



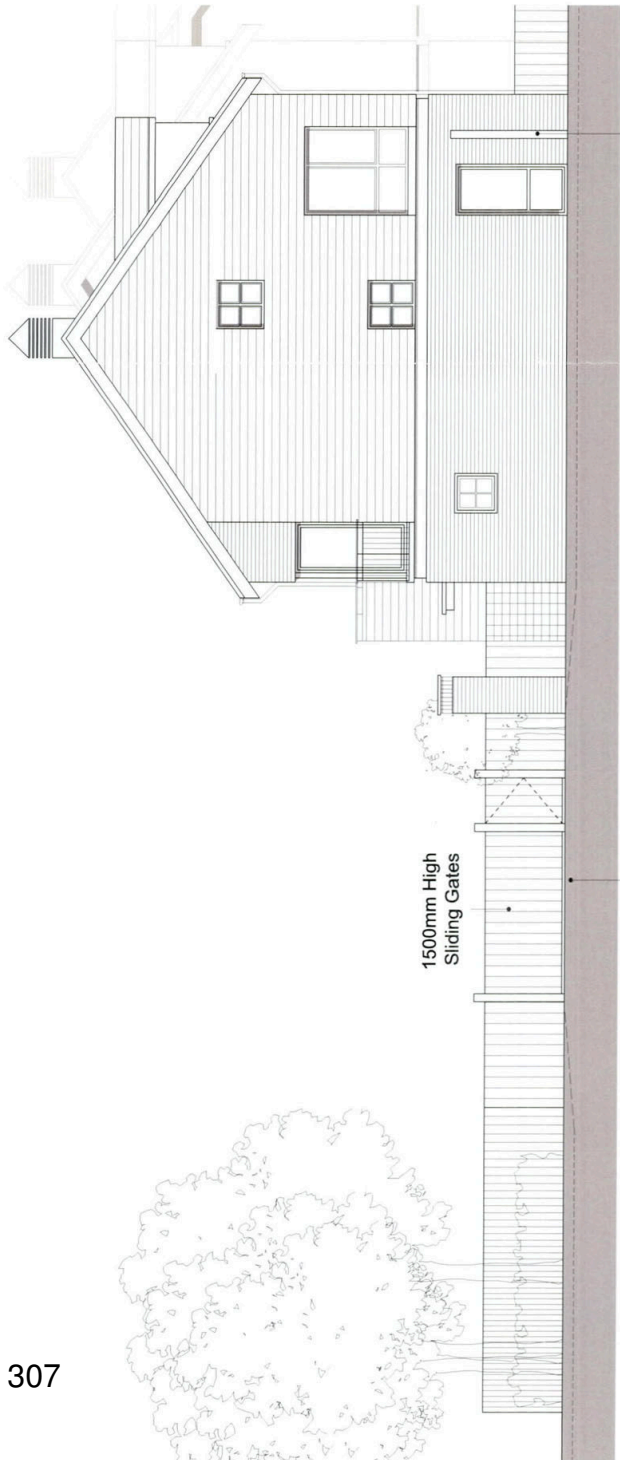
Side Entrance Gates Elevation A-A

3BB
Plot 6

Entrance Gates

Raised Table

1500mm High
Sliding Gates



Side Entrance Gates Elevation B-B

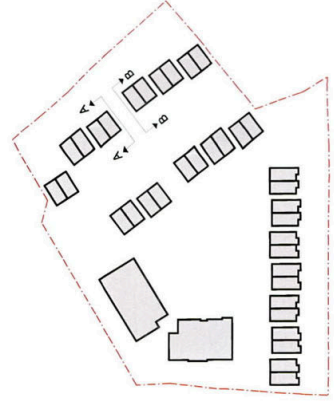
3BB
Plot 7

Raised Table

Entrance Gates

1500mm High
Sliding Gates

NOTES
DO NOT SCALE FROM THIS DRAWING.
ALL CONTRACTORS MUST VISIT THE SITE AND BE RESPONSIBLE FOR TAKING AND CHECKING DIMENSIONS.
ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM APPROVED DIMENSIONS ONLY.
SPECIFICATIONS AND CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE SUPERVISING OFFICER.
THIS DRAWING AND THE WORKS DEPICTED ARE THE COPYRIGHT OF JOHN THOMPSON & PARTNERS.
THIS DRAWING IS FOR PLANNING PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. WHILE ALL REASONABLE EFFORTS ARE USED TO ENSURE DRAWINGS ARE ACCURATE, JOHN THOMPSON & PARTNERS ACCEPT NO RESPONSIBILITY OR LIABILITY FOR ANY RELIANCE PLACED ON, OR USE MADE OF, THIS PLAN BY ANYONE FOR PURPOSES OTHER THAN THOSE STATED ABOVE.



REVISIONS	Date	Rev	Description

LONDON BOROUGH OF
HILLINGDON
RECEIVED
14 JUN 2010
PLANNING & COMMUNITY
SERVICES



23-25 Great Sutton Street
London EC1V 0DN
Toll: +44 (0)20 7017 1780
Fax: +44 (0)20 7017 1781
E-mail: info@ltp.co.uk
Web: www.ltp.co.uk

JOHN THOMPSON & PARTNERS
Job Ref: 00147
Drawn: PC
Checked By: IF
Scale @A3: 1:100
Date: 18/05/2010
Drawing No: P03
Revision: 1

PLANNING

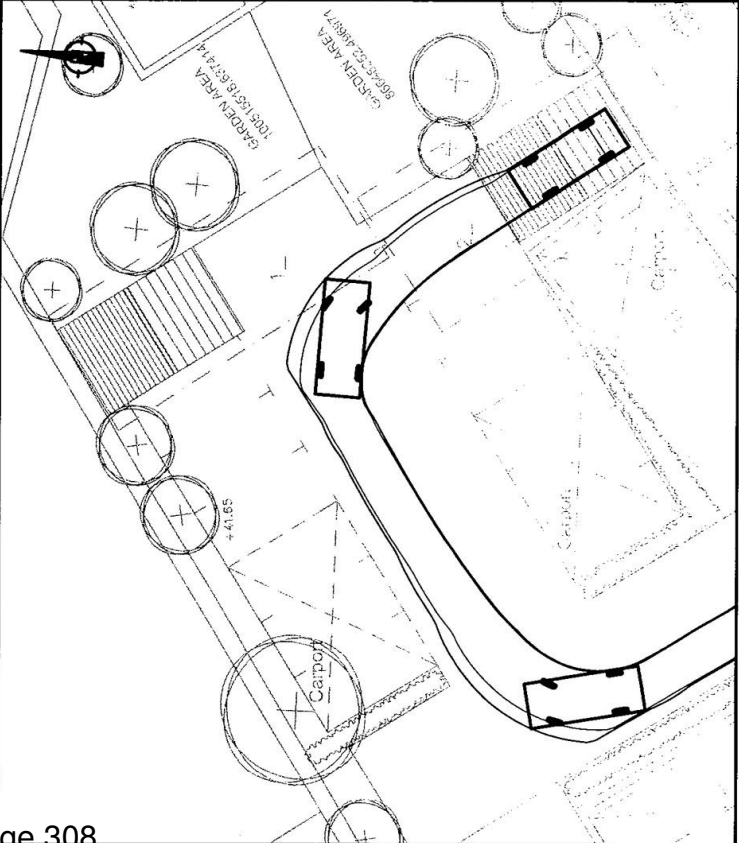
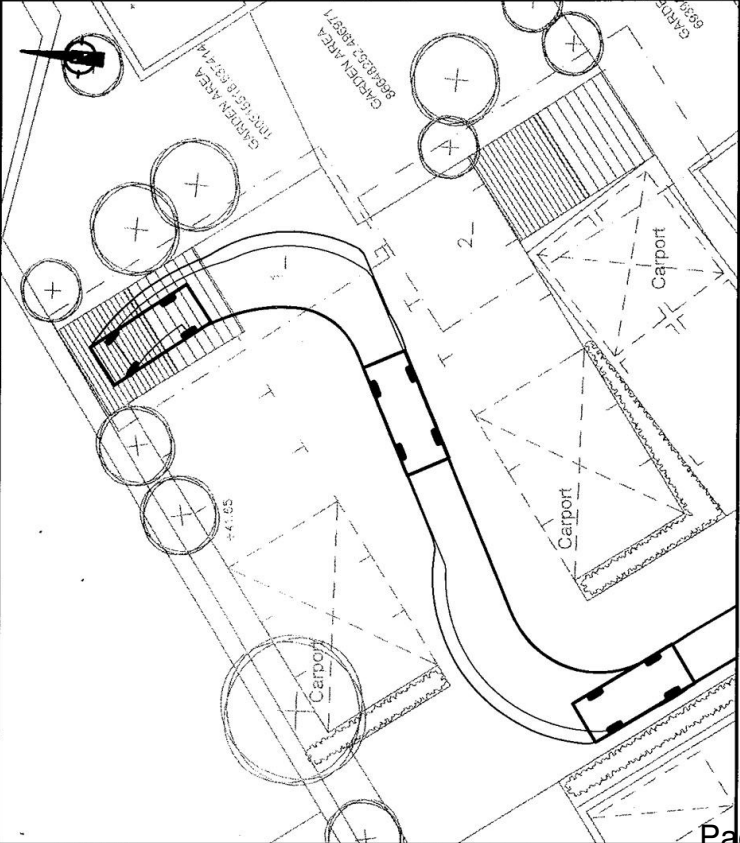
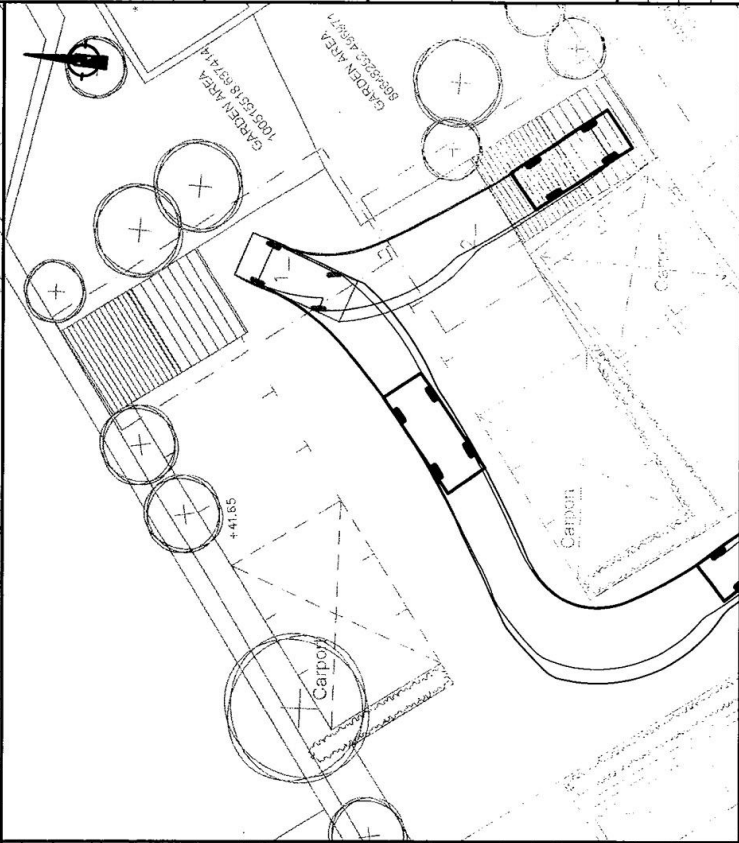
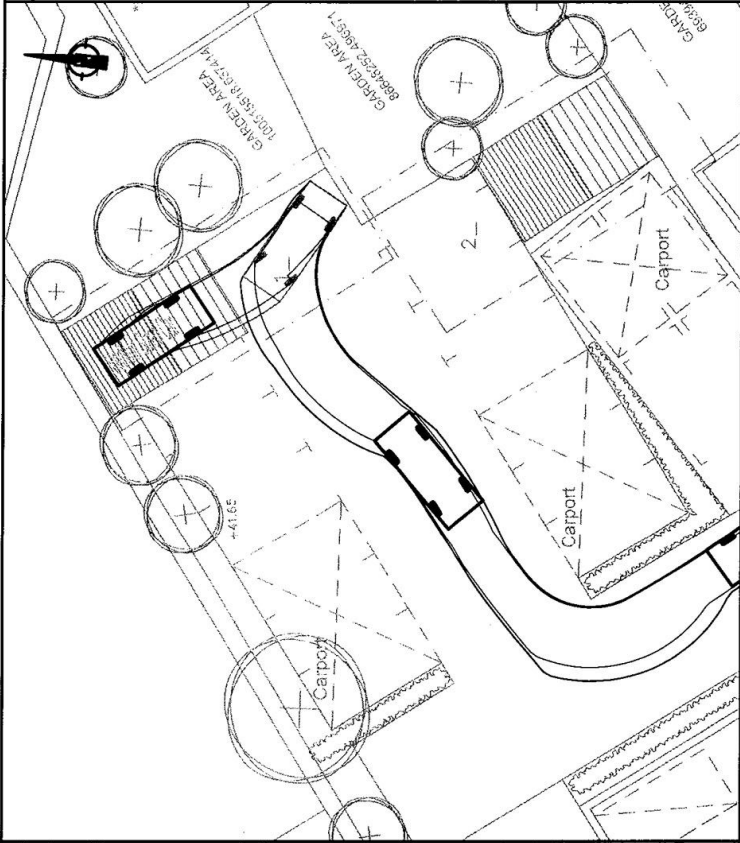
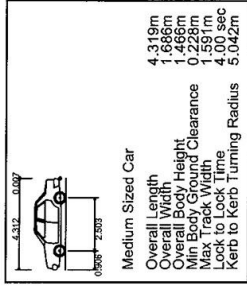
Client: Linden Homes

Project: Bury Street, Ruislip

Drawing Title: Proposed Side Entrance Gates

NOTES

This drawing has been produced using John Thompson and Partners drawing: 00147 S12 - Site Layout - Garages 1-4.
The Denis Wilson Business Group cannot guarantee the accuracy of data.



Rev	Amendment	Drawn/Checked/IRF'd	Date

DWP
DENIS WILSON BUSINESS GROUP
Transport Planning and Highways
ROYAL HASKINSING

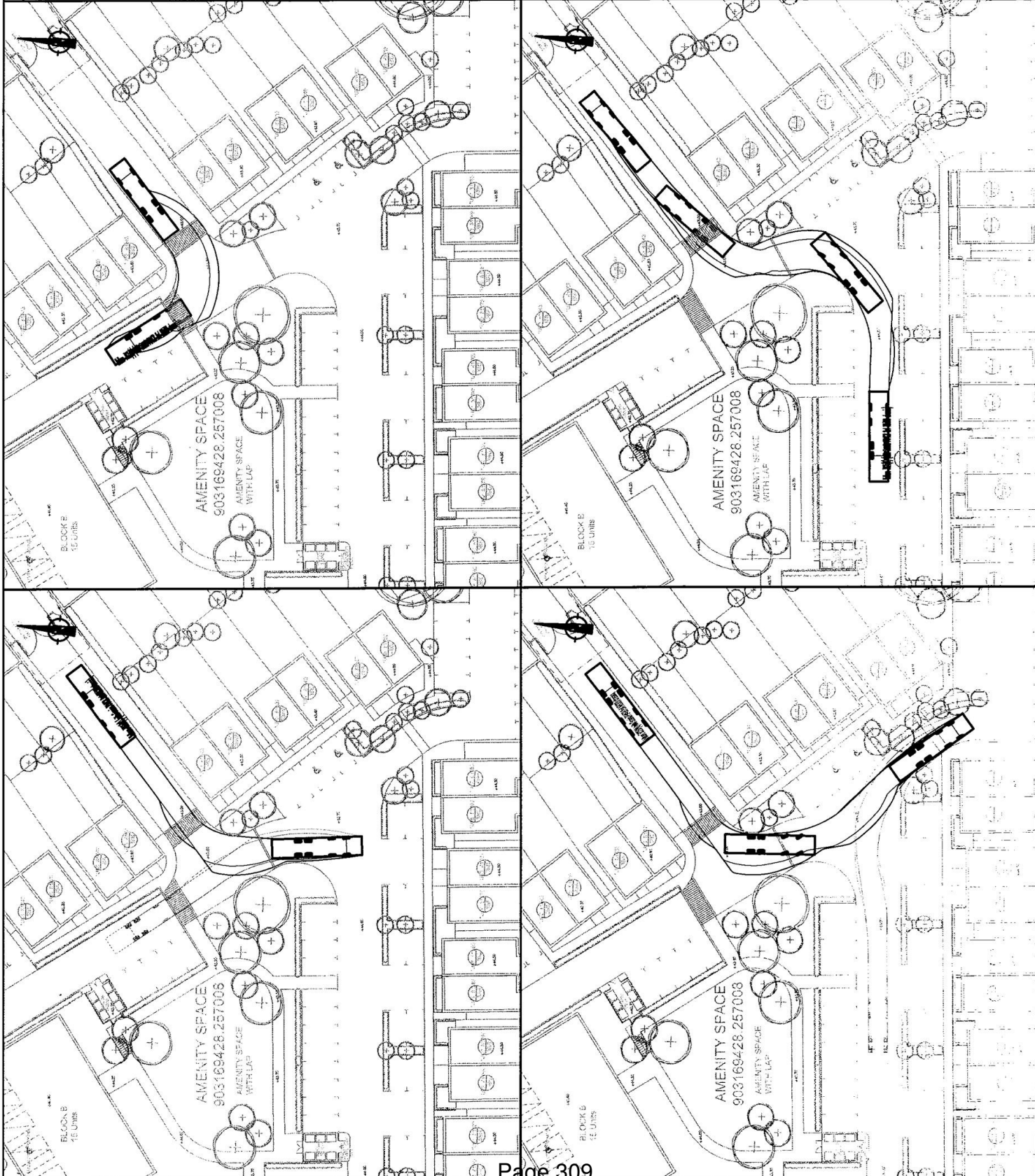
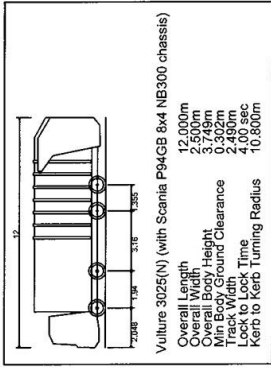
Windsor House, 37 Windsor Street,
Chertsey, Surrey, KT16 8AT
Tel: +44 (0)1883 822222
Fax: +44 (0)1883 869333
chertsey@deniswilson.co.uk
www.deniswilson.co.uk
www.royalhaskinsing.com

Telephone
+44 (0)1883 822222
Fax
+44 (0)1883 869333
Email
chertsey@deniswilson.co.uk
Internet
www.deniswilson.co.uk

LINDEN HOMES			
BURY STREET, RUISLIP			
SWEPT PATH ANALYSIS - MEDIUM CAR			
Drawn	DH	Checked	IRF
Date	MAY 10	Date	MAY 10
Scale	1:200 @A3	Status	DRAFT
Dwg No	9W0801/TR01		

NOTES

This drawing has been produced using John Thompson and Partners drawing: Site Proposal.
The Denis Wilson Business Group cannot guarantee the accuracy of data.



Rev	A	Layout updated	DH	IRF	10.06.10
-----	---	----------------	----	-----	----------

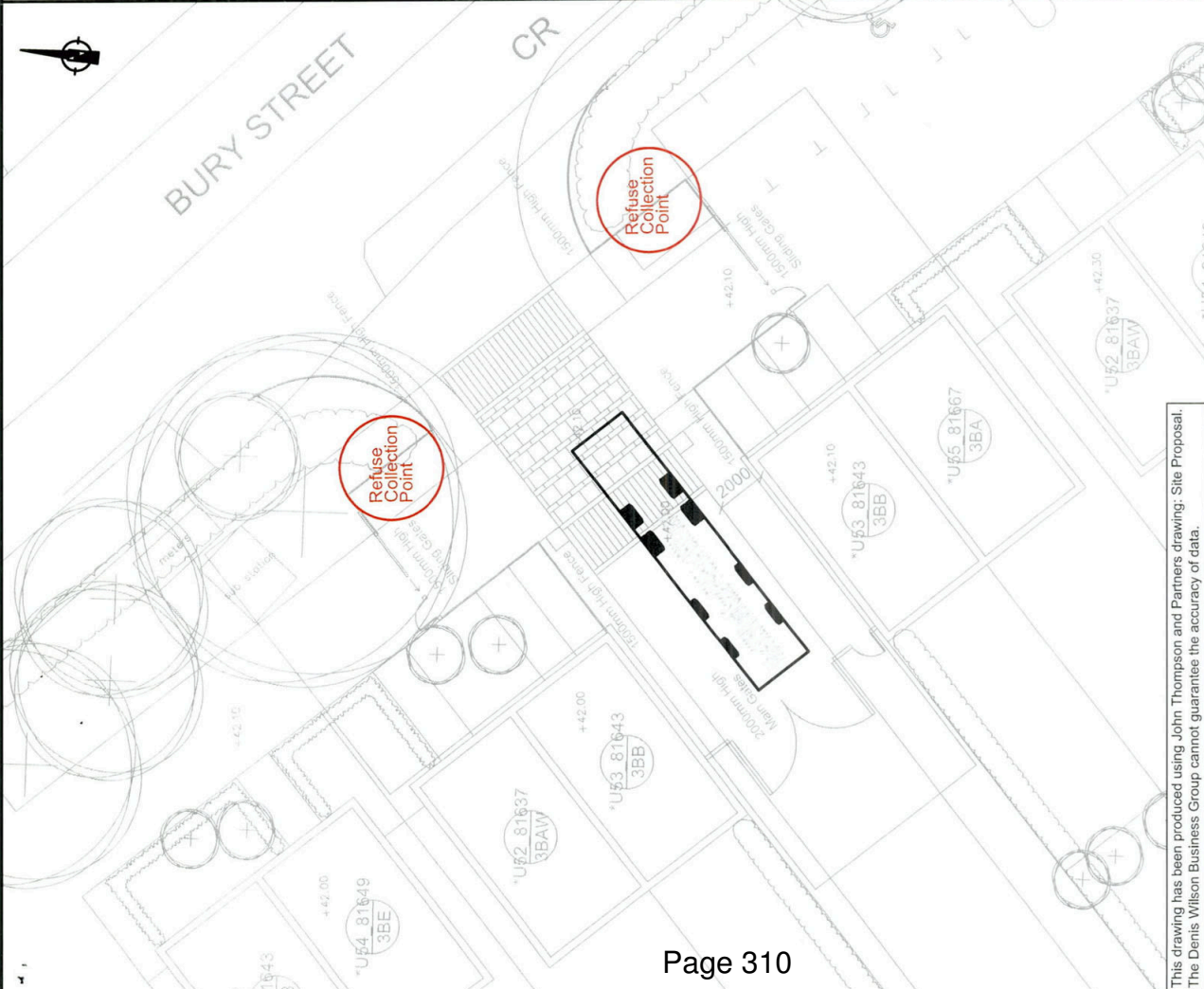
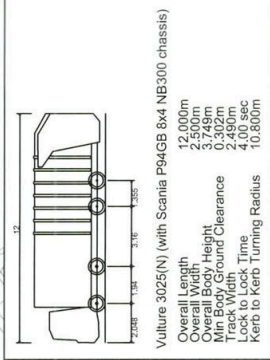
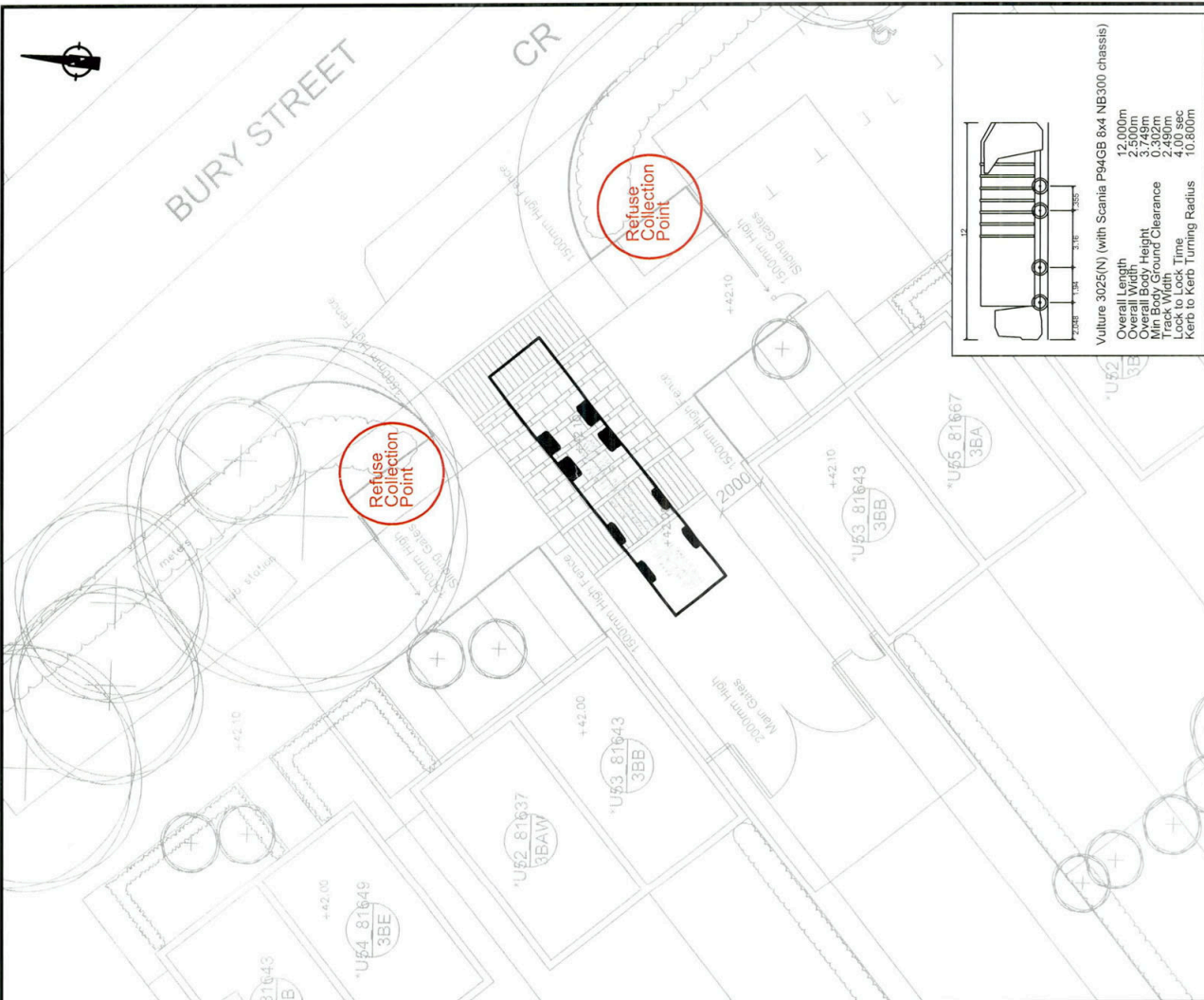
ROYAL HASKINGING
HASKINGING UK LTD.
 DENIS WILSON BUSINESS GROUP
 Transport Planning and Highways
 020 7111 5100
 Windsor House, 27 Windsor Street,
 Chertsey, Surrey, KT16 8AT
 Telephone +44(0)1932 269831
 Fax +44(0)1932 269831
 Email chertsey@deniswilson.co.uk
 www.deniswilson.co.uk
 Internet www.royalhaskinging.com

LINDEN HOMES

BURY STREET, RUISLIP

SWEPT PATH ANALYSIS - REFUSE VEHICLE

Drawn	DH	Checked	IRF	Approved	IRF
Date	MAY 10	Date	MAY 10	Date	MAY 10
Scale	1:500 @A3	Status	DRAFT	Rev	A
Dwg No	9W0801/TR02				



LINDEN HOMES
BURY STREET, RUISLIP

SWEPT PATH ANALYSIS - REFUSE VEHICLE

Date **JUNE 10** Scale **1:200** @ **A3** Status **DRAFT** Dwg. No. **9W0801/TR03** Rev

Rev	Drawn	DH	Checked	IRF	Approved	IRF	Date

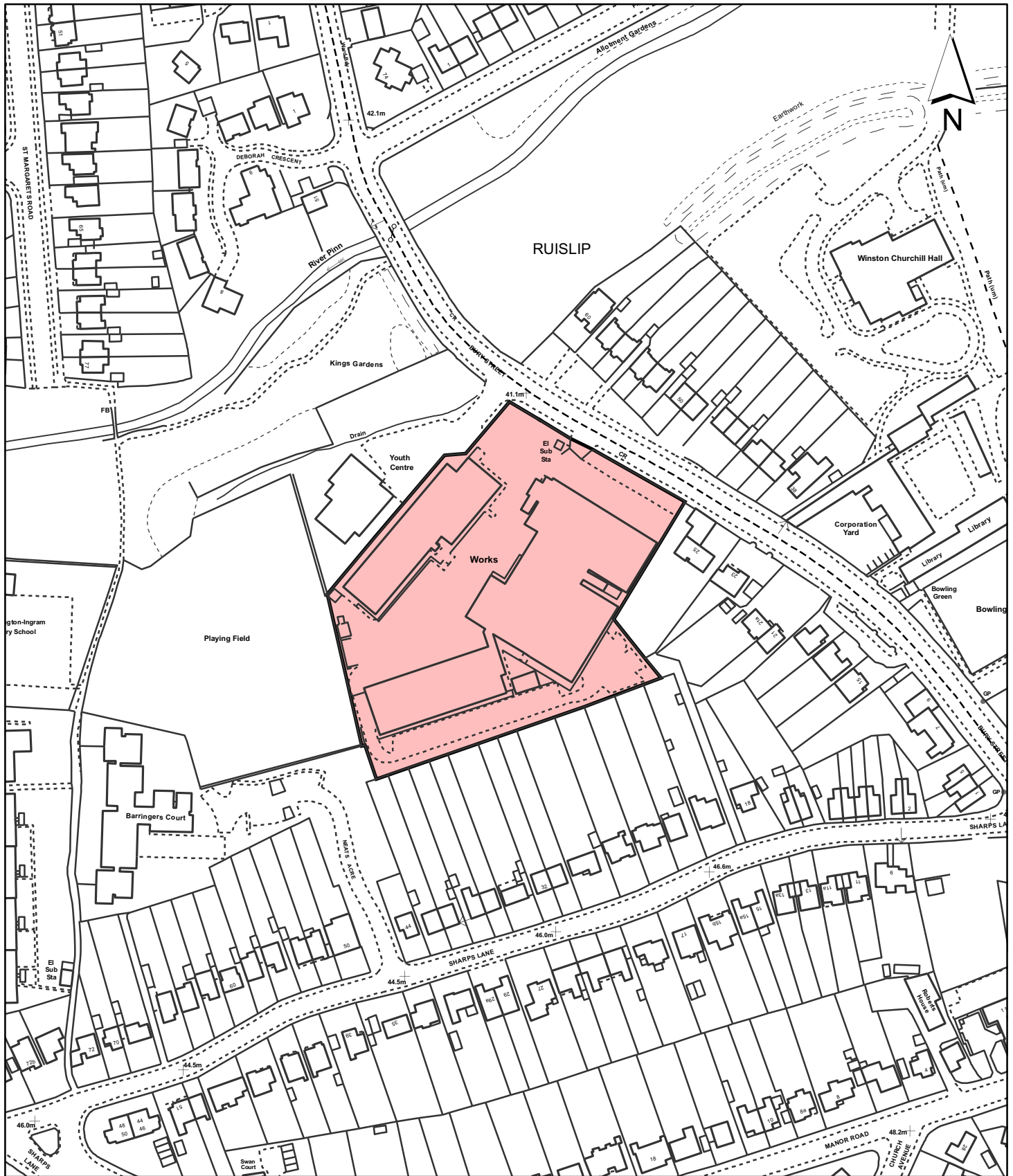
HASKONING UK LTD.
DENIS WILSON BUSINESS GROUP
Transport Planning and Highways

Windoor House, 37 Windoor Street,
Chertsey, Surrey, KT16 8AT
+44(0)1932 595956
chertsey@deniswilson.co.uk
www.deniswilson.co.uk
www.royalhaskoning.com

ROYAL HASKONING

Telephone
Fax
Email
Internet

This drawing has been produced using John Thompson and Partners drawing: Site Proposal.
The Denis Wilson Business Group cannot guarantee the accuracy of data.



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**Former Mill Works
Bury Street
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
6157/APP/2010/1383

Scale
1:2,000

Planning Committee
North Page 311

Date
August 2010



HILLINGDON
LONDON

This page is intentionally left blank