

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD VINYL FACTORY SITE BLYTH ROAD HAYES

Development: Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for the first phase: The Boiler House (54 residential units, and 469sqm of A1/A2/A3/A4/A5/B1 floor space), of planning permission ref: 59872/APP/2012/1838 dated 19/04/2013: Outline planning application for a mixed use development of the Old Vinyl Factory site including the demolition of up to 12,643sqm of buildings and construction of up to 112,953sqm (112,953sqm includes the retention and re-use of 784sqm of the Power House and 901sqm Pressing Plant) of new floorspace. Uses to include up to 510 residential units (maximum area of 49,000sqm GEA), up to 7,886sqm of new B1 floorspace, up to 4,000sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700sqm of D1 and D2 uses, an energy centre (up to 950sqm), car parking, works to access and creation of new accesses and landscaping.

LBH Ref Nos: 59872/APP/2013/3628

Drawing Nos: 0177-P-0002
0177-P-0100 Rev 01
0177-P-0101 Rev 01
0177-P-0102 Rev 01
0177-P-0103 Rev 01
0177-P-0104 Rev 01
0177-P-0105 Rev 01
0177-P-0106 Rev 01
0177-P-0107 Rev 01
0177-P-0300 Rev 01
0177-P-0301 Rev 01
0177-P-0302 Rev 01
0177-P-0303 Rev 01
0177-P-8100 Rev 01
0177-P-8101 Rev 01
0177-P-8102 Rev 01
0177-P-8106 Rev 01
0177-P-8107 Rev 01
0177-P-8108 Rev 01
0177-P-8600 Rev 01
0177-P-8601 Rev 01
0177-P-8900
0177-P-9001
0177-P-9002
0177-P-9004
0177-P-9006
0177-P-9007
0177-P-1002
Design & Access Statement - December 2013
Design and Access Statement Addendum - Rev 1
Landscape Maintenance and Management Plan - Rev 00 29/11/13

Date Plans Received: 05/12/2013 **Date(s) of Amendment(s):** 06/12/2013

1. SUMMARY

The application seeks to discharge the reserved matters relating to Appearance and Landscaping for the first application within the site, Phase 1: The Boiler House, which includes 54 residential units, and 535sqm of A1/A2/A3/A4/A5/B1 floor space.

The application site forms part of The Old Vinyl Factory site for which outline consent was granted under application reference 59872/APP/2012/1838, and varied under application reference 59872/APP/2013/3775, for the mixed-use redevelopment of the site.

The Reserved Matters application site is located towards the east end of the site, directly fronting Blyth Road. It is located within an area previously used for car parking, adjacent to the power house building. Small areas of land to the rear of the power house and to the west of the site are to be established as a temporary car park and play space respectively.

The dwellings would be built in accordance with the London Plan floor space standards and Lifetime Homes Standards, ensuring a good standard of residential accommodation is being provided. The new dwellings would comply with the distance separation standards of HDAS Residential Layouts, ensuring no significant harm would occur to the residential amenity of the neighbouring occupiers.

The proposed development has been designed in accordance with the parameter plan and design code, which were approved at outline stage. The design and appearance of the building is considered to have a positive impact on the visual amenities of the surrounding area and the urban form of the development has improved since the outline stage.

The overall development will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbers:

0177-P-0002
0177-P-0100 Rev 01
0177-P-0101 Rev 01
0177-P-0102 Rev 01
0177-P-0103 Rev 01
0177-P-0104 Rev 01
0177-P-0105 Rev 01
0177-P-0106 Rev 01
0177-P-0107 Rev 01
0177-P-0300 Rev 01
0177-P-0301 Rev 01
0177-P-0302 Rev 01
0177-P-0303 Rev 01
0177-P-1002
0177-P-8100 Rev 01
0177-P-8101 Rev 01
0177-P-8102 Rev 01
0177-P-8106 Rev 01
0177-P-8107 Rev 01
0177-P-8108 Rev 01
0177-P-8600 Rev 01
0177-P-8601 Rev 01
0177-P-8900
0177-P-9001
0177-P-9002
0177-P-9004
0177-P-9006
0177-P-9007
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Landscape Maintenance and Management Plan - Rev 00 29/11/13

And shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) 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.
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
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
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
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.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
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
OE11	Development involving hazardous substances and contaminated

R7	land - requirement for ameliorative measures Provision of facilities which support arts, cultural and entertainment activities
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 2.13	(2011) Opportunity Areas and intensification areas
LPP 2.17	(2011) Strategic Industrial Locations
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2011) Large residential developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 4.1	(2011) Developing London's economy
LPP 4.2	(2011) Offices
LPP 4.3	(2011) Mixed use development and offices
LPP 4.4	(2011) Managing Industrial Land & Premises
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.8	(2011) Innovative energy technologies
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.7	(2011) Better Streets and Surface Transport
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment

LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 7.7	(2011) Location and design of tall and large buildings
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.9	(2011) Heritage-led regeneration
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 8.1	(2011) Implementation
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3. CONSIDERATIONS

3.1 Site and Locality

The whole of Old Vinyl Factory (TOVF) site consists of approximately 6.6 hectares of land set in an irregular quadrilateral shaped site. The multi-phase site was originally constructed between 1907 and 1935 by the Gramophone Company and was later the production centre of EMI Ltd, producing the majority of vinyl records for distribution worldwide. Associated record production works had ceased by the 1980s after which time the site has been largely vacant with many buildings falling into disrepair.

The Reserved Matters application site is located towards the east end of the site, directly fronting Blyth Road. It is located within an area previously used for car parking, adjacent to the power house building. Small areas of land to the rear of the power house and to the west of the site are to be established as a temporary car park and play space respectively.

The wider site is bounded by Blyth Road to the north and by the Great Western Mainline railway to the South, with Hayes and Harlington rail station 420 metres to the east of the site. Opposite the site on Blyth Road lies the Grade II Listed Enterprise House, an eight storey office building, together with a variety of industrial and office buildings. The wider area is a mixture of residential, industrial and office uses with Hayes Town Centre located to the northeast of the site.

Much of the application site, as well as The Record Store, The Cabinet Building and The Shipping Building, which lie immediately outside of the application boundary, is situated within a Developed Area, The Botwell: Thorn EMI Conservation Area and partly within a Industrial and Business Area, as identified in the Policies of the Hillingdon adopted UDP (Saved Policies September 2007) and a Strategic Industrial Location (SIL) as designated within the London Plan.

Contained within the wider site are seven main buildings which, from west to east are, The Marketing Suite, The Shipping Building, The Cabinet Building, The Record Store, The Powerhouse, Jubilee House and the Pressing Plant.

This application site comprises some 5ha and excludes the three largest employment buildings located to the south of the site, The Shipping Building, The Cabinet Building and The Record Store. This is because the refurbishment of these buildings has already been approved in earlier permissions. There is a separate application with the Council for alterations and extensions to the Cabinet Building.

Many of the existing building buildings are in a derelict condition arising from long term vacancy. They require a substantial investment to return them to a habitable and thus lettable state. The public realm is dominated by a large extent of tarmac surfacing providing for surface car parking.

3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to Appearance and Landscaping for the first application within the site, Phase 1: The Boiler House, which includes 54 residential units, and 469sqm of A1/A2/A3/A4/A5/B1 floor space.

The Boiler House would be a part six, part seven storey building. It is proposed to contain 54 flats, made up of 5 x studio units, 29 x 1-bed units, and 20 x 2-bed units. At ground floor level would be two commercial units, one of 347sqm, and one of 122sqm. These units have no defined user at present, and will be completed to shell and core. Also at ground floor level would be the residential lobby, cycle and refuse storage, plant rooms and back of house space.

The building has been designed to be unique in appearance. It has been designed in accordance with the identified parameters that were approved as part of the outline permission. All units have been designed to meet Lifetime Homes Standards, and the GLA space standards. All units would be provided with balconies.

The building is proposed to be clad in a steel shingle system, with a mixture of satin and polished finishes. Steelwork powder-coated in burnt orange will form the stair core and other features of the building. Landscaping is proposed at roof level, on levels 6 and 7, with some landscaping provided in 'The Groove' to the rear of the building at ground floor level. A temporary landscaped area is proposed to the northwest corner of the site to provide amenity space and children's play space, until such time as this is provided on the site as part of a later phase.

A temporary car park for the building is to be provided to the rear of the power house building until such time as permanent parking is provided elsewhere on site in later phases.

3.3 Relevant Planning History

59872/APP/2012/1838 The Old Vinyl Factory Site Blyth Road Hayes

Outline planning application for a mixed use development of the Old Vinyl Factory site including the demolition of up to 12,643 sqm of buildings and construction of up to 112,953 sqm (112,953 sqm includes the retention and re-use of 784 sqm of the Power House and 901 sqm Pressing Plant) of new floorspace. Uses to include up to 510 residential units (maximum area of 49,000 sqm GEA), up to 7,886 sqm of new B1 floorspace, up to 4,000 sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700 sqm of D1 and D2 uses, an energy centre (up to 950 sqm), car parking, works to access and creation of new accesses and landscaping.

Decision: 19-04-2013 Approved

59872/APP/2013/3640 The Old Vinyl Factory Site Blyth Road Hayes

Non-Material amendment to planning permission 59872/APP/2012/1838, dated 19/04/2012, for revisions to site-wide drainage strategy, revisions to development specification, revisions to phasing of energy centre, and amendments to demolition and construction management plan.

Decision: 30-01-2014 Approved

59872/APP/2013/3775 The Old Vinyl Factory Site Blyth Road Hayes

Variation of Condition 4 (Phasing) of planning permission 59872/APP/2012/1838 dated 19/04/2013, to allow variations to phasing of approved development to allow the Boilerhouse and the Material Store to come forward as Phases 1 and 2, and to allow the Veneer Store and/or Record Stack carparks to come forward earlier than in the approved phasing.

Decision:

Comment on Relevant Planning History

The relevant history is listed above.

Application reference 59872/APP/2013/3640 granted permission for a non-material amendment to the scheme, due to the proposed revised phasing of the site, and some revisions to documents. This resulted in changes to the wording of conditions 6, 18, 27, and 32 of the original planning permission.

Application reference 59872/APP/2013/3775 was approved by the Planning Committee to grant a variation of the original outline permission to allow variations to phasing of approved development to allow the Boilerhouse and the Material Store to come forward as Phases 1 and 2, and to allow the Veneer Store and/or Record Stack carparks to come forward earlier than in the approved phasing.

This reserved matters application is therefore submitted as Phase 1 of the revised application.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Residential Extensions
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.CI1	(2012) Community Infrastructure Provision
PT1.CI2	(2012) Leisure and Recreation
PT1.E1	(2012) Managing the Supply of Employment Land
PT1.E6	(2012) Small and Medium-Sized Enterprises (SME)
PT1.E7	(2012) Raising Skills
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM4	(2012) Open Space and Informal Recreation
PT1.EM5	(2012) Sport and Leisure
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.H1	(2012) Housing Growth
PT1.H2	(2012) Affordable Housing
PT1.HE1	(2012) Heritage
PT1.T1	(2012) Accessible Local Destinations

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.
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
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AM14	New development and car parking standards.
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BE3	Investigation of sites of archaeological interest and protection of archaeological remains
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BE10	Proposals detrimental to the setting of a listed building
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R7	Provision of facilities which support arts, cultural and entertainment activities
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- LPP 3.12 (2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
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- LPP 5.1 (2011) Climate Change Mitigation
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- LPP 8.1 (2011) Implementation
- LPP 8.2 (2011) Planning obligations
- LPP 8.3 (2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th January 2014**

5.2 Site Notice Expiry Date:- **10th January 2014**

6. Consultations

External Consultees

Consultation letters were sent to 114 local owner/occupiers on 18/12/2013. The application was also advertised by way of site and press notices. No responses were received.

ENGLISH HERITAGE:

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

HEATHROW:

We have assessed the application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Internal Consultees

CONSERVATION AND URBAN DESIGN:

The site lies in the Hayes Botwell: Thorn EMI Conservation Area, and forms part of the old EMI factory site, which played an important part in the history of Hayes. It retains a number of large historic industrial buildings from the 19th and 20th centuries, a number of which are Locally Listed. Directly to the north is Enterprise House, an early concrete clad metal framed structure, which dates from the early 20th century and is grade II listed. This building has a very distinct appearance and is considered as a local landmark, it was also part of the original EMI site when first constructed.

The proposed new building has been subject to extensive discussion with the Conservation and Design Team. The design rationale for the project has been very much influenced by the history of the site; with the building's design and materials reflecting the pyramid shaped, metal clad chimneys that existed on and close to the site in its industrial heyday. The height and footprint of the building are in accordance with the outline planning permission.

The proposed building is of highly individual, possibly unique design. It has, however, been designed with great care and would certainly capture spirit of the history of the site and not be out of place with the existing large industrial buildings adjacent. This is probably one of the few places in the borough where this type of architecture could be successfully integrated with the existing townscape without being unduly prominent or visually disruptive. It would also bring a fresh and interesting form of architecture to the area, which has suffered from many years of neglect and numerous poor quality and often poorly maintained industrial buildings.

This proposed building would act as a flag ship for the regeneration of this particular site and make a strong and positive architectural statement about the future of the area.

Conclusion: No objection.

ACCESS OFFICER:

Having had numerous discussions and meetings with the Project Team, and having now reviewed drawings, I am satisfied that the design is commensurate with the principles and the finer points of accessibility and inclusion.

FLOODWATER MANAGEMENT:

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

As stated in the assessment of the original outline application, the existing site is largely vacant, with the exception of part of the Shipping Building which was refurbished following the granting of planning permission in 2001. The applicant has provided a detailed and confidential review of the measures taken to market the immediately available Shipping Building and the, still to be refurbished, Cabinet Building, with both offers struggling to attract tenants. The report concludes that including a mixed use residential, retail and leisure offerings alongside the employment land within the scheme would improve the attractiveness of the commercial offer to potential B1 occupiers.

The applicant has stated that the scheme will deliver up to 4000 jobs at the site and will also provide up to 510 dwellings, both of which accord with the objectives of the Heathrow Opportunity Area. In addition the proposal would result in a net increase of up to 10,800 square metres of B1 floor space (including 2,914 square metres in a separate application for the cabinet building) at TOVF site.

The erection of a 7/8 storey building with commercial units at ground floor with residential above was approved within this area of the site as part of the outline consent for the redevelopment of the site. Approved as part of the outline consent was a parameter plan, which included the parameters within which the buildings should be located. The proposed building is in accordance with the parameter plan in terms of height and footprint. The number of dwellings has been increased in this building since the outline approval, due to a change in the layout of the building. However, with this increase of 20 units, the proposed overall quantum of units on the site would remain within the approved limit of 510 for the site.

As such, the use of the building would be in accordance with the approved parameter plan and no objection is raised in this regard.

7.02 Density of the proposed development

Density was considered as part of the originally approved outline application, and was considered acceptable. The density of the site is not proposed to change as part of this application.

The outline application proposed a maximum of 510 residential units across the site. The current application proposes the erection of 54 flats, which is an increase of 20 flats in this building compared to the original masterplan. However, the proposed overall quantum of units on the site is not proposed to increase, and would remain within the approved limit of 510 for the site, retaining the acceptable density across the whole site.

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

The impact on the heritage of the borough was considered as part of the originally

approved outline application, and was considered acceptable, subject to conditions. The proposed building is not considered to impact on this previous assessment.

7.04 Airport safeguarding

The proposed development is within the height parameters approved at outline stage. BAA and NATS Safeguarding have reviewed the application and raise no objection to the application from an airport safeguarding perspective. As such, it is considered that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not located within the Green Belt, so there are no Green Belt issues relating to this application.

7.07 Impact on the character & appearance of the area

The objectives for the wider site included in the master plan, include amongst other things, the promotion of a high quality scheme reflective of the area's general character as well as reinforcing local distinctiveness.

The site lies in the Hayes Botwell: Thorn EMI Conservation Area, and forms part of the old EMI factory site, which played an important part in the history of Hayes. It retains a number of large historic industrial buildings from the 19th and 20th centuries, a number of which are Locally Listed. Directly to the north is Enterprise House, an early concrete clad metal framed structure, which dates from the early 20th century and is grade II listed. This building has a very distinct appearance and is considered as a local landmark, it was also part of the original EMI site when first constructed.

The proposed new building has been subject to extensive discussion with the Council's Conservation and Design Team. The design rationale for the project has been very much influenced by the history of the site; with the building's design and materials reflecting the pyramid shaped, metal clad chimneys that existed on and close to the site in its industrial heyday. The height and footprint of the building are in accordance with the outline planning permission.

The proposed building is of highly individual, possibly unique design. It has been designed with great care and would certainly capture spirit of the history of the site and not be out of place with the existing large industrial buildings adjacent. This is probably one of the few places in the borough where this type of architecture could be successfully integrated with the existing townscape without being unduly prominent or visually disruptive. It would also bring a fresh and interesting form of architecture to the area, which has suffered from many years of neglect and numerous poor quality and often poorly maintained industrial buildings.

This proposed building would act as a flag ship for the regeneration of this particular site and make a strong and positive architectural statement about the future of the area. The overall development is considered to be a well designed building which will have a positive impact on the visual amenities of the surrounding area, in accordance with Policies BE13 & BE19 of the Hillingdon Local Plan.

7.08 Impact on neighbours

It should be noted that the consideration of potential impacts upon neighbours formed part of the assessment of the outline application. Matters considered include the construction impacts; traffic and car parking; noise and general disturbance; overlooking, outlook and overshadowing. The reserved matters are consistent with the details and principles considered at the outline stage which were considered acceptable on balance.

Phase 1 is located to the east of the site, opposite commercial/industrial properties, so there is unlikely to be any impacts generated from this development that would affect neighbouring properties. In addition, the scale and location of the building was approved at outline stage, and the proposed building corresponds with the information provided at that stage.

No additional or different issues have been identified as part of the consideration of this reserved matters application for Phase 1. As such, the scheme is considered to be acceptable. The scheme accords with the UDP policies and design guidance which seek to protect the amenity of neighbours.

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREA

The proposed development is for the creation of 54 flats within the site. Each of the dwellings would be erected in accordance with the floor space standards contained within Policy 3.5 of the London Plan (July 2011). Therefore, each dwelling would be considered to create residential accommodation of an acceptable size for the number of bedrooms and inhabitants being proposed.

EXTERNAL AMENITY SPACE

The majority of the amenity space for the Boiler House is proposed as roof gardens at levels 6 and 7. This would equate to 622sqm of amenity space. In addition to this, balconies are provided to each individual flat, adding a further 336sqm of amenity space provision to the building. In addition to this, 298sqm of temporary amenity space is to be provided to the north-west corner of the site. This is shown on various plans, and would be secured through recommended condition 2. This space would include a temporary children's play area.

This amenity space provided on the site would be marginally below the requirement for this development alone. However, it should be noted that the provision of the temporary amenity space would result in amenity space provision in excess of the Council's requirements. The shortfall in the provision at this phase is made up by the temporary provision, which will then be re-provided as part of later phases of the development as they come forward across the site. As such, and on balance, whilst this particular phase of the development would have private amenity below the Council's requirements at this moment, the overall amenity space provision and the landscape masterplan for the site is considered to result in sufficient amenity provision for the future occupiers of the site.

The proposed shared amenity space for the flats will be a mixture of formal and informal space that will provide an attractive setting for the new apartment block, together with the further buildings to be constructed around the site. The high quality landscaping throughout the site and the creation of new spaces, will benefit both future residents and workers.

Therefore, the proposed development is considered to be provided with sufficient outdoor amenity space for the occupiers of the development, in accordance with Policy BE23 of the Hillingdon Local Plan.

LIGHT AND OUTLOOK

All of the habitable rooms within the dwellings would be provided with an acceptable

source of light and outlook in accordance with Policies BE20 of the Hillingdon Local Plan and 3.5 the London Plan (2011).

OVERLOOKING

In terms of outlook for future residents, Policy BE21 of the Local Plan seek to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the site layout would provide a high standard of amenity for future occupiers. The layout provides sufficient space within the block and ensures that there is adequate separation between the units. This will result in a satisfactory outlook from the proposed units in the block and reduces the potential for nuisance and disturbance to the future occupiers. As such, the development is considered to be consistent with relevant design guidance and policies BE21 and OE1 of the UDP.

All of the units would benefit from an acceptable level of privacy and light, in compliance with the Council's standards given in The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts'.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Part of the consideration of the outline application included means of access for the entire site. The Council's Highways Engineer and TFL have considered the traffic and parking impacts of the scheme on the surrounding area. The outline application was specifically supported by a transport assessment and travel plan along with drawings detailing access, turning (refuse vehicle swept paths) and parking (cars, bicycles, car club, motorcycle allowance, 10% accessible parking provision allowance). In addition, appropriately worded conditions of approval in respect of traffic management, parking numbers and allocation for example were imposed on the outline consent.

It should be noted that matters relating to access and layout were approved under the outline consent. All potential transport impacts of the scheme were considered at the outline stage with details for on-site matters being secured as part of planning conditions, and no significant changes or differences posed in the current application, there are no further issues raised by this scheme.

The reserved matters application for landscaping and appearance for Phase 1 accords with the outline permission. The hard and soft landscaping, including car parking locations, road layout and widths, landscaping, as well as access, are consistent with the outline proposal.

Parking provision is to be staggered across the delivery of the site, as a large majority of the car parking for the site is to be provided in the multi-storey car parks being delivered at later phases of the scheme. As such, a temporary car park is proposed for this site to the rear of the power house building. Following the construction of the following phases, the car parking for this building will be provided within the Material Store and Assembly Building car parks.

7.11 Urban design, access and security

As part of the consideration of the outline scheme considered by the Planning Committee, the details of layout, scale and access along with illustrative information pertaining to appearance and landscaping, was considered to have addressed urban design, access and security issues. The scheme is based on a comprehensive masterplan which has been the subject of extensive pre-application negotiation as evidenced by the supporting

information.

The subject application for reserved matters 'landscaping' and 'appearance' is considered to accord with the principles established in the supporting documents and illustrative material of the outline application. In addition, pre-application negotiation was carried out with the Principal Urban Design officer, resulting in the scheme submitted. Appropriately worded conditions have already been imposed on the outline planning permission to cover detailed design specifics prior to commencement of work.

Overall, the illustrative information in support of the outline application has been carried through to the subject reserved matters application, reaffirming that the proposal has the makings of a high quality development, subject to the detailed design elements already covered by conditions approval under the outline. This specific application for phase 1 is considered acceptable and in line with the aspirations of the Council's SPD and the abovementioned policies which seek high quality design in development proposals.

7.12 Disabled access

The applicant has confirmed that Lifetime Home standards will be met for all the units. It is proposed that six of the flats (2 x 1-bed and 4 x 2-bed) would be wheelchair accessible. This equates to 10% of the units on the site. Of the temporary car parking spaces proposed on this portion of the site, 6 spaces would be wheelchair accessible, which equates to one per wheelchair accessible unit. It is proposed to locate wheelchair accessible car parking spaces closest to the entrance of the building.

Since the extensive pre-application negotiations and through the assessment of the outline scheme, access for people with a disability has been accounted for in the illustrative information pertaining to site and particularly in the consideration of important aspects such as individual dwelling layouts. Generally, access for people with a disability has been considered by the Council's Access Officer and is subject to appropriately worded conditions which are already imposed on the outline permission, the scheme is acceptable in this regard.

It is considered the building is to be in accordance with Policy AM13 of the Hillingdon Local Plan, Policy 3.8 of the London Plan and Hillingdon Design and Accessibility Statement Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

As per the original outline approval, the applicant proposes to provide 5% social/affordable housing within Phase 3 of the development. The quantum of affordable housing has been dictated by the Viability Assessment and given that the Assessment has been independently assessed and found to be robust, this level of provision is considered acceptable in this context. It will continue to be secured through the accompanying S106 legal agreement.

7.14 Trees, landscaping and Ecology

Trees and landscaping have been implicit in the scheme from pre-application discussion through to the consideration of the outline scheme, and were considered as part of the outline application.

The landscaping proposals include the provision shared gardens at roof level, together with landscaping of 'The Groove' to the rear of the building. The Council's Tree and Landscape Officer has stated that the revised landscape proposals are broadly in accordance with the plans previously submitted in support of the Phase 1 layout, but there are some minor concerns with detailed matters. At the time of writing, discussions are ongoing to address these concerns.

Officers are confident these matters will be addressed before the application is heard by the committee, meaning the overall landscaping proposal is considered to have an acceptable impact on the character of the surrounding area in accordance with Policy BE38 of the Hillingdon Local Plan. The addendum will provide an update on this matter.

7.15 Sustainable waste management

The sustainable waste features of the proposed development were considered as part of the outline application. The application was supported by a Waste Strategy, Waste Management Plan as well as drawings describing waste vehicular access into the site. In the course of considering the outline scheme, the Highways and Waste teams confirmed that waste arrangements could be suitably accommodated on the site.

The proposed development would create a refuse storage point within the building for the storage of waste and recycling. These will be accessible for occupiers without requiring leaving the building. The servicing of the site would be carried out from 'The Groove' to the rear of the building.

7.16 Renewable energy / Sustainability

Given the proposed change in phasing, it has been agreed with Council Officers that the Boiler House development is, by itself, too small to justify the implementation of the Energy Centre. The previous non-material amendment application approved the revisions to the condition to ensure that the long term Energy Centre can alternatively be brought forward as a later phase. The earlier phases built before The Power House, will be built to connect to the site wide energy network following the construction of the Power House.

7.17 Flooding or Drainage Issues

Flood risk and the drainage of the site, including sustainable drainage was considered as part of the originally approved outline application, and was considered acceptable, subject to conditions. The proposed development does not impact on this previous assessment.

7.18 Noise or Air Quality Issues

Noise and air quality aspects were considered as part of the outline application. The Environmental Statement submitted as part of the outline application considered the potential noise and air quality impacts associated with the development and appropriately worded conditions of approval were imposed on the outline planning permission. The Council's Environmental Protection Unit confirmed they would continue to control these detailed design aspects through the discharge of conditions and as such, there are no issues to consider in the subject application for reserved matters.

7.19 Comments on Public Consultations

No public responses were received as a result of the consultation on this application.

7.20 Planning obligations

The planning obligations for the development of the site were secured as part of the Outline Planning Permission, and the subsequent application to vary the phasing.

7.21 Expediency of enforcement action

No enforcement action is required in this instance.

7.22 Other Issues

No other issues.

8. Observations of the Borough Solicitor

GENERAL

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including

regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in "Probity in Planning, 2009".

PLANNING CONDITIONS

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

PLANNING OBLIGATIONS

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

EQUALITIES AND HUMAN RIGHTS

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have "due regard" to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different "protected characteristics". The "protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

None.

10. CONCLUSION

The proposed development has been designed in accordance with the parameter plan and design code, which were approved at outline stage. The design and appearance of the building is considered to have a positive impact on the visual amenities of the surrounding area and the urban form of the development has improved since the outline stage.

The dwellings would be built in accordance with the London Plan floor space standards and Lifetime Homes Standards, ensuring a good standard of residential accommodation is being provided. The new dwellings would comply with the distance separation standards of HDAS Residential Layouts, ensuring no significant harm would occur to the residential amenity of the neighbouring occupiers.

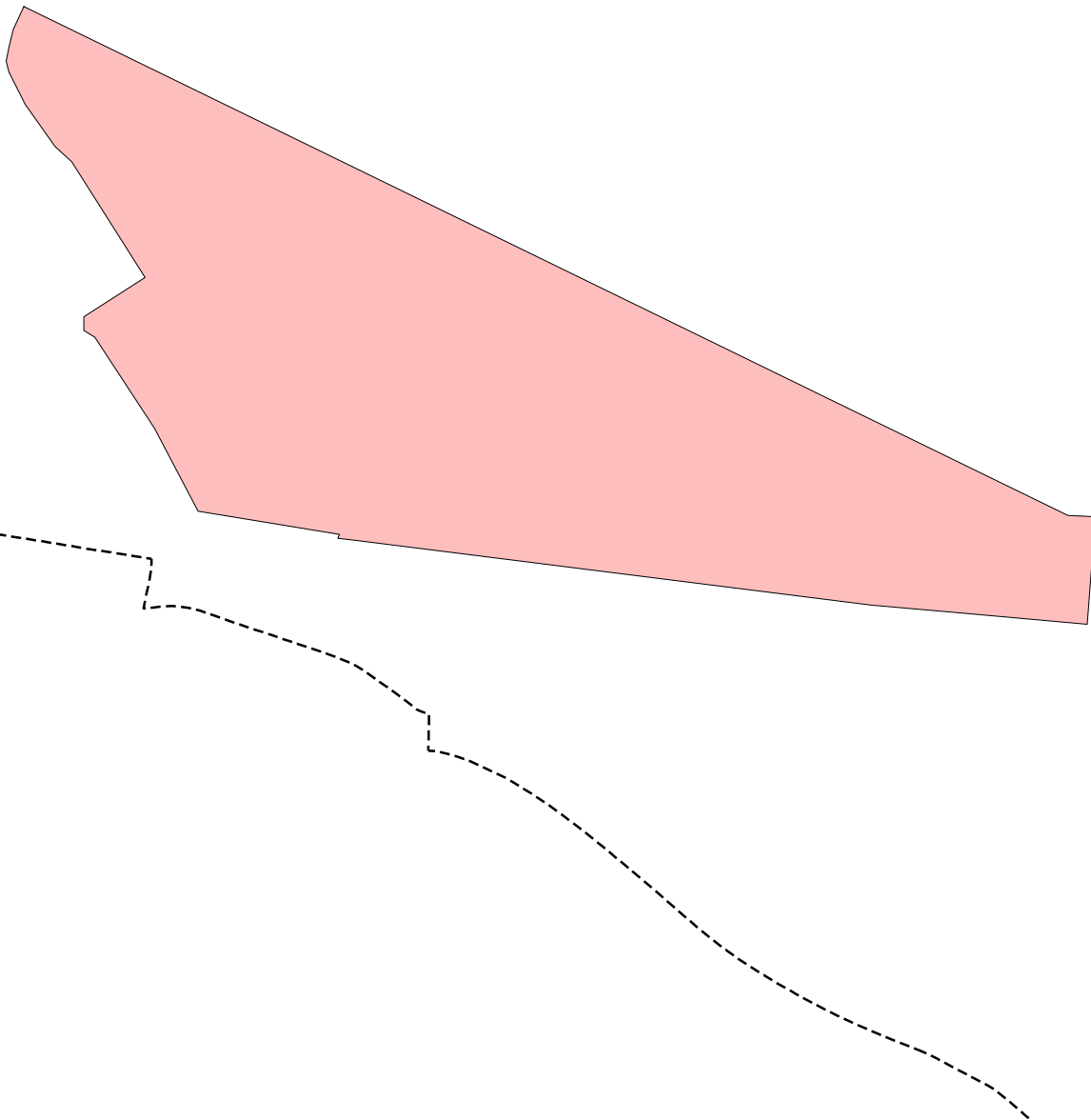
The overall development will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Residential Extensions
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

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Notes

 Site boundary

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Site Address

**Old Vinyl Factory Site
Blyth Road
Hayes**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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Telephone No.: Uxbridge 250111

Planning Application Ref:

59872/APP/2013/3628

Scale

1:3,500

Planning Committee

Major Application

Date

March 2014



HILLINGDON
LONDON