

Report of the Corporate Director of Planning & Community Services

Address 54 HALLOWELL ROAD NORTHWOOD

Development: Renovation and extension of existing youth club, to provide new accessible recreational spaces and facilities, including lounge, kitchen and cafe area, and to upgrade the existing facilities, including hall, dance studio, multi-media room and classrooms

LBH Ref Nos: 16791/APP/2009/237

Drawing Nos: 231654/02100
231654/02101
231654/02102
231654/02103
231654/02104
236154/02105
231654/210
231654/02212
231654/02211
231654/02213
Design and Access Statement

Date Plans Received:	05/02/2009	Date(s) of Amendment(s):	27/02/2009
Date Application Valid:	03/03/2009		18/03/2009
			15/05/2009

1. SUMMARY

Planning permission is sought for the erection of a new single storey building at the front of the site connected to the retained existing two storey building to the rear, involving the demolition of the existing single storey building. The extension will provide approximately 200 square metres of new floor space and will provide a lounge, café, kitchen and offices. The existing building will be upgraded to provide a dance studio and multi media room. A link building between the existing and retained buildings will allow for improved accessibility.

80 surrounding owners/occupiers were consulted. 13 letters of have been received objecting to the design, impact on neighbouring properties, noise and lack of parking. A petition bearing 75 signatures has also been received, objecting on similar grounds.

The proposed scheme has been redesigned, in an attempt to address concerns relating to layout, siting and design. The main changes involve a more traditional design, in keeping with the Northwood Area of Special Character; moving the entrance to the front of the building away from the rear garden of the adjoining property and setting back the new building from the boundary with No.52 Hallowell Road.

The revised scheme is considered to be acceptable in terms of its general footprint, scale, massing and built form. The residential amenities of surrounding occupiers will not be adversely affected by the proposals, while the provision of facilities designed for people with disabilities is considered to be satisfactory. Traffic generation associated with the proposed development is not anticipated to adversely affect the free flow of traffic on the adjoining highway network, whilst adequate parking has been provided. The application is

therefore recommended for approval subject to conditions.

2. RECOMMENDATION

Approval, in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the following conditions:

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 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 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 [use hereby permitted is commenced] or [building(s) is (are) occupied or [in accordance with a timetable agreed in writing by the Local Planning Authority]]. 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).

4 HLC3 Hours of Use

No persons other than staff shall be permitted to be on the premises between the hours of 23.00 hours and 08.00 hours.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 MCD13 Extraction Vent or Chimney

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development have

been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/chimney has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 4B.1 and 4A.19.

6 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).

7 OM5 Provision of Bin Stores

No development shall take place until details of facilities to be provided for the screened storage of refuse bins within the site 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

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate 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, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

9 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 or 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.'

10 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.
- (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 adjoining roads.
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process.

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).

11 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate, footways, turning space, safety strips, sight lines at road junctions, wheel stops, 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).

12 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage, changing facilities, lockers and showers for users of and visitors to the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

13 H17 Washing of Construction Vehicles

Provision shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan.

14 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).

15 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.

16 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).

17 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).

18 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).

19 DRC1 Surface Water/Sewage Disposal

Before any part of this development is commenced, details of a scheme for the disposal of surface water and sewage shall be submitted to and approved in writing by the Local Planning Authority. All works which form part of this scheme shall be carried out before any part of the approved development is occupied unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the proposed development drainage is in accordance with the required standards and that the development does not give rise to an increased risk of flooding, nor to an overloading of the sewerage system in the locality in accordance with Policy OE7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 4A.14, 4A.17 and 4A.18 of the London Plan (February 2008).

20 **SUS6** **Green Travel Plan**

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements;
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008)

21 **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 Policy/ies AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

22 **NONSC** **Non Standard Condition**

Before the proposed building is brought into use a Youth Centre Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall set out a programme of actions to control the following:

- (i) noise nuisance and anti-social behaviour in and around the site, including management strategies to control youths entering and exiting the site during all hours of use;
- (ii) provision to ensure that all programmes operated from the site take account of the proximity of residential neighbours and seek to ensure that, where possible, the programmes are undertaken during normal day-time hours;
- (iii) Consultation strategies to keep the local community abreast of events at the site and of management strategies to be employment (including consultation with the South Ruislip Residents' Association).

Once approved, the facility shall be run in accordance with the approved Youth Centre Management Plan for as long as the facility remains on site.

REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

23 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.

24 N5 Control of noise emission from the site

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the site remains in use.

REASON

To safeguard the amenity of the surrounding area 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).

INFORMATIVES

1 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.

2 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.

3 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).

4 14 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to erect a new building. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

5 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.

6 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.

7 112 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.

8 113 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS

(Tel. 020 7556 2100).

9 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

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 or Bank 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 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. You are also advised that the crossover extension will involve alterations to the utility apparatus on the public footway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

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 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).

15 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

BE5	New development within areas of special local character
BE18	Design considerations - pedestrian security and safety
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.
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
R3	Indoor sports, leisure and entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
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
AM7	Consideration of traffic generated by proposed developments.

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Specific accessibility needs identified for the application site include the following:

1. The accessible parking bays as indicated on plan should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300: 2009.
2. The Design & Access Statement states that level access will be provided. The entrance doors should achieve a minimum clear opening of 1800mm for a double door. It is strongly recommended that consideration be given to the use of an automatic opening door device.
3. The presence of a glass door should be made apparent with permanent strips on the glass (manifestation), contrasting in colour and luminance with the background seen through the glass in all light conditions. The edges of a glass door should also be apparent when the door is open. If a glass door is adjacent to, or is incorporated within a fully glazed wall, the door and wall should be clearly differentiated from one another, with the door more prominent.

4. The proposed entrance lobby (foyer as indicated on the submitted plan) appears too small to provide adequate access to wheelchair users. Lobbies should be designed in accordance with the guidance given in Approved Document M to the Building Regulations 2004. A minimum of 1570 mm clear space should be provided between the two sets of doors.
 5. The minimum clear dimensions of an enclosed lifting platform for use by an unaccompanied wheelchair user should be 900 mm wide 1400 mm deep. A landing of at least 1500 mm x 1500 in front of the lift doors must be provided for clear manoeuvring space.
 6. The double doors leading from the circulation area (G24) into the foyer (G14) should be replaced to ensure that one door leaf provides a clear opening width of no less than 800 mm.
 7. The opportunity should be taken to ensure that all internal doors in the existing building provide a clear opening width of at least 750 mm. Internal doors should also have 300mm unobstructed space to the side of the leading edge.
 8. All signage for directions, services or facilities should be provided in a colour contrasting with the background. Signage and lighting levels should be consistent throughout the building and care taken to avoid sudden changes in levels.
 9. Toilets should be designed in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004.
 10. The accessible toilet should be signed either Accessible WC or Unisex . Alternatively, the use of the ladies and gentlemen with a wheelchair symbol and the word Unisex would be acceptable.
 11. A combination of both left and right hand transfer spaces should be provided, as more than one unisex provision is proposed.
 12. Internal doors across circulation routes should be held open using fire alarm activated magnetic closers whilst the building is in use.
 13. Alarm system should be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system.)
 14. 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.
 15. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.
 16. Provisions that ensure equal participation by disabled people, must also be included in the overall design of all stage, and backstage, areas.
- You are advised to submit details to expedite the specified accessibility needs in order to comply with Condition X of this planning permission.

3. CONSIDERATIONS

3.1 Site and Locality

The site is situated on the western side of Hallowell Road, an attractive, residential street, which forms part of the Old Northwood Area of Special Local Character. The character of the area is mainly derived from the late Victorian and Edwardian houses of varied style and type that line its fairly modest roads. These are quite densely developed and overall the area has a distinctive and very traditional residential character. The houses are predominantly two storey, although some have accommodation within the roofspace. Pitched slated and tiled roofs are the norm for the area.

The site is currently occupied by the Northwood Youth Centre, comprising two buildings which occupy most of the site. The rear of the site comprises a 1930's two storey club building which contains a hall, foyer area, secondary storage spaces, a partial basement and first floor. This structure abuts the railway line to the rear of the site. There is also a flat roofed, single storey structure, which is used in association with the club, sited to the front of the main building. This structure is set back from the road frontage behind the front elevations of the neighbouring residential properties of house numbers 52 and 56. Access to the rear building is via a sloping access ramp along the southern boundary.

3.2 Proposed Scheme

Planning permission is sought for the erection of a new single storey building at the front of the site, involving the demolition of the existing single storey structure. The new building will provide a lounge, cafe, area and kitchen, together with administrative space and will be connected to the retained existing building at the rear of the site by a single storey flat roofed link building.

It is proposed that the centre will be open from 9 am to 10 pm Monday to Saturday and 12 noon to 10pm on Sundays and Bank holidays. It is envisaged that the Council will assume full managerial responsibility for the premises, which is currently managed by an independent charitable trust known as Northwood Youth Club.

The extension will provide approximately 200 sq. metres of new floor space, replacing the existing building of 136 sq. metres. The total area of retained and proposed buildings will be approximately 500 sq. metres.

access to the new building will be from a new entrance at the front of the site, while 3 parking spaces will be retained, one of which will be designed for disabled use.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are no comments on the planning history.

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.
- PT1.30 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.
- PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.

Part 2 Policies:

- BE5 New development within areas of special local character
- BE18 Design considerations - pedestrian security and safety
- 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.
- 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
- R3 Indoor sports, leisure and entertainment facilities
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- 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
- AM7 Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th April 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

80 surrounding occupiers were consulted. 13 letters of objection have been received raising the following points:

- * We do not object in principle to the development of a Young Persons Centre, but believe that the present proposal is unacceptable
- * This area of Old Northwood has been designated an area of Special Local Character. The design is in no way consistent with the surrounding buildings of Victorian and Edwardian character.
- * As a modern design it is bland and adds nothing to the streetscape, with no respect to the street's architectural designation.
- * The north elevation, (alongside No 52), has no architectural treatment at all just being a single unrelieved wall of warehouse type appearance. This wall, if built as planned, to be treated in sympathy with the adjoining property with some use of brick to break the monolithic rendered surface and reduce reflected noise.
- * The south elevation, with the use of fashionable surfaces such as wooden cladding is quite out of keeping with the rubbed red brick of the adjoining property.
- * The inclusion of a steep angled roof lends nothing to the function of the building other than to enhance its general intrusive nature.
- * The development does not adhere to the footprint of the existing building and, as proposed, creates a density on the site that amounts to overdevelopment.
- * The provision of a side entrance at the western terminating point of the new building creates significant issues of noise and privacy to the householder in No 56.
- * will contain the young people as soon as they reach the site.
- * The provision of an angled roof appears quite unnecessary. It adds to the height of the building, reaching a summit of 5.4 metres. The height of the roof line will have a dominant effect on the outlook from No 56 and additionally add to the loss of sunlight to No 52.
- * The scale of the building will create visual intrusion to the view from the gardens south of the development.
- * Due to the drop in the ground level, where the new single storey building meets the old building the height has reached nearly 5 meters, the equivalent of a two storey modern house. This excludes the height of the roof as it climbs away.
- * The new building will extend towards the street beyond its existing footprint and, consequently, obstruct sunlight to an ornamental stained glass window inserted on the southern elevation, ground floor of No. 52.
- * There may be risks to the structural integrity of adjoining dwellings.
- * The water table in the immediate vicinity of the project is high. There have been incidents of flooding in the basement of the old building and the lawn and beds adjacent to the building have become waterlogged.
- * The new design makes no provision to prevent unauthorised entry down the side passage.
- * With the intended five-fold increase in young people using the centre and the increase in hours of opening, especially later in the evening a degree of noise disturbance to residents appears inescapable. We ask that the Committee impose a restriction that the centre does not operate beyond 9.30 pm.
- * The funnelling of visitors alongside No 56 will increase noise disturbance not only to this householder but will be reflected out and affect the properties opposite the entrance. For this reason and the others already stated we ask for a redesign of this aspect of the new building.
- * As it is the intention of the Council to let the premises to other community groups we foresee an increase in noise disturbance from these groups entering and leaving the property and on-street.
- * Currently the consistent source of noise disturbance comes from music and martial art noises from the old hall. These are heard within our house despite double glazing and also experienced by neighbours.
- * The plan to use part of the old hall as a dance studio will increase the noise output. The Committee must make it a condition that the old hall is fully sound proofed and double glazed.

* The provision of only three parking spaces is quite inadequate in view of the increased use. Concerned that the demand for greater parking than provided will come from staff and the external hirers.

* Additionally we foresee a minibus being used and this will need to be parked on site for some part of the day, thus using more than one bay.

* We wish the Committee to impose strict controls on the letting to hirers especially in the evening with a closure time of 9 30.

* We understand that covenants exist to protect the continued use of the buildings to service the young people of Northwood. We have been told that these will be transferred to the Council if the freehold of the site is transferred to the Council. We ask that the Committee ensure that any planning permission granted makes reference to the continuation of these covenants.

In addition, one petition bearing 77 signatures has been received objecting on the following grounds

* The design of the building is completely out of style with neighbouring buildings in a residential area designated of Special Local Character

* The increase in size and footprint of the building creates unacceptable problems for its immediate neighbours, brings it closer to the roadside and with its much greater capacity for activities raises concerns about increased noise.

* The car parking allowance for a mere 4 vehicles is entirely inadequate in a residential street which already suffers from serious parking and through traffic problems.

Any comments received as a result of further consultations on the revised plans will be reported to Committee.

LONDON UNDERGROUND - No objections.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No objections are raised to this proposal. Should this application be recommended for approval, the following conditions should be applied;

Noise

The applicant states in section 2.1 of the Design & Access statement that the proposed development presents a risk of 'noise breakout', in part from the dance studio. The following opening hours have been supplied by the applicant, which should be conditioned;

The premises shall not be used outside the following hours;

- 09:00 hrs and 22:00 hrs on Mondays to Saturdays

- 12:00 hrs to 22:00 hrs on Sundays and Bank Holidays

Reason: To safeguard the amenity of surrounding areas.

URBAN DESIGN OFFICER

The site is situated in an attractive, residential neighbourhood, which forms part of the Old Northwood Area of Special Local Character, characterised of 2 storey detached dwelling houses, and cottages. The street scene benefits from a coherent building line, and coherence in height, scale and use. The current dilapidated status of the Club building, as well as the character and built form detracts from the otherwise attractive and coherent buildings in the area, mainly 2 storey Edwardian and Victorian buildings, with a dominance of brickwork and pebble dash, with traditional good detailing.

The existing club building to be demolished is a dilapidated, single storey 1970's building currently boarded up and disused. Properties on this side of Hallowell Road benefit from deep rear gardens, a characteristic which contributes to the ambience of the Area of Special Local Character.

The proposal relates to the refurbishment of the existing premises and an extensive extension to the front. The scale of the extension exceeds the existing footprint, which is contrary to established policy. The excessive scale would cause a permanent detrimental visual impact, as well as the angled roof which would cause overdominance on the rear gardens of the adjacent property, No. 56.

The proposal causes concerns with regard to the effects on the character and appearance of the Area of Special Local Character Area, due to the intensification of the scheme, not only by the extended built area in terms of footprint and scale, but also because of the increased noise levels which the additional and intensive use of the building undoubtedly will create. This is a significant issue with regards to the conservation aspects in the area. Furthermore, the overlooking aspects from the new building into the adjacent private garden space is considered to cause severe and permanent disturbance, and the impact of this on the residents privacy is considered unacceptable. A wooden trellis, as proposed, is not sufficient as a permanent resolution to the overlooking issue, which is caused by poor design.

In terms of the proposed design approach, it is unfortunate that no effort has been made to create an extension that would blend in with the character and appearance of the many good examples of traditional, high quality buildings in the area. On the contrary, the proposed design is considered to be out of keeping with the distinct character of the area. Neither do the proposed building materials, painted wood, match the traditional red brickwork and pebble dash buildings which are prevalent in the area. As the footprint is shifted much closer to the street scene than the previous building, the proposed building would make a considerably more significant appearance in the street scene. Also the blank wall along the proposed north west elevation, which would be visible from House No. 52 is unacceptable due to poor design. The scale of the building would create visual intrusion to the views from the gardens to the south of the proposed building.

From an urban design and conservation perspective, the submitted proposal is considered to cause severe concerns because of the location, use, scale, intensity and character of the proposed building. However, the site has potential for a sensitive and appropriate type of development, which ties into the character of the existing built context. From an urban design point of view, the prevalent scale, height, footprint, character and building line of the adjacent residential properties should guide any forthcoming regeneration scheme on the site.

Amended scheme.

The scheme has been revised following advice with regards to design approach, layout, detailing as well as building materials in order to accommodate required facilities and improvements to the existing Youth Centre, whilst improving the character and appearance of the building and ensuring that the new Youth Centre building blends in carefully with the attractive Victorian and Edwardian semi-detached town houses, which are prevalent in the neighbourhood.

The revised proposal is considered to respond to and address previous concerns, and to create a scheme which from an urban design point of view is considered acceptable. The proposed scheme now provides a more traditional appearance in the streetscape, whilst the relocation of the entrance to the gable provides an active frontage, and reduces the direct impact on the adjacent property.

Furthermore, the proposed continuous clerestory roof light in traditional style with detailed mullions and the proposed elevated roof construction strongly assists in creating a more slender, airy and elegant composition in the streetscape. The one storey extension to the front is set back from the building line of the adjacent dwellings.

The proposed south and north elevations are well proportioned and are considered to create a well balanced development in terms of height, scale and massing, which responds sensitively to the existing built context.

There are no objections to the revised proposal for building materials, such as traditional stock facing bricks and (reconstituted) slate roof.

However, given the visual quality and sensitivity of the neighbourhood, designated Area of Special Local Character, fully detailed drawings of the fenestration and rooflights should be conditioned. Samples of all building materials and landscaping materials are equally to be conditioned.

CONSERVATION OFFICER

BACKGROUND: The site lies within the Old Northwood Area of Special Local Character.

CONSIDERATION: There would be no objection to the demolition of the existing frontage building, as it does little to enhance the general appearance of the area. Nor would there be any objection in principle to a low key infill type development of good design.

This is, however, a difficult site to develop, given the retention of the hall and the use of its foyer, the falls across the site and its juxtaposition with the existing houses on either side. It is clear that the architects have been working to a difficult brief and that redeveloping the whole site may have produced a better end result in terms of the design of the building and the relationship with its context. Looking at the scheme, considerable thought has been given to the design of the building; however, we have concerns re the following:

- * Lack of an entrance/active frontage to Hallowell Road - The cafe entrance should be brought further to the front and the kitchen pushed back into the building. This would also provide a more obvious level entrance for those who need it. Whilst it is understood for the need to utilise the existing entrance and foyer, this is not ideal in terms of the legibility of the new structure and would focus activity on what should be a secondary elevation of the new building, hence the need to include screening on this boundary.
- * The angled frontage - whilst set back from the established building line, this would appear incongruous given the very traditional siting of the surrounding properties. Ideally, it should sit square onto the road frontage.
- * Concerns re developing directly off the boundary with the adjacent house - this would provide a long and increasingly high, unbroken wall of building, which would potentially impact on the outlook from no 52. A set in, or more modulated elevation would ease the problem.
- * We would prefer to see a simple pallet of materials used, possibly more red brick combined with rendered elements and avoiding cedar cladding.
- * More details of the junction with existing building and roof form in this area. Could more be made of the existing traditional 1930s frontage by providing a glazed atrium type link to the foyer/entrance? This would also help break up what is quite a large expanse of roof in one plane.
- * More details of the forecourt area, landscape and boundary treatments - at present this looks very tight and provides little opportunity to provide soft landscaping.
- * An alternative and less exposed location for the bin store should be considered, or perhaps a store that is integral with the building.

AMENDED SCHEME

The traditional design approach to the frontage elevation works in terms of the building's relationship with the wider streetscape and the existing retained 1930s building to the rear.

The entrance treatment gives a nice focus to the building, as does the lantern light design to the roof

frontage.

The bike shelter in the form of Sheffield stands are a more discrete option.

It appears that the parking spaces are accessed directly from the street. If this is so, could they be pulled further forward to give more room around the entrance area/rear of the parking bays for landscaping?

We should also look for the creation of some sort of partial boundary treatment to the front of the site adjacent to the tree and to the rear of the parking spaces, which could be achieved with good planting. As already noted, the introduction of areas of soft landscape would improve the appearance of the frontage. It is important that suitable materials/finishes are used for the hard surfacing of the parking areas - a resin bond gravel, or stone setts would look much less harsh than tarmac.

Overall, the current design is considered acceptable, subject to conditions requiring the submission of

- * samples of all the external materials for agreement, including details of the gutters
- * detailed drawings of the entrance (door and door surround), eaves details, window and door lintols, the rooflight, the profile of the gutters and location of the down pipes.
- * Type and location of the venting/ducts for the kitchen and any other plant.
- * Details of the parking area- surface materials, boundary enclosure details and planting.
- * Details of cycle stands.

TREES/LANDSCAPE OFFICER

Drawing No.02101 is a topographic survey, which includes the existing level survey. This plan indicates that there is a fall across the 60 metre depth of the site of approximately 2.8 metres (spot heights of 69.0 metres in the west and approximately 71.8 metres on the back edge of Hallowell Road to the east.) The survey indicates the presence of a large tree (a Lime) in the south-east corner of the site, an offsite Cherry (rear garden of number 56) and an offsite Laurel (garden of number 52) - both of which oversail the site boundary.

No detailed tree survey has been submitted. However, these trees are not protected by TPO or Conservation Area designation.

The Proposal

The proposal is to renovate and extend the existing youth club to provide new and accessible facilities. The proposed design includes the demolition of the existing building at the front and its replacement which will be directly connected to the existing/retained building at the rear of the site (see drawing No 02200 Rev B). The Design & Access Statement describes the proposal and refers briefly to landscape in para. 2.5. While no landscape enhancements are envisaged, the presence of the Lime in the front forecourt is acknowledged and the DAS confirms that it will be retained and protected during the construction works. Reference is also made to the need to provide ramped access to the site entrance, to accommodate 3No. parking bays with a fourth space for use by blue badge holders, and to provide screened storage for waste and cycles. Drawing No. 02201 Rev B indicates the retention of the Lime, within the new site layout. It is not clear how the parking bays (CP1, 2 and 3) will work unless the existing steel railings are removed and a new dropped kerb installed along the full width of the frontage. Similarly the space allocated for blue badge holder parking is tight and will require a reversing movement into (or out of) the site. The bin store enclosure appears to be in a prominent position within the front yard. - These problems are largely due to the proposed front elevation which has been brought forward of its existing line. However, if the (parking) layout is considered practicable, the appearance of the ancillary storage should be subject to detailed design which could be addressed through landscape conditions.

Amended Scheme

Further to the re-submission of a scheme to extend the youth centre, the Purcell Miler Tritton's Design & Access Statement and drawing Nos. 231654/02211 and 02212 confirm that the layout of the site frontage includes the retention and protection of the mature Lime tree and the provision of a length of hedge at the ends of car park bays 1 and 2 up to the boundary with house number 52.

Given the limited space available for parking, cycle stands (now located along the front of the building) and pedestrian circulation, the short length of hedge is all that the space will allow and will go some way to soften/screen the development. In order to protect the hedge from car overruns/pedestrian short cuts a wheel-stop should be built into the parking space or a barrier provided to protect the fence.

Recommendation

No objections are raised subject to conditions TL5, TL6 and TL7.

ACCESS OFFICER

The facility is subject to the Disability Discrimination Act 1995 because it provides a service to the public. It should be noted that reasonable adjustments to practices, policies and procedures, auxiliary aids, and physical features will need introducing to ensure that disabled people receive the same level of service.

The following observations are provided:

1. The accessible parking bays, as indicated on plan, are not marked in accordance with BS 8300:2009. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300: 2009.
2. The Design & Access Statement states that level access will be provided. The entrance doors should achieve a minimum clear opening of 1800mm for a double door. It is strongly recommended that consideration be given to the use of an automatic opening door device.
3. The presence of a glass door should be made apparent with permanent strips on the glass (manifestation), contrasting in colour and luminance with the background seen through the glass in all light conditions. The edges of a glass door should also be apparent when the door is open. If a glass door is adjacent to, or is incorporated within a fully glazed wall, the door and wall should be clearly differentiated from one another, with the door more prominent.
4. The proposed entrance lobby (foyer as indicated on the submitted plan) appears too small to provide adequate access to wheelchair users. Lobbies should be designed in accordance with the guidance given in Approved Document M to the Building Regulations 2004. A minimum of 1570 mm clear space should be provided between the two sets of doors.
5. The minimum clear dimensions of an enclosed lifting platform for use by an unaccompanied wheelchair user should be 900 mm wide 1400 mm deep. A landing of at least 1500 mm x 1500 in front of the lift doors must be provided for clear manoeuvring space.
6. The double doors leading from the circulation area (G24) into the foyer (G14) should be replaced to ensure that one door leaf provides a clear opening width of no less than 800 mm.
7. The opportunity should be taken to ensure that all internal doors in the existing building provide a clear opening width of at least 750 mm. Internal doors should also have 300mm unobstructed space to the side of the leading edge.

8. All signage for directions, services or facilities should be provided in a colour contrasting with the background. Signage and lighting levels should be consistent throughout the building and care taken to avoid sudden changes in levels.

9. Toilets should be designed in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004.

10. The accessible toilet should be signed either Accessible WC or Unisex. Alternatively, the use of the ladies and gentlemen with a wheelchair symbol and the word Unisex would be acceptable.

11. A combination of both left and right hand transfer spaces should be provided, as more than one unisex provision is proposed.

12. Internal doors across circulation routes should be held open using fire alarm activated magnetic closers whilst the building is in use.

13. Alarm system should be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system.)

14. 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.

15. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

16. Provisions that ensure equal participation by disabled people, must also be included in the overall design of all stage, and backstage, areas.

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.

Conclusion:

On the basis that the above issues could be addressed by way of suitable Conditions, no objections are raised.

HIGHWAY ENGINEER

The application is acceptable with conditions. A condition requiring details of alterations to the crossover, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the new building.

An informative to the effect that the crossover extension will involve alterations to the utility apparatus on the public footway should also be attached.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R3 seeks to promote formal recreational facilities and accepts the principle of indoor sports/leisure facilities, provided they are accessible by public transport for all potential users and would not be detrimental to the amenity of the surrounding area. Policy R10, regards proposals for new meeting halls, buildings for education, social, community and health services, including libraries as acceptable in principle subject to other policies in the Plan. The over-riding caveat of Policy R16, however, is that such facilities must be accessible to all without increasing the need to use private motor cars.

The proposed extension to the existing building would be a continuation of the current use of the site as a youth centre. With regard to the cafe component, this would appear to be of an appropriate scale for the youth centre to remain ancillary to the development. The proposal is in compliance with the above mentioned policies and no objections are therefore raised to the principle of the development.

7.02 Density of the proposed development

There is no residential component to this scheme.

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

The impact on the Old Northwood Area of special Character is dealt with in section 7.07 of the report.

7.04 Airport safeguarding

There are no airport safeguarding objections.

7.05 Impact on the green belt

The site is not located within or adjacent to the Green Belt.

7.06 Environmental Impact

There are no land contamination or air quality issues. The impact of the development in terms of noise generation is dealt with in section 7.18 of the report.

7.07 Impact on the character & appearance of the area

Policy BE5 seeks to ensure that development within Areas of Special Local Character harmonise with the materials, design features, architectural style and building heights predominant in the area. Policies BE13 and BE19 of the UDP saved policies September 2007 attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Policy BE38 requires new development proposals to incorporate appropriate landscaping proposals. The building should be designed so that it contributes to the security and safety of pedestrians and other footway users by overlooking pedestrian spaces and avoiding hidden recesses in accordance with Policy BE18.

It is considered that the current dilapidated status of the club building at the front of the site, as well as its character and built form detracts from the otherwise attractive and coherent buildings in the area, which are mainly 2 storey Edwardian and Victorian buildings, with a dominance of brickwork and pebble dash, with traditional detailing. No objections are therefore raised to the demolition of the existing building provided the replacement building is of an appropriate design.

In terms of the design approach of the originally submitted scheme, this was considered to

be out of keeping with the distinct character of the area. This was a view expressed by local residents during recent consultation meetings and in written responses to the initially submitted scheme.

The scheme has been fundamentally redesigned from a contemporary building to a more traditional approach.

The Urban Design Officer considers that the revised proposal responds to and addresses previous concerns, creating a scheme which now provides a more traditional appearance in the streetscape. The relocation of the entrance, to the front, provides an active frontage and reduces the direct impact on the adjacent property. The proposed south and north elevations are considered to be well proportioned in terms of height, scale and massing, responding sensitively to the existing built context.

The Urban Design Officer further considers that the proposed continuous clerestory roof light in traditional style, with detailed mullions and the proposed elevated roof construction assists in creating a more slender, airy and elegant composition in the streetscape.

This view is shared by the Conservation Officer, who considers the revised scheme acceptable, subject to conditions requiring the submission of samples of all the external materials, detailed drawings of the entrance, eaves details, window and door lintols, the rooflights, the profile of the gutters and location of the down pipes, venting/ducts, details of the parking area, boundary enclosure details, planting and cycle stands. These would be secured by condition.

In general, the design, massing and layout of the new building are considered satisfactory in compliance with the aims of Policy BE13 of the UDP.

7.08 Impact on neighbours

In relation to outlook, Policy BE21 of the UDP saved policies September 2007 requires new residential developments to be designed to protect the outlook of adjoining residents. In relation to sunlight, Policy BE20 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

The scheme as originally submitted envisaged the new building on the boundary with no. 52 Hallowell Road for the full depth of the garden and joining onto the existing retained two storey building. The height of the eaves of the new building on this boundary would rise from 2.8 metres at the front, to 4.5 metres at the rear. Building on the boundary would have resulted in the loss of the existing fencing and vegetation and would have provided a long and increasingly high, unbroken wall of building, which would have impacted on the outlook from no 52. This was considered to result in an over dominant form of development which would detract from the amenities of the occupiers of No. 52, by virtue of loss of outlook and overshadowing to the rear garden, contrary to policies BE20 and BE21 of the UDP saved policies September 2007.

The scheme has now been revised, setting the new building back a minimum of 1 metre off the southern boundary with No.52. In addition, the height of the new building has been kept as low as possible, by designing the roof with a shallow pitch along the edges, with the main roof being at a higher level, but set back from the boundaries. In addition, the link building has been designed as a flat roofed structure, which is set back approximately 1.5 metres off the southern boundary. The revised scheme would allow the occupiers of No. 52 to keep their existing fence and fairly substantial boundary planting. Furthermore, the

reduced height, set back and more modulated elevation would reduce the perceived bulk of the new structure from the garden of No 52 and limit any overshadowing.

With regard to the impact on No. 56 Hallowell Road, to the south of the site, the proposed building would be sited at least 1.84 metres from the party boundary, or 3.5 metres from the property itself. Given the revised design of the new buildings, the reduced height, set back and more modulated elevation, it is not considered that there would be a material loss of outlook to this property. Given the orientation of the site with respect to No.56 and that the proposed buildings would be sited a sufficient distance away from the boundary, it is not considered that there would be a material loss of daylight or sunlight to the occupiers of No. 56 Hallowell Road.

In relation to sunlight, Policy BE20 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. There will be a very good level of day lighting retained for the proposed development and adjoining properties. The majority of the amenity space adheres to the BRE guidelines with regard to obtaining at least 60% of the area lit at any point within the assessment month of March. The proposal is thus considered to be consistent with Policy BE20.

With regard to privacy issues, Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. Apart from the clerestory window in the central element of the roof, only high level obscure glazed windows are proposed in the elevation facing No. 56, whilst no windows are proposed in the elevation facing No 52.

Overall, it is considered that the revised scheme respects the sensitivities of the surrounding area and limits any adverse impact to the amenity of neighbours, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

7.09 Living conditions for future occupiers

There is no residential component to this scheme.

7.10 Traffic impact, car/cycle parking, pedestrian safety

In terms of car parking, there are no specific Local Planning Authority standards for Youth Centres. Parking requirements should be individually assessed and a Travel Plan provided. It is proposed that parking will be formalised at the front of the site to provide 3 car parking spaces, including 1 space for people with disabilities. The applicants have submitted that the vast majority of young people currently attend the centre on foot or on bicycle, with some using bus or underground transport if living outside the immediate vicinity. The applicants do not anticipate different modes of transport in the future. The site is located in an area with a Public Transport Accessibility Level (PTAL) of 2, with Northwood Tube Station and a transport hub for buses being within 370 metres from the Centre.

The scheme will be subject to the implementation of a travel plan to encourage visitors, staff and users of the facilities to use sustainable means of transport, rather than the private motor car. In addition, secure bicycle storage has been provided in accordance with adopted standards.

The Highway Engineer raises no objections to this level of parking provision. Subject to a condition requiring the submission of the travel plan and the provision of the secure cycle storage, it is considered that the level of on site parking provision is adequate.

In order to provide for the new parking layout, it will be necessary to extend the dropped curb for virtually the full width of the site and remove the existing iron railings which extend along the northern section of the frontage. The Council's Highways Engineer is satisfied that traffic generation associated with the proposed development will not adversely affect the free flow of traffic or highway and pedestrian safety on the adjoining highway, subject to details of the alteration to the vehicular crossover being submitted and approved, prior to occupation of the new building.

Overall, it is considered that the proposal is in compliance with Policies AM9, AM7, AM14, AM15, of the Hillingdon Unitary development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Urban design issues are dealt with in Section 7.07 of this report.

7.12 Disabled access

The existing building to be retained is currently accessed by a series of steps leading from another existing building that is to be demolished, or down a steep ramp. Under the current proposals, the main entrance will be located at the front of the new building with a level threshold to be Disability Discrimination Act (DDA) compliant. It will then be possible to access the retained building at the rear by means of a platform lift or steps. An accessible toilet has also been provided at the new café level.

By creating the level access at the front and a platform lift down to the existing ground level of the retained building, the existing building has now become usable for the disabled, whereas before, it was inaccessible. However, due to constraints within the existing building, it has not been possible to provide any ramped access or lifting devices to the multi media room under the stage, or to the existing first floor kitchenette area. However, a platform lift has been provided to the dance studio on the stage.

The Council's Access officer has raised no objections to the proposals, subject to a series of recommendations which are covered by a condition and informative.

The new building, under the terms of the DDA, is to be fully compliant with Part M of the Building Regulations. As a public building, the Centre has been designed as far as possible to provide access for people of all disabilities. Subject to the condition, the provision of facilities designed for people with disabilities is considered to be adequate, in compliance with Policies R16 and AM13 of the UDP.

7.13 Provision of affordable & special needs housing

This is not a residential scheme.

7.14 Trees, Landscaping and Ecology

There is limited scope for landscaping, given the scope of the development. However, the mature Lime tree at the front of the site will be retained and protected during construction. In addition the scheme includes the provision of a length of hedge at the ends of car park bays 1 and 2 up to the boundary with number 52 Hallowell road.

Given the limited space available at the front of the site, the Trees and Landscape Officer considers that the short length of hedge is all that the space will allow. However, this will go some way to soften and screen the development and enhance the street scene. Subject to condition requiring details of new planting and tree protection, the scheme is considered to comply with Policy BE38 of the Unitary development Plan Saved Policies (September

2007).

There are no ecological issues associated with this site, given the current level of development and activity.

7.15 Sustainable waste management

With regard to waste disposal, adequate provision is shown to be provided for both refuse and recycling storage.

7.16 Renewable energy / Sustainability

The energy performance minimum requirements of Building regulations Part L will be met for the new development.

7.17 Flooding or Drainage Issues

Policies OE7 and OE8 seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

The proposed development will result in only a modest increase of 200 sq. metres of floor area. However, given the history of flooding in the basement of the existing building to be retained, conditions are recommended requiring details of surface water and drainage discharge and a sustainable urban drainage scheme.

Subject to these conditions, it is considered that the risk of flooding will be minimised in compliance with policies OE7 and OE8 of the UDP saved policies September 2007.

7.18 Noise or Air Quality Issues

Policies OE1 and OE3 seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable. There are no limitations to the hours of use of the current facilities. However, the effects of noise associated with a more intensive use of the site on residential amenity are matters for consideration.

The scheme as originally submitted was designed so that the new building tapered towards the front, thereby locating the main entrance and external circulation area at the side of the new building adjacent to the side boundary with No 56 Hallowell Road. This layout raised concerns with regard to the impact of noise on adjoining residents associated with the intensified use of the site.

The revised scheme has relocated the main entrance to the front of the building and provides for an internal lobby. It is considered that this arrangement will remove the potential for outbreaks of noise from activities associated with the facilities, including arrivals and departures from sensitive adjoining land uses internally, or to the more public area in front of the site.

The Council's Environmental Protection Unit has raised no objections, subject to a condition limiting the hours of use. In the event of planning permission being granted it is therefore considered necessary to impose conditions restricting the use of the development to between 09:00 and 10:00 hours Monday to Saturday and 12 noon to 10 pm on Sunday and Bank Holidays only, in order to safeguard the amenities of the occupiers of adjoining properties. A condition is recommended for the submission of a management plan, detailing how the Centre will be operated and run, including hired community usage and the programme of activities offered. Given that the retained building is to be used as a

dance studio, a condition is also recommended for the submission of a scheme for the control of noise emission from the site. Subject to the suggested conditions, it is not considered that the residential amenities of surrounding occupiers will be adversely affected by the proposals, in accordance with policies OE1 and OE3 of the UDP saved policies September 2007.

7.19 Comments on Public Consultations

The concerns raised in relation to the planning issues are dealt with in the main body of the report.

7.20 Planning Obligations

It is not considered that there are any planning obligations relevant 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 relevant planning issues relating to this site.

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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. 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 Council.

10. CONCLUSION

No objections are raised to the extension and intensification of use of the existing youth centre, subject to visual and amenity considerations.

It is considered that the scheme has been revised to be in harmony with the character of the Old Northwood Area of Special character. The scheme has also been revised in terms of design and siting to limit the impact of the development on the amenity of adjoining residents in terms of over dominance, overshadowing, privacy and noise outbreak. The proposed scheme will also enhance access to the facility for people with disabilities.

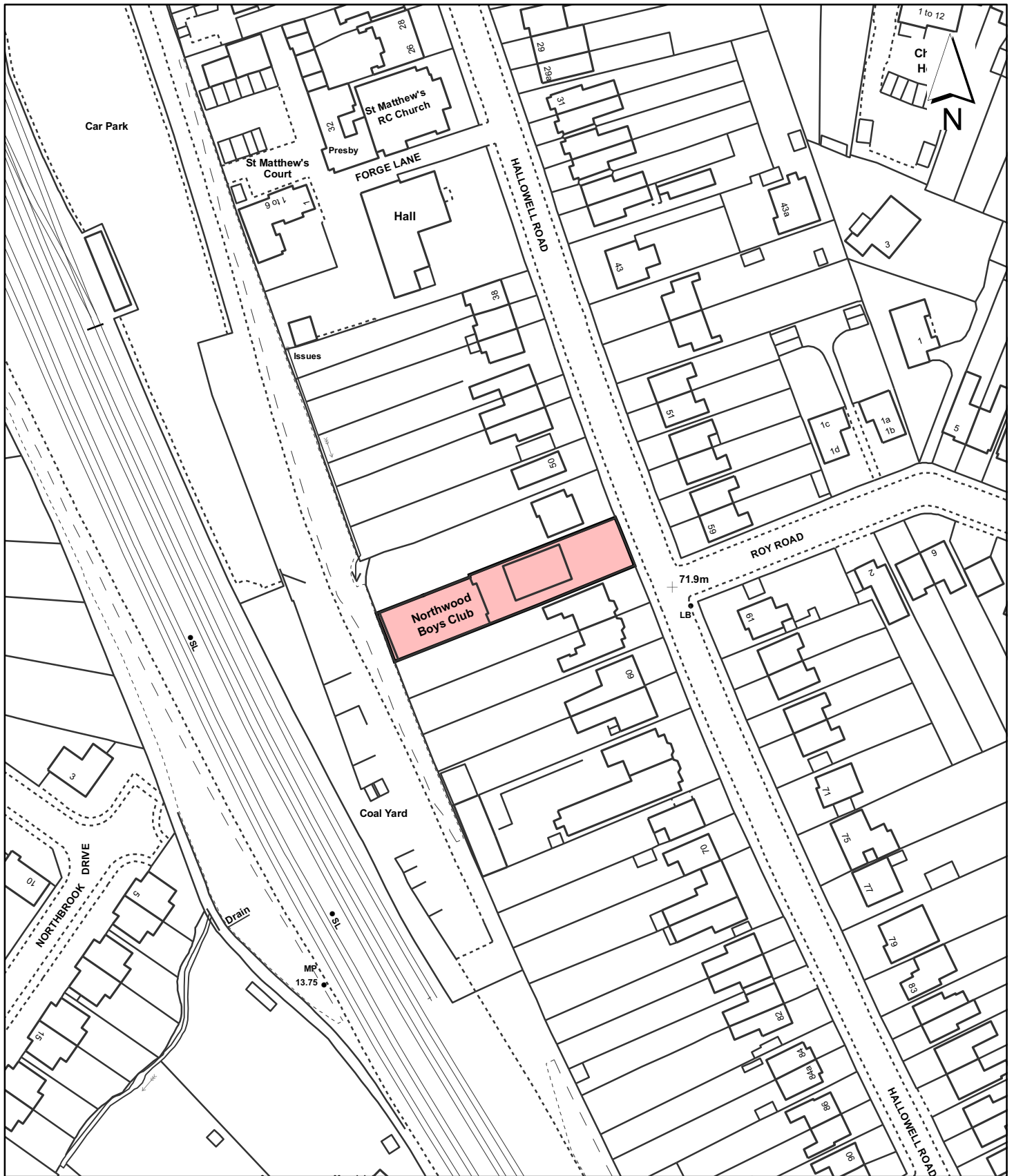
Subject to relevant conditions, relating to materials, detailed design, hours of use and modes of operation, the application is recommended for approval.

11. Reference Documents


Planning Policy Statement 1 (Delivering Sustainable Development)
PPS (Planning Policy Statement) 6 - Town Centres And Retail Developments
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 17 (Sport & Recreation)
Planning Policy Guidance Note 24 (Planning & Noise)
Supplementary Planning Guidance Community Safety by Design
Hillingdon Design and Accessibility Statement

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Notes

 Site boundary

For identification purposes only.

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54 Hallowell Road Northwood	
Planning Application Ref:	Scale
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Planning Committee	Date
North	May 2009

LONDON BOROUGH OF HILLINGDON

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