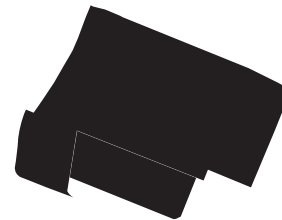


HILLINGDON GARDENS



DESIGN UPDATES

GREATER LONDON AUTHORITY

16. JUNE 2019

ColladoCollins Architects

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HILLINGDON GARDENS DOCUMENT TITLE

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1. INTRODUCTION

HILLINGDON GARDENS
DESIGN UPDATES

1.1. INTRODUCTION

In October 2019, Inland Ltd submitted a detailed planning permission for the redevelopment of the Former Master Brewer Motel site, Freezeland Way, Hillingdon.

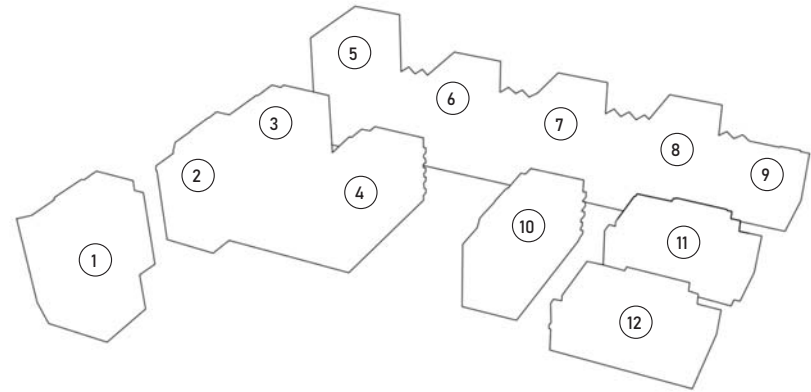
Following the refusal of the application at the London Borough of Hillingdon's planning committee in February 2020, the application was subsequently call-in by the Mayor of London for determination in March 2020.

In line with the technical discussions currently being undertaken with officers of the Greater London Authority and the progression of detail design considerations, a number of minor design adjustments to the submitted scheme have arisen, which respond to necessary technical strategy updates and layout efficiencies.

The proposed development will remain largely unchanged from the design previously considered by the London Borough of Hillingdon. In this regard, the proposal seeks the delivery of 514 residential units and the provision of flexible commercial floorspace, alongside new hard and soft landscaping and associate highways infrastructure.

The proposed amendments comprise of the following as a summary. Please note that the mark up contained within this document is comprehensive and includes Building Regulation related amendments, however the annotated text focuses on the design changes that have an impact in Planning terms :

1. Residential flats aspect and unit sizes optimised in places.
2. Parapet to perimeter terraces increased to meet AD Part K height and omit metalwork balustrading.
3. Refined window design with reduced transparent glass areas in line with overheating requirements.
4. Recessed balconies updated to provide containment with metal balustrading to suit new building regulations in lieu of laminate glass.
5. Permanent maintenance access from stair cores added and indicated residential plant requirements.
6. Natural car park ventilation provisions provided with louvre screened penetrations and podium telescopic vent.
7. Potential sub-divisions and minor amendments of the commercial spaces indicated.
8. Sub-stations moved externally to simplify structural and fire safety designs.



HILLINGDON GARDENS
DESIGN UPDATES

2. DESIGN CHANGES

2.1. BUILDING 1 ELEVATIONS

ORIGINAL SUBMISSION



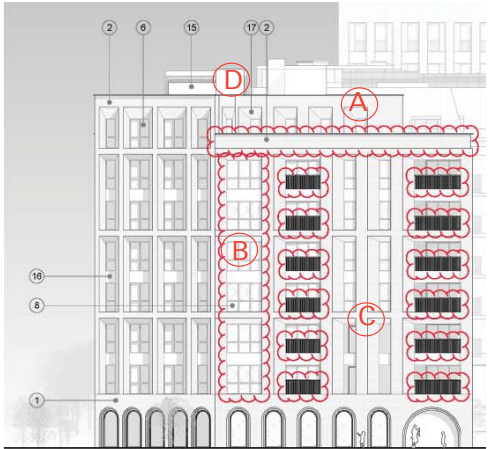
2 Building 1 - South Elevation
1 : 200



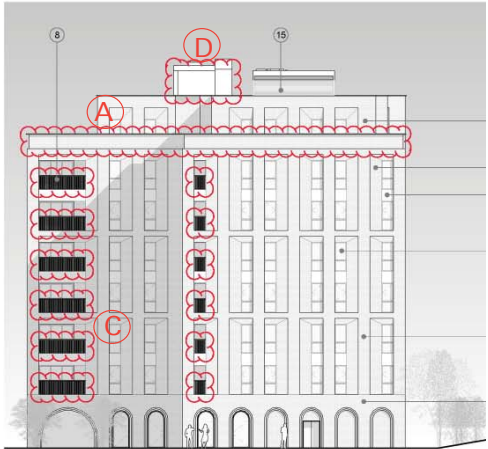
4 Building 1 - North Elevation
1 : 200

REVISED SUBMISSION

- A_Sixth floor parapet to perimeter terraces increased to meet AD Part K height and omit metalwork balustrading.
- B_Refined window design with reduced transparent glass areas in line with overheating requirements.
- C_Recessed balconies updated to provide containment with metal balustrading to suit new building regulations in lieu of laminate glass.
- D_Permanent maintenance access from stair core added and indicated residential plant requirements.



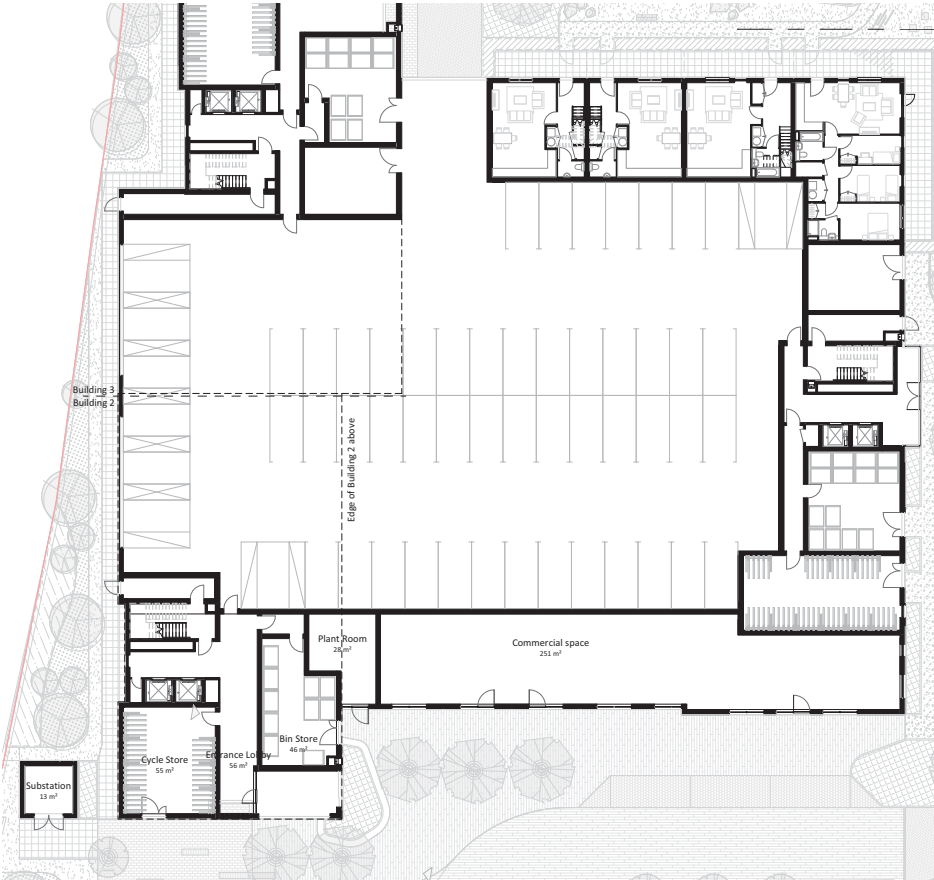
2 Building 1 - South Elevation
1 : 200



4 Building 1 - North Elevation
1 : 200

2.2. BUILDINGS 2,3,4 GROUND FLOOR PLAN

ORIGINAL SUBMISSION



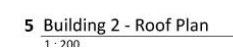
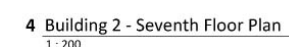
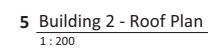
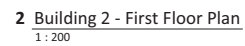
REVISED SUBMISSION

- A_Natural car park ventilation provisions provided with louvre screened penetrations and podium telescopic vent.
- B_Potential sub-divisions with commercial spaces indicated.



ORIGINAL SUBMISSION

E Permanent maintenance access from stair core added and indicated residential plant requirements.



2.4. BUILDING 4 PLANS

ORIGINAL SUBMISSION

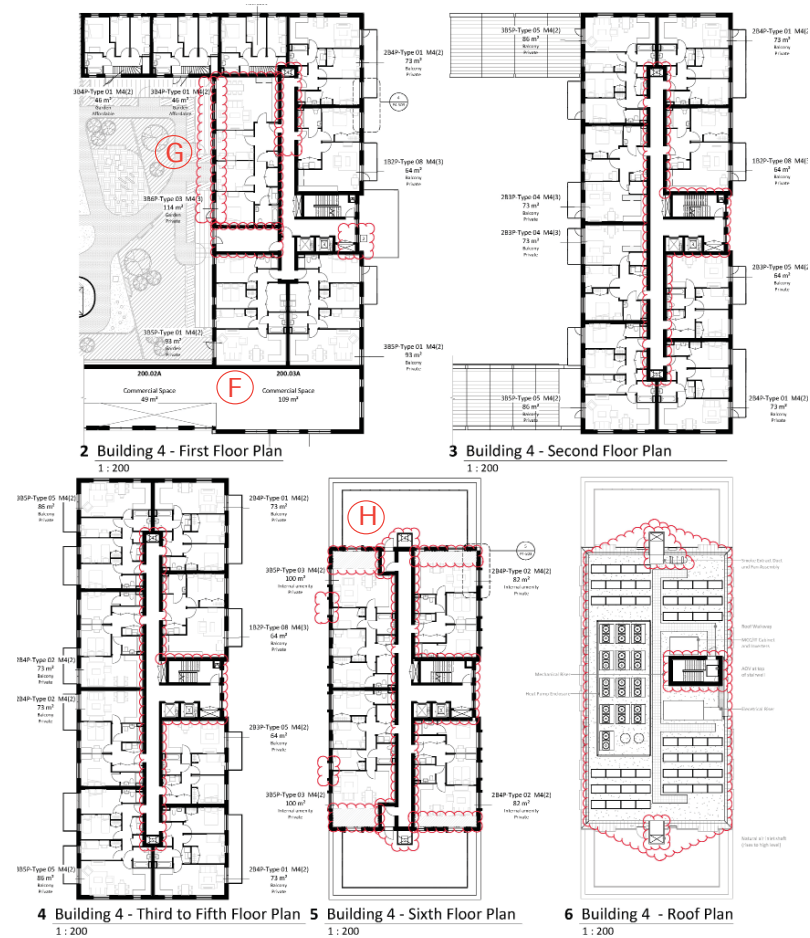


REVISED SUBMISSION

F_Small decrease of 77sq.m to commercial total.

G_2 No units in B4 (401.03 & 401.04) replaced with 3B6P retaining 514No. total units (to suit Building 2 updated for podium access).

H_Internal amenity update to sixth floor units due to soffit servicing zone allowances to units beneath

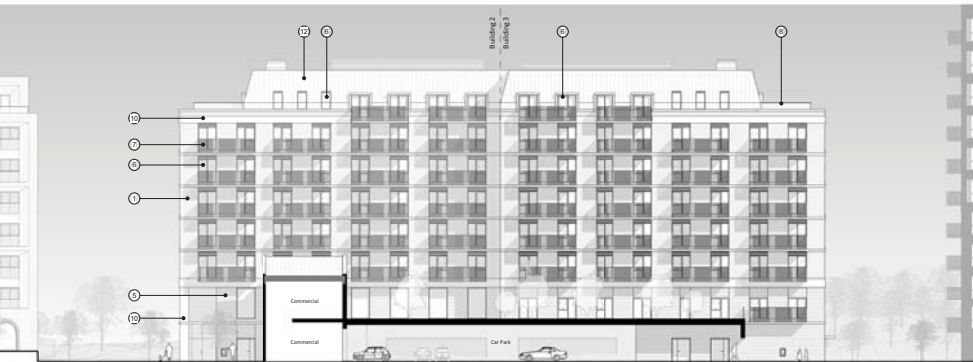


2.5. BUILDING 2&3 ELEVATIONS

ORIGINAL SUBMISSION



1 Building 2 and 3 - West Elevation
1 : 200



3 Building 2 and 3 - East Elevation
1 : 200

REVISED SUBMISSION

A_ B2 & B3 glass balustrading on rooftop terrace areas swapped in favour of metal balustrading to meet non-combustible building regulations.

B_ Refined window design with reduced transparent glass areas in line with overheating and DSL requirements.



1 Building 2 and 3 - West Elevation
1 : 200



3 Building 2 and 3 - East Elevation
1 : 200

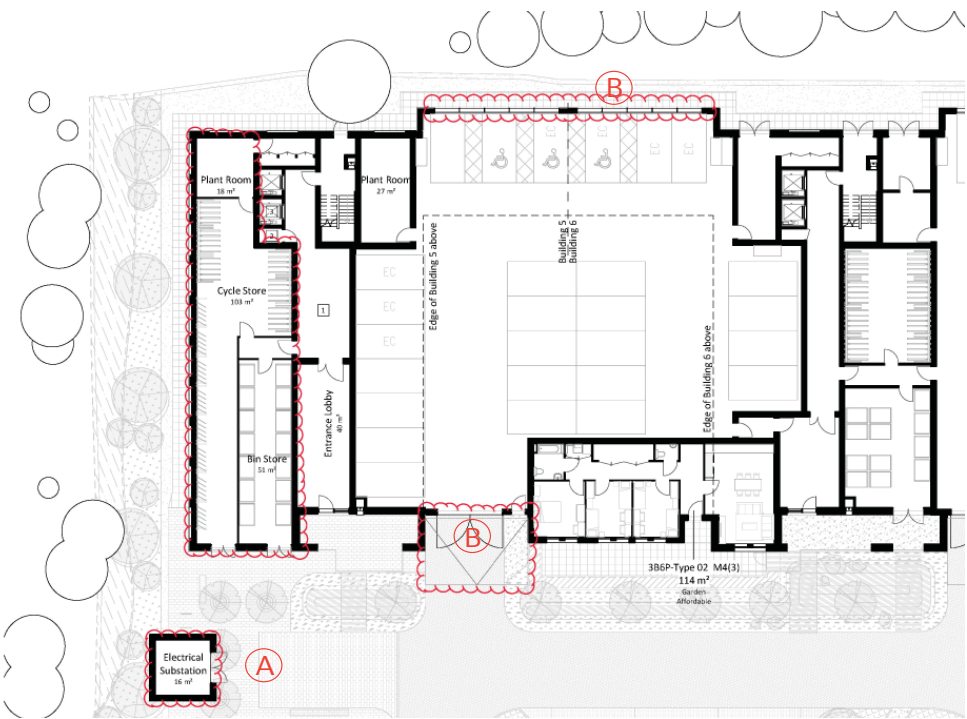
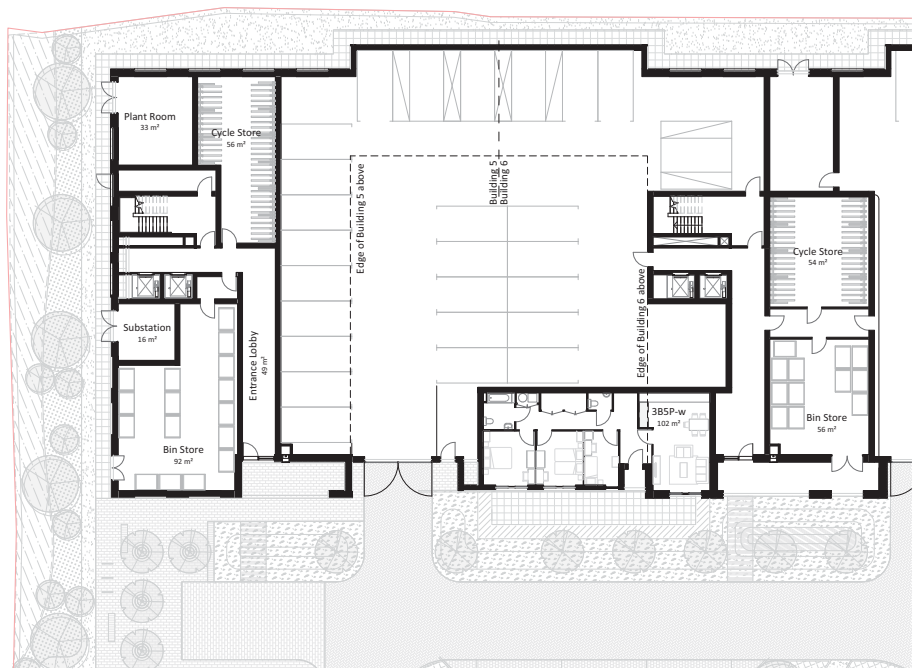
2.6. BUILDING 5 GROUND FLOOR PLAN

ORIGINAL SUBMISSION

REVISED SUBMISSION

A_Sub-station moved externally to simplify structural and fire safety designs.

B_Natural car park ventilation provisions provided with acoustic louvre screened penetrations.



2.7. BUILDING 5 ELEVATIONS

ORIGINAL SUBMISSION



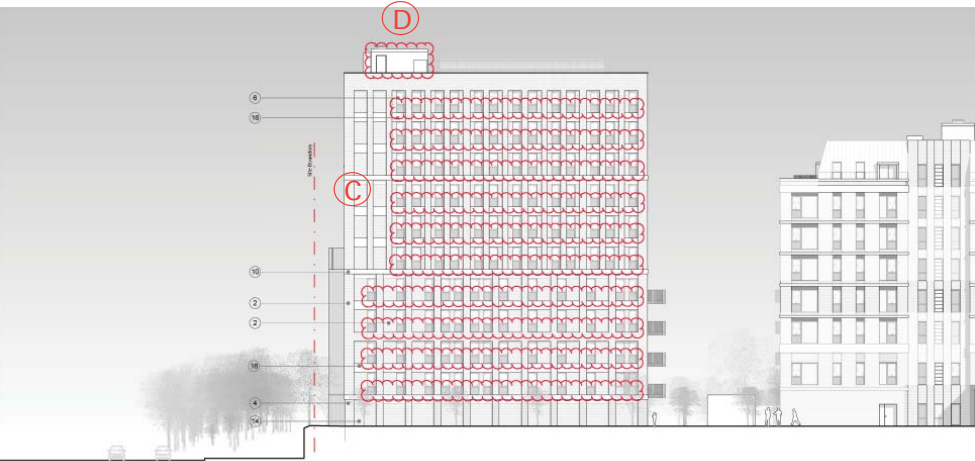
1 Building 5 - West Elevation
1 : 200



3 Building 5 - East Elevation

REVISED SUBMISSION

- C_ Refined window design with reduced transparent glass areas in line with overheating requirements.
- D_ Permanent maintenance access from stair core added and indicated residential plant requirements.



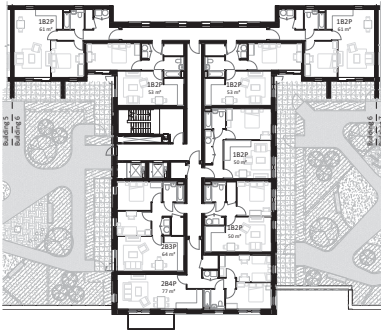
1 Building 5 - West Elevation
1 : 200



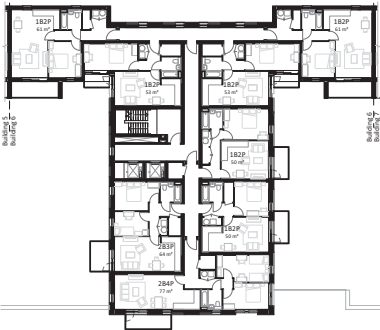
3 Building 5 - East Elevation

2.8. BUILDING 6 PLANS

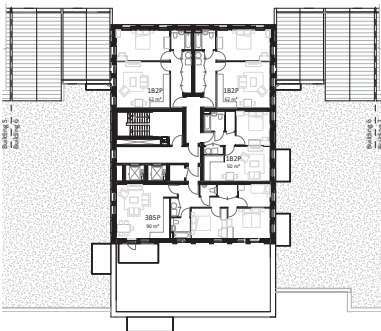
ORIGINAL SUBMISSION



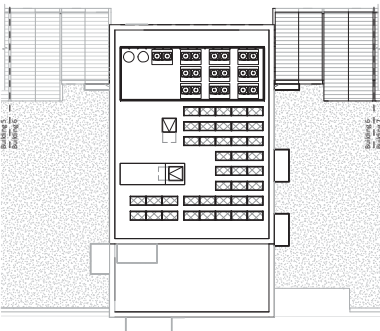
2 Building 6 - First Floor Plan
1 : 200



3 Building 6 - Second to Fourth Floor Plan
1 : 200



4 Building 6 - Fifth to Seventh Floor Plan
1 : 200

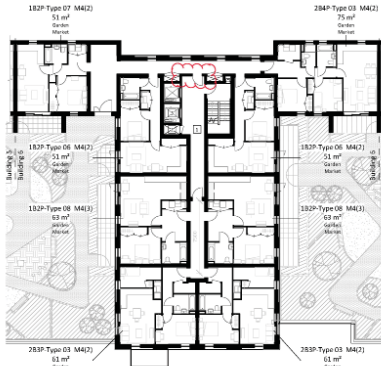


5 Building 6 - Roof Plan
1 : 200

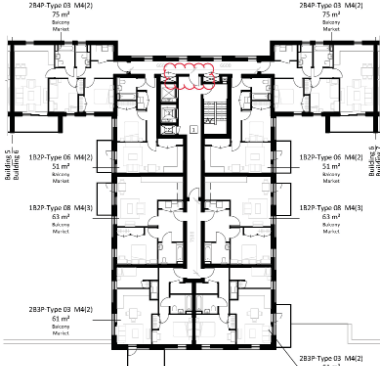
REVISED SUBMISSION

A_6 No. units at 5th floor levels now with balcony amenity space in lieu of mid-rooftop terraces (plots 605/705/805.01 & 02).

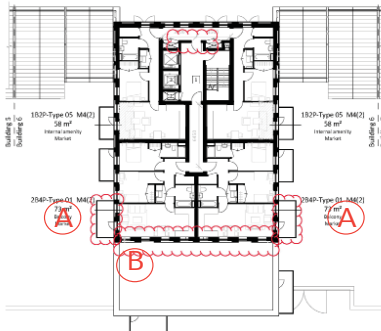
B_6 No. units at 6th & 7th floor levels swapped onto south elevations to match adjacent plots and provide preferable amenity space (plots 606/607/706/707/806/807.01).



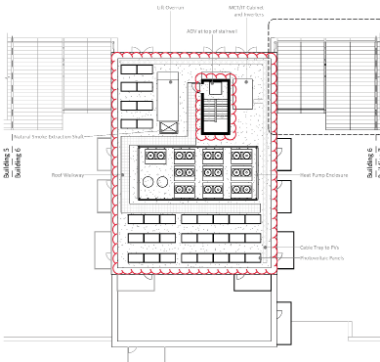
2 Building 6 - First Floor Plan
1 : 200



3 Building 6 - Second to Fourth Floor Plan
1 : 200



4 Building 6 - Fifth to Seventh Floor Plan
1 : 200



5 Building 6 - Roof Plan
1 : 200

2.9. BUILDING 6 ELEVATIONS

ORIGINAL SUBMISSION



1 Building 6 - West Elevation
1 : 200



3 Building 6 - East Elevation
1 : 200

REVISED SUBMISSION

C_Permanent maintenance access from stair core added and indicated residential plant requirements.

D_Reduced metal balustrading to buildings at fifth floor roof area, parapet heights retained and fall restraint lines to be used for maintenance.

E_Refined window design with reduced transparent glass areas in line with overheating requirements.



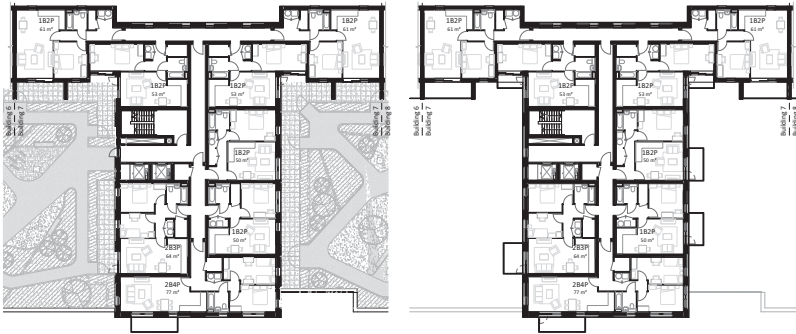
1 Building 6 - West Elevation
1 : 200



3 Building 6 - East Elevation
1 : 200

2.10. BUILDING 7 PLANS

ORIGINAL SUBMISSION



2 Building 7 - First Floor Plan
1 : 200

3 Building 7 - Second to Fourth Floor Plan
1 : 200



4 Building 7 - Fifth to Seventh Floor Plan
1 : 200

5 Building 7 - Roof Plan
1 : 200

REVISED SUBMISSION

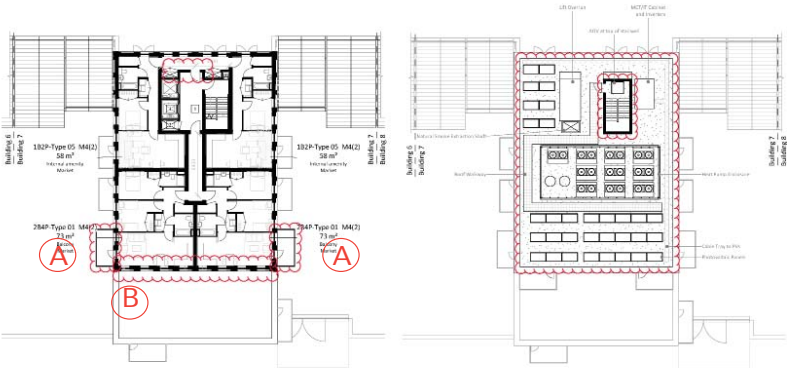
A_6 No. units at 5th floor levels now with balcony amenity space in lieu of mid-rooftop terraces (plots 605/705/805.01 & 02).

B_6 No. units at 6th & 7th floor levels swapped onto south elevations to match adjacent plots and provide preferable amenity space (plots 606/607/706/707/806/807.01).



2 Building 7 - First Floor Plan
1 : 200

3 Building 7 - Second to Fourth Floor Plan
1 : 200



4 Building 7 - Fifth to Seventh Floor Plan
1 : 200

5 Building 7 - Roof Plan
1 : 200

2.11. BUILDING 7 PLANS

ORIGINAL SUBMISSION



1 Building 7 - West Elevation
1 : 200



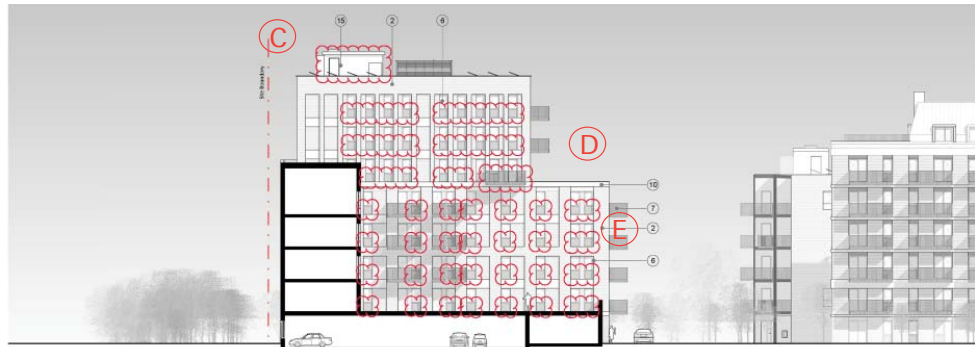
3 Building 7 - East Elevation
1 : 200

REVISED SUBMISSION

C_Permanent maintenance access from stair core added and indicated residential plant requirements.

D_Reduced metal balustrading to buildings at fifth floor roof area, parapet heights retained and fall restraint lines to be used for maintenance.

E_Refined window design with reduced transparent glass areas in line with overheating requirements.



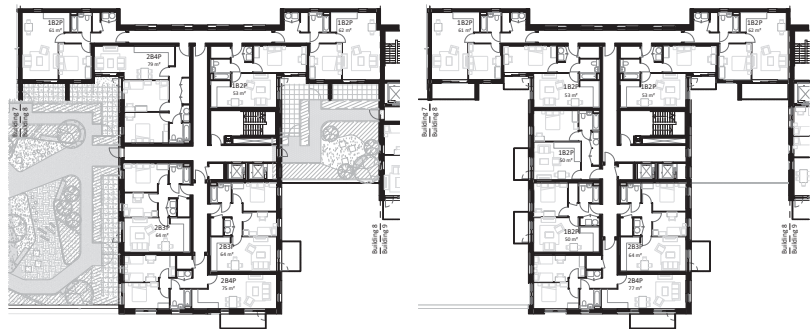
1 Building 7 - West Elevation
1 : 200



3 Building 7 - East Elevation
1 : 200

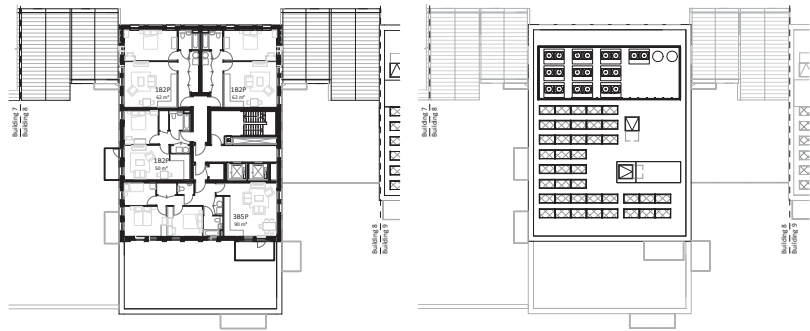
2.12. BUILDING 8 PLANS

ORIGINAL SUBMISSION



2 Building 8 - First Floor Plan
1 : 200

3 Building 8 - Second to Fourth Floor Plan
1 : 200



4 Building 8 - Fifth to Seventh Floor Plan
1 : 200

5 Building 8 - Roof Plan
1 : 200

REVISED SUBMISSION

A_6 No. units at 5th floor levels now with balcony amenity space in lieu of mid-rooftop terraces (plots 605/705/805.01 & 02).

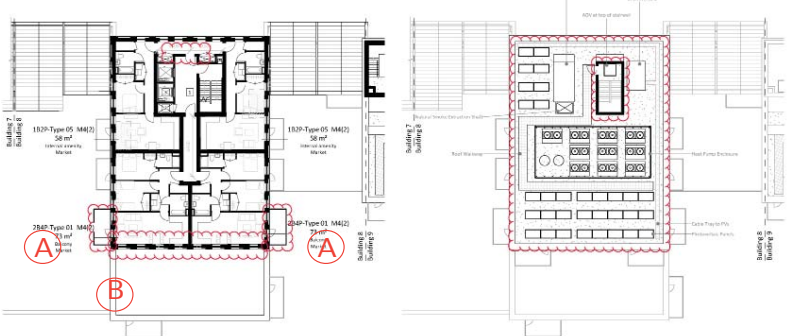
B_6 No. units at 6th & 7th floor levels swapped onto south elevations to match adjacent plots and provide preferable amenity space (plots 606/607/706/707/806/807.01).

C_Permanent maintenance access from stair core added and indicated residential plant requirements.



2 Building 8 - First Floor Plan
1 : 200

3 Building 8 - Second to Fourth Floor Plan
1 : 200



4 Building 8 - Fifth to Seventh Floor Plan
1 : 200

5 Building 8 - Roof Plan
1 : 200

2.13. BUILDING 8 ELEVATIONS

ORIGINAL SUBMISSION



1 Building 8 - West Elevation
1 : 200



3 Building 8 - East Elevation
1 : 200

REVISED SUBMISSION

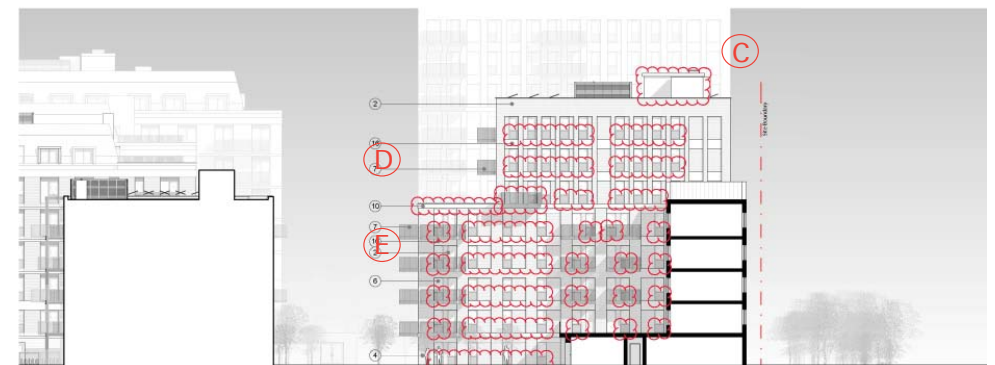
C_Permanent maintenance access from stair core added and indicated residential plant requirements.

D_Reduced metal balustrading to buildings at fifth floor roof area, parapet heights retained and fall restraint lines to be used for maintenance.

E_Refined window design with reduced transparent glass areas in line with overheating requirements.



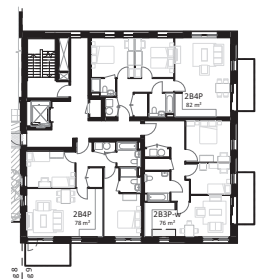
1 Building 8 - West Elevation
1 : 200



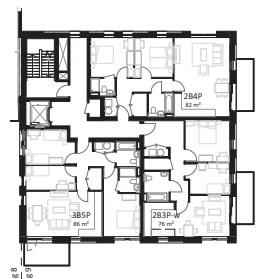
3 Building 8 - East Elevation
1 : 200

2.14. BUILDING 9 PLANS

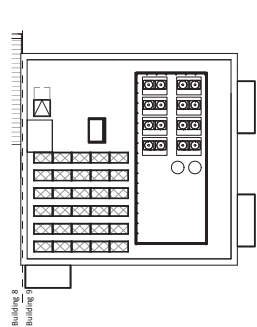
ORIGINAL SUBMISSION



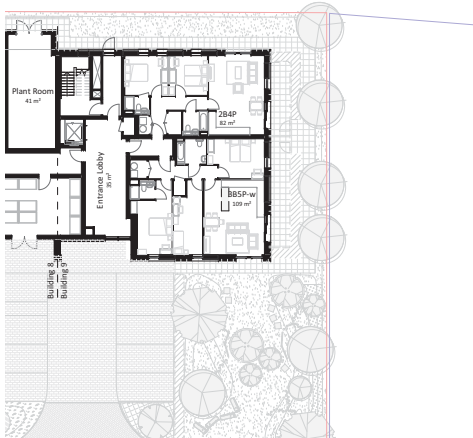
2 Building 9 - First Floor Plan
1 : 200



3 Building 9 - Second to Fourth Floor Plan
1 : 200

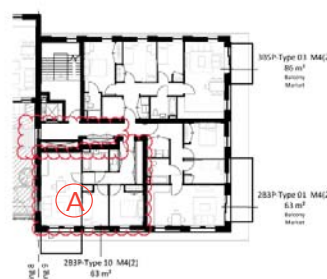


4 Building 9 - Fifth Floor Plan
1 : 200

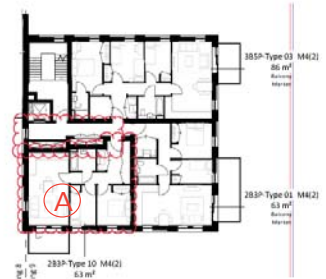


REVISED SUBMISSION

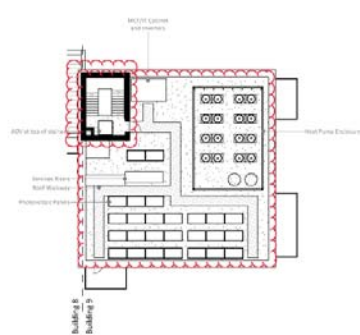
A_2B3P replacing 1B2P-W units as per previous directive on disabled access/parking.



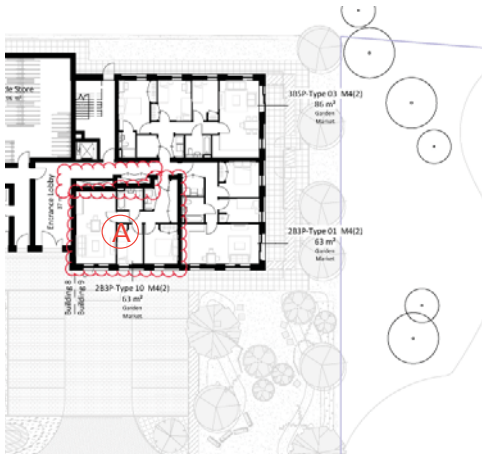
2 Building 9 - First Floor Plan
1 : 200



3 Building 9 - Second to Fourth Floor Plan
1 : 200



4 Building 9 - Fifth Floor Plan
1 : 200



2.15. BUILDING 9 ELEVATIONS

ORIGINAL SUBMISSION



1 Building 9 - West Elevation
1 : 200

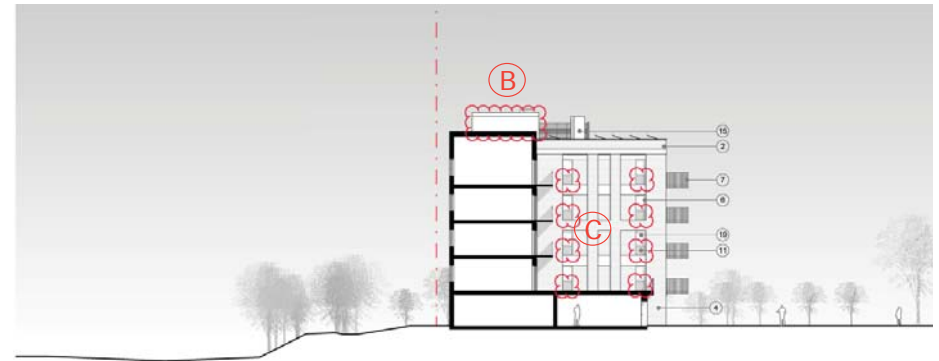


3 Building 9 - East Elevation
1 : 200

REVISED SUBMISSION

B_Permanent maintenance access from stair core added and indicated residential plant requirements.

C_Refined window design with reduced transparent glass areas in line with overheating requirements.



1 Building 9 - West Elevation
1 : 200



3 Building 9 - East Elevation
1 : 200

2.16. BUILDING 10 PLANS

ORIGINAL SUBMISSION

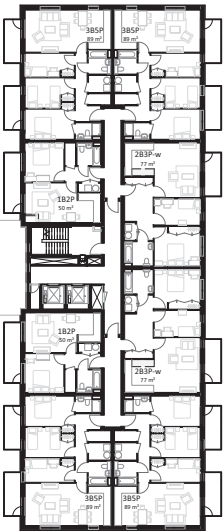
REVISED SUBMISSION

A_Glass balustrading on rooftop terrace areas swapped in favour of metal balustrading non-combustible building regulations.

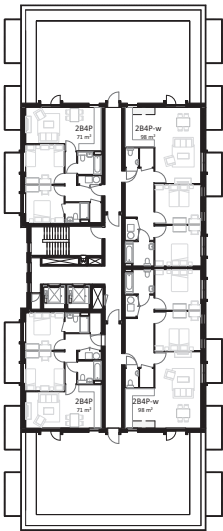
B_2 No. sixth floor units windows reduced to coordinate internal partitions between KLD and Bed3.

C_Permanent maintenance access from stair core added and indicated residential plant requirements.

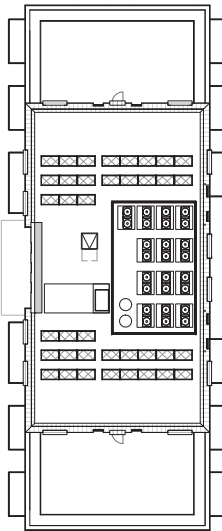
D_Internal amenity update to sixth floor units due to soffit servicing zone allowances to units beneath



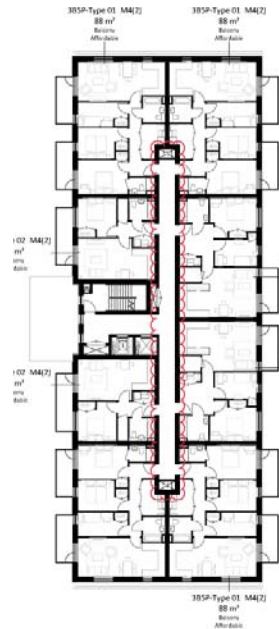
2 First to Fifth Floor Plan
1 : 200



3 Building 10 - Sixth Floor Plan
1 : 200



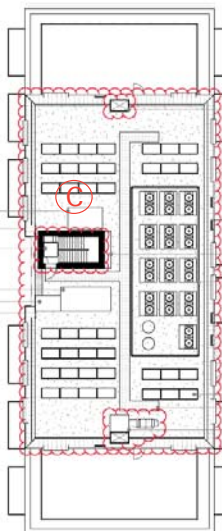
4 Building 10 - Roof Plan
1 : 200



2 Building 10 First to Fifth Floor Plan
1 : 200



3 Building 10 - Sixth Floor Plan
1 : 200



4 Building 10 - Roof Plan
1 : 200

2.17. BUILDING 10 ELEVATIONS

ORIGINAL SUBMISSION



1 Building 10 - West Elevation
1 : 200

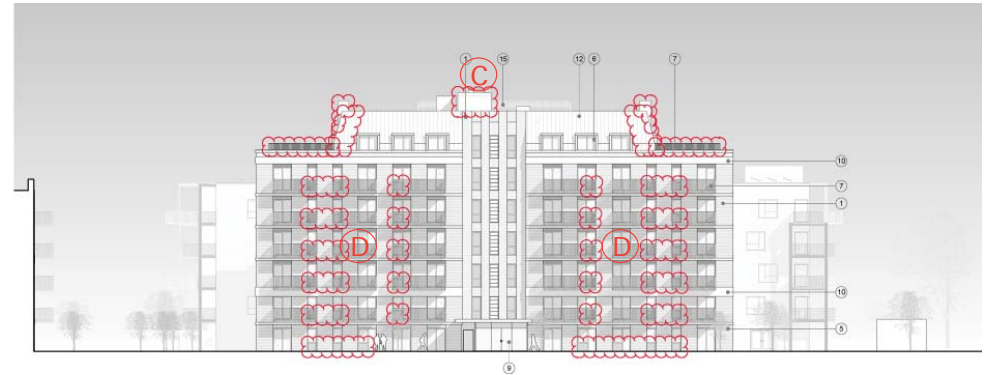


3 Building 10 - East Elevation
1 : 200

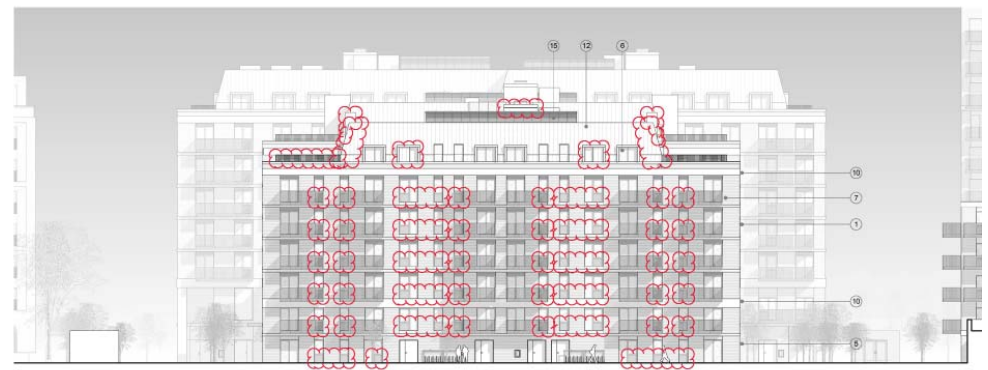
REVISED SUBMISSION

C_Permanent maintenance access from stair core added and indicated residential plant requirements.

D_Refined window design with reduced transparent glass areas in line with overheating and DSL requirements.



1 Building 10 - West Elevation
1 : 200



3 Building 10 - East Elevation
1 : 200

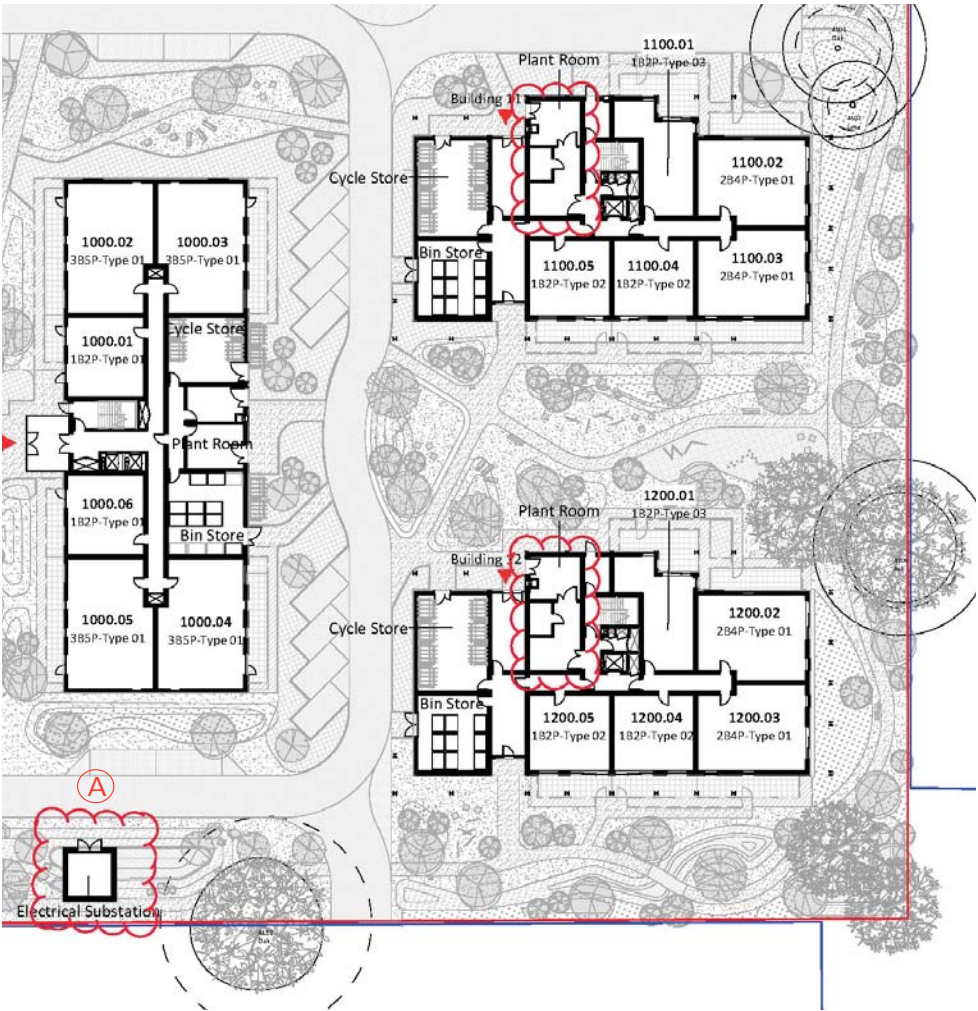
2.18. BUILDINGS 11 & 12 PLANS

ORIGINAL SUBMISSION



REVISED SUBMISSION

A_B12 sub-station moved externally (along site road opposite B10) to simplify structural and fire safety designs.



2.19. BUILDINGS 11 & 12 ELEVATIONS

ORIGINAL SUBMISSION



1 Building 11 - North Elevation
1 : 200



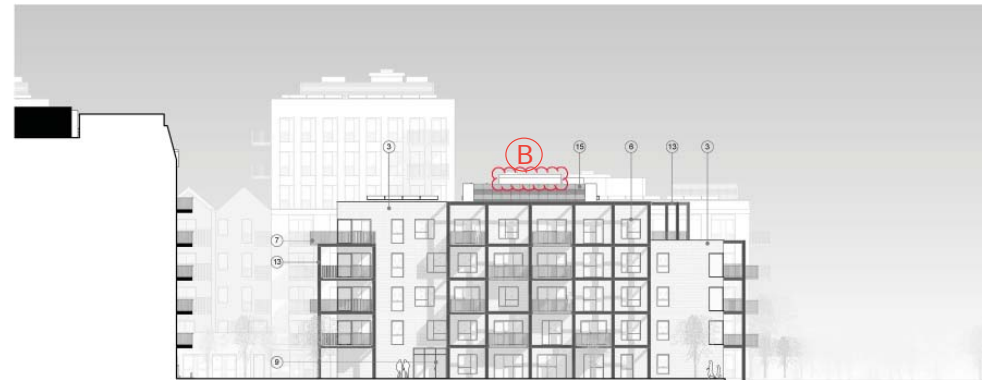
3 Building 11 - South Elevation
1 : 200

REVISED SUBMISSION

B_Permanent maintenance access from stair core added
and indicated residential plant requirements.



1 Building 11 - North Elevation
1 : 200



3 Building 11 - South Elevation
1 : 200

HILLINGDON GARDENS
DESIGN UPDATES

3. UNIT MIX & AREAS

3.1. AREA SCHEDULE CHANGES

The changes to floorspace areas are a result of minor layout efficiencies within the existing building footprint such as increased residential plant areas; internalisation of some private amenity spaces; increased residential area with amenity deck access etc.

The overall building footprints remain unchanged.

Use	Submitted October 2019		Proposed May 2020		Difference	
	GEA	GIA	GEA	GIA	GEA	GIA
Flexible Commercial (A1/A3/B1/D1)	1,258.7 sqm	1,120.7 sqm	1,141 sqm	925.9 sqm	-117.7 sqm	-194.8 sqm
Other (substation)	42.8 sqm	29.9 sqm	69.1 sqm	48.0 sqm	+26.3 sqm	+18.1 sqm
Residential	50,374.2 sqm	46,090.9 sqm	50,818.5 sqm	46,546.8 sqm	+444.3 sqm	+455.9 sqm
TOTAL	51,675.7 sqm	47,241.5 sqm	52,028.6 sqm	47,520.7 sqm	+352.9 sqm	+279.2 sqm

3.2. UNIT MIX CHANGES

The below unit mix summary schedule demonstrates that although changes to the residential unit mix are proposed, these are minor in nature and do not represent a material change in planning terms. The overall percentage of one, two and three bedroom units remains un-changed and acceptable in planning policy terms. .

	Submitted October 2019								Proposed May 2020								Difference
	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	TOTAL	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	TOTAL	
Building 1	0	34	8	19	0	0	0	61	0	34	8	19	0	0	0	61	N/A
Building 2	0	22	0	2	0	13	0	37	0	23	0	2	0	13	0	38	+1 1B2P
Building 3	0	3	5	14	0	13	0	35	0	3	5	14	0	13	0	35	N/A
Building 4	0	1	12	17	3	11	2	46	0	5	6	17	3	13	1	45	+4 1B2P -6 2B3P +2 3B5P -1 3B6P
Building 5	0	41	20	3	0	0	0	64	0	41	20	3	0	0	0	64	N/A
Building 6	0	23	8	13	0	0	1	45	0	23	8	13	0	0	1	45	N/A
Building 7	0	23	8	13	0	0	1	45	0	23	8	13	0	0	1	45	N/A
Building 8	0	23	0	21	0	0	2	46	0	23	0	21	0	0	2	46	N/A
Building 9	0	5	5	0	0	5	0	15	0	0	10	0	0	5	0	15	-5 1B2P +5 2B3P
Building 10	0	12	10	2	0	24	2	50	0	12	10	2	0	26	0	50	+2 3B5P -2 3B6P
Building 11	0	17	0	18	0	0	0	35	0	17	0	18	0	0	0	35	N/A
Building 12	0	17	0	18	0	0	0	35	0	17	0	18	0	0	0	35	N/A
TOTAL	0	221	76	140	3	66	8	514	0	221	75	140	3	70	5	514	-1 2B3P +4 3B5P -3 3B6P
%	0%	43%	14.8%	27.2%	0.6%	12.8%	1.6%	100%	0	43%	14.6%	27.2%	0.6%	13.6%	1%	100%	
%		43%		42%		15%		100%	43%		42%		15%		100%		

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