

BRIEFING NOTES

**Planning Committee – Wednesday, 26 April
2023**

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Briefing Note

ITEM 01 - 223774FUL - 9-42 The Broadway & 1-4 Haven Place Ealing London W5 2NP

Amended Description

N/A

Amended Recommendation

N/A

Additional Conditions

The following two conditions are to be added to the officer's recommendation.

42. Use of Terraces

The areas identified in the Wind Microclimate Assessment Report prepared by Stantec as being likely subject to unacceptable wind distress during certain days of the year shall be permanently landscaped and not used by occupiers of the office development hereby approved.

Reason: For the health and safety of occupiers of the development, in accordance with policies D11 of the London Plan (2021) and sections 8 and 12 of the NPPF (2021).

43. Secure by Design

The development hereby approved shall achieve Secured by Design accreditation prior to use of the development hereby approved.

Reason: To promote safe and accessible places, so that crime and disorder, and the fear of crime do not undermine the quality of life for prospective residents or community cohesion in accordance with policy 7.3 of the Ealing Development Management DPD (2013), policy D11 of the London Plan (2021) and Sections 8 and 12 of the National Planning Policy Framework (2021).

44. Recesses

The recesses within the façade at ground floor level of the commercial units fronting the central courtyard shall be no more than 600mm.

Reason: To promote safe and accessible places, so that crime and disorder, and the fear of crime do not undermine the quality of life for prospective residents or community cohesion in accordance with policy 7.3 of the Ealing Development Management DPD (2013), policy D11 of the London Plan (2021) and Sections 8 and 12 of the National Planning Policy Framework (2021).

Further Written Representations

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A further two representations have been received since publication of the officer's committee report, including one from the Design Out Crime Officer (DOCOC), which can be summarised as follows:

Public Comment:

- Need for new office space.
- Scale of the development is not appropriate for the area.
- Tall building would over-dominate Haven Green.
- Loss of Victorian buildings.

Officer's response:

- The proposed office-led, mixed-use development is supported by local and strategic planning policies as it addresses the need for high-quality office space in Ealing's Metropolitan Centre
- The scale of the building has been carefully assessed under the 'Scale and Massing' and 'Tall Buildings' sections of the officer's report.
- The visual impact on Haven Green has been carefully assessed under 'Heritage Impacts' and 'Conclusion/ Planning Balance in heritage terms' sections of the officer's report.
- The proposed development involves retaining and refurbishing some of the existing buildings that make a positive contribution to The Broadway frontage.

Design out Crime Officer (DOCOC) Comment:

Further comments were received from the DOCOC after the publication of the officer's report. In this comment the DOCOC acknowledged and appreciated the amendments that the applicant had made in response to their original comments. However, the DOCOC still raises objection to the proposal, primarily due to the layout of the proposed courtyard/ public realm through the site. The DOCOC is concerned that a lack of natural surveillance after hours would encourage street drinking, drug taking/dealing and general anti-social behaviour in this space.

In addition, while noted that the recesses have been reduced to just over 600mm which is an improvement, the sharp angles should also be chamfered to reduce the ability to hide behind and use as urinals.

The DOCOC acknowledged that the amendments to the cycle storage layout are a great improvement. Haven Place would still however require significant security rated gates in order to secure the area.

An additional new issue was raised regarding the green walls. The DOCOC is concerned that these could be used for the concealment of weapons and drugs. It was recommended that they are placed at a height of 2m above ground as a result.

The DOCOC also recommended that the entrance to office 35 (the access into the site nearest to the bus stop on the Broadway, should be removed altogether (due to its width).

Officers Response:

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It is worth noting that the proposed new public realm through the site would be substantially safer, better lit and would have better sightlines throughout that the existing Haven Place, which is to be closed off to the public. Therefore, even with concerns raised by the DOCO, the proposal would be safer than the existing situation.

It is also noted that similar arrangements exist elsewhere in London and in the borough. Most notable are Dickens Yard and the Ealing Broadway Shopping Centre, the latter having less natural surveillance after hours.

Nevertheless, it is not considered that this space would be fundamentally unsafe to the degree that would warrant a refusal of the scheme. For completeness, each of the points raised above are addressed below.

1. Recesses – The recesses have already been reduced in line with the DOCO’s previous comments. The chamfering of the edges suggested would not be an appropriate design choice as this would not fit within the design of the rest of the scheme. However, the applicant has express willingness to reduce these recesses further instead. The recesses are currently 675mm deep. The DOCO has verbally suggested that 600mm recesses would normally be considered acceptable. A condition requiring the recesses to be no more than 600mm has now been included (which the applicant has already expressed agreement to). See above.
2. Haven Place – It is noted that gates are already proposed here, which will only be used as emergency egress. The applicant has agreed to those gates being security rated, and indeed they would almost certainly have been selected accordingly anyway. The recommended condition requiring Secure by Design Accreditation would ensure this is the case.
3. Green walls - This concern has not been raised previously. However, in terms of the height of the green walls, it is noted that there is a condition recommended that would require the applicant to submit details of all soft landscaping prior to use. When reviewing the details of this condition, the green walls could be adjusted to be 2m above ground. Therefore, this can easily be resolved.
4. Narrow entrance to office 35 – Again, this concern has not been raised previously. Clearly introducing new public realm means people will use it. This route through the site is an important part of the overall design strategy, which is an element of the proposal that has been well received by multiple stakeholders to maximise permeability and help open up the site. The route will be well used. It is anticipated that over 1,500 pedestrians per hour would use this route during the morning peak hour. It will improve pedestrian footway capacity and enhance the site’s permeability, making a more effective interchange between buses and Ealing station, helping to remove the problems with the existing pedestrian pinch-point on the pavement. It is also important to note that at 3.6m wide, it would not be narrow. It would also benefit from a fully designed public realm lighting strategy which meets the required technical standards and would

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have good direct, straight, sightlines from The Broadway. With its proximity to the bus stop and station route, there will be a level of passive surveillance, and it would be covered by prominent CCTV.

More generally, British Land have given thought to security from the outset and have a vested interest in the safety and security of the site. In common with the Shopping Centre and its square, which stays open all night, there would be a building management team, providing on-site security 24 hours a day, which would be likely to include regular foot patrols, unlike on the public streets elsewhere in Ealing. British Land prides itself on providing secure, safe places for all and this will be no different. Members can therefore be confident that the development will therefore be more secure than most areas of the Town Centre.

Notes and Clarifications

There is one omission in Table 7 of the officer's committee report, related to the impact on Verified View (RV) 28 (The Broadway, South of Station), which has been assessed as being Minor Beneficial.

It is also noted that there was a minor error in the officer's committee report. The consultee 'Ealing BID Company Ltd' should be 'Make It Ealing BID'. It is also noted that, as the voice of 400+ businesses wanting to improve the town centre, a support comment was received on 27 October 2022. The supporting comments noted the following: *"Make It Ealing fully supports the Broadway Connection proposal, as it is business focussed and will significantly keep and attract new business growth for the local economy and workforce. The town centre urgently needs modernisation and regeneration to satisfy workers' environmental and workplace demands. The Ealing Broadway connection future-proofs our historical infrastructure and the active business community without impacting any of the precious green space that makes the town such an enviable and desirable destination."*