

BRIEFING NOTES
Planning Committee – 1 November 2023

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Briefing Notes

ITEM 01 – The Hambrough Tavern, The Broadway, Southall

Amended recommendation

N/a

Further representations

N/a

Notes/Additional Clarifications

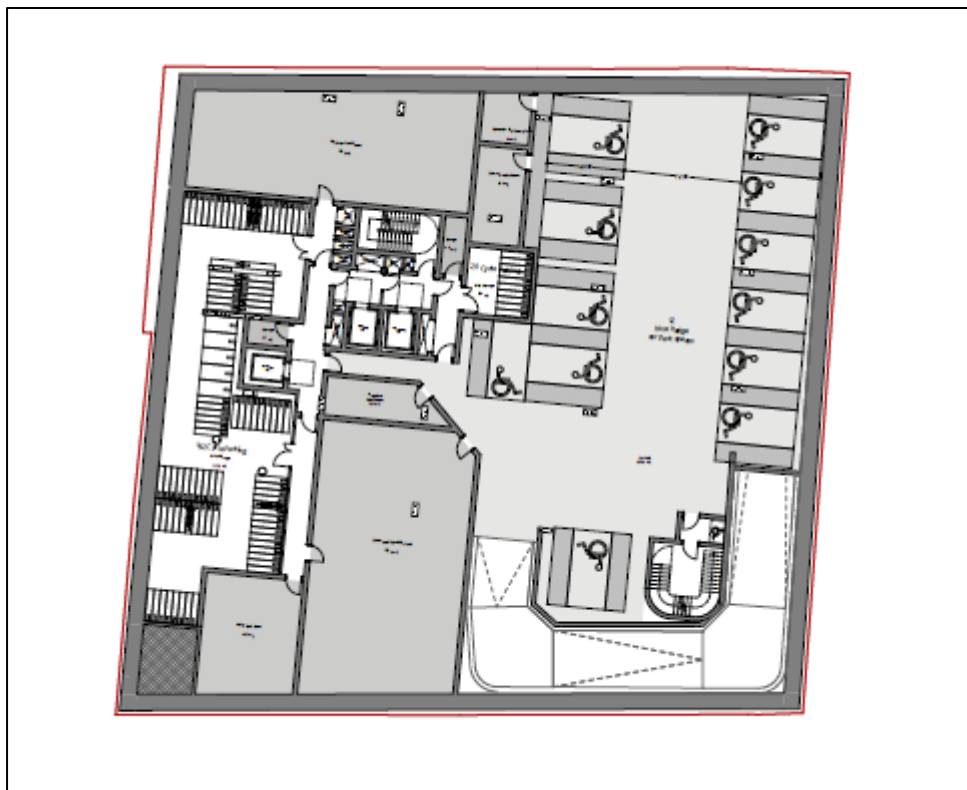
Amendment to the Private Amenity Space section of the Committee Report

The Committee Report inaccurately states that “Most of the proposed flats would be provided private amenity space in the form of a balcony...”.

This should state that “**All** of the proposed flats would be provided private amenity space in the form of a balcony...”.

Amendment to Figure 47 (Basement Plan) of the Committee Report

An incorrect version of the Basement Plan has been provided within the Committee Report. The image of the Basement Plan should be as follows:



Amendment to Transport and Highways section of the Committee Report

The Committee Report incorrectly states the following: “Based on this calculation and the housing mix proposed, the proposed residential accommodation would require the cycle parking provision for the residential component of the development”

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to equate to 150 spaces. The proposal would provide for 92 spaces within the basement and 68 bikes on the first floor providing for a total of 160 spaces, exceeding the minimum requirement.”

This should state the following:

*Based on this calculation and the housing mix proposed, the proposed residential accommodation would require the cycle parking provision for the residential component of the development to equate to **202** spaces. The proposal would provide for **222 spaces within the basement of the development**, exceeding the minimum requirement.*

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ITEM 02 – Sherwood Close (Former Dean Gardens Estate), West Ealing

Amended Recommendation

Amendment to the Heads of Terms of Legal Agreement

The committee report outlines that the Tree Services Contribution is TBC. The Heads of Terms shall therefore be taken to be the following:

<i>Healthcare Provision</i>	<i>£74,725</i>
<i>Education Provision</i>	<i>£135,000</i>
<i>Air Quality Mitigation</i>	<i>£18,500</i>
<i>Town Centre Improvements</i>	<i>£25,000</i>
<i>Open Space (Shortfall in Onsite Provision)</i>	<i>£110,000</i>
<i>Children’s Play Space</i>	<i>£35,000</i>
<i>Allotment Improvements</i>	<i>£22,641</i>
<i>Tree Services</i>	<i>£20,745**</i>
<i>Transport and Highways Improvements</i>	<i>£40,000</i>
<i>SUBTOTAL</i>	<i>£481,611</i>
<i>Carbon Offsetting</i>	<i>£208,986</i>
<i>Energy Monitoring</i>	<i>£13,470</i>
<i>TOTAL</i>	<i>£704,067</i>

** The financial contributions sought are based primarily on the uplift in the number of residential units within the scheme from the existing consent. The majority of the existing contributions under the existing scheme will remain payable. These contributions therefore reflect additional contributions to those already secured.*

***** This contribution shall only be payable in the instance that the Category B trees shown within the submitted Arboricultural Survey and Report (Wassells, dated 29 September) are to be felled.***

Further representations

N/a

Notes/Additional Clarifications

Amendment to Affordable Housing Section of Committee Report

Planning Committee: 01.11.2023

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Some administrative errors were made within this section of the report. The changes to this report are reflected below and highlighted in red. No change to the affordable housing provision has been made since the publication of the Committee Report and these changes are only to amend errors made.

The table below intends to illustrate, on an estate-wide basis, the delivery of affordable homes across the estate, comparing the consented scheme with the proposed scheme.

		1- bedroom	2- bedroom	3- bedroom	4- bedroom	Total
Private Market	Consented	51	73	18	0	
	Proposed	49	99	0	0	
	Change (+/-)	-2	+26	-18	N/C	+6
Social Rent (inc. Leasehold)	Consented	28	43	38	8	
	Proposed	39	59	48	8	
	Change (+/-)	+11	+16	+10	N/C	+37
Shared Ownership	Consented	22	36	2	0	
	Proposed	22	36	2	0	
	Change (+/-)	N/C	N/C	N/C	N/C	N/C

*Therefore, in assessing the total uplift in the number of flats, on an estate-wide basis, as a result of the proposed development compared to the consented scheme, the below table demonstrates the uplift as being from 319 to **362** residential units.*

Tenure Type	Consented	Proposed
Private Market Housing	142	148
Social Rent (inc. Leasehold)	117	154
Shared Ownership	60	60
TOTAL	319 units	362 units

Amendment to Housing Mix section of the Report

Some administrative errors were made within this section of the report. The changes to this report are reflected below and highlighted in red. This amendment is simply to change the supporting text, in order that it is reflective of the table above.

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Policy H10 of the London Plan states that residential schemes should generally consist of a range of unit sizes, which should be based on a variety of factors. Phase 3 of the Sherwood Close estate regeneration would include a healthy mix of housing types consisting of a variety of different housing types across different tenures. This is detailed within the table below:

Configuration	No. of Units	Percentage of Total
1b2p	60	32.4%
2b3p	53	28.6%
2b4p	62	33.6%
3b5p	10	5.4%

This would also mean that 72 out of the total 185 units (38.9%) would be larger units able to accommodate families (2b4p, 3b5p), with a further 28.6% being able to accommodate smaller families (2b3p). The GLA is supportive of the proposed housing mix from a strategic perspective.

Amendment to the Executive Summary

The executive summary of the report incorrectly states, with respect to car parking, that:

The required 3% of total units for disabled parking would be met and a remaining 7 car parking spaces would be allocated to three-bedroom homes within the development.

This is however incorrect. As the 3-bedroom flats within the scheme are now all within social rent, the higher service charges which will be payable would be unaffordable for social rent tenants due to the car park lighting, mechanical gate and sprinkler system. These higher service charges would be payable by the users of these spaces. Accordingly, these spaces would be made available for purchase by larger 2 bedroom units within Block C2. All other residents would be able to apply for a parking permit to park in other areas within the Estate.

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ITEM 03 – 13-15 The Green, Southall

Amended recommendation

Condition 14

Following discussion with the applicant and the Council's Energy adviser, the wording of condition 14 should be amended as set out below. Only the wording of part (d) is amended.

14. Energy and CO₂

- a) Prior to construction completion and occupation, the Development shall implement and maintain, and in the case of energy generation equipment confirm as operational, the approved measures to achieve an overall sitewide reduction in regulated CO₂ emissions of at least 56.34% (equating to 94.6 tonnes of CO₂ per year) beyond Building Regulations Part L 2021 and using SAP10.2 emission factors. These CO₂ savings shall be achieved through the Lean, Clean, Green Energy Hierarchy as detailed in the approved Energy Statement prepared by MWL in September 2023 (v3 revision 1.1) including:
 - i. Lean, energy efficiency design measures to achieve an annual reduction of at least 12.75% equating to at least 21.4 tonnes in regulated carbon dioxide (CO₂) emissions over BR Part L 2021 (using SAP10.2 conversion factors).
 - ii. Green, renewable energy equipment including the incorporation of photovoltaic panels with a combined total capacity of at least 83.87 kWp, and Air Source Heat Pumps to achieve an annual reduction of at least 43.6%, equating to 73.2 tonnes, in regulated carbon dioxide (CO₂) emissions over Part L 2021 (using SAP10.2 emission factors).
 - iii. Seen, heat and electric meters installed to monitor the performance of the PV and the carbon efficiency (SCOP) of the heat pump system (including the heat generation and the electrical parasitic loads of the heat pumps), in line with the Council's monitoring requirements.
- b) Prior to Installation, details of the proposed renewable energy equipment, and associated monitoring devices required to identify their performance, shall be submitted to the Council for approval. The details shall include the communal heat distribution network schematics, the exact number of heat pumps, the heat pump thermal kilowatt output, heat output pipe diameter(s), parasitic load supply schematics, monthly energy demand profile, and the exact number of PV arrays, the kWp capacity of each array, the orientation, pitch and mounting of the panels, and the make and model of the panels. The name and contact details of the renewable energy installation contractor(s), and if different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.

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- c) On completion of the installation of the renewable energy equipment copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.
- d) The development shall incorporate the overheating mitigation measures detailed in the dynamic Overheating Analysis by Couch Perry Wilkes in August 2023 (v4). Any later stage version shall be compliant with CIBSE guidance Part O (TM59/Guide A), and/or TM52, and modelled against the TM49 DSY1 (average summer) weather data files. Modelling against the more extreme weather DSY2 (2003) and DYS3 (1976) files for TM59 criteria (a) and (b) should also be undertaken and submitted to the Council for informative purposes.
- e) Details of how the development has been futureproofed for connection to any suitable future DHN by ensuring sufficient space is allocated for a valve and heat exchange.
- f) Within three months of the occupation/first-use of the development a two-page summary report prepared by a professionally accredited person comparing the “as built stage” TER to BER/DER (SAP) figures against those in the final energy strategy along with the relevant Energy Performance Certificate(s) (EPC) shall be submitted to the Council for approval.

Condition 47

The wording of condition 47 should be amended to:

47. Digital Connectivity

Prior to commencement of the development hereby approved detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Further representations

N/a

Notes/Additional Clarifications

Fire Safety

Late comments were received from London Fire Brigade with concerns about lobbies to the fire evacuation lifts and the 14th floor amenity area. This noted that evacuation lifts should be protected by a dedicated lift lobby that acts as a refuge for occupants who may choose to evacuate at any time and this lobby should have suitable fire

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protection to prevent the ingress of smoke. This lobby should not directly connect to the flat of fire origin, to ensure it is not impacted by smoke.

However, the applicant has since provided further information to demonstrate that the proposed design complies with the London Plan and relevant fire safety legislation. This is because two evacuation lifts are proposed, rather than one, accessible from two separate ventilated common corridors. The place of refuge in the corridor is protected from smoke ingress by the ventilation system within that corridor, as well as the ventilation system in the adjacent corridor. There will therefore be a dedicated lobby suitable for all fire scenarios considered by fire safety guidance. This design is considered to meet the requirements of the London Plan Policy 2021 and the draft London Plan guidance as there will be a lift suitable for evacuation available from a dedicated lobby.

With regard to the lobby to the external amenity area, the applicants have confirmed that guidance within BS 9991:2015 does not prohibit an external common amenity terrace from being accessed from a common corridor. They note the evacuation strategy for mobility-impaired persons from the external terrace would not differ from the rest of the building and the detailed design of the detection and alarm system will be developed as the design progresses.

The applicants have also confirmed that, as the design develops, a detailed fire strategy for this area will be reviewed by the Building Control Officer. The floor will be fire-resisting to the standard required for a floor in the building, and the upper surface and external walls will comply with relevant legislation.

It is also important to note that the Health and Safety Executive has confirmed it is happy with the fire safety arrangements for this tall building. In addition, fire safety arrangements will be reviewed under the Building Regulations prior to construction.

On this basis, it is considered that the London Fire Brigade concerns are adequately addressed.

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