

Briefing Notes

**ITEM 01 - Hanger Lane Gyrotory Hanger Lane Ealing W5 1DL 220091FUL**

**Amended Description**

N/A

**Amended Recommendation**

N/A

**Conditions to be Amended**

**23 Student Management and Drop-Off Plan (SMP)**

Prior to the commencement of the superstructure works, a Student Management and Drop-Off Plan detailing the student management and drop off strategy; following the guidelines set out in the Transport Assessment shall be submitted to and approved by the Local Planning Authority. The approved Plan implemented upon occupation of any part of the student accommodation and thereafter the development shall operate only in accordance with the approved Plan. **Details of this plan shall include information regarding assistance to students who require access from the site to/from the drop off area/station.**

Reason: To ensure that the operational impact of the development can be adequately managed in the interests of pedestrian and highway safety and the amenity of surrounding residents, in accordance with policy D6, T4, T6 and T7 of the London Plan (2021) and Local Variation policies 6.13, 7A and 7B of the Development Management Development Plan Document (2013).

**Further Written Representations**

N/A

**Notes**

**Brunswick Conservation Area Panel Comments:**

The Brunswick Conservation Area Panel's comments are incorrectly noted within the Public Consultation section of the report and not within the relevant External Consultee Comments. The Panel objected to the application on the following grounds:

- Second application on site – objected to the height in the original application and remain against addition of further height,
- Present development swamps the iconic 1947 designed by Architect Brian Lewis, with this expiated by the lack of architectural features that echo the historical building. 'Uninteresting building',
- Considerable massing of the building, as all the blocks, including the linking blocks have extra floors,
- The facades in and around the retail area of Hanger Lane have an elegance that this proposal does not have.

**Affordable Rent for 38 weeks a year:**

The London Plan sets out the following: *4.15.8 The definition of affordable student accommodation is a PBSA bedroom that is provided at a rental cost for the*

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*academic year equal to or below 55 per cent of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan for living costs for that academic year. The actual amount the Mayor defines as affordable student accommodation for the coming academic year is published in the Mayor's Annual Monitoring Report. Should the Government make significant changes to the operation of the maintenance loan for living costs as the main source of income available from the Government for higher education students, the Mayor will review the definition of affordable student accommodation and may provide updated guidance'*

In respect of use of the building outside of term time this will be ancillary uses only, London Plan: '4.15.13 To enable providers of PBSA to maximise the delivery of affordable student accommodation by increasing the profitability of the development, boroughs should consider allowing the temporary use of accommodation during vacation periods for ancillary uses. Examples of such uses, amongst others, include providing accommodation for conference delegates, visitors, interns on university placements, and students on short-term education courses at any institution approved in advance by the borough. The temporary use should not disrupt the accommodation of the resident students during their academic year. Conditions and/or legal agreements could be attached to any planning permission to ensure that the ancillary use does not result in a material change of use of the building.'

The proposed s106 includes 50 rooms for affordable rent during the academic year, however, the mix of the units are to be decided once a provider has been found to ensure the delivery of affordable units which meet the local need. This is in line with the permission of the implemented scheme.

Affordable Mix

The proposal includes a total of 50 affordable homes, broken down as 6 disabled units, 12 cluster units, 16 studio units and 6 double units. All other units are market housing, with all units for student accommodation only.

# Planning Committee: 22/06/2022

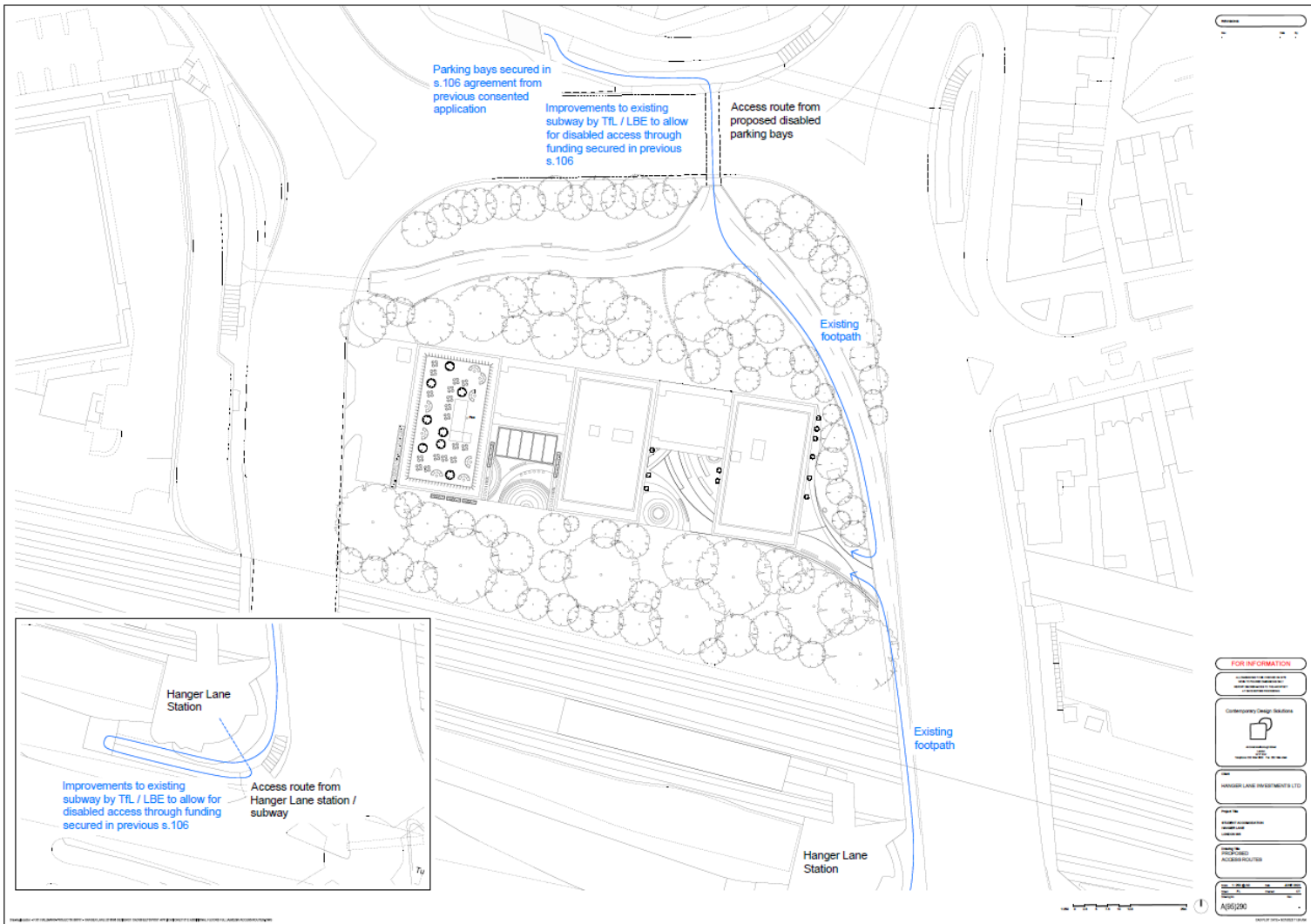
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Level	IMPLEMENTED SCHEME					CHANGES												PROPOSED SCHEME								
	Disabled	Cluster	Studio	Double	Subtotal	Disabled			Cluster			Studio			Double			Subtotal								
	NOT PART OF THIS APPLICATION (I74485FUL)				CONSENTED (I74485FUL)			PROPOSED (220091FUL): 35% affordable rooms												NOT PART OF THIS APPLICATION (I74485FUL)				PROPOSED (220091FUL)		
	Affd	Mkt	Ttl		Affd	Mkt	Ttl	Affd	Mkt	Ttl	Affd	Mkt	Ttl	Affd	Mkt	Ttl	Affd	Mkt	Ttl	Affd	Mkt	Ttl	Affd	Mkt	Ttl	
G				8																						8
M	3	12	14	5	34																					34
1	9	18	37	8	72																					72
2	9	18	37	8	72																					72
3	9	18	37	8	72																					72
4	9	18	37	8	72																					72
	39	92	162	37	330																					330
5	8	18	40	4	70	1	0	1	0	0	0	-1	-2	-3	1	3	4	1	1	2	9	18	37	8	72	
6	6	18	26	4	54	1	2	3	0	0	0	4	7	11	1	3	4	6	12	18	9	18	37	8	72	
7	4	6	42	2	54	1	3	4	4	8	12	-1	-1	-2	1	1	2	6	10	16	8	18	40	4	70	
8	1	6	9	2	18	2	3	5	4	8	12	6	11	17	1	1	2	13	23	36	6	18	26	4	54	
9	1	6	9	2	18	1	2	3	0	0	0	12	21	33	0	0	0	12	24	36	4	6	42	2	54	
10	1	6	9	2	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	6	9	2	18	
11	1	6	9	2	18	0	1	1	2	4	6	3	6	9	1	1	2	6	12	18	1	6	9	2	18	
12	1	6	9	2	18	0	1	1	2	4	6	3	6	9	1	1	2	6	12	18	1	6	9	2	18	
	21	60	135	16	232	6	12	18	12	24	36	26	48	74	6	10	16	50	94	144	39	96	209	32	376	
						3.3%	67%		3.3%	67%		35%	65%		38%	63%		35%	65%							
	CONSENTED (I74485FUL)				PROPOSED (220091FUL): 35% affordable rooms												PROPOSED (220091FUL)									
Total	60	152	297	53	562	6	12	18	12	24	36	26	48	74	6	10	16	50	94	144	78	188	371	69	706	

### Disabled Offsite Parking Provision and Access to the Site:

As previously approved, disabled parking and a drop-off area for less mobile students and those arriving by car has been identified at Priory Gardens to the north of the site. The s106 requires contributions to be and prior to occupation to the Council to provide the required number of blue badge spaces and improvements to the pedestrian and highway network including £200,000 requested in the original application for gyratory underpass improvements. In addition, the s106 within the implemented scheme requires the public realm improvements to be delivered prior to occupation. The proposed s106 would also provide funding towards the provision of an additional blue badge space. The map below demonstrates the accessible routes under the gyratory, as approved as part of the implemented scheme:

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A condition is recommended for a final Student Management and Drop-Off Strategy to be submitted to and approved by Ealing Council prior to the occupation of the scheme, which includes how the site will be managed and accessed including by those with disabilities.