

Planning Committee: 20/07/2022

Briefing Notes

ITEM 04- 13-15 The Green, Southall UB2 4AH (216215FUL)

Amended Recommendations/Report corrections

1. For clarification, the proposed building would comprise a basement plus up to 22 storeys above ground, giving a total of up to 23 storeys.
2. As a result of revised plans being submitted at a late stage to allow on-site servicing arrangements, one flat was removed from the submitted scheme. This means that all references to 96 flats in the scheme should be changed to 95 flats.
3. For the same reason as in point 1, the first bullet point at the bottom of page 8 should be amended to:
 - 95 dwelling units made up of 37 x 1-bedroom /2 person flats, 7 x 2-bedroom/ 3 person flats, and 51 x 2 bedroom / 4 person flats;
4. For the same reason as in point 1, the first table on page 18 should be amended to:

Quantum of Proposed Residential Provision	
1 bedroom / 2 persons	37 (39%)
2 bedrooms / 3 persons	7 (7%)
2 bedrooms / 4 persons	51 (54%)
Total	95

5. For the same reason as in point 1, the second table on page 18 should be amended to:

Flat Size	Affordable Units	Market Units	Total Units
1 bedroom / 2 persons	10	25	35
2 bedrooms / 3-4 persons	23	37	60
Total	33 (35%)	62 (66%)	95

6. For the same reason as in point 1, the first table on page 19 should be amended to:

Flat Size	No. of Affordable Units	No. of Affordable Habitable rooms	Affordable rooms as % of Total Rooms
1 bedroom / 2 persons	10 (33%)	26	32%
2 bedrooms / 3-4 persons	23 (67%)	61	54%
Total	33 (100%)	87	35%

Planning Committee: 20/07/2022

Briefing Notes

7. For the same reason as in point 1, the second table on page 19 should be amended to:

Flat Size	London Affordable Rent	Shared Ownership	Total
1B/2P	4	8	12
2B/3-4P	6	15	21
Total	10 (30%)	23 (70%)	33

8. For the same reason as in point 1, the third table on page 19 should be amended to:

Flat Size	London Affordable Rent	Shared Ownership	Total
1B/2P	8	16	24
2B/3-4P	18	45	63
Total	26 (30%)	61 (70%)	87

9. For the same reason as in point 1, the second bottom paragraph on page 19 should be amended to read: *“In addition, the proposed intermediate tenure would include 8 x 1 bedroom and 15 x 2 bedroom units.”*

10. For the same reason as in point 1, the table on page 32 should be amended to:

Unit Type/Size	No. of units	Minimum Required	Private Amenity Space provision
1B/ 2 persons	37	5 sq m	5.2 – 9.3 sq m
2B/ 3 persons	7	6 sq m	7.8 – 9.3 sq m
2B/ 4 persons	51	7 sq m	7.0 – 28 sq m
Total	95		

11. Following discussions with the applicant and the Council’s Transport Officer, condition 9 (Cycle Management Plan) can be deleted.

12. The Health and Safety Executive (HSE) provided comments on fire safety aspects of the scheme at a very late stage. These raised concerns about stairs to the basement, lifts serving the basement level and a single stair serving different areas. In response, the applicant has submitted amended plans to address these issues involving minor changes internally and one very minor change externally:

- the basement stairs and the residential escape stair now have their own separate direct access to the outside for escape.
- lifts will be able to descend to the basement level.
- The flexible amenity space will maintain 2 exit points to ensure flexible use of the room, adequate occupant capacity and satisfy travel distances.

Planning Committee: 20/07/2022

Briefing Notes

- d. The energy store has been relocated to be accessed from the outside and not from the residential core.
 - e. post and parcel rooms are no longer accessible from the fire service access route.
13. An objection was submitted by Ealing Civic Society outside the statutory consultation period and not included in the report. The main points were:
- loss of the existing bank building which is a positive contributor to the streetscape and has architectural merit and historic interest.
 - the proposed building is too tall and outside the Southall Opportunity Area been designated as suitable for tall building development
 - unacceptable that a single staircase/means of escape is proposed for a 23-storey building where fire brigade ladders are unable to reach the top.
 - the inset balconies would be inappropriate amenity space for family-sized dwellings.
 - the 35% provision of affordable housing would be insufficient as it is significantly lower than the 50% in the London Plan.
 - the existing two storey building on one corner of the site is incongruous and should be incorporated into the site by compulsory purchase if necessary.