

Briefing Note

ITEM 02 - Land At Singapore Road And Green Man Lane Green Man Lane West Ealing W13 0SN - 223093HYBRID

Amendments to Recommendation

Grant in principle, subject to conditions and a s.106 agreement and Stage II GLA referral and subject to a final decision to grant to be delegated to the Head of Development Management following consultation with the Chair of Planning Committee on the basis of satisfactory changes to the scheme to reflect the requirements for an additional staircase to buildings over 30 metres and on the basis of no loss of agreed affordable housing.

Agreement has also been reached on the “Bus Service Improvement” (TfL) contribution that is listed on the Committee Report as ‘to be confirmed within briefing note’. This figure shall be £243,750.

Change to the s106 obligation worded as “Restriction of parking permits to all future residents” to “Restriction of parking permits to all new residents”. This would take account of the fact that there may be existing residents that are eligible for a parking permit within the Estate.

Amendments to recommended conditions:

Condition 4 (Approved Plans)

The addition of the following text is recommended to this condition to take account of the alternative plans for the Block C4 community space and reinforcing that this would only be granted in consultation with the Local Planning Authority when the demand for the community use has been rigorously assessed through a Community Space Strategy. The amended condition would therefore read as follows:

The development hereby approved shall be carried out in accordance with the following drawings and documents.

Outline Element of the Proposal

2913-CPL-04-00-DR-A-92018-PS1 Parameter Plan - Building Extent; 2913-CPL-04-00-DR-A-92019-PS1 Parameter Plan - Land Use; 2913-CPL-04-00-DR-A-92020-PS1 Parameter Plan - Max Building Height; 2913-CPL-04-00-DR-A-92021-PS1 Parameter Plan - Vehicular Access

Detailed Element of the Proposal (Full Planning Permission)

2913-CPL-04-00-DR-A-06001-PA1 Site Location Plan; 2913-CPL-04-00-DR-A-06002-PA1 Existing Site Block Plan; 2913-CPL-04-XX-DR-A-06005-PA1 Existing Site Sections and Elevations; 2913-CPL-04-00-DR-A-06010-PA1 Demolition Plan; 2913-CPL-04-00-DR-A-06020-PA1 Proposed - Green Man Lane Estate Plan; 2913-CPL-04-RP-DR-A-06022-PA1 Proposed Site Layout Tenure Plan; 2913-CPL-04-00-DR-A-06050-PA1 Proposed Sitewide Ground Floor Plan; 2913-CPL-04-00-DR-A-06100C-PA1 Proposed Ground Plan - Block C; 2913-CPL-04-00-DR-A-06100C1-PA1 (Alternative) Proposed Ground Floor Block C- Residential; 2913-CPL-04-00-DR-A-06100D-PA1 Proposed Ground Plan - Block D; 2913-CPL-04-01-DR-A-06101-PA1 Proposed First Floor Planning; 2913-CPL-04-02-DR-A-06102-PA1 Proposed Second - Fourth Floor Planning; 2913-CPL-04-05-DR-A-06105-PA1 Proposed Fifth Floor Planning; 2913-CPL-04-06-DR-A-06106-PA1 Proposed Sixth Floor Planning; 2913-CPL-04-07-DR-A-06107-PA2 Proposed Seventh Floor Planning; 2913-CPL-

Planning Committee:18/01/2023

Briefing Note

04-08-DR-A-06108-PA1 Proposed Eighth-Ninth Floor Planning; 2913-CPL-04-10-DR-A-06110-PA1 Proposed Tenth Floor Planning; 2913-CPL-04-11-DR-A-06111-PA1 Proposed Eleventh Floor Planning; 2913-CPL-04-12-DR-A-06112-PA1 Proposed Twelfth Floor Planning; 2913-CPL-04-13-DR-A-06113-PA1 Proposed Thirteenth-Fifteenth Floor Planning; 2913-CPL-04-RP-DR-A-06116-PA1 Proposed Roof Plan; 2913-CPL-04-XX-DR-A-06150-PA1 Context Elevations; 2913-CPL-04-XX-DR-A-06151-PA1 Context Section; 2913-CPL-04-XX-DR-A-06200.1-PA1 Proposed Elevations; 2913-CPL-04-XX-DR-A-06200.2-PA1 (Alternative)Proposed Elevations-Residential; 2913-CPL-04-XX-DR-A-06201.1-PA1 Proposed Elevations; 2913-CPL-04-XX-DR-A-06201.2-PA1 (Alternative)Proposed Elevations-Residential; 2913-CPL-04-XX-DR-A-06202-PA2 Proposed Elevations PA2; 2913-CPL-04-XX-DR-A-06203-PA1 Proposed Elevations; 2913-CPL-04-XX-DR-A-06204-PA1 Proposed Elevations; 2913-CPL-04-XX-DR-A-06500-PA1 Proposed Sections; 2913-CPL-04-ZZ-DR-A-20300-PA1 Proposed Bay Studies; 2913-CPL-04-ZZ-DR-A-20301-PA1 Proposed Bay Studies; 2913-CPL-04-ZZ-DR-A-20302-PA1 Proposed Bay Studies; 2913-CPL-04-ZZ-DR-A-20303-PA1 Proposed Bay Studies; 2913-CPL-04-ZZ-DR-A-20304-PA1 Proposed Bay Studies; 2913-CPL-04-ZZ-DR-A-20305-PA1 Proposed Bay Studies; 2913-CPL-04-ZZ-DR-A-20306-PA1 Proposed Bay Studies; 2913-CPL-04-ZZ-DR-A-20307-PA1 Proposed Bay Studies; 2913-CPL-04-ZZ-DR-A-22000-PA1 Proposed Unit Types - Private - 1B2P; 2913-CPL-04-ZZ-DR-A-22001-PA1 Proposed Unit Types - Private - 1B2P; 2913-CPL-04-ZZ-DR-A-22002-PA1 Proposed Unit Types - Private - 2B4P; 2913-CPL-04-ZZ-DR-A-22003-PA1 Proposed Unit Types - Private - 2B4P; 2913-CPL-04-ZZ-DR-A-22004-PA1 Proposed Unit Types - Private - 2B4P; 2913-CPL-04-ZZ-DR-A-22005-PA1 Proposed Unit Types - Private - 2B4P-2B4P WCH; 2913-CPL-04-ZZ-DR-A 22006-PA1 Proposed Unit Types - Private - 1B2P-2B4P (C1 Tower); 2913-CPL-04-ZZ-DR-A-22007-PA1 Proposed Unit Types - Social/Affordable Rent - 1B2P 2B3P 2B4P; 2913-CPL-04-ZZ-DR-A-22008-PA1 Proposed Unit Types - Social/Affordable Rent - 1B2P Block D; 2913-CPL-04-ZZ-DR-A-22009-PA1 Proposed Unit Types - Social/Affordable Rent-2B4P,3B4P Block D; 2913-CPL-04-ZZ-DR-A-22010-PA1 Proposed Unit Types - Social/Affordable Rent - 2B3P WCH; 2913-CPL-04-ZZ-DR-A-22011-PA1 Proposed Unit Types - Social/Affordable Rent - 3B5P; 2913-CPL-04-ZZ-DR-A-22012-PA1 Proposed Unit Types - Shared Ownership - 1B2P,2B4P,2B3P WCH; 2913-CPL-04-ZZ-DR-A-22013-PA1 Proposed Unit Types - Shared Ownership - 1B2P 2B4P; 2913-CPL-04-ZZ-DR-A-22014-PA1 Proposed Unit Types - Shared Ownership - 2B3P WCH, 3B5P; 441-L01-Rev B Materials GA – Ground; 441-L02-Rev B Planting GA – Ground; 441-L03-Rev B Trees Retained and Removed

Planning Statement, ref: JCG24569 dated June 2022, prepared by RPS; Design and Access Statement, ref: 2913-CPL-4-XX-RP-A-07002 dated 22/06/2022, prepared by Conran and Partners; Accommodation Schedule by Tenure, ref: 2913-CPL-04-XX-SH-A-95100 PA1, prepared by Conran and Partners,; Residential Area Schedule, ref: 2913-CPL-04-XX-SH-A-95101 PA1, prepared by Conran and Partners; Landscape Statement, dated June 2022, prepared by Turkington Martin; Urban Greening Factor Calculation, TM441-SKP26 dated 28/09/2022, prepared by Turkington Martin; Air Quality Assessment, ref: J10/12878A/10/1/F3 dated 06/06/2022, prepared by Air Quality Consultants; Tree Survey and Impact Assessment including Tree Protection Plan Rev D, dated 17/06/2022, prepared by Keen Consultants; Daylight, Sunlight and Overshadowing Report, ref: P1377 Rev V1, dated June 2022, prepared by Point 2; Internal Daylight Report, ref: P1377 Rev V1, dated October 2022, prepared by Point 2; Preliminary Ecological Appraisal, ref: RT-MME-151824-01 Rev D, dated June 2022, prepared by Middlemarch Environmental; Ecological Walkover Survey Letter, ref: RT-MME-158334, dated 05/07/2022, prepared by Middlemarch Environmental; Preliminary Bat Roost Assessment, ref: RT-MME-151824-02 Rev C, dated June 2022 prepared by Middlemarch Environmental; Outline Bat Mitigation Strategy, ref: RT-MME-153312-01 Rev E, dated June 2022, prepared by Middlemarch Environmental; Dusk Emergence and Dawn Re-Entry Bat Surveys, ref: RT-MME-157985-01, dated November

Planning Committee:18/01/2023

Briefing Note

2022, prepared by Middlemarch Environmental; Biodiversity Enhancement Strategy, ref: RT-MME-153312-02 Rev E, dated June 2022, prepared by Middlemarch Environmental; Biodiversity Net Gain Assessment including Biodiversity Metrics, ref: RT-MME-156401-01 Rev A, dated June 2022, prepared by Middlemarch Environmental; Energy Statement, ref: EMS236 rev 8 dated 23/11/2022, prepared by Silver EMS; Overheating Assessment, ref: EMS236 rev 2 dated 22/06/2022, prepared by Silver EMS; Sustainability Statement, ref: EMS236 rev 3 dated 17/06/2022, prepared by Silver EMS; Whole Building Lifecycle Assessment, EMS236 v5 rev 2 dated 17/06/2022, prepared by Silver EMS; Circular Economy Statement, ref: EMS236 v6 rev 2 dated 23/11/2022, prepared by Silver EMS; Flood Risk Assessment Drainage Strategy, including SuDs Proforma, ref: RY927-RDG-ZZ-XX-RP-C-0500 Rev 3.1 dated 10/06/2022, prepared by Ridge Consultants; Flood Risk and Drainage Technical Update Note, 5012916-RDG-XX-XX-DOC-C-9950 Rev P01 dated 20/12/2022, prepared by Ridge Consultants; Built Heritage Statement, ref: JCH01089 dated June 2022, prepared by RPS; Environment and Intrusive Noise Study, ref: P1893-REP01-SD P07 dated 14/10/2022, prepared by Sol Acoustics; Ground Desk Top Study, ref: 5012684-RDG-XX-ST-DOC-C-01-DTS-01 rev 2.0 dated 09/06/2022, prepared by Ridge and Partners; Ground Condition Assessment, ref: 5012684-RDG-XX-ST-DOC-C-00GCA02 rev 04 dated 09/06/2022, prepared by Ridge and Partners; Statement of Community Engagement, dated June 2022, prepared by Comm Comm; Transport Assessment including Framework Car Park Management Plan and Construction Logistics Plan, ref: R-19-0008-01A dated 06/06/2022, prepared by Evoke; Delivery & Servicing Management Plan, ref: R-19-0008-03B dated 06/06/2022, prepared by Evoke; Framework Travel Plan, ref: R-19-0008-02B dated 06/06/2022, prepared by Evoke; Townscape and Visual Impact Assessment prepared by LandscapeVisual; Affordable Housing Statement and Decant Strategy, V11 A dated 15/06/2022, prepared by A2Dominion; Affordable Housing Statement and Decant Strategy – Supplementary Statement, V2 A dated 24/10/2022, prepared by A2Dominion; Estate Management Strategy, Rev 4F, prepared by A2Dominion; Equalities Impact Assessment, ref: JCG25234 V3 dated November 2022, prepared by RPS; Archaeological Desk Based Assessment, ref: JCH26331 rev #5 dated June 2022, prepared by RPS; Environmental Wind Tunnel Study, ref: 425.02387.00029-R01 rev v2.0 dated June 2022, prepared by SLR; Outline Construction Management and Logistics Plan, dated June 2022, prepared by Real Places Ltd; Fire Statement (Planning Gateway 1), rev 03 dated 31/10/2022, prepared by Marshall Fire Ltd; Aviation Risk Assessment, ref: 10940A rev 4 dated 29/05/2022, prepared by Pager Power; Utilities Letter dated 26/06/2020 and Location of Underground Services and Drains Plan ref: 53837 dated June 2020, prepared by Substight Surveys Ltd; and Financial Viability Assessment, dated July 2022, prepared by JLL.

Alternative Proposal

Alternative Block C4 plans (ref: 2913-CPL-04-00-DR-A-06100C1-PA1 (Alternative) Proposed Ground Floor Block C- Residential; 2913-CPL-04-XX-DR-A-06200.2-PA1 (Alternative) Proposed Elevations-Residential; 2913-CPL-04-XX-DR-A-06201.2-PA1 (Alternative) Proposed Elevations-Residential) shall only be implemented where it has been confirmed in writing by the Local Planning Authority that the community use floorspace does not need to be provided. In that event, original Block C4 plans (ref: 2913-CPL-04-00-DR-A-06100C-PA1 Proposed Ground Plan - Block C; 2913-CPL-04-XX-DR-A-06200.1-PA1 Proposed Elevations; 2913-CPL-04-XX-DR-A-06201.1-PA1 Proposed Elevations) shall not be implemented.

Reason: For the avoidance of doubt, and in the interests of proper planning.

Planning Committee:18/01/2023

Briefing Note

Condition 9 (Revised Noise Assessment)

The revised wording is recommended as follows, with this wording agreed by Council's Pollution Technical Officer.

Prior to commencement of the development, excluding demolition and enabling works, a noise assessment shall be submitted to the Council for approval in writing, of all external noise sources such as transport and commercial/ industrial/ cultural uses/activities including the school and their noise levels at proposed residential facades, including reflected and re-radiated noise where appropriate and including the aircraft noise data in Section 6, SPG10 (worst mode aircraft 1-day noise contour predicted for 2016 (60 dB).

Details shall include the sound insulation of the building envelope including glazing specifications (laboratory tested including frames, seals and any integral ventilators, approved in accordance with BS EN ISO 10140-2:2010) and of acoustically attenuated mechanical ventilation and cooling as necessary (with air intake from the cleanest aspect of the building and details of self-noise) to achieve internal noise limits specified in BS 8233:2014. Details of best practicable mitigation measures for external amenity spaces shall also be provided and implemented, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the future occupiers of the site in accordance with policies 7A of the Ealing Development Management DPD and Policy D14 of the London Plan.

Condition 14 (Lifts)

The revised wording is recommended as follows, with this wording agreed by Council's Pollution Technical Officer.

Prior to commencement of the development, excluding demolition and enabling works, details shall be submitted to the Council for approval in writing, of enhanced sound insulation of lifts and lift shafts, in accordance with noise limits specified in Table 5 BS8233:2014. Details shall include mitigation measures and the resulting sound insulation value and internal sound/rating level. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the future occupiers of the site in accordance with Policy 7A of the Ealing Development Management DPD and Policy D14 of the London Plan.

Condition 26 (Energy and CO2) Parts B and C

The revised wording is recommended as follows, as per the advice of Council's Energy Consultant:

- a) The development of Block D shall be completed in accordance with Document No EMS236 Green Man Lane 4 Energy Statement Rev08.
- b) Prior to Commencement of Construction of Block C, a revised Energy Strategy for Block C shall be submitted to the LPA for approval in writing. The Energy shall maximise the use of renewable energy. The Development of Block C shall be implemented in accordance with the new approved Energy Strategy.
- c) Prior to Commencement of Construction of Block C a Site Wide Decarbonisation Strategy for the Green Man Lane Heat Network shall be submitted to the LPA for

Briefing Note

approval in writing. The Decarbonisation Strategy shall include a feasibility study for maximising the use of renewable energy and an agreed programme for the implementation of the feasible measures. The Decarbonisation strategy will include a programme for periodic reviews where considered necessary by the Council and the Applicant in consultation.

- d) Prior to construction completion, heat and electric meters shall be installed to monitor the performance of the PV, the carbon efficiency (SCOP) of the heat pump system(s) (including the heat generation and the electrical parasitic loads of the heat pumps), the heat and electric output and gas usage of the CHP units, and the heat supply to each phase of the development, in line with the Council's monitoring requirements.
- e) Prior to Installation, details of the proposed renewable/low-carbon energy equipment, and associated monitoring devices required to identify their performance, shall be submitted to the Council for approval. The details shall include the DHN schematics, the exact number of heat pumps, the CHP and/or heat pump thermal and CHP electrical 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 LZC installation contractor(s), and if different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.
- f) On completion of the installation of the LZC equipment copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.
- g) All boilers to serve the energy requirements of the development detailed in the approved energy strategy should be specified with NO_x emissions (g/m²) that are compliant with or better than the ultra-low NO_x (g/m²) benchmarks as set out at Appendix 5 of the Mayor's Sustainable Design and Construction SPG.
- h) 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 figures against those in the final energy strategy along with the relevant Energy Performance Certificate(s) (EPC) and/or the Display Energy Certificate(s) (DEC's) shall be submitted to the Council for approval.

Reason: In the interest of addressing climate change and to secure environmentally sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), and the relevant guidance notes in the GLA Energy Assessment Guidance 2020, policies LV5.2 and 7A of Ealing's Development Management DPD 2013, and policies 1.1(k) and 1.2(f) of Ealing's Development (Core) Strategy 2012.

Condition 27 (Overheating and Cooling)

Amended timing trigger for submission of details from "Prior to commencement of construction" to "Prior to commencement of superstructure". This has been agreed by Council's Energy Consultant. The revised wording is recommended as follows:

Prior to commencement of superstructure, an Overheating and Cooling analysis report shall be submitted to the Council for approval. The dynamic analysis shall be assessed against the relevant CIBSE guidance including TM59 (domestic) and/or TM52 (non-domestic), and modelled against the TM49 DSY1 (average summer) weather data file, as well as the more intense DSY2 (2003) and DSY3 (1976) data files for TM59 criteria (a) and (b). The

Briefing Note

Overheating/Cooling report shall propose active and passive measures to be incorporated into the development to minimise the risk of overheating and meet DSY1 modelling.

Reason: To ensure that the risk of overheating has been sufficiently addressed in accordance with policy SI4 of the London Plan; Ealing's Development (Core) Strategy, and Development Management DPD.

Condition 30 (Whole Life-Cycle Carbon Assessment)

Amended timing trigger for submission of details from "Prior to commencement of construction" to "Prior to commencement of superstructure". This has been agreed by Council's Energy Consultant. The revised wording is recommended as follows:

- a) Prior to the commencement of superstructure, a Whole Life Carbon Assessment shall be submitted to the Council for approval. The Assessment shall be compliant with policy SI2(F) of the London Plan and in line with the GLA (March 2022) guidance. The Development shall meet the GLA benchmark targets and seek to achieve the aspirational target.
- b) Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development should submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment to the GLA at: ZeroCarbonPlanning@london.gov.uk. The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's WLC Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.
- c) The Development shall implement the measures identified in the approved WLC Assessment report and spreadsheet prepared by Silver in June 2022, or any later approved version. Modules A1-A5 should achieve 288 KgCO₂e/m², and B1-C4 (excluding B6/B7) 117 KgCO₂e/m², with a total carbon emissions baseline scenario (over 60 years) of 337 KgCO₂e/m² (including module D benefits).

Reason: To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI2(F) of the London Plan.

Condition 31 (Circular Economy)

Amended timing trigger for submission of details from "Prior to commencement of construction" to "Prior to commencement of superstructure". This has been agreed by Council's Energy Consultant. The revised wording is recommended as follows:

- a) Prior to commencement of superstructure, a Circular Economy (CE) statement shall be submitted to the Council for approval that is in line with the GLA CE guidance (March 2022). The Statement should include a CE compliance table that lists the

Briefing Note

commitments and targets proposed to meet the minimum levels required by London Plan policy SI2.

- b) Prior to completion of construction of the permitted development a Circular Economy Statement Post Completion Report should be completed accurately and in its entirety in line with the GLA's Circular Economy Statement Guidance (or equivalent alternative Guidance as may be adopted). This should be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the appropriate re-use and recycling of materials in line with London Plan Policy D3 (Optimising site capacity), SI7 (Reducing waste), SI2 (Minimising greenhouse gas emissions).

Additional Informatives

The following informative is recommended in addition to those mentioned within the Committee Report. This is to reflect that the submission of applications to discharge of conditions may come forward in certain circumstances as partial discharge of conditions, given the differing building programs for Blocks D and C.

- 1. The Council recognises that the implementation of this scheme will likely result in Block D being delivered before Block C and that detailed design of Block C may not be available at the time of the timing triggers for the submission of details. In relevant instances where this may occur, Council will allow for the partial discharge of relevant conditions on a block-by-block basis where necessary.

Further Representations

Further correspondence was received from TfL in relation to the proposed development and the comments that TfL provided through their consultation response. The comments received are as follows:

With regard to the WELN projects we have also noted the contribution to Jacobs Ladder footbridge (which forms part of the WELN package) in the section 106 Heads of Terms as set out in the report to planning committee. This part of the package is seen as being suitable for early implementation so again this is welcomed. We welcome the additional clarifications on car parking and how they will be addressed in the Car Parking Design and Management Plan

Planning Committee:18/01/2023

Briefing Note

Changes to Affordable Housing Tables within the Committee Report

Due to administrative error, there were some errors shown in tables of the Committee Report. The tables below represented amended versions, with the changes from the Committee Report shown in red.

The housing and tenure mix of the original estate is summarised within the table below.

Tenure	1-bedroom	2-bedroom	3-bedroom	TOTAL	No. of Habitable Rooms	Total Floor Space
Social Rent	308	62	22	392	890	20,278
Leasehold	24	17	25	66	199	4,081
Freehold	0	0	6	6	24	450
TOTAL	332	79	53	464	1,113	24,809

(As shown in Committee Report)

Tenure	1-bedroom	2-bedroom	3-bedroom	TOTAL	No. of Habitable Rooms	Total Floor Space
Social Rent	301	65	31	397	921	20,803
Leasehold	22	14	24	60	182	3,724
Freehold	-	-	7	7	24	525
TOTAL	323	79	62	464	1,113	25,052

(Corrected Table)

Taking into consideration the current proposal, that is the subject of this application, the proposed scheme would deliver a housing and tenure mix across the wider estate as shown within the table below:

Tenure	1-bedroom	2-bedroom	3-bedroom	TOTAL	No. of Habitable Rooms	Total Floor Space
Social Rent Reprovision	91	115	75	292	913	22,674
New Affordable Rent	30	18	6	54	138	3,361
Shared Ownership	54	57	10	121	328	7,910
New Market Housing	180	202	20	402	1,046	26,644
TOTAL	355	392	111	869	2,425	60,589

(As shown in Committee Report)

Planning Committee:18/01/2023

Briefing Note

Tenure	1- bedroom	2- bedroom	3- bedroom	4- bedroom	TOTAL	No. of Hab. Rooms	Total Floor Space
Social Rent Reprovision	91	115	75	11	292	913	22,674
New Affordable Rent	30	18	6	-	54	138	3,361
Shared Ownership	54	57	10	-	121	328	7,910
New Market Housing	180	202	20	-	402	1,046	26,644
TOTAL	355	392	111	11	869	2,425	60,589

(Corrected Table)

The proposed scheme would deliver affordable housing through this phase alone, based on the table below.

Tenure	1- bedroom	2- bedroom	3- bedroom	TOTAL	No. of Habitable Rooms	Total Floor Space
Social Rent Reprovision	23	38	14	75	230	5,314
New Affordable Rent	30	18	6	54	138	3,361
Shared Ownership	22	27	5	54	145	3,606
New Market Housing	98	115	0	213	541	13,492
TOTAL	355	392	111	869	2,425	60,589

(As shown in Committee Report)

Tenure	1- bedroom	2- bedroom	3- bedroom	TOTAL	No. of Habitable Rooms	Total Floor Space
Social Rent Reprovision	23	38	14	75	230	5,314
New Affordable Rent	30	18	6	54	138	3,361
Shared Ownership	22	27	5	54	145	3,606
New Market Housing	98	115	0	213	541	13,492
TOTAL	173	198	25	396	1,054	25,773

(Corrected Table)

Planning Committee:18/01/2023

Briefing Note

Other Matters

Note on the incorporation of 2nd staircases for fire safety in tower blocks, January 2023

Background

1. Currently there is a Regulatory requirement to consult the Fire Brigade (London Fire Brigade) and HSE as a statutory consultee on fire and other safety matters on planning applications for tall residential buildings over, 7 storeys or 18m, in height.
2. The National Fire Chiefs Council (NFCC) issued to Government on 14th December 2022 a Policy Position Statement that in their opinion all new residential tower blocks of at least 7 storeys (18m) must become the threshold at which more than one staircase should be required in new residential buildings.
3. The NFCC requested in effect a mandatory requirement that all such blocks must incorporate at least 2 protected staircases in their design. This is in addition to the current incorporation of at least 2 lifts.
4. The Government issued a Consultation proposal on 23rd December 2022 to introduce a threshold whereby residential buildings above 30m in height should be designed and built with 2 staircases. The Mayor of London has decided that he too will be adopting the 30m threshold for 2nd staircases, rather than the 18m sought by the NFCC.

Planning Considerations

5. Whilst fire safety and design is normally a Building Regulations matter, London Plan Policies D9.2a), D11 and D12 cover fire safety and resilience and requests a Fire Statement as part of a planning application. Accordingly, this is also a material planning consideration.
6. However, the London Plan is not a design guide. Matters such as fire safety and evacuation are normally addressed in consideration of relevant British Standards (BS) and Quality Design Reviews (QDR) at the Building Regulations stage.
7. It is necessary nevertheless to ensure that in considering the planning merits of a relevant application, it is practical and feasible to incorporate the appropriate means of escape and evacuation e.g. a 2nd staircase in a residential block over 30m in height, into the scheme design as this could affect the layout, appearance or size of a block, as well as the accommodation within it.
8. Without this then a planning condition to secure appropriate measures by way of later approval (a negative Grampian condition for example) may not be possible if there is no reasonable likelihood of it being satisfied without materially changing the permitted scheme.

Going Forward

9. Following discussion with GLA Officers, it has been agreed that current proposals brought forward for Referral should demonstrate:
 - a. There is a feasible means to incorporate a 2nd staircase in blocks over 30m (without materially altering the design, layout, accommodation etc)
 - b. An updated Fire Statement is submitted incorporating prior consultation with LFB and HSE to demonstrate that the 2nd staircase can be accommodated in the scheme to their satisfaction and an appropriately worded condition to ensure delivery

Briefing Note

and where necessary, any remaining fire safety design matters can be addressed through the QDR process and therefore

c. Confirming compliance with London Plan Fire Safety Policies D9.2a), D11 and D12.

10. This would represent a practical and proportionate way of dealing with other applications currently at the same stage in the decision-making process.

11. In response to this situation, the applicant (A2 Dominion) has demonstrated through sketch images that this new regulation may have the following potential impacts on the development as currently proposed:

Block D

Changes to the ground floor, requiring the redesign of the cold-water storage to provide an exit point to the communal amenity area for the second staircase.

A second staircase could be provided through each level which would result in changes to the internal layout of a 3b4p flat on each level. There would be no loss of affordable housing units or habitable rooms, but this would likely result in a change to the footprint of the building, increasing one of the eastern walls by an 1 metre circa over all levels.

Block C

Changes to the ground floor, requiring the redesign of cycle and refuse storage rooms to accommodate exit points for the secondary staircase. It is anticipated that this can be reasonably redesigned to ensure that the necessary cycle and refuse storage can be accommodated.

Sketch diagrams of all floors for Blocks C1 and C5 have been carried out, which demonstrate a second staircase could be accommodated by reducing a 2-bedroom flat on each level within each block to a 1-bedroom flat. This would result in a reduction of 28 habitable rooms of private market housing across the scheme, but no loss in the total number of units. Based on these indicative plans where changes are to occur, a summary of the potential impacts is succinctly shown in the table below.

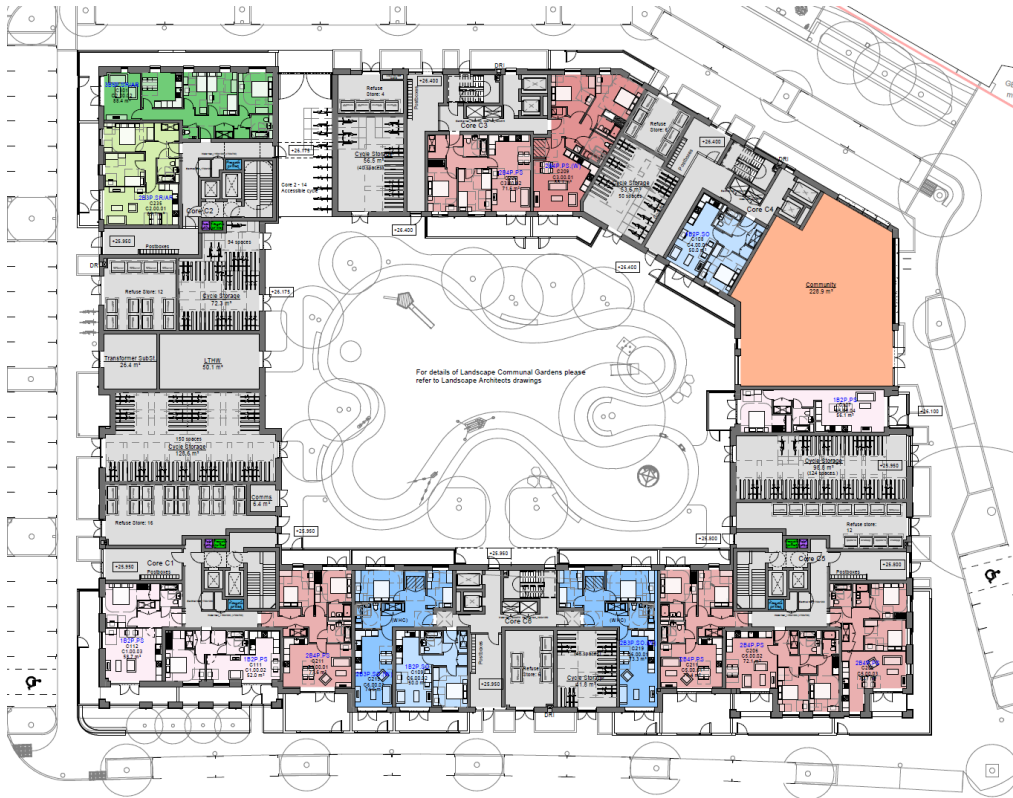
	Submitted Application (HR)	Additional Stair Implications (HR)
Private Habitable Rooms	541	513
Affordable Habitable Rooms	513	513
Total	1,054	1,026
Difference		28 HR loss

Noting the potential loss of habitable rooms from private market housing of 28 habitable rooms and the fact that under these indicative sketches that there would be no loss of Affordable Housing by habitable rooms, the overall delivery of affordable housing across phase 4 would potentially increase from an approximate 49% to 50%, when calculated by habitable room.

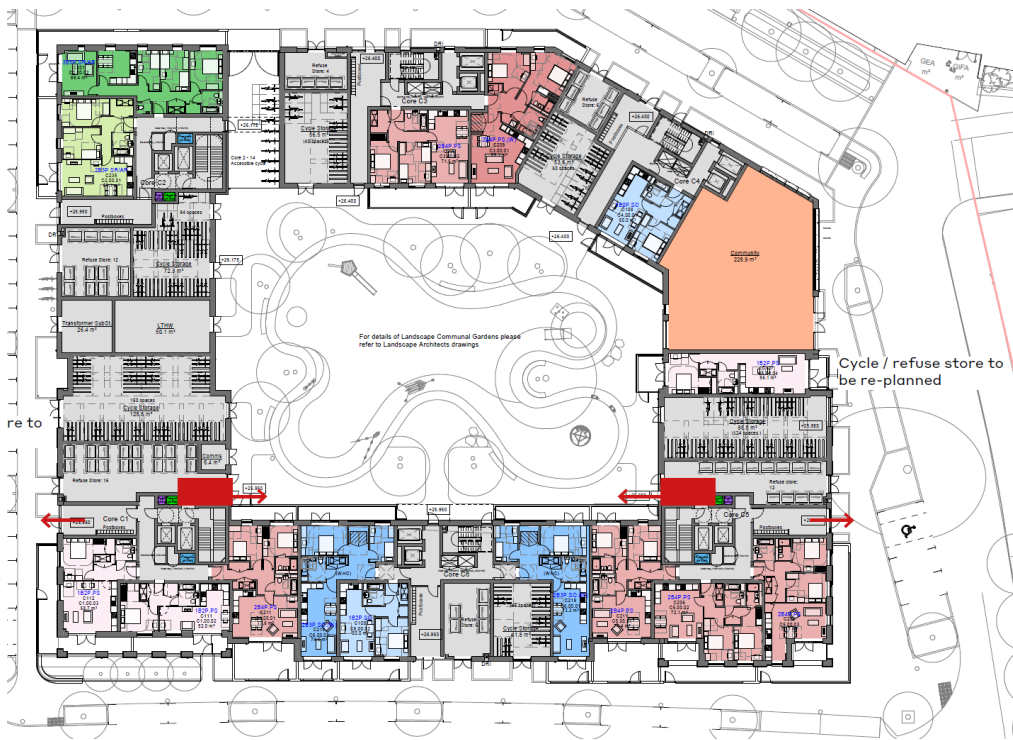
Plans below show a selection of indicative drawings of how the second staircase could be implemented within the proposed plans.

Briefing Note

GROUND FLOOR BLOCK C



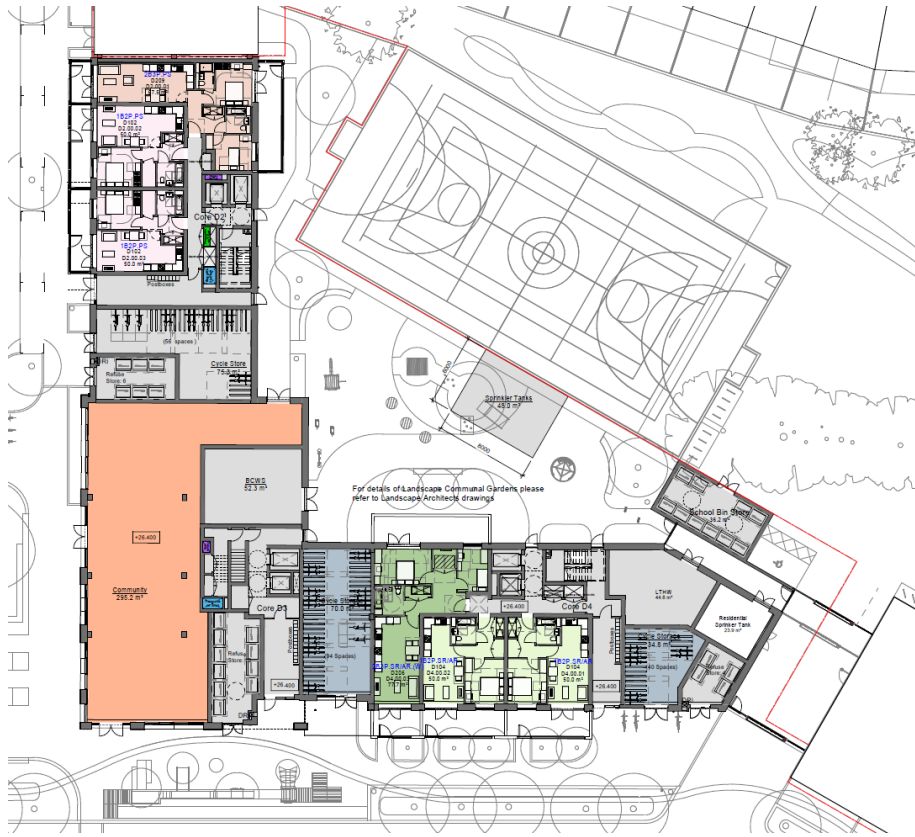
(As Existing Proposal)



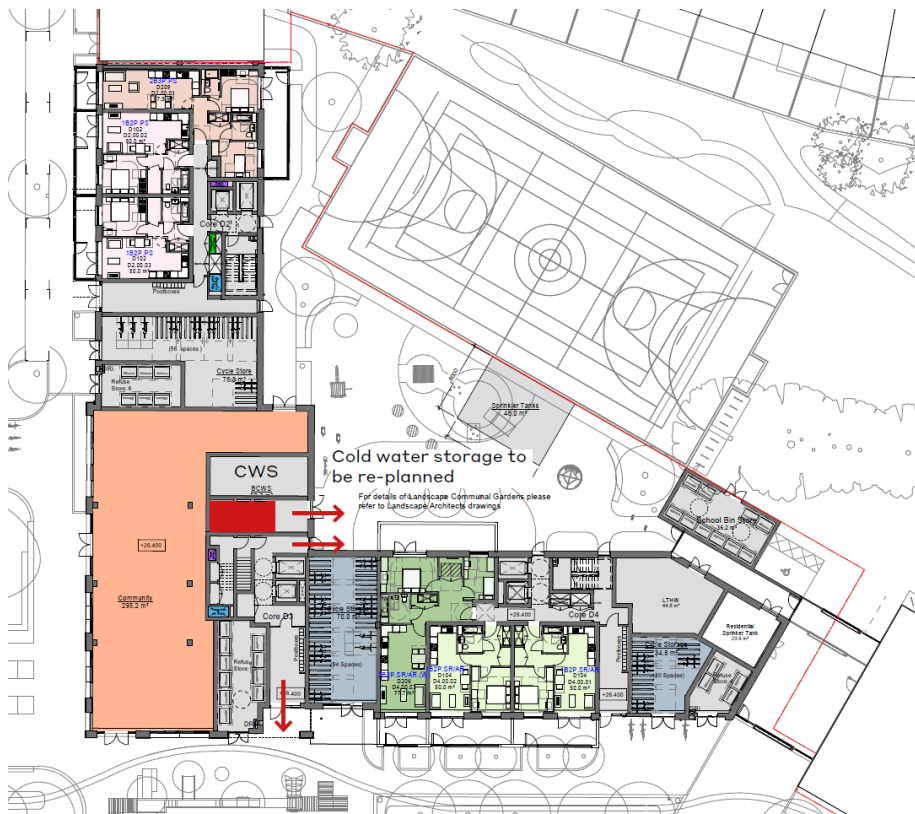
(Proposal with secondary staircore)

Briefing Note

GROUND FLOOR BLOCK D



(As Existing Proposal)



(Proposal with secondary staircore)

Briefing Note

BLOCKS C AND D – 2ND TO 4TH FLOORS



Block C_02-04_Proposed Second-Fourth Floor Planning

Block D_02-04_Proposed Second-Fourth Floor Planning

(As Existing Proposal)



Block C_02-04_Proposed Second-Fourth Floor Planning

Block D_02-04_Proposed Second-Fourth Floor Planning

is sketch plan has been prepared in response to liberty introduction of
(Proposal with secondary staircore)

- Unit Affected
- Second Stair
- Stair Lobby
- Means of Escape

