

# GREATER LONDON AUTHORITY

[REDACTED]  
(By email)

Our Ref: MGLA220719-8108

5 September 2019

Dear [REDACTED]

Thank you for your request for information which the GLA received on 19 July 2019. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004

You asked for;

*Copies of all correspondence between the Mayor's office / or your planning team and Ealing Council, developers or others, in relation to the potential developments on the Manor Road W13 and the Hasting's Roads W13 sites in West Ealing.*

Our response to your request is as follows:

Please find attached the information we hold within scope of your request. Please note that we staff names are exempt from disclosure under Regulation 13 (Personal information) of the EIR. This information could potentially identify specific employees and as such constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

[REDACTED]  
**Information Governance Officer**

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

[REDACTED]

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**From:** [REDACTED] <[REDACTED]@glhearn.com>  
**Sent:** 23 July 2018 09:34  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station  
**Attachments:** GLA 4692 - Manor Road, West Ealing Station; RE: GLA 4692 - Manor Road, West Ealing Station

Thanks [REDACTED] - please see attached - it was issue by the architects to [REDACTED] and [REDACTED] as I was on leave last week.

Please let me know if you cannot open either the link or pdf.

Best regards  
[REDACTED]

-----Original Message-----

**From:** [REDACTED] [mailto:[REDACTED]@london.gov.uk]  
**Sent:** 23 July 2018 09:29  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station

Hi [REDACTED]

No, we didn't receive that. Please can you send again? I will issue an agenda later today.

Thanks  
[REDACTED]

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 23 July 2018 09:28  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** FW: Manor Road, West Ealing Station

-----Original Message-----

**From:** [REDACTED] <[REDACTED]@glhearn.com>  
**Sent:** 23 July 2018 08:48  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; Pre-applications <Pre-applications@london.gov.uk>  
**Subject:** RE: Manor Road, West Ealing Station

Morning [REDACTED]

With regards to our pre-app meeting tomorrow (your ref GLA/4692)) I don't seem to have received the pre-app meeting notes. If you can send through today that would be great. Can you also confirm who we are meeting - is the officer still [REDACTED] [REDACTED]

Our attendees will be

[REDACTED] - Southern Grove

[REDACTED] - Southern Grove

[REDACTED] - Thames Valley Housing

[REDACTED] - Brimelow McSweeney Architects

[REDACTED] - Brimelow McSweeney Architects

[REDACTED] - Outerspace [REDACTED] - RPS [REDACTED] - GL Hearn

I also wanted to confirm that you received the updated scheme document that was sent through on Wednesday last week?

We look forward to seeing you tomorrow.

Best regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Director

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-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 19 June 2018 13:28

To: [REDACTED]

Cc: [REDACTED] Pre-applications

Subject: Manor Road, West Ealing Station

Hi [REDACTED]

We require confirmation of whether a company uses a Purchase Order system or not – please can you confirm this for the above site? This is a requirement under the GLA financial regulations and without it we are not able to issue an invoice.

If you have any questions about this, please let me know.

Kind Regards,

[REDACTED]

#LondonIsOpen

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For more information see <https://www.london.gov.uk/about-us/email-notice/>  
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**West Ealing -  
Manor Road/Drayton Green Road  
London**

18th July 2018





southern  
grove



Southern Grove in Partnership with Thames Valley Housing Association - Delivery of 104 The Broadway, West Ealing



This document was prepared in consultation with:

#### THE TEAM

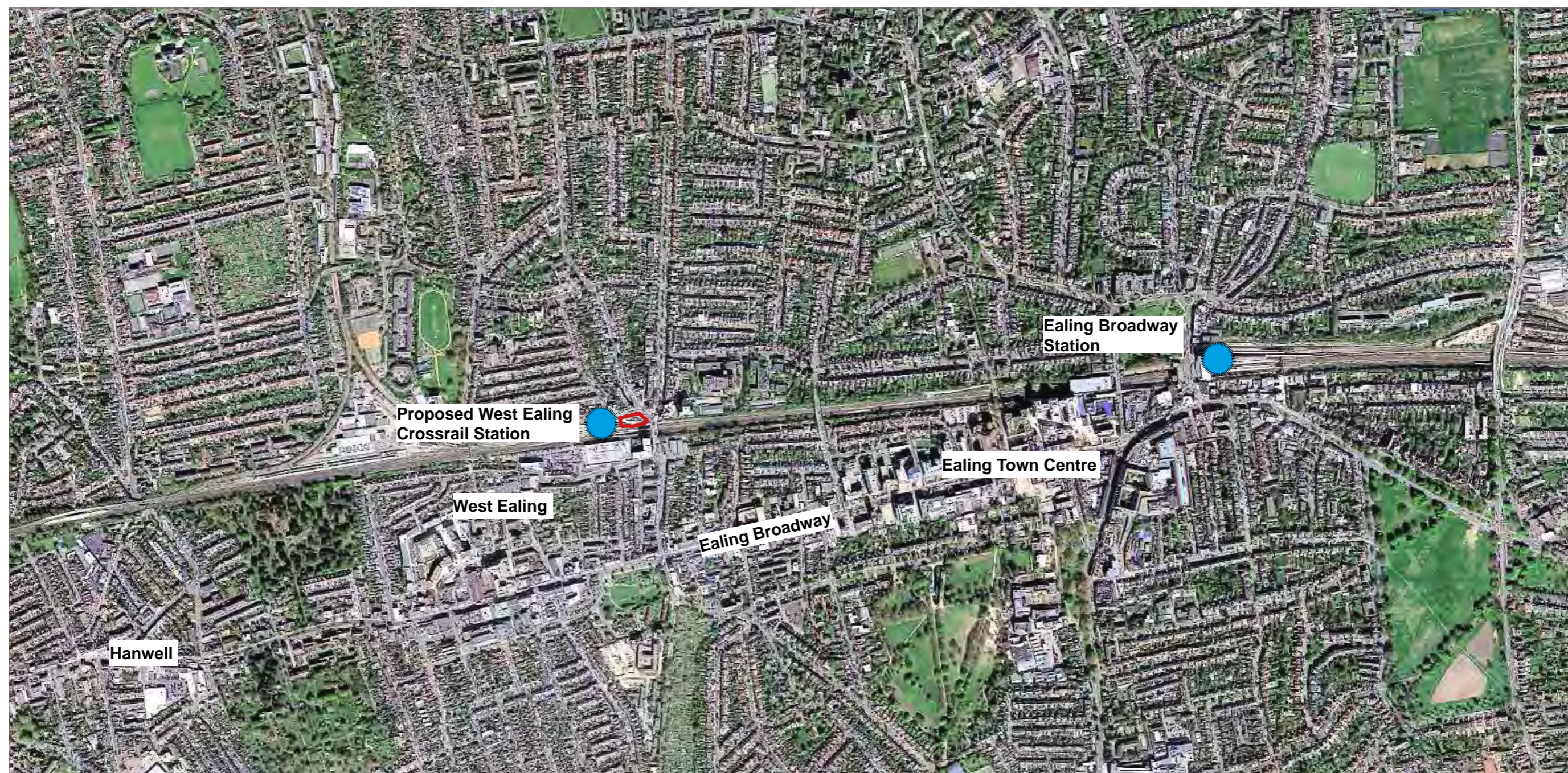
Clients: **Southern Grove, Thames Valley Housing Association**  
 Architects: **Brimelow McSweeney Architects**  
 Planning Consultants: **GL Hearn**  
 Transport Consultants: **RPS Group**  
 The team is responsible for the scheme on no. 104 Broadway, West Ealing.




# 1. ASSESSMENT

# 1. ASSESSMENT

## 1.1 Location



Aerial View

 New Crossrail Stations

## 1. ASSESSMENT

### 1.2 The Site



Aerial View from the South

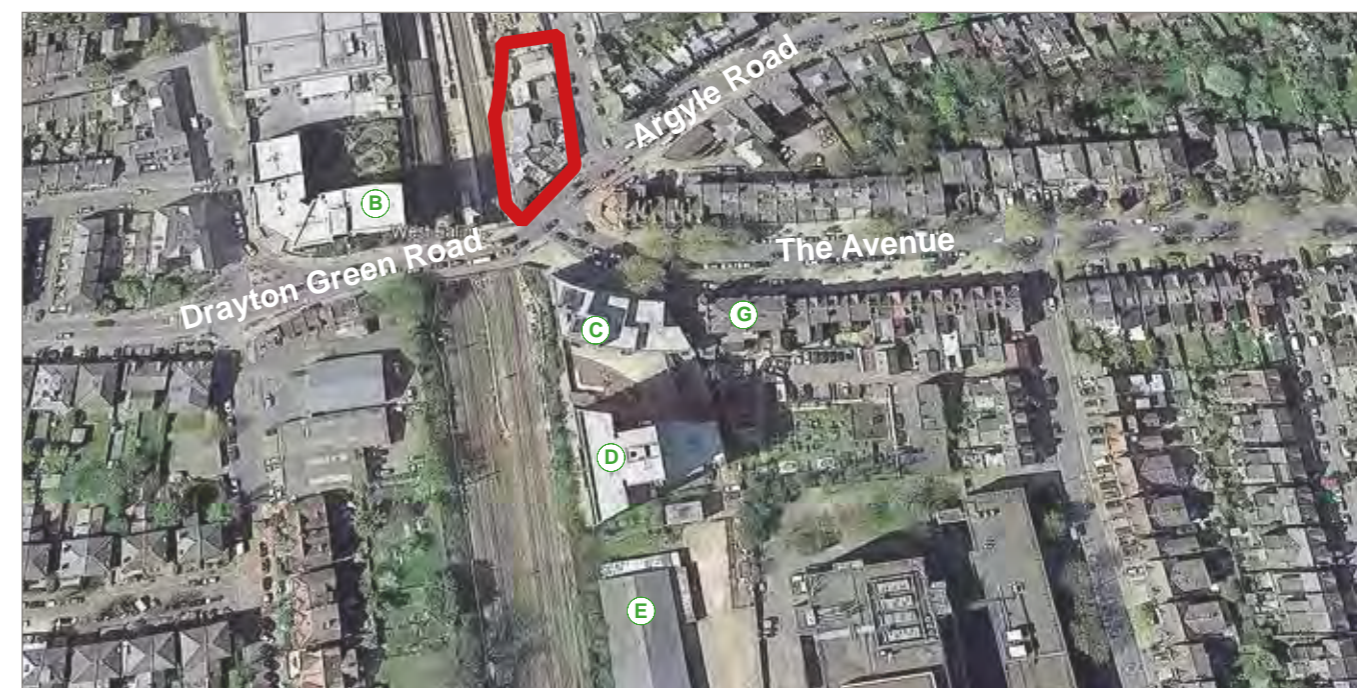
The site is located in West Ealing, north of the railway lines, at a junction of Argyle Road, The Avenue, Manor Road and the northern end of Drayton Green Road that continues over to the Broadway.

It is situated next to the proposed Crossrail Station for West Ealing which is currently on site to be completed at the end of 2019. Drayton Green Road is seen as an important pedestrian connection from the Broadway and the new residential developments around Singapore Road to the new station building.

- A** Crossrail Station   **B** Waitrose building   **C** Sinclair House   **D** Dominion House  
**E** Castle House Site   **F** Sorting Office   **G** Drayton Court Hotel



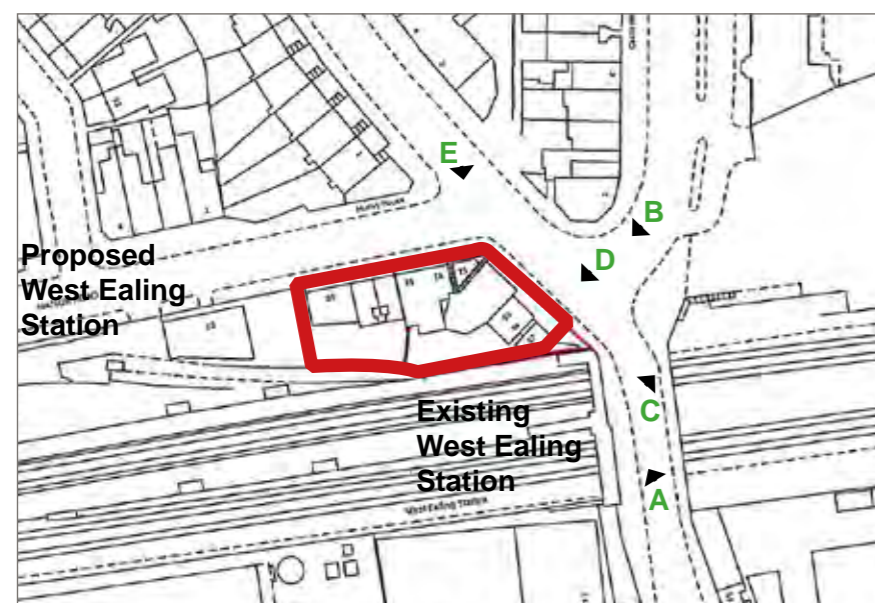
Aerial View from the North



Aerial View from the East

# 1. ASSESSMENT

## 1.3 Site Photographs - Street Side



Site Plan



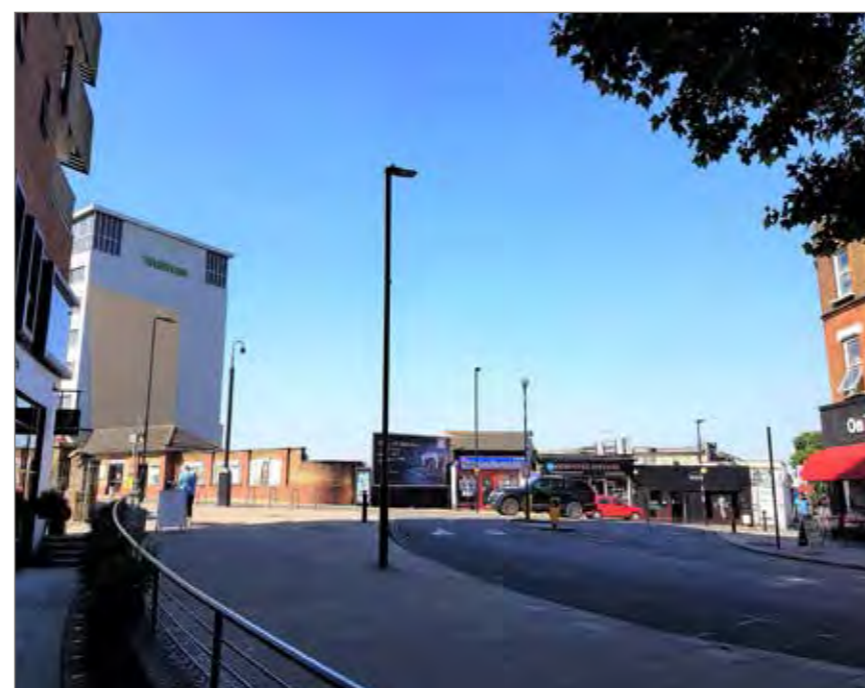
D



E



A West Ealing Station



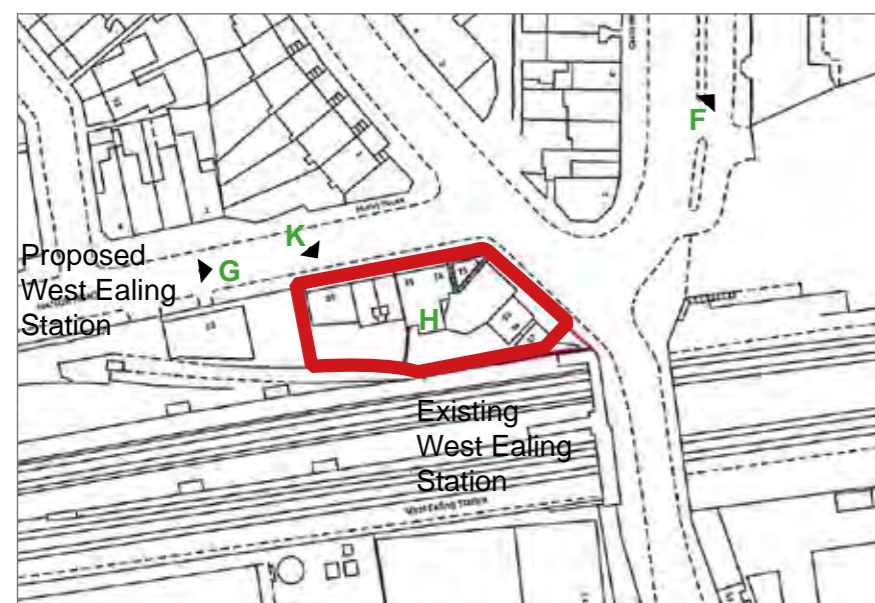
B



C

# 1. ASSESSMENT

## 1.3 Site Photographs - Street Side cntd.



Site Plan



F Drayton Court Hotel/Pub



G



H



K



H

# 1. ASSESSMENT

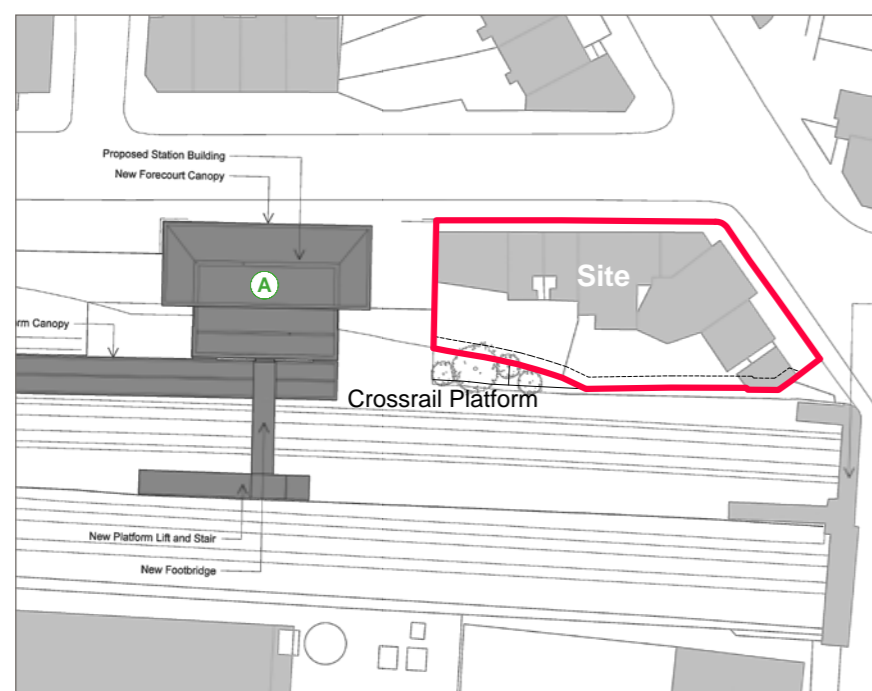
## 1.4 Emerging Context - West Ealing Station Redevelopment



West Ealing station building on Site



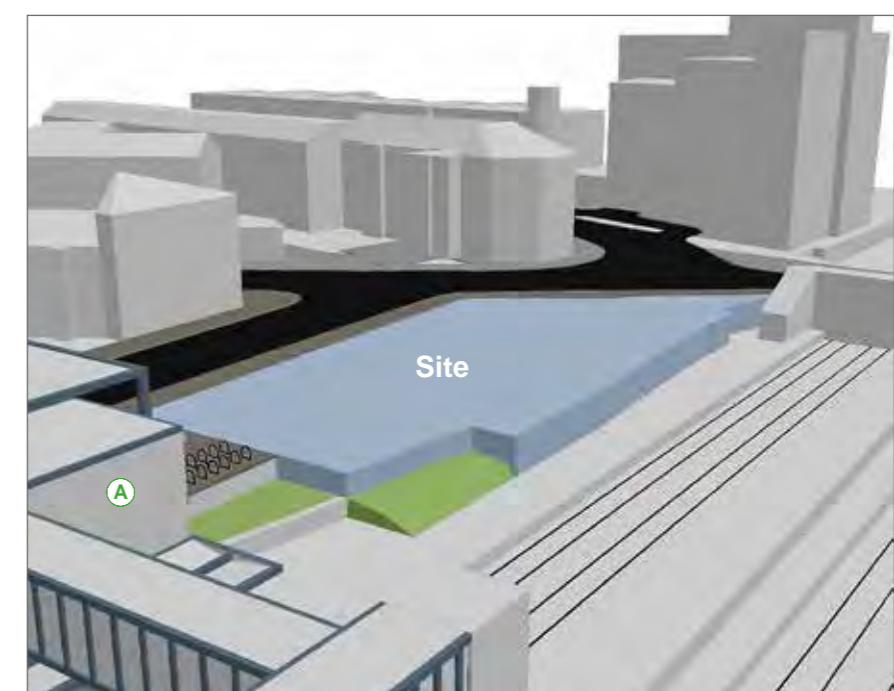
Site with all buildings to be demolished and existing West Ealing station building on bridge



Existing Site Plan with proposed West Ealing station



A Visual of proposed West Ealing station



Level changes around site

# 1. ASSESSMENT

## 1.5 Crossrail Opportunities - Ealing

CROSSRAIL is seen as an opportunity to improve town centres and to attract people and jobs to the borough of Ealing. With five mainline stops Ealing is the borough with the most crossrail stations across London and the most to gain.

High frequency and high capacity services will improve travel times and make Ealing practically a zone 1 location with 10 minutes from Ealing Broadway to Paddington or 27 minutes to Canary Wharf.

Crossrail is having a direct impact by bringing forward the regeneration of areas such as Southall. Recent planning applications are advocating the role Crossrail plays in building the case for development through improved accessibility, higher development densities and more sustainable development.



Southall Waterside



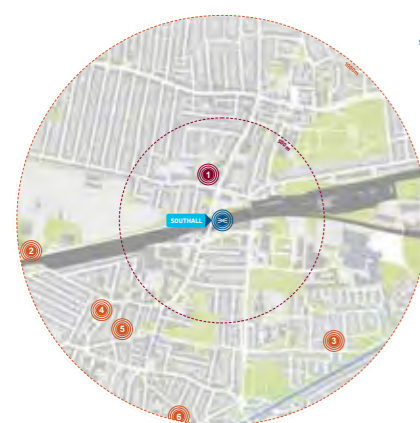
Filmworks Ealing



Dickens Yard



North Acton



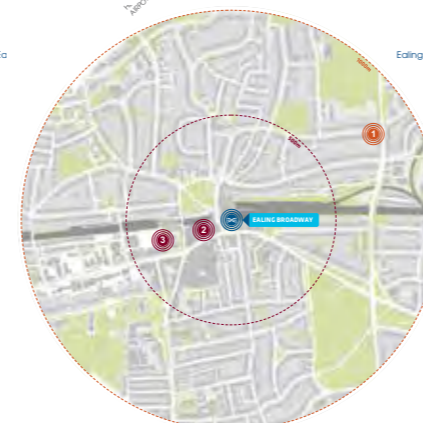
Southall



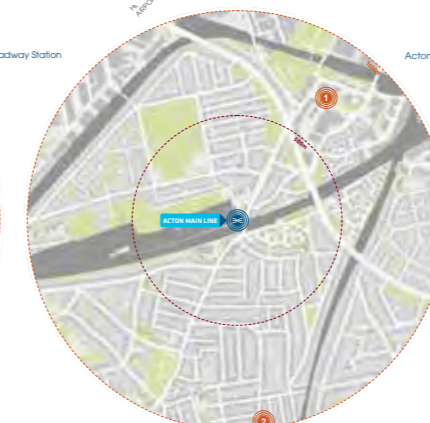
Hanwell



West Ealing



Ealing Broadway



Acton Main Line & North Acton



Old Oak/Park Royal

# 1. ASSESSMENT

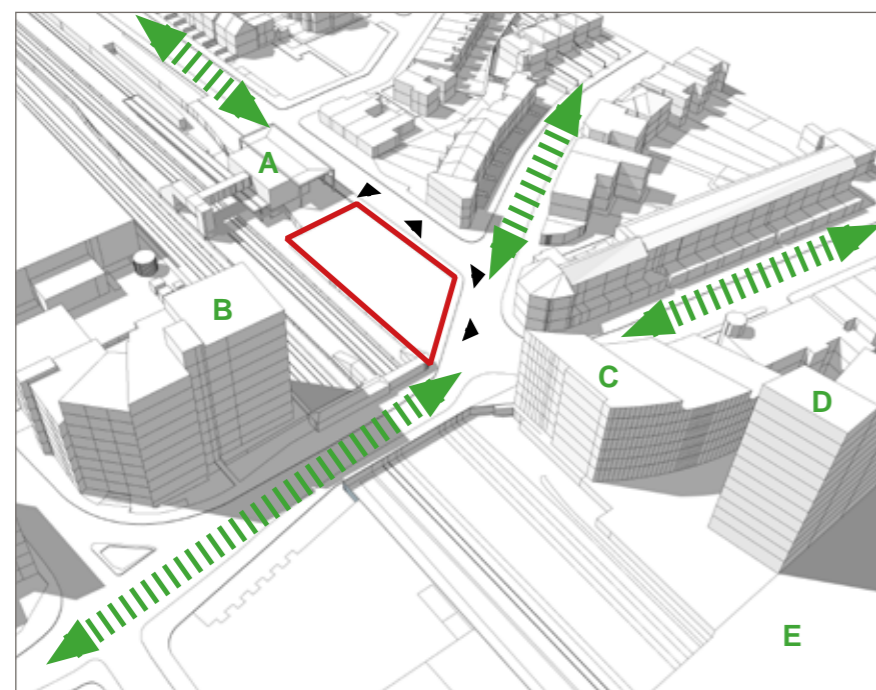
## 1.6 Crossrail Opportunities - Gateway West

WEST EALING was one of the worst affected areas during the 2011 riots. The council and local businesses have since made huge efforts of improvement to the community and identified the future crossrail station as a benefit to the area that is undergoing a period of regeneration.

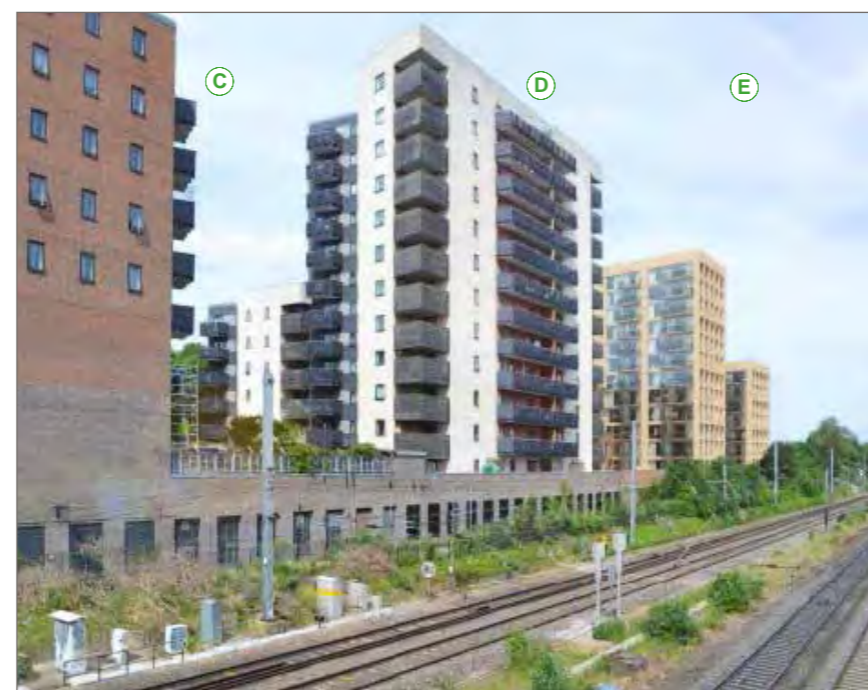
OPPORTUNITY FOR A RESIDENTIAL TOWER to

- add necessary affordable housing to the area.
- complement the emerging high-rise cluster around the station.
- works as landmark along railway lines and in local setting.
- bring crucial new public uses activating an underused street corner.

A Crossrail Station B Waitrose building C Sinclair House  
D Dominion House E Castle House



Emerging Cluster



## 1. ASSESSMENT

### 1.7 Cluster and Landmark Precedents creating Recognisability and Identity



Ealing Broadway (Dickens Yard)



North Acton (Rehearsal Rooms)



North Acton (Cluster)



Greenford Green



White City Living



Imperial West

## 1. ASSESSMENT

### 1.8 Urban Development of West Ealing (Station and Conservation Area, Street Pattern - Curve)

#### DEVELOPMENT THROUGH INFRASTRUCTURE

Ealing was still only a village in the 19th century [redacted] not until the Grand Junction Canal was cut at the turn of the 19th century that the rural character of the area began to change. Development accelerated when the Great Western Railway was constructed in 1838.

#### ESTATE LAYOUT

Henry de Bruno Austin, a member of the Ealing Board of Health, had a grand vision to transform the Castle Bar area (North of the railway line) into an exclusive estate. His plan was to build a large estate of fine detached villas across the hillside in a grid pattern with grand rectangular pleasure-gardens. At the centre of this vision was the Church of St Stephen, standing on its island site at the brow of the hill. New roads, water and gas were laid. The Avenue and Cleveland Road were cut and are shown on the 1865 map. The scheme soon foundered when Austin had problems attracting tenants to the properties, which had very high rents, poor transport connections and no mains drainage.

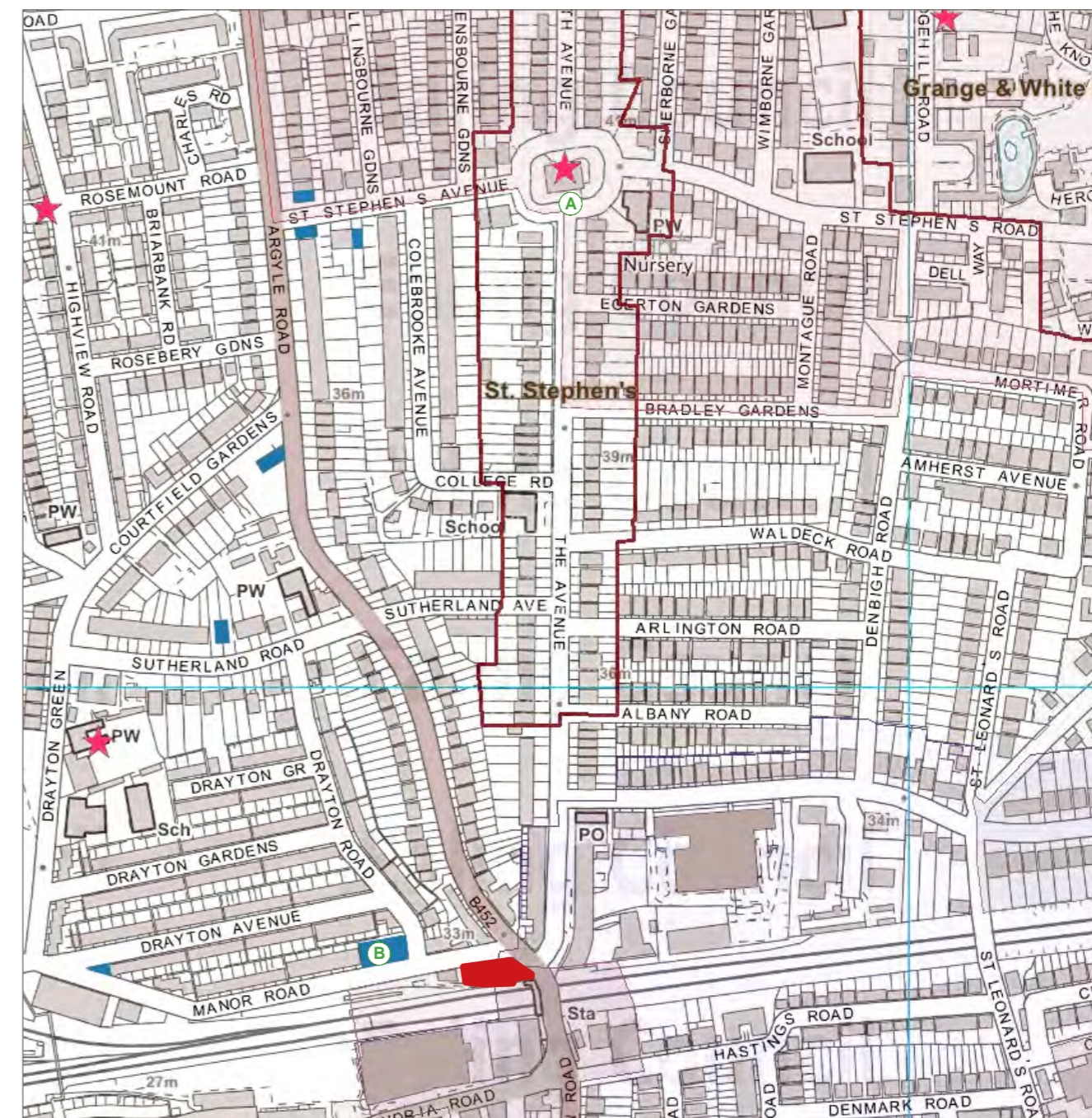
Delays improving the transport links meant that Austin's estate was being administered under the Bankruptcy Act by 1867 (the year the Church of St Stephen was dedicated) and he was finally declared bankrupt in 1872. This led to a delay of the development of the St Stephen's area for many years. The land was sold off to various builders and developed in different stages.

#### CONSERVATION AREA

West Ealing shared in the golden age of [redacted] Edwardian Christian church building. In 1876 both St Stephen's Church (The Avenue) and St John's Church (Mattock Lane) were built. The St Stephens Conservation Area was first designated in 2004 with the church building as only statutory listed building (A). This excerpt refers to the appraisal published in 2007.

#### LOCALLY LISTED BUILDINGS

Sorting Office on Manor Road (B)



Map of St Stephen Conservation Area & locally Listed Buildings

## 1. ASSESSMENT

### 1.8 Development of West Ealing (Station and Conservation Area, Street Pattern - Curve) cntd.

#### HOUSE BUILDING

Some of the spurts in residential building booms in West Ealing can finally be attributed to the GWR railway station opening in 1871. In 1878 it was renamed Castle Hill and Ealing Dean Station and in 1899 West Ealing Station. Houses of relatively modest proportions followed in the 1880s and 1890s, although the 1896 map shows that the majority of The Avenue and all of North Avenue were not built on until the turn of the century. The subsequent developers did not favour the extravagant pleasure-gardens of Austin's vision. Instead, houses were built closer together and with long, private rear gardens.

#### STREET LAYOUT

Argyle Road had been cut in 1870, finally allowing a direct route to the north. Previously, the only road was Drayton Green Lane, which deviated around the fields and through the ancient hamlet of Drayton. The current arrangement was not complete until the early 20th century. In 1894 The Drayton Court Hotel opened in The Avenue. In the 1920s many houses were built on the Argyle Park Estate (stretching from the Argyle Road to the Greenford GWR railway line), and along Kent Avenue. Ealing Dean was rechristened as West Ealing and the parades on the Avenue included specialist shops to rival Ealing Town itself.



1896



1915

#### BUILDING DETAILS

Flemish Bond in red and buff brick in differing styles on the same theme rich in Edwardian details such as oriel windows, iron balconies, timber porches, terracotta details.



The Avenue at Edwardian Times

(Excerpts from St Stephens Conservation Area Appraisal and <http://www.british-history.ac.uk/vch/middx/vol7/pp105-113>)



Sorting Office



Argyle Road



The Avenue

# 1. ASSESSMENT

## 1.9 Development Plan

STRATEGIC SITE ADJACENT TO CROSSRAIL STATION

HIGH STANDARD MIXED USE DEVELOPMENT

CREATE LIVELY AND AGREEABLE STREET FRONTAGE

DESIGN TO INCLUDE FEATURES REFLECTING PROMINENT CORNER LOCATION

CREATE HIGH QUALITY RESIDENTIAL UNITS AND AMENITY

SITE WITHIN 'SPATIAL DEVELOPMENT FRAMEWORK'

### EAL12 West Ealing Crossrail Station Manor Road / Argyle Road / Drayton Road West Ealing W13



**Site Area:** 0.11ha  
**Ownership:** Private  
**Current Use:** Retail and vehicle repair  
**Development Strategy Policies:** 1.2(d), 2.5, particularly 2.5(f)  
**Setting:** Urban  
**PTAL:** 4  
**Planning Designations:** Metropolitan Centre  
**Relevant Planning Applications:** None

**Allocation:** Mixed use development appropriate to the town centre, compatible with the functioning of the Crossrail station.

**Justification:** The location of this underused but strategic site in a town centre on premises adjacent to a Crossrail station and nearby designated shopping parades justify a high standard mixed use redevelopment featuring retail uses, which will complement and enhance the Crossrail station planned for opening in 2019, and respect the character of the adjacent residential area.

**Indicative Delivery Timetable:** 2016-2021

**Site Context:** The site is adjacent to the site of the West Ealing Crossrail station along the railway and sits on a prominent corner location at the intersection of Manor Road, Drayton Green Road and Argyle Road. It is within the boundaries of Ealing Metropolitan Town Centre and adjacent to a residential area of predominately

terraces. Building heights in the surrounding residential area generally range from one to four storeys. High quality buildings are located nearby including the locally listed sorting office on Manor Road, the parade at 4-24 the Avenue and the Drayton Court Hotel.

The small scale one-storey retail units which currently occupy the site, some of which are vacant or partly derelict, do not reflect the strategic corner location, contribute to the vibrancy of the retail offer in the area, particularly the lively shopping parades along the Avenue. The built form does not respond to Argyle Corner, Stowells Corner and the corner element of Sinclair House at the adjacent junction.

**Design Principles:** The height and massing of development on this site should both respond to the adjacent Crossrail station and to the bulk of the buildings featured at this intersection. Its bulk, scale and design should be sympathetic to the adjacent residential area, seek to enhance the setting of the locally listed sorting office and seek to



Visual of Crossrail's urban realm proposals



Crossrail's urban realm proposal

### EALING

complement rather than compete with the appearance of the new Crossrail station.

Development should be designed to include features reflecting the prominent corner location of the site and respond to the ensemble of corner buildings that characterise the crossroads

A mix of small and medium size retail units and active uses should be provided on the ground floor to provide a lively and agreeable frontage to this increasingly busy thoroughfare and provide continuity with existing retail frontages along a north south axis, from The Broadway to West Ealing station. Careful consideration will need to be given to the location of loading bays and as to how they are accessed to avoid and minimise potential conflict with pedestrian movement along the Manor Road and Drayton Green Road.

Due to the proximity of the railway line, a convincing case would need to be presented that proposals for residential accommodation would have a satisfactory level of amenity. Any residential use on the site must be designed to adequately shield residents from the noise and vibrations coming from the adjacent railway through proper insulation and ventilation.

Residential development must provide adequate levels of communal and private garden space for residents; any balconies fronting the railway must achieve acceptable quality and usability standards particularly with regards to noise and air quality, and the provision of accessible roof space or terraces incorporating biodiversity features will be expected in flatted schemes. Residential units should be dual aspect (north facing single aspect units are not acceptable). Means to provide secure access to residential units on the site will need to be carefully considered. The constrained nature of the site and its location in a town centre next to a Crossrail station would support a car free scheme.

Development must enhance the public realm on the approach from the Uxbridge Road to the Crossrail station, reflecting the standards set by the improvements made along the Avenue and establishing continuity with any public realm provided as part of Crossrail.



## 2. EVALUATION AND DESIGN

## 2. EVALUATION & DESIGN

### 2.1 Massing Development - Search for the right approach



Previous Option



Proposal Option 1 (March 2017)



Proposal Option 2 (March 2017)

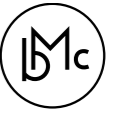


Proposal Option 1 (March 2017)



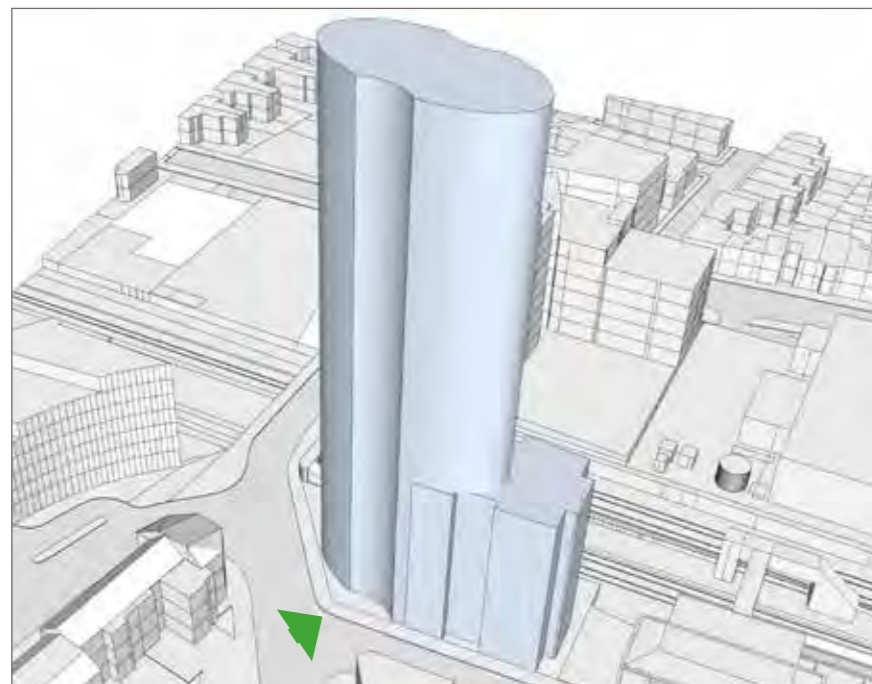
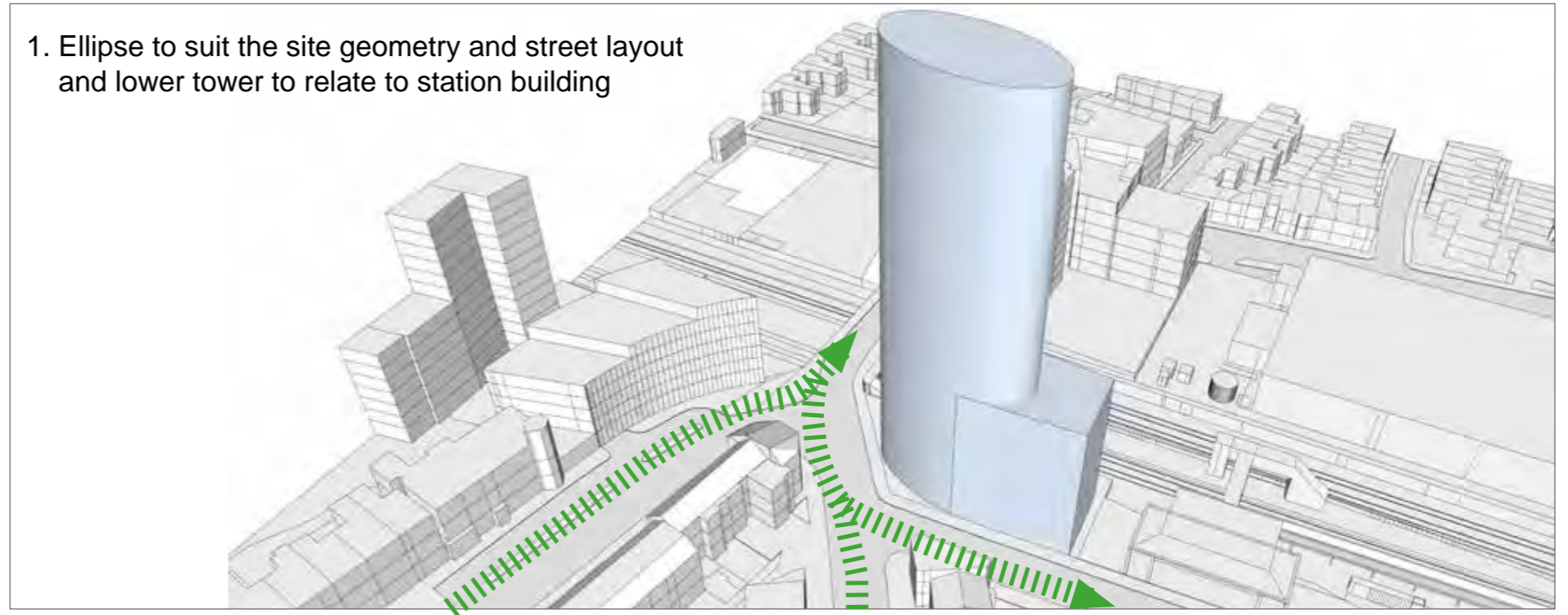
Proposal Option 2 (March 2017)

## 2. EVALUATION & DESIGN



### 2.1 Massing Development cntd.

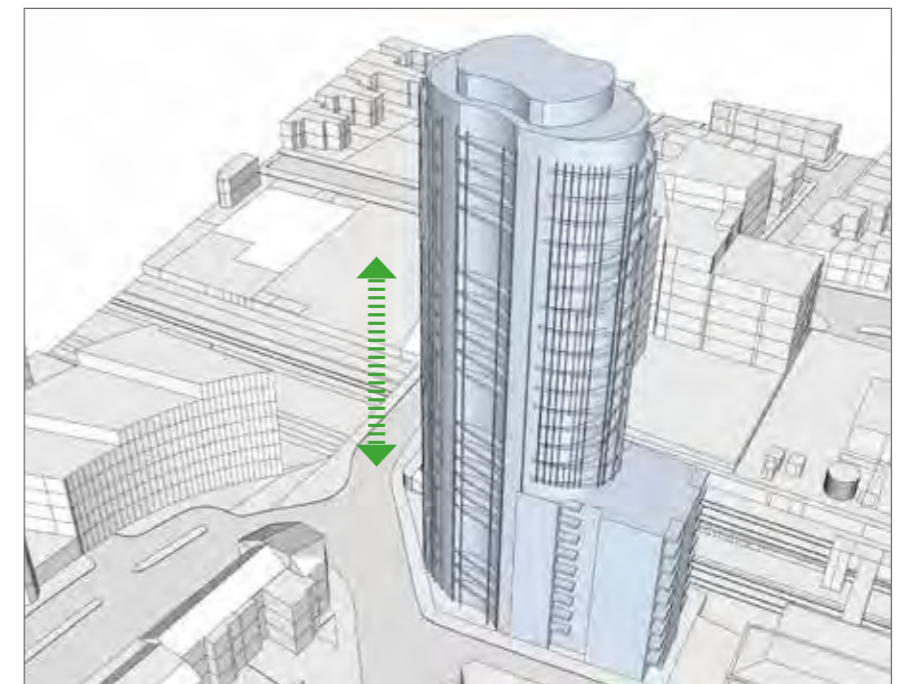
1. Ellipse to suit the site geometry and street layout and lower tower to relate to station building



2. Shaped recesses fix the building form in place

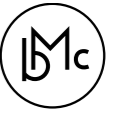


3. Balconies accentuating orientation of views



4. Blade overlay provides vertical definition and privacy

## 2. EVALUATION & DESIGN



### 2.1 Massing Development cntd.



5. Solid and Glazing emphasising the volumes - View from east



Proposed Volumes - View from north

## 2. EVALUATION & DESIGN

### 2.2 Materiality and Influences



SLIM SOFT SHAPE



PRIVACY BLADES/LIGHT COLOUR PALETTE



North Acton



Culinary Quarter

LOCAL PRECEDENTS



Ealing Broadway



Portal West

### 2.3 Proposed Visuals



Proposed view from railway

## 2. EVALUATION & DESIGN



### 2.3 Proposed Visuals cntd.



Proposed view from east

## 2. EVALUATION & DESIGN

### 2.3 Proposed Visuals cntd.



Proposed view across Sorting Office



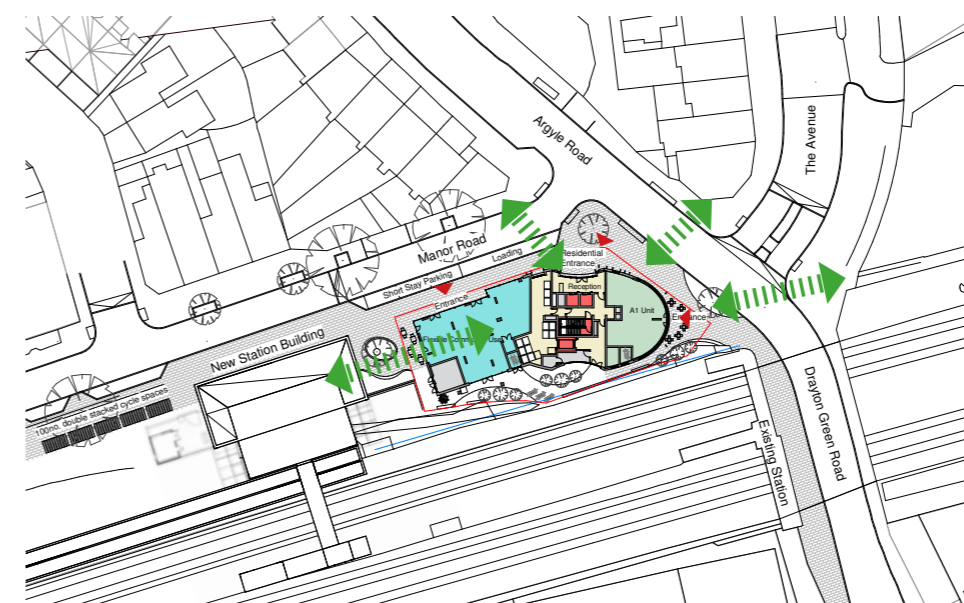
Close up view of shoulder building with metal balustrades and brick details

## 2. EVALUATION & DESIGN

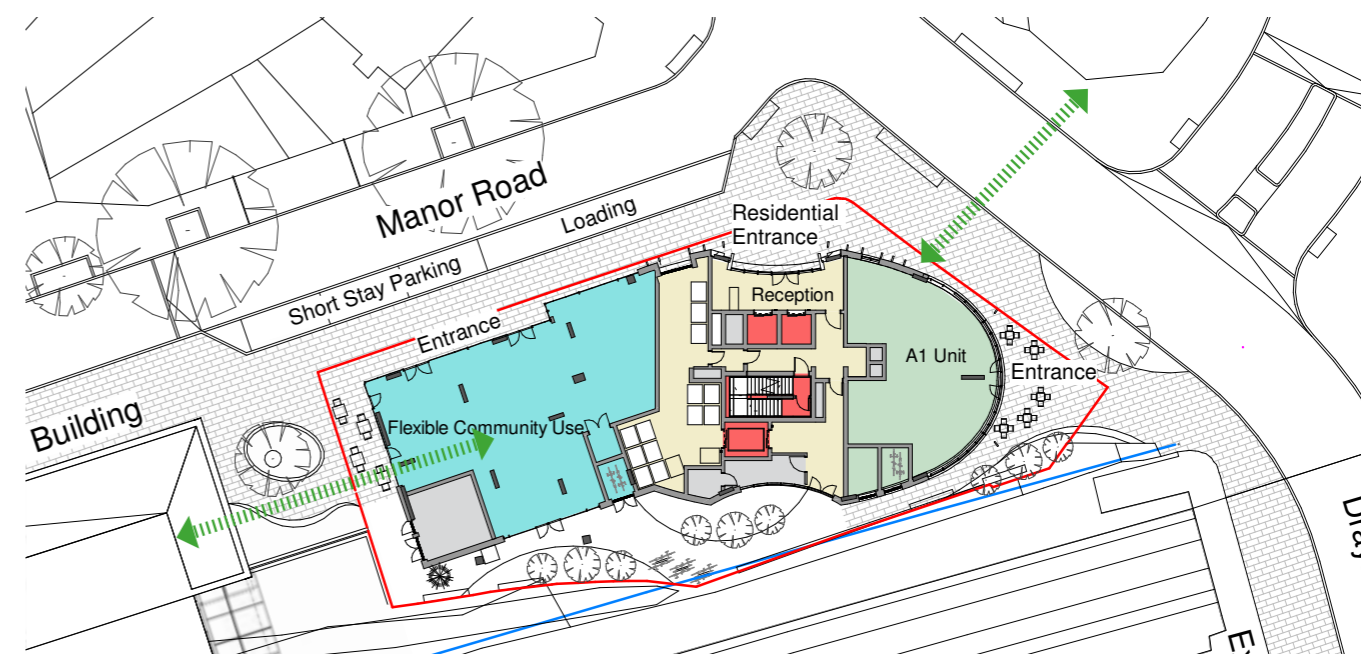
### 2.4 Public Realm, Services Strategy, Car Parking and Cycle Storage



Proposed view along Manor Street



Site plan of corner setting out



Ground Floor

## 2. EVALUATION & DESIGN

### 2.4 Public Realm, Services Strategy, Car Parking and Cycle Storage cntd.



Street view of building entrances

## 2. EVALUATION & DESIGN

### 2.4 Public Realm, Services Strategy, Car Parking and Cycle Storage cntd.



View towards the station from Argyle Road

## 2. EVALUATION & DESIGN

### 2.4 Public Realm, Services Strategy, Car Parking and Cycle Storage cntd.

#### CAR FREE DEVELOPMENT

The site is located directly next to the proposed West Ealing Station building. A car free development is proposed for this site.

#### DENSITY

The site area	874.5 sqm/ 0.08745ha
The number of proposed units	145
The number of habitable rooms	369

Proposed Unit density	1658 per Ha
Proposed habitable room density	4220 per Ha

#### CROSSRAIL - PUBLIC REALM AND HIGHWAY CHANGES

As part of the station upgrade there are proposals to upgrade the public realm and highway surface treatments on both Argyle Road and Manor Road. As part of this upgrade a number of parking spaces on Manor Road are being removed, namely the existing four spaces adjacent the proposed station entrance.

#### PROPOSED HIGHWAY LAYOUT

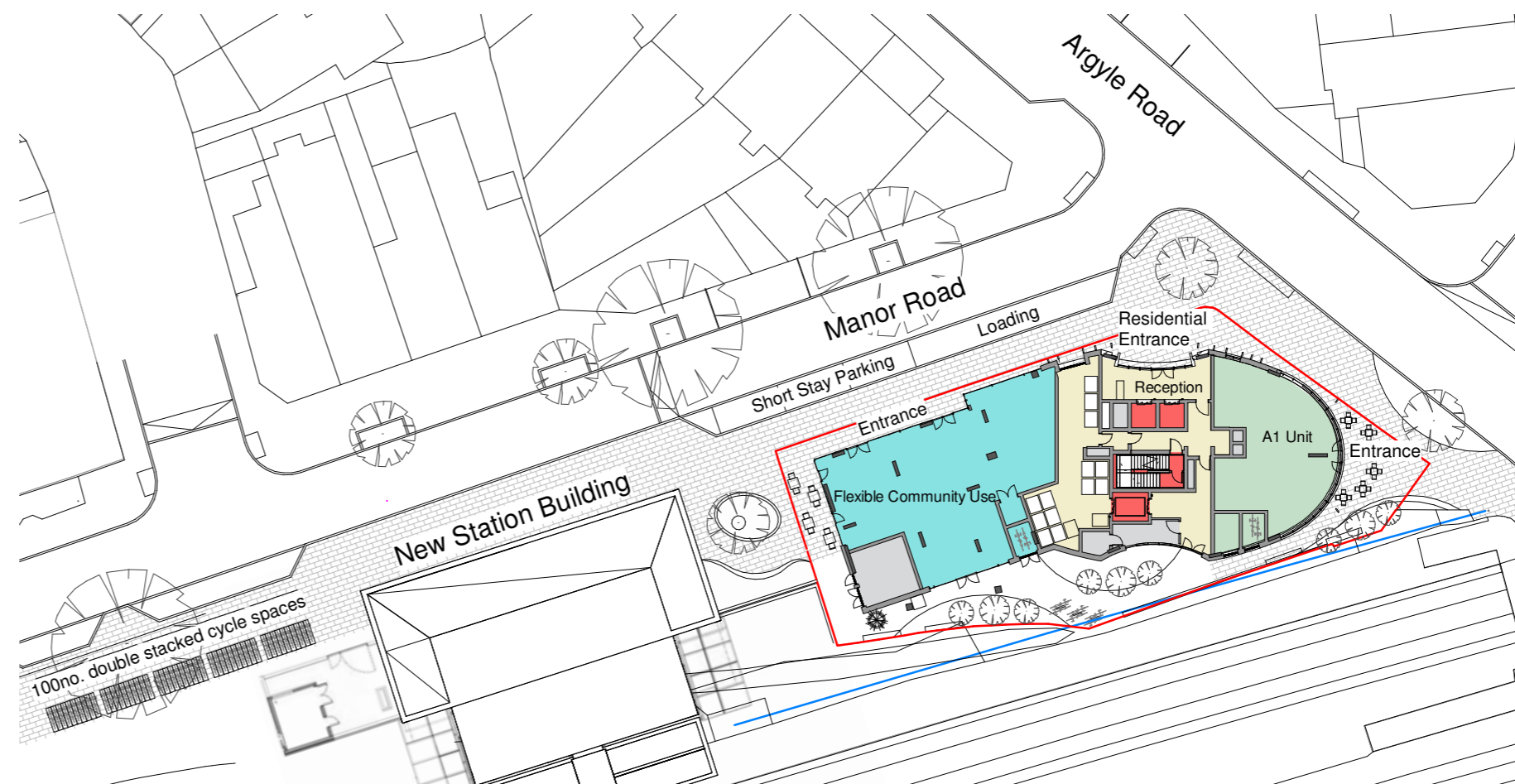
The plan opposite shows the proposed highways layout, which has been informed by Ealing Council's 'West Ealing Crossrail Complementary Measures' and meetings between the project team and the highways officer. Manor road is proposed to be narrowed, an existing zebra crossing on Argyle Street widened, an area of localised raised carriageway included. 3no. parking bays are shown to the front of the site, 2no. proposed to be short stay / drop-off to serve the station and 1no. reserved for blue badge holders. Adjacent to these will be a loading bay to serve the proposed development.

#### OPPORTUNITIES FOR LOADING, REFUSE & DISABLED PARKING

Loading for both commercial and residential units, and refuse collection will take place within the loading bay proposed on Manor Road. One blue badge holder parking space is proposed to be provided to the front of the site, with further spaces within a 50-100 meter radius of the site.



Visual of Crossrail's urban realm proposals



Transport Plan

## 2. EVALUATION & DESIGN

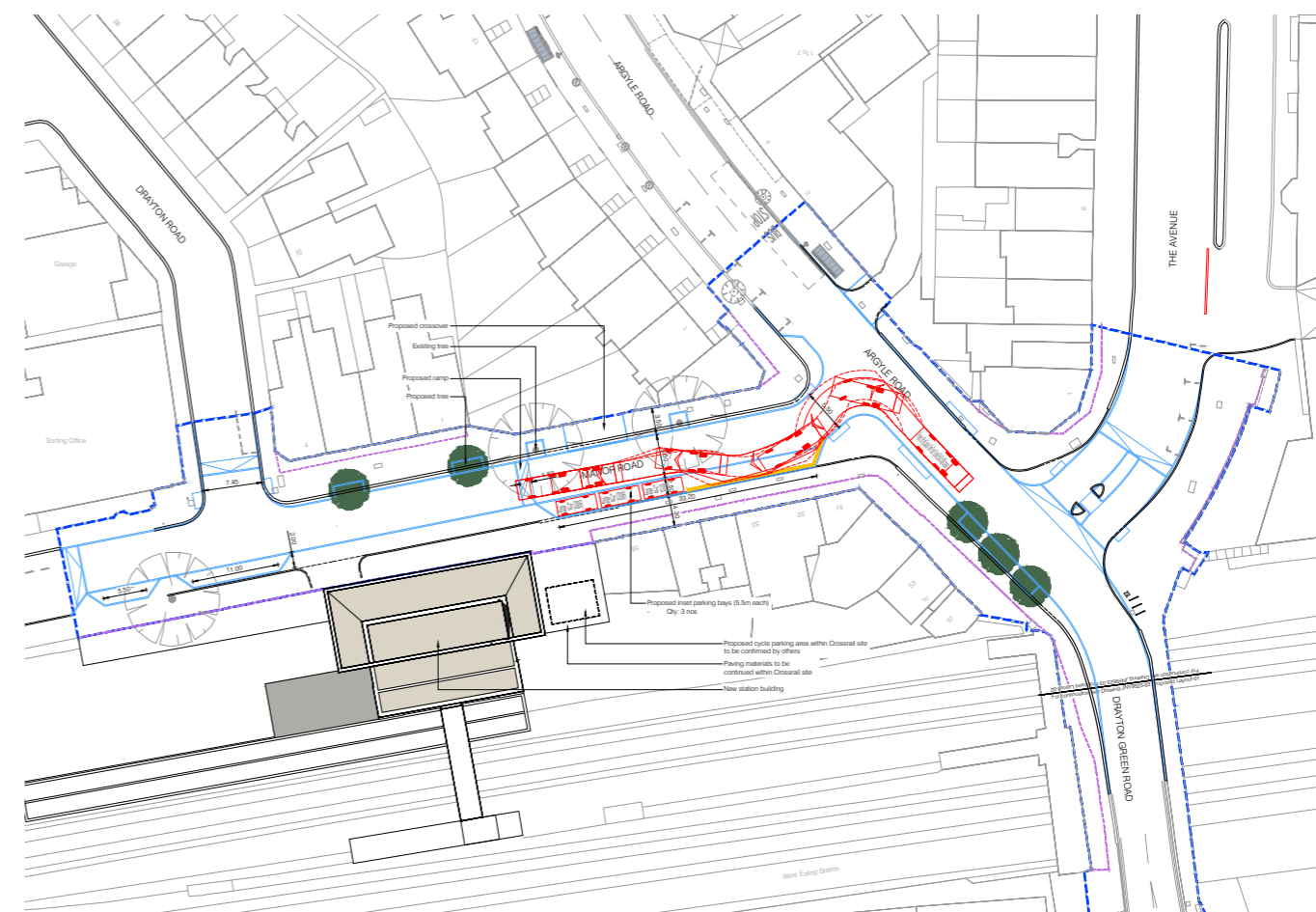
### 2.4 Public Realm, Services Strategy, Car Parking and Cycle Storage cntd.

#### CROSSRAIL TRANSPORT PROPOSALS

As part of the crossrail development changes are proposed to the highways, these are shown in the drawing below.

#### PROPOSED TRANSPORT PLAN

The proposed transport plan lengthens the Crossrail layby alongside the development site easterly, and very slightly westerly to provide 3 car parking bays and a loading bay. It also increases the depth of the layby from 2m to 2.5m to accommodate the width of a delivery / refuse vehicle.



## 2. EVALUATION & DESIGN

### 2.4 Public Realm, Services Strategy, Car Parking and Cycle Storage cntd.

#### CYCLE STORAGE

**Standard 1 & 2:** The adopted London Plan cycle parking standards requires 222 spaces, rising to 257 spaces under the draft New London Plan.

Based on the current mix this equates to:

6 x Studio = 6 spaces, 62 x 1 bed = 93 spaces,

69 x 2 bed = 138 spaces, 8 x 3 bed = 16 spaces

Total = 253 spaces

The proposals provide 234 double stacked cycle spaces including 6 Sheffield stands (for 12 spaces) in the basement plus 6 short stay parking spaces on the ground floor.



Ground floor

#### RESIDENTIAL REFUSE MANAGEMENT

**Standard 8:** Storage facilities for waste & recycling are proposed to be provided to meet local authority requirements and British Standard BS5906:2005.

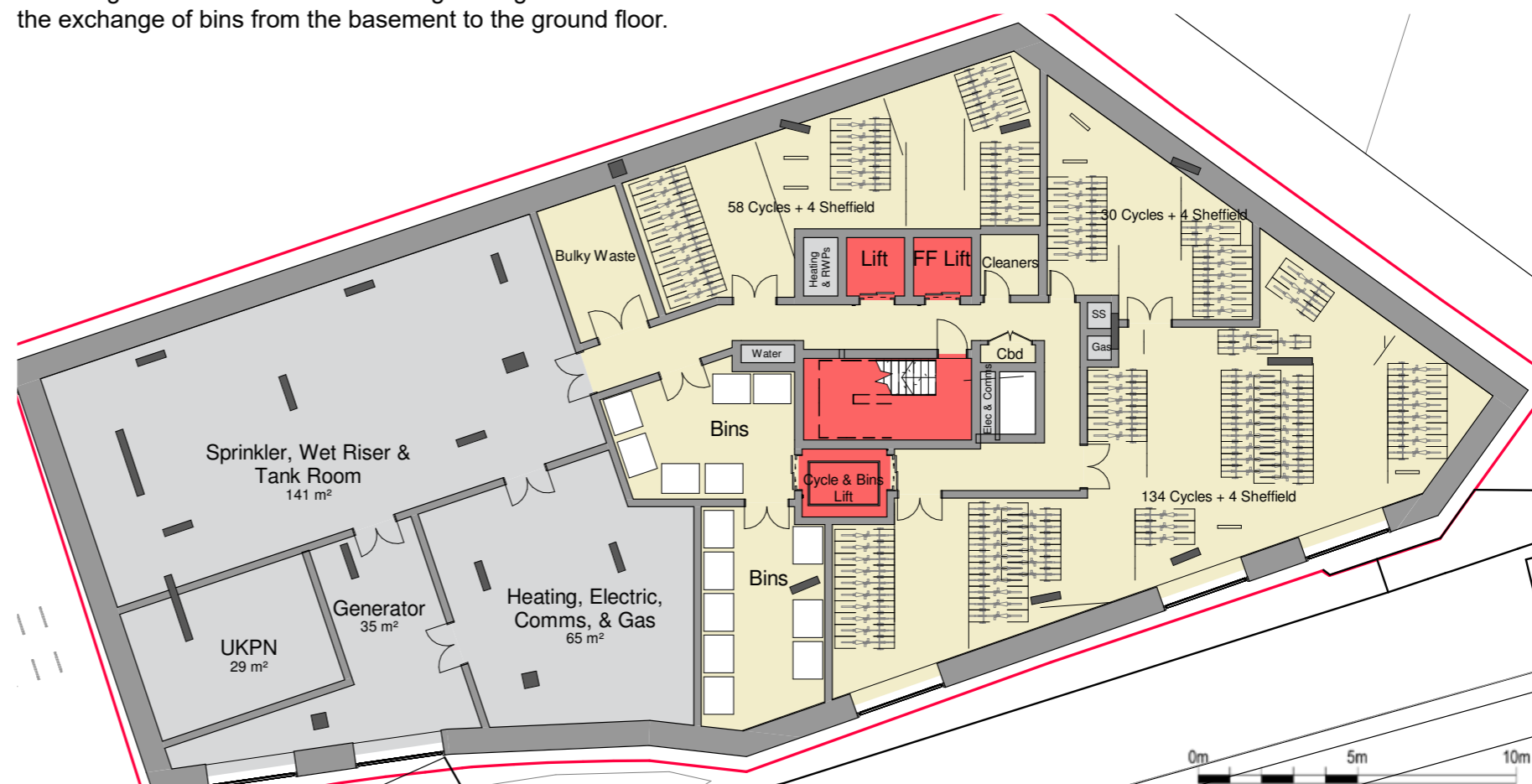
A bin store will be provided at basement level for residents to place their recycling and dispose of their waste. Full bins will be transferred to either the second basement bins store or the ground floor bin collection area by facilities management. A large shared lift for bins and bikes will be used for this transfer.

On collection days, all refuse or recycling bins will be within the bin store at ground floor level. The building management will facilitate the exchange of bins from the basement to the ground floor.

#### ACCESS

**Standard 15:** An access control system featuring audio-visual verification will be provided.

**Standard 16:** The building is proposed to be served by two lifts.



Basement

0m 5m 10m

1:200 at A3

## 2. EVALUATION & DESIGN

### 2.5 Layout Review

#### ORIENTATION

Balconies are orientated in all directions of the tower. With a maximum of 5 apartments on each tower floor, the larger balconies on the East/West side are split equally between two apartments, while a fifth flat occupies the south balcony. The smaller north balcony is equally shared between two apartments in front of the master bedrooms.

This arrangement provides equal privacy as each balcony has a different orientation and due to the larger field of view makes the balcony feel bigger as well.

#### DAYLIGHT / SUNLIGHT

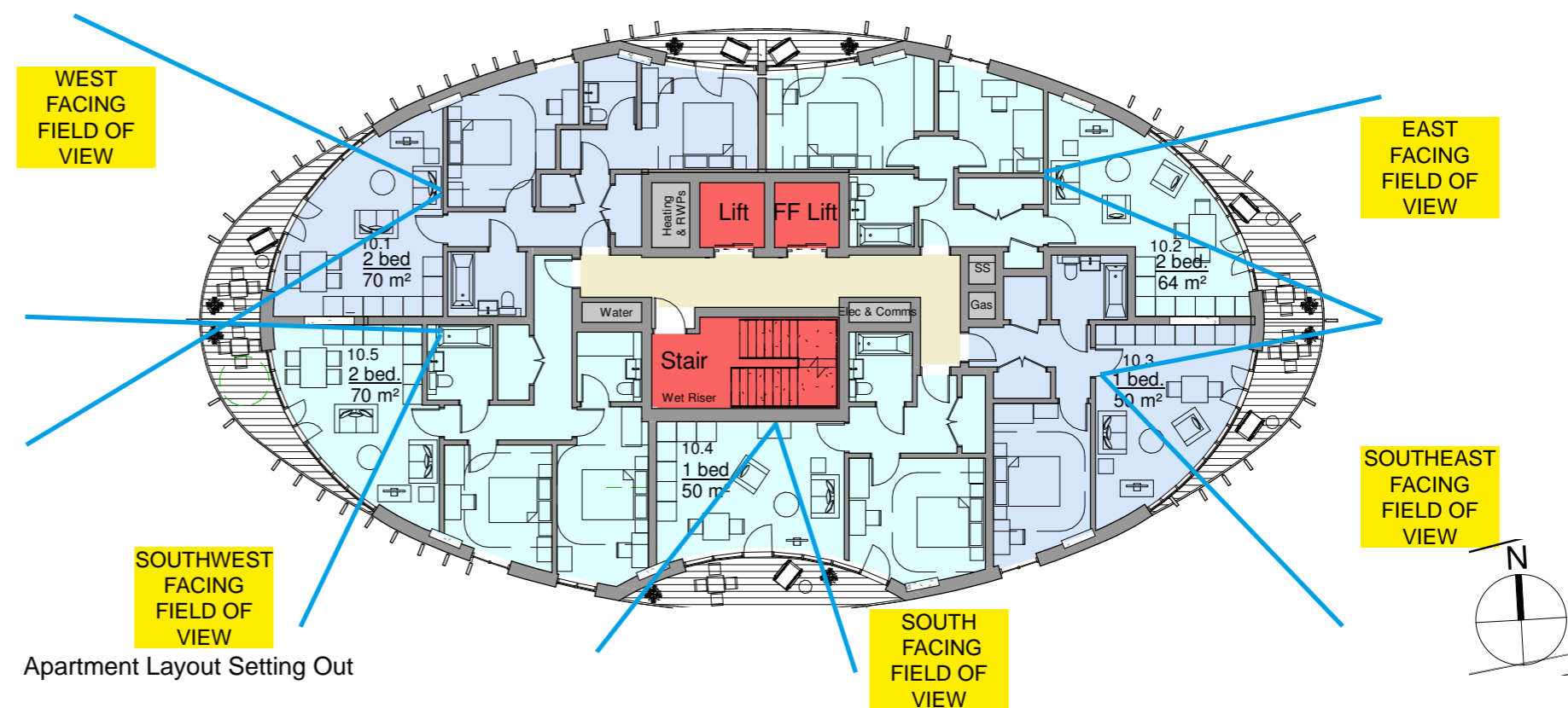
**Standard 4:** The quality of the daylight within the proposed development has been assessed using ADF assessment as recommended within BRE document "Site Layout Planning" (BR 209) and British standard document BS 8206 Part 2. The results of the assessment of daylight within habitable rooms of the proposed development have shown compliance and generally exceed the requirements within the BRE and British Standard targets.

#### BALCONIES

**Standard 12:** A 1500 x 1500mm clear space is achieved on all balconies that provide the primary external space. Curved balconies exceed the minimum areas required within the Nationally described space standards.



Reference image



Apartment Layout Setting Out

## 2. EVALUATION & DESIGN

### 2.5 Layout Review cntd.

#### FLOOR TYPES

The layouts were set up to provide the most efficient mix of units based on a 1-3 bed scheme. The building is served by a single core with two lifts and a central corridor. The size of the floor plates varies in principle between a larger (**UL** or **LL**) or a smaller (**US** or **LS**) footprint with the larger footprint stretching the balconies to the privacy blades while the smaller floor plates are set in from the blades. This theme continues from the upper (tower) part of the building to the lower (shoulder) part of the building which in turn retains the same footprint on the side of the shoulder.

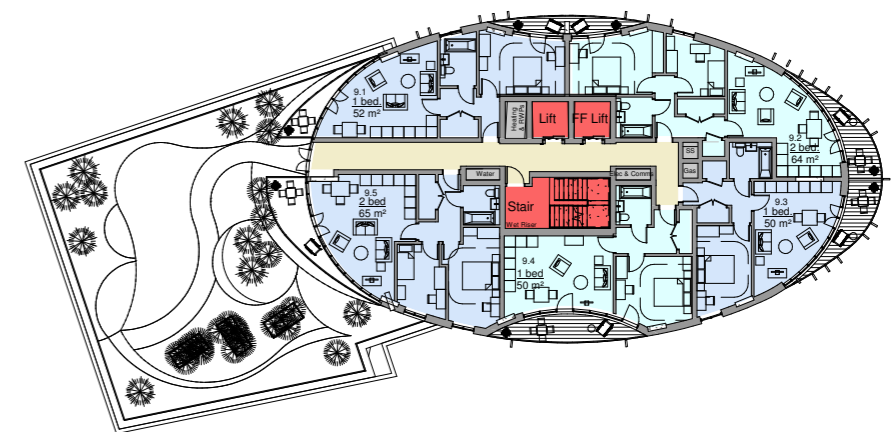
#### CAT 2 AND 3 APARTMENTS - APPROVED DOCUMENT M

**Standard 10:** 90% of the apartments are designed as category 2 and 10% are designed to category 3, these are shown in purple in the diagrams below.

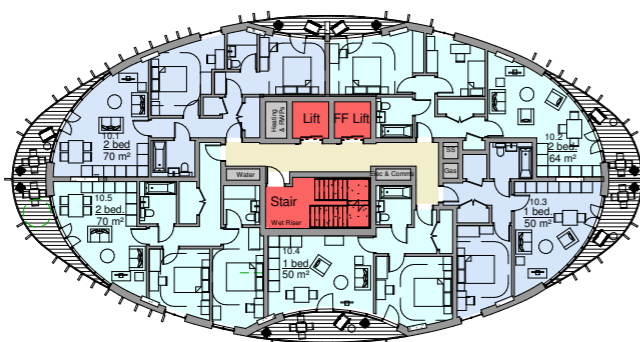
#### ASPECT AND AMOUNT

**Standard 3:** All apartments are designed as dual aspect or south facing and all 3 beds are dual aspect.

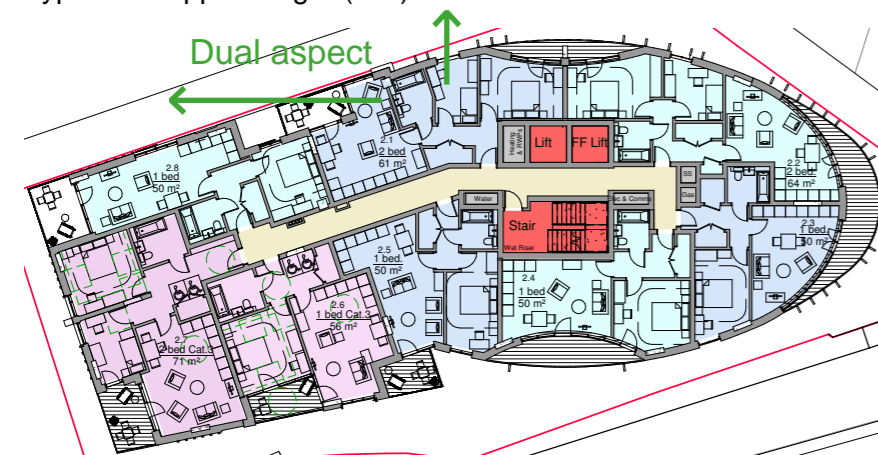
The mix of the floor plates was set to a vertical rhythm sculpting the envelope of the tower.



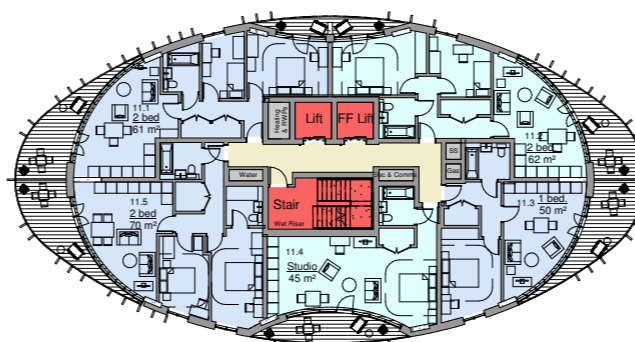
Type **T** - Terrace Type (1x)



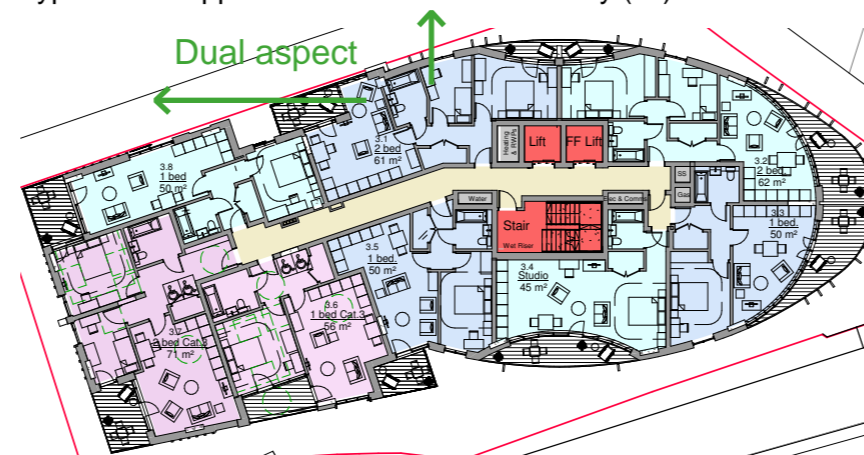
Type **UL** - Upper Larger (10x)



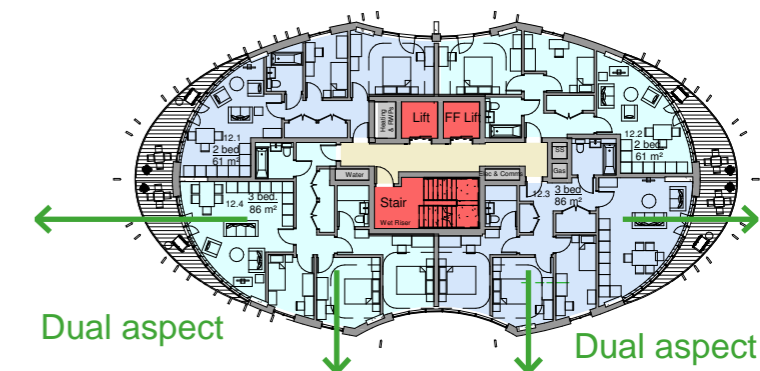
Type **LL** - Lower Larger (4x)



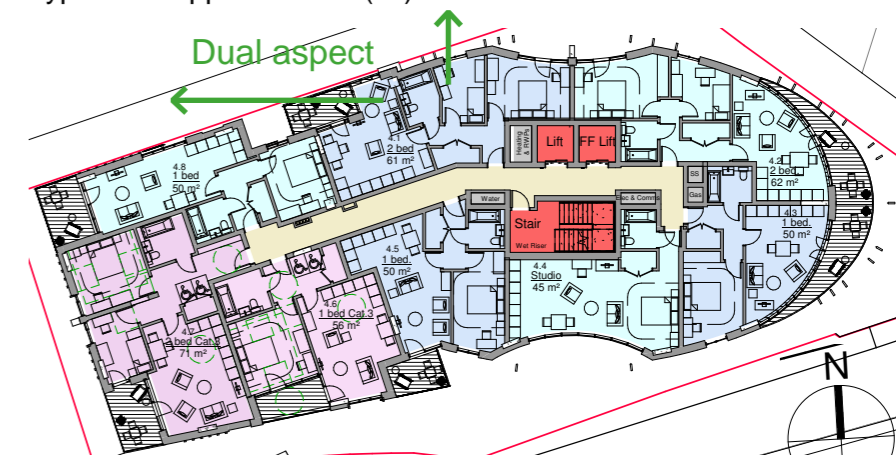
Type **USB** - Upper Smaller with extra Balcony (2x)



Type **LSB** - Lower Smaller with extra Balcony (1x)



Type **US** - Upper Smaller (4x)



Type **LS** - Lower Smaller (2x)

## 2. EVALUATION & DESIGN

### 2.5 Layout Review cntd.

**Standard 13:** Floor to ceiling heights in living rooms, kitchens and bedrooms are a minimum of 2500mm, and more often 2650mm. Ceiling heights reduce in corridors and bathrooms to a minimum of 2350mm.



### 2.6 Services, Environment & Fire

**Standard 5:** An air quality assessment is being undertaken using dispersion modelling to assess the potential impact of the proposed development on local air quality during the operational phase. Dispersion modelling will also predict the potential exposure of future receptors of the development.

Construction phase impacts will be assessed qualitatively following the guidance published by IAQM and GLA. The assessment report will detail the calculations that will determine if the develop is expected to be air quality neutral. If required, the report will recommend appropriate mitigation measures to achieve the neutral status.

**Standard 6:** The proposed development will be designed to reduce carbon emissions by at least 35% for the residential and commercial unit by the following measures:

#### Commercial Units

**'Be Lean':** Energy efficiency measures to improve the building fabric and services include: High Performance U-Values (External Walls: 0.20; Roof & Ground Floor: 0.13; Windows: 1.4 W/m<sup>2</sup>K) and good air tightness.

**'Be Clean':** A CHP has not been deemed feasible for the scheme.

**'Be Green':** Air source heat pump will provide space heating and cooling.

#### Residential

**'Be Lean':** Energy efficiency measures to improve the building fabric and services include: High Performance U-Values (External Walls: 0.20; Roof & Ground Floor: 0.13; Windows: 1.4 W/m<sup>2</sup>K), good air tightness and Y-Value of 0.04.

**'Be Clean':** A CHP has been deemed feasible for the scheme and will provide the baseload for the heating and domestic hot water, a

secondary boiler will be used to top up demand when necessary. The proposed development is not located near an existing or proposed district heating network therefore a connection has not been deemed feasible.

**'Be Green':** Renewable technologies have been assessed and are deemed to not be suitable and therefore will not be implemented in the proposed development.

The proposed scheme has also been assessed for overheating. The predicted summertime performance of the dwellings will be modelled and assessed against the requirements of CIBSE TM59 – Design Methodology for the Assessment of Overheating Risk in Homes and CIBSE TM52 - The Limits of Thermal Comfort: Avoiding Overheating in European Buildings. The report will also assesses the overheating performance of the commercial areas against the requirements of CIBSE TM52. These documents have been utilised in accordance with GLA and London Borough of Ealing Policies.

**Standard 7:** Sanitaryware & whitegoods will be specified with flow rates to ensure maximum water usage is designed to be 110 litres per person per day.

## 2. EVALUATION & DESIGN

### 2.6 Services, Environment & Fire cntd.

#### FIRE STRATEGY - BUILDING REGULATIONS

### 11 Automatic fire suppression systems

#### COMMENTARY ON CLAUSE 11

Automatic fire suppression systems are designed to detect a fire and automatically release an extinguishing agent to extinguish the fire or prevent its spread.

Water is the most common extinguishing agent, as used in sprinkler systems and watermist systems. Individual sprinkler and watermist components react to heat to release water onto the fire below.

#### 11.1 General

All buildings with a floor higher than 30 m above ground should be fitted with sprinklers in accordance with BS 9251:2014 or BS EN 12845 (see 11.2, Table 2).

Where the proposed use of the building requires accommodation to be provided for occupants who are not capable of independent evacuation, the relevant flats and common areas (excluding common corridors and staircases) used by such occupants should be provided with an AWFSS (see 11.2, Table 2).

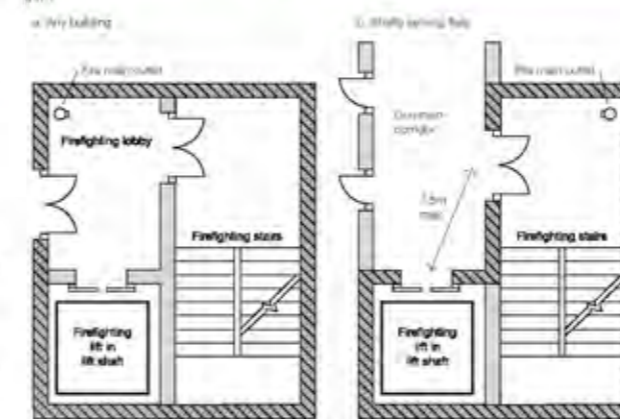
Table 2 AWFSS and categories for use with permitted variations

Provision of AWFSS	Subclause in BS 9991:2015	Sprinkler system conforming to BS 9251:2014	Sprinkler system conforming to BS EN 12845	Watermist system conforming to DD 8458-1 (A)
Flats where occupants are not capable of independent evacuation	11.1	Category 1 using the density in Table 2, Footnote A)a)	OH1 hazard classification or higher	Applicable
Common areas (excluding common corridors and staircases) where occupants are not capable of independent evacuation	11.1	Category 2 using the density in Table 2, Footnote B)	OH1 hazard classification or higher	Applicable
Buildings over 30 m	11.1/16.2.2	Category 2 (it is not necessary to increase the density in accordance with Table 2, Footnote B)	OH1 hazard classification or higher	Not applicable
Reduction in	Table 4	Category 2 using	OH1 hazard	Not applicable

BS 9991:2015

#### Variations for block of flats

17.14 Where the design of means of escape in case of fire and compartmentation in blocks of flats has followed the guidance in Sections 3 and 9, the addition of a firefighting lobby between the firefighting stair(s) and the protected corridor or lobby provided for means of escape purposes is not necessary. Similarly, the firefighting lift can open directly into such protected corridor or lobby, but the firefighting lift landing doors should not be more than 7.5m from the door to the



#### Design and construction of fire mains

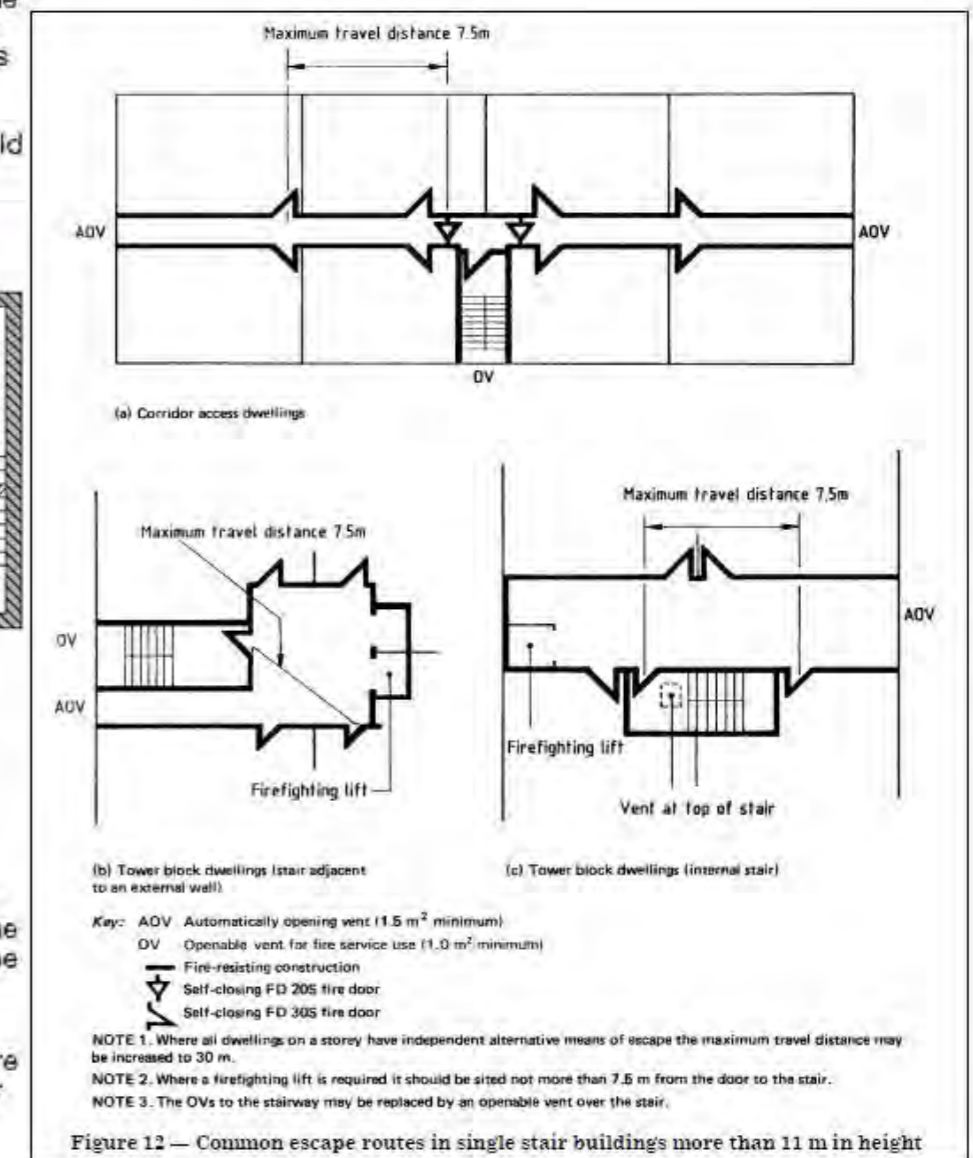
15.5 The outlets from fire mains should be located within the protected enclosure of a stairway or a protected lobby where one is provided (see Diagram 52).

15.6 Guidance on other aspects of the design and construction of fire mains, not included in the provisions of this Approved Document, should be obtained from BS 9990:2006.

**Note:** Wet fire mains should be provided in buildings with a floor at more than 50m above fire and rescue service vehicle access level. In lower buildings where fire mains are provided, either wet or dry mains are suitable.

Table 5 — Minimum number of fire-fighting shafts in buildings fitted with sprinklers

Floor area of largest storey m²	Minimum number of fire-fighting shafts
<900	1
900 to 2 000	2
>2 000	2 plus additional shafts to meet the relevant hose distances



## 2. EVALUATION & DESIGN

### 2.7 Amenity



Proposed close up view showing grey/buff multi coloured bricks and aluminium blades

## 2. EVALUATION & DESIGN

### 2.7 Amenity cntd.

Private balconies or terraces are being provided on each residential level of accommodation ranging each from 6 to 12sqm per apartment.

A communal recreation space is provided at roof level above the eighth floor at 175sqm and at the top roof level (150sqm).

The closest green space with a play area is Dean Gardens, approx. 300m away.

The GLA Tool-kit for calculating space generates the following figures: 7 under 5's - requirement 70sqm.

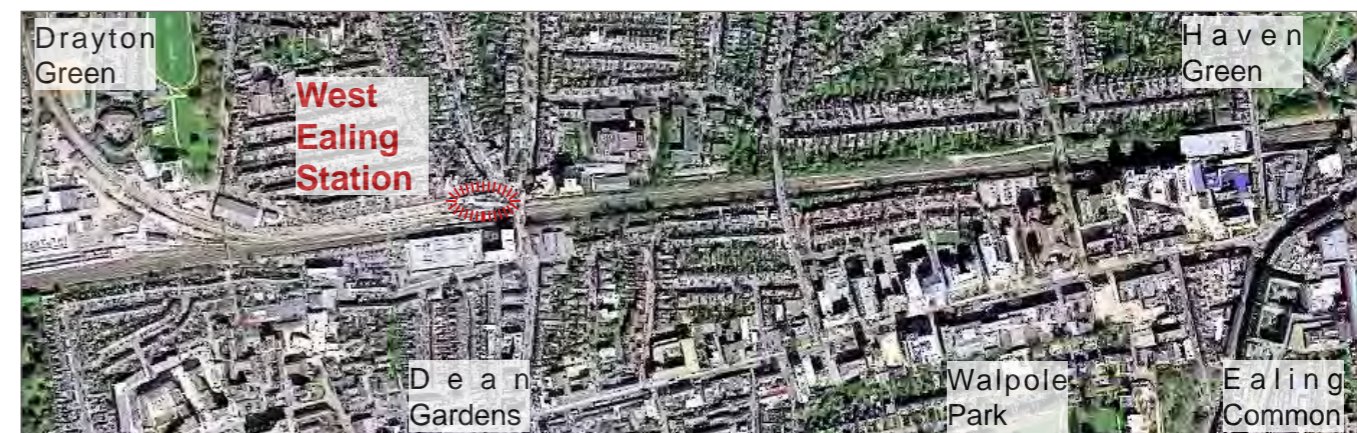
The overall communal amenity space for the residential part of the building would be 325sqm.



9th floor amenity space



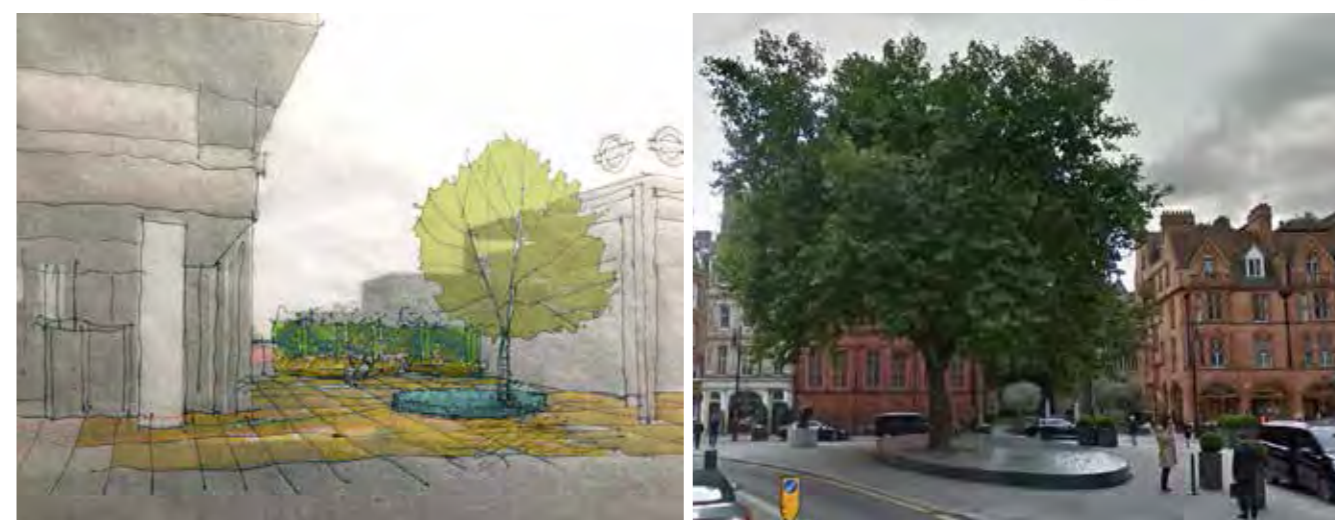
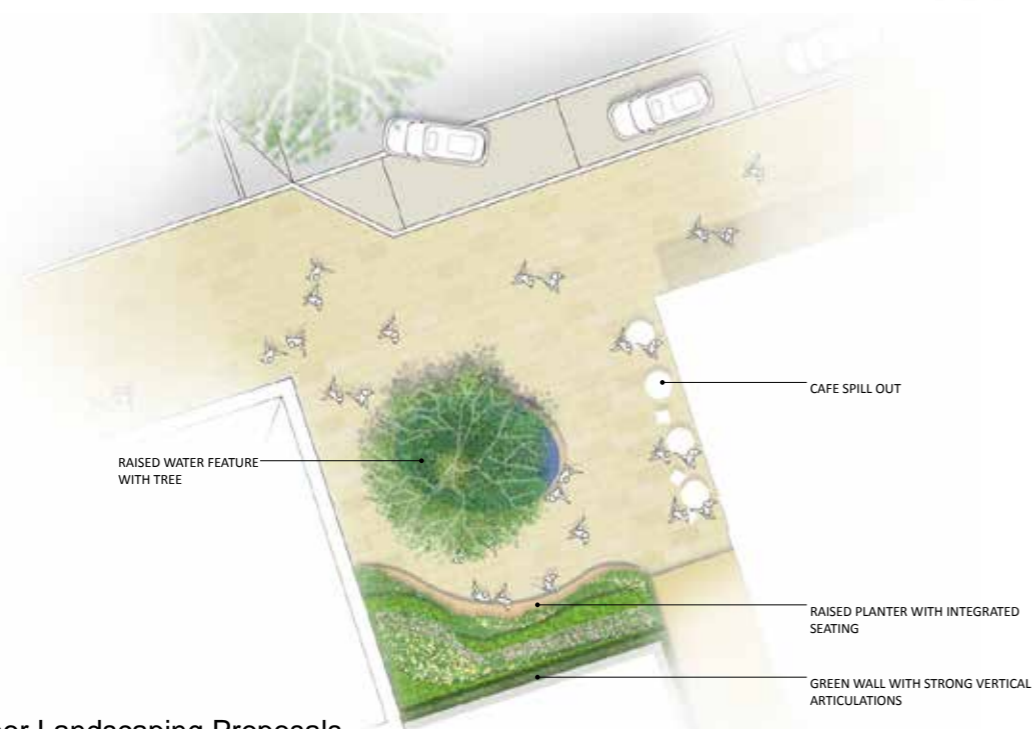
Reference images



Accessible outdoor spaces

## 2. EVALUATION & DESIGN

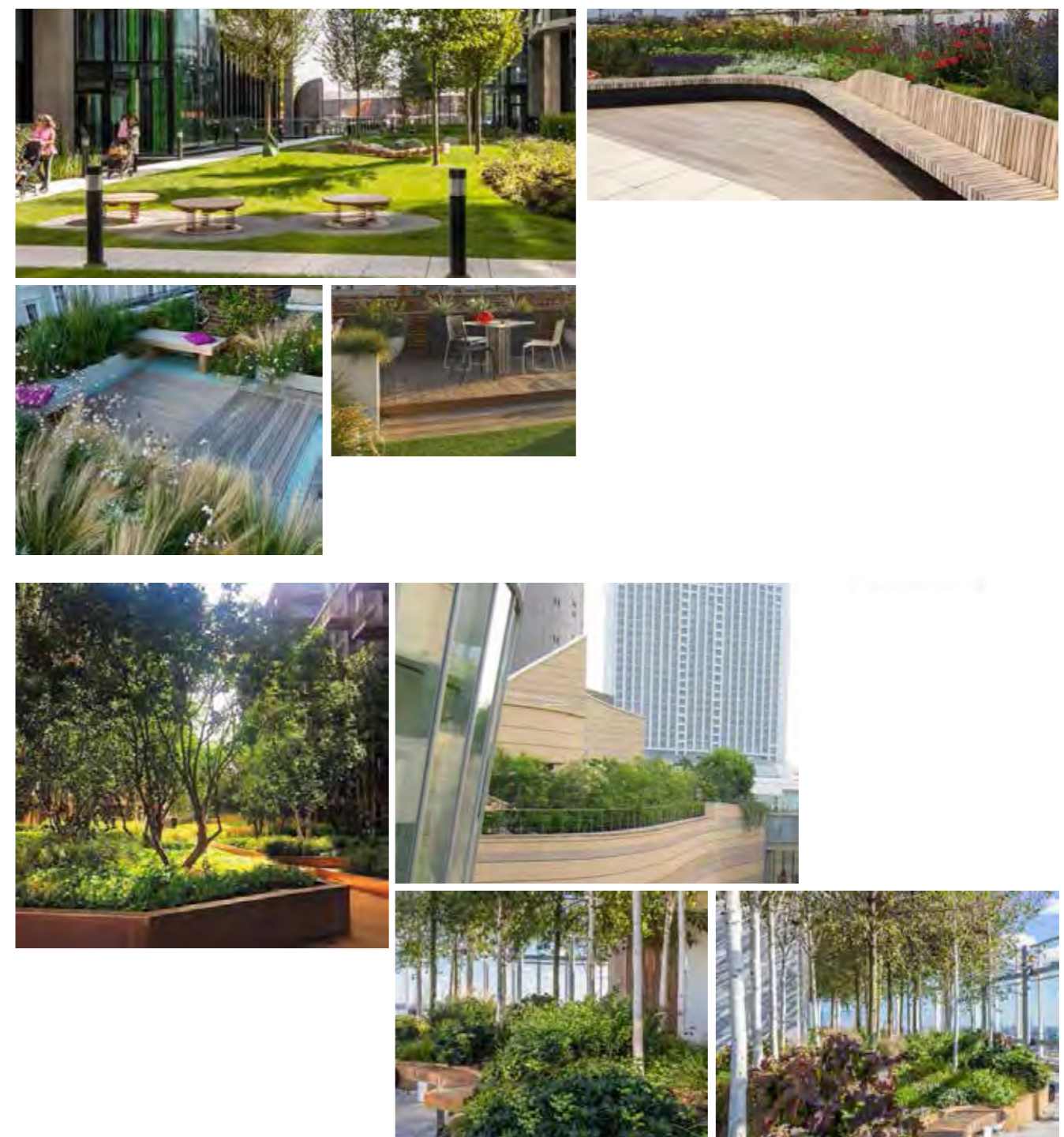
### 2.7 Amenity cntd.



### Ground Floor Landscaping Proposals

## 2. EVALUATION & DESIGN

### 2.7 Amenity cntd.



### Terraces Landscaping Proposals

## 2. EVALUATION & DESIGN

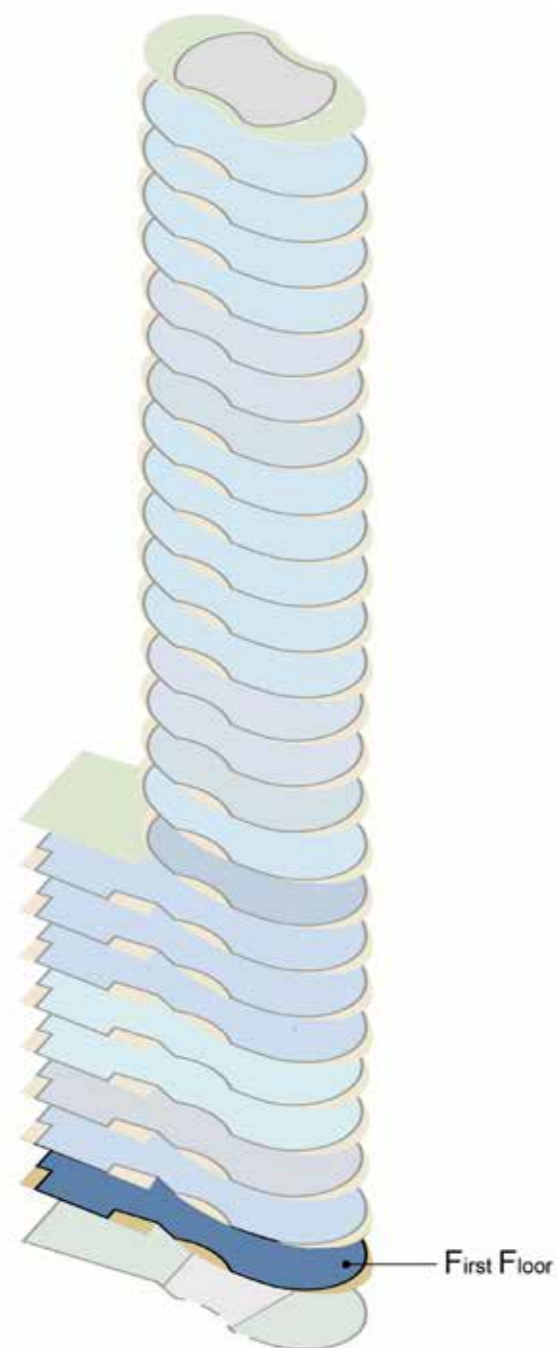
### 2.7 Amenity cntd.



Lanscaping Proposals Overview

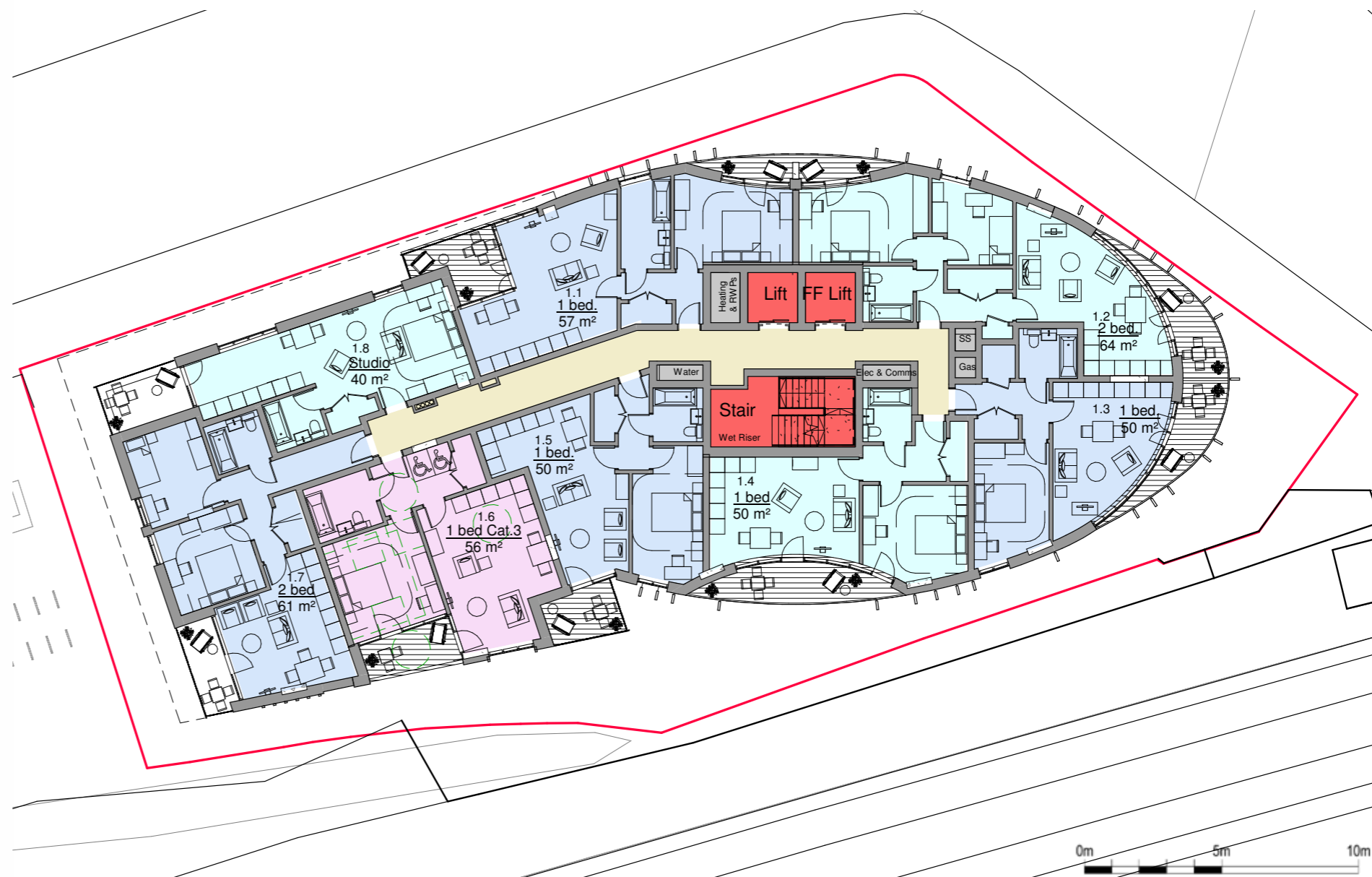
## 2. EVALUATION & DESIGN

### 2.8 Proposed Floor Types



#### TYPE - FIRST FLOOR

This type of floor plate occurs 1 time on the lower part of the building and accommodates 8 flats with a mix of 1 and 2 beds.



First Floor

1:200 at A3

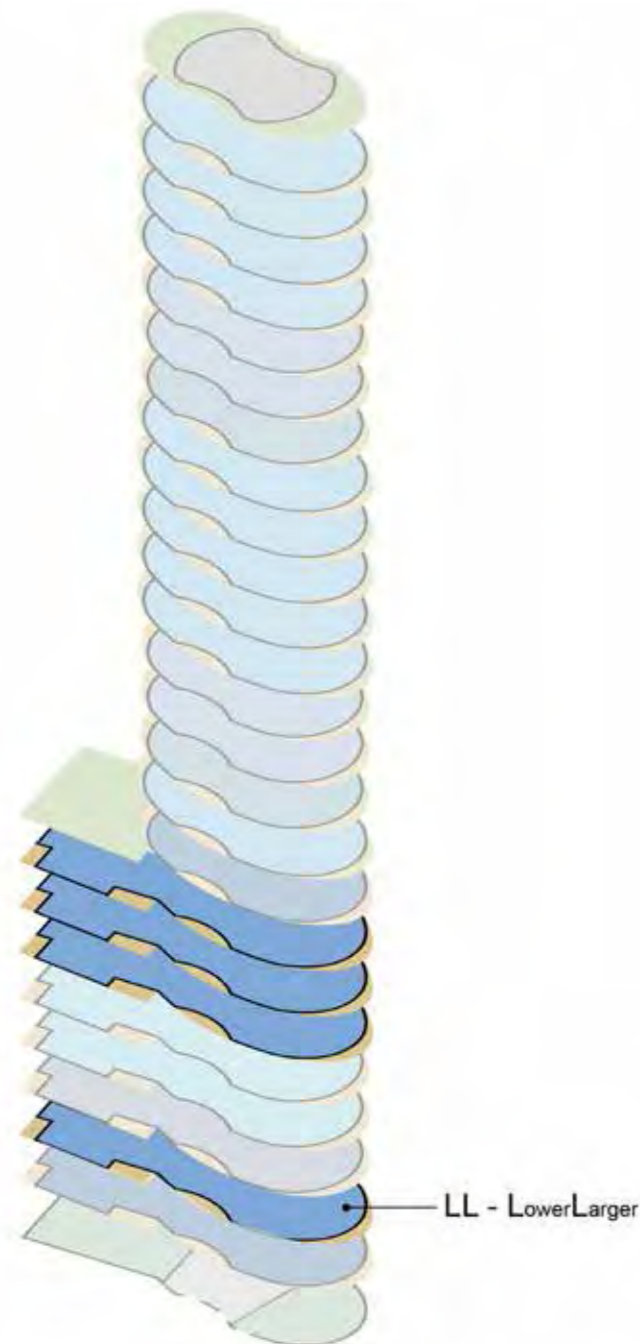
## 2. EVALUATION & DESIGN



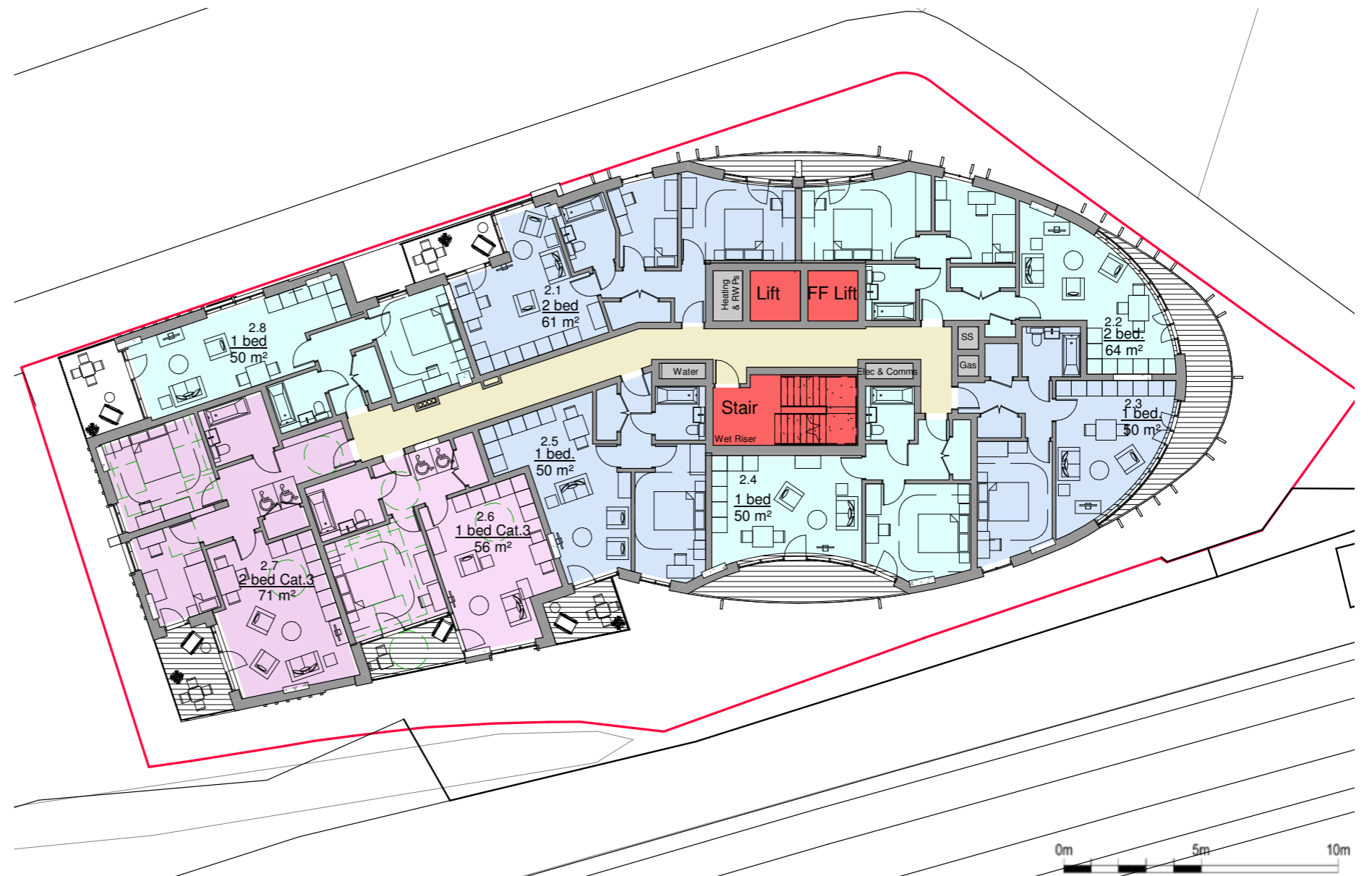
### 2.8 Proposed Floor Types cntd.

#### TYPE - LOWER LARGER

This type of floor plate occurs 4 times on the lower part of the building and accommodates 8 flats with a mix of 1 and 2 beds.



LL - LowerLarger



1:200 at A3

Type LL - Lower Larger

## 2. EVALUATION & DESIGN



### 2.8 Proposed Floor Types cntd.

#### TYPE - LOWER SMALLER BALCONY

This type of floor plate occurs 1 time on the lower part of the building and accommodates 7 flats with a mix of 1 and 2 beds.

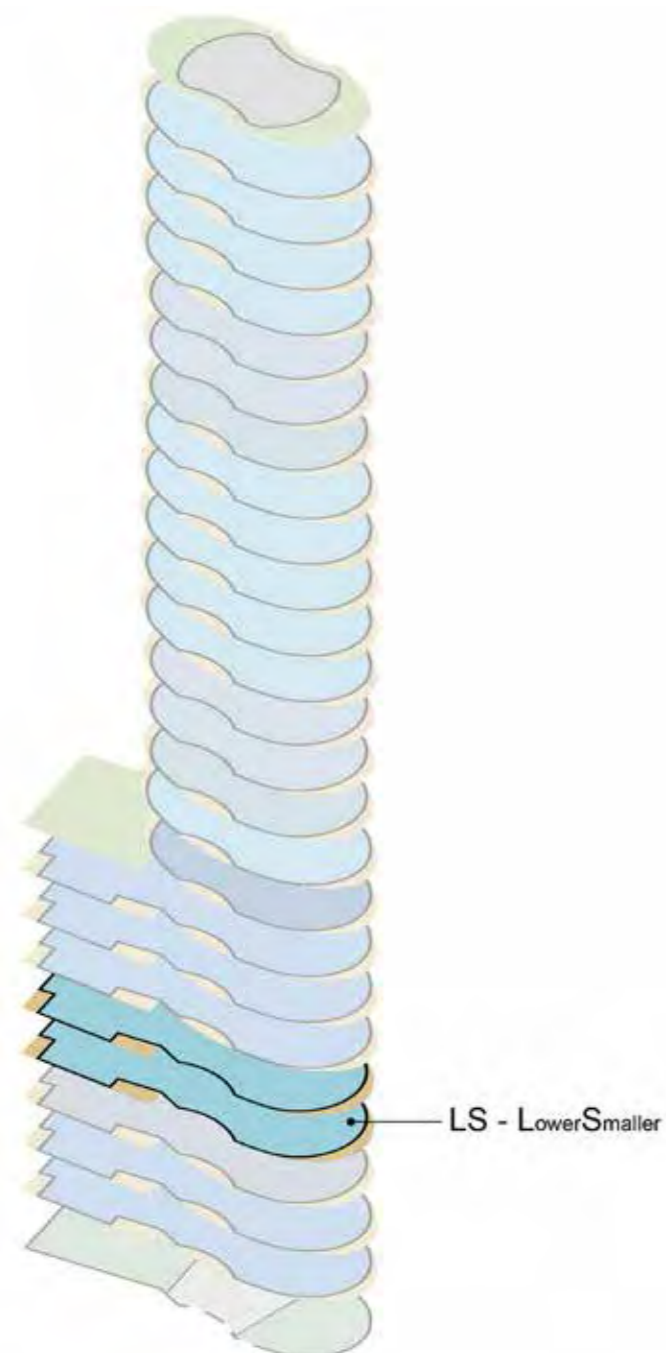


Type **LSB** - Lower Smaller with extra Balcony

1:200 at A3

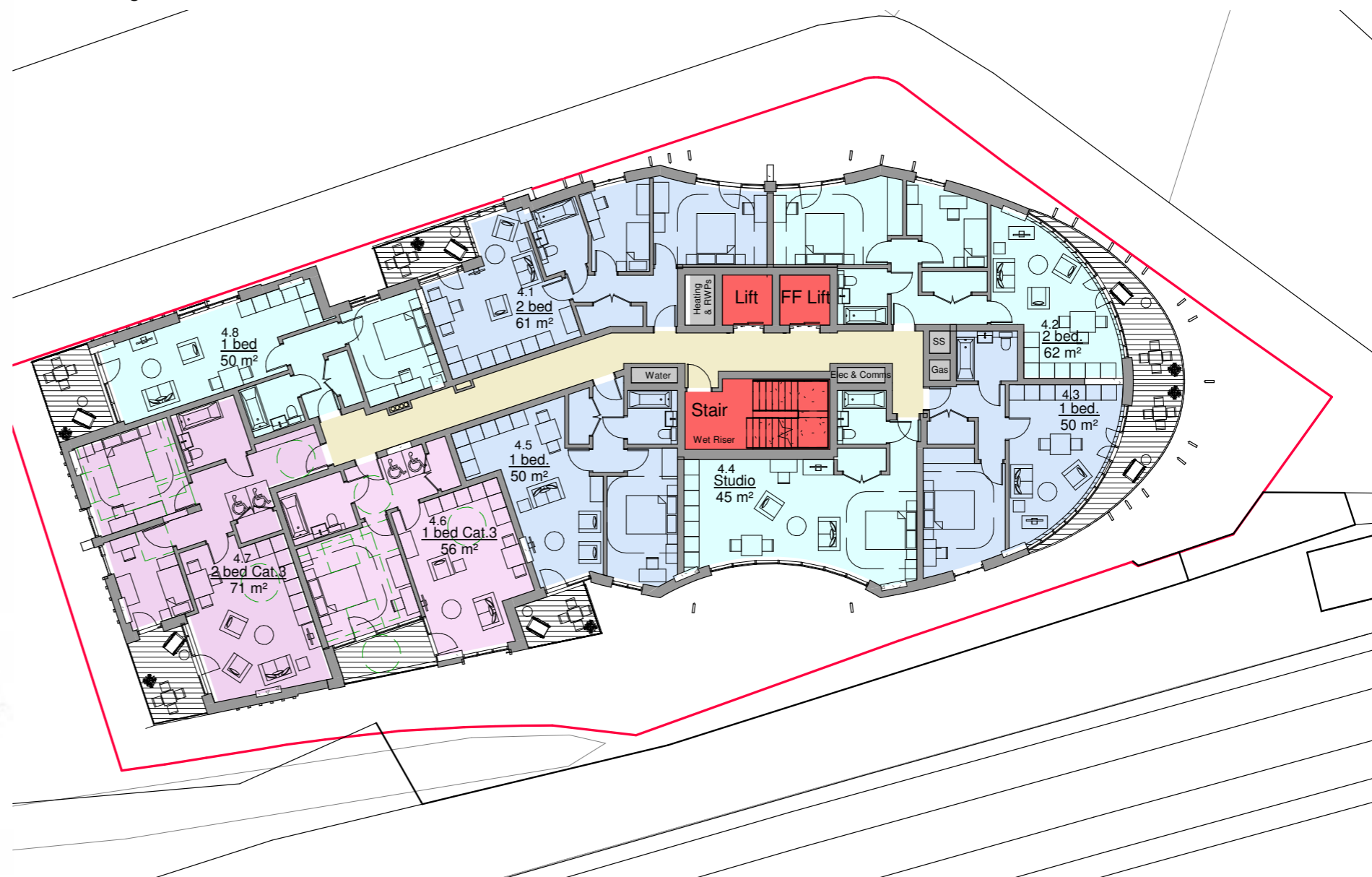
## 2. EVALUATION & DESIGN

### 2.8 Proposed Floor Types cntd.



#### TYPE - LOWER SMALLER

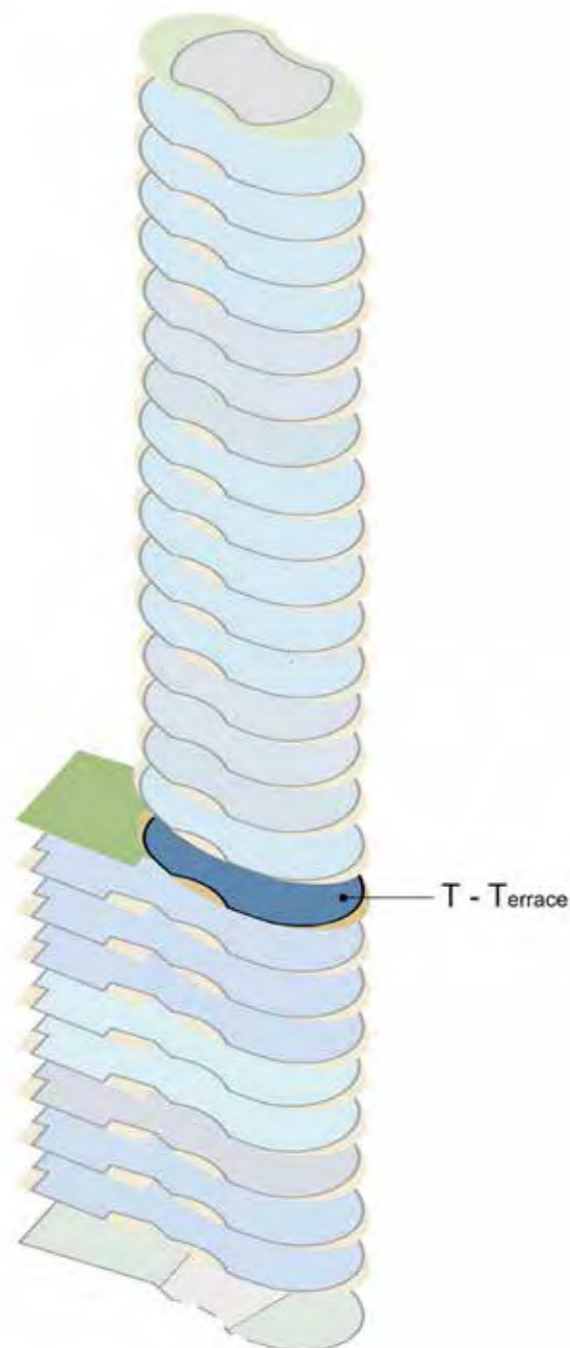
This type of floor plate occurs 2 times on the lower part of the building and accommodates 7 flats with a mix of 1 and 2 beds.



Type **LS** - Lower Smaller

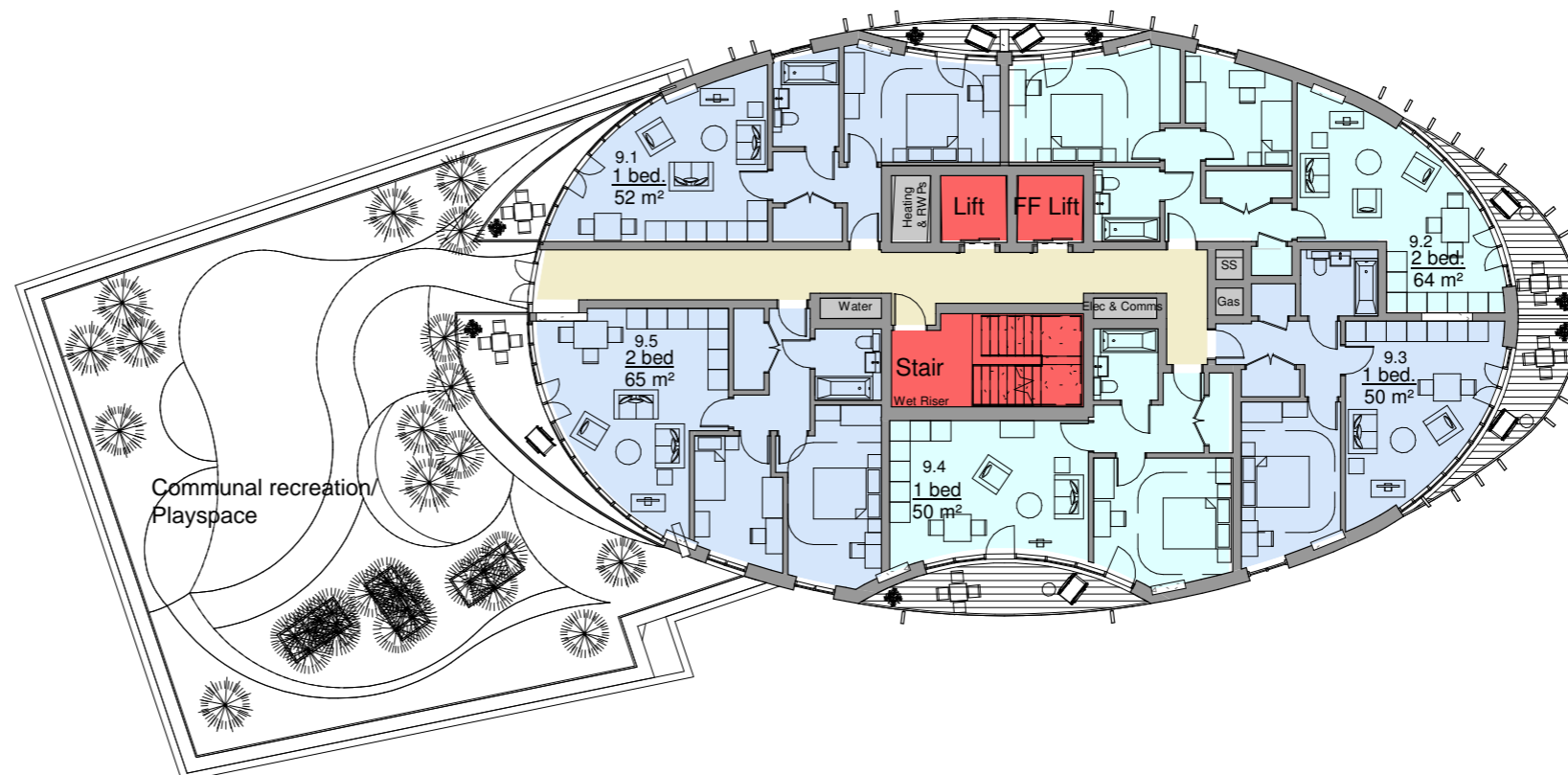
## 2. EVALUATION & DESIGN

### 2.8 Proposed Floor Types cntd.



#### TYPE - TERRACE

This type of floor plate occurs 1 times on the upper part of the building and accommodates 5 flats with a mix of 1 and 2 beds.



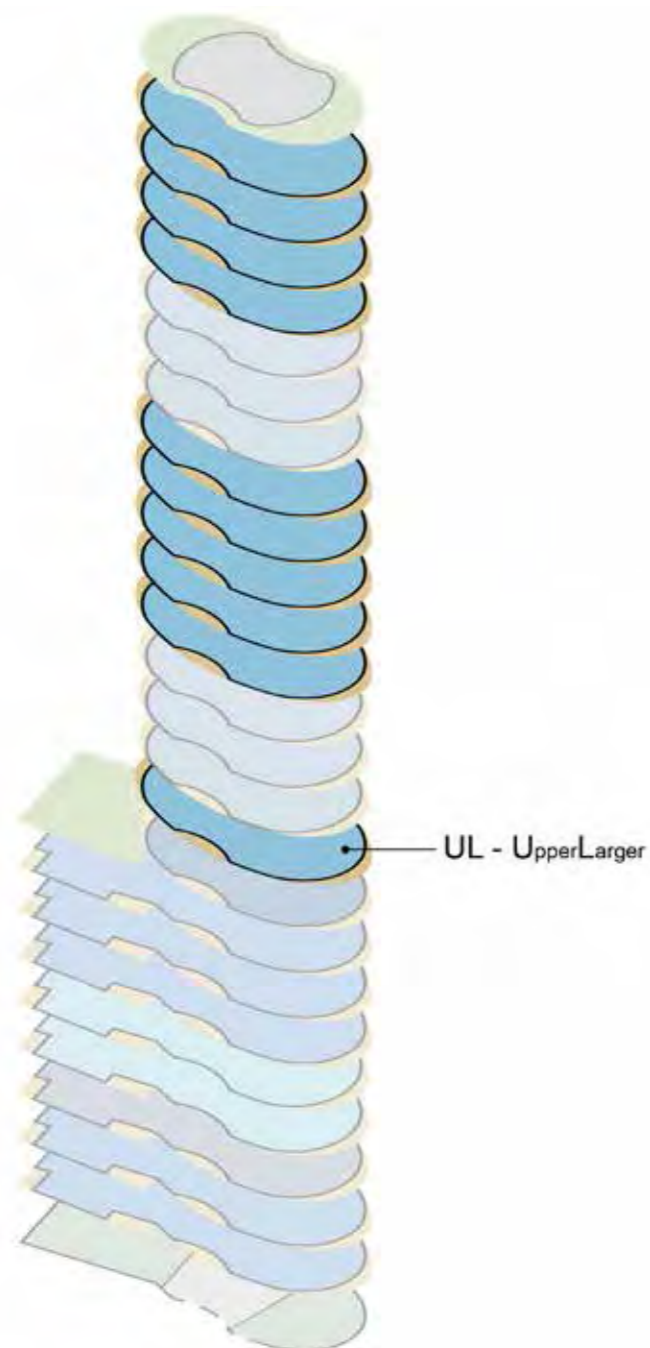
0m 5m 10m

1:200 at A3

Type **T** - Terrace

## 2. EVALUATION & DESIGN

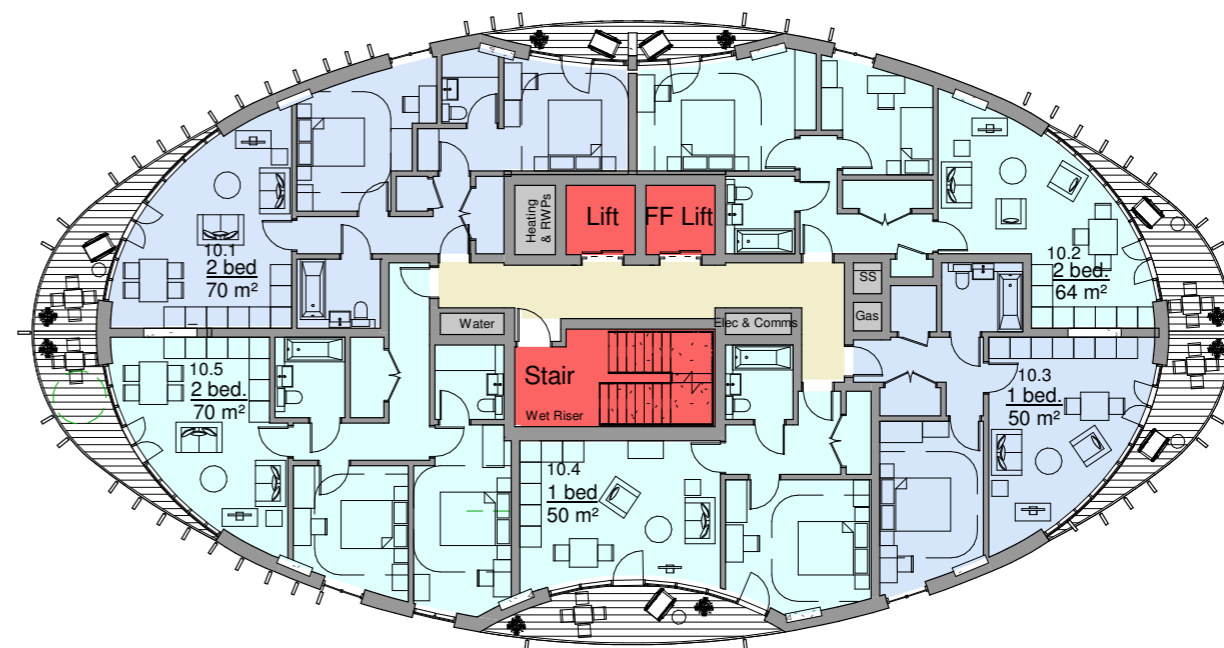
### 2.8 Proposed Floor Types cntd.



Type **UL** - Upper Larger

#### TYPE - UPPER LARGER

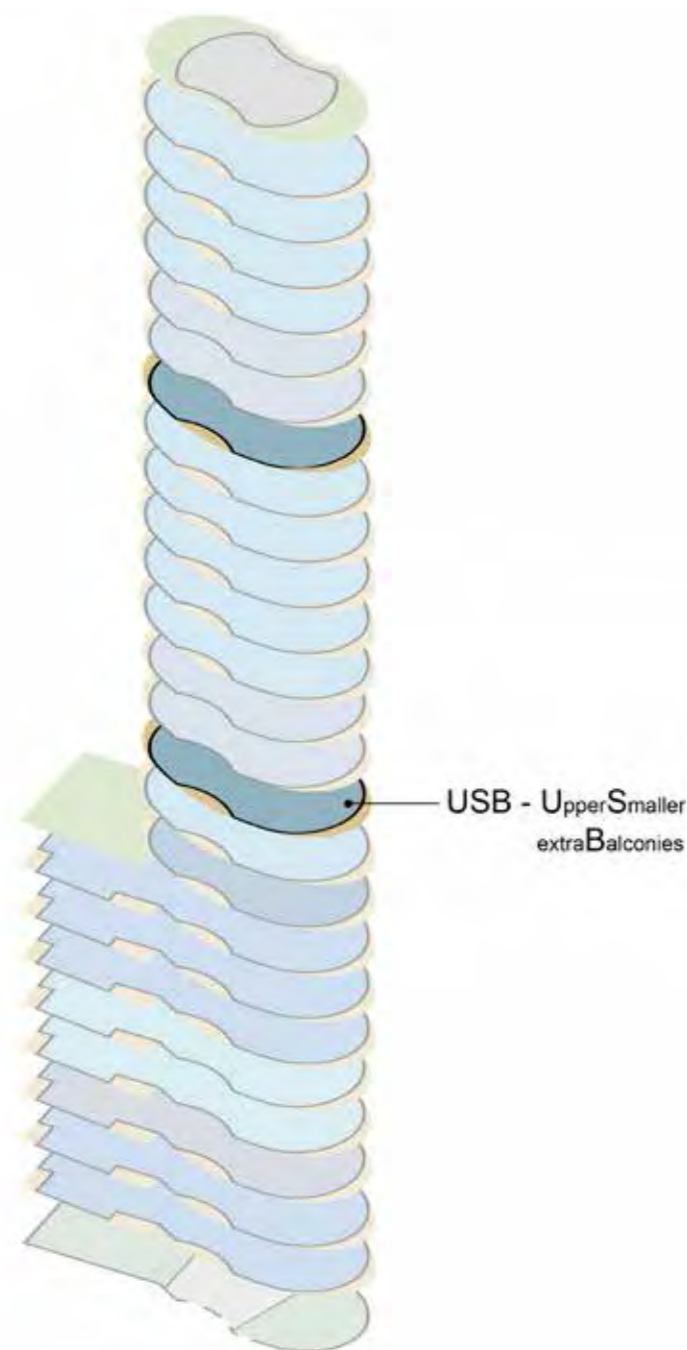
This type of floor plate occurs 10 times on the upper part of the building and accommodates 5 flats with a mix of 1 and 2 beds.



1:200 at A3

## 2. EVALUATION & DESIGN

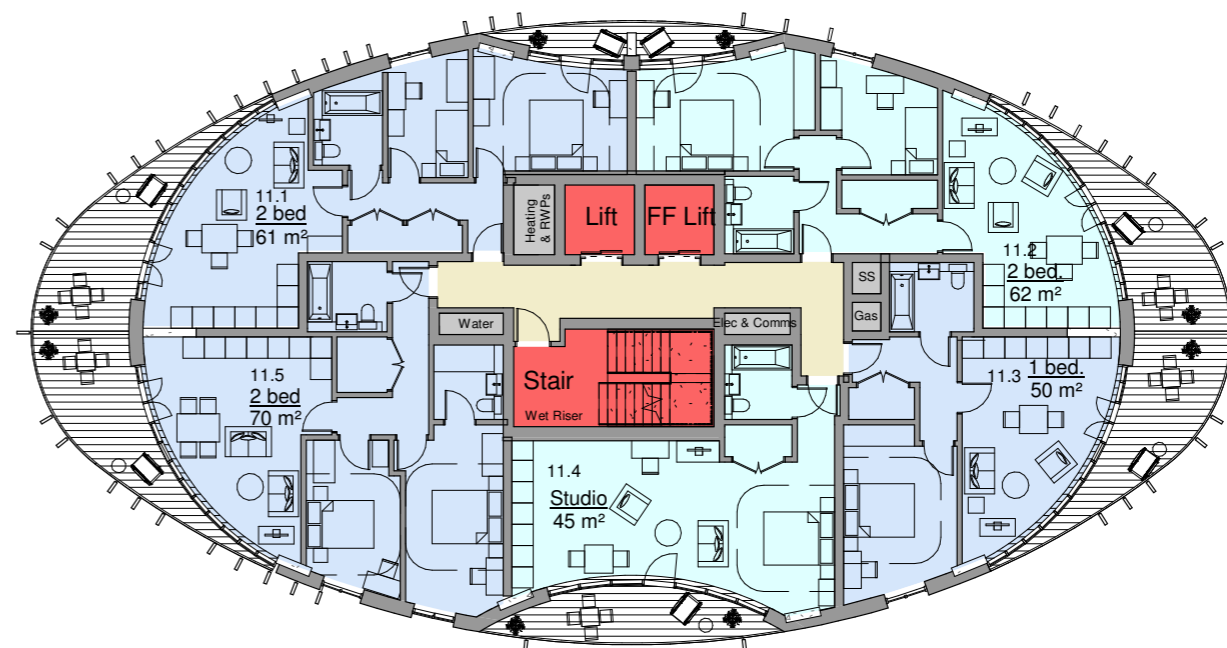
### 2.8 Proposed Floor Types cntd.



Type **USB** - Upper Smaller with extra Balcony

#### TYPE - UPPER SMALLER BALCONY

This type of floor plate occurs 2 times on the upper part of the building and accommodates 5 flats with a mix of 1 and 2 beds.

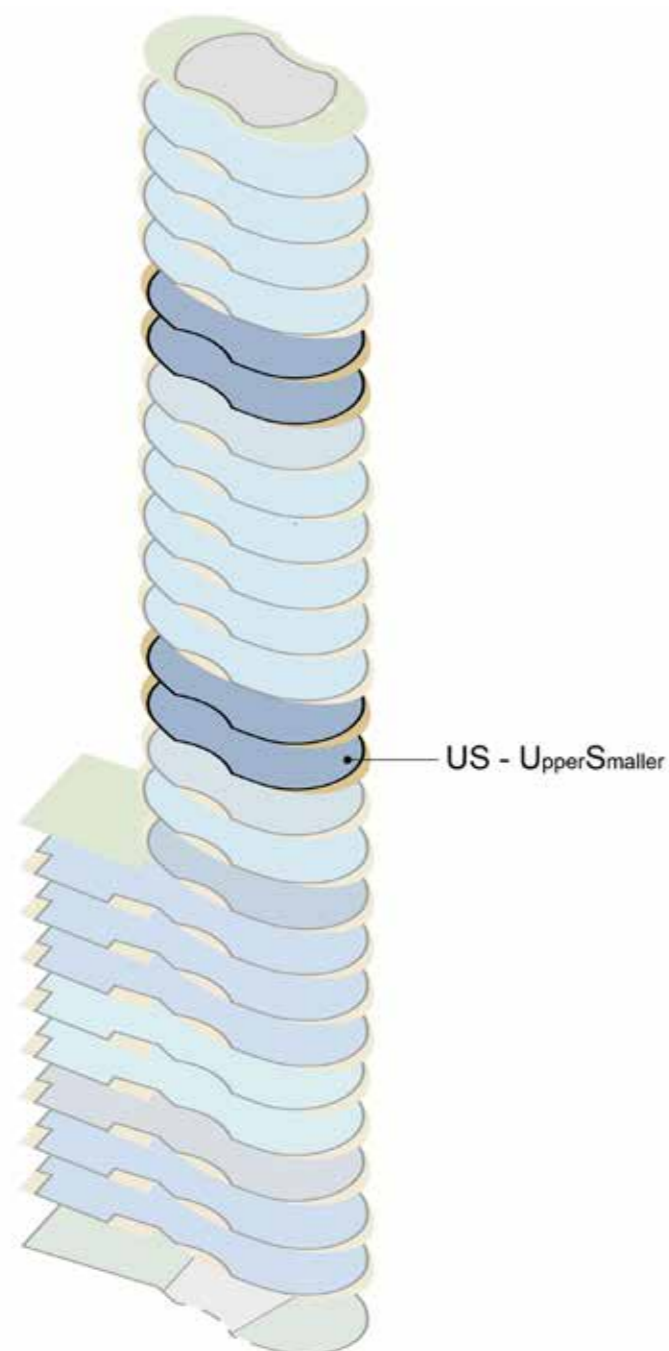


0m 5m 10m

1:200 at A3

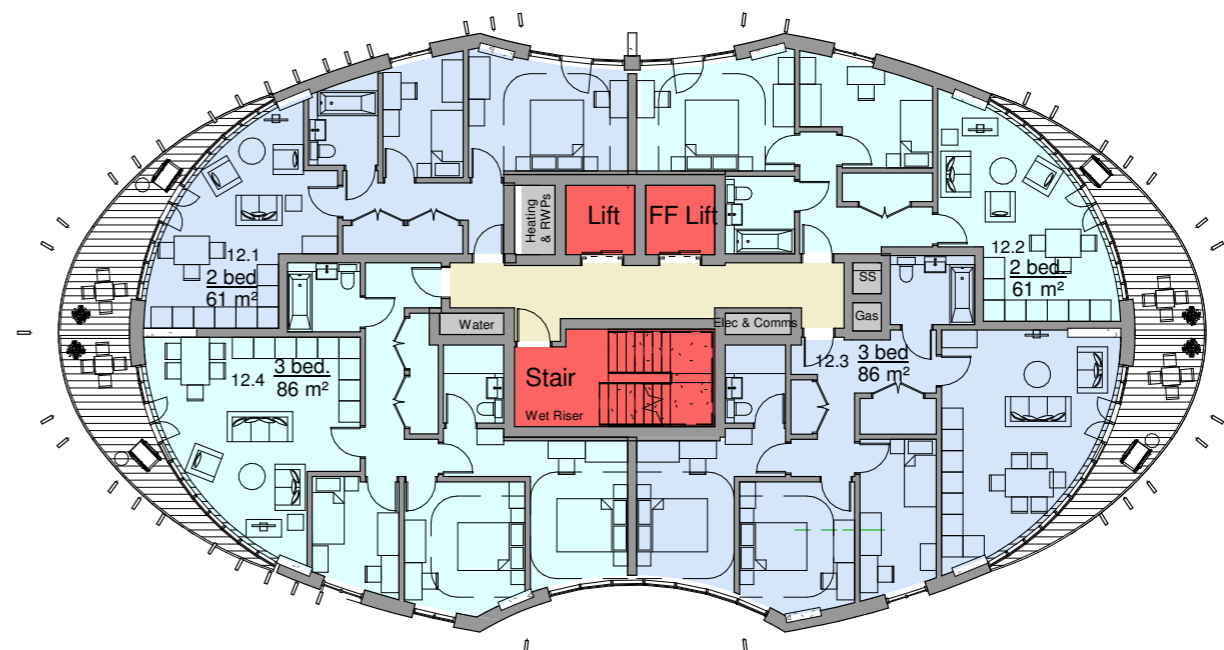
## 2. EVALUATION & DESIGN

### 2.8 Proposed Floor Types cntd.



#### TYPE - UPPER SMALLER

This type of floor plate occurs 4 times on the upper part of the building and accommodates 4 flats with a mix of 2 and 3 beds.



Type **US** - Upper Smaller

1:200 at A3



## 2. EVALUATION & DESIGN

### 2.9 Area Schedule

First Floor						Type LL						Type LSB						Type LS						Type LS											
Units	m²	ft²		Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds	
Ground	Unit D.1	209	2250			1st	Flat 1.1	57	614	5+2 m²	1 bed	2nd	Flat 2.1	61	657	6+2 m²	2 bed/3	3rd	Flat 3.1	61	657	6+2 m²	2 bed/3	4th	Flat 4.1	61	657	6 m²	2 bed/3	5th	Flat 5.1	61	657	6 m²	2 bed/3
	Unit A.1	98	1055				Flat 1.2	64	689	6.5+2 m²	2 bed/3		Flat 2.2	64	689	6.5+2 m²	2 bed/3		Flat 3.2	62	667	11+2 m²	2 bed/3		Flat 4.2	62	667	8.5 m²	2 bed/3		Flat 5.2	62	667	8.5 m²	2 bed/3
							Flat 1.3	50	538	6.5 m²	1 bed		Flat 2.3	50	538	6.5 m²	1 bed		Flat 3.3	50	538	11 m²	1 bed		Flat 4.3	50	538	8.5 m²	1 bed		Flat 5.3	50	538	8.5 m²	1 bed
							Flat 1.4	50	538	7 m²	1 bed		Flat 2.4	50	538	7 m²	1 bed		Flat 3.4	45	484	7 m²	Studio		Flat 4.4	45	484	-	Studio		Flat 5.4	45	484	-	Studio
							Flat 1.5	50	538	6 m²	1 bed		Flat 2.5	50	538	6 m²	1 bed		Flat 3.5	50	538	5 m²	1 bed		Flat 4.5	50	538	5 m²	1 bed		Flat 5.5	50	538	5 m²	1 bed
							Flat 1.6	56	603	5 m²	1 bed		Flat 2.6	56	603	5 m²	1 bed		Flat 3.6	56	603	6.5 m²	1 bed		Flat 4.6	56	603	6.5 m²	1 bed		Flat 5.6	56	603	6.5 m²	1 bed
							Flat 1.7	61	657	6 m²	2 bed/3		Flat 2.7	71	764	7.5 m²	2 bed/3		Flat 3.7	71	764	7.5 m²	2 bed/3		Flat 4.7	71	764	7.5 m²	2 bed/3		Flat 5.7	71	764	7.5 m²	2 bed/3
							Flat 1.8	40	431	7 m²	Studio		Flat 2.8	50	538	7 m²	1 bed		Flat 3.8	50	538	7 m²	1 bed		Flat 4.8	50	538	7 m²	1 bed		Flat 4.8	50	538.2	7 m2	1 bed
	2	307	3305		0		8	428	4607		0		8	452	4865		0		8	445	4790		0		8	445	4790		0		8	445	4790		0

Type LL						Type LL						Type LL						Type T						Type UL						Type USB					
Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds	
6th	Flat 6.1	61	657	6+2 m²	2 bed/3	7th	Flat 7.1	61	657	6+2 m²	2 bed/3	8th	Flat 8.1	61	657	6+2 m²	2 bed/3	9th	Flat 9.1	52	560	5+2 m²	1 bed	10th	Flat 10.1	70	753	6.5+2 m²	2 bed/4	11th	Flat 11.1	61	657	11+2 m²	2 bed/3
	Flat 6.2	64	689	6.5+2 m²	2 bed/3		Flat 7.2	64	689	6.5+2 m²	2 bed/3		Flat 8.2	64	689	6.5+2 m²	2 bed/3		Flat 9.2	64	689	6.5+2 m²	2 bed/3		Flat 10.2	64	689	6.5+2 m²	2 bed/3		Flat 11.2	62	667	11+2 m²	2 bed/3
	Flat 6.3	50	538	6.5 m²	1 bed		Flat 7.3	50	538	6.5 m²	1 bed		Flat 8.3	50	538	6.5 m²	1 bed		Flat 9.3	50	538	6.5 m²	1 bed		Flat 10.3	50	538	6.5 m²	1 bed		Flat 11.3	50	538	11 m²	1 bed
	Flat 6.4	50	538	7 m²	1 bed		Flat 7.4	50	538	7 m²	1 bed		Flat 8.4	50	538	7 m²	1 bed		Flat 9.4	50	538	7 m²	1 bed		Flat 10.4	50	538	7 m²	1 bed		Flat 11.4	45	484	7 m²	Studio
	Flat 6.5	50	538	6 m²	1 bed		Flat 7.5	50	538	6 m²	1 bed		Flat 8.5	50	538	6 m²	1 bed		Flat 9.5	65	700	7 m²	2 bed/3		Flat 10.5	70	753	6.5 m²	2 bed/4		Flat 11.5	70	753	11 m²	2 bed/4
	Flat 6.6	56	603	5 m²	1 bed		Flat 7.6	56	603	5 m²	1 bed		Flat 8.6	56	603	5 m²	1 bed																		
	Flat 6.7	71	764	7.5 m²	2 bed/3		Flat 7.7	71	764	7.5 m²	2 bed/3		Flat 8.7	71	764	7.5 m²	2 bed/3																		
	Flat 6.8	50	538	7 m²	1 bed		Flat 7.8	50	538	7 m²	1 bed		Flat 8.8	50	538	7 m²	1 bed																		
	8	452	4865		0		8	452	4865		0		8	452	4865		0		5	281	3025		0		5	304	3272		0		5	288	3100		0

Type US						Type US						Type UL						Type UL						Type UL						Type UL											
Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds							
12th	Flat 12.1	61	657	8.5 m²	2 bed/3	13th	Flat 13.1	61	657	8.5 m²	2 bed/3	14th	Flat 14.1	70	753	6.5+2 m²	2 bed/4	15th	Flat 15.1	70	753	6.5+2 m²	2 bed/4	16th	Flat 16.1	70	753	6.5+2 m²	2 bed/4	17th	Flat 17.1	70	753	6.5+2 m²	2 bed/4	18th	Flat 18.1	70	753	6.5+2 m²	2 bed/4
	Flat 12.2	61	657	8.5 m²	2 bed/3		Flat 13.2	61	657	8.5 m²	2 bed/3		Flat 14.2	64	689	6.5+2 m²	2 bed/3		Flat 15.2	64	689	6.5+2 m²	2 bed/3		Flat 16.2	64	689	6.5+2 m²	2 bed/3		Flat 17.2	64	689	6.5+2 m²	2 bed/3		Flat 18.2	64	689	6.5+2 m²	2 bed/3
	Flat 12.3	86	926	8.5 m²	3 bed		Flat 13.3	86	926	8.5 m²	3 bed		Flat 14.3	50	538	6.5 m²	1 bed		Flat 15.3	50	538	6.5 m²	1 bed		Flat 16.3	50	538	6.5 m²	1 bed		Flat 17.3	50	538	6.5 m²	1 bed		Flat 18.3	50	538	6.5 m²	1 bed
	Flat 12.4	86	926	8.5 m²	3 bed		Flat 13.4	86	926	8.5 m²	3 bed		Flat 14.4	50	538	7 m²	1 bed		Flat 15.4	50	538	7 m²	1 bed		Flat 16.4	50	538	7 m²	1 bed		Flat 17.4	50	538	7 m²	1 bed		Flat 18.4	50	538	7 m²	1 bed
												Flat 14.5	70	753	6.5 m²	2 bed/4		Flat 15.5	70	753	6.5 m²	2 bed/4		Flat 16.5	70	753	6.5 m²	2 bed/4		Flat 17.5	70	753	6.5 m²	2 bed/4		Flat 18.5	70	753	6.5 m²	2 bed/4	
	4	294	3165		0		4	294	3165		0		5	304	3272		0		5	304	3272		0		5	304	3272		0		5	304	3272		0						

Type USB						Type US						Type US						Type UL						Type UL						Type UL											
Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds		Units	m²	ft²	Balcony	Beds							
19th	Flat 19.1	61	657	11+2 m²	2 bed/3	20th	Flat 20.1	61	657	8.5 m²	2 bed/3	21st	Flat 21.1	61	657	8.5 m²	2 bed/3	22nd	Flat 22.1	70	753	6.5+2 m²	2 bed/4	23rd	Flat 23.1	70	753	6.5+2 m²	2 bed/4	24th	Flat 24.1	70	753	6.5+2 m²	2 bed/4	25th	Flat 25.1	70	753	6.5+2 m²	2 bed/4
	Flat 19.2	62	667	11+2 m²	2 bed/3		Flat 20.2	61	657	8.5 m²	2 bed/3		Flat 21.2	61	657	8.5 m²	2 bed/3		Flat 22.2	64	689	6.5+2 m²	2 bed/3		Flat 23.2	64	689	6.5+2 m²	2 bed/3		Flat 24.2	64	689	6.5+2 m²	2 bed/3		Flat 25.2	64	689	6.5+2 m²	2 bed/3
	Flat 19.3	50	538	11 m²	1 bed		Flat 20.3	86	926	8.5 m²	3 bed		Flat 21.3	86	926	8.5 m²	3 bed		Flat 22.3	50	538	6.5 m²	1 bed		Flat 23.3	50	538	6.5 m²	1 bed		Flat 24.3	50	538	6.5 m²	1 bed		Flat 25.3	50	538	6.5 m²	1 bed
	Flat 19.4	45	484	7 m²	Studio		Flat 20.4	86	926	8.5 m²	3 bed		Flat 21.4	86	926	8.5 m²	3 bed		Flat 22.4	50	538	7 m²	1 bed		Flat 23.4	50	538	7 m²	1 bed		Flat 24.4	50	538	7 m²	1 bed		Flat 25.4	50	538	7 m²	1 bed
	Flat 19.5	70	753	11 m²	2 bed/4													Flat 22.5	70	753	6.5 m²	2 bed/4		Flat 23.5	70	753	6.5 m²	2 bed/4		Flat 24.5	70	753	6.5 m²	2 bed/4		Flat 25.5	70	753	6.5 m²	2 bed/4	
	5	288	3100		0		4	294	3165		0		4	294	3165		0		5	304	3272		0		5	304	3272		0		5	304	3272		0						

Standard 9: All units me or exceed the Mayor space standards for gro internal area.

Standard 11: Each of th balconies meet the spa requirements.

Areas measured to internal shell wall of flats, over internal partitions with no allowances for finishes - all balconies excluded from measured areas.

Measured areas rounded down to nearest whole square metre.

Areas are generated from survey information provided

All areas subject to design development and integration of structure and services.

	m²	ft²
Total Residential NSA	8644	93044

Studio	1 bed	2 bed/3	2 bed/4	3 bed	UNITS
6	62	47	22	8	145
4%	43%	32%	15%	6%	100%
48%					

% rounded to nearest whole number

Habitable Rooms	1 rooms	2 rooms	3 rooms	4 rooms	Total
	6	124	207	32	369

## 3. CONCLUSION

### 3.1 Compliance with Key Housing Standards

#### Environmental Standards

##### 1. Cycles

*There is at least one long stay cycle storage space per studio or one bedroom flat and there are at least two long stay cycle spaces per dwelling for all other dwellings.*

Long stay cycle parking complies with the standard and is detailed on page 28.

##### 2. Cycles

*There are at least two short stay cycle parking spaces, plus an additional space per 40 units for projects which have more than 40 units.*

Short stay cycle parking complies with the standard and is detailed on page 28.

##### 3. Aspect

*Dwellings that are north facing OR have three or more bedrooms are dual aspect.*

Layouts comply with this standard and most apartments are either South facing, dual aspect, or both. See page 29 & 30.

##### 4. Sunlight

*For all dwellings - direct sunlight will enter at least one habitable room for part of the day.*

A daylight / sunlight study has been carried out to ensure compliance, this is summarised on page 29.

##### 5. Air Quality

*The development is at least 'air quality neutral' and will not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMA's)).*

An air quality assessment is being carried out to ensure compliance, this is summarised on page 31.

##### 6. CO<sub>2</sub> Emissions

*The development meets the following minimum targets for carbon dioxide emissions reduction. Improvement against 2013 Building*

#### Regulations:

- Scheme completing in 2014 – 2016: 35 per cent

- Scheme completing in 2016 – 2036: zero carbon

The proposed development will be designed to reduce carbon emissions by at least 35%, further detail is available on page 31.

##### 7. Water Usage

*The maximum water use is designed to be 110 litres per person per day.*

Sanitaryware & whitegoods will be specified to ensure water usage meets this requirement.

##### 8. Waste

*Storage facilities for waste and recycling containers meet local authority requirements AND meet at least British Standard BS5906:2005 Code of Practice for Waste Management in Buildings.*

Waste storage and collection has been designed to meet these standards, see page 28 for further detail.

#### Space & Accessibility Standards

##### 9. Space Standards

*All units meet or exceed the Mayor's space standards for gross internal area.*

All apartments meet or exceed the required GIA, see page 46 for a complete area schedule.

##### 10. Accessible, Adaptable & Wheelchair User Dwellings

*90% of units meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' & the remaining 10% meet Building Regulation requirement M4(3) 'wheelchair user dwellings'.*

The proposals meet this requirement, detailed plans with furniture layouts are available on pages 38-45.

##### 11. Private Amenity Space

*There is at least 5 sq. m. of private outdoor space for each 1-2 person dwelling AND there is an extra 1 sq. m. for each additional occupant.*

The majority of apartments meet this standard. 2no. studio units are not provided with balconies, here the size of the apartment is the required gross internal area from the London Plan, plus the required outdoor space area.

##### 12. Balconies

*The minimum depth and width for all balconies and other private external spaces is 1500 mm.*

All balconies that provide the primary external space have a 1500 x 1500mm clear space. Further details are shown on page 29.

##### 13. Ceiling Heights

*For each dwelling: floor to ceiling height is at least 2.5 metres for at least 75 per cent of the gross internal area.*

This standard is achieved and often exceeded, page 31 shows further detail.

#### Security & Access Standards

##### 14. Access Control

*Where an access core serves four or more dwellings, an access control system with entry phones in all dwellings is linked to a main front door with electronic lock release.*

&

15. If :EITHER the scheme has more than 25 dwellings served by one core OR the potential occupancy of the dwellings served by one core exceeds 100 bed spaces

OR there are more than eight dwellings provided per floor provide one of the following:

1. a 24-hour concierge OR

2. An access control system featuring audio-visual verification

An access control system with audio-visual verification will be provided

##### 16. Lifts

*At least two lifts serve all dwellings entered at the seventh floor (eighth storey) and above.*

Two lifts are proposed to serve all floors.

[REDACTED]

---

**From:** Mayor of London <mayor@london.gov.uk>  
**Sent:** 16 July 2019 17:17  
**To:** [REDACTED]  
**Subject:** RE: MGLA190619-5330 Redevelopment Planning Proposals for West Ealing- Please don't ruin our community

Dear [REDACTED]

Thank you for taking the time to write to the Mayor with regards to the proposals for Hastings Road and Manor Road in West Ealing. As I'm sure you can appreciate, the Mayor receives a large amount of correspondence and I have been asked to reply on his behalf.

Having looked into this, it appears that a formal planning application has yet to be submitted. Once the application has been submitted, it looks likely that the application would be referred to the Mayor under the Mayor of London Order (2008). More information on this process and the Mayor's powers can be found on the following link:  
<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/what-powers-does-mayor-have-planning>.

As such it wouldn't be appropriate for the Mayor, or any decision maker acting under delegated authority to comment, as each application must be considered on its merits at the time and not pre-determined. Once a planning application has been submitted, Ealing will be inviting local residents to comment on their website. At that point, you can also write to the Mayor with your reasons for objecting to the planning application and these will be reported to him once he is called upon to make a planning decision. However, all applications submitted to the Mayor are robustly interrogated against the relevant planning policies and emerging local context.

For now, I would advise that you continue to engage with the local authority. All comments sent to the local authority are also passed onto the Mayor should the application be referable to him. You are also welcome to send any further comments to the Mayor; [mayor@london.gov.uk](mailto:mayor@london.gov.uk).

Your sincerely

[REDACTED]  
Planning Support Manager

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 24 July 2018 09:11  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station  
**Attachments:** 4692 Pre-application agenda.pdf

Thanks [REDACTED]

Agenda attached. Apologies for last minute sending, however was awaiting confirmation of TfL officer. The TfL officer has to leave after an hour and so transport is second on the agenda.

Kind regards  
[REDACTED]

-----Original Message-----

**From:** [REDACTED] [mailto:[REDACTED]@glhearn.com]  
**Sent:** 23 July 2018 09:34  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Manor Road, West Ealing Station

Thanks [REDACTED] - please see attached - it was issue by the architects to [REDACTED] and Joe as I was on leave last week.

Please let me know if you cannot open either the link or pdf.

Best regards  
[REDACTED]

-----Original Message-----

**From:** [REDACTED] [mailto:[REDACTED]@london.gov.uk]  
**Sent:** 23 July 2018 09:29  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station

Hi [REDACTED]

No, we didn't receive that. Please can you send again? I will issue an agenda later today.

Thanks  
[REDACTED]

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 23 July 2018 09:28  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** FW: Manor Road, West Ealing Station

-----Original Message-----

From: [REDACTED] <[REDACTED]@glhearn.com>

Sent: 23 July 2018 08:48

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; Pre-applications <Pre-applications@london.gov.uk>

Subject: RE: Manor Road, West Ealing Station

Morning [REDACTED]

With regards to our pre-app meeting tomorrow (your ref GLA/4692)) I don't seem to have received the pre-app meeting notes. If you can send through today that would be great. Can you also confirm who we are meeting - is the officer still [REDACTED] [REDACTED]

Our attendees will be

[REDACTED] - Southern Grove

[REDACTED] - Southern Grove

[REDACTED] - Thames Valley Housing

[REDACTED] - Brimelow McSweeney Architects

[REDACTED] - Brimelow McSweeney Architects

[REDACTED] - Outerspace [REDACTED] - RPS [REDACTED] - GL Hearn

I also wanted to confirm that you received the updated scheme document that was sent through on Wednesday last week?

We look forward to seeing you tomorrow.

Best regards

[REDACTED]

[REDACTED]  
[REDACTED]  
Planning Director

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D +44 (0)20 7851 [REDACTED]  
[REDACTED]@glhearn.com  
<http://www.glhearn.com>

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-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 19 June 2018 13:28

To: [REDACTED]

Cc: [REDACTED] Pre-applications

Subject: Manor Road, West Ealing Station

Hi [REDACTED]

We require confirmation of whether a company uses a Purchase Order system or not – please can you confirm this for the above site? This is a requirement under the GLA financial regulations and without it we are not able to issue an invoice.

If you have any questions about this, please let me know.

Kind Regards,

[REDACTED]

#LondonIsOpen

-----  
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#LondonIsOpen

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GREATER LONDON AUTHORITY NOTICE:

Pre-application/4692/01

## Manor Road, West Ealing

in the London Borough of Ealing

**Meeting Date:** 24<sup>th</sup> July 2018

**Meeting Time:** 10:00 – 12:00

**Location:** City Hall, Fourth Floor, 4.7w (please report to reception upon arrival)

### The proposal

Demolition of all existing buildings and redevelopment to provide a building over basement, ground and 25 storeys comprising 2 units at ground floor in either A1, A2, A3 or D1 uses, and 142 flats over 1st to 25th storeys (54 x 1 bed, 80 x 2 bed and 8 x 3 bed) (100% affordable); with bike and bin stores at basement, with sub-station and ancillary space and private communal amenity space

### The applicant

The applicants are **Southern Grove** and **Thames Valley Housing** and the architects are **Brimelow McSweeney**.

### Key issues for consideration and discussion at the meeting

Based on the material provided in advance of the meeting, the following strategic issues have been identified for discussion:

#### 1. Introductions

#### 2. Presentation of scheme by applicant

#### 3. Transport

- General approach to the transport assessment: transport principles, routes, access, Blue Badge parking, cycle parking, travel plan.

#### 4. Principle of development

- Existing land uses
- Residential
- Commercial

#### 5. Urban design

- Height, scale, massing, relationship to existing and proposed townscape.
- Routes, landscape and public realm.
- Materials and architecture.

#### 6. Timetable for the application and next steps

## Attending

GLA Group:	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	Senior Strategic Planner, Case Officer Senior Strategic Planner, Design Officer Principal Strategic Planner TfL borough planning
LPA:	[REDACTED]	LB Ealing
Applicant	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Southern Grove Southern Grove Thames Valley Housing Brimelow McSweeney Architects Brimelow McSweeney Architects Outerspace RPS GL Hearn

---

for further information, contact:

[REDACTED] [REDACTED] **Senior Strategic Planner, case officer**  
020 7983 [REDACTED] email [REDACTED]@london.gov.uk

---

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 24 July 2018 10:00  
**To:** [REDACTED]  
**Subject:** RE: 4692 - Manor Road, West Ealing Station

Sure, we won't start without you.

[REDACTED]

---

**From:** [REDACTED] tfl.gov.uk]  
**Sent:** 24 July 2018 09:52  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** Re: 4692 - Manor Road, West Ealing Station

Thanks [REDACTED] that's helpful, as I couldn't open the doc on my BB. I'm on track to arrive at 10.00 exactly, pl wait for me if you can.

[REDACTED]

---

**From:** [REDACTED] [mailto:[REDACTED]@london.gov.uk]  
**Sent:** Tuesday, July 24, 2018 09:07 AM  
**To:** [REDACTED]  
**Subject:** RE: 4692 - Manor Road, West Ealing Station  
Hi again [REDACTED]

TfL are normally notified by our admin team when the meeting is set up but I can check if helpful.

In case you can't open the document that I previously sent if you're already en route, in terms of the scheme, it's a 25 storey resi tower by West Ealing station, with commercial on ground floor. There are 142 resi units. It's car free and in terms of cycle storage it says the below:

#### CYCLE STORAGE

**Standard 1 & 2:** The adopted London Plan cycle parking standards requires 222 spaces, rising to 257 spaces under the draft New London Plan.

Based on the current mix this equates to:

6 x Studio = 6 spaces, 62 x 1 bed = 93 spaces,  
69 x 2 bed = 138 spaces, 8 x 3 bed = 16 spaces

Total = 253 spaces

The proposals provide 234 double stacked cycle spaces including 6 Sheffield stands (for 12 spaces) in the basement plus 6 short stay parking spaces on the ground floor.

---

**From:** [REDACTED] tfl.gov.uk]  
**Sent:** 24 July 2018 08:31  
**To:** [REDACTED] tfl.gov.uk>; [REDACTED] tfl.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: 4692 - Manor Road, West Ealing Station

Hi [REDACTED] our emails have crossed. I shall go, I just hope [REDACTED] who has been silent since [REDACTED] wrote, will send some info.

[REDACTED] does the mess up with the admin of this lie at the GLA end? Or did someone in the team receive the docs and/or the invite and then sit on it? I'll be going into it blind.

---

**From:** [REDACTED]  
**Sent:** 24 July 2018 08:25  
**To:** [REDACTED]  
**Cc:** [REDACTED]@london.gov.uk  
**Subject:** RE: 4692 - Manor Road, West Ealing Station

I'm not aware of this meeting. If [REDACTED] is happy to go that would be ideal, but if not I could head across to City Hall for 10am.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 23 July 2018 17:12  
**To:** [REDACTED]  
**Cc:** [REDACTED]@london.gov.uk  
**Subject:** Re: 4692 - Manor Road, West Ealing Station

At present we have no one to attend - unless I had lined up [REDACTED]

So [REDACTED] if you could go to first hour that would be helpful ( unless [REDACTED] can do whole meeting).

Thanks

Sent from my BlackBerry 10 smartphone on the O2 network.

---

**From:** [REDACTED]  
**Sent:** Monday, 23 July 2018 4:49 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]@london.gov.uk  
**Subject:** Re: 4692 - Manor Road, West Ealing Station

Hello, this scheme is not on my radar. I can't check remotely either at present. If PLW turns out not to be going, let me know and I could go for the first hour of the meeting (so transport needs to go after the presentation).

Regards

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Monday, July 23, 2018 03:49 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** Fw: 4692 - Manor Road, West Ealing Station

I am convinced we have told the GLA this but can't check as I am on leave. Pak-Lim could you look?

It won't be [REDACTED] as he is still away.

Thanks

Sent from my BlackBerry 10 smartphone on the O2 network.

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** Monday, 23 July 2018 2:07 PM  
**To:** [REDACTED]  
**Subject:** 4692 - Manor Road, West Ealing Station

Hi [REDACTED]

Are you able to confirm who will be attending the above pre-app tomorrow at 10am?

I will forward the docs to the officer.

Many thanks

[REDACTED]

[REDACTED] [REDACTED] | Senior Strategic Planner | Development & Projects | Development, Enterprise & Environment  
**GREATER LONDON AUTHORITY** | 4th Floor, City Hall, The Queen's Walk, London SE1 2AA  
Tel: 020 7983 [REDACTED] | Fax: 020 7983 [REDACTED] | Email: [REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@glhearn.com>  
**Sent:** 31 July 2018 10:10  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station  
**Attachments:** Development Proposal Southern Grove & TVHA 240718.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Morning [REDACTED]

Further to our meeting last week please see a note prepared by TVH on the affordable offer.

This has already been issued to LB Ealing - any queries please do let me know.

I am chasing the team for the CGI's and the energy note requested and will get these over asap.

Any queries please do let me know, if you can let me know when you might be able to issue your pre-app response that would be appreciated.

Many thanks  
[REDACTED]

-----Original Message-----

**From:** [REDACTED] [mailto:[REDACTED]@london.gov.uk]  
**Sent:** 23 July 2018 09:29  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station

Hi [REDACTED]

No, we didn't receive that. Please can you send again? I will issue an agenda later today.

Thanks  
[REDACTED]

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 23 July 2018 09:28  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** FW: Manor Road, West Ealing Station

-----Original Message-----

**From:** [REDACTED] <[REDACTED]@glhearn.com>  
**Sent:** 23 July 2018 08:48  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; Pre-applications <Pre-applications@london.gov.uk>

Subject: RE: Manor Road, West Ealing Station

Morning [REDACTED]

With regards to our pre-app meeting tomorrow (your ref GLA/4692)) I don't seem to have received the pre-app meeting notes. If you can send through today that would be great. Can you also confirm who we are meeting - is the officer still [REDACTED] [REDACTED]

Our attendees will be

[REDACTED] - Southern Grove

[REDACTED] - Southern Grove

[REDACTED] - Thames Valley Housing

[REDACTED] - Brimelow McSweeney Architects

[REDACTED] - Brimelow McSweeney Architects

[REDACTED] - Outerspace Joe Ellis - RPS [REDACTED] [REDACTED] - GL Hearn

I also wanted to confirm that you received the updated scheme document that was sent through on Wednesday last week?

We look forward to seeing you tomorrow.

Best regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Director

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280 High Holborn  
London WC1V 7EE

M +44 (0)7803 [REDACTED]  
D +44 (0)20 7851 [REDACTED]  
[REDACTED] glhearn.com  
<http://www.glhearn.com>

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-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 19 June 2018 13:28

To: [REDACTED]

Cc: [REDACTED] Pre-applications

Subject: Manor Road, West Ealing Station

Hi [REDACTED]

We require confirmation of whether a company uses a Purchase Order system or not – please can you confirm this for the above site? This is a requirement under the GLA financial regulations and without it we are not able to issue an invoice.

If you have any questions about this, please let me know.

Kind Regards,

[REDACTED]

#LondonIsOpen

-----  
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This message has been scanned for viruses by the Greater London Authority.

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<https://www.mailcontrol.com/sr/p2tt4lmVZ2LGX2PQPOMvUqs4kYhz3KDr18fDoCM90xsFeGLCqu!L1ulwjyBafL6nk7x3z+fE2gH3KeH4!zzvzA==> to report this email as spam.

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## West Ealing Station – Affordable Proposal

24<sup>th</sup> July 2018

Southern Grove (“SG”) and Thames Valley Housing (“TVH”) are working in partnership to deliver an iconic development adjacent to the site of the new West Ealing Crossrail Station. It is the Team’s intention to deliver a scheme that helps the Council provide much needed affordable housing within the Borough.

The last time we met, 5<sup>th</sup> June 2018, we discussed the possibility of delivering a combination of tenures on site including both London Shared Ownership (“LSO”) and London Living Rent (“LLR”). We understand that LLR is a product that the Council deem genuinely affordable, as the gross rents charged to residents are significantly below market rent levels and will enable working households on the Council waiting list to be housed. This would go some way to achieving the Council’s 2,500 genuinely affordable homes within the next 4 years.

The current proposed scheme will deliver **145** units which TVH are proposing to deliver 70% as LSO and 30% as LLR. This equates to **102** homes for LSO and **43** homes for LLR. This proposal exceeds the Council’s current policy of 50% affordable provision, and exceeds the London Plan 35% target. We believe this is a very good offer for the Council as it would allow 145 affordable units to be hard coded within the S106 Agreement, as opposed to a policy compliant route that would generate 65% private (94 units) and 35% affordable (51 units). Summary accommodation table set out below:

Unit Type	LSO	LLR	TOTAL	Hab Rooms
Studio	6	0	6	6
1b2p	35	27	62	124
2b3p	31	16	47	141
2b4p	22	0	22	66
3b4p	8	0	8	24
<b>TOTAL</b>	<b>102</b>	<b>43</b>	<b>145</b>	<b>361</b>

Set out below is a summary of the London Living Rent product and how it compares to the private market, which demonstrates quite compellingly that in this ward (Cleveland) LLR is genuinely affordable. In addition, analysis has been undertaken on the LSO product and the gross household incomes the units would be affordable too.

### **London Living Rent Analysis**

LLR is for households currently renting that want to build up savings to purchase a home. LLR allows tenants to pay a subsidised rent helping them to achieve their saving goal much sooner. Households eligible for LLR must meet certain criteria:

1. Gross household income cannot exceed £60k;
2. Do not currently own their own home;
3. Currently renting their accommodation; and

4. Currently unable to buy a home (including shared ownership).

In accordance with the LLR ward benchmark data 2018/19 published by the GLA, the gross monthly rents that can be charged under LLR for the proposed site are detailed below:

1 bed = £889 pcm

2 bed = £987 pcm

These rents represent gross rents for the Cleveland Ward in LB Ealing. The table below illustrates the gross weekly rents for LLR compared to today's market rent and current LHA levels:

Unit Type	Market Rent	LHA	LLR (Gross)	Service Charge	LLR (Net)	Gross Rent % of MR	Gross Rent % of LHA
1BF	£321.96	£250.48	<b>£204.45</b>	£35.00	£169.45	64%	82%
2BF	£402.45	£302.33	<b>£226.98</b>	£40.00	£186.98	56%	75%

In summary, the LLR for a one bed is 64% of market rent and a two bed 56% of market rent. To put this into context, the GLA's London Affordable Rent ("LAR") which has been introduced to be closer to a social rent, are not too dissimilar. In line with GLA guidance LAR levels can be indexed (CPI + 1%) up to the assumed Practical Completion date, which we anticipate to be 2021. The table below illustrates the indexed gross LAR levels and compares them against current market rent and LHA levels:

Unit Type	Market Rent	LHA	LAR (Gross)	Service Charge	LAR (Net)	Gross Rent % of MR	Gross Rent % of LHA
1BF	£321.96	£250.48	<b>£198.94</b>	£35.00	£163.94	62%	79%
2BF	£402.45	£302.33	<b>£213.57</b>	£40.00	£173.57	53%	71%

This is quite compelling and illustrates how affordable LLR is as a product that allows tenants the ability to save on a monthly basis enabling faster access to homeownership via shared ownership.

As previously discussed, TVH would be more than willing to enter into a Nominations Agreement with the LB Ealing to deliver the LLR product from Practical Completion. This will ensure Ealing are able to nominate applicants to the units and reduce numbers from the Council's waiting list. TVH would be more than happy to work up a draft agreement or agree principles for a Nominations Agreement in advance.

## London Shared Ownership

Whilst we understand that Members do not consider London Shared Ownership to be genuinely affordable, we have made assumptions that the shared ownership product we deliver on site would be accessible to a range of incomes. By offering units with equities as low as 25% and offering rents on the unsold equity from 1.6% - 2.1%, we are able to make units available to gross household income levels ranging from **£46k** to **£68k**. This is well within the gross household income limit set by the GLA (£90k).

It is also worth noting that these affordability calculations assume total housing costs do not exceed 40% of net household income, which is in line with current GLA guidance. This represents a 5% reduction from the normal 45% assumption the sector has been using for a number of years, and in essence increases purchasers disposable income by 5%.

The table below illustrates the gross household income levels the units would be affordable to based on low equities and reduced rent assumptions.

Unit Type	Market Value	Equity Purchased		Mortgage		Rent on unsold equity		Service Charges £4.50ft <sup>2</sup>	Total Month Costs	Gross Household Salary
		%	£	80%	£pcm	%	£			
studio	£425,000	30%	£127,500	£102,000	£458	2.1%	£521	£198	<b>£1,177</b>	<b>£47,064</b>
1b2p	£460,000	30%	£138,000	£110,400	£495	2.1%	£564	£222	<b>£1,281</b>	<b>£51,254</b>
2b3p	£575,000	25%	£143,750	£115,000	£516	1.9%	£683	£267	<b>£1,466</b>	<b>£58,628</b>
2b4p	£625,000	25%	£156,250	£125,000	£561	1.9%	£742	£303	<b>£1,606</b>	<b>£64,250</b>
3b5p	£725,000	25%	£178,750	£143,000	£642	1.6%	£715	£367	<b>£1,724</b>	<b>£68,975</b>

The assumptions set out above are based on today's values and assumes purchasers have a 20% deposit of the initial share, which allows access to mortgage rates of c.2.5%. Over the last 12 months the average deposits TVH has seen for LSO units in South West London has been c.20% of the share. A high service charge assumption has been made (£4.50ft<sup>2</sup> per annum) for the affordability assessment due to the nature and design of the building.

The table below takes the total monthly costs from the assumptions above and measures them against private market rents. This is quite compelling and indicates that the assumptions TVH have made for the LSO units for this site, whilst are not in line with LAR and LLR rent levels, they can be deemed affordable when compared to other LSO products on the market.

Unit Type	Monthly Cost	Monthly Rent	LSO vs Market Rent
studio	£1,177	£1200	98%
1b2p	£1,281	£1400	92%
2b3p	£1,466	£1750	84%
2b4p	£1,606	£1850	87%
3b5p	£1,724	£2200	78%

Making these prudent affordability assumptions, create greater flexibility for applicants and potential purchasers. Therefore, increasing the accessibility for local people to benefit from a home ownership product. Furthermore, making prudent assumptions at this early stage makes the LSO product more resilient in a turbulent market.

TVH would obviously commit to marketing the LSO units to LB Ealing residents and those that work within the Borough for the first 3 months of marketing. Whilst we would be required by the GLA to market Pan-London after the initial 3 months, TVH would be willing to continue to prioritise live or work LB Ealing applicants beyond this first 3 month period. We would be happy to engage at this early stage to agree principles or put together a draft marketing plan.

## **Conclusion**

To conclude, this affordable proposal will deliver 43 genuinely affordable homes for local people, which through a heavily subsidised rent would enable nominations from the Council to potentially access homeownership via LSO within 3-5 years. In addition to the LLR offer, we are proposing to supplement the scheme with 102 x LSO apartments which allow applicants living or working within the LBE access to affordable homeownership.

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@glhearn.com>  
**Sent:** 07 August 2018 14:21  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Afternoon [REDACTED]

Further to our meeting we were going to send through CGIs and an energy note.

The cgi's are taking longer than we hoped and due to summer holidays we cannot yet issue the energy note.

As such are you able to please issue your written response without these being received and we will ping over as soon as possible.

If you are able to suggest when you might be able to issue the letter that would be appreciated, we are looking to submit the application on 17th September to LB Ealing.

Best regards  
[REDACTED]

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 31 July 2018 10:10  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station

Morning [REDACTED]

Further to our meeting last week please see a note prepared by TVH on the affordable offer.

This has already been issued to LB Ealing - any queries please do let me know.

I am chasing the team for the CGI's and the energy note requested and will get these over asap.

Any queries please do let me know, if you can let me know when you might be able to issue your pre-app response that would be appreciated.

Many thanks  
[REDACTED]

-----Original Message-----

**From:** [REDACTED] [mailto:[REDACTED]@london.gov.uk]  
**Sent:** 23 July 2018 09:29  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station

Hi [REDACTED]

No, we didn't receive that. Please can you send again? I will issue an agenda later today.

Thanks  
[REDACTED]

-----Original Message-----

From: [REDACTED]  
Sent: 23 July 2018 09:28  
To: [REDACTED] <[REDACTED]@london.gov.uk>  
Subject: FW: Manor Road, West Ealing Station

-----Original Message-----

From: [REDACTED] <[REDACTED]@glhearn.com>  
Sent: 23 July 2018 08:48  
To: [REDACTED] <[REDACTED]@london.gov.uk>  
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; Pre-applications <Pre-applications@london.gov.uk>  
Subject: RE: Manor Road, West Ealing Station

Morning [REDACTED]

With regards to our pre-app meeting tomorrow (your ref GLA/4692)) I don't seem to have received the pre-app meeting notes. If you can send through today that would be great. Can you also confirm who we are meeting - is the officer still [REDACTED] [REDACTED]

Our attendees will be

[REDACTED] - Southern Grove  
[REDACTED] - Southern Grove  
[REDACTED] - Thames Valley Housing  
[REDACTED] - Brimelow McSweeney Architects [REDACTED] - Brimelow McSweeney Architects  
[REDACTED] - Outerspace Joe Ellis - RPS [REDACTED] [REDACTED] - GL Hearn

I also wanted to confirm that you received the updated scheme document that was sent through on Wednesday last week?

We look forward to seeing you tomorrow.

Best regards  
[REDACTED]

[REDACTED]  
[REDACTED]  
Planning Director

GL Hearn Limited

280 High Holborn  
London WC1V 7EE

M +44 [REDACTED]  
[REDACTED]  
[REDACTED] glhearn.com  
<http://www.glhearn.com>

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Cc: [REDACTED] Pre-applications  
Subject: Manor Road, West Ealing Station

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Kind Regards,  
[REDACTED]  
#LondonIsOpen

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[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@glhearn.com>  
**Sent:** 09 August 2018 09:42  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station

Morning [REDACTED]

I have received the comments below (in italics) from our energy consultant - MLM Group - which I hope is of some initial use, clearly a detailed report will be submitted with the application.

Any queries on this comment please do let me know.

*The design of the proposed development has followed the London Plan Energy Hierarchy by reducing the energy demand of the development. Measures proposed include passive design, energy efficiency measures, generating heat in a clean and efficient system and by using on-site renewable energy systems to further reduce the overall carbon emissions of the development.*

*The proposed development will following the London Plan energy hierarchy with a fabric first approach with high performant building envelop to ensure that heat loss are mitigated. The building envelop will also be designed to ensure that the building will not overheat. An assessment demonstrating how this will be implement and following the London Plan cooling hierarchy will be provided for the planning application. The predicted summertime performance of the dwellings will be modelled and assessed against the requirements of CIBSE TM59 – Design Methodology for the Assessment of Overheating Risk in Homes and*

*CIBSE TM52 - The Limits of Thermal Comfort: Avoiding Overheating in European Buildings. The overheating analysis will also assesses the overheating performance of the commercial areas against the requirements of CIBSE TM52.*

*These documents have been utilised in accordance with GLA and LBTH Policies.*

*The proposed development has not been identified as within an possible connection to a district heating network. However the energy centre will be design to provide provision for a future connection when such network will be available. The proposed development will includes an energy centre with Combined heat and power unit and gas boiler to provide space heating and domestic hot water to the residential units.*

*Renewable technologies will be implemented within the design of the proposed development.*

Kind regards

[REDACTED]

[REDACTED]  
[REDACTED]  
Planning Director

GL Hearn Limited  
280 High Holborn  
London WC1V 7EE

M +44 (0)7803 [REDACTED]  
D +44 (0)20 7851 [REDACTED]  
[REDACTED]@glhearn.com  
[glhearn.com](http://glhearn.com)

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 07 August 2018 14:21  
**To:** [REDACTED]  
**Subject:** RE: Manor Road, West Ealing Station  
Afternoon [REDACTED]

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The cgi's are taking longer than we hoped and due to summer holidays we cannot yet issue the energy note.

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Best regards

[REDACTED]

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Subject: RE: Manor Road, West Ealing Station  
Morning [REDACTED]

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This has already been issued to LB Ealing - any queries please do let me know.  
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Any queries please do let me know, if you can let me know when you might be able to issue your pre-app response that would be appreciated.  
Many thanks  
[REDACTED]

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Subject: RE: Manor Road, West Ealing Station  
Hi [REDACTED]

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[REDACTED]

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Subject: FW: Manor Road, West Ealing Station

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From: [REDACTED] <[REDACTED]@glhearn.com>  
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To: [REDACTED] <[REDACTED]@london.gov.uk>  
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; Pre-applications <Pre-applications@london.gov.uk>  
Subject: RE: Manor Road, West Ealing Station

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Our attendees will be

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[REDACTED] - Thames Valley Housing  
[REDACTED] - Brimelow McSweeney Architects [REDACTED] - Brimelow McSweeney Architects [REDACTED]  
[REDACTED] - Outerspace Joe Ellis - RPS [REDACTED] - GL Hearn

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We look forward to seeing you tomorrow.  
Best regards  
[REDACTED]

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D +44 (0)20 7851 [REDACTED]  
[REDACTED]@glhearn.com  
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From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 19 June 2018 13:28

To: [REDACTED]

Cc: [REDACTED] Pre-applications

Subject: Manor Road, West Ealing Station

Hi [REDACTED]

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If you have any questions about this, please let me know.

Kind Regards,

[REDACTED]

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-----

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 17 October 2018 09:11  
**To:** [REDACTED]  
**Subject:** RE: West Ealing Tower - GLA meeting ref 4692  
**Attachments:** 4692 Pre app response.pdf

Hi [REDACTED]

Pre-app note is attached. You may get issued this formally by our support team too in the next few days.

Kind regards  
[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 15 October 2018 09:29  
**To:** [REDACTED] <[REDACTED]@glhearn.com>  
**Subject:** RE: West Ealing Tower - GLA meeting ref 4692

Morning [REDACTED]

Apologies for the delayed response, I have been on leave and have just got through my emails. As I think I mentioned at the pre-app meeting, I was tied up with a Stage 3 representation hearing all of September. This unfortunately caused other things to slip down the 'to do' list. The pre-app note is now my priority and will seek to get this to you in the next couple of days.

Apologies again for the delay.

Kind regards  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@glhearn.com>  
**Sent:** 02 October 2018 13:37  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** FW: West Ealing Tower - GLA meeting ref 4692

Morning [REDACTED]

Further to previous emails and our pre-app meeting at the end of July (24<sup>th</sup>) are you able to please advise when you will be in a position to issue your written advice as this meeting was some 8-10 weeks ago now.

Many thanks  
[REDACTED]

[REDACTED]  
[REDACTED]  
Planning Director

GL Hearn Limited  
280 High Holborn  
London WC1V 7EE

M +44 (0)7803 [REDACTED]  
D +44 (0)20 7851 [REDACTED]  
[REDACTED]@glhearn.com  
glhearn.com

95 years young\*

1923-2018 | \*Our secret? Great clients. Great work. Great people. Repeat.



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---

**From:** [REDACTED]  
**Sent:** 10 September 2018 19:33  
**To:** [REDACTED] ([REDACTED]@london.gov.uk)  
**Subject:** Re: West Ealing Tower - GLA meeting ref 4692

Hi [REDACTED]

Are you able to please update as to when you think you might be able to issue your pre-app response for the west Ealing tower site. Given that the meeting was 5-6 weeks ago it would be helpful to understand timeframes you are working to.

Many thanks  
[REDACTED]

Sent from my iPhone

On 30 Aug 2018, at 09:56, [REDACTED] <[REDACTED]@glhearn.com> wrote:

[REDACTED]

Please see below link (I used an incorrect email address first time), please let me know if you cannot open this - it is CGI images of the scheme

Many thanks  
[REDACTED]

---

**From:** WeTransfer [mailto:noreply@wetransfer.com]  
**Sent:** 30 August 2018 09:24  
**To:** [REDACTED]  
**Subject:** Your files were sent successfully to [REDACTED]@gla.gov.uk and 2 others



Files sent to  
[redacted] [gla.gov.uk](mailto:[redacted]@gla.gov.uk)  
and 2 others

1 file, 20.2 MB in total • Will be deleted on 6 September, 2018

Thanks for using WeTransfer. We'll email you a confirmation as soon as your files have been downloaded.

---

### Recipients

[redacted] [gla.gov.uk](mailto:[redacted]@gla.gov.uk) [redacted] [ealing.gov.uk](mailto:[redacted]@ealing.gov.uk) [redacted] [@ealing.gov.uk](mailto:[redacted]@ealing.gov.uk)

### Download link

<https://we.tl/t-PM6HIeHKu4>

### 1 file

180822 1655 West Ealing Station GLA Adendum.pdf

## Message

West Ealing Tower - GLA pre-app reference 4692

Morning [REDACTED] I trust you are well?

Further to our meeting with you on 24th July I have now received and attach through this we transfer a link to some CGIs of the proposal.

I trust these are self explanatory and further explain the scheme proposals and assist you in drafting your written response.

I am sending these for the first time to the Council as well.

If you are able to update on when you might be able to issue your formal pre-application written advice of the meeting that would be appreciated. you should have also received an email from me the other week with an energy note.

any queries please do let me know and we look forward to hearing from you.

kind regards

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 22 October 2018 08:35  
**To:** [REDACTED]  
**Subject:** RE: West Ealing Tower - GLA meeting ref 4692

Hi [REDACTED]

The comments below are based on our energy team's review of the report. They are relatively broad at this stage, as they always are. One thing that I didn't copy and paste into the below was the energy officers email intro, in which she said that broadly supports your approach, but would need to see further supporting evidence and clarifications.

Happy for your consultant to contact me at this point and I can forward any detailed queries to our energy team.

Kind regards

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**From:** [REDACTED] <[REDACTED]@glhearn.com>  
**Sent:** 19 October 2018 18:56  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: West Ealing Tower - GLA meeting ref 4692

Evening [REDACTED]

I have spoken to the consultants and passed them your email, they have commented that at first glance the comments appear to be generic and no reference or review of the energy report has been undertaken?

Is this the case, Have the GLA reviewed our documents and would it be beneficial for the energy consultant to contact you direct to determine the context of the comments to ensure the revised energy report if required captures all points.

Please do let me know  
Best regards

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**From:** [REDACTED] [mailto:[REDACTED]@london.gov.uk]  
**Sent:** 17 October 2018 14:50  
**To:** [REDACTED]  
**Subject:** RE: West Ealing Tower - GLA meeting ref 4692

Hi [REDACTED]

Further to the below, the below are the detailed comments from our energy team.

- . The energy assessment planning guidance is available on the GLA website (March 2016). This provides further information on the revised targets to take into account Part L 2013 of the Building Regulations. It also provides details on the information that should be submitted within the energy statement to be submitted at stage 1. See link for the latest guidance published in March 2016:  
<https://www.london.gov.uk/WHAT-WE-DO/PLANNING/PLANNING-APPLICATIONS-AND-DECISIONS/PRE-PLANNING-APPLICATION-MEETING-SERVICE-0>
- . The following targets are in effect for all Stage 1 schemes received by the Mayor from 1 October 2016 onwards, as set out in the revised energy assessment guidance:

- Residential developments – Zero carbon (as defined in section 5.2 of the Housing SPG) against Part L 2013
  - Commercial/Non-domestic – 35% below Part L 2013
- . The carbon emission figures should be reported against a Part L 2013 baseline. The March 2016 guidance provides details on presenting carbon emission information separately for domestic and non-domestic elements of the development in light of the zero carbon target for domestic developments.
  - . The applicant should commit to meeting Part L 2013 by efficiency measures alone for both domestic and non-domestic elements separately. Sample SAP full calculation worksheets (both DER and TER sheets) and BRUKL sheets including efficiency measures alone should be provided to support the savings claimed.
  - . Evidence will be provided on how the demand for cooling and the overheating risk will be minimised through passive design in line with Policy 5.9. The applicant should particularly consider how best to mitigate any restrictions posed by, for example, local air quality or noise issues, ground floor apartments and single aspect units. Dynamic overheating modelling in line with CIBSE Guidance TM59, TM52 and TM49 will be undertaken; this is welcomed. All CIBSE TM49 weather scenarios should be tested.
  - . An area weighted average for the actual and notional cooling demand should also be provided and the applicant should demonstrate that the actual building's cooling demand is lower than the notional (MJ/m<sup>2</sup>).
  - . A domestic overheating checklist is included in the GLA's energy guidance which should be completed and used to identify potential overheating risk and passive responses early in the design process. The completed checklist should be included in the appendix of the energy statement.
  - . The applicant should investigate opportunities for connection to nearby district heating networks. Evidence of communication with the relevant parties (i.e. stakeholders, local authority energy officers) should be provided. Based on the London Heat Map, the development sits in a DH opportunity area and is close to a proposed DH network. Ealing's energy officer should be contacted to acquire information on the upcoming plans for the area. Evidence of communication should be provided.
  - . The site should be served by a single energy centre and the applicant should commit to providing a site wide/communal heating network suitable for connection to wider district networks now or in the future. All uses on the site should be connected to the site wide/communal heat network. A drawing/schematic indicating that all uses are connected to the sitewide/communal network should be provided.
  - . A plan showing the size, internal layout and proposed location of the energy centre should be provided.
  - . The applicant should undertake a feasibility analysis for all feasible technologies for the site and promote the optimal solution. Given the scale of the development, and in line with the GLA guidance on preparing energy assessments, a CHP-led heating strategy is not considered appropriate for the site (<500 units).
  - . In line with Policy 5.7 the applicant should investigate the inclusion of on-site renewable energy generation.

- . If solar technologies are proposed, a plan showing the proposed location of the installation should be provided. The applicant should additionally demonstrate that the site's full potential for a solar PV installation has been maximised.

Kind regards

██████████ | Principal Strategic Planner | Development & Projects | Development, Enterprise & Environment  
**GREATER LONDON AUTHORITY** | City Hall, The Queen's Walk, London SE1 2AA  
Tel: 020 7983 ██████████ | Fax: 020 7983 ██████████ | Email: ██████████ [london.gov.uk](mailto:██████████@london.gov.uk)

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**From:** ██████████ <██████████@glhearn.com>  
**Sent:** 17 October 2018 13:18  
**To:** ██████████ <██████████@london.gov.uk>  
**Subject:** RE: West Ealing Tower - GLA meeting ref 4692

Many thanks ██████████

Best regards

██████████

██████████  
Planning Director

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**From:** ██████████ <<mailto:██████████@london.gov.uk>>  
**Sent:** 17 October 2018 09:11  
**To:** ██████████  
**Subject:** RE: West Ealing Tower - GLA meeting ref 4692

Hi ██████████

Pre-app note is attached. You may get issued this formally by our support team too in the next few days.

Kind regards

██████████

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**From:** ██████████  
**Sent:** 15 October 2018 09:29  
**To:** ██████████ <██████████@glhearn.com>  
**Subject:** RE: West Ealing Tower - GLA meeting ref 4692

Morning ██████████

Apologies for the delayed response, I have been on leave and have just got through my emails. As I think I mentioned at the pre-app meeting, I was tied up with a Stage 3 representation hearing all of September. This unfortunately caused other things to slip down the 'to do' list. The pre-app note is now my priority and will seek to get this to you in the next couple of days.

Apologies again for the delay.

Kind regards

[REDACTED]

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**From:** [REDACTED] <[REDACTED]@glhearn.com>

**Sent:** 02 October 2018 13:37

**To:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** FW: West Ealing Tower - GLA meeting ref 4692

Morning [REDACTED]

Further to previous emails and our pre-app meeting at the end of July (24<sup>th</sup>) are you able to please advise when you will be in a position to issue your written advice as this meeting was some 8-10 weeks ago now.

Many thanks

[REDACTED]

[REDACTED]

Planning Director

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**From:** [REDACTED]  
**Sent:** 10 September 2018 19:33  
**To:** [REDACTED] ([REDACTED]@london.gov.uk)  
**Subject:** Re: West Ealing Tower - GLA meeting ref 4692

Hi [REDACTED]

Are you able to please update as to when you think you might be able to issue your pre-app response for the west Ealing tower site. Given that the meeting was 5-6 weeks ago it would be helpful to understand timeframes you are working to.

Many thanks  
[REDACTED]

Sent from my iPhone

On 30 Aug 2018, at 09:56, [REDACTED] <[REDACTED]@glhearn.com> wrote:

[REDACTED]

Please see below link (I used an incorrect email address first time), please let me know if you cannot open this - it is CGI images of the scheme

Many thanks  
[REDACTED]

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**From:** WeTransfer [<mailto:noreply@wetransfer.com>]  
**Sent:** 30 August 2018 09:24  
**To:** [REDACTED]  
**Subject:** Your files were sent successfully to [REDACTED]@gla.gov.uk and 2 others