Statutory Review Design Response

Morland Gardens, London Borough of Brent

June 2020

Curl La Tourelle Head Architecture

Morland Gardens
- Statutory Review Design Response

Overview

Following the reciept of comments from GLA, TFL & Brent Highways on the submitted scheme for Morland Gardens, this document has been produced in order to respond to those comments and show how the scheme has been amended.

This report has been prepared by Curl La Tourelle Head Architects (CLTH) with assistence from the project design team. It is intended for circulation with London Borough of Brent (LBB) as client and to the statutory consultees noted above.

Further responses are provided by Landscape Consultants Planit IE and Transport Consultants, Vectos on Public Realm Specifications and Transport matters.

In addition, as the client London Borough of Brent will be required to develop its strategy for Affordable Workspace, although it is understood that this matter can be addressed through a Section 106 agreement in due course.

Reports referenced

1.
Greater London Authority - GLA/5444/01 - 09.03.2020
(GLA Comments)

2.
Transport For London - BRNT/20/7 - 20.03.2020
(TFL Comments)

3.
LBB Highways - D91/1324EP/1 - 25.03.2020
(LBB Highways Comments)

Contents

1.0 Principle of Development

1.1 Affordable Workspace

GLA Comments paragraph 20, 65

'20 The Mayor's Intend to Publish London Plan Policy E3 sets out defined circumstances for the provision of affordable workspace, which is let at sub-market levels.The policy states that such workspace should serve a specific social, cultural and economic development purpose. Furthermore, affordable workspace should be provided in areas identified in a local Development Plan Document where cost pressures could lead to the loss of affordable workspace or where such workspace would sustain a mix of business or cultural uses which contribute to the character of an area.

21 There would be a clear synergy between the re-provision of the further education college, which would continue to run a variety of vocational courses, and the provision of affordable workspace. However, whilst this benefit is supported, the applicant has not provided any information on the affordable workspace in terms of planning policy. The applicant should clarify which sectors the affordable workspace is intended to support and how it addresses identified cost pressures or sustains a mix of business or cultural needs, with reference to the adopted and draft Brent Local Plan, the London Plan and the Mayor's Intend to Publish London Plan. The rent levels and management arrangements for the affordable workspace should be secured within the S106 agreement.'

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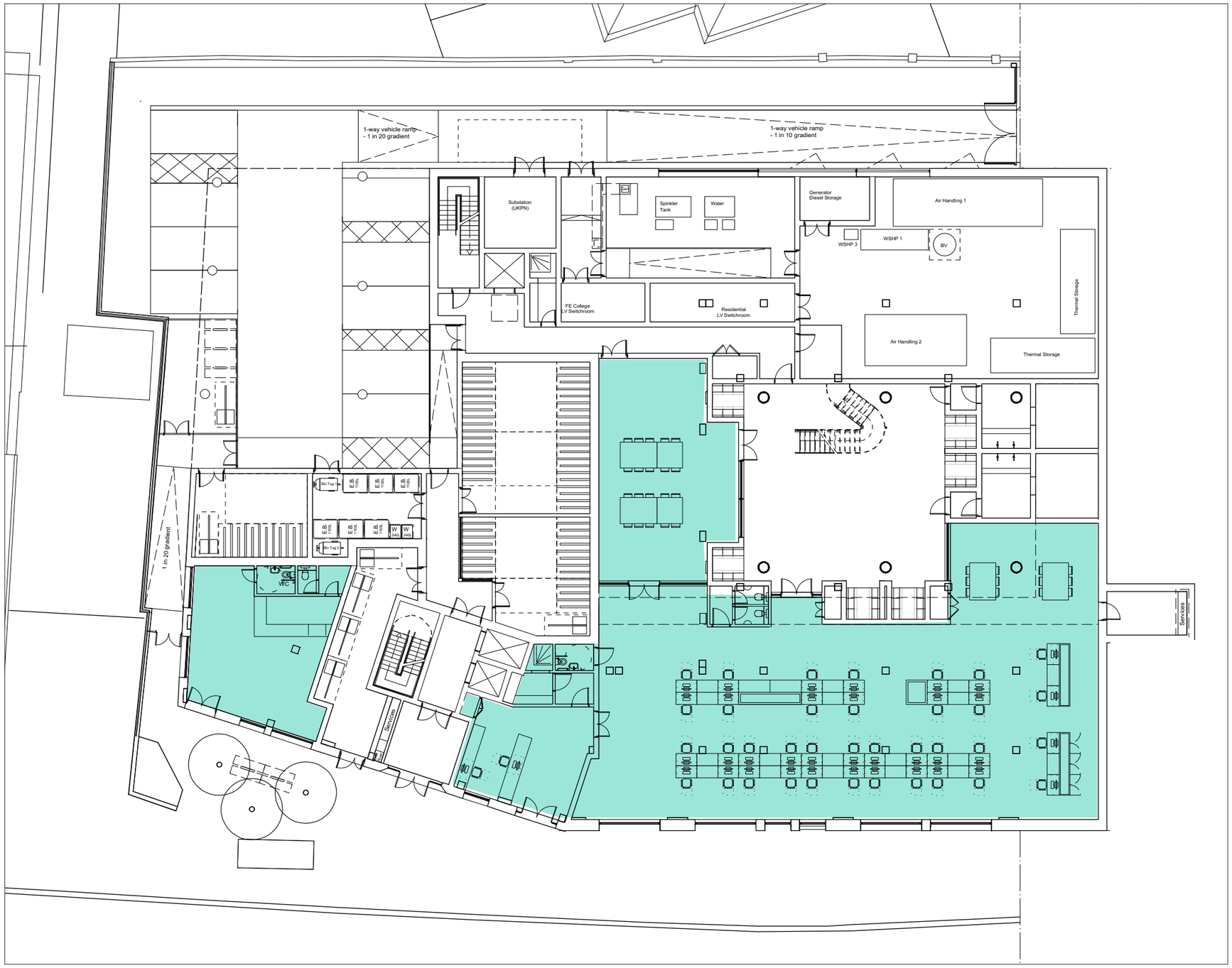
This matter is for LBB as client to pursue. However, it is seen that this matter can be dealt with during Section 106 negotiations and need not inhibit the determination of the application.



Affordable Workspace units at Lower Ground floor

2.0 Housing

2.1 Offsite Play

GLA Comments paragraph 27:

'The applicant has acknowledged the lack of dedicated play space for 5-11 year olds and is willing to make a financial contribution towards off-site play space. This is welcomed and would address the deficiency of on-site play space and should be secured within the S106 agreement.'

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LBB as client should be aware that this payment will be required in due course.

2.2 Amenity

GLA Comments paragraph 34

'Most of the units would meet or exceed the private amenity space requirements. Unit 02-08 has 0.5 sq.m. and unit 03-04 has 1.8 sq.m. less private amenity space than required; the applicant should increase the provision of this amenity space'

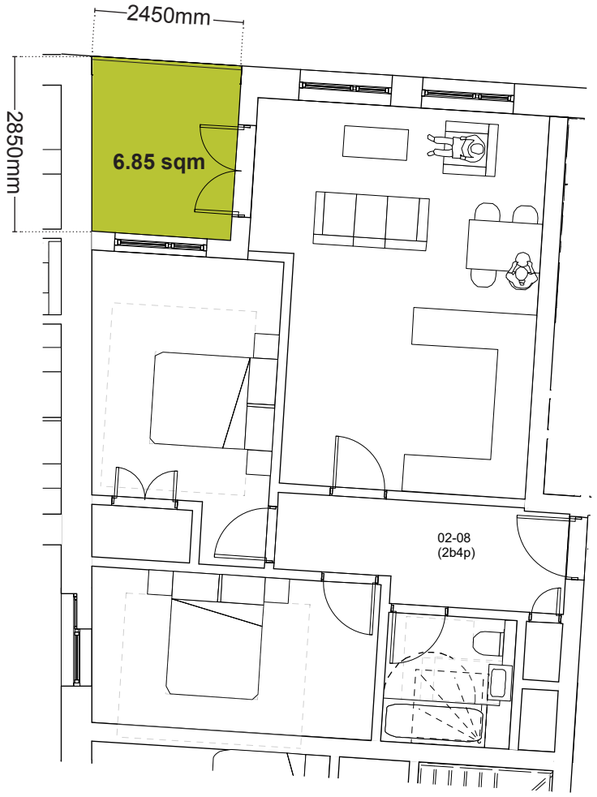
-

The majoirty of units have access to 8sqm recessed balconies on the corners of the primary blocks. These corner balconies look out in two directions and in their square form are practically shaped to accomodate different uses.

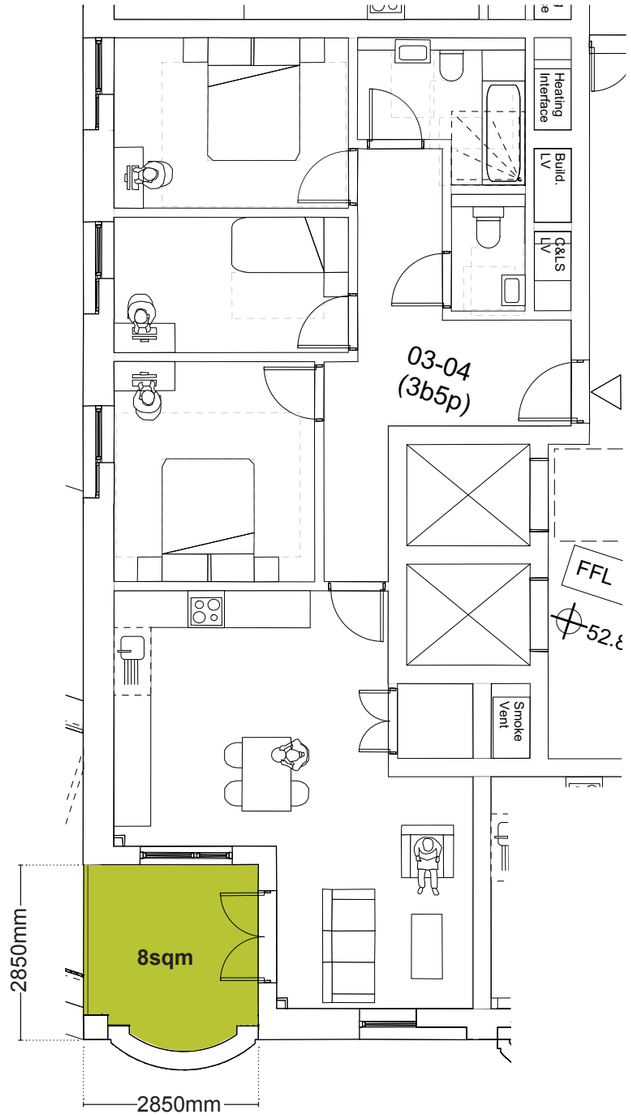
03-04 is one of these and the 1.8sqm shortfall noted in the GLA report is we think due to a scheduling error in the Design & Access Statement, where it is represented as having 6.5sqm.

Similarily, Unit 02-08 is incorrectly represented as having 6.5sqm when in fact the figure is 6.85 sqm. We note the shortfall of 0.15sqm here but would add that the flat also has access to generous shared amenity areas both via the Resident's Garden at Level 1 and to the communal terrace serving the East block at Level 6. These total 814sqm. We note also that the amenity space provided would have a pleasant outlook down Morland Gardens.

As such we hope that GLA officers will acept this justification and consider the flat to be well provided for.



Unit 02-08



Unit 03-04

3.0 Urban Design

3.1 Entrance to Adult Education Centre

GLA comments: paragraphs 30 & 65

'The applicant should clarify how many students would be using the college and demonstrate that the public realm in this area is sufficient to allow for the safe entry, egress and emergency assembly of students from the development.'

TFL comments: Access, paragraph 2

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Expected Occupancy

The Adult Education Centre is designed for use by up to 250 students. A further 50 staff and up to 40 guest users in the cafe make for a maximum expected occupancy of 340 people during the day.

It is expected that the average use will be by 200 people in mornings and afternoons. Evening classes will also be held with upto 60 students

Public Realm Areas

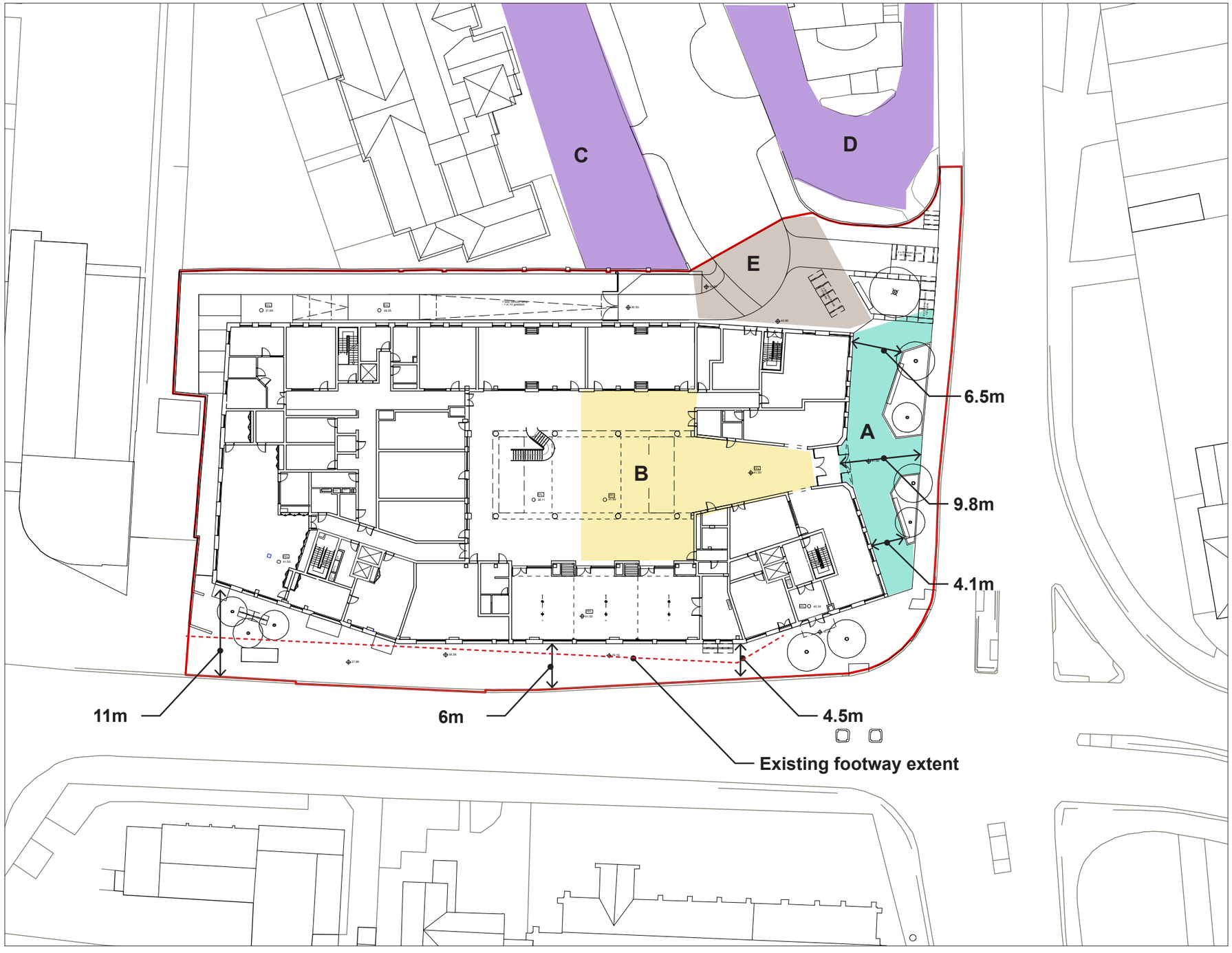
The area of paved open public space directly adjacent to the main entrance (Area A) is 185 sqm. At the entrance this area is 10m deep but varies elsewhere between 6.5 and 4m to accomodate a pair of refurbished planted beds. Existing trees are in poor condition and will be replaced by large canopy mature trees.

Within the building a large unobstructed Lobby flows onto the central multifunctional space which is 350sqm. As such there is also plenty of space for users of the building to disperse into.

It should also be noted that the pavement widths on Hillside have substantially increased from their current condition (note the dotted line opposite)

Emergency Egress / Assembley

In addition two larger areas which are safe for assembley in the event of a fire or a requirement for emergency egress are availible nearby. (Areas C & D). It should also be noted that Morland Gardens (Area E) is a 'dead end' offering a sheltered zone in the event of emergency.



Area A - 185 sqm - Adult Education Entrance Public Realm

Area B - 350 sqm - Adult Education Lobby

Areas C & D - 400 sqm - Adjacent car parks

Area E - Morland Gardens (Dead End Road)

3.0 Urban Design

3.2 Noise Assessment

GLA Comments: paras 33 & 65

'Agent of Change

33 The submitted noise assessment only considers the impact of noise on the development; the applicant should consider the impacts of noise from the development on neighbouring and on site residential uses and propose appropriate mitigation measures.'

-

The Noise Assessment by MZA Acoustics has been revised to respond the the comment above and is supplied as an appendix to this report.

Sections 3.5, 3.6, 3.7 and 3.8 are added and set out the policy areas as articulated by The London Plan, The Intend to Publish London Plan, LBB Environmnetal Health and BS4142:2014.

Section 10 is also added and makes an assessment of the various Noise emissions that are expected from the proposal. This is included in the following pages for ease of reference.

10 NOISE IMPACT FROM PROPOSED DEVELOPMENT

Comments from the Greater London Authority were received by the Brent Council Planning Officer on 09/03/2020 and were subsequently passed to MZA Acoustics on 02/04/2020. Comments with regards to noise impact, which have led to the further update of this planning report, were:

> *Agent of change*
>
> *33 The Mayor's intend to publish London Plan Policy D10 requires applicants to take account of the Agent of Change principle and consider and mitigate for existing noise and other nuisance generating uses in a sensitive manner in new development. The proposed expanded further education college has the potential to generate additional noise, which could affect receptors in neighbouring residential properties as well as in the residential properties above it. The submitted noise assessment only considers the impact of noise on the development; the applicant should consider the impacts of noise from the development on neighbouring and on site residential uses and propose appropriate mitigation measures.*

Consideration has been made to student noise impact due to the expanded Further Education College and is not deemed to be significant given the existing site use as a Further Education College.

The provision of car parking is already limited on the existing site and proposals do not include any increase. The existing college provides 8 No. parking spaces along the west site boundary and 6 No. parking spaces to the south-east corner of the Site. The proposed undercroft car park will be located in the north-west corner within the footprint of the proposed building at lower ground floor level and plans indicate only 9 No. spaces, mostly for disabled use, will be provided. As such, students that need to commute to and from site will need to continue using existing public transport methods, therefore increase in road traffic and noise is not anticipated.

It is important to consider noise from fixed items of plant, which have the potential to cause noise impact on existing and future receivers should the appropriate mitigation not be applied. This is considered in the following sections.

10.1 EXTERNAL PLANT NOISE EMISSIONS

Based on the footprint of the proposed development, the nearest on and off-site noise sensitive receptors (NSRs) have been identified and indicated in Figure 8.

Given the current stage of the design, the nature and type of fixed items of plant required are not fully known, therefore at this stage, it is considered appropriate to set recommended noise emission limits for fixed plant items in order that there is no adverse impact on the amenity of the existing off-site and future on-site receptors.

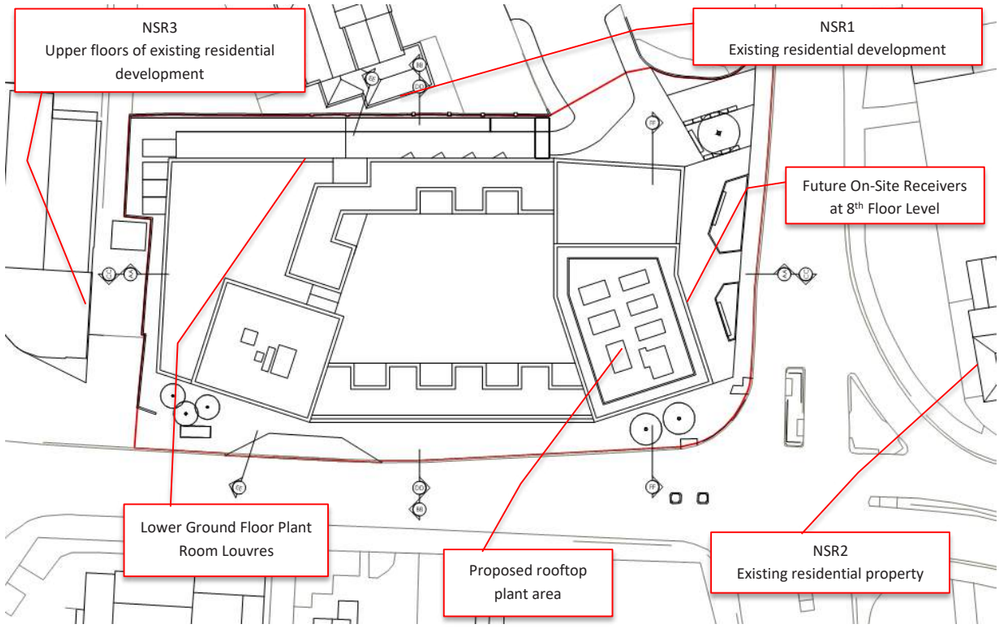


Figure 8 – Noise Sensitive Receivers and Proposed Rooftop Plant Area

10.1.1 Existing Off-Site Receivers

Following consultation with the LPA (reference Section 3.7), the requirement is for plant to be designed to achieve a maximum rating level that is 10dB below the existing background noise levels measured in accordance with BS4142:2014.

BS 4142:2014 advises that when 'using the background sound level in the method for rating and assessing industrial and commercial sound it is important to ensure that values are reliable and suitably represent both the particular circumstances and periods of interest. For this purpose, the objective is not simply to ascertain a lowest measured background sound level, but rather to quantify what is typical during particular time periods.'

Based on the statistical mode analysis of the $L_{A90,1\text{-}hour}$ and $L_{A90,\ 15\text{-}min}$ for daytime and night-time respectively, the rating level at the nearest sensitive receptors shall not exceed:

- Daytime $L_{Ar,1hr}$ 50dB
- Night-time $L_{Ar,15mins}$ 37dB

The above limits are for the combined operation of all normally operating plant. In accordance with the LPA and BS4142:1997, noise from the testing of life-safety emergency operating plant, such as smoke extract fans and life-safety generators, shall be designed such that the limits given below are not exceeded 1m from the NSRs:

- Daytime $L_{Ar,1hr}$ 60dB
- Night-time $L_{Ar,15mins}$ 47dB

In accordance with BS4142:1997, a 5dB penalty correction should be applied to the specific level to obtain a rating level if one or more of the following features occur, or are expected to be present:

- The noise contains a distinguishable, discrete continuous note (whine, hiss, screech, hum, etc.)
- The noise contains distinct impulses (bangs, clicks, clatters, or thumps)
- The noise is irregular enough to attract attention

10.1.2 Future On-Site Residential Receivers

An alternative noise emission criterion is considered suitable for the nearest future occupants located on-site of the development itself. Based on current proposals for plant/plant room locations, these have been identified as the top (8th) floor dwelling windows of the east tower block (directly below rooftop plant) and the upper 1st floor maisonettes on the north elevation (two levels above the plant rooms).

The alternative noise emission criterion is assessed in absolute terms against the guideline values presented in BS 8233 for external amenity noise. These plant noise emission limits have been determined as below and shall not be exceeded 1m from the window of the identified NSRs:

- Daytime $L_{Aeq,16hr}$ 50dB
- Night-time $L_{Aeq,8hr}$ 45dB

Although BS 8233 does not offer recommendations for external noise levels at night, the 45dB $L_{Aeq,\ 8\text{-}hours}$ is derived on the basis that required internal ambient noise levels will still be maintained on the assumption of a reduction of 15dB from outside to inside due to a partially open window (as per the guidance in BS 8233).

10.1.3 Rooftop Plant Area Mitigation

Current proposals indicate 3 No. ASHPs and 1 No. dry air cooler will be located at rooftop level (plant model selections not currently available). To control noise emissions to the identified on and off-site sensitive receivers, an acoustic barrier should be installed. A detailed assessment will be required at a later stage upon final plant selection and provision of detailed manufacturer plant data.

The acoustic barrier shall be 3m high with the internal surface lined with an absorbent lining. The acoustic panels that make up the barrier shall comprise 100mm thick mineral wool packed to a density of not less than 45kg/m^3 with a glass fibre tissue facing and retained between a galvanised mild steel sheet. The galvanised steel sheet shall be perforated on the plant side with a free area of at least 25%. The barrier shall have a minimum superficial mass of at least 15kg/m^2.

The complete structure shall be inert and wind resistant to standards agreed with the Client/Structural Engineers.

Doors, access panels and service penetrations shall be treated so as to maintain the acoustic performance of the assembled barrier.

All junctions between the acoustic screen and adjacent structures shall be made good and sealed with a heavy grout and/or dense non-hardening mastic.

10.1.4 Rooftop Plant Noise Break-In via Residential Roof

Where roof plant is to be located directly above the 8th floor dwellings, plant noise break-in via windows and the solid rooftop shall be set such that the internal level of NR25 is not exceeded.

3.0 Urban Design

3.3 Evacuation Lifts

GLA Comments: paras 35 & 65

'The applicant should provide a fire evacuation lift within each building core.'

-

Both the East and West block cores are to be provided with 2 no. lifts for residential use only – 1 no. 13 person lift for the transportation of passengers and furniture and 1 no. 8 person lift for the transportation of passengers only. In each core the 13 person lift will also serve as a Firefighting lift. Both these lifts will be connected to a back up generator.

Refer also to Fire Strategy by Fire Ingenuity which is availible as an appendix to this report:

'Stage 3b Outline Fire Strategy For Planning'
March 2020

- Section 2:

  As both towers exceed 18m, both cores are designed as firefighting shafts with a firefighting lift.

- Section 18:

  The FFL of the top occupied storey of each resi tower is > 18m above access level therefore, under the BS9991 guidance, each tower requires a firefighting shaft with a single firefighting lift and a dry riser.

4.0 Inclusive Design

4.1 Access to Multi-Faith Spaces

GLA comments paragraph 40, 65

'It is not clear how wheelchair users can access the multi-faith rooms; a lift is shown between lower ground and upper ground floors and the applicant should clarify if this is for general use.'

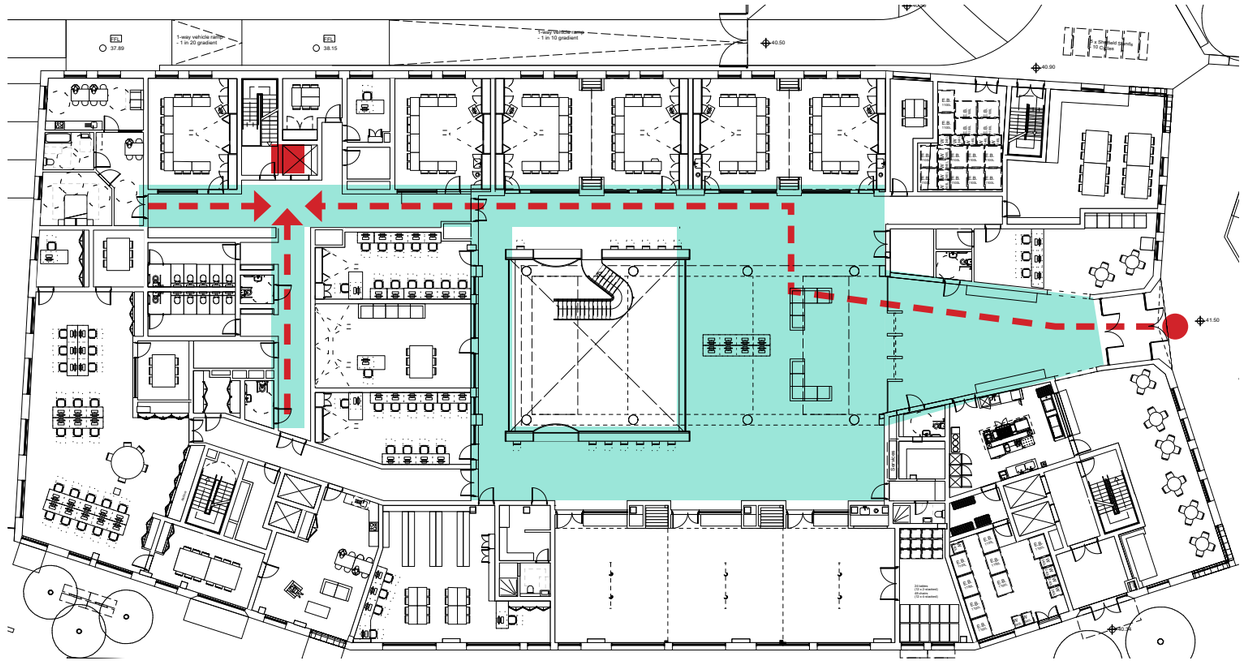
-

The Multi-faith spaces of the Adult Education Centre will be accessed from the lift in the north west corner of the building by users with limited mobility. It is not inteded as a goods lift but is for general use purposes.

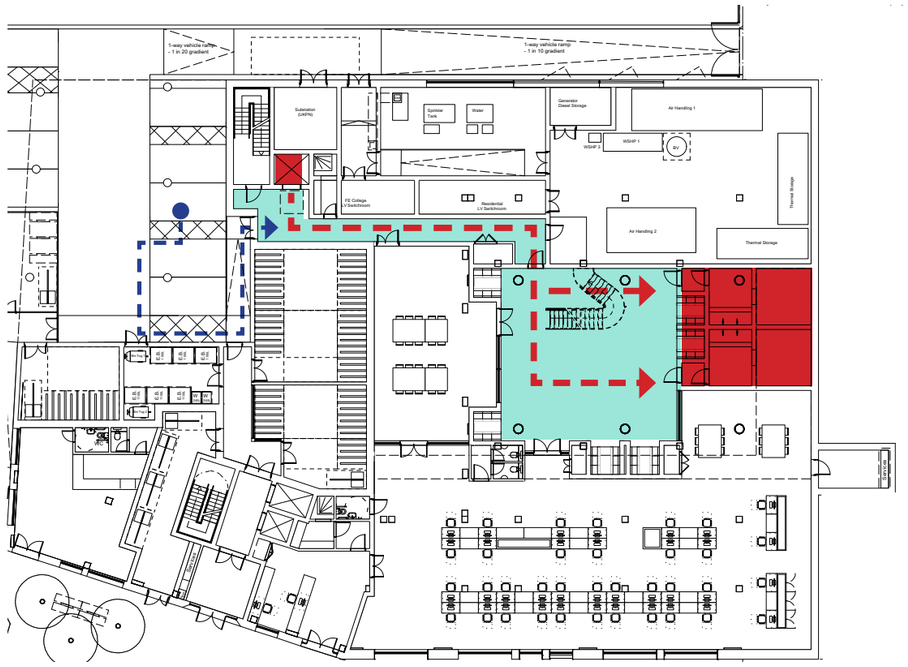
This lift will also enable wheel chair users of the Adult Education Centre to arrive by car in the lower ground level and access the primary level.

The Multi-faith spaces will be half underground and benefit from a quiet environment with less footfall than the spaces on the primary level of the Adult Education Centre.

With the expection of the multi-functional area adjacent, these are the only spaces of the Adult Education Centre which are are not at the Upper Ground level.



Entrance level of Adult Education on the upper ground floor



- Access to Multi-faith spaces on the lower ground floor
- Access from car park to main level of the Adult Education Centre

5.0 Sustainable Infrastructure

GLA comments paragraph 44 & 45

The comments raised in these paragraphs do not appear to closely reflect the submitted Energy, Sustainability & BREEAM Statement by Max Fordham Mechnical & Electrical Engineers.

Initial responses are provided here however we would greatly appreciate that these comments are reviewed in close comparison with the submitted statement and we can then provide any further materials as requested.

5.1 Gas Fired-Boilers

GLA Comments paragraph 44

'An assessment of the emissions from the gas-fired boiler has not been undertaken, and it is not known whether there will be adverse impacts on air quality as a result...'

-

No Gas-Fired Boilers will be provided in this scheme. Energy provision is via Air-Source Heat Pumps, this is transmitted through the different uses of the scheme via a Low Temperature Heat Network.

This system takes advantage from the combination of different uses proposed for the site since the Education and Workspace will often be net producers of heat whereas the Residential parts will often be net users of energy.

5.2 - $C0_2$ Reduction & PV Cells

GLA Comments paragraph 45

'The approach proposed would achieve a 10% carbon dioxide reduction for the domestic element and a 17% reduction for the non-domestic element against 2013 Building Regulations....

....To ensure compliance with the London Plan and the Mayor's intend to publish London Plan the applicant must: carry out an overheating analysis; follow the heating hierarchy by providing further information on district heating network connection and the potential for future connection and providing further information on the ambient loop heat pumps; and ensure the provision of PV and provide a detailed roof plan showing this.'

-

The submitted energy statement demonstrates that the proposed scheme is compliant with the London Plan and shows a 39% saving over the requirements of Building Regulations. Therefore please provide further notes on comments in this paragraph.

With regard to PV cells, the majority of roofs in the development are to be used to provide amenity and play spaces as described in application documents. One roof is being used for heat pumps as described above and this leaves no opportunities for incorporating solar PV or solar thermal into the design.

6.0 Green Infrastructure and Natural Environment

6.1 Urban Greening Factor

GLA comments paragraph 49, 65:

49 'The applicant should provide the UGF score for the development with the aim of meeting the target of 0.4 for predominantly residential developments as set out in the Mayor's Intend to Publish London Plan Policy G5. A drawing showing the surface cover types and accompanying UGF calculation should be submitted.'

-

The UGF has bee calculated on this page in the adjacent column and drawings demonstrating how these figures relate to the proposed drawings are provided on the following pages.

THe UGF cacluated as 0.2 and thus falls short of the target of 0.4. However, the scheme has been separately commended for its provision of roof top gardens in a dense urban location that does not give opportunities for extensive greening at ground level.

'Factor A' Semi-Natrual Vegetation - 1
= 262sqm to Upper/Lower Ground

'Factor C' Intensive Green Roof - 0.8
+307 sqm to First Floor Terrace
+ 51 sqm to Sixth Floor Terrace
= 358 sqm

'Factor C' Planting Over Structure - 0.8
+13.5 sqm to South Elevation
+ 4.5 sqm to East Elevation
= 18 sqm

'Factor G' Rain Gardens - 0.7
= 51 to public realm at FE entrance

'Factor H' Hedges - 0.6
= 36 sqm to First Floor Terrace

'Factor I' Trees < 2/3rds projected canopy - 0.6
+14 Trees to First Floor Roof Garden
+8 Trees to public realm areas
= 22 Trees

'Factor J' Green Wall - 0.6
= 24.5sqm Climbers to First Floor Terrace

'Factor M' Sedum Roof - 0.3
= 309 sqm to Maisonette Roofs

'Factor O' - Permeable Paving - 0.1
+ 390 sqm in car park
+ 12.5 sqm Tree Grills to public realm
= 402.5 sqm

Site Area = 3,920 sqm

UGF Calculation:

= (1x262) + (0.8x358) + (0.8x18) + (0.7x51) + (0.6x36) + (0.6x22) + (0.6x24.5) + (0.3x309) + (0.1x402.5) / 3,920

= 262 + 286.4 + 14.4 + 35.7 + 21.6 + 13.2 + 14.7 + 92.7 + 40.25 / 3,920

= 780.95 / 3,920

= 0.2

6.2 Ecological Statement

GLA comments paragraph 50, 65:

50 The applicant has identified the need to take measures to protect potential bat roosts within the existing site and measures, including bat boxes and planting for foraging for bats, to provide roosting within the new development. The planning statement refers to an ecological statement being carried out; however, this is not apparent in the submitted materials and should be provided. This should outline the impacts of development and mitigation for other species as well as bats and measures to provide biodiversity net gain within the proposal in line with the NPPF and the Mayor's Intend to Publish London Plan Policy G6.

-

The Ecological Statement is provided alongside this report.

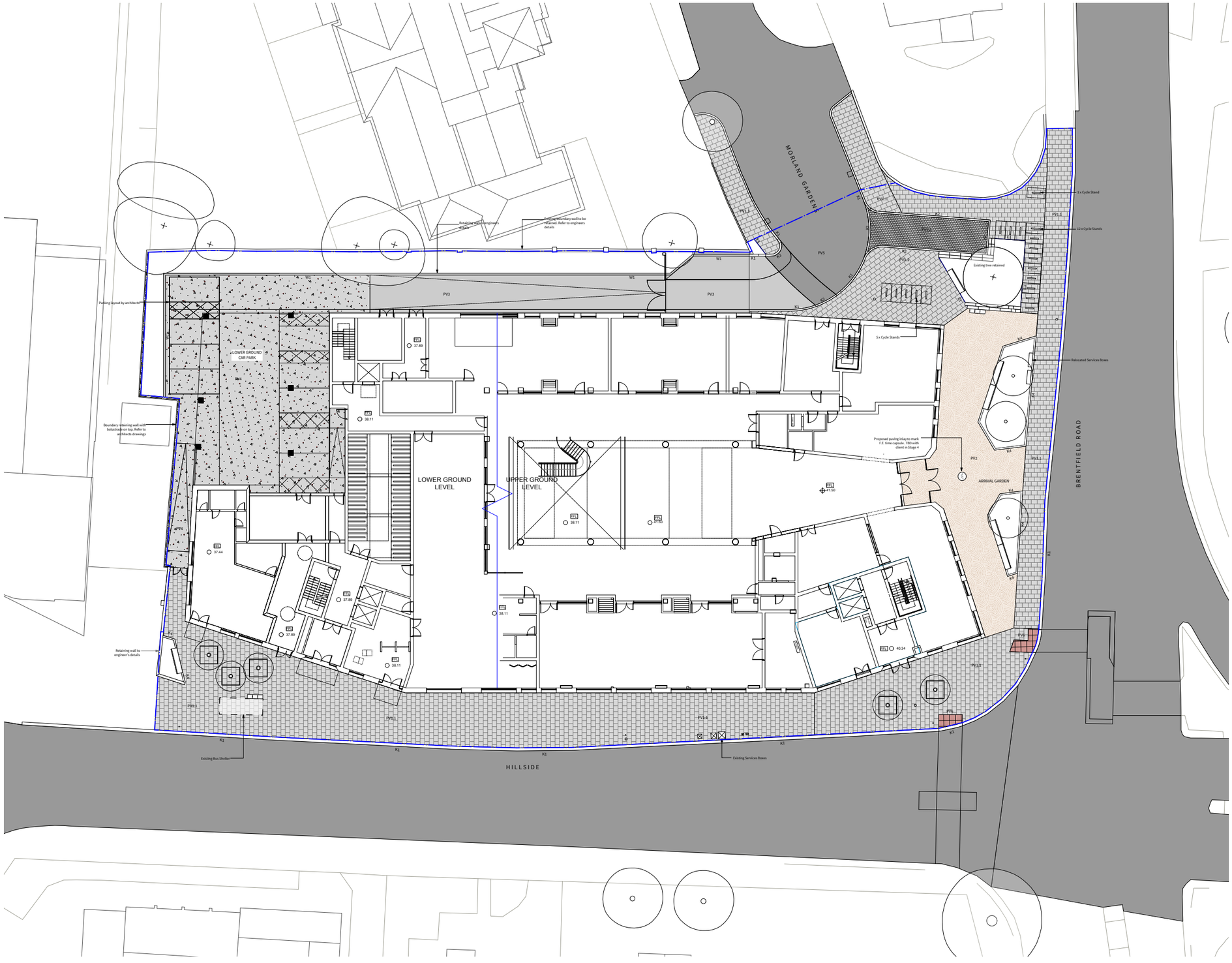
6.3 Tree Strategy

GLA comments paragraph 51, 65:

The Category B group of existing trees identified as G2 on the eastern site boundary are shown for removal to be replaced by a paved area and a small area of planting. The applicant should provide justification for the removal of this tree group given it appears that some of the trees could be restored in this area as part of the proposals. The applicant should consider planting large canopied tree species in the public realm which provide a wider range of benefits because of the larger surface area of their canopy.

-

Planit IE will review the proposed tree strategy. CLTH note that existing trees to be removed are of varying quality. New trees will be mature species with large canopies.



390 sqm

+ 5 no. Trees

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

GROUND FLOOR GENERAL KEY

Extent of Landscape Works

GROUND FLOOR HARDWORKS

PAVING TYPES

PV1.1 - Concrete Flag Paving (pedestrian)
Location: To pedestrian footpaths
Supplier: Tobermore
Product: Braemar
Colour: Jura Grey / Finish: Ground
Size: 600mm (l) x 400mm (w) x 50mm (d)
Laid: Stretcher bond on rigid base; Joint: 6mm

PV1.2 - Concrete Block Paving (vehicular)
Location: To vehicular zone and cycle parking area
Supplier: Tobermore
Product: Sierra 80
Colour: Graphite; Finish: Textured Granite Aggregate
Size: 240mm (l) x 160mm (w) x 80mm (d)
Laid: Stretcher bond on rigid base; Joint: Butt jointed

PV2 - Granite Sett Paving
Location: To main building entry.
Supplier: Hardscape
Colour: Silva Porto Redburn; Finish: Bush Hammered
Size: 100mm (l) x 100mm (w) x 80mm (d)
Laid: Fan pattern on rigid base; Joint: 8mm

PV3 - Concrete
Location: To driveway.
Spec: Colour and finish TBC. Full specification and build up to Engineer's details.

PV4 - Permeable Concrete
Location: To car parking.
Spec: Colour and finish TBC. Full specification and build up to Engineer's details.

PV5 - Tarmacadam
Location: To road and driveway entry.
Spec: Full specification and build up to Engineer's details.

PV6 - Concrete Blister Tactile Pavers
Location: To pedestrian crossings.
Supplier: Marshalls or similar and approved.
Product: Blister Tactile Standard
Colour: Red
Size: 400mm (l) x 400mm (w) x 50mm (d)
Laid: Stack bond on rigid base.

KERBS AND EDGES

K1 - Existing Conservation Granite Kerbs to be Retained
Location: Road edges.

K2 - Flush Granite Kerb
Location: Refuse collection bay on Hillside footpath
Spec: Reuse unused kerb stones where possible; Granite conservation kerbs by Marshalls or equal and approved.
Finish: Textured

K3 - Transition Granite Kerb
Location: Refuse collection bay on Hillside footpath
Spec: Reuse unused kerb stones where possible; Granite conservation kerbs by Marshalls or equal and approved.
Finish: Textured

K4 - 150mm Upstand Granite Edge with Breaks to Rain Gardens
Location: Arrival area rain gardens on Brentfield Rd.
Supplier: Hardscape
Product: Granite kerb
Colour: Silver Grey; Finish: Flamed
Size: 1000mm (l) x 200mm (w) x 255mm (d)
Laid: Raised with 150mm Upstand; 100mm spaces between every 1000mm unit to allow for drainage into planting.

E1 - Flush Metal Edging
Location: To resinbound gravel cycle parking area
Supplier: Kinley or equal and approved
Product: Alu Excel 150 aluminium edging
Size: 5mm thick x 150mm (d)
Laid: Flush to paving

W1 - Raised Concrete Planter Wall
Location: Driveway and car park edge, and southern planter on Hillside.
Spec: Retaining wall to Engineer's design and specification
Finish: Visual concrete; Fair faced with 45° chamfer edge
Note: Refer to engineers specification

Revision	Date	Description	Drawn	Apprvd.
01	02-06-20	STAGE 3B UPDATE	CO	JN
00	09-04-20	STAGE 3B	CO	JN

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No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL
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Client London Borough of Brent

Project Morland Gardens

Drg Title Hardworks Plan-Ground Level

Created on	Created by	Approved by
11.03.2020	MM	JN

Scale	Size	Workstage
1:200	A1	Stage 3B

Drg No.	Suitability	Revision
2092-PLA-XX-GF-DR-L-1000	S4	01

Mix 1					
% Mix	Species (Latin)	Species (Common Name)	Pot Size	Spacing/M2	
5	Achillea millefolium 'Lilac Beauty'	Yarrow	5L	9	
5	Alchemilla erythropoda	Lady's Mantle	3L	9	
10	Carex divulsa	Sedge	3L	9	
15	Euphorbia palustris	Spurge	5L	5	
10	Geranium x oxonianum	Cranesbill	3L	12	
10	Lythrum salicifolia	Purple Loosestrife	3L	9	
15	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5L	5	
15	Molinia caerulea	Purple Moor Grass	5L	5	
10	Persicaria bistorta	Red Bistort	5L	9	
5	Tiarella cordifolia	Foam Flower	5L	9	

MIX 2					
% Mix	Species (Latin)	Species (Common Name)	Pot Size	Spacing/M2	
15	Bergenia x schmidtii	Elephant's Ears	3L	9	
20	Carex flacca	Blue Sedge	5L	5	
15	Cotoneaster 'Coral Beauty'	Cotoneaster	5L	5	
15	Geranium 'Sweet Heidy'	Cranesbill	3L	9	
20	Hebe 'Margret'	Hebe	5L	5	
15	Hebe albicans	White Hebe	5L	5	

Mix 3					
% Mix	Species (Latin)	Species (Common Name)	Pot Size	Spacing/M2	
15	Buxus sempervirens	Box	10L	3	
15	Fatsia japonica	False castor Oil	10L	3	
15	Hydrangea macrophylla 'Madame Emile Mouillere'	Hydrangea	10L	3	
15	Lonicera nitida 'Baggesen's Gold'	Honeysuckle	10L	3	
15	Osmanthus x burkwoodii	Burkwood Osmanthus	10L	3	
15	Sarcococca confusa	Chritsmas Sweet Box	5L	5	
10	Vinca minor 'Atropurpura'	Periwinckle	5L	5	

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7. Order of construction and setting out to be agreed on site.

KEY

GROUND FLOOR GENERAL KEY

Extent of Landscape Works

GROUND FLOOR SOFTWORKS

Note: Refer to softworks details and planting plans.

Existing Tree to be Retained
Note: Trees to be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendation.
Subject to Arboricultural Survey.

Proposed Tree Planting in Tree Grille
Spec: 2m clear stem, 30-45cm Girth, circa. 4m high.

Proposed Tree Planting
Spec: 2m clear stem, 30-45cm Girth, circa. 4m high.

Ornamental Groundcover and Herbaceous Planting

Herbaceous and Shade Tolerant Planting in Raised Planter

Rain Garden Planting

‘Factor A’ - Natural Vegetation
A = 6+154 = 160 sqm
B = 33 + 4 + 14 = 51 sqm
C = 51 sqm
Total = 262 sqm

‘Factor I’ - Trees
8 No. Trees

Revision	Date	Description	Drawn	Apprvd.
01	02-06-20	STAGE 3B UPDATE	CO	JN
00	09-04-20	STAGE 3B	MM	AN

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Client London Borough of Brent

Project Morland Gardens

Drg Title Softworks Plan-Ground Level

Created on	Created by	Approved by
11.03.2020	MM	JN

Scale	Size	Workstage
1:200	A1	Stage 3B

Drg No. 2092-PLA-XX-GF-DR-L-2000
Suitability S4
Revision 01

Mix 4					
% Mix	Species (Latin)	Species (Common Name)	Pot Size	Spacing/M2	
5	Achillea 'Coronation Gold'	Yarrow	3L	9	
6	Alchemilla mollis	Lady's Mantle	5L	5	
5	Anemone x hybrida 'Honorine Jobert'	Japanese Anemone	3L	9	
4	Dryopteris affinis	Golden Shield Fern	3L	9	
3	Dryopteris wallichiana	Alpine Wood Fern	5L	5	
3	Euphorbia amygdoides	Spurge	5L	5	
6	Gallium odaratum	Sweet Woodruff	3L	12	
7	Geranium x oxonianum	Cranesbill	3L	12	
3	Matteuccia struthiopteris	Shuttlecock Fern	3L	12	
3	Melica altissima	Siberian Melic Grass	5L	5	
5	Miscanthus sinensis 'Yakushima Dwa	Maiden Grass	5L	5	
3	Molinia caerulea 'Moorhexe'	Purple Moor Grass	5L	5	
5	Pachysandra terminalis	Japanese Spurge	5L	9	
4	Pennisetum x advena 'Rubrum'	Fountain Grass Rubrum	3L	9	
5	Persicaria affinis 'Superba'	Knotweed Superba	3L	9	
3	Philadelphus 'Belle Etoile'	Mock Orange	7.5L	3	
5	Polystichum setiferum 'Herrenhausen	Soft Shield Fern	5L	5	
4	Rosa 'Kew Gardens'	Rose	5L	5	
3	Rosa rugosa	Rose	5L	5	
5	Rudbeckia bravado	Coneflower	3L	9	
2	Salvia 'Amistad'	Sage	3L	9	
5	Sarcoccoa confusa	Christmas box	5L	5	
3	Viburnum 'Shiny Dancer'	Viburnum	7.5L	3	
2	Viburnum picatum 'Mariessii'	Japanese Snowball	7.5L	3	

MIX 5 - Hedge - Linear metres = ?					
	Species (Latin)	Species (Common Name)	Pot Size	Spacing/M2	
	Carpinus betlus	Hornbeam	1.2m high x 60cm wide instant hedging		

MIX 6 - climbing plants on wire trellis					
% Mix	Species (Latin)	Species (Common Name)	Pot Size	Spacing/M2	
50	Hydrangea petiolaris	Climbing hydrangea	5L	3	
50	Lonicera x brownii 'Dropmore Scarlet'	Honeysuckle	5L	3	

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KEY

LEVEL 1 RESIDENTS GARDENS SOFTWORKS

Multi-stem Tree Planting
Spec: 3 stems, circa. 3-4m high.

Ornamental Groundcover and Herbaceous Planting; Climbing Plants to Pergolas and Wall

Hedge and Tall Planting
Location: To Private Terraces

'Factor C' - Intens. Green Roof
A = 307 sqm

'Factor H' - Hedge
B = 36 sqm

'Factor J' - Green Wall
24.5 sqm

'Factor I' - Trees
14 No. Trees

Revision	Date	Description	Drawn	Apprvd.
00	09-04-20	STAGE 3B	MM	AN

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Client London Borough of Brent

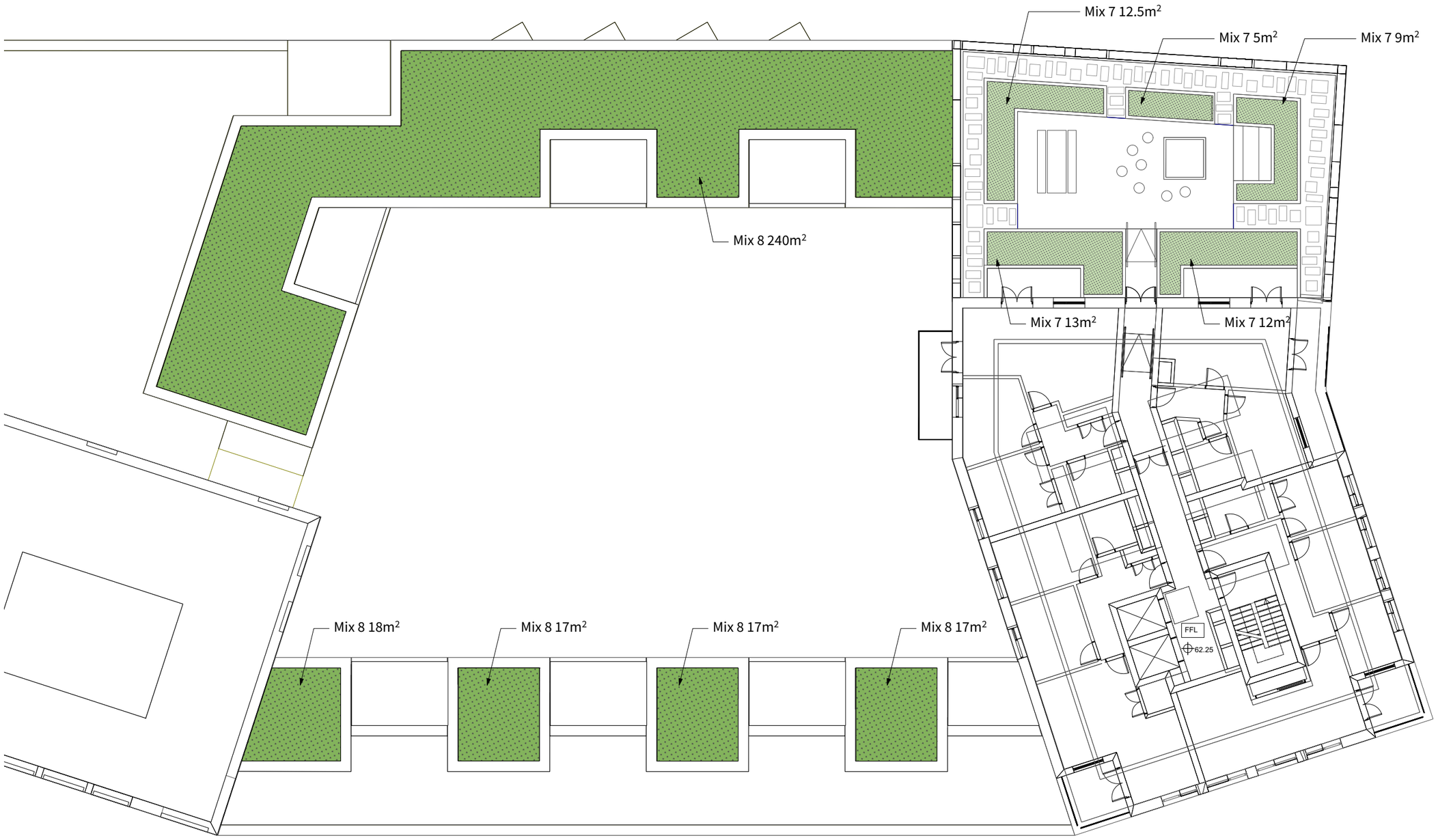
Project Morland Gardens

Drg Title Softworks Plan-Level 1 Residential Gardens

Created on	Created by	Approved by
11.03.2020	MM	JN

Scale	Size	Workstage
1:100	A1	Stage 3B

Drg No.	Suitability	Revision
2092-PLA-XX-01-DR-L-2001	S4	00



MIX 7

% Mix	Species (Latin)	Species (Common Name)	Pot Size	Spacing/M2	
8.3	Achillea 'Terracotta'	Yarrow	3L	9	
8.3	Calamagrotis x acutiflora 'Karl Foerster'	Feather Reed Grass	5L	5	
8.3	Carex 'Everillo'	Japanese Sedge	5L	5	
8.3	Crocosmia lucifer	Montbretia	3L	9	
8.3	Helenium x cultivars 'Kupferzwerg'	Helenium	3L	9	
8.3	Lavandula angustifolia	Lavander	5L	5	
8.3	Nepata 'Six Hills Giant'	Catmint	3L	9	
8.3	Pennisetum villosum	Fountain Grass	5L	5	
8.3	Rosmarianus officinalis	Rosemary	5L	5	
8.3	Rudbeckia 'Goldsturm'	Coneflower	3L	9	
8.3	Salvia nemorosa 'Caradonna'	Sage	3L	9	
8.3	Verbena bonariensis	Verbena	3L	9	

MIX 8 - Sedum Mat

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7. Order of construction and setting out to be agreed on site.

KEY

LEVEL 6 GARDEN AND ROOFTOP SOFTWORKS

A Ornamental Planting in Lightweight Soil

B Sedum Green Roof

'Factor C' - Intens. Green Roof
A = 51.5 sqm

'Factor M' - Ext. Green Roof
B = 309 sqm

Revision	Date	Description	Drawn	Apprvd.
00	09-04-20	STAGE 3B	MM	AN

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Client London Borough of Brent

Project Morland Gardens

Drg Title Softworks Plan-Level 6 and Rooftop

Created on	Created by	Approved by
11.03.2020	MM	JN

Scale	Size	Workstage
1:100	A1	Stage 3B

Drg No. 2092-PLA-XX-06-DR-L-2002
Suitability S4
Revision 00

‘Factor C’ - Curved Balconies
Vegetation Over Structure / Green Roof

22 x 0.25sqm = 5.5 sqm

16 x 0.5 sqm = 8sqm

Total = 13.5 sqm

0 5 10 M

South
Diagrammatic Plan 1:2500

1. Dark terracotta coloured, textured finish precast concrete (PCC) panel system to Upper & Lower Ground
2. Light terracotta coloured glass reinforced concrete (GRC) cladding/parapet walls at First Floor and above
3. Dark terracotta coloured, textured finish precast concrete (PCC) panel system with embossed pattern
4. Silver/grey polyester powder coated aluminium/timber composite windows and balcony doors with solar control/acoustic glazing as required
5. Silver/grey polyester powder coated aluminium curtain wall/window system with integrated louvres, solar control/acoustic glazing as required and external blinds for additional solar shading (south and east elevations)
6. Silver/grey polyester powder coated aluminium curtain wall/entrance door system to College and residential entrances
7. Silver/grey polyester powder coated metal balustrades to balconies and first floor terrace perimeter
8. Frameless glazed rooflights
9. External signage formed in laser cut stainless steel lettering
10. Metal-clad screen to rooftop plant area with integrated acoustic insulation
11. Silver/grey polyester powder coated metal guard rail to green roof areas
12. Brick parapet wall to West boundary with silver/grey polyester powder coated metal fence mounted on it
13. Silver/grey polyester powder coated metal louvre system to refuse/mechanical & electrical plant areas
14. Metal-clad lift overrun
15. Bullnose shaped benching around corner in precast concrete to match cladding
16. Large format profiled green tile recessed from external face to side of window.
17. Grey/White coloured glass reinforced concrete (GRC) profiles at parapet
18. Grey/White brick cladding to inset balconies

Rev	Date	Drawn	Comment

Client
London Borough of Brent

Job
Morland Gardens
Brent NW10 8DY

Date of First Issue
10.01.2020

Issued
WiH

Drawn
FR

Checked
WiH

Scale
1:100 @ A1
1:200 @ A3

Planning

Drawing Title
Proposed Elevations
South Elevations

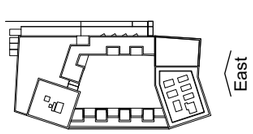
Drawing No. 01008 2302

Rev -

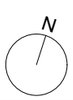
Curl la Tourelle Head Architecture
80 Lamble Street, London NW5 4AB
+44 (0)20 7267 0055
www.clth.co.uk

East Elevation
1:200

0 5 10 M



Diagrammatic Plan 1:2500



1. Dark terracotta coloured, textured finish precast concrete (PCC) panel system to Upper & Lower Ground
2. Light terracotta coloured glass reinforced concrete (GRC) cladding/parapet walls at First Floor and above
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4. Silver/grey polyester powder coated aluminium/timber composite windows and balcony doors with solar control/acoustic glazing as required
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16. Large format profiled green tile recessed from external face to side of window.
17. Grey/White coloured glass reinforced concrete (GRC) profiles at parapet
18. Grey/White brick cladding to inset balconies

Rev	Date	Drawn	Comment

‘Factor C’ - Curved Balconies
Vegetation Over Structure / Green Roof

12 x 0.25sqm = 3 sqm

3 x 0.5 sqm = 1.5 sqm

Total = 4.5 sqm

Client
London Borough of Brent

Job
Morland Gardens
Brent NW10 8DY

Date of First Issue
10.01.2020

Issued
WiH

Drawn
FR

Checked
WiH

Scale
1:100 @ A1
1:200 @ A3

Planning

Drawing Title
Proposed Elevations
East Elevation

Drawing No. 01008 2304

Rev -

Curl la Tourelle Head Architecture
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7.0 Transport

7.1 Car Parking & Access Ramp

TFL Comments page 2, Access:

'The new access will take the form of a one-way ramp system managed by a signalling arrangement at either end of the ramp. Given the low number of vehicular movements expected on-site this is considered acceptable.'

LBB Highways Comments, page 2

'the applicant proposes to install a traffic-signal system. However, this still needs to be set far enough into the site for cars to wait and pass one another clear of the highway boundary, as the operation of a private signal-control system that requires traffic to wait in the public highway is absolutely unacceptable, giving rise to issues of liability in the event of a fault to the system or an accident.

It is therefore essential that the access ramp be widened to 4.8m for at least the first 10m from Morland Gardens to provide a passing space between vehicles clear of the public highway....There is sufficient space available between the proposed building and the site boundary to achieve this without affecting the position of the building.'

-

Having considered the request above by the LBB Highways officer the design team concluded that we would be unable to comply with this request without undermining an Arboricultural Impact Assessment which demands that a 2m offset is maintained from RPAs in this location (See T4 & T5 on drawing).

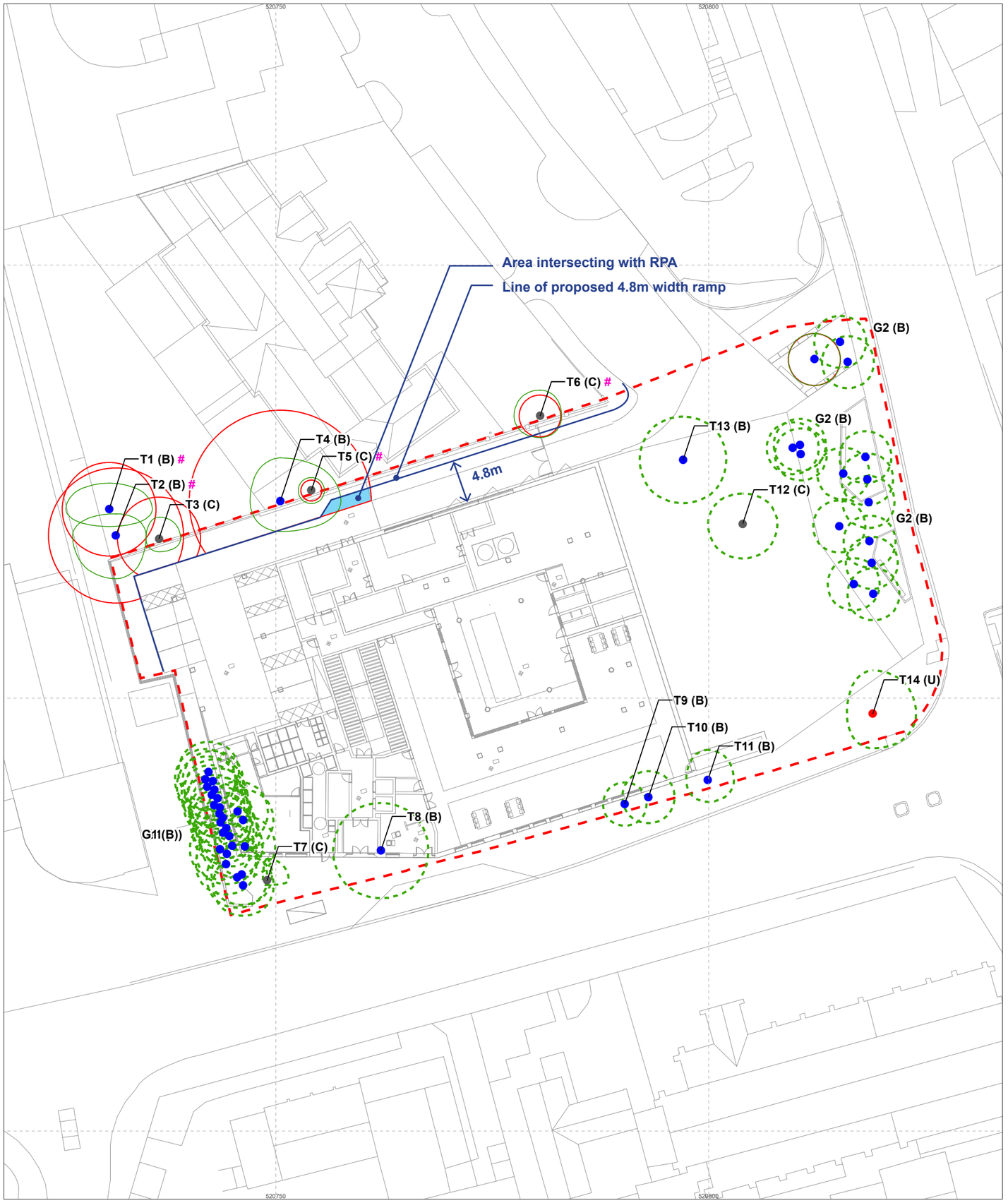
Positions of roots in this area have been confirmed via scan radars which have been carried out arboricultural surveyors Middlemarch Environmental and the width of the ramp in the Initial Planning Scheme has been determined by this dimension.

Following consultation with the LBB Officer we resolved that a passing place could be provided at the upper level which would resolve this issue as it would allow vehicles to wait for the ramp to clear while off the public highway.

This solution is presented over leaf.

Survey drawing by arboricultural survey.

Annotations in blue by CLTH Architects



C129781-02-01-RevA

Legend

- Category B tree
- Category C tree
- Category U tree
- Current canopy - tree to be removed
- Current canopy - tree to be retained
- Root Protection Area
- Site boundary
- # Tree pruning works required

Note: RPA modified to reflect findings of GPRS report

The original of this drawing was produced in colour - a monochrome copy should not be relied upon

N

Project	Morland Gardens, London
Drawing	Tree Retention Plan
Client	London Borough of Brent c/o Curl La Tourelle Head Architects
Drawing Number: C129781-02-01-RevA	Revision: Rev A
Scale @ A3: 1:500	Date: September 2019
Approved By: BJ	Drawn By: RP

MIDDLEMARCH ENVIRONMENTAL

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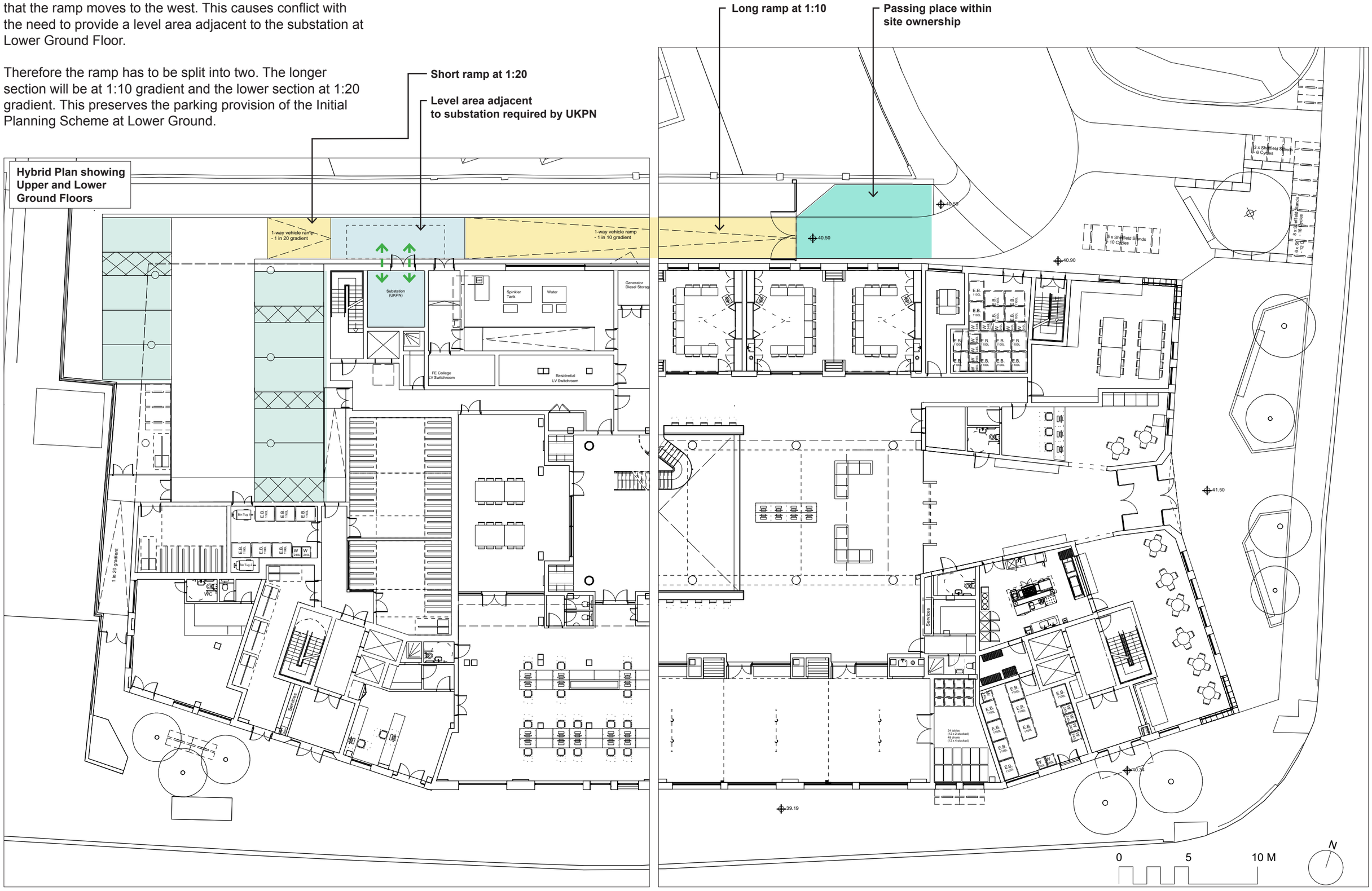
E:admin@middlemarch-environmental.com

Revised Car Park Ramp

The addition of the passing place at the upper level requires that the ramp moves to the west. This causes conflict with the need to provide a level area adjacent to the substation at Lower Ground Floor.

Therefore the ramp has to be split into two. The longer section will be at 1:10 gradient and the lower section at 1:20 gradient. This preserves the parking provision of the Initial Planning Scheme at Lower Ground.



7.2 Deliveries & Servicing Plan Outline

GLA Comments paragraph 54

'the proposed servicing arrangements raise concerns in terms of compliance with the Mayor's Intend to Publish London Plan Policies T2 and T7 and should be reconsidered.'

TFL Comments, page 3, Access

'The proposed servicing arrangements are not acceptable in line with Intend to Publish London Plan Policies T2 and T7.'

Brent Highways comments page 3

'A 3.5m minimum width footway behind (the loading bay) and amendments are required to this end before the principle of the footway loading can be accepted by the Highway Authority.'

-

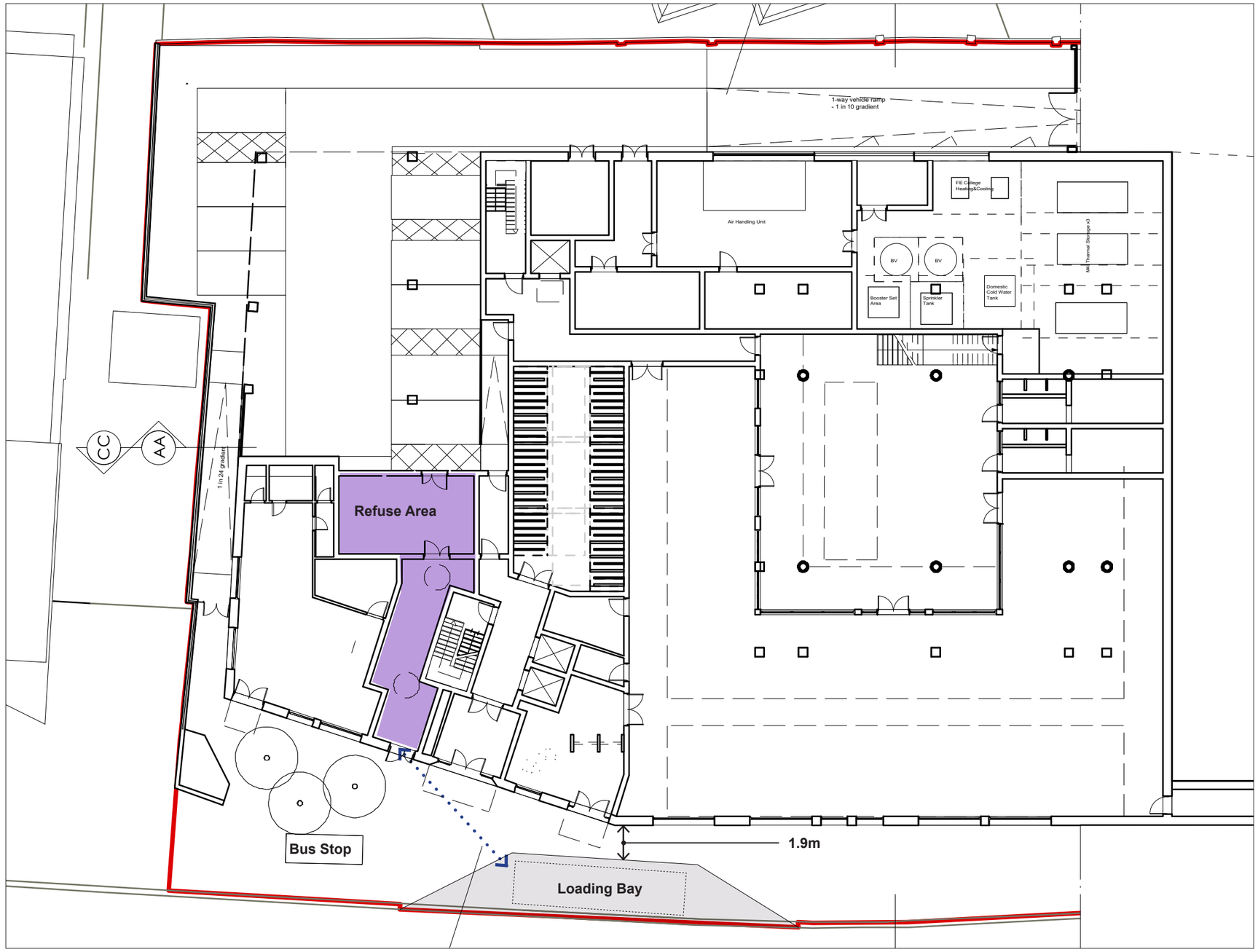
Comments from various parties indicate that the servicing arrangements must be revisited in order for the scheme to be compliant with policy.

Comments from LBB Highways indicate that the on-street loading solution for refuse is acceptable in principle but request that the building line is amended to allow a 3.5m clear footway at all times.

This would be only possible if the adjacent bus stop were moved further to the west to allow for the loading bay to be positioned in the broader area of public realm there.

From initial investigations by LBB Highways show that the bus cage is over sized at this location and there may be scope to reduce it and thus move the bus stop.

However given the pressures of the project programme the design team have concluded that an alternative approach is required and thus servicing must be completed from Morland Gardens. This is shown overleaf.



Lower Ground Floor Plan showing the previous proposal submitted with the Initial Planning Scheme. The was rejected on the basis of footway width on Hillside

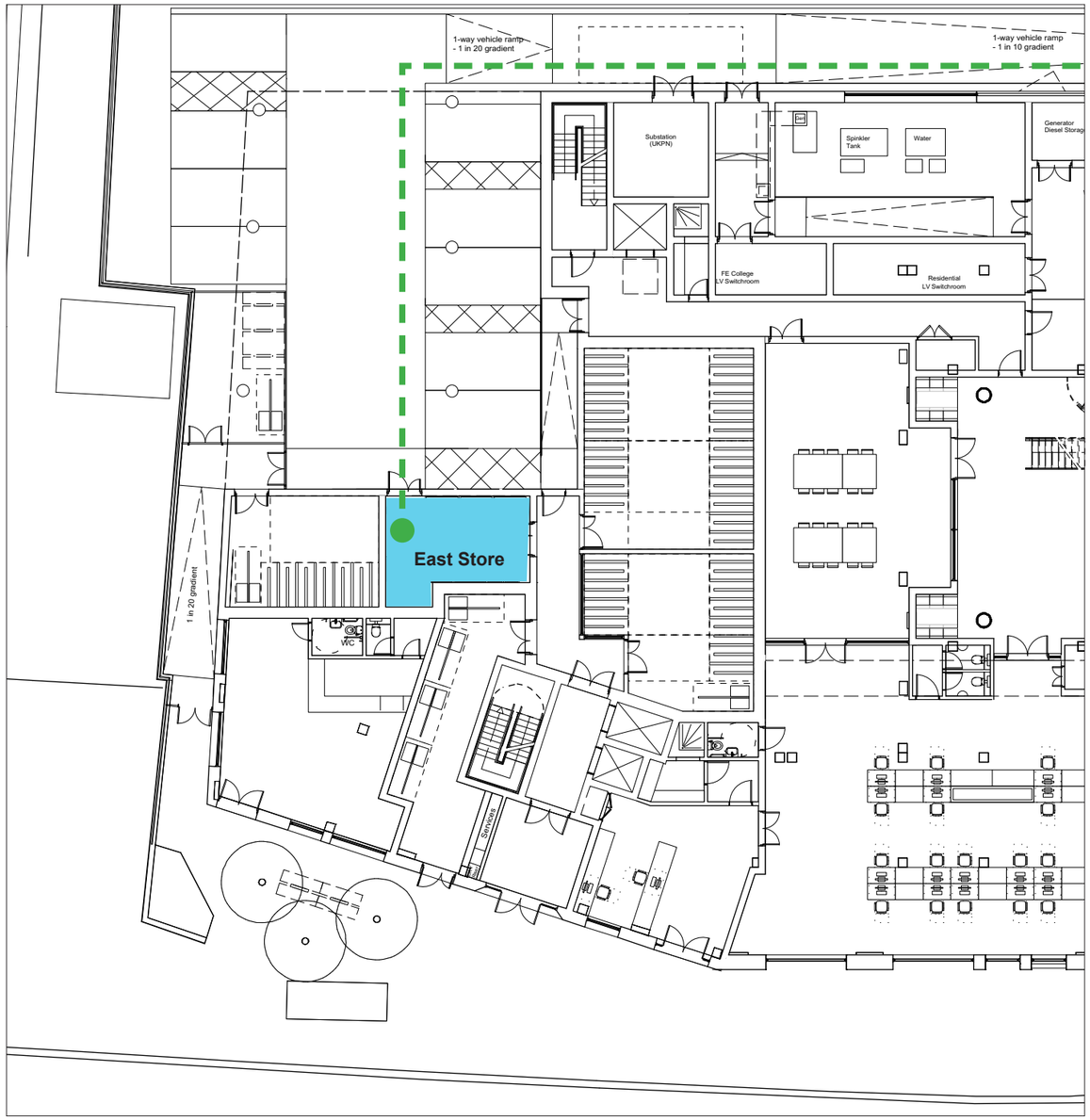
Deliveries & Servicing From Morland Gardens

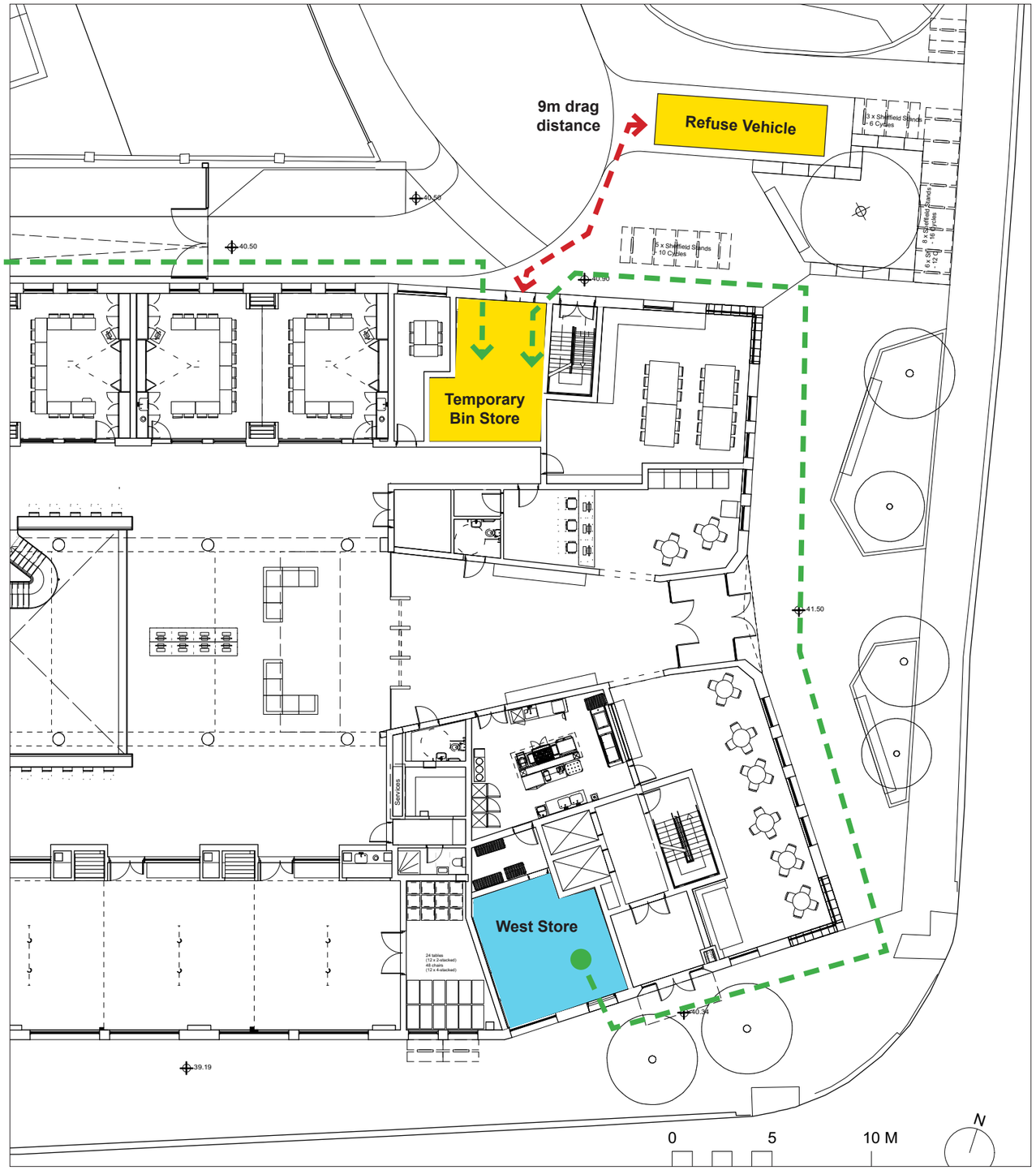
A shared surface loading bay has been provided in the north east corner of the site at the termination of Morland Gardens. This should will also allow vehicles adequate space to turn around.

An additional temporary bin store is required within the building which will hold the refuse from all parts of the building to allow for appropriate drag distances from a refuse vehicle.

Space for two electric powered bin tugs is provided in the East Store to allow for the maintenance team to move the refuse in an efficient and safe manner.

Two electric bin tugs will be provided to ensure safe refuse manangement



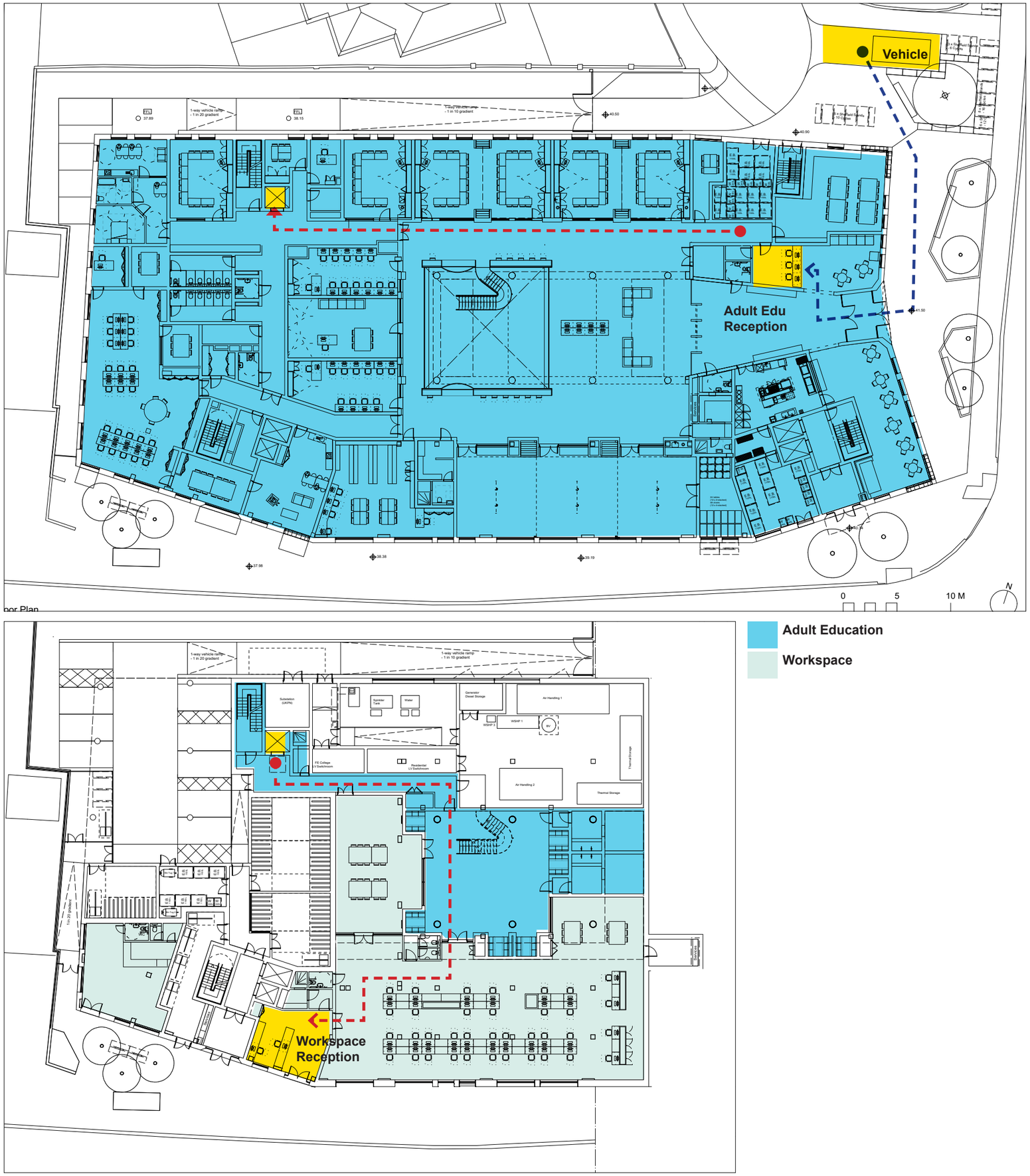


Workspace Deliveries

Deliveries for the workspace will be made via the reception area of the Adult Education Use.

The facilities manager of the Adult Education use will transport goods internally to the reception area of the workspace via a goods lift.

This will invovle crossing a secure line which will be controlled via key card use.



7.0 Transport

7.3 Cycling Strategy

GLA Comments paragraph 58, 65

'The proposed long-stay provision therefore falls short of the minimum requirements by 10 spaces... Supporting facilities including showers, changing rooms and lockers should be provided where feasible'

TFL Comments, page 3, 'Cycle Parking'

In accordance with LCDS, supporting facilities including showers, changing rooms and lockers should be provided.

Further detail is also required on the cycle access routes to parking locations, the type of provision (including at least 20% Sheffield stands and further 5% wider spaces for non-standard bicycles)

LBB Highways Comments, page 3

'two internal storerooms are proposed that provide sufficient secure long-stay storage capacity (138 spaces on two-tier racks) for the proposed flats, college and workspace uses. However, the aisle widths are restricted to the bare minimum of 2m and there is no provision for non-standard and adapted bikes (such as cargo bikes or tricycles), so the size and layouts of the stores need to be considered further.

A further two 'Sheffield' stands need to be provided in the southwestern corner of the site close to the residential and workspace entrances and as long as adequate footway width is retained, these can also be sited in the public highway.'

The following changes have been made to improve the cycling provision accross the scheme with reference to the LCDS:

- 9 Long-stay spaces provided for Workspace
- Showers & changing spaces provided for all non-Residential uses
- Additional Short Stay spaces for Residential and Workspace provided adjacent to entrances on Hillside.
- Non-standard bikes account for 5% of total and are provided through dedicated areas in LGF parking areas (in addition to short-stay provision in public realm).
- 29% of total provision is via Sheffield stands.
- 71% of total provision is via doubled stacked stands with expanded access corridors
- Overall provision exceeds the minimum requirements to provide a total of 201 spaces. Although every effort has been made to exceed minimum standards the constrained nature of the site make this very difficult to achieve at this stage of the programme.

The following pages demonstrate the revised parking provision in further detail via drawings.

Adult Education
250 students; 50 staff

Requirement	Long stay Cycles 1 per 4 staff 1 per 20 st.	Short Stay Cycles 1 per 7 St.
Requirement		
Minimum Standards	25	36
Non-standard cycles @ 5%	1	2
20% above minimum	30	43
Provided		
Revised Total Cycles	25	36
Revised Non-Standard Cycles	1	4

600 sqm Workspace

Requirement	Long stay Cycles 1 per 150 sqm (Outer London)	Short Stay Cyles 1 per 500 sqm
Requirement		
Minimum Standards	4	2
Non-standard cycles @ 5%	0	0
20% above minimum	5	2
Provided		
Revised Total Cycles	9	2
Revised Non-Standard Cycles	1	2

Residential - West Block & Central Maisonettes

Requirement	Long stay Cycles 14 x 2 per 2b+ units 9 x 1.5 per 1b units	Short Stay Cycles 1 per 40 Units
Requirement		
Minimum Standards	42	2
Non-standard cycles @ 5%	2	0
20% above minimum	50	2
Provided		
Revised Total Cycles	43	2
Revised Non-Standard Cycles	1	2

Residential - East Block

	Long stay Cycles 25 x 2 per 2b+ units 17 x 1.5 per 1b units	Short Stay Cycles 1 per 40 Units
Requirement		
Minimum Standards	76	2
Non-standard cycles @ 5%	4	0
20% above minimum	91	2
Provided		
Revised Total Cycles	80	4
Revised Non-Standard Cycles	4	2

Overall Totals:
Long & Short Stay Split

Requirement	Long Stay Cycles	Short Stay Cycles
Requirement		
Overall Total Required	146	42
Non-Standard Cycles @ 5%	7	2
20% above minimum	175	50
Provided		
Revised Overall Total Cycles	157	44
Revised Total Non-Stand. Cycles	3	8

Overall Totals:
Long & Short Stay Combined

Requirement	Cycles
Requirement	
Overall Total Required	188
Non-Standard Cycles @ 5%	9
20% above minimum	225
Provided	
Revised Overall Total Cycles	201
Revised Total Non-Stand. Cycles	11
Revised % Sheffield Stands	29%

7.3 Cycling Strategy

Upper Ground Floor

Area A - Adult Education Short Stay - 36 spaces

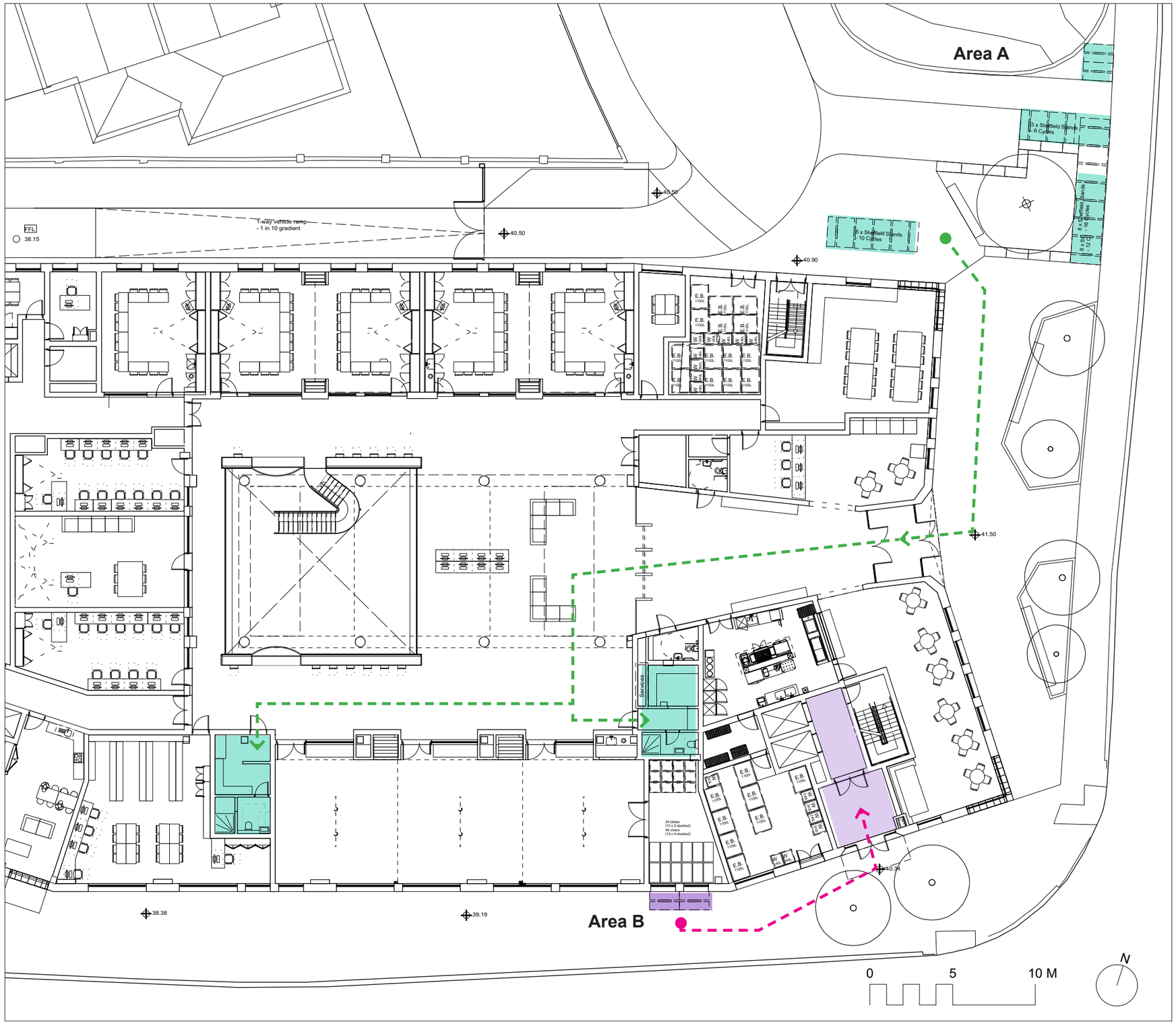
This area has been amended from the Planning Scheme in order to accomodate the revised servicing solution

All users of the Adult Education Centre have access to one of two gendered changing spaces with associated showers.

Adult Education Long Stay is now at Lower Ground to allow for the revised servicing arrangements
(see over)

Area B - Residential (East) Short Stay - 4 spaces

This area has been added to the scheme.



Lower Ground Floor - Adult Edu & Workspace

Area C - Workspace Long Stay - 9 spaces

This area has been added to the scheme. It provides 8 spaces via sheffield stands and one space for a non-standard bike.

This area is a secure location within a car park that is protected via gates to the south with fob access that Workspace users will be provided with on request.

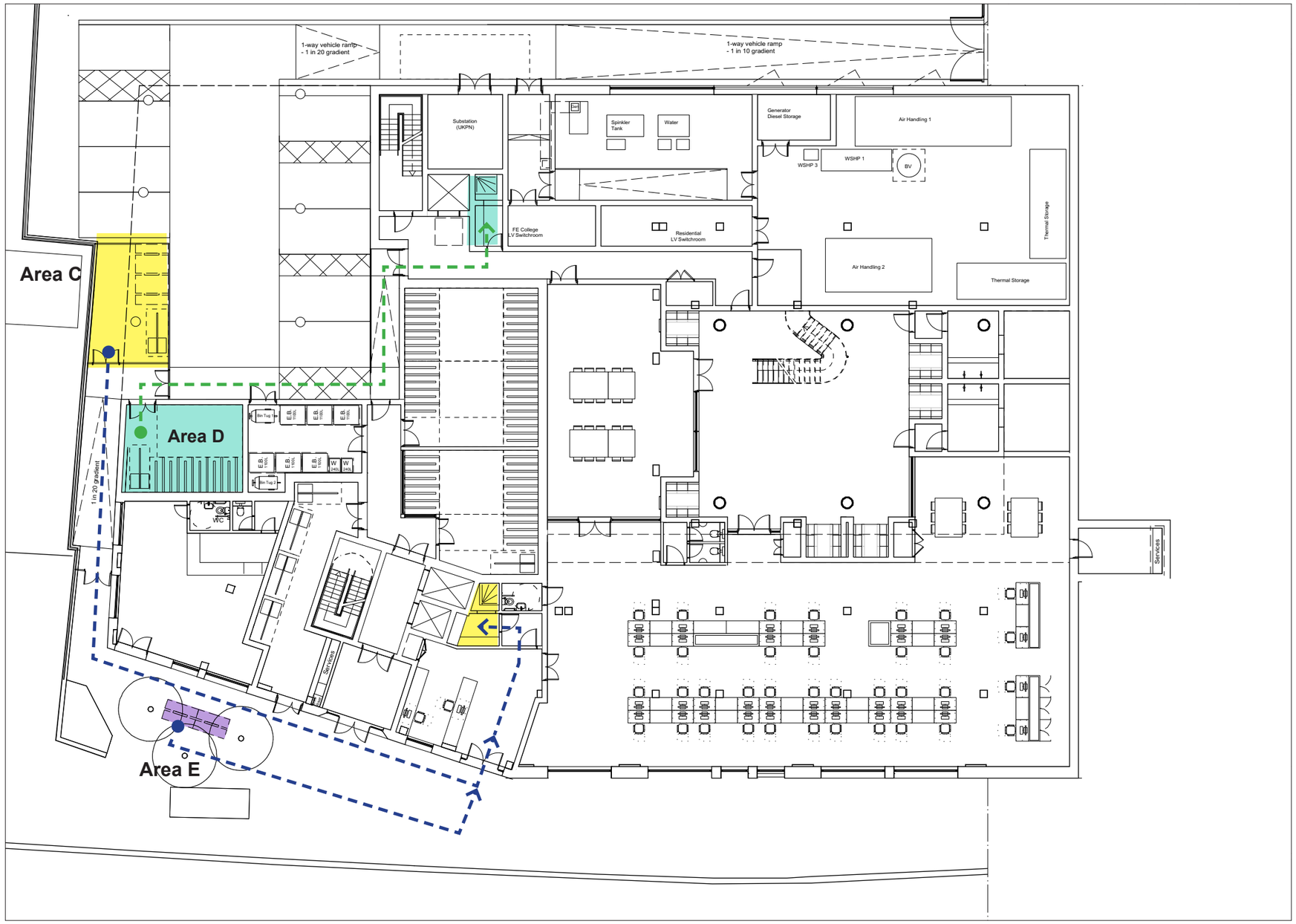
Area B - Adult Education Long Stay - 25 spaces

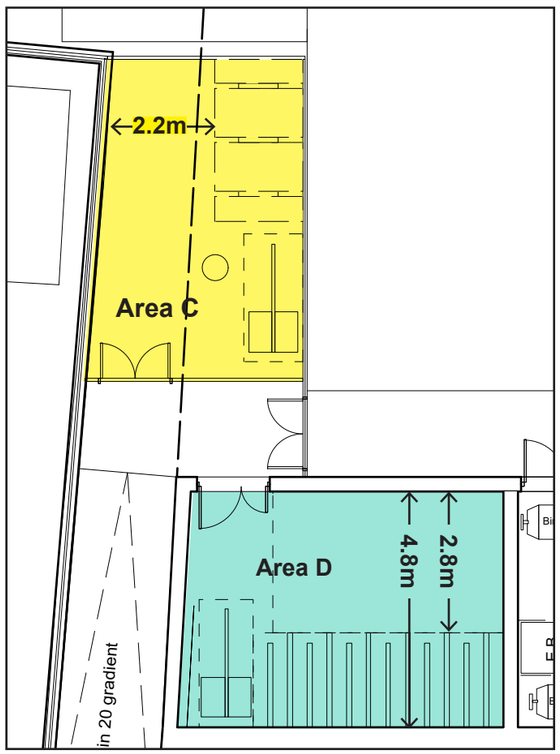
This area has been increased in size to allow the access corridor for the double stack cycles to increase to 2.8m from 2.2m. Provision has also been made for 2 non-standard bikes and 1 standard space is provided, with the remaining 22 double-stacked.

All users of the Adult Education Centre have access to one of two gendered changing spaces with associated showers. As an improvement from the Planning Scheme, an additional shower facility is availible for staff to use at Lower Ground Floor.

Area F - Residential (West) Short Stay & Workspace Short Stay - 4 spaces

This area has been added to the scheme. 2 of these 4 spaces are allocated for Workspace use.





Area C
Additional secure space for workspace use with 1 non standard space and 6 standard spaces.

Area D
Revised Adult Education Long Stay with wider access corridor and 1 non-standard spaces.

Lower Ground Floor - Residential Provision

Area E - Residential (West) Short Stay - 4 spaces

2 of these 4 spaces are allocated for residential use. This area has been added to the scheme.

Area F - Residential Long Stay (East only) - 4 Spaces

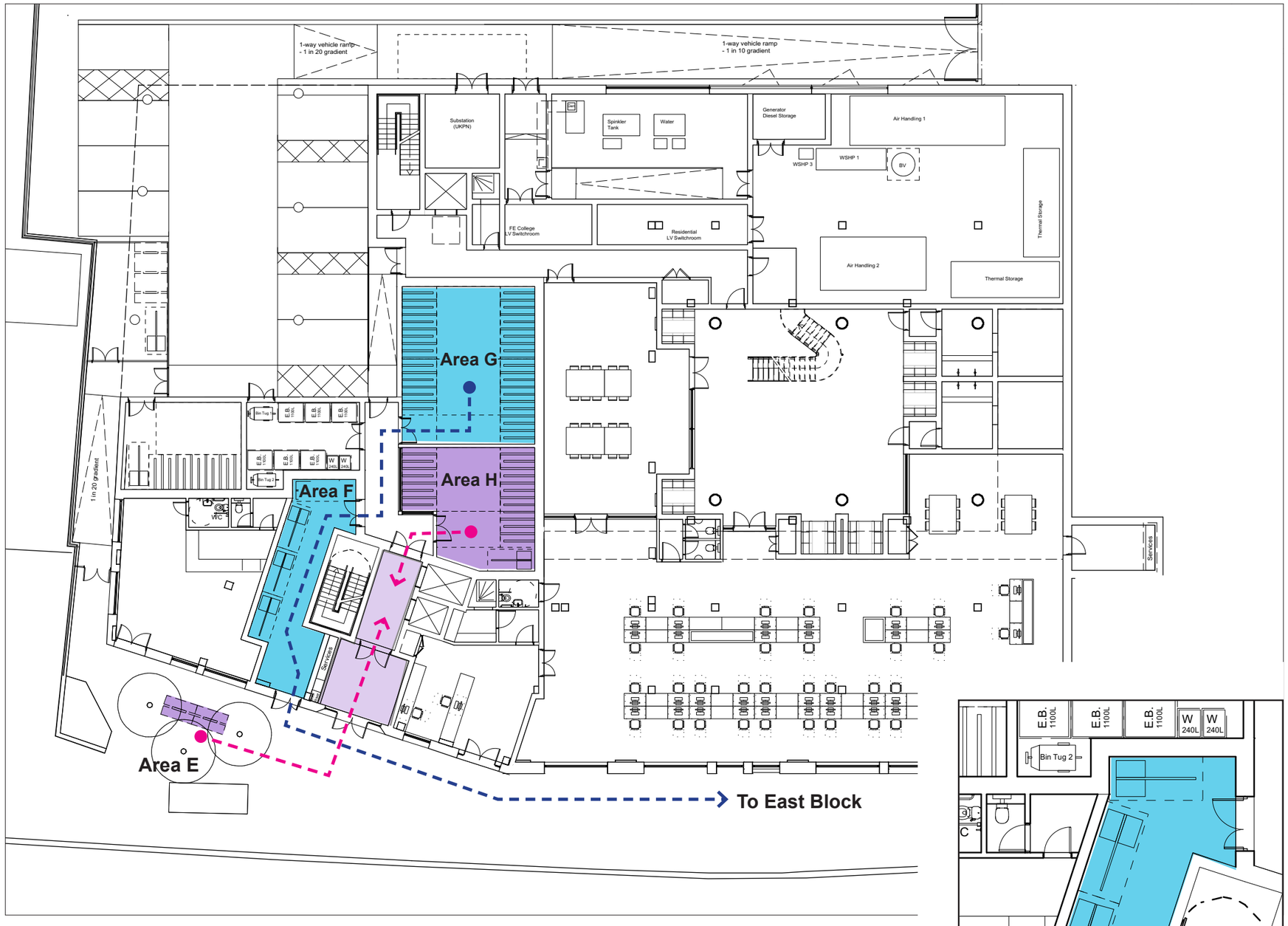
4 non-standard spaces are access via a corridor which leads to Area G. This provides independent access for East Block residents without need to access the West core area, increasing security from the Intial Planning Scheme.

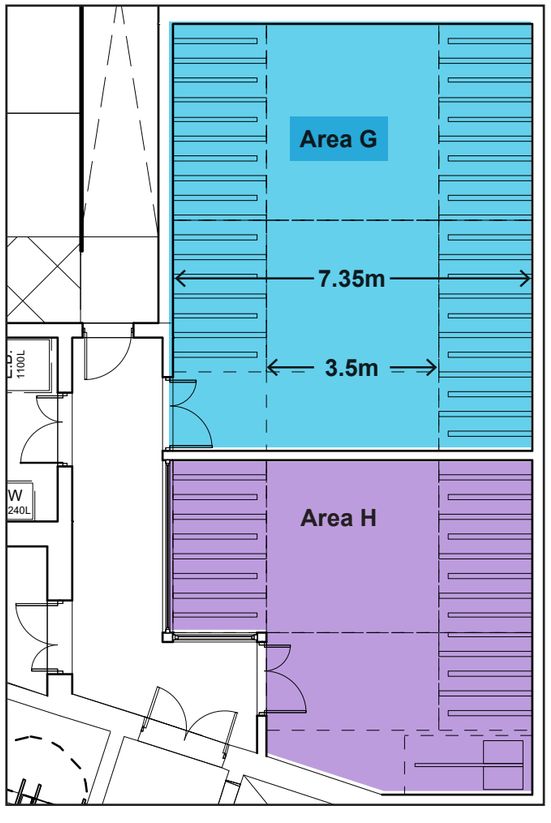
Areas G & H - Residential Long Stay - 76 spaces

This area has been increased in width to allow the access corridor serving two sides of double stack cycles to increase to 3.5m from 2.2m. This area has also been split into two separate secure areas in line with guidance from the LCDS.

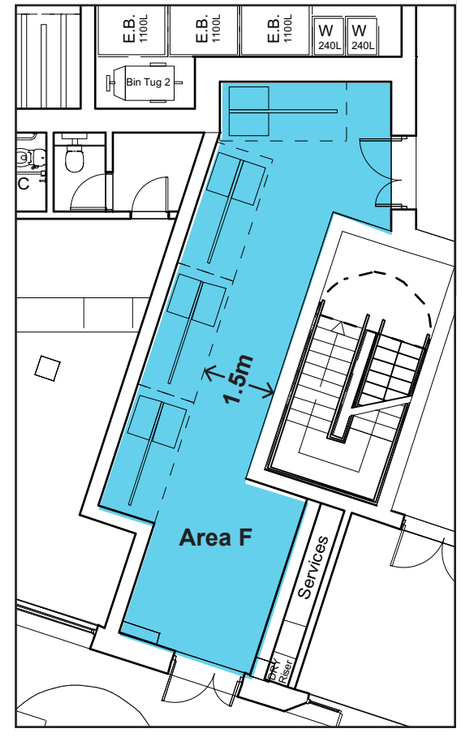
- Area G holds 76 double stacked cycles.
- Area H holds 42 double stacked cycles, it also has provision for a non-standard bike.

Changing facilities are not considered necessary for the residential elements of the scheme.





Area G & H
Revised Residential Long stay with wider access corridor and separate secure areas



Area F
This area provides a separate secure route to the main bike store.

7.0 Transport

7.4 Public Realm Specifications

LBB Highways comments, page 4

Once the stopping up is completed, the remaining area of highway fronting the site is proposed to be re-landscaped, which is welcomed in principle. Granite slabs are to be used for the adopted footways, but these are shown extending into the proposed footway loading bay too, which would not provide a suitable surface for delivery vehicles – granite block paviours should be used instead.
I note that your specification is slightly different, are you happy that it will meet the requirements for delivery vehicles?

The college frontage will be surfaced in granite setts and soft landscaping, tree planting, benches, bins and bollards will be installed to provide a more attractive space. The bicycle parking area (which is likely to require amendment anyway to accommodate the turning area) is to be surfaced in resin bound gravel. This material is not welcomed on the public highway though as it is not durable and an alternative material should therefore be used.

-

Landscape architect to provide response independently

7.5 Lighting

LBB Highways comments, page 4

'Within the site, 12 wall-mounted floodlights are proposed for the car park and access ramp, supplemented by eight ceiling mounted lights. These are designed to provide average illuminance of 30 lux along the access ramp and 75 lux in the car park. The lighting levels for the car park are fine, but the illuminance along the ramp should be increased to 75-100 lux.'

-

The External Lighting Strategy has been updated in order to comply with this request. A revised drawing is included as an appendix to this report showing an increase from the submitted 30 lux to 75 lux.

7.5 Healthy Streets

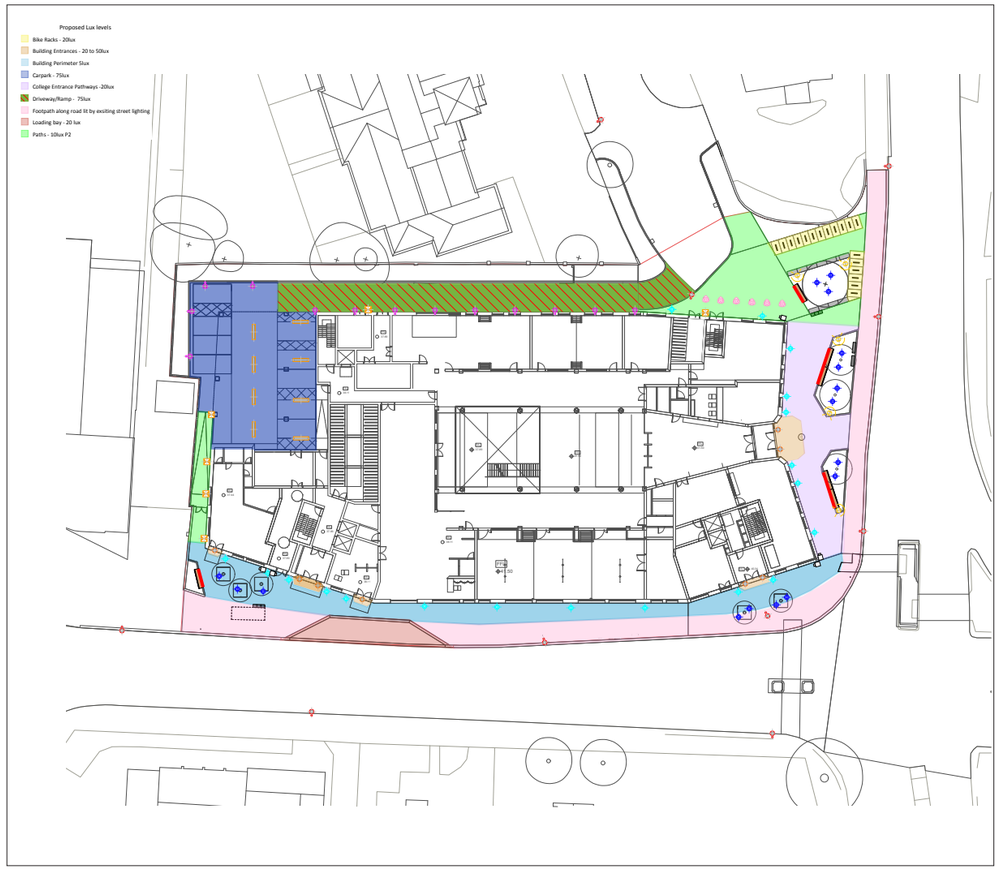
Transport Consultant to provide extended response

7.6 Impact on Local Public Transport

Transport Consultant to provide extended response

7.7 Travel Plans

This item will be addressed by condition. The Transport Consultant will provide an extended response



Revised External Lighting Strategy drawing is included as an appendix to this report.