



**RESERVED MATTERS  
APPLICATION FOR PHASE 1A  
(NORTH) – DEVELOPMENT  
PLOTS 53 AND 54**

**BRENT CROSS CRICKLEWOOD**

**EXPLANATORY REPORT**

**ON BEHALF OF BRENT CROSS  
CRICKLEWOOD  
DEVELOPMENT PARTNERS**

January 2015

Our Ref: Q20027

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## Documents

### APPENDIX 1: SUSTAINABILITY AND ENERGY COMPLIANCE

NOTE: This report has been produced to support and describe the Phase 1A North Reserved Matters Application. It is not therefore submitted for formal approval and instead provides context to the application submission.

# 1 INTRODUCTION

## a) Background

- 1.1 Quod has been instructed by the Brent Cross Cricklewood (“BXC”) Development Partners to prepare this Explanatory Report in support of a Reserved Matters Application (“RMA”) for Development Plots 53 and 54 associated with Phase 1A (North) (“Phase 1A (North) Development Plots”) of the BXC development. This RMA is made pursuant to Conditions 1.2.1.A, 2.1 and part discharge of Condition 13.1 of Planning Permission Ref: F/04687/13 (“2014 Permission”) relating to details of Layout, Scale, Appearance, Access and Landscaping as appropriate.
- 1.2 The 2014 Permission divides the site up into a series of Phases and Sub Phases. Phase 1A (North) is defined as consisting of a number of Critical Infrastructure items and two development plots (moved from Phase 1C following a recent approval under Condition 4.2 Ref No F/05552/14). These can be separated into the following three categories:
- Phase 1A (North) Infrastructure:
    - A406 Brent Cross Ingress/Egress Junction Improvements
    - A41/A406 Junction Improvements
    - Prince Charles Drive Diversion
    - Bridge Structure B1 (Replacement A406 Templehof Bridge)
    - Bridge Structure B7 (Living Bridge) (for approval purposes only)
    - M1/A406 and A5/A406 Junction Improvements
    - A407 Cricklewood Lane/Claremont Road Junction Improvements
    - A5/A407 Cricklewood Lane Junction Improvements
    - Claremont Avenue
    - Claremont Road Junction North
    - Templehof Avenue and Templehof Link Road
    - Tilling Road West Re-alignment and Diversion (Part 1)
    - Claremont Avenue Junction with Tilling Road
    - High Street South (East Works)
    - Bridge Structure B6 (M1 Junction Pedestrian and Cycle Bridge)
    - Orchard Lane
    - Brent Cross Pedestrian Underpass Works
    - Eastern River Brent Alteration & Diversion Works
    - River Brent Bridges (as relevant to the Eastern River Brent Alteration and Diversion Works)
    - Central River Brent Alteration & Diversion Works

- River Brent Bridges (as relevant to the Central River Brent Alteration and Diversion Works)
- Western River Brent Alteration & Diversion Works
- River Brent Bridges (as relevant to the Western River Brent Alteration and Diversion Works)
- Whitefield Estate Replacement Units (Part 1)
- Bus Station Temporary Facility
- Phase 1A (North) Open Space
  - Claremont Park Improvements
  - Clitterhouse Playing Fields Improvements Part 1
  - Central Brent Riverside Park including River Brent Nature Park (NP5)
- Phase 1A (North) Development Plots
  - Plots 53 and 54 (for provision of Whitefield Estate Replacement Units)

1.3 This RMA deals with the Phase 1A (North) Development Plots 53 and 54 as identified on Parameter Plan 029.

1.4 The Phase 1A (North) Infrastructure and Phase 1A (North) Open Space are the subject of separate RMAs.

**b) Site Context**

1.5 The BXC site comprises an area of 151ha and is located within the London Borough of Barnet (“LBB”). The site includes Brent Cross Shopping Centre to the north, the A41 and Brent Cross London Underground Station to the east, Cricklewood Lane to the south and the A5 to the west.

1.6 The site represents a significantly underutilised area of brownfield land comprising industrial uses, former railway land and retailing premises surrounded by large areas of surface level car parking. Nevertheless, given its location at the connection between the M1 and the A406, BXC represents an underused gateway site into London. The potential of the site is reinforced by its connection with the A5 and A41, and its close proximity to the Northern Line at Brent Cross London Underground Station, the Midland mainline and Brent Cross bus station.

1.7 In view of its location and its current poor environment and urban structure, the BXC site has been identified for over a decade within regional and local planning policy for comprehensive and strategic redevelopment. The site is identified in both the Mayor’s London Plan (2011) (together with the

Revised Early Minor Alterations to the London Plan 2013) and the adopted Barnet Core Strategy (2012) and saved Chapter 12 of the Barnet Unitary Development Plan (UDP) (2006) as an appropriate location to accommodate significant new homes and jobs as part of a comprehensive regeneration scheme.

- 1.8 In line with the London Plan, a site-specific Development Framework was produced in April 2004 as Supplementary Planning Guidance, and updated in December 2005. The document establishes a vision ‘to create a new gateway for London and a vibrant urban area for Barnet’. The document also states that:

**“The regeneration area will be the heart of a new mixed use development and provide a new town centre for Barnet. The new town centre will be developed on both sides of the A406 North Circular Road, along a new High Street.”** (Page 9)

- 1.9 Plots 53 and 54 are two development plots situated along Brent Terrace. The sites are bound to east by Brent Terrace (comprising a single row of terrace housing), to the west and south by the rear gardens of the 1930’s terraced and semi-detached residential dwellings on Clitterhouse Crescent and to the north by an area of Clarefield Park. The surrounding area is residential in character with an area of lower order industrial units to the north of Brent Terrace.
- 1.10 The sites are triangle in shape, with Plot 53 extending to 0.45 hectares (“ha”) and Plot 54 to 0.32ha, and are currently under-utilised brownfield sites.

**c) Purpose and Structure of the Explanatory Report**

- 1.11 Condition 2.1 of the 2014 Permission requires that RMAs are supported by a range of information including an ‘Explanatory Report’. This states that the Explanatory Report is required to:
- respond to the requirements of Condition 1.16 i.e. that all RMAs be in accordance with the parameters and principles described mentioned or referred to in the Revised Development Specification Framework (“RDSF”) (including all of the Parameter Plans), the principles described in the Revised Design and Access Statement (“RDAS”) and the Revised Design Guidelines (“RDG”); and

- demonstrate that the RMA has covered all matters identified in Condition 2.1 (as described at paragraphs 6.2, 6.15 and 6.16 of the RDSF).

1.12 Paragraph 6.2 of the RDSF broadly describes the matters for which details will be required to be provided in the RMAs i.e. access, layout, scale, appearance and landscaping. The scope of each of these matters is described in the following sections of this report.

1.13 Paragraph 6.15 of the RDSF lists the documentation that is anticipated to be provided, where necessary and appropriate, to support a RMA. This includes:

- a cover letter;
- application plans;
- an Explanatory Report;
- a Reserved Matter Transport Report;
- a Statement of Community Involvement;
- an up-to-date Illustrative Reconciliation Plan (where the details approvals sought include or affect the layout); and
- any other drawings or materials necessary to demonstrate how the proposed details are consistent with the parameters and principles under the planning permission.

1.14 This Explanatory Report for the Phase 1A (North) Development Plots should therefore be read in conjunction with the other documents that support the RMA submission as set out in **Table 1.1** below.

**Table 1.1: Phase 1A (North) Development Plots RMA Submission Documentation**

Volume	Document Title
<b>Volume 1</b>	Cover Letter
	Application Form
	Community Infrastructure Levy (CIL) Form
<b>Volume 2</b>	Explanatory Report
<b>Volume 3</b>	Non-Technical Summary
	Environmental Statement Further Information Report
	Environmental Statement Further Information Report – Figures
	Environmental Statement Further Information Report – Appendices
<b>Volume 4</b>	Application Drawings/Documents
<b>Volume 5</b>	Design Development Report
	Landscape Design Development Report: <ul style="list-style-type: none"> <li>▪ Landscape and Ecology Management Plan (submitted to discharge Condition 29.7 with respect to Development Plots).</li> <li>▪ Outline Specification for Soft and Base Landscape Works</li> <li>▪ Hard Landscape Specification</li> </ul>
	Illustrative Reconciliation Plan
	Statement of Community Involvement

1.15 Paragraph 6.16 of the RDSF sets out the intended scope of the Explanatory Report, the contents of which are addressed in this report.

1.16 Condition 2.1 also sets out a wider list of requirements which are to be considered for each RMA (or Other Matters Application), unless otherwise agreed in writing with LBB. The scope of this RMA has been discussed and agreed with LBB during pre-application engagement and a table which summarises the agreed scope in the context of Condition 2.1 is provided in Section 2 (Table 2.4).

1.17 In summary, the purpose of the Explanatory Report is to demonstrate that this RMA for the Phase 1A (North) Development Plots:

- Is in accordance with the relevant parameters, principles and other controls included in the 2014 Permission;
- Complies with the EIA Directive;
- Achieves high standards of urban design, landscaping and environmental mitigation; and
- Provides a clear written record of these matters.

1.18 This RMA seeks to provide sufficient information and detail for LBB to make a decision on the matters to be discharged under Conditions 1.2.1A, 2.1 and part discharge of Condition 13.1 of the 2014 Permission and demonstrate conformity, where relevant, with the following documents:

- Conditions attached to the 2014 Permission;
- Section 106 Agreement ("S106 Agreement) of the 2014 Permission;
- RDSF;
- RDAS;
- RDG; and
- Details approved under the Phase 1A (North) pre-RMA conditions.

1.19 An Environmental Statement Further Information Report (Volume 3) has been prepared to consider whether the Environmental Statement (BXC03) submitted in support of the 2014 Permission remains adequate for decision making and provides further environmental information where relevant.

1.20 The remaining sections of this Explanatory Report are structured to respond to the requirements of Condition 2.1 (as agreed with LBB) as follows:

- **Section 2** - 2014 Permission
- **Section 3** - Land Uses
- **Section 4** - Layout
- **Section 5** - Scale
- **Section 6** - Access
- **Section 7** - Appearance and Materials
- **Section 8** - Landscaping
- **Section 9** - Sustainability and Energy
- **Section 10** - Environmental Compliance
- **Section 11** - Conclusions

## 2 THE 2014 PERMISSION

- 2.1 The 2014 Permission provides for the comprehensive regeneration of the BXC site, and is described as follows:

**“Development of land without complying with conditions subject to which planning permission ref. C/17559/08 (dated 28 October 2010) was granted for the Comprehensive mixed use redevelopment of the Brent Cross Cricklewood regeneration area comprising residential uses (Use Class C2, C3 and student/special needs/sheltered housing), a full range of town centre uses including Use Classes A1 – A5, offices, industrial and other business uses within Use Classes B1 - B8, leisure uses, rail based freight facilities, waste handling facility and treatment technology, petrol filling station, hotel and conference facilities, community, health and education facilities, private hospital, open space and public realm, landscaping and recreation facilities, new rail and bus stations, vehicular and pedestrian bridges, underground and multi-storey parking, works to the River Brent and Clitterhouse Stream and associated infrastructure, demolition and alterations of existing building structures, CHP/CCHP, relocated electricity substation, free standing or building mounted wind turbines, alterations to existing railway, Cricklewood railway track and station and Brent Cross London Underground station, creation of new strategic accesses and internal road layout, at grade or underground conveyor from waste handling facility to CHP/CCHP, infrastructure and associated facilities together with any required temporary works or structures and associated utilities/services required by the Development.”**

- 2.2 The 2014 Permission is subject to a S106 Agreement which, along with the Planning Conditions, provides an overarching framework of control for the implementation of the development.
- 2.3 The 2014 Permission divides the site into a series of Phases and Sub Phases and splits Phase 1 into five sub-phases as follows: Phase 1A North; Phase 1A South; Phase 1B North; Phase 1B South; and Phase 1C. Phase 2 is also divided into Phase 2 North and Phase 2 South.
- 2.4 Phase 1A North is defined as consisting of a number of Critical Infrastructure items such A406 Brent Cross Ingress/Egress Junction Improvements; A41/A406 Junction Improvements; Prince Charles Drive Diversion; Bridge Structure B1 (Replacement A406 Templehof Bridge) and Clitterhouse Playing Fields Improvements Part 1.

- 2.5 The southern approach of the Living Bridge and Claremont Avenue are provided in Phase 1A North and the construction of such Critical Infrastructure results in the demolition of 85 residential units within the Whitefield Residential Estate and the Rose Freedman Centre.
- 2.6 This was defined in the 2014 Permission as the “Whitefield Estate Replacement Units (Part 1)” meaning 85 Whitefield Estate Replacement Units consisting of 60 Whitefield Estate Replacement Units which are to be delivered in Phase 1A (North) or (if approved by the LPA) in another part of the site or off-site in the vicinity of the site pursuant to the Residential Relocation Strategy, and 25 extra care units required to replace the sheltered housing units in the Rosa Freedman which are to be provided through a commuted sum with the agreement of LBB (as allowed for in the S106 Agreement) so that LBB will relocate the existing residents of the 25 extra care units.
- 2.7 Plots 53 and 54 have been identified by the Development Partners as providing the location to accommodate 47 of the Whitefield Estate Replacement Units (Part 1).
- 2.8 The total measured floor area of the homes comprising Whitefield Estate (Part 1) is estimated at 5,273.5m<sup>2</sup> (GEA). The design of the 47 Whitefield Replacement Units (Part 1) exceeds the existing floorspace of the 60 units in the existing Whitefield Estate to be demolished by 182.44m<sup>2</sup>. As part of a review of current properties it has been identified that of the 29 leaseholders and freeholders, 14 are currently not resident in their property and are, therefore, not entitled to be re-housed within the development.
- 2.9 It is therefore proposed to provide a total of 47 replacement units, ensuring that all secure tenants and all owner-occupiers can be re-housed should they wish to be relocated within the new development. The necessary changes to the 2014 Permission, including the definition of Whitefield Estate Replacement Units (Part 1) are to be secured through a Section 96A application, as well as agreed updates to the S106 Agreement.
- 2.10 Condition 4.2 provides the ability for changes to be made to the phasing of the development approved by the 2014 Permission, subject to confirmation of no unassessed significant adverse environmental effects arising from the change of phasing and not undermining comprehensive redevelopment.

2.11 An application (Ref No F/05552/14) under Condition 4.2 to change of the phasing to bring forward Plots 53 and 54 into Phase 1A (North) from Phase 1C was granted by the Council in January 2015.

2.12 Condition 1.16 requires all RMA to be in accordance with the parameters and principles contained in the RDSF, RDAS and RDG, and these documents therefore provide a further layer of control:

- The RDSF provides a detailed specification of the key components of the development (the primary structural elements of the application with regard to access, movement, scale, use, and urban structure and hierarchy) together with a framework to guide its implementation. It also specifies the parameters, principles, constraints and restrictions within which the 'flexible' elements of the scheme are contained. The principal aim of the document is to guide the physical aspects of the development in order to create a high quality scheme which is within the scope of what has been assessed through the Environmental Impact Assessment process;
- The RDAS describes how the primary structural elements combine to establish the character and identity of the development and the way in which development zones come together to form an integrated, diverse, new town centre. It provides a general understanding of the intended character and identity of the development. Many of the aspects of the RDAS are noted to be for illustrative purposes only; and
- The RDG are a working tool that can be used to inform the design process; shaping the way in which BXC evolves over time. It provides a thorough inventory of the key ordering elements that will combine to form the character and identity outlined in the RDAS. The RDG identifies Illustrative Street Typologies which provide an illustrative guide to help the way in which streets defined in Parameter Plan 003 could be developed. These typologies are intended to provide a general guide not a detailed or fixed definition of the final condition as built and it is the over-arching character of the streetscape that is under consideration.

**a) Implementation of the 2014 Permission**

2.13 The planning conditions and S106 Agreement attached to the 2014 Permission require that a number of strategies / reports / feasibility studies etc. are submitted to LBB prior to submission of RMA for a phase or sub-phase. These are referred to as 'Pre-RMA Conditions'.

2.14 The relevant Pre-RMA Conditions for Phase 1A (North) are identified in Table 2.1, together with a status update on each e.g. submitted, discharged etc. The RMA now submitted have had regard to this detail as necessary and appropriate.

**Table 2.1: Phase 1A (North) Pre-RMA Conditions**

Condition Ref	Condition Requirement	Date of Registration	LBB Reference	Status
1.9	Submission and approval of CCC Feasibility	14/11/14	14/07508/CON	Pending Determination (Expected 30/01/15)
1.17	Submission of Illustrative Reconciliation Plan	29/01/2015 (Submission)	T.B.C	Pending Determination (Expected T.B.C)
1.18	Establishment of the Access Forum	09/12/14	14/07889/CON	Pending Determination (Deadline - 03/02/15)
1.19	Establishment of the Energy Panel	09/12/14	14/07890/CON	Pending Determination (Deadline - 03/02/15)
1.20	Submission of the Area Wide Walking and Cycling Study	19/12/14	14/08105/CON	Pending Determination (Deadline - 13/02/15)
1.21	Submission of the Framework Servicing and Delivery Strategy	17/12/14	14/08112/CON	Pending Determination (Deadline - 11/02/15)

Condition Ref	Condition Requirement	Date of Registration	LBB Reference	Status
1.22	Submission of the Phase 1AN Servicing and Delivery Strategy	17/12/14	14/08111/CON	Pending Determination (Deadline - 11/02/15)
1.23	Submission of Public Consultation Strategy	09/12/14	14/07891/CON	Pending Determination (Deadline - 03/02/15)
1.24	Submission of Vacuum Waste Collection Feasibility Study	05/02/15	14/07961/CON	Pending Determination (Deadline - 05/02/15)
1.25	Submission of BXC Mobility Feasibility Study	11/12/14	14/07955/CON	Pending Determination (Deadline - 05/02/15)
1.26	Submission of Inclusive Access Strategy	11/12/14	14/07957/CON	Pending Determination (Deadline - 05/02/15)
2.2	Submission of Clitterhouse Mobility Scheme	11/12/14	14/07960/CON	Pending Determination (Deadline - 05/02/15)
2.3	Submission of Site measure of open space	09/12/14	14/07888/CON	Pending Determination (Deadline - 03/02/15)
2.7	Submission of A5 Corridor Study	11/11/14	14/07402/CON	Pending Determination

Condition Ref	Condition Requirement	Date of Registration	LBB Reference	Status
				(Deadline - 06/01/15)
2.8	Submission of Pedestrian & Cycle Strategy	17/12/14	14/08110/CON	Pending Determination (Deadline - 11/02/15)
7.1	Submission of Estate Management Framework	29/01/2015 (Submission)	T.B.C	Pending Determination (Expected T.B.C)
10.1	Submission of Skills and Development Method Statement	09/12/14	14/07892/CON	Pending Determination (Deadline - 03/02/15)
11.1	Submission of Car Parking Management Strategy	17/12/14	14/08109/CON	Pending Determination (Deadline - 11/02/15)
11.2	Submission of Phase Parking Standards and Strategy	17/12/14	14/08108/CON	Pending Determination (Deadline - 11/02/15)
27.1	Submission of Existing Landscape and Mitigation Measure	09/12/14	14/07897/CON	Pending Determination (Deadline - 03/02/15)
27.2	Submission of Tree Protection Method Statement	09/12/14	14/07896/CON	Pending Determination (Deadline - 03/02/15)
27.8	Submission and approval of Invasive Plants	20/08/14	F/04565/14	Decided (12/12/2014)

Condition Ref	Condition Requirement	Date of Registration	LBB Reference	Status
29.1	Submission of Acoustic Design Report	29/01/2015 (Submission)	T.B.C	Pending Determination (Expected T.B.C)
31.1	Submission and approval of Remediation Zones	14/11/14	14/07509/CON	Pending Determination (Deadline - 09/01/15)
33.3	Submission of Telecoms Statement	09/12/14	14/07895/CON	Pending Determination (Deadline - 03/02/15)
35.3	Submission of RDF Feasibility Study	09/12/14	14/07893/CON	Pending Determination (Deadline - 03/02/15)
35.4	Submission of Further Feasibility Report	11/12/14	14/07959/CON	Pending Determination (Deadline - 05/02/15)
35.6	Submission of Revised Energy Strategy	17/12/14	14/08106/CON	Pending Determination (Deadline - 11/02/15)
37.1/37.3	Submission of Submission of Phase Transport Report Scope	14/11/2014	14/07506/CON	Pending Determination (Deadline - 09/01/15)
37.2/37.4	Submission of Phase Transport Report	30/01/2015 (Submission)	T.B.C	Pending Determination (Expected T.B.C)

**b) Development which is the subject of this RMA**

2.15 As described above, the content of Phase 1A (North) has been separated into three categories for the purposes of making RMAs. This RMA relates to the Phase 1A (North) Development Plots only.

2.16 The general location and the parameters for the Phase 1A (North) Development Plots has been established and approved under the 2014 Permission through the relevant Parameter Plans in the RDSF. The key Parameter Plans are listed below, and the supporting text to the Parameter Plans (Appendix 2 of the RDSF) explains how the parameters apply to the plots:

- **Parameter Plan 001 (Development Zone)** – this plan divides the site into development zones, the total development floorspace of which is defined in Table 1 and Appendix 5 of the RDSF, the plan also identifies a series of building zones.
- **Parameter Plan 002 (Transport Infrastructure)** – this plan identifies the various elements of infrastructure proposed.
- **Parameter Plan 003 (Public Realm and Urban Structure)** – this plan identifies a network of new and existing public spaces and routes between them for pedestrians and cyclists.
- **Parameter Plan 004 (Ground Level Land Uses to Frontages) and Parameter Plan 005 (Upper Level Land Uses to Frontages)** – these plans describe the land use character of the principal elevations within the development at ground and upper levels.
- **Parameter Plan 007 (Maximum Building and Frontage Heights)** – defines the maximum heights of buildings.
- **Parameter Plan 008 (Minimum Frontage Heights)** – identifies the minimum building heights along key frontages.
- **Parameter Plan 009 (Building Zones and Service Access)** – identifies the various areas where new basements can and cannot be constructed and also frontages where direct access car park or service yards which will and will not be included.

- **Parameter Plan 014 (Floor Space Thresholds)** - identifies the 'primary' use (within the following categories: residential, business/employment, WHF, rail freight facility, or any other use permitted in that Development Zone as shown on the Zonal Floorspace Schedule except residential) and floorspace in that use, for each Building Zone. It also shows the amount (but not use) of the remaining 'other' floorspace within the sub-zone.

2.17 Parameter Plan 015 (Indicative Layout Plan) illustrates one way in which the BXC development could be configured based on the parameters and principles of the Parameter Plans. RMAs are not required to comply with this plan, provided that they comply with the other parameters. However, this plan does form the base plan for the Reconciliation Process and preparation of an Illustrative Reconciliation Plan (Condition 1.17), which is to demonstrate how, the scheme will gradually evolve to a comprehensive development of the whole site within the terms of the parameters and principles approved under the 2014 Permission.

2.18 In response to Condition 1.16, Table 2.3 below provides a summary of the key requirements applying to the Phase 1A (North) Development Plots which are contained in the RDSF, RDAS and RDG. It also details where Planning Conditions and obligations in the S106 Agreement are relevant.

**Table 2.3: RDSF, RDAS, RDG, Planning Conditions and Other Requirements**

Residential works	Revised Design Specification and Framework (RDSF) and Parameter Plans (PP)	Revised Design and Access Statement (RDAS)	Revised Design Guidance (RDG)	Planning Conditions (Not including commencement, phasing and triggers, unless they are relevant to content of RMA)	S106 Agreement and other relevant planning application documents
<b>Plots 53 and 54</b>	Paragraph 2.18 – 2.22  Paragraph 2.27 – 2.28  Paragraph 2.40 – 2.53  Paragraph 2.54d – 2.54e	Section A2.3 (Use and Amount)  Section A2.4 (Scale) Section A2.5 (Appearance)  Section A2.6.4 (Private Amenity Space)	Section B2.2.(within an Illustrative Street Typology at B2.2.5)  Section 4.2.1 (component palette)  Section 4.2.2 (component palette)	Condition 1.10 Residential Relocation Strategy  Condition 1.16 (compliance with RDSF, RDAS, RDG)  Condition 2.1 (content of RMA)	Paragraph 1 of Schedule 2 of S106 Agreement  Paragraphs 3.1.3, 3.4.2 and 3.7 - 3.10 of Schedule 2A of the S106 Agreement  Parts II and III of Schedule 24 of the S106 Agreement

Residential works	Revised Design Specification and Framework (RDSF) and Parameter Plans (PP)	Revised Design and Access Statement (RDAS)	Revised Design Guidance (RDG)	Planning Conditions (Not including commencement , phasing and triggers, unless they are relevant to content of RMA)	S106 Agreement and other relevant planning application documents
	Paragraph 2.69 – 2.87 Paragraph 5.58 Paragraph 5.66 Paragraphs 2.91 - 2.93 Parameter Plan 001 Parameter Plan 002 Parameter Plan 003 Parameter Plan 004 Parameter Plan 005 Parameter Plan 007 Parameter Plan 009 Parameter Plan 014 Table 4 (page 16) Table 6 (page 36) Table 8 (page 52) Table 9 (page 53) Table 11 (page 147) Table 11a (page 148) Indicative Zonal Layout PP 023	Section A3.5 (Brent Terrace)  Section A.5 (Access)	Section 4.3.2 (component palette)	Condition 27.4 (Planting Details) Condition 27.6 (Landscaping Works) Condition 35.7 (Compliance with Revised Energy Strategy) Condition 38.1 (Parking Details) Condition 38.3 (Statement to support Reconciliation Mechanism) Condition 46.4 (On-site Play Space) Condition 48.2 (Compliance with Scale Thresholds)	

2.19 Table 2.4 below shows which of the requirements set out in Condition 2.1 apply to the Phase 1A (North) Development Plots which form part of this RMA. This has been agreed with LBB prior to the submission of this RMA.

**Table 2.4: Details required by Condition 2.1 to support Phase 1A (North) Development Plots**

Condition 2.1 General RMA Requirements - Short title	Plots 53 and 54
<b>a) Explanatory Report ("ER")</b>	
Statement to demonstrate compliance with RDSF, DAS and DG	Y
Statement to demonstrate compliance with submission of RM, supporting reports and content of ER	Y
<b>b) Land Uses</b>	
Statement demonstrating compliance of land uses and mix of uses	Y
Statement demonstrating compliance of affordable housing proposals	Y
<b>c) Layout</b>	
RESERVED DETAILS OF LAYOUT	Y
Report demonstrating compliance of internal noise standards	Y
Updated Illustrative Reconciliation Plan	Y
<b>d) Scale and design standards</b>	
RESERVED DETAILS OF SCALE	Y
Statement etc. demonstrating compliance of scale with RDSF, DAS & DG	Y
Statement demonstrating compliance of design standards for housing	Y
<b>e) Access</b>	
RESERVED DETAILS OF ACCESS	Y
Statement etc. demonstrating compliance of access with RDSF, DAS & DG	Y
Statement demonstrating compliance of car parking	Y
Individual Travel Plan	Y
Details of electric vehicle charging points	Y
Details of the relevant bus priority measures	N/A
Statement confirming finished floor levels and threshold levels	Y
<b>f) Materials</b>	
RESERVED DETAILS OF APPEARANCE	Y
Full details of materials to be used on all external surfaces (including hard landscaping)	Y
Statement demonstrating compliance in the selection of construction materials	Y
<b>g) Landscaping</b>	
RESERVED DETAILS OF LANDSCAPING	Y
Statement etc. demonstrate compliance of landscaping with RDSF, DAS & DG	Y
Summary of existing tree details	Y
Specification for surface changes	Y
Post construction landscaping near trees	Y
Tree planting	Y
Details of proposed green or brown roofs	Y

Condition 2.1 General RMA Requirements - Short title	Plots 53 and 54
<b>h) Sustainability</b>	
Sustainability/energy statement to demonstrate compliance with sustainability standards and carbon saving targets	Y
Statement demonstrating feasibility of linking into CHP and District Heating	Y
Details for linking into the Vacuum Waste Collection System	Y
Statement demonstrating compliance with the Energy Strategy	Y

2.20 The following sections of this report consider the above in more detail and describe the RMA response to the parameters of the 2014 Permission.

## 3 LAND USE

### a) Planning Requirements

- 3.1 Parameter Plan 001 identifies that Plots 53 and 54 are located within the Brent Terrace Development Zone.
- 3.2 Parameter Plan 004 and Parameter Plan 005 describes the land use character of the elevations within the development at ground and upper levels. The Parameter Plans identify that the ground and upper level land uses for Plots 53 and 54 are residential.
- 3.3 Parameter Plan 014 identifies the 'primary' use and, for each Building Zone. The Parameter Plan identifies Plots 53 and 54 as being building zone 'BT1' Table 6 within the supporting text identifies the development floorspace (primary use) within this building zone as being 5,575m<sup>2</sup> residential floorspace Gross External Area (GEA).
- 3.4 The southern approach of the Living Bridge and Claremont Avenue are provided in Phase 1A North and the construction of such Critical Infrastructure results in the demolition of 85 residential units within the Whitefield Residential Estate and the Rose Freedman Centre. The definition of the Whitefield Estate Replacement Units (Part 1) allows for the units to be re-provided on site or off-site in the vicinity of the Site pursuant to the Residential Relocation Strategy. As described in Section 2, it is proposed to provide a total of 47 replacement units on Plots 53 and 54.
- 3.5 A Section 96A application (non-material amendment) has been submitted to LBB to make the necessary amendments to the relevant definitions within the 2014 Permission decision notice. The S106 Agreement is being revised to reflect the change in unit numbers in the Whitefield Estate Replacement Units (Part 1). Also, the floorspace tables within the RDSF are being revised through Condition 2.4 to reflect the Primary Development Package ("PDP") floorspace within Brent Terrace as being 5,575m<sup>2</sup> (GEA).

**b) Compliance**

- 3.6 As identified on Drawing Ref HT-1413-P-2 it is proposed to provide residential properties on Plots 53 and 54 within the identified building zones which is consistent with the Parameter Plans. The Design Development Report confirms that the proposals provide 5,456m<sup>2</sup> (Gross External Area) of residential floorspace consistent with the amended floorspace schedules identified in the RDSF.
- 3.7 It is proposed to provide 47 units in total, across the plots, of which 31 units are for secure tenants, 15 units are for owner occupier leaseholders and 1 unit is for an Investor landlord.
- 3.8 Therefore, the land use, quantum of floorspace and number of units proposed complies with the parameters and principles described in the 2014 Permission (as amended).

## 4 LAYOUT

### a) Planning Requirements

- 4.1 The Town and Country Planning (Development Management Procedure) (England) Order 2010 (“DMPO”) confirms that in relation to reserved matters, ‘layout’ means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and space outside the development
- 4.2 The layout of buildings on Plots 53 and 54 is not controlled beyond being within the Building Zone boundary as identified on Parameter Plan 001.
- 4.3 The RDAS identifies this Illustrative Masterplan layout as being 36 terraced units across the two sites. The ground floor and upper floor uses for these illustrative units are identified as being “houses/apartments” (p.55). Illustrative Section F (from the West to East through Brent Terrace from Edgware Road to Brent Terrace) identifies the units on the Plots as being apartments.
- 4.4 Section A3 of the RDAS describes in more detail the various places or districts that make up BXC as shown on Parameter Plan 001. Section A3.5 states that Brent Terrace will have a mixture of housing typologies relating to the differing edge conditions to the east in the form of the existing Brent Terrace and to the west where the Midland Mainline Railway forms the boundary. The RDAS continues to state that:

**“The character of Brent Terrace will be retained and enhanced. On the eastern side of Brent Terrace two triangles of vacant land will be occupied by a number of new family terrace houses. These new homes will be set back from the existing street in order to retain the existing hawthorne hedge row that is an integral part of the existing landscape. The existing streetscape has a unique local character that will be enhanced with ‘home zone’ landscaping that will reinforce this quality” (p.106).**

- 4.5 In terms of illustrative street typology the RDG states that Brent Terrace could become:

**“...a ‘suburban hamlet’ within the city. Brent Terrace is a unique residential street where the existing railway terraces have ‘backs’ that face the street. The street will be completed with new terrace houses occupying the land on the**

**opposite side of the street. The new homes will be set back to ensure that the existing hedgerow is retained and allowed to flourish as a landscape feature along with additional street planting. The new homes will acknowledge both the scale and grain of the existing houses. The street will retain its suburban character while being integrated into the new urban context (B.2.2.5)**

4.6 The erection of dwellings on the plots has been established in the RDSF and the 2014 Permission. The RDAS and RDG refer to apartments and houses being developed on the site and this has been reflected in the design process and in the engagement with LBB.

4.7 A Secondary Pedestrian and Cycle route through Plot 54 is identified on Parameter Plan 003 linking Brent Terrace to Clitterhouse Crescent.

**b) Compliance**

4.8 As identified on Drawing Refs HT-1413-P-3 and HT-1413-P-5, it is proposed to provide three almost identical buildings (Block A, B and C) set back from the hedgerow. Block A and B are to be erected on Plot 53, while Block C is to be erected on Site 54).

4.9 In addition to the three main blocks, which provide a mix of 2 and 3 bedroom apartments, there are rows of terraced houses on both sites, also set back from the hedgerow.

4.10 A pedestrian and cycle route through Plot 54 linking Brent Terrace and Clitterhouse Crescent is provided (Drawing Ref No HT-1413-P-5).

4.11 Therefore, the layout of the proposed development is in accordance with the parameters and principles described in the 2014 Permission (as amended).

## 5 SCALE

### a) Planning Requirements

- 5.1 The DMPO states that in relation to reserved matters, ‘scale’ means the height, width and length of each building.
- 5.2 Parameter Plan 007 identifies that the maximum frontage heights (L.O.D. +/- 2.00m) fronting onto Brent Terrace is 12m, with a Building Zone height of 12m. The Building Zone height fronting onto the rear gardens of residential units located along Clitterhouse Crescent is 10m.
- 5.3 The maximum and minimum parameters for each Building Zone (i.e. length, width and height scale thresholds) within Development Zones as identified on Parameter Plan 001 of the site are defined in Scale Thresholds in Appendix 10 of the RDSF.
- 5.4 Appendix 10 of the RDSF provides ‘scale parameters’ for specific parts of the site. The maximum and minimum dimensions of specific buildings (as revised through Condition 2.4 to increase the maximum width threshold) plan for Building Zone BT1 (Plots 53 and 54) are defined as follows:

Height		Length		Width	
Max	Min	Max	Min	Max	Min
12	6	61	11	24	8

- 5.5 Appendix 10 provides the following definitions for length, width and height:
- “Length – The longest elevation (defined by reference to the dimensions of the smallest cuboid which can contain the proposed building) of any proposed building within a Building Zone;
  - Width – The shortest elevation (defined by reference to the dimensions of the smallest cuboid which can contain the proposed building) of any proposed building within a Building Zone; and
  - Height – The height of buildings, including all plant, which will be in accordance Parameter Plans 007 & 008” (p.2)

5.6 At Section A2.4.2 of the RDAS a number of general principles that determine the height and massing of built forms across the site including; transition of scale and general height profile – building heights to remain low at the periphery of the site; enclosure and general height datum – an average building height of 4 to 9 storeys exists across the site; routes and spaces.

5.7 The RDG states that new homes on Plots 53 and 54 will acknowledge both the scale and grain of the existing houses (B.2.2.5 RDG).

**b) Compliance**

5.8 It is proposed to erect 2 to 3 storey buildings on both sites, which measure between 9.5m and 7m in height which are below the maximum height thresholds of 12m and 10m. The buildings are also consistent with the defined scale thresholds as follows:

- Terrace 1 and Block A : 60m in length and 24m in width
- Block B : 44m in length and 24m in width
- Block C : 44m in length and 24m in width; and
- Terrace 2 : 23m in length and 8.75m in width

5.9 A key consideration in designing the proposed dwellings was to respect the existing scale and grain of the existing houses along Brent Terrace and those to the rear of the plots along Clitterhouse Crescent as identified on Plan 02 within the Design Development Report (p.10). In this manner the blocks and terraces have been designed so as to address the streetscape as identified on Drawing Refs HT-1413-P-3 and HT-1413-P-5.

5.10 Therefore, the scale of the proposed development is in accordance with the parameters and principles described in the 2014 Permission (as amended).

## 6 ACCESS

### a) Planning Requirements

- 6.1 The DMPO states that ‘access’ means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- 6.2 Parameter Plan 002 identifies that Plots 53 and 54 will be accessed via Brent Terrace which is identified as an existing street with a ‘Home Zone’ character designation and the use of shared surfaces for vehicles and pedestrians will be encouraged. Parameter Plan 009 defines those areas of the development site where service or car parking basements or undercroft construction may be built.
- 6.3 The RDSF states that the requirements of ‘Lifetime Homes’ standards as currently defined by Habinteg (2010) (set out in Appendix 6) shall be applied to all new residential buildings (para 2.27). Also, the RDSF states that the development will (to the extent that this is consistent with the high density, mixed use development and the terms of the planning permission) achieve the London Plan target that 10% of all new homes (across the development) should be designed to meet wheelchair housing standards or be easily adaptable for wheelchair users (para 2.28).
- 6.4 As described above, a Secondary Pedestrian and Cycle route through Plot 54 is identified on Parameter Plan 003 linking Brent Terrace to Clitterhouse Crescent.
- 6.5 Section A.5 of the RDAS sets out the framework for the approach to inclusive design and the sustainable approach to access. A key principle is to encourage development in accessible locations which will reduce the need for travel, promote the use of public transport and other non-car modes, and reduce the number and journey lengths of trips which are made by car. However, the RDAS recognises that private vehicles will be a critical mode of transport for many disabled people and states that accessible parking will be important (p.160).

**b) Compliance**

- 6.6 As identified on Drawing Ref HT-1413-P-2, vehicular access is from Brent Terrace into the car parking spaces only. There are two vehicular access points on Plot 53 and three on Plot 54. In line with Parameter Plan 009 it is not proposed to provide any basement or undercroft car parking.
- 6.7 Pedestrian access is also from Brent Terrace and the scheme comprises of a new pedestrian path serving the terraced houses. This path runs parallel to the Brent Terrace, between the hedge and the new development. Another set of pedestrian access paths leads to the communal entrances for the apartments in the centre of the sites. These paths are separated from the internal roads by planting.
- 6.8 As identified in the Design Development Report (p.13) all of the new units are designed to 'Lifetime Homes' standards and a number have been designed to meet wheelchair housing standards provide towards the overall site wide target of 10%.
- 6.9 Therefore, the access of the proposed development is in accordance with the parameters and principles described in the 2014 Permission (as amended).

## 7 APPEARANCE

### a) Planning Requirements

- 7.1 The DMPO defines “appearance”, with respect to reserved matters, as meaning the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 7.2 Parameters and principles for the appearance of such buildings are contained in the RDAS and RDG. Section A2.5 of the RDAS states that *“low and medium rise buildings will be generally solid, rather than lightweight - a masonry architecture should prevail; although lighter elements in metal, timber and as well as moments of ornament will add delicacy and richness to the composition”* (p.71). The RDAS continues to state that natural materials are encouraged and brick should be the most typical material.
- 7.3 Section B.2.2.5 of the RDG states that Brent Terrace will retain its suburban character while being integrated into the new urban context.
- 7.4 The RDG at Section B.4.2.1 provides component palattes for building frontages and also provides elevation typologies B4.2.2 which are intended to inform the design of the development. The RDG also identifies the building frontage components that new development in Brent Terrace could adhere to at Section B4.3.2 such as one front door minimum per vertical articulation.

### b) Compliance

- 7.5 The buildings are low rise and as such have been designed to be solid with masonry architecture prevailing through the use of natural materials such as brick and stone in line with the RDG. As described in the Design Development Report, the design emphasises the two storey appearance of the new development along Brent Terrace by introducing a strong cornice line, thereby ensuring that the suburban character of Brent Terrace is retained.
- 7.6 The proposed buildings have been designed to have a strong vertical emphasis, which serves to form the rhythm of a terraced street. This has been achieved by the proportions and the rhythm of the

window and balcony openings, along with the articulation of the top story as bays or gables. There is also a clear and regular recurrence of set-backs on the top floor which breaks down the mass of the development and strengthens the vertical appearance of the buildings.

- 7.7 Although the ground floor of the buildings, and therefore the entrance doors, are not visible from the street due to the existing hedgerow in front, there is also a clear rhythm on ground floor of individual front doors and balcony openings, which corresponds to the rhythm of vertical elements visible above.
- 7.8 Therefore, the appearance and materials utilised are in accordance with the parameters and principles described in the 2014 Permission (as amended).

## 8 LANDSCAPING

### a) Planning Requirements

- 8.1 The DMPO defines 'Landscaping' as being the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means; the planting of trees, hedges, shrubs or grass; the formation of banks, terraces or other earthworks; the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and the provision of other amenity features.
- 8.2 Parameter Plan 003 identifies a network of new and existing public spaces and the routes between them for cyclists and pedestrians. Plots 53 and 54 are situated in close proximity to Claremont Park and a new link provides access to Clitterhouse Crescent and Clitterhouse Playing Fields beyond.
- 8.3 The hedgerow which is situated in front plots is identified as being a green corridor – GC7 which Table 4 within the supporting text identifies should be a minimum of 3m in width. Section A3.5 of the RDAS and Section B2.2.5 of RDG state that new homes will be set back from the existing street in order to retain the existing hedgerow.
- 8.4 Section A2.6.3 sets out the play space strategy with doorstep play space, neighbourhood play space and community play space being within a maximum radial walking distance from a home of 125m, 400m and 1,000m respectively.
- 8.5 Section A2.6.4 identifies private amenity space provision through a variety of private amenity space typologies in the form of balconies, terraces, communal courtyards and private gardens. Private amenity space should as a minimum comply with the London Housing Design Guidelines, Interim Edition, August 2010. The minimum private amenity space for houses and apartments and how these private amenity spaces can be achieved are identified i.e. a 3 bed house should benefit from a minimum of 25m<sup>2</sup> through a private garden, balcony or terrace.
- 8.6 Section B4.1.1 provides component palettes for the public realm in terms of planting, surfaces and street furniture and facilities, while the public realm components to inform the design of new development in Brent Terrace are identified in Section B4.3.2.

**b) Compliance**

- 8.7 In terms of private amenity space, all units have their own private amenity space, either a private garden, terrace or balcony, sized to meet London plan space standards. As defined in Design Development Report, all houses and some of the ground floor apartments have private back gardens ranging from 45m<sup>2</sup> to 100m<sup>2</sup>. Most of the houses also have balconies or roof terraces on the upper floors. All other units have inset balconies measuring 7m<sup>2</sup> for a 2bed flat and 8m<sup>2</sup> for 3bed flats.
- 8.8 As most private amenity areas are oversized and given the proximity of the development to the adjacent Claremont Park, there is limited amount of shared amenity space provided on Plot 54.
- 8.9 In relation to doorstep play space, all units on Plot 53 are within 125m to the play facilities of Claremont Park and therefore no dedicated play space will be provided on site.
- 8.10 However, as all units on Plot 54 are more than 125m but less than 400m from Claremont Park a doorstep play area for children under the age of 5 (measuring 180m<sup>2</sup>) is provided on Plot 54 accordance with the provisions in the RDAS.
- 8.11 The Planting Strategy identified within the Landscape Design Development Report (Section 3) has been developed to provide an attractive setting to communal areas, and a robust screen between the new and existing residential developments In relation to the existing hedge which runs along Brent Terrace, wherever the hedge needs to be temporarily taken down for construction purposes, it will be replanted with enhanced native species, so that by completion of the project a continuous hedge is provided with the exception of points of access to the plots.
- 8.12 The hedgerow will measure a minimum of 3m in width as identified in Section 3 of the Landscape Design Development Report and will provide a green foil to the development, and creating a shady and woodland character which provides the theme for planting through the development and into the parking courts.
- 8.13 Planting within the central parking courts will reflect the characteristics of a cottage garden, with scented climbers, herbaceous planting and espaliered fruit trees, providing a soft and seasonally varied

backdrop to the central spaces, this is consistent with the “Residential Mews” identified in the planting component palette.

- 8.14 Biodiversity green roofs will be provided to the residential blocks and bike sheds to further enhance biodiversity within the development.
- 8.15 In relation to hard landscaping, the adjacent streetscape is characterised by the railway cottages of Brent Terrace. These Victorian cottages are predominantly of red brick with slate roofs and the proposed residential buildings are to use a similar palette of materials and tones of natural browns, reds and greys. The proposed hard landscape palette aims to complement these textures and tones, and also to reflect themes from the area’s railway heritage (Section 3.4 of the Landscape Design Development Report).
- 8.16 Therefore, the appearance and materials utilised are in accordance with the parameters and principles described in the 2014 Permission (as amended).

## 9 SUSTAINABILITY & ENERGY

### a) Planning Requirements

- 9.1 The proposals for the redevelopment of BXC are founded on a variety of sustainability features which will guide the implementation of the scheme which are categorised in the RDSF as being provided site wide (the most pertinent of which are summarised in Table 8 of the DSF) and those provided by developers of each plot/stage of the development (the most pertinent of which are summarised in Table 9) of the DSF.
- 9.2 Please find the proposed sustainability and energy measures proposed associated with the Phase 1A (North) Open RMA submission attached at **Appendix 1** and their compliance with the requirements of the RDSF.

### **APPENDIX 1**

## 10 ENVIRONMENTAL COMPLIANCE

### a) Planning Requirements

- 10.1 The 2014 Permission was subject to an Environmental Impact Assessment (EIA) process undertaken in line with The Town and Country Planning (Environmental Impact Assessment) Regulations 2011ii (the 'EIA Regulations') and were reported in the Environmental Statement (ES) dated October 2013 (BXC02).
- 10.2 The ES Further Information Report (Volume 3) has been prepared to provide, where necessary, further environmental information to accompany the October 2013 ES as considered necessary to inform the granting of the RMA.
- 10.3 Please refer directly to the report for the environmental compliance of the development plots.

## 11 CONCLUSIONS

11.1 This Explanatory Report demonstrates that the RMA details for the Phase 1A (North) Development Plots are in accordance with the relevant parameters, principles and other controls included in the 2014 Permission.



## APPENDIX 1

## PHASE 1A DEVELOPMENT PLOTS

### SUSTAINABILITY & ENERGY

#### **(a) Planning Requirements**

The proposals for the redevelopment of BXC are founded on a variety of sustainability features which will guide the implementation of the scheme which are categorised in the RDSF as being provided site wide (the most pertinent of which are summarised in Table 8 of the DSF) and those provided by developers of each plot/stage of the development (the most pertinent of which are summarised in Table 9) of the DSF.

The key sustainability commitments for the development of Plots 53 and 54 are identified as follows:

#### **Materials**

- Implement Construction Environmental Management Plans;
- Undertake pre-demolition audits for all buildings;
- Reuse at least 70% demolition arisings, audited using ICE Demolition Protocol;
- Adhere to the Code of Construction Practice;
- Register each contract under the Considerate Constructors Scheme
- 90% of timber to be obtained from a sustainable source Forest Stewardship Council (FSC);
- Use no peat or natural weathered limestone;
- Use materials selected from A to C options in the BRE's Green Guide to Specification (BRE, 2009).
- Construction materials will have at least 10% recycled content (by value);
- Avoid using materials that deplete the Ozone layer and that contribute to global warming;

#### **Operational waste**

- All residential buildings will be designed, and infrastructure provided, to allow for recycling or composting of at least 40% of household waste;
- Non-residential buildings will include storage space for segregated waste enabling waste producers and contractors to recycle this as easily as possible;
- The design of waste storage and management infrastructure will be in accordance with 'best practice' design and the Council's 'Information for Developers and Architects';
- Compostable waste will be segregated for composting. Green waste from parks, gardens and open spaces will be composted locally, and used beneficially on site;

#### **Energy and carbon emissions**

- Residential elements to achieve a 40% reduction in regulated CO<sub>2</sub> emissions compared to a Building Regulations Part L 2010 compliant scheme;
- All elements to comply with relevant version of Part L as appropriate at the point of design construction (e.g. Part L 2013, 2016);
- Connect all principal residential buildings to the district heat network, where feasible to do so;

#### **Water resource efficiency**

- Water use in residential buildings to be less than 105 litres per person per day;
- Install water metering in all buildings;
- Install low-water-use fittings / appliances, where fitted by the developer;
- Install A-rated appliances (white goods), where fitted by the developer;
- Provide water butts in residential buildings with gardens or suitable balconies;

## Drainage

- Sustainable Urban Drainage Strategy using attenuation basins and tanks and porous paving to achieve a 25% reduction of the current 1:100 year return flow plus 30% for climate change compared to that for the existing site.

## Building Environmental Performance Targets

- Residential buildings to achieve at least Code for Sustainable Homes 4\* with an aspiration for higher;
- All non-residential buildings to achieve at least BREEAM 'Very Good' rating, with an aspiration for higher;
- All residential development should meet Lifetime Home standards and 10% of units across the whole BXC site should meet wheelchair accessibility standards;
- Residential development to achieve BS 8233:1999 'good' standard for external to internal noise where practicable, 'reasonable' standard elsewhere. Residential development to improve on Building Regulations (2003) Part E for internal sound transmission standards by 5dB (as defined in the Code for Sustainable Homes) except where unavoidable external noise intrusion renders this of no additional value;

## Open Space Public Realm

- Provide brown or green roof on at least 10% of available roof area where these secure ecological amenity value;

## Transport

- Provide facilities for bicycles (storage)
- Building / occupier-specific Travel Plan

## b) Proposed Sustainability Measures

TOPIC	PROPOSED SUSTAINABILITY MEASURE
<b>Materials</b>	
Implement Construction Environmental Management Plans;	The CEMP will be finally developed during detailed design after planning permission has been granted and implemented by the contractor who is yet to be appointed.
Undertake pre-demolition audits for all buildings;	No demolition of buildings is required for the development of Plots 53 and 54.
Reuse at least 70% demolition arisings, audited using ICE Demolition Protocol;	Although no demolition of buildings will take place, this requirement includes dealing with excavated material, as detailed in the Demolition Protocol. This will be undertaken and documented by the contractor when work begins on site.
Adhere to the Code of Construction Practice;	The CoCP will be finally developed during detailed design after planning permission has been granted and implemented by the contractor who is yet to be appointed.
Register each contract under the Considerate Constructors Scheme	This will be undertaken by the contractor when work begins on site.
90% of timber to be obtained from a sustainable source Forest Stewardship Council (FSC);	This includes timber used in final construction as well as timber for temporary works and falsework. 90% of such timber should be reclaimed, re-used or responsibly sourced.  It is now generally accepted that a 'green supply chain' can allow timber from a Forest Stewardship Council (FSC) accredited

	<p>source <i>or an equivalent</i>. This is detailed in Code for Sustainable Home guidance (<i>Table: Cat 3.1 Tier Levels</i>), as follows:          “FSC, CSA, SFI with CoC, PEFC, Reused Materials, Schemes compliant with BES6001:200861 (or similar) Excellent and Very Good Performance Ratings”          (CSA - Canadian Standards Association;          SFI with CoC - Sustainable Forestry Initiative with Chain of custody;          PEFC - Programme for the Endorsement of Forest Certification Schemes)          Timber used in construction will be sourced in accordance with guidance provided in Code for Sustainable Home guidance in <i>Checklist Man 3: Construction Site Impacts</i>.          Appropriate timber will be specified during detailed design stage, and sourced and installed by the contractor as construction progresses. The contractor will provide appropriate verification of the sourcing of timber.</p>
<p>Use no peat or natural weathered limestone;</p>	<p>No peat or weather limestone will be used.</p>
<p>Use materials selected from A to C options in the BRE’s Green Guide to Specification (BRE, 2009).</p>	<p>This will be implemented, unless such materials are not available which would enable the buildings to perform as required. This caveat is acceptable within the full wording of this requirement in BXC08.</p>
<p>Construction materials will have at least 10% recycled content (by value);</p>	<p>Materials for new construction will have a recycled content of at least 10%. Suitable materials will be specified during detailed design stage and implemented by the contractor as construction progresses. The recycled content will be verified using the Net Waste Tool available from, and run by WRAP (Waste and Resources Action Programme).</p>
<p>Avoid using materials that deplete the Ozone layer and that contribute to global warming;</p>	<p>This requirement addresses refrigerants containing Chlorofluorocarbon Refrigerants (CFCs) which are known to be hazardous to the ozone layer and contribute to global warming. CFCs will not be used in the development. Any refrigerants used will have a Global Warming Potential (GWP) ≤ 10, as defined in BREEAM Guidance for Pol 01 <i>Impact of refrigerants</i>.          The requirement also addresses the use of insulants which must not be manufactured using materials which contribute significantly to Global warming.          The permitted materials are given in Code for Sustainable Homes guidance for Category 6 Pollution in Table: Cat 6.2: <i>Blowing agents deemed to satisfy the issue requirements and/or believed to have a GWP of less than 5</i>.</p>
<p><b>Operational waste</b></p>	
<p>All residential buildings will be designed, and infrastructure provided, to allow for recycling or composting of at least 40% of household waste;</p>	<p>Buildings and the surrounding areas on Plots 53 and 54 will include areas dedicated to storing separated waste streams to ensure at least 40% of household waste will be recycled or composted</p>

Non-residential buildings will include storage space for segregated waste enabling waste producers and contractors to recycle this as easily as possible;	N/A for Plots 53 and 54
The design of waste storage and management infrastructure will be in accordance with 'best practice' design and the Council's 'Information for Developers and Architects';	The waste storage and management infrastructure will be designed in accordance with 'best practice' design and the Council's 'Information for Developers and Architects';
Compostable waste will be segregated for composting. Green waste from parks, gardens and open spaces will be composted locally, and used beneficially on site;	Compostable waste will be segregated for composting. Green waste from parks, gardens and open spaces will be composted locally, and used beneficially on site;
<b>Energy and Carbon Emissions Strategy</b>	
Residential elements to achieve a 40% reduction in regulated CO <sub>2</sub> emissions compared to a Building Regulations Part L 2010 compliant scheme	The design for plots 53 & 54 is achieving a 40% reduction in CO <sub>2</sub> emissions as compared to Part L 2010 as confirmed by SAP calculations provided by the design team. This is achieved through following the 'lean, mean, green' hierarchy as set out in policy and the Revised Energy Strategy. Key features are a high standard of building fabric design and construction, resulting in low heat loss through building fabric; good design which optimises glazing ratios, to balance heat loss through glazing with good daylight levels, air tightness of 5m <sup>3</sup> /m <sup>2</sup> /hour @50Pa, and the provision of a 60kWth CHP engine located between the two plots, providing heating and hot water to all residences.
All elements to comply with relevant version of Part L as appropriate at the point of design construction (e.g. Part L 2013, 2016)	Plots 53 & 54 will comply with the Building Regulations Part L 2013.
Connect all principal residential buildings to the district heat network, where feasible to do so	Plots 53 & 54 are small scale residential plots which are not principal residential buildings. These plots are served by a standalone CHP engine which provides low carbon heating and hot water to the residences.
<b>Water resource efficiency</b>	
Water use in residential buildings to be less than 105 litres per person per day;	This will be achieved by installing a variety of low-water demand appliances and fittings.
Install water metering in all buildings;	All buildings in Phase 1A will have water meters
Install low-water-use fittings / appliances, where fitted by the developer;	Low-water-use fittings as well as washing machines / dishwashers will be fitted in the buildings on Plots 53 and 54.

Install A-rated appliances (white goods), where fitted by the developer;	All white goods (refrigerators, washing machines, dishwashers) fitted in the buildings on Plots 53 and 54 will be A-rated.
Provide water butts in residential buildings with gardens or suitable balconies;	All water falling on the roofs will be collected in water butts in gardens until they are full, after which excess water will be diverted to the surface water drainage system.
<b>Drainage</b>	
Sustainable Urban Drainage Strategy using attenuation basins and tanks and porous paving to achieve a 25% reduction of the current 1:100 year return flow plus 30% for climate change compared to that for the existing site.	The preferred SUD's techniques on this site given the constraints would be to use permeable paving in conjunction with attenuation systems such as oversized pipes, attenuation tanks, albeit rainwater harvesting/green roofs will also be considered. For this development, cellular storage will be provided beneath porous paving within the carparking areas for Plots 53 and 54 as discussed in the preceding section. Infiltration to ground from the porous paving will not be permitted.
<b>Building Environmental Performance Targets</b>	
Residential buildings to achieve at least Code for Sustainable Homes 4* with an aspiration for higher;	The residential buildings on Plots 53 and 54 will achieve a CSH rating of at least 4*. Details of how this will be achieved will be decided during detail design after planning permission has been granted.
All residential development should meet Lifetime Home standards and 10% of units across the whole BXC site should meet wheelchair accessibility standards;	The residential development will meet Lifetime Home standards. Three units will meet wheelchair accessibility standards. While this number is less than 10% of units on Plots 53 and 54, the shortfall (two units) will be made up on plots to be developed later.
Residential development to achieve BS 8233:1999 'good' standard for external to internal noise where practicable, 'reasonable' standard elsewhere. Residential development to improve on Building Regulations (2003) Part E for internal sound transmission standards by 5dB (as defined in the Code for Sustainable Homes) except where unavoidable external noise intrusion renders this of no additional value;	This requirement will be met. Details of how this will be achieved will be decided during detail design after planning permission has been granted.
<b>Open Space Public Realm</b>	
Provide brown or green roof on at least 10% of available roof area where these secure ecological amenity value;	Approximately 500 square metres of brown/green roof will be provided on Plot 53, and 300 square metres of brown/green roof will be provided on Plot 54. This will comprise approximately 30% of the available roof area.
<b>Transport</b>	
Provide facilities for bicycles (storage)	Storage for 46 No. bicycles will be provided on Plot 53 and 27 No. on Plot 54.
Building / occupier-specific Travel Plan	A building / occupier-specific Travel Plan will be developed during detail design after planning permission has been granted. and implemented once the buildings are occupied.

**c) Technical Compliance**

Details of compliance with the energy strategy for the development plots will be included the report for condition 35.7.