

STUDIO E



# GRENFELL TOWER REGENERATION PROJECT

## PLANNING STATEMENT

PLANNING APPLICATION  
OCTOBER 2012



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA



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& Chelsea TMO

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# 1 INTRODUCTION & CONTEXT

## Introduction

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1.1 This Planning Statement is written in support of the full planning application for the **“Refurbishment of existing Grenfell Tower including new external cladding and fenestration, reconfiguration of lower 4 levels to provide 7 new residential units (use class C3), replacement nursery (use class D1) and boxing club (use club D2) facilities, replacement canopy, external public realm works, redevelopment and change of use of existing garages to refuse collection area and office accommodation (use class B1).”**

1.2 It should be considered in conjunction with the full submission, which includes the following:

- Completed application form
- Full set of plans
- Housing Needs Assessment
- Design and Access Statement
- Engagement Statement
- Tree Survey
- Noise Impact Assessment
- Energy Statement (including Daylight Assessment)
- BREEAM Pre-Assessment

## Context

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1.3 The need for the regeneration of Grenfell Tower has based upon an assessment of the wider Lancaster West Estate which identified the Tower as the top priority for investment on the Estate.

1.4 The Tower requires improved thermal efficiency and sound insulation, new heating system, new windows and general improvements to the building and its setting.

1.5 This project sits alongside the wider redevelopment to construct the new Academy and Leisure Centre with its associated public realm. At the time of submission, the associated planning application (reference PP/12/01833) has been through the committee process, the conclusion of which was a ‘resolution to grant’ subject to the signing of the Unilateral Undertaking.

1.6 The development of the site is guided by National, London-wide and Local Planning Policy.

## 2 PROPOSED DEVELOPMENT

- 2.1 The key components of the development are as follows:
- Providing new windows and recladding the residential storeys of the tower
  - ‘Filling in’ the lower storeys to provide 2 floors of residential accommodation, and a reconfigured nursery and boxing club, concierge and office space
  - New entrance lobbies
  - Replacement canopy
  - Converting a single garage to provide a bin / recycling store for residents of the tower
  - Converting the remaining garages to office accommodation
  - Improvements to outside space to create a more attractive local environment

### Recladding

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- 2.2 All the residential storeys will be reclad and new windows will be provided. The Design and Access Statement explains the options process that has been undertaken to conclude the preferred solution. This is an insulated panel with a rainscreen cladding, with pivot windows with additional venting. This creates the necessary balance between appropriate ventilation levels, noise reduction and the avoidance of overheating.

### Lower storeys

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- 2.3 The bottom four storeys of the tower will be reconfigured.
- 2.4 At the ground floor this will include the reprovided nursery, an improved lobby, staircase arrangement and reception facilities.
- 2.5 At the walkway level, the boxing club will be reprovided with improved entrance arrangements.

- 2.6 At the mezzanine level 3no 3 bed flats will be provided, and at the Walkway +1 level, 4no 4 bed flats will be provided.

- 2.7 A new canopy will be provided around the building.

### Garages

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- 2.8 The existing garages to the south of the Tower will be converted to office accommodation.
- 2.9 The existing Estates Inspector’s office and refuse facilities in this area will be improved.
- 2.10 This will also include improvements to the undercroft area in terms of materials and lighting.

### Public Realm

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- 2.11 The surrounding area will be improved in terms of materials, furniture and access and this will also link to the KALC development to knit the wider site together.
- 2.12 The KALC development includes the removal of the access ramp to the west of the tower and the improvement to the playground which will link to the nursery.

### Internal works

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- 2.13 Internally, new heating systems will be provided.

### 3 SITE DESCRIPTION

#### Location

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3.1 The proposed site is located at Lancaster Green, directly to the north of the residential 'fingers' of Hurstway Walk, Testerton Walk and Barandon Walk. Lancaster Green itself is located to the east, with recreational facilities to the west with the elevated underground line beyond, and the all weather pitches and car parking to the north.

#### Description

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3.2 The Tower is a 1960's built 23 storey residential tower. It comprises 20 storeys of residential development and the lower four (three with mezzanine) storeys made up of exposed circulation space, entrance areas and a former doctor's surgery, as well as a nursery and boxing club.

3.3 It links to the residential 'fingers' to the south over a network of walkways common in 1960's architecture.

3.4 Whilst the ideals of the 1960's design may not have been maintained, and alterations have been made accordingly, the buildings remain and accommodate a range of residential accommodation with associated facilities.

3.5 The Tower is now in need of investment to overcome issues relating the building fabric and performance, overheating and noise levels.

#### Surroundings

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3.6 The site sits within a mixed wider setting of leisure and mostly post-war residential development.

3.7 Land to the north is made up of open spaces including green space, recreational space and car parking. This area, subject to planning permission being achieved, will become the site of the new Kensington Academy.

3.8 To the west lies more open space with the Leisure Centre beyond. This leisure is due for replacement, subject to the same planning application.

3.9 The new developments will be surrounded by high quality public realm which in total will not represent any loss in outside space. Lancaster Green itself is remodelled and there will be a swath of greenspace outside the new Leisure Centre.

3.10 The new development will therefore sit within a much improved environment and setting.

## 4 PLANNING POLICY

### Policy Framework

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- 4.1 The Planning Policy Framework against which the application will be considered includes the following:
- National Planning Policy Framework (March 2012) (NPPF)
  - The London Plan (July 2011)
  - The Royal Borough of Kensington and Chelsea Core Strategy (adopted December 2010)
  - Unitary Development Plan (adopted May 25th 2002) Extant Policies
- 4.2 Other relevant Material Considerations including the following Supplementary Planning Documents (SPD):
- Access Design Guide SPD (2010)
  - Trees and Development SPD (2010)
  - Noise SPD (2009)
  - Transport SPD (2008)
  - Designing Out Crime SPD (2008)
  - Housing Standards SPG
- 4.3 Its determination will also take into account further material considerations in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.4 The NPPF is a material consideration in the determination of all planning applications. At the likely time of the final determination of this planning application (i.e. prior to March 2013), if there is a 'limited degree' of conflict between the Core Strategy and the NPPF, full weight should be given the Core Strategy. In other cases, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.
- 4.5 This section of the report deals with planning policy by theme, and under each theme

summarises key national, metropolitan and local planning policy, and how it has been considered and responded to as part of the proposed development. It does not repeat verbatim every relevant policy. Most themes are detailed further in other supporting documentation and cross referenced accordingly.

- 4.6 The key themes are as follows:
- Principle of Use
  - Design
  - Trees
  - Accessibility
  - Highways and Movement
  - Housing Need
  - Climate Change & Energy
  - Noise

### Principle of Use

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- 4.7 The NPPF sets out the importance of planning to 'boost significantly the supply of housing' including the delivery of a wider choice of high quality homes (paras 47-50).
- 4.8 The London Plan identifies that with a growing population and increasing numbers of households, the demand for housing will continue to rise (paras 1.15 – 1.18, 1.48).
- 4.9 Policy 2.14, Areas for Regeneration, identifies the importance of the regeneration and the commitment to tackling social exclusion in such areas.
- 4.10 Policy 3.1 also identifies the need for the protection and enhancement of facilities that meet communities' needs.
- 4.11 Policy 3.3, identifies the 'pressing need' for more homes in London, and sets out housing targets and densities to be achieved. Policy 3.8 identifies the importance of family housing.

- 4.12 Vision CV1 of the Core Strategy identifies the importance of housing provision to help stimulate regeneration in North Kensington. Strategic Objective CO6 sets out the need to cater for a variety of housing needs at the local level, and generally the increased provision of housing.
- 4.13 Vision CV9 focuses on the future vision for Latimer, as being a place that guarantees tenants the opportunity of a new homes and creating capacity for people to move into the area.
- 4.14 Policy CP9 refers to the long term regeneration of Latimer and the need for development to contribute positively to the area's regeneration.
- 4.15 Supporting text refers to improvements to legibility within the area as well as the opportunity to reuse underused areas positively, and the importance of community facilities as part of new development.
- 4.16 Policy CK1 refers to the importance of community facilities and their enhancement and protection.
- 4.17 Policy CF5 refers to the location of business uses, and that small scale (under 300sqm) office development would be permissible in this location.
- 4.18 The proposed development meets the aspirations for the future of the Royal Borough and Latimer through the provision of a new housing and the re-use of underused facilities, as well as the improved community facilities of the nursery and boxing club and office accommodation which will all contribute positively to the area's accommodation.
- 4.19 The proposed community facilities are relocated and improved from their current locations within the tower, and therefore meet

the policy aspirations and specific sequential criteria of the policy.

- 4.20 The office accommodation is under 300sqm and complies with the policy requirements.

**4.21 It is therefore considered that the proposed development is acceptable in principle. It will contribute to meeting established housing demand and contribute towards the wider regeneration of the area.**

## **Design**

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- 4.22 The NPPF is clear in its intentions to achieve high quality design. It identifies the contribution that well designed buildings and places can improve the lives of people and communities (para. 8). Para. 9 identifies that pursuing sustainable development can involve seeking positive improvements through the replacement of poor design with good design.
- 4.23 Para. 17 sets out that securing high quality design is one of the 12 key principles of planning. Paras. 56 – 68 add more detail to this principle, seeking to ensure that 'developments...establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; ...are visually attractive as a result of good architecture and appropriate landscaping'.
- 4.24 The London Plan also stresses the importance of achieving high quality design in new development, including at policy 7.1, 7.2, 7.3, and 7.4, and 3.5 for residential development. These policies expand upon the requirements of high quality design that considers the needs of all the community, including older and disabled people, and that new development seeks to reduce criminal behaviour and the fear thereof. New development should fully consider its relationship with its surroundings

- and its influence upon the future character of the area.
- 4.25 Policy 7.5 focuses upon public realm, and the importance of creating public spaces that are secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.
- 4.26 Policy 7.6 relates specifically to architecture, and how it should make a positive contribution to a coherent public realm and streetscape, considering architectural quality, details, materials, impact upon surrounding amenity, climate change, integration with surrounding streets and spaces, adaptability and the maximisation of the site.
- 4.27 The Core Strategy also stresses the importance of high quality design. Policies CL1 and CL2 in particular identify the need for development to contribute positively to context through its architecture and urban form. Whilst policy explanation refers to 'By Design', it also refers to the three criteria set by Vitruvius:
- Functional, robust and attractive
  - Provide a timeless assessment of good design
  - Can be applied at any scale, from the design of a chair, to a building or part of city
- 4.28 These criteria are reflected in policy CL2, which requires development to be:
- Functional
  - Robust
  - Attractive
  - Locally distinctive
  - Sustainable
  - Inclusive
  - Secure
- 4.29 Also relevant is the Designing Out Crime SPD. The document sets out elements which can contribute to achieving this, including well defined routes, good natural surveillance, strong sense of ownership, activity and spaces which are designed with management and maintenance in mind. Design factors include quality boundary treatments, well designed public spaces, careful relationship of uses and buildings.
- 4.30 The proposed design has been the subject of a series of pre-application meetings with the Local Planning Authority, as well as a series of public exhibitions as detailed in the Engagement Statement.
- 4.31 Comments raised have been fully discussed and incorporated where possible.
- 4.32 The design of the scheme as a whole has fully considered policy requirements, expectations and aspirations, fully taking into consideration the immediate and wider surroundings, particularly focussing on creating a wider environment that works as a coherent place.
- 4.33 The reclad materials and new windows will represent a significant improvement to the environmental performance of the building and to its physical appearance. The development will mark a step change in the living environment for residents, with improved ventilation, reduced noise levels, windows that can safely be opened and cleaned, and improved entrance facilities.
- 4.34 Bringing the lower floors into more positive use will not only increase the supply and choice of housing, but also provide the nursery at ground floor, leading into the new playspace provided through the KALC project, and improved facilities and location for the boxing club. New entrance arrangements together with the general increase in natural surveillance at ground floor, including the active use of the garages, will also have a

- positive impact upon crime and the fear thereof.
- 4.35 The outside space is designed to continue from the KALC development in terms of design and materials, creating a coherence that is currently not a feature of this part of the estate. Spaces will be improved to be more welcoming, accessible and safe, with pedestrians being prioritised over vehicular movement.
- 4.36 The supporting Design and Access Statement offers more detailed design explanation and how the design meets the policy and SPD criteria.
- 4.37 It explains how the proposed development is functional. The building and spaces have been designed to respond to the needs of the users, and what the community have told the designers as the scheme has emerged.
- 4.38 Robustness will be ensured through the appropriate use of high quality materials, that reflect the demands of the buildings and spaces that surround them.
- 4.39 Sustainability has been a key consideration throughout design progression and this is reflected throughout all buildings as set out in this Statement and other supporting documentation.
- 4.40 Security has also been a key consideration, but carefully integrated in to the overall design to minimise any increased fear of crime through over-dominant security features.
- 4.41 In summary, it is considered that the development represents the highest standards of design, making a positive contribution to the appearance of the neighbourhood and the potential as a catalyst for further regeneration.**

## Trees

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- 4.42 The NPPF is clear in its intentions to “plan positively for the achievement of high quality and inclusive design...including individual buildings, public and private spaces...”. Whilst it does not refer to trees specifically, its intentions of achieving high quality outside space are clear.
- 4.43 The London Plan offers detailed guidance on the importance of the inclusion of trees as part of development schemes, and where possible the retention of existing high quality trees, in terms of the positive impact on the natural environment, air quality, adapting to and mitigating climate change; and contributing to the quality and character of London’s environment. Policies 5.10, 7.5 and 7.21 are particularly relevant, as well as policies 2.18 and 3.16.
- 4.44 Core Strategy Policy CR6 (Trees and Landscaping) seeks to protect existing trees and provision of new trees that complement existing or create new high quality green areas which deliver amenity and biodiversity benefits. Loss of trees will be resisted unless they are of little amenity value. Where practicable and appropriate trees that are felled should be replaced. New trees should be suitable species for the location. Landscaping should be fit for purpose and be of a high quality and compatible with the surrounding landscape and townscape.
- 4.45 A Tree Survey has been undertaken for the wider site and is submitted as part of this application.
- 4.46 No trees are proposed to be removed as part of this planning application.**

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## Accessibility

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- 4.47 The NPPF refers to the importance of inclusive design and the achievement of safe and suitable access for all people.
- 4.48 The London Plan identifies the requirement, at policy 7.2, of achieving the highest standards and accessible and inclusive design. Other policies support this in terms of helping to enable the achievement of more accessible neighbourhoods and the accessibility of social infrastructure by all sections of the community.
- 4.49 The theme of inclusive access for all runs through the Core Strategy, including at CO1, 3 and 5, and CL1.
- 4.50 The Access Design Guide SPD (2010) provides guidance on accessibility including residential internal space standards, disabled access, accessible parking, accessible internal arrangements and entrances. This has fully informed the proposals.
- 4.51 All the residential units are designed to Lifetime Homes standards, and the alterations within the building will significantly improve ease of access for all.**
- 4.52 Further detail is set out in the Design and Access Statement.**

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## Highways & Movement

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- 4.53 The NPPF seeks to focus significant movement generating development to be located where the need to travel can be minimised and the use of sustainable modes maximised. Priority should be given to pedestrians and cycle movements.
- 4.54 The London Plan has at its core the objective that “London should be a city where it is convenient for everyone to access jobs, opportunities and facilities with an efficient and effective transport system which actively encourages more walking and cycling...”.
- 4.55 Policy 6.3 requires development proposals to ensure that impacts are fully assessed and should not adversely affect safety on the transport network. Cumulative impacts must be taken account of.
- 4.56 More detailed policies focus upon the reduction in the need to travel and the promotion of the ability to cycle and walk (Policies 6.9 and 6.10). It also refers to the appropriate balance between new development and car parking provision (6.13).
- 4.57 The Core Strategy also seeks to achieve better travel choices and make it easier for residents to choose alternative modes to the private car (objective CO3). It promotes the minimisation of new parking provision and permit-free arrangements for new residential development. Policy CT1 sets out specific requirements accordingly.
- 4.58 The application does not include any additional parking facilities.
- 4.59 The garages that are lost to the development (6 in total) are currently underused and there are ample other on-site dedicated parking facilities available for residents.
- 4.60 A survey of garage use across the estate in July 2012, as updated in October 2012, identified that of the 109 existing garages, 13 were vacant. This offers ample opportunity to relocated displaced spaces (only 4 of which are occupied) and accommodate any likely future demand generated by the increase in the number of flats.
- 4.61 It is confirmed that the new residential development is proposed as permit-free.
- 4.62 The public realm improvements will significantly improve the surrounding environment reducing opportunities for

criminal behaviour and fear of crime, thereby making walking and cycling a more attractive choice, particularly in offering easier access towards local public transport facilities on Latimer Road.

**4.63 It is considered that the development will not contribute to any changes on local highways and will help to facilitate easier and safer access to public transport and other local facilities.**

### **Housing Need**

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- 4.64 The NPPF seeks to ensure the delivery of a wide choice of quality homes, widen opportunities for home ownership and the creation of inclusive and mixed communities.
- 4.65 The London Plan identifies the “desperate” need for more homes to promote opportunity and choice for Londoners.
- 4.66 It sets out that with the population set to increase by 1.3 million in the 25 years to 2031, and average household size declining from 2.34 persons per household to 2.19, the number of households in London could rise by 0.9 million. This approximates to 34,000 additional households a year. However, these figures do not represent the growth in housing requirements over the life of the Plan. This is identified through the GLA’s 2008 Strategic Housing Market Assessment (SHMA) which informs both the London Plan and the Mayors Housing Strategy.
- 4.67 Working with relevant partners, the Mayor will seek to ensure the housing need identified in paragraphs 3.17 and 3.18 is met, particularly through provision consistent with at least an annual average of 32,210 net additional homes across London which will enhance the environment, improve housing choice and

affordability and provide better quality accommodation for Londoners.

- 4.68 Policy 3.5 focuses on the need for high quality design in housing, as well as providing for choice in tenure. Policy 3.8 focuses on housing tenure, referring to mix of size and type as well as the importance of family housing, and Policy 3.9 promotes balanced and mixed communities, fostering social diversity and redressing social exclusion. This policy also identifies the promotion of better tenure mix especially in areas with a dominance of social rented property.
- 4.69 The London Plan also sets out targets for achieving social rented and interim housing within new residential development but also refers to the individual site circumstances and viability (Policy 3.12), including reference to the need to create more balanced communities in exceptional circumstances.
- 4.70 The Core Strategy includes Objective CO6 which aims to ensure a diversity of housing catering for a variety of local needs.
- 4.71 The residential element of the proposed development includes seven, four bedroomed units. This reflects established demand for larger social rented properties and will help to add to the diversity of unit sizes on offer in the neighbourhood.
- 4.72 It is therefore concluded that the provision of new four bedroomed residential accommodation fully meets policy requirements.**

### **Ecology & Biodiversity**

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- 4.73 The NPPF identifies that the planning system should minimise impacts on biodiversity and provide net gains where possible through the conservation, enhancement and incorporation of biodiversity into development schemes.

- 4.74 The London Plan sets out that development proposals should protect and enhance biodiversity, and prioritise assisting in achieving targets in biodiversity action plans and/or improve access to nature in deficient areas (Policy 7.19).
- 4.75 Promoting and protecting biodiversity and green infrastructure is also a key principle of sustainable design (Policy 5.3). It promotes the use of green roofs in development as a means of absorbing rainfall and these will also contribute to improving biodiversity (Policy 5.11).
- 4.76 Policy 7.19 seeks to ensure that proposals should make a positive contribution to protection, enhancement, creation and management of biodiversity.
- 4.77 The Core Strategy, at Policy CE4, requires opportunities to enhance and attract biodiversity.
- 4.78 As a small site with an outside area being made up of hard surfacing, and with the whole roof area being taken up with plant for the new heating systems, there is no practicable possibility for creating opportunity for biodiversity or habitat creation.**

## Climate Change & Energy

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- 4.79 Adapting to climate change is well documented in planning policy, and the role that planning can play in achieving more sustainable development is at the heart of the NPPF, as set out in section 10 thereof.
- 4.80 The London Plan sets out overall targets for CO2 emissions and how the planning system can promote their achievement (Policies 5.1, 5.2). This is achieved in part through Policy 5.3 that requires sustainable design standards be integral to development proposals including construction and operation.
- 4.81 Policy CE1 of the Core Strategy focuses on Climate Change, ensuring the following in relation to this development:
- Applications for refurbishment achieve the comparable level to Ecohomes Very Good under the new BREEAM Domestic Refurbishment guidance.
- 4.82 For the avoidance of doubt, other floorspace created falls below the 1000sqm threshold and is therefore not subject to the requirements of the policy. However, the development has been considered as a whole and is supported by an assessment under the new BREEAM Refurbishment guidelines.
- 4.83 Sustainability has been at the heart of design progression since the inception of the project and full details of how this has been considered is set out in the appropriate supporting reports including the Energy Statement.
- 4.84 Several options were considered for energy generation and this is fully explained in the accompanying Energy Statement. In summary, a centralised gas absorption heat pump with central domestic hot water storage and trace heating is being proposed that will best meet the Tenant Management Organisation's and residents' requirements.
- 4.85 The tower will be disconnected from the boilers in the basement of the tower however these will continue to serve the residential blocks to the south until such a time as they are refurbished when the boilers can be dismantled and taken from the site. As such, all vents and access to this basement level have had to be retained in the detailed design proposals for the external space.

**4.86 The BREEM Pre-Assessment Estimate which shows shows that by achieving the minimum standard requirements together with assumptions of good sustainable design practice, the proposed refurbishment project is likely to achieve a BREEAM rating of “Good”. The full justification for this position is set out in the document itself.**

4.93 The noise level generated by the proposed plant was calculated and found to meet RBKC requirements with no additional acoustic screening needed.

**4.94 The Noise Assessment concludes that the residential units will benefits from significant improvements compared to the current noise levels experienced within the dwellings.**

## Noise

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4.87 The NPPF identifies that new development should not contribute to or be at risk of unacceptable levels of noise pollution.

4.88 Policy 7.15 of the London Plan adds that noise sensitive development should be separated from major noise sources wherever practicable.

4.89 The Core Strategy at Policy CE6 also echoes these requirements, and this is supplemented by the Noise SPD.

4.90 Located next to the underground line, the site is influenced by existing noise levels, and as such the external envelope of the tower has been carefully designed to ensure natural ventilation whilst minimising noise impact into the building. Furthermore, a number of items of mechanical plant will be installed on the roof of Grenfell Tower to provide heating to the building.

4.91 A noise survey was undertaken to establish the average noise level incident on the façade during the daytime and night time periods, and the minimum background noise level at local residential properties.

4.92 Internal noise levels were calculated before and after the proposed façade refurbishment and are found to be reduced by 10dB. The façade sound insulation performance is improved significantly.

## 5 WASTE MANAGEMENT

### Introduction

- 5.1 This section of the Planning Statement constitutes the Waste Management Strategy and describes the approach to managing waste for the development.
- 5.2 Minimising waste is considered to be part of the overall strategy for achieving sustainable development.

### Planning Policy

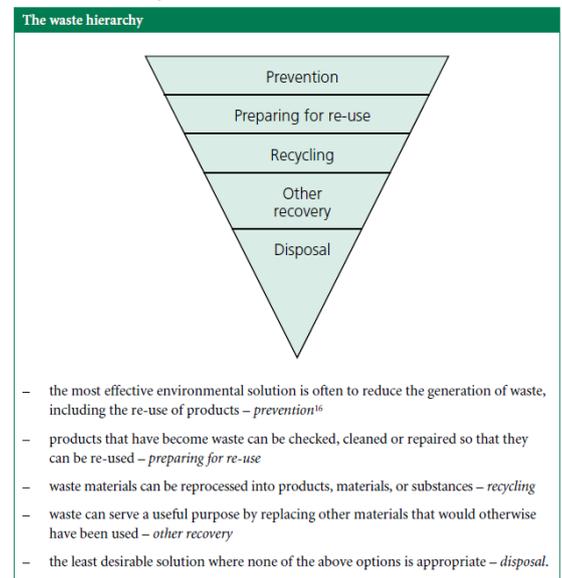
- 5.3 Whilst the NPPF (March 2010) replaced most Planning Policy Statements and Guidance notes, PPS10 was retained (pending the publishing of the detailed waste policies as part of the National Waste Management Plan).
- 5.4 PPS10 has a number of planning objectives, including ensuring that "the design and layout of new development supports sustainable waste management".
- 5.5 PPS10 states that "waste management should be considered alongside other spatial planning concerns, such as transport, housing, economic growth, natural resources and regeneration, recognising the positive contribution that waste management can make to the development of sustainable communities, and should be integrated effectively with other strategies including municipal waste management strategies".
- 5.6 Good design and layout in new development can help to secure opportunities for sustainable waste management, including for kerbside collection and community recycling. New development makes sufficient provision for waste management and promotes designs and layouts that secure the integration of waste management facilities without adverse

impact on the street scene or, in less developed areas, the local landscape.

- 5.7 Waste management facilities in themselves should be well-designed, so that they contribute positively to the character and quality of the area in which they are located. Poor design is in itself undesirable, undermines community acceptance of waste facilities and should be rejected.
- 5.8 PPS10 promotes the following approach to a waste hierarchy:

#### ANNEX C

##### The Waste Hierarchy



#### Waste Hierarchy: Extract from PPS10

- 5.9 The Companion Guide to PPS10 notes that sustainable waste management opportunities will be best secured through good design and layout. Non-waste related development might incorporate recycling facilities such as bring banks, provide dedicated facilities to enable the collection of recyclable materials, or contribute toward community waste management facilities such as green waste composting sites or civic amenity sites.

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## London Plan (2011)

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- 5.10 The London Plan supports a waste hierarchy as follows - reduce, reuse, recycle / composting, before energy recovery and disposal. Minimising the generation of waste and maximising reuse or recycling is an important part of the sustainability policies (Policy 5.3: Sustainable design and construction).

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## RBKC Core Strategy

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- 5.11 Policy CE3 (Waste) supports the waste hierarchy and achieving the waste apportionment figure, as set out in the London Plan.
- 5.12 On development sites, Policy CE3 requires the provision of adequate refuse and recycling storage space which allows for ease of collection in all developments.
- 5.13 The Policy also requires the provision of a Site Waste Management Plan (which accompanies this planning application).

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## Waste approach at Grenfell

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- 5.14 There is currently a mini recycling facility accommodating residential waste on the site. This is proposed to be relocated within the scheme. This facility will operate in conjunction with the existing waste collection facility within the base of the tower.
- 5.15 Deposit of waste for residents and collection by the current service provider will remain the same.

## 6 CONSULTATION

### Engagement Statement

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- 6.1 The Engagement Statement sets out the significant level of community engagement that has been undertaken at all stages of design development. This has involved:
- Community Briefing session
  - Questionnaires with feedback forms
  - Weekly drop-in sessions
  - Specific meetings with the nursery and boxing club
  - Display boards with a suggestion box
  - Regular newsletters
  - Pre-application public exhibition
- 6.2 Feedback from these various meetings and events is set out in detail in the Engagement Statement.
- 6.3 This identifies broad support for the proposals, particularly the windows and cladding, the heating system and the desire for improvements around the base of the tower.

## 7 CONCLUSION

- 7.1 This Statement explains how the proposed regeneration of Grenfell Tower meets the necessary planning policy requirements of national, London-wide and local planning policy.
- 7.2 The development will provide significant improvements to the physical appearance of the Tower, as well as the environmental performance and the amenity of its residents. It will also provide additional much needed family accommodation.
- 7.3 The existing community facilities of the nursery and boxing club will be retained and relocated into improved accommodation in more appropriate locations within the Tower.
- 7.4 The surrounding environment will be significantly improved offering a safer, more secure and attractive living environment as part of the wider redevelopment of the area.
- 7.5 Significant improvements to natural surveillance including the new ground floor uses in the tower and garages will also contribute towards this.
- 7.6 **It is therefore concluded the planning permission should reasonably be granted.**