

PROJECT FLOURISH – LADBROKE GROVE PLANNING REPORTS AND DRAWINGS (27 OCTOBER 2023)

REPORT TITLE	REVISION	AUTHOR	NO OF PARTS
Application Form	-	Rolfe Judd Planning	1
Planning Statement	P04	Rolfe Judd Planning	1
Development Specification	P03	Rolfe Judd Planning	1
Application Covering Letter	-	Rolfe Judd Planning	1
CIL Additional Information Form	-	Rolfe Judd Planning	1
Design & Access Statement	P01	FaulknerBrowns Architects and Hutchinson & Partners	22
Design Code	P01	FaulknerBrowns Architects, Hutchinson & Partners, and Spacehub	14
Landscape and Public Realm Strategy	P04	Spacehub	5
Statement of Community Involvement	P02	Comm Comm UK	6
Community Space Audit	P02	Volterra Partners LLP	1
Daylight and Sunlight Potential within the Proposed Masterplan	P01	Gordon Ingram Associates (GIA)	7
Flood Risk Assessment	P08	RMA Environmental	5
Drainage Strategy	P04	Walsh	5
Integrated Water Management Strategy	P03	Walsh	2
Basement Impact Assessment	P03	Walsh	1
Arboricultural Impact Assessment & Method Statement	P01	Tamla Trees	5
Energy Strategy	P05	Hoare Lea	4
Sustainability Statement	P04	Hoare Lea	1
BREEAM Pre-Assessment Plot 2 Sainsbury's	P06	Hoare Lea	1
BREEAM Plot 2 Office	P04	Hoare Lea	1
BREEAM Plots 1, 4, 5 & 6 Retail	P03	Hoare Lea	1
BREEAM Summary Statement	P01	Hoare Lea	1
Whole Life Carbon Assessment	P02	Hoare Lea	1
Circular Economy Statement	P04	Hoare Lea	1
Construction Logistics Plan (CLP)	P05	T Arnold-Consulting Ltd	1
Construction Environmental Management Plan (CEMP)	P05	T Arnold-Consulting Ltd	1
Construction Management Plan (CMP)	P08	T Arnold-Consulting Ltd	1
Draft Construction Phase Fire and Emergency plan	P01	T Arnold-Consulting Ltd	3
Site Waste Management Plan	P02	T Arnold-Consulting Ltd	1
Pre-Demolition Audit	P02	T Arnold-Consulting Ltd	1
Delivery and Servicing Plan (Sainsburys)	P01	Mayer Brown	1
Travel Plan (Sainsburys)	P01	Mayer Brown	1
Car Park Management Plan (Sainsbury's)	P01	Mayer Brown	1
Transport Assessment, including the following appendices:	P02	WSP	10

/ Framework Travel Plan			
/ Outline Delivery and Servicing Plan			
/ Car & Cycle Parking Management Plan			
Waste Management Plan	02	WSP	1
Town Centre Uses Assessment	P01	Stantec	1
Financial Viability Assessment (submitted under separate cover)	-	Gerald Eve	1
Plot 2 Gateway One Planning Statement	P05	Hoare Lea	1
Plot 2 – London Planning Statement	P06	Hoare Lea	1
Plot 1 – Outline London Planning Statement	P02	Hoare Lea	1
Plot 4 – Outline London Planning Statement	P04	Hoare Lea	1
Plot 5 – Outline London Planning Statement	P02	Hoare Lea	1
Plot 6 – Outline London Planning Statement	P03	Hoare Lea	1
Cultural Placemaking Strategy	P01	Futurecity Ltd	1
Built Heritage Impact Assessment	P01	Turley Heritage & Townscape	1
ENVIRONMENTAL STATEMENT (ES) – Volumes 1 and 2			
Non-Technical Summary	P01	Trium Environmental Consulting	1
Chapter 1: Introduction	P03	Trium Environmental Consulting	1
Chapter 2: EIA Methodology	P03	Trium Environmental Consulting	1
Chapter 3: Alternatives and Design Evolution	P01	Trium Environmental Consulting	1
Chapter 4: The Proposed Development	P03	Trium Environmental Consulting	1
Chapter 5: Demolition and Construction	P04	T Arnold-Consulting Ltd	1
Chapter 6: Socio Economics	P04	Volterra Partners LLP	1
Chapter 7: Traffic & Transport	P02	WSP	1
Chapter 8: Air Quality	P03	Air Quality Consultants	1
Chapter 9: Noise & Vibration	P03	Noise Consultants Ltd	1
Chapter 10: Daylight, Sunlight, Overshadowing and Solar Glare	P03	Gordon Ingram Associates (GIA)	1
Chapter 11: Wind Microclimate	P02	RWDI	1
Chapter 12: Ground Conditions and Contamination	P03	RMA Environmental Ltd	1
Chapter 13: Biodiversity	P02	The Temple Group	1
Chapter 14: Built Heritage	P02	Turley Heritage & Townscape	1
Chapter 15: Archaeology	P03	AOC Archaeology Group	1
Chapter 16: Climate Change and Greenhouse Gases	P02	Trium Environmental Consulting and Air Quality Consultants	1

Chapter 17: Effect Interactions	P03	Trium Environmental Consulting	1
Chapter 18: Likely Significant Effects	P03	Trium Environmental Consulting	1
Chapter 19: Environmental Management, Mitigation and Monitoring	P02	Trium Environmental Consulting	1
Volume 2: Townscape and Visual Impact Assessment	P02	The Townscape Consultancy	10
ES Volume 3: Technical Appendices			
Chapter 1: Introduction Annex 1: Competent Experts and Relevant Experience Annex 2: Location of Information within the ES Annex 3: Glossary of Terms and Abbreviations	P01	Trium Environmental Consulting	1
Chapter 2: EIA Methodology Annex 1: Scoping Report and Scoping Opinion	P01	Trium Environmental Consulting	1
Chapter 2: EIA Methodology Annex 2: Scoping Report Addendum and Scoping Opinion Addendum	P01	Trium Environmental Consulting	1
Chapter 2: EIA Methodology Annex 3: Cumulative Schemes	P01	Rolfe Judd Planning	1
Chapter 2: EIA Methodology Annex 4: Construction Phasing Scenarios	P01	Trium Environmental Consulting	1
Chapter 6: Socio Economics Annex 1: Policy and Guidance	P02	Volterra Partners LLP	1
Chapter 6: Socio Economics Annex 2: Health Impact Assessment	P02	Volterra Partners LLP	1
Chapter 7: Traffic & Transport Annex 1: Policy and Guidance	P02	WSP	1
Chapter 8: Air Quality Annex 1: Glossary Annex 2: Legislative and Planning Policy Context Annex 3: Modelling Methodology Annex 4: Construction Dust Assessment Procedure Annex 5: EPUK / IAQM Planning for Air Quality Guidance Annex 6: Professional Experience Annex 7: Air Quality Neutral Annex 8: Air Quality Positive Statement Annex 9: Nitrogen Dioxide Monitoring Survey Annex 10: Construction Mitigation Annex 11: Generator Specification Annex 12: London Vehicle Fleet Projections Annex 13: Model Results with St William Development	P01	Air Quality Consultants	1

Chapter 9: Noise & Vibration Annex 1: Glossary Annex 2: Noise Legislative, Policy, Guidance and Assessment Approach Annex 3: Significance Criteria – Construction Noise and Vibration Annex 4: Significance Criteria – Operational Sound (Road Traffic) Annex 5: Significance Criteria – Operational Sound (Building Services and Other Sound of an Industrial and/or Commercial Nature) Annex 6: Significance Criteria – Operational Sound (Amplified Music / Entertainment Noise) Annex 7: Site Suitability Assessment Guidance and Criteria – Noise Annex 8: Site Suitability Assessment Guidance and Criteria – Vibration Annex 9: Baseline Noise and Vibration Survey Annex 10: Construction Noise and Vibration Assumptions and Detailed Results Annex 11: Road Traffic Noise Assumptions and Detailed Results Annex 12: Site Suitability Assessment	P01	Noise Consultants Ltd	1
Chapter 10: Daylight, Sunlight, Overshadowing and Solar Glare Annex 1: Planning Policy Annex 2: Methodology and Baseline Results Annex 3: Drawings Annex 4: Daylight and Sunlight Results and Window Maps Annex 5: Daylight and Sunlight Results to Houseboats and Plot 3 Annex 6: Overshadowing Results	P01	Gordon Ingram Associates (GIA)	1
Chapter 11: Wind Microclimate Annex 1: Policy and Guidance Annex 2: Technical Appendix	P01	RWDI	1
Chapter 12: Ground Conditions and Contamination Annex 1: Legislation and Planning Policy	P02	RMA Environmental Ltd	1
Chapter 12: Ground Conditions and Contamination Annex 2: Desk Study Report (CGL, September 2021)	P01	CGL	3
Chapter 12: Ground Conditions and Contamination Annex 3: Interim Geotechnical	P01	CGL	2

and Geoenvironmental Interpretative Report			
Chapter 12: Ground Conditions and Contamination Annex 4: Groundsure Report	P01	Groundsure	2
Chapter 12: Ground Conditions and Contamination Annex 5: RBKC Comments (EIA Scoping)	P01	RMA Environmental Ltd	1
Chapter 13: Biodiversity Annex 1: Relevant Legislation, Policy and Guidance	P02	The Temple Group	1
Chapter 13: Biodiversity Annex 2: Preliminary Ecological Appraisal	P01	The Temple Group	1
Chapter 13: Biodiversity Annex 3: Bat Survey Report	P01	The Temple Group	1
Chapter 13: Biodiversity Annex 4: Biodiversity Net Gain Assessment	P01	The Temple Group	1
Chapter 13: Biodiversity Habitat Regulations Assessment Stage 1 Screening	P01	The Temple Group	1
Chapter 14: Built Heritage Annex 1: Heritage Assets Plan	P02	Turley Heritage & Townscape	3
Chapter 14: Built Heritage Annex 2: Zone of Theoretical Visibility (ZTV)	P01	Turley Heritage & Townscape	1
Chapter 14: Built Heritage Annex 3: Built Heritage Baseline Appraisal	P01	Turley Heritage & Townscape	8
Chapter 14: Built Heritage Annex 4: Built Heritage Impact Assessment	P01	Turley Heritage & Townscape	1
Chapter 14: Built Heritage Annex 5: Justification for Scoping Out Built Heritage Assets	P01	Turley Heritage & Townscape	2
Chapter 14: Built Heritage Annex 6: Key Built Heritage Pre-Application Responses	P01	Turley Heritage & Townscape	1
Chapter 15: Archaeology Annex 1: Planning Policy and Legislation	P02	AOC Archaeology Group	1
Chapter 15: Archaeology Annex 2: Archaeological Desk-Based Assessment	P01	AOC Archaeology Group	2
Chapter 15: Archaeology Annex 3: Gazetteer	P01	AOC Archaeology Group	1
Chapter 16: Climate Change and Greenhouse Gases Annex 1: Policy and Guidance Background Annex 2: Extract from Whole Life Carbon Assessment Annex 3: Extract from Energy Strategy Annex 4: London Travel Demand Survey 2019/2020	P01	Trium Environmental Consulting and Air Quality Consultants	1

Annex 5: Climate Change Technical Note			
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DRAWING TITLE	DRAWING NUMBER	REVISION	AUTHOR
Location Plan	167-FAU001-Z-100-DR-A-GAP-9100	P01	FaulknerBrowns Architects
EXISTING DRAWINGS			
Demolition Plan	167-FAU001-Z-ZZ-DR-A-GAP-9101	P01	FaulknerBrowns Architects
Existing Site Plan	167-FAU001-Z-100-DR-A-GAP-9102	P01	FaulknerBrowns Architects
Existing Site Sections	167-FAU001-Z-ZZ-DR-A-SEC-9110	P01	FaulknerBrowns Architects
Existing Sainsbury's Store - Level 00	167-FAU001-A-100-DR-A-GAP-9200	P01	FaulknerBrowns Architects
Existing Sainsbury's Store - Level 01	167-FAU001-A-101-DR-A-GAP-9201	P01	FaulknerBrowns Architects
Existing Sainsbury's Store - Roof Plan	167-FAU001-A-102-DR-A-GAP-9202	P01	FaulknerBrowns Architects
Existing Sainsbury's Store - Sections	167-FAU001-A-ZZ-DR-A-SEC-9203	P01	FaulknerBrowns Architects
Existing Sainsbury's Store - Elevations	167-FAU001-A-ZZ-DR-A-ELE-9204	P01	FaulknerBrowns Architects
Existing Petrol Filling Station - Plans, Section & Elevations	167-FAU001-B-ZZ-DR-A-GAP-9205	P01	FaulknerBrowns Architects
Existing Boathouse Centre - Plans	167-FAU001-C-ZZ-DR-A-GAP-9207	P01	FaulknerBrowns Architects
Existing Boathouse Centre - Sections and Elevations	167-FAU001-C-ZZ-DR-A-ELE-9208	P01	FaulknerBrowns Architects
Existing Canalside House - Plans	167-FAU001-D-ZZ-DR-A-GAP-9209	P01	FaulknerBrowns Architects
Existing Canalside House - Sections and Elevations	167-FAU001-D-ZZ-DR-A-ELE-9210	P01	FaulknerBrowns Architects
Existing Gas Governor - Plans, Section & Elevations	167-FAU001-E-ZZ-DR-A-GAP-9206	P01	FaulknerBrowns Architects
PLANNING DRAWINGS – DETAILED ELEMENT			
Basement 2 Floor Plan	167-HUT001-2X-98-DR-A-GAP-9001	P01	Hutchinson & Partners
Basement 1 Floor Plan	167-HUT001-2X-99-DR-A-GAP-9001	P01	Hutchinson & Partners
Ground Floor Plan	167-HUT001-2X-100-DR-A-GAP-9001	P01	Hutchinson & Partners
Mezzanine 1 Floor Plan	167-HUT001-2X-100M-DR-A-GAP-9001	P01	Hutchinson & Partners
East Elevation	167-HUT001-2X-ZZ-DR-A-ELE-9001	P01	Hutchinson & Partners
South Elevation	167-HUT001-2X-ZZ-DR-A-ELE-9002	P01	Hutchinson & Partners
West Elevation	167-HUT001-2X-ZZ-DR-A-ELE-9003	P01	Hutchinson & Partners
North Elevation	167-HUT001-2X-ZZ-DR-A-ELE-9004	P01	Hutchinson & Partners
North & South Detailed Elevations	167-HUT001-2X-ZZ-DR-A-ELE-9005	P01	Hutchinson & Partners
East & West Detailed Elevations	167-HUT001-2X-ZZ-DR-A-ELE-9006	P01	Hutchinson & Partners
Section 01 & 02	167-HUT001-2X-ZZ-DR-A-SEC-9001	P01	Hutchinson & Partners
PARAMETER PLANS – OUTLINE ELEMENT			
Planning Strategy - Hybrid Application Detail + Outline	167 FAU001-Z-ZZ-DR-A-GAP-9000	P02	FaulknerBrowns Architects
Parameters - Plot Boundaries	167 FAU001-Z-100-DR-A-GAP-9001	P01	FaulknerBrowns Architects

Parameters - Access & Circulation - Ground Level	167 FAU001-Z-100-DR-A-GAP-9002	P02	FaulknerBrowns Architects
Parameters - Cycle & Pedestrian Movement	167 FAU001-Z-ZZ-DR-A-GAP-9003	P02	FaulknerBrowns Architects
Parameters - Basement Extents	167 FAU001-Z-099-DR-A-GAP-9004	P02	FaulknerBrowns Architects
Parameters - Limits of Deviation - Level 00	167 FAU001-Z-100-DR-A-GAP-9005	P02	FaulknerBrowns Architects
Parameters - Limits of Deviation - Typical Lower Plan	167 FAU001-Z-ZZ-DR-A-GAP-9006	P02	FaulknerBrowns Architects
Parameters - Limits of Deviation - Typical Upper Plan	167 FAU001-Z-ZZ-DR-A-GAP-9007	P02	FaulknerBrowns Architects
Parameters - Height and Massing AOD	167 FAU001-Z-ZZ-DR-A-GAP-9008	P02	FaulknerBrowns Architects
Parameters - Open Space - Level 00	167 FAU001-Z-100-DR-A-GAP-9009	P01	FaulknerBrowns Architects
Parameters - Open Space - Upper Level Plan	167 FAU001-Z-ZZ-DR-A-GAP-9010	P01	FaulknerBrowns Architects
Parameters - Proposed AOD Levels	167 FAU001-Z-ZZ-DR-A-GAP-9011	P01	FaulknerBrowns Architects
Parameters - Non-residential Uses Plan - Ground Level	167 FAU001-Z-ZZ-DR-A-GAP-9012	P02	FaulknerBrowns Architects
Parameters - Non-Residential Uses Plan - Upper Plan	167 FAU001-Z-ZZ-DR-A-GAP-9013	P02	FaulknerBrowns Architects
LANDSCAPING PLANS			
Landscape General Arrangement Plan - Ground Level	167-SPA001-Z-100-DR-L-LAN-0001	P11	Spacehub
Landscape General Arrangement Plan - Roof Level	167-SPA001-Z-ZZ-DR-L-LAN-0002	P07	Spacehub
Landscape Section 01	167-SPA001-Z-ZZ-DR-L-LAN-0201	P02	Spacehub
Landscape Section 02	167-SPA001-Z-ZZ-DR-L-LAN-0202	P02	Spacehub
Landscape Section 03	167-SPA001-Z-ZZ-DR-L-LAN-0203	P01	Spacehub
Hard Landscape Plan - Sheet 1 Of 2	167-SPA001-Z-100-DR-L-LAN-0101	P04	Spacehub
Hard Landscape Plan - Sheet 2 Of 2	167-SPA001-Z-100-DR-L-LAN-0102	P05	Spacehub
Typical Hard Landscape Details - Sheet 1 Of 2 Ground Level	167-SPA001-Z-XX-DR-L-LAN-0401	P01	Spacehub
Typical Hard Landscape Details - Sheet 2 Of 2 Podium and Roof Levels	167-SPA001-Z-XX-DR-L-LAN-0402	P01	Spacehub
Typical Soft Landscape Details - Sheet 1 Of 2	167-SPA001-Z-XX-DR-L-LAN-0501	P01	Spacehub
Typical Soft Landscape Details - Sheet 2 Of 2	167-SPA001-Z-XX-DR-L-LAN-0502	P01	Spacehub
Soft Landscape Plan - Sheet 1 Of 2	167-SPA001-Z-100-DR-L-LAN-0103	P02	Spacehub
Soft Landscape Plan - Sheet 2 Of 2	167-SPA001-Z-100-DR-L-LAN-0104	P02	Spacehub
Urban Greening Factor	167-SPA001-Z-ZZ-DR-L-LAN-0010	P06	Spacehub

PLEASE NOTE:

It should be noted that the application package comprises documents and drawings which, at the time of submission, are not all Revision P01 (i.e. are not the first iteration of said document).

Ballymore has adopted A-Site as a web-based document management tool for all projects from inception to completion. It is critically important for the planning and development process that the document history is tracked through the revision reference process. This provides full transparency for all users through the early concept stages and onto the construction process.

If we are to reset the document revision back to P01 for a particular stage, in this case a planning application, the history of that document is lost. The document history is important for a number of reasons but the most critical is our obligation as duty holders and accountable persons under the Building Safety Act 2022 to demonstrate the principle of 'golden thread' of information identifying, understanding and mitigating building safety risks. The golden thread information must be stored as structural digital information. It must be stored, managed, maintained, and retained in line with the golden thread principles. Digital filing and a managed revision reference is at the core of the golden thread principle. As we move through the planning process, with changes being made to the scheme our document management will be the core 'golden thread' information to be referenced back into a planning consent as and when that is granted.