

ROLFE JUDD
/ PLANNING

/ Project Flourish – Ladbroke Grove

DEVELOPMENT SPECIFICATION

20 October 2023

/ Project Flourish – Ladbroke Grove

Sainsbury's and Former Utilities Land, Canal
Way, Ladbroke Grove, London, W10

P7891
20 October 2023

On behalf of Ballymore (London Arena) Limited and
Sainsbury's Supermarkets Limited

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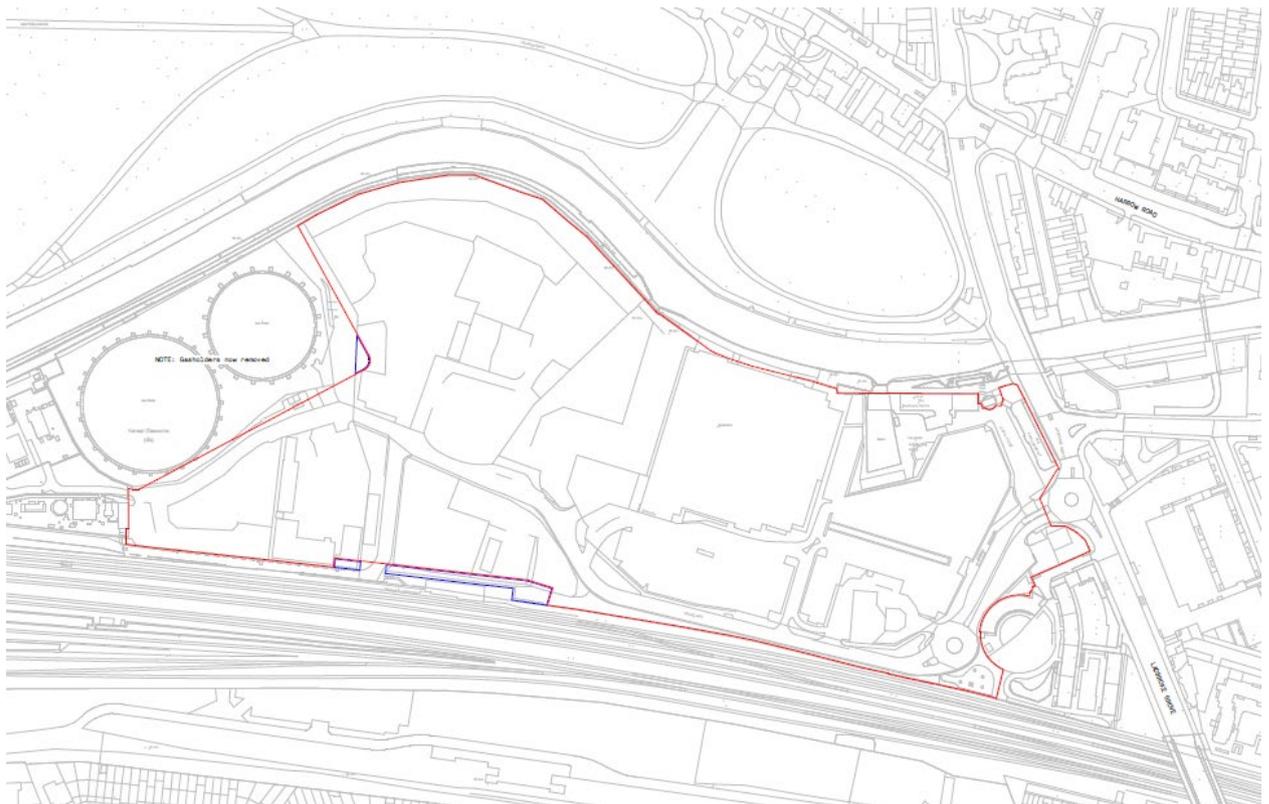
01. INTRODUCTION

01.1 SUMMARY

01.1.1 This Development Specification has been prepared by Rolfe Judd Planning on behalf of Ballymore (London Arena) Limited and Sainsbury's Supermarkets Limited ('the Applicants'). It is submitted in support of a Planning Application for planning permission with part of the Site being applied for in full detail (no matters reserved) and part in outline with all matters reserved. The 'outline area' and 'detailed area' are identified on drawing 'Planning Strategy Hybrid Application Detail + Outline' (drawing no 167 FAU001-Z-ZZ-DR-A-GAP-9000 Rev P02).

01.1.2 The Application Site is bound by the Grand Union Canal and Kensal Green Cemetery to the north, the Great Western Railway to the south, the former Kensal Gas Works to the west and Canal Way and Ladbroke Grove to the east. The Site lies within the administrative area of the Royal Borough of Kensington and Chelsea (RBKC) but is close to the Borough boundary with LB Brent to the north, LB Hammersmith & Fulham to the west and the City of Westminster to the east. Figure 1 below shows the Application Site boundary.

FIGURE 1 – SITE LOCATION PLAN



01.1.3 This planning application is in hybrid form seeking part outline and part detailed consent for the following (“the Proposed Development”):

“A hybrid application for the demolition of all existing buildings and structures to facilitate a mixed use development comprising residential, retail, commercial and community uses with associated infrastructure.

The outline element of the scheme will include residential floorspace and ancillary residential facilities (Class C3) and non-residential floorspace comprising flexible commercial, community and sui generis floorspace (Class E / Class F2 / Sui Generis), the provision of new pedestrian and vehicular access, open space, landscaping, car and cycle parking and other associated infrastructure works with all matters reserved for future consideration.

The detailed element of the scheme will comprise a large retail store and ancillary facilities (Class E(a)), small units at ground floor level for Commercial, Business and Service uses (Class E), Leisure floorspace (Class E(d)), residential facilities (Class C3), improvements to existing site access at Ladbroke Grove, provision of new pedestrian and vehicular access, internal roads and associated landscaping, car and cycle parking and associated infrastructure works including remediation.”

01.1.4 This planning application is accompanied by an Environmental statement (ES) prepared by Trium Environmental Consulting LLP which assesses the potential impact of the proposal on the local and wider context.

01.2 PURPOSE OF DEVELOPMENT SPECIFICATION

01.2.1 The Development Specification defines and describes the principal components of the Proposed Development and sets out:

- / The type of planning application that is sought for approval now and what is to be applied for in due course through future reserved matters applications;
- / The plans and documents comprising the planning application, including those submitted for approval and those submitted to support the determination of the application;
- / The development content including floorspace, land use, residential quantum and mix, open space, private and communal amenity space and parking in respect of the application.

01.3 STRUCTURE OF DEVELOPMENT SPECIFICATION

01.3.1 This Development Specification is structured as follows:

- / Section 1 – Introduction;
- / Section 2 – The Planning Application – sets out the nature and type of planning application;
- / Section 3 – The Application Site – provides a description of the Site;

- / Section 4 – Development Content – defines the overall proposals and the approach to site-wide issues including residential mix, non-residential floorspace space and landscape strategy;
- / Section 5 – Plans and Drawings – outlines the plans and drawings submitted as part of the planning application;
- / Section 6 – Implementation – sets out the proposed implementation strategy for the scheme.

02. THE PLANNING APPLICATION

02.1 NATURE AND TYPE OF PLANNING APPLICATION

- 02.1.1** This planning application is referred to as a 'hybrid' application. It is an outline application but with details submitted for part of the scheme. All detailed matters relevant to the Outline Area will be subject to future Reserved Matters applications submitted for subsequent approval by the Council.
- 02.1.2** A series of Parameter Plans (prepared by FaulknerBrowns Architects) are included within the Application and explain the overall approach towards the redevelopment of the Application Site. Drawing 'Planning Strategy Hybrid Application Detail + Outline' (drawing no 167 FAU001-Z-ZZ-DR-A-GAP-9000 Rev P02) identifies the location and extent of both the Detailed and Outline Areas.
- 02.1.3** The Parameter Plans also define the position of each building, the distribution of land uses, proposed building heights and the main transport and access routes (a list of all submitted Parameter Plans is included in Section 5 of this Development Specification). The tolerances relating to the Parameter Plans are identified on the individual drawings. A full set of detailed drawings (prepared by Hutchinson & Partners) set out the development proposals for the Detailed Area of the Site. The Parameter Plans will be the subject of a condition on the hybrid planning permission and all subsequent Reserved Matters Applications will need to conform with them.
- 02.1.4** In accordance with Article 2 of the Town and Country Planning (Development Procedure) (England) Order 2015, the following matters are reserved for future consideration within the Outline Areas, within the scope of the boundaries set by the Parameter Plans and this Development Specification:
- / **Appearance** – aspects of a building or place which affect the way it looks, including the exterior of the development;
 - / **Means of access** – covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site;
 - / **Landscaping** – the improvement or protection of the amenities of the site and the surrounding area. This could include planting trees or hedges as a screen;
 - / **Layout** – includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development;
 - / **Scale** – includes information on the size of the development, including the height, width and length of each proposed building.
- 02.1.5** The extent of the Proposed Development which is proposed to be fixed as part of the submission is defined within this Development Specification, the mandatory elements of the supporting Design Code and the submitted drawings. A detailed description of the Parameter Plans is set out in Section 5.

02.2 FORMAL SUBMISSION DOCUMENTS FOR APPROVAL

02.2.1 The documents that support this hybrid planning application are set out below. These include 'Control Documents' which are documents and drawings which future Reserved Matters Applications must be brought forward in compliance with.

REPORT TITLE	PREPARED BY
CONTROL DOCUMENTS	
Parameter Plans	FaulknerBrowns
Detailed Planning Drawings (Plot 2 Detailed Element)	Hutchinson & Partners
Detailed Landscape Drawings	Spacehub
Development Specification	Rolfe Judd Planning
Design Code	FaulknerBrowns, Hutchinson & Partners and Spacehub
SUPPLEMENTARY DOCUMENTS	
Planning Statement	Rolfe Judd Planning
Design & Access Statement	FaulknerBrowns, Hutchinson & Partners and Spacehub
Existing Planning Drawings	FaulknerBrowns
Landscape and Public Realm Strategy	Spacehub
Statement of Community Involvement	CommComm
Community Space Audit	Volterra
Internal Daylight and Sunlight Assessment	GIA
Flood Risk Assessment	RMA Environmental
Drainage Strategy	Walsh
Integrated Water Management Strategy	Walsh
Basement Impact Assessment	Walsh
Arboricultural Impact Assessment & Method Statement	Tamla Trees
Energy Strategy	Hoare Lea
Sustainability Assessment	Hoare Lea
BREEAM Pre-Assessments / Plot 2 Sainsbury's / Plot 2 Leisure and Community / Plot 2 Office	Hoare Lea

/ Plots 1, 4, 5 & 6 Retail	
/ Summary Statement	
Whole Life Carbon Assessment	Hoare Lea
Circular Economy Statement	Hoare Lea
Construction Logistics Plan (CLP)	T Arnold-Consulting Ltd
Construction Environmental Management Plan (CEMP)	T Arnold-Consulting Ltd
Construction Management Plan (CMP)	T Arnold-Consulting Ltd
Site Waste Management Plan	T Arnold-Consulting Ltd
Outline Delivery and Servicing Plan	WSP
Delivery and Servicing Plan (Sainsburys)	Mayer Brown
Framework Travel Plan	WSP
Travel Plan (Sainsburys)	Mayer Brown
Car & Cycle Parking Management Plan	WSP
Car Park Management Plan (Sainsbury's)	Mayer Brown
Transport Assessment	WSP
Waste Management Plan	WSP
Town Centre Uses Assessment	Stantec
Financial Viability Assessment	Gerald Eve
Outline Fire Strategy (Plots 1, 4, 5 and 6)	Hoare Lea
Fire Strategy (Plot 2)	Hoare Lea
Fire Statement – Gateway One	Hoare Lea
Heritage Impact Assessment	Turley
Environmental Statement including technical chapters and appendices.	Trium Environmental Consulting

03. THE APPLICATION SITE

- 03.1.1** The Application Site lies within the administrative area of the Royal Borough of Kensington and Chelsea (RBKC) but is close to the Borough boundary with LB Brent to the north, LB Hammersmith & Fulham to the west and the City of Westminster to the east.
- 03.1.2** The Application Site is approximately 7.6ha in size. The site is relatively flat and is bounded by the Grand Union Canal and Kensal Green Cemetery to the north, the Great Western railway to the south, the former Kensington Gas Works to the west and Ladbrooke Grove to the east.
- 03.1.3** The Site forms part of the wider Kensal Canalside Opportunity Area, which is designated for substantial redevelopment within both the London Plan (2021) and RBKC Local Plan (2019).
- 03.1.4** Canal way provides vehicular access to the Site and the existing Sainsburys supermarket via a roundabout off the B450 Ladbrooke Grove. Pedestrian access can also be gained to the Site from the adjoining canal path to the north.
- 03.1.5** Within the Site boundary, a two-level Sainsbury's supermarket is located at the eastern end of the site which sits behind a substantial customer car park. It also includes associated access roads and Petrol Filling Station.
- 03.1.6** At the front of the Site, further to the east, is Canalside House which is a 3 storey non-designated heritage asset providing business floorspace, home to several charities. Adjacent to Canalside House is the Boathouse Activity Centre, a 3 storey building operated by the London Sports Trust for outdoor activities including kayaking and water sports. Within the Boathouse are also 16 affordable homes, managed by Peabody.
- 03.1.7** There are several storage compounds in current use across the site. The western parcel of the Site was previously used by Crossrail and now includes temporary office buildings used by businesses such as Keltic Traffic Management, Magic Scaffolding and M&S Floorscreed Ltd. Areas to the west of the Site also include spaces used for rail access, vehicle storage, waste, parking, and shipping containers used for material storage.
- 03.1.8** A small memorial garden associated with the Ladbrooke Grove train disaster lies at the southeast corner of the Site. Pockets of the western part of the Site (towards the centre and north) are currently disused and fenced off. These areas are dominated by a mixture of grassland and self-established vegetation.
- 03.1.9** The Site itself is bounded to the north by the Grand Union Canal and Kensal Green Cemetery (Grade I Registered Park and Garden, also included on Historic England's Heritage at Risk Register which includes several listed monuments). Several residential moorings are located along the Canal. It's northern side includes permanent residential moorings whilst those situated on the southern side of the canal are temporary moorings.
- 03.1.10** To the east of the Site is also Kensal House (Grade II* Listed), the nearest immediate neighbour to the development. To the east of the site are arterial roads, Ladbrooke Grove and the Westway. To the south is the Great Western Train line and largely vacant land to the south of the railway lines (owned by Department for

Transport). To the north-east corner of the Site (but outside of the Application Site boundary) is a Water Tower which has been converted to residential use.

03.1.11 To the west of the Site is land on which the former Kensal Gasholders were located (expected to be developed by Berkeley St William, albeit no application has been submitted yet).

04. DEVELOPMENT CONTENT

04.1 THE PROPOSED DEVELOPMENT

DETAILED DESCRIPTION OF THE PROPOSAL

04.1.1 The Proposed Development is for the redevelopment of the Application Site, including demolition of all existing buildings and structures on site, to provide a mixed-use redevelopment scheme. The Proposed Development will include up to 2,519 residential units and up to 15,488.2sqm (GIA) of non-residential floorspace (including commercial, retail, leisure, community, and workspace uses), 22,955sqm (GIA) of replacement Sainsbury's store, significant public open space including two new public parks and the reopening of a historic canal basin, and the provision of new pedestrian and vehicular access including improvements to the existing site access at Ladbroke Grove.

04.1.2 In summary, the key elements of the Proposed Development which this hybrid planning application seeks approval for are as follows:

- / The demolition of all existing buildings and structures on site, to facilitate a mixed-use development comprising up to 339,458.9sqm GEA of floorspace in outline and detailed form;
- / Outline Element – (all matters of detail within the Outline Element will be reserved for future consideration):
 - o A total of 5 plots ranging in height up to 29 storeys;
 - o 290,913.5sqm GEA of residential floorspace (up to a maximum of 2,519 residential units) (Class C3);
 - o Up to 15,950sqm GEA of non-residential floorspace (see Table 4 below for a detailed breakdown of the proposed non-residential uses);
 - o New public realm and associated infrastructure.
- / Detailed Element;
 - o Partial ground, mezzanine and basement level of Plot 2 comprising the replacement Sainsbury's store and associated infrastructure, as well as ancillary residential facilities (Class C3) and non-residential floorspace;
 - o 8,244.5sqm GEA ancillary residential floorspace (Class C3);
 - o 24,350.9sqm GEA of non-residential floorspace comprising:
 - 23,248.9sqm GEA replacement Sainsburys floorspace and ancillary services;
 - 369.3sqm GEA leisure floorspace (Class E(d)); and

- 732.7sqm GEA commercial floorspace (Class E).
- Improvements to the Ladbroke Grove junction and provision of primary routes through the site, including associated landscaping.

04.1.3 The detailed element of the scheme comprises the partial ground, mezzanine and basement level of Plot 2 comprising the replacement Sainsbury’s store and associated infrastructure, as well as ancillary residential facilities (Class C3) and non-residential floorspace. The main access into the Site, as well as the main vehicular and pedestrian route through the Site are also submitted in detail as shown on Parameter Plan ‘Planning Strategy Hybrid Application Detail + Outline’.

04.1.4 The remainder of the scheme comprises the outline element, including the residential accommodation within Plot 2, which is located above the replacement Sainsbury’s store.

04.1.5 As part of this proposal, an indicative masterplan has been produced which covers the whole Application Site. The indicative masterplan shows one way in which the development can be brought forward in accordance with the Parameter Plans. The indicative masterplan adopts site wide principles to establish the overall character and design ethos of the wider site’s redevelopment, while allowing the necessary flexibility for the outline blocks to be designed and constructed in the future with due consideration to changing context subject to the limits set out within the Parameter Plans, this Development Specification and the mandatory aspects of the Design Code.

04.2 PROPOSED FLOORSPACE

04.2.1 The maximum total floorspace across all uses proposed within the Proposed Development is 339,458.9sqm GEA. This total includes both the Outline and Detailed Elements. Tables 1 and 2 below define the maximum floorspace figures for the Detailed and Outline elements of the scheme.

In addition to a maximum floor area (GEA) for each use, a site wide floorspace cap for non-residential floorspace within the Outline Element has been proposed. This would mean that the maximum floorspace of each use could not be delivered, as this would exceed the overall floorspace cap.

TABLE 1 – DETAILED ELEMENT PROPOSED FLOOR AREAS

LAND USE	PROPOSED FLOOR AREA (GIA)	PROPOSED FLOOR AREA (GEA)
Residential – Class C3	7,756sqm	8,244.5sqm
Food retail (Sainsburys) – Class E(a)	22,955sqm	23,248.9sqm
Commercial – Class E	647.9sqm	732.7sqm
Leisure – Class E(d) / Class F2(d)	340.3sqm	369.3sqm
TOTAL	31,699.2sqm	32,595.4sqm

TABLE 2 – OUTLINE ELEMENT PROPOSED MAXIMUM FLOOR AREAS

LAND USE	PROPOSED MAXIMUM FLOOR AREA (GEA)
Retail floorspace – Class E(a)	2,750sqm
Food and Beverage (Restaurant, Café and Drinking Establishment) – Class E(b) / Sui Generis	3,850sqm
Cycle Hub – Class E	275sqm
Leisure – Class E(d) / Class F2(d)	2,200sqm
Workspace (including replacement Canalside House) – Class E(g)	6,380sqm
Community – Class F2	1,650sqm
Community Leisure – Class E(d) / F2	2,200sqm
Creche / Nursery – Class E(f)	385sqm
Healthcare – Class E(e)	330sqm
MAXIMUM NON-RESIDENTIAL FLOORSPACE CAP	15,950sqm
Residential – Class C3	290,913.5sqm
TOTAL MAXIMUM FLOORSPACE	306,863.5sqm

04.3 DEVELOPMENT PHASES

04.3.1 Phase 1 of the Proposed Development includes the Detailed and Outline Elements of Plot 2 and Plot 4 at the western end of the Application Site, with Phase 2 comprising the remaining Outline element (Plots 1, 5 and 6). It is anticipated that a portion of the public park proposed within Plot 6 (at the entrance of the Site) will also be developed within Phase 1 to provide a new public open space for the community at an early stage. A summary of the two phases is provided below.

04.3.2 Phase 1 comprises the following Detailed and Outline works:

- / Enabling works (relocation of existing gas main, new network rail compound, new south drive access road, S278 works to new junctions, relocation of Thames Water sewer).
- / Localised decontamination for Plot 2 and 4.
- / Phased demolition of existing structures on Site, including petrol filling station.
- / Temporary works to store delivery facility and bus stands.
- / Construction of new Sainsbury's store and car park (Plot 2).
- / Demolition of old store (upon opening of new store).
- / Reopening of existing canal basin (Plot 5).

- / Construction of up to 982 market homes, 148 social rent homes and 160 intermediate homes across Plots 2 and 4.
- / Construction of new primary roads and pavements.
- / Demolition of Canalside House and construction of public park (Plot 6).

04.3.3 Phase 2 comprises the following Outline works:

- / Construction of Plots 1, 5 and 6 – up to 1,038 market homes and 194 social rent homes.
- / Construction of new public parks to Plots 4 and 6 and completion of all open spaces.
- / Delivery of up to 12,000sqm of non-residential space for retail, leisure, workspace and community uses.
- / Relocation of Canalside House tenants back into new Grade A office (subject to the current owner obtaining vacant possession).
- / Construction of new Activity Centre and Boat Club.
- / Demolition of the Boathouse Centre (subject to the current owner obtaining vacant possession) and relocation of existing residents (16 affordable homes) into new replacement affordable housing.

04.4 RESIDENTIAL FLOORSPACE (CLASS C3)

04.4.1 The Outline Element of the scheme seeks permission for a maximum level of residential floorspace of 290,913.5sqm (GEA) as outlined in Table 2 above.

04.4.2 There is 8,244.5sqm (GEA) (7,756sqm GIA) ancillary residential floorspace proposed within the Detailed Element (comprising spaces such as lobbies and cycle parking), but there are no homes provided within the Detailed Element.

04.4.3 The maximum provision of residential floorspace within the Outline Area could accommodate up to 2,519 units depending on the precise mix of unit sizes.

04.4.4 All units will be designed to meet the Technical Housing Standards – Nationally Described Space Standard.

04.4.5 The Outline Element of the scheme will be based on the unit mix set out in Table 3 below:

TABLE 3 – OUTLINE ELEMENT RESIDENTIAL MIX

UNIT SIZE	% OF UNITS (PRIVATE TENURE)	% OF UNITS (INTERMEDIATE TENURE)	% OF UNITS (AFFORDABLE RENTED TENURE)
Studio	10-15%	0%	0%
1 bed	25-35%	40-60%	15-20%
2 bed	30-40%	40-60%	25-35%
3 bed	12-22%	0-5%	30-45%
4 bed	0-5%	0%	8-15%

04.4.6 The above figures provide a range of percentages of types of residential unit per tenure for the Outline Element. The lower number within each cell indicates a minimum percentage of units to be achieved across the scheme per tenure. Please note the above figures do not determine the exact number of units per tenure to be delivered in the scheme.

04.4.7 The Application Scheme will provide a minimum of 10% wheelchair units (M4(3) standard) across a variety of tenures and unit sizes.

04.5 AFFORDABLE HOUSING

04.5.1 The Proposed Development will provide a minimum of 20% affordable housing by unit (24% by habitable room) which is the maximum that can be reasonably delivered on-site as demonstrated by the supporting Financial Viability Appraisal prepared by Gerald Eve.

04.5.2 No residential units are proposed within the Detailed Element, therefore all the affordable housing is located within the Outline Element of the scheme. It is proposed to locate the affordable housing within Plot 2 (Phase 1) and Plot 1 (Phase 2). The housing mix of the affordable element will comply with the ranges set out in Table 3 above.

04.6 NON-RESIDENTIAL USES

04.6.1 The Proposed Development seeks planning permission for a maximum of 40,300.9sqm (GEA) of non-residential floorspace across Phase 1 and 2.

04.6.2 The Detailed Element seeks planning permission for a total of 24,350.9sqm (GEA) non-residential floorspace (23,943.2sqm GIA). The majority of this floorspace comprises the replacement Sainsburys and associated ancillary facilities (Class E(a)) (22,955sqm GIA / 23,248.9sqm GEA).

04.6.3 Alongside the replacement store, the Detailed Element includes 1,102sqm (GEA) of other non-residential uses as set out in Table 1 above.

04.6.4 The Outline Element seeks planning permission for up to 14,500sqm (GIA) (15,950sqm GEA) of non-residential floorspace comprising retail, leisure, workspace, and community uses. The minimum and maximum floorspace proposed within each Use Class is set out in Table 4 below.

TABLE 4 – OUTLINE ELEMENT NON-RESIDENTIAL USES

LAND USE	PROPOSED MINIMUM FLOOR AREA (GEA)	PROPOSED MAXIMUM FLOOR AREA (GEA)
Commercial spaces – retail		
Retail – Class E(a)	1,100	2,750
Food and Beverage (Restaurant / Café / Drinking Establishment) – Class E(b) / Sui Generis	1,650	3,850
Cycle hub – Class E	0	275
Commercial spaces – leisure		
Leisure – Class E(d) / Class F2(d)	550	2,200
Commercial spaces – workspace		
Flexible workspace – Class E(g) (including reprovided Canalside House floorspace)	4,400	6,380
Community spaces		
Community – Class F2	550	1,650
Community leisure – Class E(d) / F2 (including indoor sports facility and reprovided Boat House facilities)	1,100	2,200
Creche – Class E(f)	0	385
Health – Class E(e)	0	330
MAXIMUM CAP FOR NON-RESIDENTIAL FLOORSPACE		15,950sqm GEA

04.7 FIRE SAFETY

04.7.1 As set out above, there are no residential units proposed within the Detailed Element of the scheme, only ancillary residential space providing Estate Management and back-of-house facilities etc. Notwithstanding this, the Applicant commits to the highest level of fire safety for all residents and users of the site. As such, a Fire Statement has been prepared for each plot which outlines the Fire Safety measures which will be implemented across the Proposed Development.

04.7.2 The following fire safety measures are committed to and will be designed into each block at Reserved Matters Stage:

- / All residential blocks will be provided with at least two stairs for occupants' escape.
- / Each residential building will be provided with an evacuation alert system in accordance with BS 8629, which will provide the fire service with capability to progressively alert apartments of a fire.

- / A lift will be provided in each core with enhanced facilities for evacuation to facilitate the evacuation of mobility impaired occupants and meet the recommendation of Policy D5 (Inclusive design) of the London Plan.
- / Evacuation lifts will be provided in addition to firefighting lifts.
- / As all residential buildings are taller than 11m, sprinkler protection will be provided throughout the development.
- / Fire fighting access will be provided to each block (see the relevant Outline Fire Strategy Reports for each Plot prepared by Hoare Lea for indicative locations).
- / Where buildings are greater than 18m in height, they will each be provided with firefighting shafts including dry/wet rising mains and a firefighting lift.

04.8 OPEN SPACE AND PLAY PROVISION

04.8.1 The Proposed Development includes a significant area of open space including two new public parks, the first fronting onto Ladbroke Grove at the front of the Site (Plot 6) and the second fronting the canal within Plot 4, the reopening of a historic canal basin within Plot 4 and communal amenity spaces including raised courtyards and roof top amenity terraces.

04.8.2 The total required provision of playspace has been calculated using the GLA's most recent child yield calculator. As shown in Table 5 below, this results in an indicative total requirement of 8,321sqm based on the illustrative housing mix prepared by FaulknerBrowns (assuming the maximum number of homes are delivered).

TABLE 5 – PROPOSED PLAYSACE PROVISION (INDICATIVE)

PLAY SPACE	INDICATIVE REQUIREMENT	INDICATIVE PROVISION	SURPLUS / DEFICIENCY
DOORSTEP (0-4 YEARS)	3,449sqm	3,706sqm	+257sqm
LOCAL (5-11 YEARS)	2,743sqm	3,061sqm	+318sqm
YOUTH (12+ YEARS)	2,129sqm	2,436sqm	+307sqm
TOTAL	8,321sqm	9,203sqm	+882sqm

04.8.3 The final playspace requirement for each Plot will be determined through future Reserved Matters Applications.

04.8.4 A detailed description of the playspace and open space strategy is set out within the Landscape and Public Realm Strategy and the Landscape Chapter of the Design Code prepared by landscape architects Spacehub. These documents highlight the location of various play areas within the Proposed Development and provide further details on the types of spaces to be provided.

04.9 CAR PARKING

04.9.1 In addition to the Traffic & Transport Chapter of the supporting Environmental Statement, a Transport Assessment, multiple Travel Plans have been submitted as part of this Application. These documents set out a strategy for promoting sustainable modes of transport during the life of the development and reducing the reliance on car use in the future.

04.9.2 The Transport Assessment identifies the following types of car parking facilities to be proposed across the site:

- / On street: a total of 7 blue badge spaces will be provided on street to be used flexibly by residents and in association with the non-residential floorspace.
- / Basement resident's parking: Plots 1, 2 and 4 include residential car parking spaces at basement level which provide a mix of blue badge and conventional spaces. These are broken down as follows:
 - o Plot 1 (Outline Element): up to 180 spaces (including up to 23 blue badge spaces).
 - o Plot 2 (Detailed Element): 24 car parking spaces (100% blue badge).
 - o Plot 4 (Outline Element): up to 134 spaces (including up to 15 blue badge spaces).
- / Sainsbury's customer parking: the new Sainsbury's store includes an undercroft customer car park beneath the main retail floor, accessed via South Drive. This forms part of the Detailed Element of the scheme and will provide 227 car parking spaces for customers, as well as 15 Goods Online Vehicles within the Sainsbury's servicing yard.

04.10 CYCLE PARKING

04.10.1 Cycle parking will be provided in accordance with London Plan standards assuming a 'worst case' scenario for the flexible uses in terms of highest cycle demand.

04.10.2 Residential cycle stores will be provided within each block, accessed via building cores with step free access to ground level in accordance with London Plan cycle parking standards. Space for larger bikes, including accessible bikes, have incorporated in accordance with the London Cycle Design Standards.

04.10.3 The cycle parking numbers as presented within the Transport Assessment represent a policy compliant level based on the Detailed Element and the illustrative masterplan for the Outline Element. The final cycle parking numbers for the Outline Element will be determined once the final unit mix and non-residential floorspace within each Plot is agreed with the Council as part of future Reserved Matters Application(s).

04.11 ENVIRONMENTAL PERFORMANCE AND SUSTAINABILITY

04.11.1 The Proposed Development will meet the following standards:

- / Provision of a site wide energy strategy comprising high fabric efficiency buildings, a community network led by Air Source Heat Pumps (ASHP), and the provision of PV panels on all available roof space to generate renewable electricity on-site;
- / A target of 59.9% carbon reduction over Building Regulations Part L (2021) for the Proposed Development (35% achieved for the Detailed Element, 61.1% predicted for the Outline Element).
- / Achieve BREEAM 'Excellent' for all non-residential uses.

05. PLANS AND DRAWINGS

05.1 INTRODUCTION

05.1.1 The plans referred to within the following sections are principally submitted in relation to the Outline Element. Full details are submitted for approval for the Detailed Element as shown on the submitted planning drawings.

05.2 PARAMETER PLANS

05.2.1 The Parameter Plans contain sufficient detail to enable the approval of the range of uses, maximum height and maximum floorspace. Although the Outline Element does not seek approval in detail, at this stage, for the exact layout or scale of buildings, details are provided of the maximum envelopes and uses within the development plots.

05.2.2 Each Parameter Plan should be read together with its key and the description provided below. The plans also need to be read in conjunction with this Development Specification and the mandatory requirements of the Design Code. All reserved matter approvals must conform with these control documents.

05.2.3 For clarity, the Parameter Plans are as follows and are described in detail below:

- / Planning Strategy Hybrid Application Detail + Outline – 1:1000 @ A1
- / Parameters – Access & Circulation - Ground Level – 1:1000 @ A1
- / Parameters – Cycle & Pedestrian Movement – 1:1000 @ A1
- / Parameters – Basement Extents – 1:1000 @ A1
- / Parameters – Non-residential Uses Plan – Ground Level – 1:1000 @ A1
- / Parameters – Limits of Deviation – Level 00 – 1:1000 @ A1
- / Parameters – Limits of Deviation – Typical Lower Plan – 1:1000 @ A1
- / Parameters – Limits of Deviation – Typical Upper Plan – 1:1000 @ A1
- / Parameters – Height and Massing AOD – 1:1000 @ A1
- / Parameters – Open Space – Level 00 – 1:1000 @ A1
- / Parameters – Open Space – Upper Level Plan – 1:1000 @ A1
- / Parameters – Plot Boundaries – 1:1000 @ A1

/ Parameters – Non-Residential Uses Plan – Upper Plan – 1:1000 @ A1

/ Parameters – Proposed AOD Levels – 1:1000 @ A1

PARAMETER PLAN – PLANNING STRATEGY HYBRID APPLICATION DETAIL + OUTLINE

05.2.4 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9000 Rev P02 identifies the Detailed and Outline Elements of the Proposed Development. The Detailed Element (comprising the replacement store, access, internal roads and associated landscaping, commercial, leisure and residential floorspace within the ground and basement floors of Plot 2) is shown hatched in blue, with the remainder of the Development submitted in Outline (all matters reserved for future consideration).

PARAMETER PLAN – PLOT BOUNDARIES

05.2.5 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9001 Rev P01 identifies each of the development plots and their applicable plot number.

PARAMETER PLAN – ACCESS & CIRCULATION - GROUND LEVEL

05.2.6 Drawing 167 FAU001-Z-100-DR-A-GAP-9002 Rev P02 identifies the proposed routes across the scheme, differentiating between primary, secondary and tertiary routes. The Detailed Element of the scheme is shown in a blue hatching and includes the Primary Two Way Route, and the two One Way Secondary Routes. The remaining Tertiary and Emergency routes are submitted in Outline (shown in yellow and blue respectively).

PARAMETER PLAN – CYCLE & PEDESTRIAN MOVEMENT

05.2.7 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9003 Rev P02 identifies the proposed cycle and pedestrian routes across the scheme, including Pedestrian and Cycle crossing routes (indicative locations shown for the Outline Element).

05.2.8 The Detailed Element of the scheme is shown in a blue hatching and includes a number of pedestrian crossing points. The safeguarded bridge landing position is identified at the south-west corner of Plot 2 with a pink square.

PARAMETER PLAN – BASEMENT EXTENTS

05.2.9 Drawing 167 FAU001-Z-099-DR-A-GAP-9004 Rev P02 indicates the potential extent of basements within the Outline Element of the scheme. The maximum extent and depth of each basement is shown, including indicative mAOD height of basement finished floor levels and basement depth from ground level. The plan also differentiates between basements which are solely for providing back of house services (e.g. plant, ancillary storage etc), and those which are providing car parking.

PARAMETER PLAN – LIMITS OF DEVIATION – LEVEL 00

05.2.10 Drawing 167 FAU001-Z-100-DR-A-GAP-9005 Rev P02 indicates the potential extent of each development plot at ground level. The Parameter Plan defines the layout of each development plot at ground floor level by

representing building façade limits of deviation. The Parameter Plan also includes minimum separation distances between blocks.

PARAMETER PLAN 07 – LIMITS OF DEVIATION – TYPICAL LOWER PLAN

05.2.11 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9006 Rev P02 indicates the potential maximum extent of each development plot at typical lower level (typical 6th storey). The Parameter Plan defines the layout of each development plot by representing building façade limits of deviation. The balcony zone for each plot is shown in blue, including a bay window zone in Plot 4 (Mansion Blocks).

05.2.12 The Parameter Plan also includes minimum separation distances between blocks.

PARAMETER PLAN – LIMITS OF DEVIATION – TYPICAL UPPER PLAN

05.2.13 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9007 Rev P02 indicates the potential extent of each development plot at typical upper level (over 14 storeys). The Parameter Plan defines the layout of each development plot by representing building façade limits of deviation. The Parameter Plan also includes minimum separation distances between blocks.

PARAMETER PLAN – HEIGHT AND MASSING AOD

05.2.14 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9008 Rev P02 identifies the maximum height of each plot broken down into individual blocks. The maximum heights are given in metres AOD and metres from ground, with indicative storeys and colour coding used to represent different heights (for example yellow represents a height within the range of 13-20 storeys).

PARAMETER PLAN – OPEN SPACE – LEVEL 00

05.2.15 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9009 Rev P01 identifies the different categories of open space across the Site at ground floor, including private, communal, and public spaces. A blue hatching is included to differentiate the Detailed Element of the scheme from the Outline Element.

05.2.16 The spaces are categorised as public spaces (streets, public open space, internal community amenity and open water space), private spaces for use by residents only (private residents amenity and shared residents amenity), and non-accessible (biodiverse roofs).

05.2.17 The building extents shown on this parameter plan relate to the maximum parameter as shown on the 'Limits of Deviation – Level 00' Parameter Plan.

PARAMETER PLAN – OPEN SPACE – UPPER LEVEL PLAN

05.2.18 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9010 Rev P01 identifies the different categories of open space across the Site, above ground level, including private, non-accessible, and public spaces. A blue hatching is included to differentiate the Detailed Element of the scheme from the Outline Element.

05.2.19 The spaces are categorised as public spaces (internal community amenity), private spaces for use by residents only (private residents amenity and shared residents amenity), and non-accessible (biodiverse roofs).

05.2.20 The building extents shown on this parameter plan relate to the maximum parameter as shown on the 'Limits of Deviation – Typical Lower Level' Parameter Plan.

PARAMETER PLAN – PROPOSED AOD LEVELS

05.2.21 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9011 Rev P01 identifies the proposed ground levels across the site. The levels are given in mAOD. The Detailed Element of the scheme is shown in a blue hatch or green outline in the case of the Plot 2 Detailed Element for clarity.

PARAMETER PLAN – NON-RESIDENTIAL USES PLAN – GROUND LEVEL

05.2.22 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9012 Rev P02 indicates the location of primary non-residential frontages at ground level within the Outline Element of the scheme. Flexible Commercial Uses (Class E / F / Sui Generis) are shown in yellow, with two Community Sports Uses (Class E(d) / F2) shown in pink.

PARAMETER PLAN – NON-RESIDENTIAL USES PLAN - UPPER PLAN

05.2.23 Drawing 167 FAU001-Z-ZZ-DR-A-GAP-9013 Rev P02 indicates the location of non-residential uses at upper levels within the Outline Element of the scheme. Flexible Commercial Uses (Class E / F / Sui Generis) are shown in shades of green to demonstrate how many levels of commercial floorspace are proposed. The two Community Sports Uses (Class E(d) / F2) are shown in pink.

05.2.24 The building extents shown on this parameter plan relate to the maximum parameter as shown on the 'Limits of Deviation – Typical Lower Level' Parameter Plan.

05.3 ARCHITECTURE AND LANDSCAPE & PUBLIC REALM DESIGN CODE

05.3.1 Masterplan Architects FaulknerBrowns, and Plot 2 Architects Hutchinson & Partners, have prepared a Design Code for the architecture of the Outline Element which will ensure that the proposal is designed and built out to a high standard which reflects the character and overall design approach to the illustrative scheme.

05.3.2 The Design Code includes a Landscape and Public Realm Chapter which relates to the landscaping, public realm, open spaces and amenity spaces within the Outline Element and provides a commitment from the Applicant to provide a high-quality public realm which reflects the character of the Detailed Element.

05.3.3 These documents set out mandatory design criteria for the scheme which will be used to inform the detailed design of buildings and open spaces across the outline phase. The documents are to be read alongside the Parameter Plans and this Development Specification which, when read together, set the requirements for future Reserved Matters applications.

06. IMPLEMENTATION

06.1 DEVELOPMENT TIMETABLE

06.1.1 The Proposed Development will be implemented in phases as set out within the supporting Environmental Statement (ES). The parameters set out in the Outline Element of the Application allow for the scheme to respond positively to changing circumstances, building standards, statutory and policy requirements and market conditions over time whilst providing the Council, local residents and other stakeholders with enough certainty about the quality and quantum of development to come forward as part of the overall Development.

06.1.2 The ES, where relevant to the assessment of demolition and construction related effects, has assessed the potential effects of the Proposed Development at each of the two phases as follows:

- / Phase 1 – Plots 2 and 4 – commence Y1 Q1 with a total duration of 5 years (anticipated completion Y6 Q2);
- / Phase 2 – Plots 1, 5 and 6 – commence Y5 Q2 with a total duration of 6 years (anticipated completion Y11 Q4).

06.1.3 The parameters set out within the Application ensure an appropriate level of control over the detailed design and land use to be delivered under future Reserved Matters Application(s). The development will come forward in the above phases as per Parameters – Plot Boundaries (drawing 167 FAU001-Z-ZZ-DR-A-GAP-9001 Rev P01).

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