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CYCLING AND WALKING

Checklist Requirements and Policy Text

Checklist Item

Ensure development design encourages cycling and walking

Illustrating Compliance

1. Illustrate on the plans how the development has included a network of safe pedestrian and cycle routes where applicable)
2. Provide secure cycle storage for residential and office developments. Workspaces with showers should also be considered to allow cycling to work.

TRN 4 - CAR AND BICYCLE PARKING STANDARDS

Maximum car parking standards are set for all types of development. In Controlled Parking Zones and within 400 metres of a railway station, more restrictive standards than elsewhere in the Borough will apply as these are generally indicators of higher accessibility levels to public transport. The Council is committed to adopting a Public Transport Accessibility Level (PTAL) Model in future to determine parking standards. Appropriate provision for people with disabilities and cycle parking will be required.

TRN 11 - CYCLING

The Council will seek to provide practical facilities for the safe and convenient movement of cyclists, including the development of a local cycle route to complement the London Cycle Network shown on Map 8. New development must be designed to give high priority to cycle facilities and to link to the cycle route network and include secure parking in accordance with standards. It will also seek to provide and support the provision of secure parking areas for cycles in shopping and leisure centres, public transport interchanges and other public buildings.

BLT 28 - FORECOURT PARKING

The parking of vehicles in front gardens will be discouraged, especially where this will result in the removal of architectural features such as walls, gates and paving, or of existing trees and other vegetation, and where such parking would detract from the streetscape or setting of the property or the use of the access would create a road or pedestrian safety problem. The Council will seek to restrict permitted development rights for forecourt parking through Article 4 directions, where important townscape issues exist. The Council will have regard to the impact of forecourt parking in considering proposals to extend or convert existing residential property.

Access by bike has been considered for the residential proportion of the development by the addition of secure cycle storage for 50% of the development, to the standards that EcoHomes 2006 expect. This is located within site boundary on the west side of the development with residents gaining access via the front garden.

Commentary

The site allows for pedestrian entrance to be accessed from Waldegrave Road and Shacklegate Lane. Disabled access into the development is via a shallow ramp from Waldegrave Road at an accepted gradient of 1:27. Two of the flats located at ground floor level within the building fronting Shacklegate Lane would be designed to be wheelchair accessible.

Vehicular access into the site is from Waldegrave Road located in the same position as the existing vehicular access to the public house car park. 20 car parking spaces are proposed, 2 of which are disabled spaces.

This reduced level of parking for the flats is recognition of the reduced parking demand arising from the affordable housing provision at the site, location of the site to public transport links. This is in line with the objectives set out in the London Plan which seeks to reduce parking levels and traffic generation in urban areas.

The Council's transportation department have accepted that the level of parking proposed is acceptable with the on street car club parking space. In addition to the parking beat information contained in the transport statement a parking beat survey has also been undertaken by the Council to independently assess the availability of parking spaces in the surrounding area.

This parking beat survey indicated that there was availability of on street spaces in the vicinity of the site and that with the addition of the car club space the level of parking provided on site would be acceptable for the development and would not result in increased parking pressure.

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Car parking and cycle storage can be seen on the site drawing below



Car Parking and Cycle Storage around the site

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GREEN AND OPEN SPACE

Checklist Requirements and Policy Text

Checklist Item

Enable easy access to the natural environment/ open spaces and provide new and enhanced green spaces to serve the community.

Illustrating Compliance

1. Ensure no net loss of publicly accessible open space but aim to achieve a net gain of publicly accessible open space and protect and encourage biodiversity where possible
2. Aim to create open space that meets the need of biodiversity and people through provision of:
 - Allotments
 - Areas of wildlife habitat
 - Access to green space for those without gardens
 - Green roofs
3. The proposal should provide additional links in Green Chains wherever possible
4. Climate change over the next 50 years should be considered when choosing species for landscape design

ENV 3 - OTHER OPEN LAND OF TOWNSCAPE IMPORTANCE

The Council will protect and seek to enhance other open areas that are of townscape importance. In considering development on sites adjoining these open areas the Council will take into account any possible visual impact on the character of the open land.

Commentary

Within this urban site location it is not practical or appropriate to provide individual gardens to the larger units, however, with the revised layout of the buildings, in particular those fronting Shacklegate Lane, an area of approximately 200sqm has been provided as a communal garden for residents. This would provide approximately 9sqm per unit of private amenity space, larger than most balconies.

The creation of this garden with planting from an appropriate ecologist will ensure high levels of amenity and openness within the site are maintained. The Ecologist will aim to select species, bearing in mind climate change and local wildlife habitats.

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SECURE DESIGN

Checklist Requirements and Policy Text

Checklist Item

Adopt best practice in the secure design of the development

Illustrating Compliance

1. Developments should incorporate principles of 'secure by design' and proposers of development should consult the Community Safety Partnership to design public space.

[Secured by Design is the UK flagship initiative supporting the principles of designing out crime. It is a corporate title for a family of national police projects involving the design for new homes, refurbished homes, commercial premises, car parks and other police crime prevention projects. It is primarily an initiative to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.]

BLT 17 CRIME AND PUBLIC SAFETY

The Council will seek to ensure that the design, layout and use of buildings and public spaces provide for public safety, deter crime and reduce the fear of crime. The 'Secure by Design' award is aimed at being achieved for the development with help and advice from an Architectural Liaison Officer.

Commentary

"Safety and security are essential to successful, sustainable communities. Not only are such places well-designed, attractive environments to live and work in, but they are also places where freedom from crime, and from the fear of crime, improves the quality of life.

'Secured by Design' is a free certification scheme run by the police, who provide an Architectural Liaison Officer to give advice to a developer. The scheme covers site layout, external lighting, car-parking, planting, footpaths, communal areas, doors and windows etc.

The 'Secure By Design' award does not signify that premises are crime proof, but that they have been subjected to a minimum standard of security that, in the experience of the police service and other agencies, can significantly reduce the risk of crime.

At the Waldegrave Arms site an Architectural Liaison Officer will be appointed to achieve the Secured by Design certificate. In addition all external doors and windows will meet security standards set out by EcoHomes 2006.

The council provide a supplementary guidance document (Secured by Design) on this in order to help achieve the Secured by Design award.

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LIGHT POLLUTION

Checklist Requirements and Policy Text

Checklist Item

Mitigate light pollution

Illustrating Compliance

1. Describe how light pollution (which can cause significant adverse impact on residential amenity or biodiversity) has been avoided through using lighting only where and when necessary, using an appropriate strength of light and adjusting light fittings to direct the light to where it is required.
2. External lighting should be energy efficient and solar powered wherever possible.

ENV 13 LIGHTING INCLUDING FLOOD LIGHTING

When considering proposals for lighting or floodlighting of buildings, sport, leisure or other facilities, the Council will take account of the benefits of the facilities and the effect they will have on the character and amenities of the surrounding area, including open land and in the wider context it will also take account of the impact on views from Richmond Hill, Richmond Park and across the River Thames. Favourable consideration will be given to the replacement of existing lighting to minimise impact.

Commentary

ALL living things adjust their behaviour according to natural light. Man's invention of artificial light has done much to enhance our night-time environment but, if not properly controlled, obtrusive light (commonly referred to as light pollution) can present serious physiological and ecological problems.

Obtrusive Light, whether it keeps you awake through a bedroom window or impedes your view of the night sky, is a form of pollution and can be substantially reduced without detriment to the lighting task. Obtrusive light can cause nuisance to others, waste money and electricity and result in the unnecessary emissions of greenhouse gases.

At the Waldegrave Arms site light pollution will be minimised in line with the Institute of lighting Engineers guidance notes for the reduction of obtrusive light 2005. External lighting will be required at the site to provide safe pedestrian routes and ensure security around the site.

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FLOOD RESISTANT DESIGN

Checklist Requirements and Policy Text

Checklist Item

Apply the principles of flood resistant design (where applicable)

Illustrating Compliance

1. Consider the flood risks (current and future) associated with the development and apply the principles of flood resistant design where necessary
2. Where flood risk potential exists, developer to prove in writing that principles have been applied and that buildings will be 'insurable' (see Strategic Planning for Flood Risk. Association of British Insurers, July 2004)

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Commentary

As described in the Surface water run off section above, the Environmental Agency has found the site to lie in an area with a low chance of flooding, i.e. a 1% chance of flooding occurring in any year.

The Meteorological Office predicts a very significant increase in the incidence of flooding over the next century as a result of climate change. However with this low chance of flooding on the site no flood resilient design features have been incorporated into the design.

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ACCESS

Checklist Requirements and Policy Text

Checklist Item

Ensure that the building is accessible to all.

Illustrating Compliance

All developments will need to include a Design and Access Statement. This will need to show how the development is accessible to all.

BLT 12 - ACCESSIBLE ENVIRONMENT

Applications for the development, change of use, alteration or extension of, buildings open to the public and buildings used for employment, educational or recreational purposes, will be required to provide full access for all users including people with disabilities and others with mobility difficulties. The Council will ensure that streets and other public areas are designed to meet the needs of people with disabilities. Regard must be taken of requirements set out in supplementary planning guidance, which will be a material consideration in determining planning applications

Commentary

A design statement and access statement have been included for the site and these can be found within the Planning documentation.

These include full details of access to all users including people with disabilities and others with mobility difficulties. This is in line with the Richmond council's supplementary planning guidance.

The council provide a Supplementary Planning Guidance document, Design for Maximum Access – making provision for those with restricted mobility, in order to help achieve good access around the site.

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CONSTRUCTION PROCESS

Checklist Requirements and Policy Text

Checklist Item

Reduce adverse impact of construction process on quality of site and its surroundings

Illustrating Compliance

1. Waste Management: Reduce waste during construction and demolition phases and sort stream waste on site. Proposal to include a waste management plan, which should demonstrate how the waste hierarchy will be applied during the construction process
2. Air Quality: Ensure adequate air pollution monitoring is carried out within and/ or around the construction site to monitor the effect of activities on site. Agree monitoring with local authority
3. Equipment: Ensure equipment, including vehicles used to transport materials and people, is efficient and well-maintained to minimise emissions
4. Building Green: Aim to disturb as little topsoil as possible and compost organic waste on site to supplement existing topsoil
5. Biodiversity: Give physical protection to existing trees and waterside zones during construction. Where construction activities require temporary access over, or removal and replacement of, habitat these operations should be supervised by trained staff, or a qualified ecologist.
6. Considerate Contracting: Proposers of major developments should sign up to the Considerate Constructors Scheme, which addresses the noise and pollution impacts of the construction process

BLT 31 - ENERGY AND RESOURCE CONSERVATION

The Council will seek to ensure that the design, orientation, and use of materials in new buildings, extensions and external works maximise potential for energy generation from renewable sources and resource conservation, take into account the principles of energy and water conservation and collection, and that materials are obtained from renewable sources and whenever possible are obtained by re-use or recycling. Proposals for development to enable the exploitation of renewable energy resources will be encouraged subject to impact on amenity.

ENV 40 - QUALITY OF GROUNDWATER

Developments will not be permitted which, in the opinion of the Council, after consultation with the Environment Agency, pose an unacceptable risk to the quality of groundwater

Commentary

WASTE MANAGEMENT



During construction, full measures to implement on-site sorting of waste will be put in place through a Site Waste Management Plan (SWMP). Additional items in an Environmental Management Plan during construction may include air quality measures, noise control measures and biodiversity protection.

Site waste management process

It is the responsibility of the Main Contractor to put together a Site Waste Management Plan, so this document does not presently exist for the Waldegrave Arms site. However, the following items will be considered in such a plan for the site:

- Step 1 The Contractor shall identify the individual within their organisation who is responsible for producing the SWMP and ensuring that it is followed. Different individuals may be responsible during the planning stages and the site-work stages. They must know that they are responsible and what they are responsible for. They must have sufficient authority to ensure that others comply with the SWMP.
- Step 2 The Contractor shall identify the types and quantities of waste that will be produced at all stages of the work programme/plan.
- Step 3 The Contractor shall identify waste management options including reference to the waste hierarchy, on and off-site options and pay particular attention to arrangements for identifying and managing any hazardous wastes produced.
- Step 4 The Contractor shall identify waste management sites and contractors for all wastes that require them and ensure that the contracts are in place, emphasising compliance with legal responsibilities such as the Duty of Care.
- Step 5 The Contractor shall carry out any necessary training of in-house and sub-contract staff so that everyone understands the requirements of the Site Waste Management Plan.
- Step 6 The Contractor shall plan for efficient materials and waste handling and do this early enough bearing in mind any constraints imposed by the site and its location. Based upon steps 2-6 develop indicative percentage targets for each disposal or waste stream and record on datasheet.
- Step 7 The Contractor shall measure how much waste and what types of waste are produced and compare these against the SWMP to make sure they are on track to manage all wastes properly. These figures shall be recorded on the datasheet.



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Step 8 The Contractor shall monitor the implementation of the SWMP to make sure that all is going according to plan, be prepared to update the plan if circumstances change or in the light of lessons learned.

Step 9 The Contractor shall review how the SWMP worked at the end of the project and identify learning points for next time – comparing achieved percentages against the SWMP targets on the datasheet.

Monitoring, sorting and recycling construction site waste will be in line with EcoHomes Credit Management 3: Construction site impacts. An example of the Site waste management plan can be seen in appendix c.

AIR QUALITY

During construction the site will be closely monitored to maintain and ensure low levels of pollution. This will be monitored in line with EcoHomes 2006 credit Management 3 Construction site impacts and Richmond Council. Some of the commitments to monitor air quality can include, dust sheets, regular proposals to damp down the site in dry weather and covering skips.

Construction has the potential for major pollution, largely through pollution to air (through dust emission), and to watercourses and ground water. BRE publishes guidance on construction site dust management, and this information will be transferred to the contractor for implementation. There are significant statutory requirements in this area under environmental health legislation and the Environmental Protection Act.

EQUIPMENT

In line with EcoHomes Credit Management 3 Construction site impacts, monitoring and reporting on CO2 production or energy use from site activities and transport to and from the site will be carried out.

Monthly measurements of energy use will be recorded and displayed on site, with appropriate targets set. As a minimum monitoring will include checking and displaying some form of graphical analysis in the site office to show consumption over the project duration and how actual consumption compares to the targets set. The design/site management team will appoint an individual who will be responsible for the monitoring and collection of data.

With monitoring site activities meters will be checked and for transport activities a system will be in place to monitor and record deliveries. This system will record:

- a. The number of deliveries,
- b. The mode of transport,
- c. The kilometres/miles travelled for all deliveries.

BUILDING GREEN

During construction as little disturbance of topsoil as possible and compost organic waste on site to supplement existing topsoil will be aimed at.

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BIODIVERSITY

On construction sites, there are often existing features such as watercourses, trees, hedges, etc, that should be protected, as they are very vulnerable to direct or indirect damage. Damage can be caused by impacts, fires, pollution, soil compaction, changes in the water table, etc. Steps need to be taken to minimise the risk of such damage

Although many developers will not intend to cause damage, specific actions need to be taken to ensure the protection of these features and avoid inadvertent damage. Protecting the ecological features on site from clearing and construction works can have a number of benefits to the existing site ecology and subsequent development. Protection ensures that the local 'wild' areas are sustained and they can subsequently influence the type of landscaping selected following construction. Maintaining native species can also lead to cost savings through reduced maintenance and reduced risk of liabilities under protection of wildlife legislation, as well as increasing and maintaining the aesthetic qualities of a development.

The following protection measures will be carried out in line with the ecologists report and EcoHomes 2006:

- Demolition of the existing hard surfaces within the root protection areas of the retained trees will need to be carried out using specialised methods to avoid damaging roots.
- Where it is proposed to construct the new entrance for pedestrian access and for other paved/hard landscaped areas within the RPA of the two trees, the use of no-dig construction techniques will be used.
- Scaffolding will be erected within the root protection area to facilitate the proposed construction. The guidance given in BS 5837:2005 will be used with regard to the protection measures for scaffolding and ground protection within the route protection area.
- The two trees which the Arboricultural has confirmed need protecting will be protected with barriers.

Further details of all protection can be found in the Arboricultural Impact assessment.

CONSIDERATE CONTRACTING

In order to encourage the considerate management of construction sites the contractor will comply with the Considerate Constructors Scheme (CCS).

The Considerate Constructors Scheme has been developed from local schemes in the City of London and City of Brent. The scheme is operated by the Construction Confederation and is widely used in major or sensitive schemes.

The contractor for the Waldegrave Arms site will ensure show a commitment to comply with the scheme and to ensure there is a commitment to achieve a CCS score between 32 and 40. This is in line with EcoHomes Guidance 2006 to ensure full credits.

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AIR QUALITY

The site has been found to lie within the Air Quality Management Area (AQMA) of Brent as can be seen from the map opposite. Brent Council has set up these AQMA's to help improve air quality and develop an action plan to keep pollution levels below the Government's National Air Quality Strategy 2005 limits. Such measures Brent Council are proposing include parking controls, reducing traffic volumes, restricting access for certain areas to vehicles with very low emissions, or encouraging people to use less polluting forms of transport such as public transport, walking and cycling.



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