



Quod

---

# Planning Statement of Compliance

Fulham Gasworks – Phase  
2c and 2d Reserved  
Matters Application

---

21 July 2021

Q080584

# Contents

---

1	Introduction	1
2	Planning history	3
3	Development Proposals	5
4	Compliance with Development Specification	7
5	Planning policy context	17
6	Planning assessment	18
7	Heritage impact assessment	22
8	Compliance with Environmental Statement	24
9	Statement of community involvement	25
10	Summary and conclusions	26
	<b>Figure 1 - Extract of above ground phasing plan</b>	<b>4</b>
	<b>Table 1 - Summary of non-material amendment applications made to the Hybrid Permission</b>	<b>3</b>
	<b>Table 2 - Compliance with Development Specification checklist</b>	<b>7</b>
	<b>Table 3 - Cumulative floorspace tracker against Development Specification maxima</b>	<b>16</b>

# 1 Introduction

---

- 1.1 This Planning Statement is submitted in support of a reserved matters application ('RMA') made by St William Homes LLP ('the Applicant') for Development Plots D1 and D2 (Phase 2c and 2d) of the redevelopment of the former Fulham Gasworks site, Imperial Road, SW6 ('the Site').
- 1.2 This RMA is made pursuant to hybrid planning permission reference 2018/02100/COMB (as amended) ('the Hybrid Permission'), approved by the London Borough of Hammersmith and Fulham ('LBHF') acting as the Local Planning Authority ('LPA') on 08 February 2019. The Hybrid Permission secured consent for the following:

*Planning Application (part-detailed, part-outline) for demolition of existing buildings and structures (excluding No.2 Gasholder, 1856 Chief Engineer's Office, 1927 Former Research Laboratory, 1920 WW1 War Memorial and WW2 War Memorial) and redevelopment to provide a residential-led mixed use development comprising the erection of new buildings ranging from 1 to 37 storeys to provide residential units and ancillary residential facilities (C3 Use) and non-residential floorspace in Use Classes A1, A2, A3, A4, B1, D1 and D2, the provision of a new publicly accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, interim works and other associated works:*

*1) Detailed planning application for residential floorspace together with ancillary residential facilities (C3 Use); flexible commercial floorspace (A1, A2, A3, A4 Uses); community and leisure floorspace (D1/D2 Use); provision of a basement; new pedestrian and vehicular access; provision of amenity space, landscaping, car and cycle parking, refuse storage, energy centre, servicing area, and other associated infrastructure works.*

*2) Outline planning application (with all matters reserved) for residential floorspace and ancillary residential facilities (C3 Use); non-residential floorspace comprising flexible commercial retail (A1, A2, A3, A4 Uses), office (B1 Use), community (D1 Use) and leisure (D2 Use) floorspace; provision of new basement level; new pedestrian and vehicular access; and associated amenity space, publicly accessible open space, landscaping, car and cycle parking, refuse storage, energy centres, servicing area, and other associated infrastructure works.<sup>1</sup>*

- 1.3 This RMA is made pursuant to Condition 1 of the Hybrid Permission and contains the details of the proposed means of access; layout and scale; and appearance and landscaping associated with Development Plots D1 and D2 (Phases 2c and 2d).
- 1.4 This Planning Statement also serves to demonstrate compliance with the Development Specification and Parameter Plans (May 2021), as required by Condition 5 of the Hybrid Permission. Compliance with the Design Codes (March 2021) is set out in the **Design and**

---

<sup>1</sup> This description of development was amended by application reference 2020/01088/NMAT.

**Access Statement.** The Development Specification, Parameter Plans and Design Codes are collectively referred to as the 'Controlling Documents'.

1.5 This Planning Statement also provides an overview of the Development Plan and an assessment of the proposals against relevant policies contained therein. This Planning Statement also comprises the following sub-sections:

- Heritage Impact Assessment;
- Compliance with the Environmental Statement; and
- Statement of Community Involvement;

1.6 This Planning Statement is supported by and draws on the findings of a range of supporting documentation, which have been prepared in accordance with the requirements of the Hybrid Permission and the local validation checklist:

- **Design and Access Statement;** *prepared by HTA Design LLP, EPR Architects and Gillespies LLP*
- **Design Compliance Schedule;** *prepared by HTA Design LLP*
- **Landscape Design Codes Schedule;** *prepared by Gillespies LLP*
- **Floorspace and accommodation schedule;** *prepared by HTA Design LLP*
- **Affordable Housing Statement;** *prepared by St William Homes LLP*
- **Reserved matters drawings;** *prepared by HTA Design LLP, EPR Architects and Gillespies LLP*
- **Wind micro-climate assessment;** *prepared by Buro Happold*
- **Daylight/Sunlight and overshadowing assessment;** *prepared by gia.*

1.7 Please note the above is not an exhaustive submission list – please refer to the Covering Letter for full details of the submission schedule.

1.8 Other technical reports and detailed plans will be submitted pursuant to the relevant conditions attached to the Hybrid Permission.

## 2 Planning history

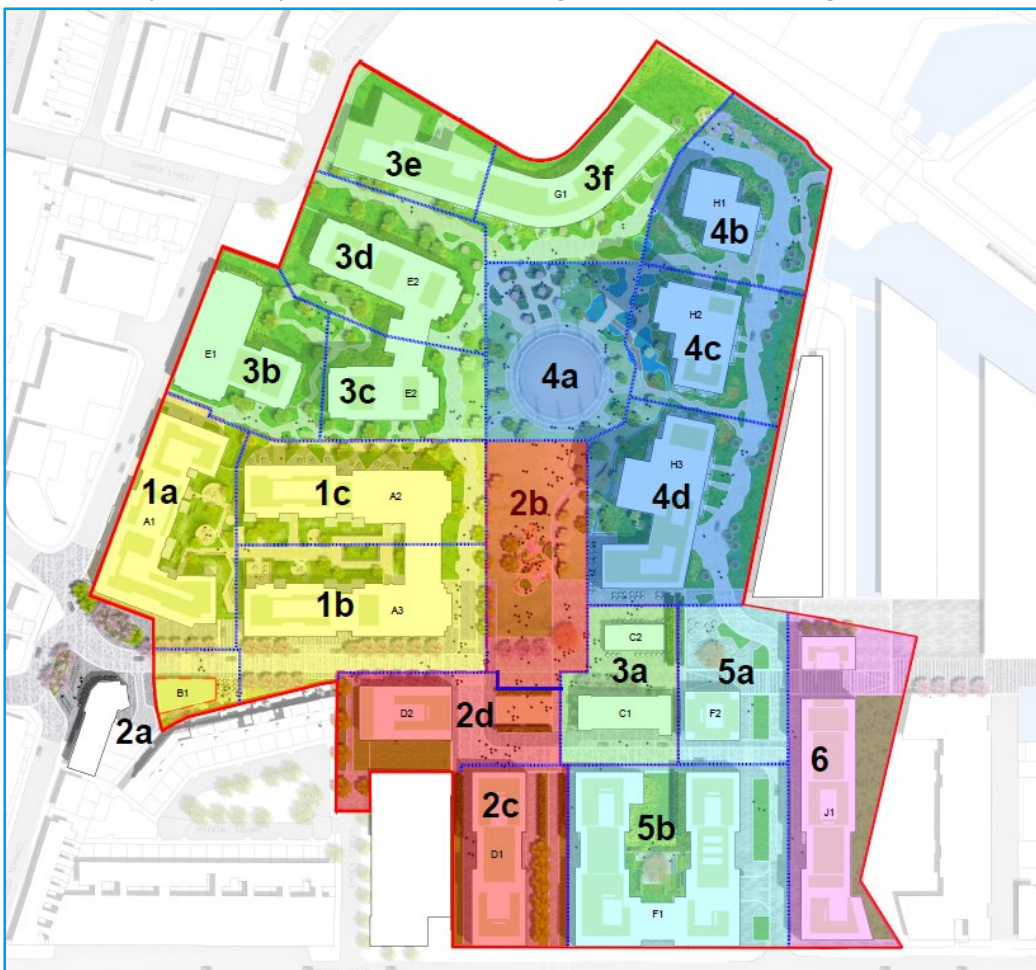
2.1 As described above, the Hybrid Permission was granted on 08 February 2019. Since then, numerous non-material amendment applications have been approved to aid the delivery of both the detailed and outline components of the permission. These are summarised below in **Table 1**.

**Table 1 - Summary of non-material amendment applications made to the Hybrid Permission**

Application reference	Date of permission	Approved drawings	Summary of amendments
2019/02586/NMAT	11 October 2019	W504-EPR-ZZ-B1-DR-A0100-0099 P018	Changes to Phase 1 basement layout
		W504-EPR-ZZ-B1-TP-A-basement layout. 02-P089 T04	
2020/00121/NMAT	10 March 2020	10753-EPR-ZZ-04-TP-A02-P104 Rev. P05	Amalgamation of two units on fourth floor of Plot A1.
2019/02707/NMAT	16 April 2020	See <b>Appendix 1</b> of this Planning Statement.	Above-ground amendments to Phase 1 design.
2020/00433/NMAT	27 May 2020	See <b>Appendix 1</b> of this Planning Statement.	Amendment to Phase 1 balustrade design.
2020/00969/NMAT	24 June 2020	10753-EPR-ZZ-04-TP-A02-P104 Rev. P08	Amalgamation of two units on fourth floor of Plot A1.
2020/01088/NMAT	15 July 2020	10753-EPR-ZZ-GF-TP-A02-P100 Rev. P08	Amendments to description of development, Phase 1 ground floor layout and Condition 10 floorspace maxima.
2020/03144/NMAT	21 December 2020	See <b>Appendix 1</b> of this Planning Statement.	Removal of transoms to Phase 1 windows.
2021/00531/NMAT	13 April 2021	A_FGW_PL_023 Rev 01 Development Specification and Parameters Report (February 2021) Design Codes (March 2021)	Amendments to the building and shoulder heights of Plots D1 and D2.
2021/01078/NMAT	Not yet determined	Not yet determined – Design Codes	Amendments to the phasing order and delivery of a temporary link road to connect Imperial Road and Sands End Lane until Plot F1 is delivered.
2021/01739/NMAT	Not yet determined	Not yet determined	Amendments to the maximum basement extents and depths.

\* This RMA should be read alongside these applications as the proposals in this application assume they are approved.

- 2.2 Phasing Plans for above and below ground development were submitted pursuant to the requirements of Condition 6 under application reference 2021/01207/DET. This application is currently pending consideration, but this RMA is intended to be read alongside those details. An extract of the above-ground phasing plan (with illustrative masterplan overlay) is provided below in **Figure 1**.
- 2.3 Two RMAs have so far been submitted by the Applicant. The first was for Plot B1 (Phase 2a) and secured reserved matters approval (ref: 2019/00755/RES) for the delivery of the temporary marketing suite. This application was approved on 03 July 2019 and has now been fully built out and is operational.
- 2.4 The second RMA (ref: 2021/02303/RES, registered 14 July 2021) was for a central landscaped area within the Site known as Park South and does not comprise any above-ground built floorspace (Phase 2b). At the time of writing this RMA is pending consideration by LBHF.



**Figure 1** - Extract of above ground phasing plan

### 3 Development Proposals

---

- 3.1 The development proposals are explained in full detail in the submitted **Design and Access Statement** ('DAS') prepared by HTA Design LLP. The **DAS** specifically addresses the context of the Development Plots and consideration of the appearance of the proposed development and the associated landscaping and public realm.
- 3.2 The proposals are for Plots D1 and D2 to be mixed-use, residential-led buildings with commercial floorspace on the ground floor and residential dwellings on all other storeys. Both Plots D1 and D2 are on the edge of the Site. Plot D1 fronts onto Imperial Road and is adjacent to the National Grid New Depot (Cadent Building). Plot D2 is adjacent to the future Link Road on its northern and eastern boundaries and stands opposite Development Plots A1, A2 and A3.
- 3.3 Together, 128 dwellings would be provided across the two buildings, all of which are provided as affordable units. Plot D1 is a part 9-, part 7-storey building comprising 88 affordable rent apartments. Plot D2 is a part 7-, part 4-storey building comprising 40 units provided for intermediate rent. 17no. wheelchair accessible units are provided across the two Plots, 12 within Plot D1 and 5 in Plot D2. The remaining units are provided as wheelchair adaptable.
- 3.4 Commercial floorspace is proposed on the ground floor of both Plots, with residential units on all storeys above. Plot D1 comprises 444.6 sqm and Plot D2 264 sqm of commercial floorspace.
- 3.5 Both Plots would be constructed using modular modern methods of construction from first floor and above.
- 3.6 The proposals have been prepared in accordance with the principles set out in the Development Specification and Parameters Report prepared by Quod (dated May 2020) and the Mandatory Design Codes prepared by Apt (dated March 2020). The proposals incorporate high quality materials and architectural detailing that marries the Site's industrial history with its modern, mixed-use purpose. Further information on the massing, materiality and detailing is set out within the **DAS**. For details of compliance with the Design Codes please refer to the **Design Compliance Schedule** and the **Landscape Design Codes Schedule**.
- 3.7 This RMA will also deliver key components of the landscaping strategy, notably the pedestrian walkway adjacent to Plot D1 (known as Imperial Walk) and part of Sands End Square (known as Sands End Square South). Doorstep play space is provided as per the Greater London Authority's play space requirement calculator.
- 3.8 22 short-stay cycle stands are proposed in the public realm, providing space for 44 cycles.
- 3.9 Details are also provided of the temporary Link Road. The temporary Link Road allows for the permeability benefits of the permanent Link Road to be delivered sooner than would otherwise be possible. Upon completion of the permanent Link Road, the temporary Link Road would be converted to Imperial Walk – a non-vehicular landscaped avenue providing a clear pedestrian

line between Imperial Road and the internal park. For further information on these proposals, please refer to Section 8 of the **DAS**.

- 3.10 As well as the above-ground development and landscaping, this application also seeks approval for the delivery of sections of the basement that fall within the phase boundary. Details of the basement are also contained in the **DAS** and are shown on the **Basement GA plan** (ref: W501-EPR-XX-XX-DR-A-0110-0120 Rev P2).
- 3.11 298 long-stay cycle parking spaces are provided for residents of the buildings, plus 30 spaces for commercial occupants.
- 3.12 The **floorspace and accommodation schedule** breaks down the delivery of the two buildings. The delivery of floorspace is governed by Condition 10 (as amended) of the Hybrid Permission. The cumulative delivery of floorspace as approved and proposed on the Site so far is summarised in **Appendix 2** with reference to the floorspace maxima set out in Condition 10 (as amended).<sup>2</sup>
- 3.13 As the table in **Appendix 2** shows, the proposals are still comfortably within the Condition 10 limits for all floorspace maxima. The Statement of Compliance with the Development Specification (provided at **Section 4**) demonstrates that this is also true for the plot-specific floorspace controls contained in the Development Specification.

---

<sup>2</sup> Condition 10 was most recently amended via application reference 2020/01088/NMAT, approved on 15 July 2020.



# 4 Compliance with Development Specification

4.1 As required by Condition 5 of the Hybrid Permission this Statement of Compliance demonstrates how the application for approval of reserved matters associated with Development Plots D1 and D2 comply with the principles set out in the Development Specification and Parameters Report ('the Report') prepared by Quod in May 2020.

4.2 Condition 5 (as amended)<sup>3</sup> establishes the terms on which applications for reserved matters are to be submitted:

*Condition 5*

*"All reserved matters applications shall include a statement to demonstrate how the reserved matters have been prepared in accordance with the principles set out in the Development Specification & Parameters Report prepared by Quod (dated May 2021) and the Mandatory Design Codes prepared by RPP (dated March 2021).*

*To ensure that the development is constructed in accordance with the Design Guidelines on which this decision is based and to be consistent with the principles of good master planning, in accordance with the NPPF 2018; Policies 7.1, 7.2, 7.3, 7.47.5, 7.6, 7.7, 7.8, 7.9, 7.18, 7.19 and 7.21 of the London Plan 2016 and Policies DC1, DC2, DC3 and DC8 of the Local Plan 2018."*

4.3 Section 4 of the Report identifies and establishes the parameters (or constraints) within which the outline component of the application must come forward through RMAs. The 'Development Fixes' comprise details of the proposed areas and land uses, and the Parameter Plans.

4.4 Details of how this RMA complies with the Development Specification and Parameter Plans (May 2021) are contained in **Table 2** below.

4.5 The proposed development's compliance with the Design Codes is made clear in **Design Compliance Schedule** and **Landscape Design Codes Schedule** prepared by HTA Design LLP and Gillespies LLP, respectively.

**Table 2 - Compliance with Development Specification checklist**

Para. / Table number	Topic summary	Compliance	Detail of Compliance
4.2	<b>Maximum floor area (site wide)</b> The maximum overall floor area of the development site for all land	✓	The proposed development comprises 10,684sqm GEA. Refer to <b>Appendix 2</b>

<sup>3</sup> As amended by NMA application reference 2021/01739/NMAT.

Para. / Table number	Topic summary	Compliance	Detail of Compliance
	uses must not exceed 216,355sqm GEA (excluding the basement).		for details of the cumulative total against the upper limit.
4.4	<b>Basement extent</b> Maximum basement floorspace should not exceed 40,938sqm (refer to Parameter Plan W501 -EPR -XX-B1 -DR -A-0350 Rev 1).	N/A	1,222.38 sqm of basement floorspace is proposed as part of this application. Please refer to <b>Appendix 2</b> for the cumulative provision of basement floorspace.
4.5 and 4.39 – 4.42	<b>Car and cycle parking</b> Car parking spaces to be provided at a ratio of 0.25 spaces per residential unit including 10% blue badge spaces, 8 car club bays, 6 visitor spaces, and 3 blue badge spaces for non-residential units. Up to 3,583 long-stay cycle spaces and up to 292 short-stay cycle spaces to be provided.	✓	2no. blue badge car parking spaces are provided at-grade in front of Sands End Square for residents of Plot D1. Blue badge parking spaces allocated for residents of Plot D2 will be provided in the basement below Phase 1. Full details of the number of spaces allocated and their locations will be confirmed within submissions made pursuant to Condition 66 of the Hybrid Permission.  Cycle parking – 172 spaces in Plot D1 and 56 spaces in Plot D2 (228 in total) for long-stay cycle parking are provided, exceeding London Plan (2016) targets. 22 short-stay cycle stands are provided in Sands End Square South, providing space for 44 cycles.
4.5	<b>Open Space</b> 2.7ha of public amenity space and 0.67ha of private communal amenity space to be provided across the scheme (refer to Parameter Plan A_FGW_PL_028_Rev01).	✓	2532 sqm of public amenity space is provided to the east of Plot D1 in accordance with Parameter Plan A_FGW_PL_028_Rev01.  858 sqm of private communal amenity space is provided to the north-west of Plot D1 and to the south-west of Plot D2, in accordance with Parameter Plan A_FGW_PL_028_Rev01.
4.10	<b>Location of Development Plots</b> Development Plots should be	✓	The siting of the proposed buildings falls within the Development Plot areas identified in Parameter Plan A_FGW_PL_020 (please refer to

Para. / Table number	Topic summary	Compliance	Detail of Compliance
	located in accordance with Parameter Plan A_FGW_PL_020.		Section 04 of the <b>DAS</b> ). The application boundary extends beyond these horizontal limits to incorporate landscaping details associated with each Plot and the surrounding public realm. This is in accordance with the Phasing Plan reference W501_001 Rev 02, submitted pursuant to Condition 6 of the Hybrid Permission.
Table 4.3	<p><b>Maximum floor area</b> (Development Plot)</p> <p>Table 4.3 of the Report details that the maximum floor area permitted (in sqm GEA) for Plot D1 and D2 for residential and non-residential uses is as follows:</p> <p>D1 residential: 9,130  D1 non-residential: 1,081  D2 residential: 3,555  D2 non-residential: 406</p>	✓	<p>The quantum of proposed development is in accordance with Table 4.3 as follows:</p> <p>D1 residential: 7,229.2 sqm  D1 non-residential: 444.6 sqm  D2 residential: 2,745.0 sqm  D2 non-residential: 264.0 sqm</p> <p>Evidently all the proposed floorspace figures are well within the maxima set out in Table 4.3.</p> <p>The cumulative delivery of floorspace against the limits set in Table 4.3 of the Development Specification is demonstrated in <b>Table 3</b> below.</p> <p>Please refer to the <b>Schedule of Accommodation</b> for further information.</p>
4.13	<p><b>Floor area (outline component)</b></p> <p>The outline component floor area must not exceed 6,895sqm of non-residential and 166,560sqm of residential floorspace (173,455sqm GEA total).</p>	✓	<p>The proposed development is the first RMA to be brought forward that includes either residential or non-residential floorspace and so the cumulative total clearly falls well within the maxima set out in the Development Specification.</p> <p>Please refer to <b>Table 3</b> below for confirmation of this.</p>

Para. / Table number	Topic summary	Compliance	Detail of Compliance
Table 4.4	<b>Land use</b> The principle land use of both Plot D1 and D2 must be Use Class C3. Other land uses can include retail use (A1, A2, A3, A4), office (B1) and/or community, cultural or leisure uses (D1/D2).	✓	The primary use of the proposed buildings will be residential (Use Class C3).  The ground floors of both proposed buildings will comprise floorspace for commercial, retail or community, cultural or leisure uses.
4.15	<b>Residential uses</b> Maximum level of residential floorspace is 206,668sqm GEA.	✓	10,466.7sqm GEA of residential floorspace is proposed. The cumulative provision of residential floorspace across the scheme is shown in <b>Appendix 2</b> .
Table 4.5	<b>Residential dwelling mix</b> Residential dwellings should be split to accord with the <u>overall mix</u> set out in Table 4.5 of the Development Specification.	✓	The residential dwelling mix for this phase is as follows:  Studio: 3 (2.3%) 1bed: 33 (25.8%) 2bed: 62 (48.4%) 3bed: 30 (23.4%) 4bed: 0 (0%)  The dwelling mix is broadly in line with Table 4.5. Any minor variation will be addressed in future phases.
4.19	<b>Outline component dwelling mix</b> The dwelling mix for the outline components will be established and agreed upon through RMAs, but should be in line with the overall ranges set out in Table 4.5 of the Report.	✓	The residential dwelling mix is as per the above item and is therefore in accordance with Table 4.5 and paragraph 4.19 of the Report.
4.20	<b>Affordable housing</b> Affordable housing provision is subject to viability reports. [This has been superseded by the affordable housing provisions set out in the Section 106 Agreement].	✓	Plot D1 would provide 88 affordable rent apartments. The requirements for the provision of affordable housing in Plot D1 is set out in Schedule 12 of the s106 contract signed 08 February 2019. Additionally, Plot D2 provides 40

Para. / Table number	Topic summary	Compliance	Detail of Compliance
			<p>affordable apartments at intermediate rent.</p> <p>Please see the <b>Affordable Housing Statement</b> at for further information.</p>
4.21-4.24	<p><b>Unit sizes and accessibility</b>  Dwelling sizes will accord with the requirements of the London Plan. Other than Phase 1, unit sizes will be determined through RMAs and must have level access adjacent to the public realm. The residential component should accommodate wheelchair accessible and adaptable units in accordance with relevant policies and standards.</p>	✓	<p>Both buildings are accessed step-free via the ground floor, from the public realm. All proposed dwellings meet the Nationally Described Space Standards.</p> <p>12 Wheelchair accessible units are provided in Plot D1 (13.6% of total units). 5 Wheelchair accessible units are provided in Plot D2 (12.5% of total units). The remaining units are provided as wheelchair adaptable. This accords with the relevant policies and standards. Please refer to the Planning Assessment (Section 6) for further information.</p>
4.28	<p><b>Non-residential uses</b>  The location of non-residential uses must conform with that shown in Parameter Plans A_FGW_PL_025, A_FGW_PL_026 and A_FGW_PL_027.</p>	✓	<p>The ground floor of both plots comprises a mix of residential and non-residential uses. All upper levels are residential use. This is in compliance with the relevant parameter plans for these Plots.</p>
4.33 and 4.62	<p><b>Open space, amenity space</b>  Public amenity space should be provided in accordance with parameter plan A_FGW_PL_028_Rev01.</p>	✓	<p>Open public and private communal amenity space has been provided in accordance with the specifications of Parameter plan A_FGW_PL_028_Rev01, with the only variation being a minor increase to the communal private courtyard for Plot D2 adjacent to Emden Street, which allows the courtyard to be aligned with the western horizontal limit of the Development Plot. Public access from Emden Street to the Link Road is protected, allowing for the creation of permeable and connected streets, in</p>

Para. / Table number	Topic summary	Compliance	Detail of Compliance
			<p>accordance with paragraph 4.33 of the Development Specification.</p> <p>The parameter plan allows for private residential amenity space on the eastern boundary of Plot D1 and on the southern boundary of Plot D2. No private residential amenity space is provided at ground floor at these locations, as no residential dwellings are proposed at ground floor. The proposals for outdoor amenity spaces are therefore considered to comply with the Parameter Plan and will lead to the delivery of a high-quality landscaped realm to be enjoyed by the public.</p> <p>In accordance with Parameter Plan A_FGW_PL_029Rev01, a temporary Link Road will be delivered between Development Plots D1 and F1. This will mean that the space will be used for vehicular access, rather than as public amenity space. However, given that this is permitted by Parameter Plan A_FGW_PL_029Rev01 and that it is a temporary situation, this is considered acceptable.</p>
Table 4.7	<p><b>Open and amenity space</b> A total of 36,319sqm of open and amenity space is to be provided across the Site, as per the breakdown set out in Table 4.7, and summarised below:</p> <p>Public: 27,330sqm Communal Private: 6,711sqm Private (not including balconies above ground level): 2,278sqm</p>	✓	<p>A total of 3,381 sqm open and amenity space is provided within the RMA boundary, with the following breakdown.</p> <p>Public: 2,523 sqm Communal Private: 858 sqm Private: 0 sqm</p> <p>Total: 3,381 sqm</p>
4.37	<p><b>Children’s play space</b> 10sqm of children’s play space per child should be delivered in the</p>	✓	<p>The population yield of the proposed development has been calculated using the GLA’s Population Yield</p>

Para. / Table number	Topic summary	Compliance	Detail of Compliance
	amenity areas shown in Parameter plan A_FGW_PL_028Rev01.		Calculator. Play space is to be provided at a rate of 10sqm per child. The majority of the play space will be provided in the central park area, and thus does not fall within the boundary of this RMA. The required doorstep play areas, which are 442sqm and 37sqm for Plots D1 and D2 respectively are provided within the amenity areas shown on A_FGW_PL_028Rev01 and exceed requirements, measuring 474sqm and 79sqm respectively. Please refer to page 102 of the <b>DAS</b> for further information.
4.43	<b>Interim Works</b> The temporary Link Road will be delivered in accordance with Parameter Plan A_FGW_PL_29 Rev 01 and with the relevant mandatory Design Codes.	✓	The temporary Link Road will be delivered for an interim period between Development Plots D1 and F1. The design of the temporary Link Road is in accordance with the Design Codes, as is set out in the <b>Landscape Design Code Schedule</b> .
4.52	<b>Development Plot</b> Parameter Plan A_FGW_PL_20 provides details of the maximum extent of the Development Plots within which the building blocks would be situated.	✓	The proposed development falls within the plot parameters, as shown in the <b>DAS</b> at Section 04.
4.54	<b>Scale and massing parameters</b> Drawing A_FGW_PL_21 shows the horizontal limits of Development Plots. This plan shows the maximum extents of the built envelope.	✓	The proposed development falls within the plot parameters, as shown in the <b>DAS</b> at Section 04.
4.55	<b>Proposed ground levels</b> Parameter Plan A_FGW_PL_22 shows the proposed site levels of the Development Plots. Some minor variation is permitted.	✓	No ground elevation works are proposed as part of this RMA. The ground level would, therefore, remain in accordance with the parameter plan specifications for Plots D1 and D2, as shown in Section 04 of the <b>DAS</b> . The finished ground levels are demonstrated on the sections (ref

Para. / Table number	Topic summary	Compliance	Detail of Compliance
			W505-HTA-A2-XX-SE-A-0100-2200 P11; and W505-HTA-A1-XX-SE-A-0100-2210 P08) submitted in support of this RMA and demonstrate compliance with the Parameter Plan A_FGW_PL_22.
4.56	<p><b>Vertical plot limits</b> Parameter Plan A_FGW_PL_23 Rev 01 shows the maximum vertical limits for the heights of each Development Plot.</p>	✓	<p>The maximum vertical plot limit for Plot D1 is 37.150m AOD and for Plot D2 is 30.350m AOD.</p> <p>Plot D1 will reach 37.150m AOD and Plot D2 will reach 30.20m AOD. Both will therefore fall within the parameters set out in Parameter Plan A_FGW_PL_23 Rev 01. Please refer to the D1 and D2 elevation plans for confirmation.</p>
4.57	<p><b>Maximum extent of basement plan</b> Parameter Plan W501 -EPR -XX-B1 - DR -A-0350 Rev 1 defines the maximum extent of the proposed development at basement level.</p>	✓	Basement floorspace is proposed within the extents established by the parameter plan. Please refer to the Basement GA Plan (ref: W501-EPR-XX-XX-DR-A-0110-0120 Rev P2) for further information.
4.60	<p><b>Proposed ground floor uses</b> Parameter Plans A_FGW_PL_25, A_FGW_PL_26 and A_FGW_PL_27 define and describe the land uses for each Development Plot.</p>	✓	<p>Parameter plan A_FGW_PL_25 allows both Plots D1 and D2 to incorporate mixed residential and/or non-residential uses at ground floor.</p> <p>Parameter Plan A_FGW_PL_26 allows mixed residential and/or non-residential uses at the first floor for Plot D1 but residential uses only for D2.</p> <p>Parameter Plan A_FGW_PL_27 allows residential uses only in the second floor and above for both Plots D1 and D2.</p> <p>For both Plots D1 and D2, mixed commercial uses are proposed at</p>



Para. / Table number	Topic summary	Compliance	Detail of Compliance
			ground floor only, and residential uses at levels 01 and above.
4.63	<p><b>Public realm and amenity space</b> Parameter Plan A_FGW_PL_28 Rev 01</p>	✓	<p>The only minor variation is the boundary of the private communal courtyard to the south of Development Plot D2. The courtyard has been lengthened which allows the courtyard to be aligned with the western horizontal limit of the Development Plot. This is considered to be acceptable as the land remains as amenity space and would still allow for permeability and connectivity between Sands End Lane and Emden Street. On the whole the proposed development is considered to be in accordance with the Parameter Plan.</p> <p>It is acknowledged that the interim site vehicle access will temporarily reduce the provision of public amenity space to the east of Plot D1. This is required by Parameter Plan A_FGW_PL_28 Rev 01. However, given that this is an interim and temporary situation and that the permanent development will allow for public amenity space in this location, the proposed development is considered to be in accordance with the Parameter Plan.</p>
4.64	<p><b>Access and circulation</b> Parameter Plan A_FGW_PL_29 Rev 01 indicates the pedestrian, vehicle and service routes within the Site.</p>	✓	<p>The proposed development is compatible with the access and circulation plan and allows for both pedestrian and vehicular access to the buildings via the approved routes.</p> <p>The proposed development would allow for the delivery of an interim site vehicle access route between Development Plots D1 and F1, in accordance with the Parameter Plan.</p>

4.6 The below **Table 3** provides a cumulative assessment of the proposals against the figures set out in Table 4.3 of the Development Specification (May 2021).

**Table 3 - Cumulative floorspace tracker against Development Specification maxima**

Development Plot	Residential (as per Dev. Spec.)	Non- Residential (as per Dev. Spec.)	Residential (as proposed)	Non- Residential (as proposed)
B1	-	226.00	205.00	-
C1	-	1,720.00	-	-
C2	-	648.00	-	-
<b>D1</b>	<b>9,130.00</b>	<b>1,081.00</b>	<b>7229.20</b>	<b>444.60</b>
<b>D2</b>	<b>3,555.00</b>	<b>406.00</b>	<b>2745.00</b>	<b>264.00</b>
E1	9,678.00	-	-	-
E2	24,243.00	-	-	-
F1	22,885.00	1,353.00	-	-
F2	2,451.00	167.00	-	-
G1	23,959.00	-	-	-
H1	13,414.00	-	-	-
H2	20,178.00	-	-	-
H3	18,309.00	437.00	-	-
J1	18,758.00	857.00	-	-
<b>Total</b>	<b>166,560.00</b>	<b>6,895.00</b>	<b>10179.20</b>	<b>708.60</b>

4.7 The proposals are in accordance with the specifications (where applicable) and the submission of this checklist as part of the RMA satisfies Condition 5 of the Hybrid Permission.

## 5 Planning policy context

---

- 5.1 As per section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), planning decisions should be taken in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan for the Site is as follows:
- **The LBHF Local Plan (2018);**
  - **The LBHF Local Plan Policies Map;** and
  - **The London Plan (2021).**
- 5.3 The only item of the Development Plan to have changed since the grant of the Hybrid Permission in February 2019 is that a new London Plan 2021 has been issued and supersedes the previous 2016 version.
- 5.4 Relevant to the consideration of this application – as with all planning applications – is the **National Planning Policy Framework (2021)** ('NPPF' or 'the Framework') and the **Planning Practice Guidance ('PPG')**. Also of material consideration is the **LBHF Planning Guidance SPD (2018)** and the suite of adopted **Supplementary Planning Guidance** produced by the Greater London Authority. The Hybrid Permission also establishes various controls on reserved matters proposals and this is a material consideration in the assessment of this application that carries very significant weight.
- 5.5 Since the grant of the Hybrid Permission in February 2019, changes were made to the NPPF in 2020 but those are not considered relevant to this application. More recently – on 20 July 2021 – a revised version of the NPPF was issued that fully supersedes the 2019 version. The effects of the change are to strengthen the terminology regarding protecting the environment, and also more strongly assert the role that good design has to play in creating sustainable development. The new NPPF encourages the creation of Design Guides or Codes at an area-wide, neighbourhood or site-specific scale, and that "*developers... may also choose to prepare design codes in support of a planning application for sites they wish to develop*" (paragraph 129). The Site of course already benefits from approved Design Codes, so these updates are relevant in as far as they give additional weight to compliance with those Design Codes.
- 5.6 The next section provides a summary of relevant policies for the consideration of this RMA and an assessment of the proposals against those policies.

## 6 Planning assessment

---

- 6.1 This section explains how, in the context of Section 38 (6) of the Planning and Compulsory Purchase Act (2004), the RMA proposals accord with the statutory development plan.
- 6.2 As this application seeks approval of reserved matters, no assessment is given of the principle of the development. In as far as the proposals accord with the Controlling Documents, the proposals are considered to be compliant with planning policy.
- 6.3 The scope of this assessment is therefore narrowed to those matters that are not captured through compliance with the Controlling Documents, namely the quality of the proposed design and assessment of the technical details contained in this application.
- 6.4 Matters relating to the provision of affordable housing are set out in the **Affordable Housing Statement** prepared by the Applicant. Heritage matters are considered in the next section of this Planning Statement.

### Design and accessibility

- 6.5 Good design is identified in the NPPF as a key aspect of sustainable development (**paragraph 126**), and high-quality design should provide a good standard of amenity for all existing and future occupants of land and buildings, and ensure that the development is able to function “*over the lifetime of the development*” (**paragraph 130**). **Paragraph 131** makes clear the important role that trees make the contribution of character and the quality of urban environments, noting also that they play an important role in mitigating the effects of climate change.
- 6.6 **Policy D3** of the London Plan requires that sites are optimised for development through a design-led approach. **Policy D4** requires that design and access statement is provided that demonstrates the design requirements of the London Plan have been met. **Policy D5** expects developments to be inclusive and accessible and for design and access statements to include an inclusive design statement. **Policy D6** states that housing development should be of a high quality design with adequately sized rooms and functional, comfortable layouts. The policy sets out specific requirements for internal measurements (plus compliance with the minimum internal space standards set out in Table 3.1 of the Plan) and for private outside space. **Policy D7** requires that at least 10% of all dwellings are built to meet Building Regulation M4(3) and the remaining units are built to meet Building Regulation M4(2). Finally, **Policy D8** encourages the delivery of high-quality public realm though (*inter alia*) ensuring that street clutter is avoided, appropriate green infrastructure is incorporated into the proposals and that on-street parking is not dominant or continuous.
- 6.7 **Policy D9** of the London Plan address tall buildings, which it defines as buildings over 6 storeys or 18 metres. Both Plots would therefore qualify as a tall building, though it is not considered necessary to assess the proposals against this specific policy as the principle of a tall building in this location is already established by the Hybrid Permission.

- 6.8 The Local Plan mirrors the aspirations of national and regional policy and guidance. **Policy DC1, DC2** and **SFRRRA1** all expect high quality design and public realm to be delivered to ensure that residential amenity is protected and enhanced where possible.
- 6.9 The **DAS** submitted in support of this application contains the details of the design proposals for both the built development and the surrounding landscaping and public realm. The **DAS** demonstrates that high quality design is achieved that is compliant with the Design Codes, as required by the Hybrid Permission. For details of the proposed development's compliance with the Design Codes, please refer to the **Design Compliance Schedule**.
- 6.10 In accordance with London Plan **Policy D3** the Site is optimised for development within the established parameters and delivers the maximum reasonable number of units whilst remaining compliant with the outline unit mix.
- 6.11 The units provided are all compliant with the London Plan space standards, as is the provision of private amenity space. Please refer to the **Floorspace and Accommodation Schedule** for further information on this. 13.3% of the units are provided as wheelchair accessible, and the remaining units are provided as wheelchair adaptable. This exceeds the policy requirement for at least 10% of units to be provided as wheelchair accessible and is considered a public benefit of the scheme.
- 6.12 The regular shape of the buildings allow for functional, flexible and comfortable internal layouts to be achieved. Sufficient levels of daylight and sunlight are allowed into the units, whilst avoiding overheating. A technical assessment of this is provided below.
- 6.13 The landscaping proposed provides a high-quality public realm for people to enjoy and is fully inclusive. Planting is incorporated as much as possible to provide shading and a greening of the urban environment, as well as biodiversity benefits. The public and private-communal outdoor spaces are functional and allow people to linger and engage with others with ample street furniture provided for this purpose. Locating the commercial floorspace on the ground floor of the Plots is both in accordance with the Parameter Plans and will enliven the public realm through active street frontages.
- 6.14 The application also incorporates details pertaining to the temporary Link Road. The delivery of a temporary vehicular route that connects Sands End Lane/Michael Road to Imperial Road is permitted by Parameter Plan A\_FGW\_PL\_029 Rev 01. The design of the temporary Link Road and the compliance with the relevant Design Codes is set out in the **Landscape Design Codes Schedule**. The land allocated for the routeing of the temporary Link Road will revert to public amenity space upon completion of the permanent Link Road in accordance with Parameter Plan A\_FGW\_PL\_028 Rev 01. The delivery of the temporary Link Road will allow for permeability benefits to be delivered sooner than otherwise possible, which is considered a public benefit of the proposals.
- 6.15 For the reasons set out above the proposed design for Plots D1 and D2 is considered to be of a high quality that complements its existing and emerging urban context. As such, the proposed development is in accordance with the policies set out above and with the relevant guidance contained in the NPPF.

## Technical Assessment

## Daylight, Sunlight and Overshadowing

- 6.16 The NPPF requires at **paragraph 125(c)** local authorities to take a “*flexible approach when applying policies or guidance relating to daylight and sunlight*” when considering applications for housing.
- 6.17 London Plan **Policy D6** requires development to be designed to provide sufficient daylight and sunlight to new and surrounding housing appropriate to its context. This includes maximising the usability of the outside amenity space.
- 6.18 This policy is echoed by **Policy HO11** of the Local Plan, which seeks to ensure that new built development protects the existing residential amenities, including issues such as loss of daylight and sunlight.
- 6.19 A **Daylight, Sunlight and Overshadowing** report has been prepared by GIA on behalf of the Applicant. The detailed proposals for Plots D1 and D2 are assessed with the consented masterplan in place, using the illustrative massing for the outline elements. This provides the most realistic basis on which to assess the daylight, sunlight and overshadowing impacts upon the units proposed within Plots D1 and D2.
- 6.20 The conclusion reached in the report is that the majority of assessed rooms meet or exceed the daylight and sunlight recommendations, and that overall future occupants of Plots D1 and D2 will have access to spaces that receive good daylight and sunlight throughout the year.
- 6.21 It is acknowledged that not all rooms meet the guidance levels, nor do all the outdoor areas. BRE guidance is for at least 50% of outdoor space to receive two hours or more of direct sunlight on the equinox. Sands End Square comfortably exceeds this, with 91% of its area receiving at least two hours of direct sunlight on 21<sup>st</sup> March. Other areas are more constrained however and technically fall short of the guidance. The results for the Plot D2 communal garden are 36%; for Imperial Walk are 46%; and for the communal area east of D1 are 24%. However, as per the NPPF guidance a flexible approach to the guidance should be taken. The Site is undergoing significant regeneration to deliver a substantial number of homes. The emerging, dense, urban context will therefore naturally limit the ability to meet the guidance recommendations, however, this is very common for developments of this type of built-up urban areas such as London.
- 6.22 The proposals accord with the parameter plans with regards to siting and massing and were therefore also assessed and found acceptable at the outline stage, where it was noted that whilst some areas between buildings would receive lower levels of sunlight, all occupants would have access to very good sunlight amenity at a short walking distance from their homes. Taking a balanced and flexible view of the proposals therefore, it is considered that the proposed development is in accordance with relevant planning policy with regards to impacts to daylight and sunlight.

## Wind microclimate

- 6.23 **Policy D8(G)** of the London Plan requires that consideration be given to the local microclimate created by buildings. **Policy DC3(i)** of the Local Plan states that tall buildings should not have a detrimental impact on the local environment in terms of microclimate.

- 6.24 In accordance with paragraph 15.7 and Table 15-6 of the Environmental Statement Volume 1, further microclimate assessment has been carried out to support the detailed designs of Development Plots D1 and D2.
- 6.25 The assessment shows that all the development is suitable for the intended pedestrian use at ground floor, producing no significant effects. It shows that there are no safety issues within the RMA boundary, nor its immediate surroundings. In both the proposed and cumulative scenarios, all balconies and accessible roof terrace areas are suitable for sitting in summer. This is largely as a result of compliance with the Controlling Documents, which require inset balconies that are naturally less exposed, but also due to mitigation for four balconies on the north-eastern corner of Plot D1 where additional mitigation is proposed in the form of 1.2m tall solid balustrades.
- 6.26 Any impacts to microclimate as a result of the proposed development are therefore deemed acceptable and the proposals themselves are in accordance with the above policies.

## Summary

- 6.27 This section of the Planning Statement has assessed the contents of the application against the Development Plan, considering material considerations such as the NPPF. It has demonstrated that the proposals are substantially in accordance with the Development Plan. Therefore, this application should be supported by the LPA. Material considerations do not indicate otherwise – indeed they lend further support for the proposals.

## 7 Heritage impact assessment

---

- 7.1 The Site – and specifically Plots D1 and D2 – fall within the Imperial Square and Gasworks Conservation Area ('CA'). The Plots are also within the setting of the two retained Grade II Listed buildings (Office Building and Former Research Laboratory) and the Grade II\* listed No.2 Gasholder. It is acknowledged therefore that the proposals for Plots D1 and D2 have the potential to affect the CA and the listed heritage assets. The proposals also integrate the Grade II Listed war memorial into Sands End Square South. A listed building consent application is submitted alongside this RMA – with further information on this provided below.
- 7.2 Regard is also had for **Policy DC1 Built Environment** and **Policy DC8 Heritage and Conservation** of the LBHF Local Plan (2018) and **Policy HC1 Heritage conservation and growth** of the London Plan 2021 – all of which seek to protect and enhance the significance of heritage assets through high quality design that is sympathetic to its townscape and historic context.
- 7.3 A full Heritage Statement was prepared by KMHeritage in support of the Hybrid Permission, dated May 2018. Further detail on the history of these assets and of the Site is provided in the **DAS**. Please refer to these documents for further information.
- 7.4 The Statement notes that the proposed development (in total) will secure the long-term future of the designated heritage assets and will open up the area for enjoyment and use by the public. The Statement concludes that the then-proposed (now consented) development would deliver "*clear and substantial heritage benefits for the residents of Hammersmith and Fulham.*" (paragraph 7.9). The same conclusion is reached at paragraph 8.7.41 of the Officer's report to committee, dated 09 October 2018.
- 7.5 This application seeks to demonstrate the compliance of the proposed design of Plots D1 and D2 with the relevant Controlling Documents, which were informed by the heritage analysis undertaken in support of the outline application. On the basis that the proposals are compliant with the Controlling Documents, the proposals would benefit the designated heritage assets noted above by securing their long-term protection and delivering homes in a location in which the heritage assets can be enjoyed by existing and future residents of the area.
- 7.6 The designs of Plots D1 and D2 incorporate brick and metalwork that references the retained listed buildings, the Site's industrial past and indeed the gasholders themselves. The proposals also incorporate part of a key route that will link Imperial Road to the interior of the Site and to Michael Road. The proposals are in accordance with the relevant parameter plan in this regard and will serve to increase the permeability of the Site and allow better access for the public to enjoy the heritage assets.

### Listed Building Consent

- 7.7 The proposals for Sands End Square South incorporate the relocation of the Grade II Listed War Memorial (UID: 1392026). A Listed Building Consent ('LBC') application is submitted for determination in parallel with this Application.



- 7.8 To support the LBC application, a Method Statement has been prepared on behalf of the Applicant by Oxley Conservation. It details that two war memorials – one that is Grade II listed and one that is not listed – existed on the Site adjacent to the 1856 Office Building (Development Plot C2) and to the former Research Laboratory (Development Plot C1), both of which are Grade II\* listed. The memorials and the two listed buildings are within the Imperial Square and Gasworks Conservation Area (LBHF Conservation Area No. 6).
- 7.9 The memorials were inaccessible to the public. The proposal is to relocate the two war memorials only a short distance to the proposed Sands End Square, where they form a key component of the landscaping and public realm strategy. They will remain in the setting of the two Grade II\* listed buildings. The listed memorial will be relocated as a fully conserved structure and restoration works will be carried out to the memorials. Please refer to the Method Statement prepared by Oxley Conservation submitted with the listed building consent application for further details on this.
- 7.10 The result of the LBC proposals will be to sensitively integrate the memorials in the public realm of the Fulham Gasworks regeneration site, where they will be sited in a setting befitting respectful contemplation. They will provide a strong heritage link to the Site’s industrial past and help remember the fallen Gas Light and Coke Company workers.

## Summary

- 7.11 The reserved matters put forward are therefore considered to be supported by relevant heritage policy, and should be supported in this regard. There is considered to be no harm to the heritage assets resulting from the reserved matters proposed by this application. Instead – and in accordance with the Heritage Statement (2018), it is considered that the application will provide a substantial benefit to the heritage asset – namely the War Memorial – by securing its long-term future.

## 8 Compliance with Environmental Statement

---

- 8.1 Regulation 9(1)(a)(i) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended ('the EIA Regulations') applies to this submission of reserved matters and states "*This regulation applies where it appears to the relevant planning authority that an application which is before them for determination is a subsequent application in relation to Schedule 1 or Schedule 2 development.*" The Hybrid Permission is an Environmental Impact permission.
- 8.2 Regulation 9(2) of the EIA Regulations states "*it Where it appears to the relevant planning authority that the environmental information already before them is adequate to assess the significant effects of the development on the environment, they must take that information into consideration in their decision for subsequent consent.*"
- 8.3 We consider this to be the case for the submission of this reserved matters application on the basis that the reserved matters are submitted materially in accordance with the development controls stipulated by the Hybrid Permission, and the environmental impact assessment that accompanied that. In accordance with the Environmental Statement (2018, as amended), the following are submitted in support of this application:
- **Daylight Sunlight and Overshadowing report;** and
  - **Wind Microclimate Assessment.**
- 8.4 A summary of the findings of each report is provided in Section 6 of this Statement.
- 8.5 The ES also requires that an Operational Waste Management Strategy is submitted at the appropriate reserved matters stage. Such a submission is also required by Condition 77 of the Hybrid Permission. This Strategy is therefore not included as part of this RMA, but will be submitted to partially discharge Condition 77 instead. The same applies to the energy strategy for Plots D1 and D2, which will be submitted pursuant to Condition 37 of the Hybrid Permission.
- 8.6 For the reasons set out above, LBHF can determine that the Environmental Impact Assessment is adequate for the purposes of determination and that no new environmental information – other than that set out above – is required.

## 9 Statement of community involvement

---

- 9.1 In accordance with LBHF's validation checklist for major developments, this statement of community involvement has been prepared in support of the RMA.
- 9.2 Extensive public consultation was carried out during the preparation of the Hybrid Permission. Please refer to the Statement of Community Involvement (May 2018) prepared by Icen Projects in support of the Hybrid Permission for full details.
- 9.3 Given that this RMA seeks only to confirm the proposals' compliance with the Controlling Documents, no further formal public engagement is considered necessary prior to submission. Nonetheless, St William has engaged with local residents through the distribution of a site newsletter in December 2020, which contained CGI images and details of the proposals for Plots D1 and D2. Details of the submission proposals will also be circulated in the summer edition of the site wide newsletter (with further information provided online), which is expected to be distributed to local residents in late August 2021. A contact email address and phone number has been provided in both these newsletters to allow members of the local community to contact St William directly to provide feedback on the proposals. The public will also of course have the opportunity to comment on the planning application once it is submitted and published on the LPA's public register.
- 9.4 The Applicant has undertaken substantial pre-application negotiations with the LPA, with meetings held on the following dates:
- 26 September 2019;
  - 04 October 2019;
  - 07 November 2019;
  - 22 November 2019;
  - 25 September 2020;
  - 05 May 2021; and
  - 02 June 2021.
- 9.5 This involved receiving feedback from planning and design Officers, which was subsequently taken on board such that the current proposals are in accordance with the Officers' advice.

## 10 Summary and conclusions

---

- 10.1 This Planning Statement supports a reserved matters application that comprises details of appearance, scale, layout, access, and landscaping for Development Plots D1 and D2 pursuant to hybrid planning permission 2018/02100/COMB as amended.
- 10.2 It is considered that the assessment of the relevant planning issues and compliance with the approved hybrid permission demonstrates that this reserved matters proposal is in accordance with those principles already approved.
- 10.3 On this basis, the application for reserved matters is considered and acceptable and should be approved without delay.



## Appendix 1

### Approved drawings

---

#### 1 Schedule of Approved Drawings under 2019/02707/NMAT

- W504-EPR-ZZ-XX-TP-A-00-P001 P3;
- W504-EPR-ZZ-ZZ-TP-A-00-P002 P3;
- W504-EPR-ZZ-B1-TP-A-02-P089 T04;
- W504-EPR-ZZ-GF-TP-A-02-P100 P7;
- W504-EPR-ZZ-01-TP-A-02-P101 P4;
- W504-EPR-ZZ-02-TP-A-02-P102 P4;
- W504-EPR-ZZ-03-TP-A-02-P103 P4;
- W504-EPR-ZZ-04-TP-A-02-P104 P5;
- W504-EPR-ZZ-05-TP-A-02-P105 P4;
- W504-EPR-ZZ-06-TP-A-02-P106 P4;
- W504-EPR-ZZ-07-TP-A-02-P107 P4;
- W504-EPR-ZZ-08-TP-A-02-P108 P4;
- W504-EPR-ZZ-09-TP-A-02-P109 P4;
- W504-EPR-ZZ-10-TP-A-02-P110 P4;
- W504-EPR-ZZ-11-TP-A-02-P111 P4;
- W504-EPR-ZZ-12-TP-A-02-P112 P4;
- W504-EPR-ZZ-RF-TP-A-02-P113 P3;
- W504-EPR-ZZ-EA-TP-A-04-P001 P3;
- W504-EPR-ZZ-NO-TP-A-04-P002 P3;
- W504-EPR-ZZ-SO-TP-A-04-P003 P3;
- W504-EPR-ZZ-WE-TP-A-04-P004 P3;
- W504-EPR-ZZ-EA-TP-A-04-P005 P3;
- W504-EPR-ZZ-NO-TP-A-04-P006 P3;
- W504-EPR-ZZ-SO-TP-A-04-P007 P3;
- W504-EPR-ZZ-WE-TP-A-04-P008 P3;
- W504-EPR-ZZ-AA-TP-A-05-P001 P4;
- W504-EPR-ZZ-BB-TP-A-05-P002 P4;



## Appendix 1

### Approved drawings

---

- W504-EPR-ZZ-CC-TP-A-05-P003 P4;
- W504-EPR-ZZ-DD-TP-A-05-P004 P4;
- W504-EPR-ZZ-EE-TP-A-05-P005 P4; and
- W504-EPR-ZZ-B1-DR-A-0100-0099 P018

### 2 Schedule of Approved Drawings under 2020/00433/NMAT

- 10753-EPR-ZZ-XX-TP-A-00-P001 Rev P2;
- 10753-EPR-ZZ-ZZ-TP-A-00-P002 Rev P2;
- 10753-EPR-ZZ-GF-TP-A-02-P090 Rev P2;
- 10753-EPR-ZZ-GF-TP-A-02-P100 Rev P3;
- 10753-EPR-ZZ-01-TP-A-02-P101 Rev P3;
- 10753-EPR-ZZ-02-TP-A-02-P102 Rev P3;
- 10753-EPR-ZZ-03-TP-A-02-P103 Rev P3;
- 10753-EPR-ZZ-04-TP-A-02-P104 Rev P5;
- 10753-EPR-ZZ-05-TP-A-02-P105 Rev P3;
- 10753-EPR-ZZ-06-TP-A-02-P106 Rev P3;
- 10753-EPR-ZZ-07-TP-A-02-P107 Rev P3;
- 10753-EPR-ZZ-08-TP-A-02-P108 Rev P3;
- 10753-EPR-ZZ-09-TP-A-02-P109 Rev P3;
- 10753-EPR-ZZ-10-TP-A-02-P110 Rev P3;
- 10753-EPR-ZZ-11-TP-A-02-P111 Rev P3;
- 10753-EPR-ZZ-12-TP-A-02-P112 Rev P3;
- 10753-EPR-ZZ-RF-TP-A-02-P113 Rev P2;
- W504-EPR-ZZ-B1-DR-A-0100-0099 P018;
- W504-EPR-ZZ-B1-TP-A-02-P089 T04;
- 10753-EPR-ZZ-EA-TP-A-04-P001-P4;
- 10753-EPR-ZZ-NO-TP-A-04-P002-P5;
- 10753-EPR-ZZ-SO-TP-A-04-P003-P4;



## Appendix 1

### Approved drawings

---

- 10753-EPR-ZZ-WE-TP-A-04-P004-P4;
- 10753-EPR-ZZ-EA-TP-A-04-P005-P4;
- 10753-EPR-ZZ-NO-TP-A-04-P006-P4;
- 10753-EPR-ZZ-SO-TP-A-04-P007-P4;
- 10753-EPR-ZZ-WE-TP-A-04-P008-P4;
- 10753-EPR-ZZ-AA-TP-A-05-P001-P5;
- 10753-EPR-ZZ-BB-TP-A-05-P002-P5;
- 10753-EPR-ZZ-CC-TP-A-05-P003-P5;
- 10753-EPR-ZZ-DD-TPA-05-P004-P5; and
- 10753-EPR-ZZ-EE-TP-A-05-P005-P5.

### 3 Schedule of Approved Drawings under 2020/03144/NMAT

- 10753-EPR-ZZ-AA-TP-A-05-P001 Rev. P06;
- 10753-EPR-ZZ-BB-TP-A-05-P002 Rev. P06;
- 10753-EPR-ZZ-CC-TP-A-05-P003 Rev. P06;
- 10753-EPR-ZZ-DD-TP-A-05-P004 Rev. P06;
- 10753-EPR-ZZ-EE-TP-A-05-P005 Rev. P06;
- 10753-EPR-ZZ-EA-TP-A-04-P001 Rev. P05;
- 10753-EPR-ZZ-NO-TP-A-04-P002 Rev. P06;
- 10753-EPR-ZZ-SO-TP-A-04-P003 Rev. P05;
- 10753-EPR-ZZ-WE-TP-A-04-P004 Rev. P05;
- 10753-EPR-ZZ-EA-TP-A-04-P005 Rev. P05;
- 10753-EPR-ZZ-NO-TP-A-04-P006 Rev. P05;
- 10753-EPR-ZZ-WE-SO-A-04-P007 Rev. P05; and
- 10753-EPR-ZZ-WE-TP-A-04-P008 Rev. P05.



## Appendix 2

### Condition 10 Cumulative Floorspace Tracker

Development Plot/Phase	Permission ref.	Residential (C3)	Business (B1)	Retail/Café/Restaurant (A1-A4)	Community and Leisure (D1/D2)	Residential Facilities (Ancillary to C3)	Total non-residential	Total (excl. basement)	Basement
<b>Condition 10* maximum</b>		<b>203,248.0</b>	<b>3,840.0</b>	<b>4,037.0</b>	<b>2,710.0</b>	<b>3,420.0</b>	<b>N/A</b>	<b>216,355.0</b>	<b>40,938.0</b>
A1 + A2/Phase 1 (detailed)	2018/02100/CO MB	38,386.0	-	982.0	-	1,622.0	2,604.0	40,990.0	10,329.0
B1	2019/00755/RES	-	205.0 <sup>†</sup>	205.0 <sup>†</sup>	-	-	205.0	205.0	-
Park South	2021/02303/RES	-	-	-	-	-	-	-	1,699.6
D1	N/A	7,229.2	444.6 <sup>†</sup>	444.6 <sup>†</sup>	-	-	444.6	7,673.8	1,222.4
D2	N/A	2,745.0	265.8 <sup>†</sup>	265.8 <sup>†</sup>	-	-	265.8	3,010.8	-
Cumulative total (approved and proposed)	N/A	48,360.2	915.4	1,897.4	-	1,622.0	3,519.4	51,879.6	13,251.0
<b>Remaining floorspace (Cond. 10 maximum - cumulative total)</b>	<b>N/A</b>	<b>154,887.8</b>	<b>2,924.6</b>	<b>2,139.6</b>	<b>2,710.0</b>	<b>1,798.0</b>	<b>N/A</b>	<b>164,475.4</b>	<b>27,687.0</b>

\* As amended by 2020/01088/NMAT.

† These figures denote that flexibility is provided as to the eventual occupier and are not intended to be double counted. As the units are occupied and the Use Class established, these figures will be confirmed.