

Supporting Planning Statement

Land at The Chocolate Factory & Parma House, 5 Clarendon Road, Wood Green, London N22

BLOCK E1

Planning Permission: HGY/2021/0624 (S96 NMA to HGY/2017/3020).

Please find enclosed our submission seeking the discharge of the following planning conditions relating to Block E1.

Condition 9 – Delivery and Servicing Plan and Waste Management Plan

Condition

Prior to occupation of Block A, B, D, E1, E2 and F a Delivery and Servicing Plan (DSP) for that block shall be submitted for the local authority's approval in writing. The DSP (which can include temporary arrangements) must be in place prior to occupation of the Block. The DSP must also include a waste management plan which includes details of how refuse is to be collected. The plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day and that the truck is able to enter and exit in forward moving motion. Deliveries to the site should also be restricted between the hours 07.00hrs - 19.00hrs Monday to Saturday with no deliveries on Sundays or Bank Holidays.

Response

A Delivery and Servicing Plan has been prepared specifically for Block E1 and is enclosed with this submission.

The submitted plan sets out the proposed arrangements for deliveries, servicing and waste collection associated with the residential and commercial elements of Block E1. It includes the on-site servicing arrangements, refuse storage and collection strategy and vehicle access arrangements.

The servicing strategy provides for vehicles to enter, manoeuvre within and leave the site in forward gear. The waste management arrangements have been developed to provide appropriate residential and commercial waste storage and collection, including the required relationship between the bin storage areas and the refuse collection vehicle.

The Delivery and Servicing Plan also incorporates the delivery restrictions required by the condition, with deliveries restricted to 07.00hrs - 19.00hrs Monday to Saturday and no deliveries on Sundays or Bank Holidays.

The submitted document is provided to satisfy the requirements of the condition and will be implemented prior to occupation of Block E1.

Condition 12 - Below Ground Design Method Statement – Crossrail 2

Condition

Prior to commencement of Block A, B, D, E1, E2 and F (other than demolition site clearance and site investigations), detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling and any other temporary or permanent installations associated with that block shall be submitted to and approved in writing by the Local Planning Authority which:

- Accommodate the proposed location of the Crossrail 2 structures including temporary works;
- Accommodate ground movement arising from the construction thereof; and
- Mitigate the effects of noise and vibration arising from the operation of Crossrail 2 within its tunnels and other structures.

No change there from shall take place without the prior written consent of the Local Planning Authority.

Response

A draft Crossrail 2 Ground-borne Noise and Vibration Assessment has been prepared for Block E1 and is enclosed with this submission. The assessment has been prepared by the project design team following correspondence with Crossrail 2 confirming that the Ground Movement Assessment and noise and vibration assessment may be undertaken by the design team with reference to the Crossrail 2 Information for Developers.

The assessment considers the relationship between Block E1 and the safeguarded Crossrail 2 infrastructure and assesses the potential effects of operational ground-borne noise and vibration. Based on the alignment information presently available, Block E1 is approximately 30m horizontally from the nearest tunnel centreline. The preliminary assessment predicts internal ground-borne noise levels below the adopted residential and commercial criteria and does not identify a requirement for specific resilient foundation or room-isolation measures.

The assessment is presently based on the available alignment information and provisional foundation assumptions. Crossrail 2 has been requested to provide the official alignment information and the final foundation arrangement, nearest pile location and pile toe levels are to be confirmed by the project Structural Engineer, JPSE. The application is therefore submitted with the current assessment to allow the condition discharge process to progress. Supplementary structural / Ground Movement Assessment information and confirmation of the final foundation relationship with the safeguarded Crossrail 2 infrastructure will be provided following receipt of the outstanding information from Crossrail 2 and JPSE. The assessment will be reviewed and updated if the confirmed information materially alters the currently assessed relationship.

Condition 16 – Sustainable Drainage Details

Condition

Prior to commencement of Block A, B, D, E1, E2 and F (other than site investigations, demolition and site clearance) hereby approved, amended pro-forma (with resulting coefficient value (CV) value of 1) and microdrainage calculations (accounting for the CV change and using FEH methodology) for that block shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Response

A drainage design package prepared by Walker Associates Consulting Ltd has been enclosed in support of the discharge of this condition. The Block E1 drainage system has been designed as an independent drainage network. The submitted information includes the proposed drainage layout, hydraulic calculations, greenfield runoff calculations and the supporting drainage report. The hydraulic calculations have been undertaken using FEH methodology with CV = 1.000 in accordance with the specific wording of the condition. The proposed sustainable drainage strategy incorporates attenuation and flow control measures and has been modelled for the relevant design storm events, including the required climate change allowance. The submitted information is provided to satisfy the requirements of the condition and the drainage scheme will be constructed in accordance with the approved details and thereafter retained.

Condition 17 – Drainage Management Maintenance Schedule

Condition

Prior to occupation of Block A, B, D, E1, E2 and F hereby approved, a Management Maintenance Schedule outlining who will be responsible for the maintenance of the pumps and tanks serving that block for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

Response

The Walker Associates drainage information enclosed with this submission includes the proposed management and maintenance requirements for the Block E1 drainage system. The information establishes inspection and maintenance requirements for the drainage infrastructure, including manholes, gullies, channel drains, attenuation infrastructure, permeable paving and green roof drainage. The drainage infrastructure serving Block E1 will be retained and maintained for the lifetime of the development in accordance with the submitted maintenance regime. Responsibility for the ongoing maintenance of the drainage infrastructure, including any pumps and tanks forming part of the final Block E1 drainage system, will rest with the appointed Estate / Building Management Company following completion and occupation of Block E1. The submitted drainage report and maintenance information are therefore provided to satisfy the requirements of the condition.

Condition 18 – Space Heating

Condition

Prior to installation, details of the Ultra Low NO_x boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh.

Response

The final Block E1 energy strategy does not incorporate gas-fired boilers or other combustion-based space heating or domestic hot water appliances. The proposed strategy comprises Vaillant aroSTOR air source heat pump water heaters for domestic hot water, Rointe Kyros digital electric radiators for space heating and thermostatically controlled electric towel radiators within bathrooms. The proposed system is therefore entirely electric. No combustion appliances or associated flues are proposed and there are consequently no local NO_x emissions arising from the proposed space heating or domestic hot water system. The Ultra Low NO_x boiler requirement is therefore not applicable to the final proposed heating strategy. On this basis, it is requested that the condition is discharged in respect of Block E1.

Condition 31 – Heating and Hot Water System

Condition

Prior to commencement of development of Block A, B, D, E1, E2 or F (other than site investigations, demolition and site clearance) details of the proposed heating and hot water system for that block shall be submitted to and approved in writing.

Notwithstanding the details shown on the approved plans and Energy Statement, this shall include a review of heating system options to include:

- I. A gas boiler in each block; and
 - II. A heat pump alternative (i.e. communal air source heat pump system for each block).
- The review should address technical, environmental, capital cost and running costs and set out a recommended strategy for approval in writing by the Local Planning Authority. The details of the recommended strategy shall include:
- a) Location of the energy centres in the buildings;
 - b) Specification of equipment and operational standards of the energy network;
 - c) Flue arrangement and air quality mitigation measures;
 - d) Operation/management strategy;
 - e) The method of how the facility and infrastructure shall be designed and funded to connect to the Wood Green heating network; and
 - f) Agreement to connect to the Wood Green DEN within a 5 year period of completion on site.

Response

A Planning Condition Report – Heating & Hot Water System, prepared by ETS, is enclosed with this submission. The report considers the gas boiler and communal air source heat pump options expressly required by the condition and reviews their technical feasibility,

environmental implications, capital costs and operational costs. The assessment identifies that a communal gas boiler system is not technically appropriate because no gas allocation is available to the development and it would introduce fossil fuel consumption, flue requirements and associated carbon emissions. A communal air source heat pump system has also been considered; however, constraints include limited roof space due to the proposed photovoltaic array, structural loading limitations, the absence of a suitable central energy centre and the distribution and maintenance implications of a communal system. The recommended strategy is therefore an all-electric decentralised system comprising individual Vaillant aroSTOR heat pump water heaters, Rointe Kyros digital electric radiators and thermostatically controlled electric towel rails. The strategy removes direct fossil fuel consumption and combustion emissions, complements the proposed photovoltaic installation and is reported as achieving SAP Band B. No central energy centre or combustion flues are required. Heating and hot water will be independently controlled within each apartment. Provision can be safeguarded for a future connection point and service route should connection to the Wood Green District Energy Network become technically available and appropriate. The submitted report provides the required options appraisal and recommended heating and hot water strategy and is submitted for approval in discharge of the condition.

Condition 32 – Construction Standard of Energy Network

Condition

Details of the construction standard of the energy network and its ongoing operation for Block A, B, D, E1, E2 or F shall be submitted to and approved in writing prior to any works commencing on the relevant block (other than site investigations, demolition and site clearance). These details shall include: a) Confirmation that the heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice; and b) Confirmation that the operator of the heating and hot water network shall achieve the standards set out in the Heat Trust Scheme and that the developer will sign up to this standard to ensure that users have transparency of costs for customer protection.

Response

As set out within the enclosed ETS Heating and Hot Water System Report, the final Block E1 strategy does not incorporate a communal heating and hot water network. Heating and domestic hot water are instead provided independently to each apartment by individual electric heating equipment and heat pump water heaters. There is therefore no communal heating and hot water network within Block E1 to which the CIBSE / ADE Heat Networks Code of Practice or Heat Trust consumer protection arrangements would apply. Provision can nevertheless be safeguarded for a future connection point and service route to the Wood Green District Energy Network should such a connection become available and technically feasible in the future. Accordingly, it is requested that the Local Planning Authority confirms that the requirements of this condition are not applicable to the approved decentralised all-electric Block E1 system and that the condition can therefore be discharged in respect of Block E1.

Condition 34 – Overheating Assessment

Condition

Prior to the commencement of the above ground works for Block A, B, D, E1, E2 and F, the developer will submit and have approved in writing by the Local Planning Authority an overheating model and report for that block. The model will assess the overheating risk (under London's future temperature projections), and report will demonstrate how the risks have been mitigated and removed through design solutions. The report will include details of the design measures incorporated within the block (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. Air conditioning will not be supported unless exceptional justification is given. The report will include the standard and impact of solar control glazing, provision for future cooling and ventilation equipment, passive design features and mitigation strategies included to overcome overheating risk currently and in the future.

Response

An Overheating Study prepared in accordance with CIBSE TM59:2017 is enclosed with this submission. The building has been assessed using dynamic simulation modelling in DesignBuilder using the EnergyPlus simulation engine. The model incorporates the proposed building fabric, glazing specification and natural ventilation strategy. The assessment incorporates glazing with a U-value of 1.2 W/m²K and g-value of 0.63. Natural purge ventilation is provided through openable windows, with the model simulating window opening when rooms are occupied and the operative temperature exceeds 22°C. The development therefore follows a passive-first approach and does not rely upon active comfort cooling to achieve the reported TM59 compliance. The building design incorporates high-performance fabric, controlled solar gains, openable windows and architectural features including balconies and façade recesses which provide localised shading. Additional dedicated external solar shading has not been incorporated because the current design achieves the relevant TM59 criteria through the combined passive measures. The submitted TM59 results record a pass in every reported applicable zone and the report concludes that the development has no significant risk of overheating based on the current design specification. The report identifies the weather data used as CIBSE DSY1 – London Gatwick. ATSPACE has been requested to confirm the future-weather-year / projection represented by the DSY file used, having regard to the specific wording of the condition requiring consideration of London's future temperature projections. Confirmation can be provided to the Local Planning Authority as supplementary information if required. The coordinated building services design also incorporates service zones, risers and distribution routes through which future ventilation or cooling services could be introduced should this become necessary during the lifetime of the development, subject to detailed design and the statutory requirements applicable at that time. The submitted assessment and supporting design information are therefore provided in support of the discharge of the condition.

The following documents accompany this submission:

- Chocolate Factory Block E1 – Delivery and Servicing Plan – July 2026 – Client Issue;
- Block E1 Crossrail 2 Ground-borne Noise & Vibration Assessment – Draft;
- 8143-WAC-XX-XX-RE-D-XX-0001 – Land at the Chocolate Factory Drainage Report;
 - Appendix 1 – Proposed Drainage Plan;
 - Appendix 2 – Causeway Flow Critical Storm Simulation Calculations;
 - Appendix 3 – Greenfield Runoff Calculations;
- Planning Condition Report – Heating & Hot Water System – Revision A-01 – ETS; and
- S41118 – TM59 Overheating Study – ATSPACE.

The submitted information has been prepared specifically to discharge the above planning conditions for Block E1 and has been coordinated with the approved development and the wider Chocolate Factory scheme.

We trust that the enclosed information is sufficient to enable the Local Planning Authority to consider and discharge the above planning conditions. Where supplementary information is identified above, this will be forwarded once available. Should any further information or clarification be required, please do not hesitate to contact the undersigned.

Yours faithfully,

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