

Redevelopment of the Former Peel Centre, Colindale


Sustainability Statement Addendum

May 2015



PC23

Project Redevelopment of the Former Peel Centre, Colindale
Subject PC23 Sustainability Statement - Addendum
Project no 032712
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00	Addendum to Sustainability Statement	JG	01.05.2015	

1 Introduction

The Peel Centre application (H/04753/14) was submitted in August 2014 to the London Borough of Barnet (LBB). Several documents which formed part of the original submission have been updated either as part of design development or in response to comments from LBB.

This addendum outlines the changes to the originally submitted sustainability statement, PC23. This addendum outlines the conclusion and impacts of both the scheme design changes and discussions with the Greater London Authority (GLA) and London Borough of Brent (LBB) planning officers.

2 Submitted scheme updates

Since the Stage 1 application, negotiation has occurred with both GLA and LBB regarding the application design. A few of the changes that affect the development as a whole include:

- A minor increase to the overall allowable site-wide maximum residential Floorspace – increase of 209 sqm, from 276,604 sqm to 276,813 sqm
- An addition of a site-wide minimum for 4-bed units (increased by 2%)
- An addition of a site-wide minimum for houses (no. 99)
- Minor amendments to Stage 1 unit mix to reflect post-application design development

These specific changes along with the architectural changes to each of the detailed blocks are not considered significant to provide any impact on the energy and sustainability commitments as stated in the original statement.

Flue Height

The flue height has been revaluated, since the original statement was submitted. Based on a total boiler/CHP heat capacity, an overall reduction in the chimney height from 5.6m to 3.4m above parapet has been proposed. The corrected flue height, based on the Block H height of 33.725m, is 37.08m which means that the flues need to be a minimum or 3.36m above block H building height. No further correction was made for adjacent buildings as those blocks within 5 x the uncorrected chimney height (28m), are all lower than block H.

3 Housing Standards Review and Code for Sustainable Homes

Housing standards review

Following a recent review of housing standards the Government new standards for homes was announced on 25th March 2015¹, introduced through the Housing Standards Review. Outcomes are that local planning authorities are no longer able to mandate the Code for Sustainable Homes (CfSH) certification on new housing schemes. Any pre-existing CfSH project registrations will be upheld and still administered through the Building Research Establishment (BRE), considered legacy projects. However any new applications will only be accepted where there is a contractual requirement for CfSH (e.g. where funding has already been agreed).

In October 2015, a new revision to the Building Regulations is scheduled which is expected to contain new additional optional Building Regulations on water and access which will include key elements of the Code for Sustainable Homes. The Ministerial statement also states that where a local plan policy requires a CfSH commitment the minimum water and energy targets will be required.

"Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance."

For these reasons the Code for Sustainable Homes certification cannot be committed to for the proposed development as it is not an existing registered scheme, and therefore considered as a legacy project under the BRE definition.

It is anticipated that 2015 updates to the Building Regulation will include many of the key areas as required by CfSH level 4 (level targeted in the originally submitted sustainability statement); therefore no dwellings will be built to a lower quality or standard than CfSH level 4, for the minimum water and energy requirements, as a result.

The applicant will construct all new buildings to the standards of the approved building regulations at the time, and will achieve the minimum requirements for carbon dioxide emissions reductions in accordance with the London Plan Further Alterations 2015 (currently policy 5.2).

¹ <https://www.gov.uk/government/speeches/planning-update-march-2015>