

**The Lord Napier
25 White Post Lane, E9**

**Planning Statement / Design and Access
September 2017**

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Introduction

1.0 Report Purpose / Scheme Outline

1.1 This planning statement has been prepared by ZCD Architects on behalf of Steward Schwartz Holdings in support of their Full Planning Application for the sensitive refurbishment and minor alterations to the Lord Napier pub, enabling it to reopen as a working public house that can serve the local community.

1.2 The proposal - in support of which this Statement has been prepared - seek a small extension to the side and rear, a new flat roof over the house buildings, alteration of the existing basement, new access to the main roof, removal of roof access on the corner and sympathetic refurbishment and restoration throughout.

1.3 The proposals will ensure that the property meets current building regulations as well as the long term space requirements for a modern working pub. Recognising that the Lord Napier is one of Hackney Wick's most important heritage assets, the proposal seeks to take a 'light touch' approach and to ensure all works are in-keeping with the existing building while making it secure and future proof.

1.4 The proposed development has been subject to pre- application discussions with relevant Planning and Design Officers and Members at the London Legacy Development Corporation. In accordance with these discussions this Planning Statement addresses all the relevant planning policies and material considerations. The Planning and Design Officers have expressed their strong support in principle of the restoration and re-use of the Lord Napier as a public house. The Hackney Wick Central Masterplan (ref: 16/00166/OUT, with resolution for approval) is centred around the existing non-designated heritage assets in the area including the Lord Napier pub.

1.5 The following documents have been closely observed to inform the proposals: Section 72 of the Listed Building and Conservation Areas Act 1990, LLDC Local Plan, The London Plan, Hackney Wick Masterplan Design Code, Hackney Wick Central Heritage Statement, Fish Island & White Post Lane Conservation Area Appraisal London Plan: Chapter 2 support wider regeneration (including in particular improvements to environmental quality) and integrate development proposals to the surrounding areas especially areas for regeneration. (page 66)

1.6 This application for Full Planning Permission is accompanied by the following supporting documents:

- Covering Letter (ZCD Architects) September 2017
- Planning Statement (ZCD Architects) September 2017
- Existing Plans, Elevations & Sections (ZCD Architects) September 2017
- Proposed Plans, Elevations & Sections (ZCD Architects) September 2017
- Heritage Assessment (ZCD Architects) September 2017
- Noise Assessment (ACA Acoustics) September 2017

1.7 Team

Client

Stewart Schwartz Holdings Ltd

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Site and Surroundings

2.0 Site and Surroundings

2.1 The proposed development site is located within the London Borough of Tower Hamlets (hereinafter 'LBTH') and falls within the boundary of the London Legacy Development Corporation (hereinafter LLDC) which acts as the Local Planning Authority.

2.2 The proposed development site, which is located to north of White Post Lane, is occupied by the currently disused Lord Napier pub, and therefore represents a previously developed site.

2.3 The western boundary of the proposed development site is formed by Hepscoot Road which leads south from White Post Lane.

2.4 Reflecting the historic development of Fish Island the proposed development site is bound to the east by Zamo Household Products, and to the north by the railway. The vacant site to the west of the proposed development site was previously occupied by Hope Chemical Works Wall.

2.5 The site of the proposal is currently occupied by The Lord Napier pub building as well as two houses attached to the north, amalgamated as part of the pub sometime ago. The buildings are vacant and in a poor condition.

2.6 Fish Island, within which the proposed development site is located, is bound to the east by the River Lea Navigation, to the south by the Hertford Union Canal, to the north by the North London Railway Line and to the west by the East Cross Route (A12). More widely Fish Island is located between the Queen Elizabeth Olympic Park to the east and Victoria Park to the west, both of which provide high quality public open space.

2.7 Although Fish Island is currently industrial in character, the area is undergoing considerable redevelopment with many of the historic industrial buildings being repurposed for commercial and residential uses. The Lord Napier, with the two houses attached to the north, is the only surviving evidence on the site for the nineteenth century residential development of the area.

2.8 Vehicular and pedestrian access to the site is currently achieved via Hepscoot Road and White Post Lane. Local bus services also operate throughout Fish Island.

2.9 In addition to the existing vehicular and pedestrian access arrangement, the proposed development site is located approximately 100m south of Hackney Wick Railway Station, which is on the North London Line and provides regular services to Stratford Railway Station and direct services to Clapham Junction and Richmond. Stratford and Stratford International Railway Stations, which are located approximately 1km east of the site, provide excellent rail connections throughout London, England and Europe.

2.10 The proposed development site benefits from PTAL Level 3/4, however LLDC are committed to improving walking and cycling routes and accessibility more generally which in turn will improve accessibility to public transport. Improvements to Hackney Wick Railway Station forms part of LLDC's wider vision for the area as shown in the outline planning application: Hackney Wick Station Area.



Existing view from White Post Lane

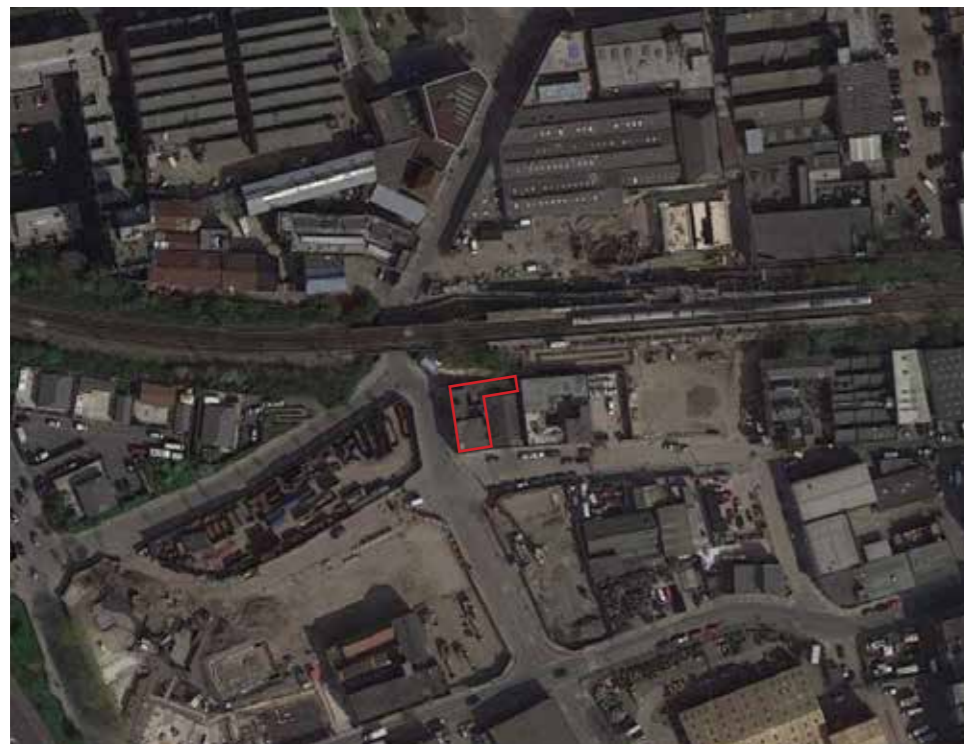


Figure 1: Aerial view of 25 White Post Lane and surrounding area

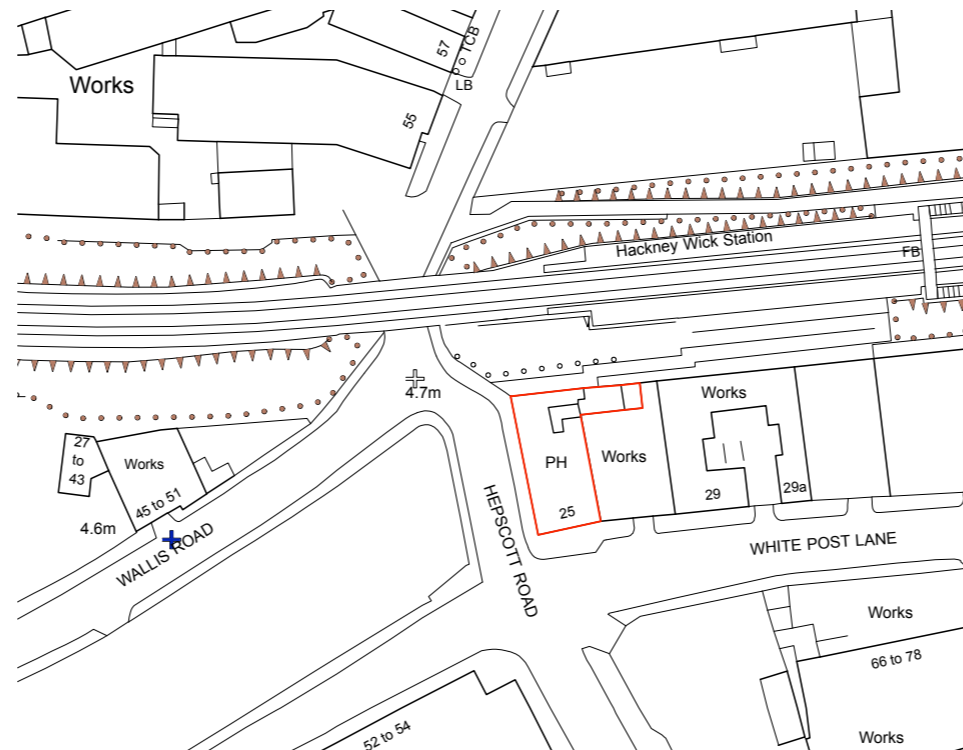


Figure 2: 1:1250 OS map of 25 White Post Lane



Existing view from Hepscoot Road

Planning Policy Context

3.0 Relevant Policy - see page 4 of Heritage Statement

Planning History

4.0 Proposed Development Planning History

4.1 The planning history at the Site and relevant neighbouring sites are a material consideration in the determination of this Full Planning Application for the extension and renovation of the Lord Napier at White Post Lane, Hackney Wick.

4.2 This section therefore summarises the planning history of the proposed development site, and the relevant planning history of neighbouring sites.

4.3 The following planning histories have been derived from an online search of the LBTH and LLDC's online records.

Proposed Development Site

4.4 The proposed development site benefits from an extensive planning history associated with the historic use of the site for both commercial and residential. The following section summarises this planning history:

Reference: PA/73/00346
Description: Display of two illuminated lantern signs
Decided: Wed 14 Aug 1974
Decision: Approved

Reference: BW/94/00144
Description: Change of use of vacant public house with ancillary residential accommodation to a Community Centre with ancillary office use and for the purposes of occasional social functions.
Decided: Thu 22 Dec 1994
Decision: Approved/Grant all types

Reference: BW/95/00094
Description: Change of use of part of the premises to mini-cab office.
Decided: Tue 03 Oct 1995
Decision: Approved/Grant all types

Reference: PA/00/00135/
Description: Refurbish and upgrade existing building providing 5 No one bedroom flats and 2 No studio units. Extend existing boundary, providing 4 No further one bedroom flats and 1 No further studio unit.
Decided: Wed 03 May 2000
Decision: Withdrawn by Applicant

Reference: PA/00/00908
Description: Extension of an existing building by two floors and change of use to providing 8 No duplex live/work units.
Decided: Thu 13 Sep 2001
Decision: Approved
Reference: PA/05/02084
Description: Retention of restaurant (Use Class A3) use on ground floor, first floor rear

extension, construction of two storey plus mansard extension in connecting with the provision of eight business (B1) units.
Decided: Thu 11 Jan 2007
Decision: Approved

Reference: PA/10/01767/NC
Description: Partial demolition of existing building and redevelopment of site by way of the erection of a two storey roof extension to the existing Lord Napier Public House and the erection of a 9-storey building with partially glazed link between, together with a three storey enclosed staircase fronting Hepscoth Road and a basement extension. The proposal comprises 17 artists studios (Use Class B1(c)), restaurant/cafe (Use Class A3), public house (Use Class A4) and office floorspace (Use Class B1) together with communal roof garden and associated hard and soft landscaping
Decided: Fri 18 May 2012
Decision: Article 36 (DMP 2010)

4.5 On the basis of the above planning history, it is concluded that the proposed development site benefits from A3 Class, historically, the site has in several cases also been granted C3 status. The proposed development site is currently disused.

Neighbouring Sites

4.6 In addition to the planning history associated with the Site itself, it is considered that recent applications associated with neighbouring sites are also a material consideration in the determination of the proposed development. Indeed, the following planning applications demonstrate the changing context of the wider area and contribute to setting out the existing and emerging local context, see following page.

Reference: 14/00275/FUL
Location: Hackney Wick Station, White Post Lane, Hackney, London, E9 5ER
Description: Redevelopment of Hackney Wick Station.
Validated: 25-Jul-2014
Decided: 23-Sep-2014
Decision: Approve

Reference: 15/00174/FUL
Location: 52-54 White Post Lane, London, E9 5EN
Description: Application for full planning permission for mixed use redevelopment comprising: Demolition of existing buildings and structures and erection of a five (5) to six (6) storey building with a maximum parapet height of 26.7m.
Validated: 21-May-2015
Withdrawn

Reference: 15/00416/FUL
Location: 52-54 White Post Lane, London, E9 5EN
Description: Application for full planning permission for mixed use redevelopment comprising: Demolition of existing buildings and structures and erection of a five (5) to six (6) storey building.
Validated: 27-Aug-2015

Decided: 21-Apr-2016
Decision: Approve

Reference: 15/00540/FUL
Location: 24-26, White Post Lane, LONDON, E9 5EP
Description: Demolition of existing buildings and structures and erection of four new linked buildings of up to six storeys and 21.3m in height.
Validated: 12-Nov-2015
Decided: 23-May-2016
Decision: Approve

Reference: 15/00446/FUL
Location: 1-2 Hepscoth Road, London, E9 5HB
Description: Application for full planning permission for mixed use redevelopment comprising: Demolition of existing buildings and construction of a new 6 storey building.
Validated: 01-Oct-2015
Decided: 22-Jun-2016
Decision: Approve

Reference: 16/00451/OUT
Location: Mcgrath Works Depot Waste Recycling Station, 3- 13 Hepscoth Road, E9 5HB
Description: 'Hybrid' application for redevelopment of comprising: 5 retained/refurbished demolition of operational buildings, structures and plant, up to 39 blocks to provide for a mix of land uses.
Validated: Nov 2016
Decision: Pending
Reference: 16/00441/FUL
Location: 25-37 Rothbury Road, Hackney Wick, London, E9 5EN
Description: Application for full planning permission for mixed use redevelopment construction of a new 6 storey building to provide 645 sqm (GIA) of commercial space (use class B1) with yard area, 23 residential dwellings (7 x 1 bed, 11 x 2 bed and 5 x 3 bed), amenity areas, cycle parking and refuse/recycling stores.
Validated: August 2016
Decision: Pending

Reference: 16/00271/OUT
Location: Queen's Yard, White Post Lane, London, E9 5EN
Description: Hybrid planning application for the mixed use redevelopment including: demolition of all buildings on site, outline planning permission for a new theatre and application for full planning permission for mixed use redevelopment including 116 residential units.

Reference: 16/00166/OUT
Location: Hackney Wick Central
Description: Outline planning application for demolition of existing buildings on site and development of a phased comprehensive mixed use development including undercroft or basement car parking, together with a minimum of 23,359sqm public realm, play space, open space and associated vehicle access.

4.6 Neighbouring Sites Planning History continued

Reference: 13/00280/FUM

Location: Vittoria Wharf, Stour Road / Beachy Road, London

Description: Demolition of existing buildings and erection of a new 4 to 6 storey building comprising 1,317sqm of commercial floor space (Use Class B1), a 252sqm cafe (Use Class A3), 34 residential dwellings (15x 1 bed, 10x 2 bed & 9x 3 bed) and courtyard for disabled parking and servicing, along with retention of the Gatehouse building (84 sqm).

Date: August 2016

Decision: Approved

Reference: 12/00210/OUT

Location: Neptune Wharf

Description: Outline planning application for comprehensive mixed use redevelopment of the site known as 'Neptune Wharf', containing up to 18 buildings to provide for a mix of land uses.

Date: March 2014

Decision: Approved

4.7 As evident from the above applications, Fish Island is subject to numerous planning applications for the comprehensive redevelopment of the area, including many of those schemes that adjoin the Site itself.

4.8 Although the Outline Planning Application for the 'Hackney Wick Central' (ref. 16/00166/OUT) seeks the redevelopment of a large site around the Hackney Wick Railway Station, the application draws up a 'Vision' for the future of the wider Hackney Wick / Fish Island, including the proposed development site. This 'Vision' is consistent with LLDC's objectives for the redevelopment of the area which seeks the mixed use of the area providing residential floorspace while maintaining existing commercial floorspace and artist studios.

4.9 The proposal to reopen the Lord Napier as a modern working pub is consistent with the 'Vision' for the future of Hackney Wick as it will contribute to creating a vibrant and wcommunity. We acknowledge from the above applications that the number of residential units is set to increase dramatically in the coming years, and therefore propose opening hours and acoustic insulation that will minimise impact to future residents.



Figure 3: Hackney Wick Central Masterplan - Karakusevic Carson Architects

Pre-Application Advice

5.0 Response to Pre-planning advice

5.1 Formal pre-application advice was sought prior to submission of this full planning application for: new stair and enclosure to rear of building, basement extension, flat roof over house buildings and roof terrace. A copy of the response email is attached as Appendix 1.

5.2 Overall the advice was very positive as the restoration and re-use of the Lord Napier as a public house is strongly supported. The advice emphasised the importance of preserving and enhancing the existing building and that all new works must take a 'light-touch' approach, which we have sought to do.

5.3 Roof terrace

Balustrade

Planning and Design Officers requested that the balustrade be pulled back from the parapet so as not to be visible from ground level. We revised the design, and have set the balustrade back 1200mm so it is not visible from ground level - as shown in the sections and 3d images.

5.4 Stairwell

The pre-planning advice emphasised the importance of ensuring the stairwell does not detract from the character of the building or cause harm to the significance of the asset. We have located the stairwell so that it is set back from the facade and obscured by the existing chimney pots as possible. We have designed the termination of the stairwells as glass boxes to ensure they are kept as low and unobtrusive as possible. The 3d images show they are well hidden and not clearly visible from ground level.

5.5 Accessibility/ step-free access

We have considered the accessibility of the building and have made the ground floor of the building step free, ensuring the Lord Napier is as publically accessible as the building permits. We proposed a 1.12 ramp to the main entrance which will slightly project into the pavement of White Post Lane.

5.6 Escape: Side and Rear Extension

In order to comply with current building regulations it is necessary to add an additional escape stair. This requires a small extension to the side and rear. The Planning and Design Officers made no objection to this although queried the cladding and visual impact. In the pre-planning application we proposed slate cladding, however, the planner's advice suggested metal would be more appropriate, we have subsequently changed the design and propose standing seam zinc cladding. We have included typical details for the junctions where the wall and roof planes to meet to show that our choice of material has been carefully considered. The planner also asked for a 3d visulation of the side extension that truly reflects the materiality and scale/form of the extension so as to clearly illustrate the proposal - we have included this drawing as part of our application.

5.7 Flat roofs for the house buildings

The pre-planning advice made no objection to this in principal. The planner emphasised the need to make no visible change to the facade at ground level.

Making the roofs over the house buildings flat greatly improves the commercial viability of the pub as this would create a usable size roof terrace - that can incidentally be completely concealed from the ground level.

The flat roof would have no visible impact on the front elevation.

5.8 Management.

The proposed hours of operation were requested by the planners - including differentiating the hours for the outside areas (outdoor rear courtyard and roof level) from the internal hours - this is included at section 5.6 page 9.

The Proposals

6.0 Proposed Works

6.1 This application for the re-opening of the Lord Napier pub at White Post Lane, Fish Island, seeks Full Planning Permission for a small first floor extension to the side and rear, a new flat roof over the house buildings, alteration of the existing basement, new access to the main roof, removal of roof access on the corner and refurbishment and restoration throughout.

6.2 Responding to the Hackney Wick Masterplan Design Code the current proposals are to bring the building back into a state of repair.

6.3 The proposals will ensure that the property meets current building regulations as well as the long term space requirements for a modern working pub. Recognising that the Lord Napier is locally listed and is one of Hackney Wick's most important heritage assets, the proposal seeks to take a 'light touch' approach and to ensure all works are in sympathetic to the existing building.

6.5 Proposals: Design, Form, Appearance

6.4 The architectural approach that has been adopted within the design seeks to have a minimal visual impact on the existing building.

- New stair enclosure - side and rear extension

6.6 In order to provide adequate means of escape and to comply with current building regulations, an additional stair is required. Current regulations require this to be protected and to lead directly to an exit.

6.7 In order to accommodate this stair a new small enclosure to the side and rear is necessary. We have kept the form of this enclosure simple and subservient to the main building. The roof follows the angle of the stair so that the mass of the new enclosure can be kept to a minimum, this angle also complements the existing single storey sloped roof which the new enclosure meets.

6.8 The proposed cladding for the new enclosure is standing seam zinc cladding. Zinc is a good quality and traditional material and complements the existing materials of the site. Advice from the planners indicated metal cladding was an appropriate choice.

- Flat roof over house buildings

6.9 We propose installing a flat roof over the house buildings. This will not affect the front elevation. Although this will alter the side elevation we believe this only helps to bring cohesion and does not detract from the original design. We propose using London Stock brick and to continue the stucco parapet around, to match the existing.



Figure 4: View from Hepscoot Road

Proposals continued

Roof terrace

6.9 Access to the roof is provided by enclosed glass boxes. This construction enables the height of the enclosures to be as low as possible and so minimises their visibility and impact to the existing building. They are well concealed and visible only from standing well back from the building as shown in Figures 4 and 6.

6.10 Protection from falling is provided by a steel balustrade. This is set well back from the edge of the roof so as not to be visible from street level.

Repair Works

6.11 New windows and doors to match the original Victorian fenestration are proposed throughout.

6.12 The hanging signs will be reinstalled.

Basement extension

6.13 The level of the existing basement is proposed to be lowered slightly, this will allow the basement to be fully waterproofed and to meet building regulations.

Corner Roof Access

6.14 The Hackney Wick Masterplan Design Code (Design Code) states that the current roof access on the corner must be removed to enhance the character of the primary roof line - this is what we have proposed.

Accessibility

6.15 We seek to ensure the building is as publically accessible as possible by proposing a 1:12 ramp at the main entrance on White Post Lane. This will allow step-free access to the ground floor. We are not proposing installing a lift, as given the footprint of the building, historic character and the significant levels changes within the first floor, it would be very difficult to install, and furthermore a single lift would not adequately provide access to all parts of the first floor.

7.0 Proposed Opening Hours

Bar, Restaurant and Roof Terrace opening hours:

Monday - Wednesday : 10am - Midnight

Thursday : 10am - 1am

Friday : 10am - 2am

Saturday : 10am - 2am

Sunday : 10am - Midnight



Figure 5: View from White Post Lane - looking west



Figure 7: View from White Post Lane - looking east



Figure 6: View from further down White Post Lane - looking west

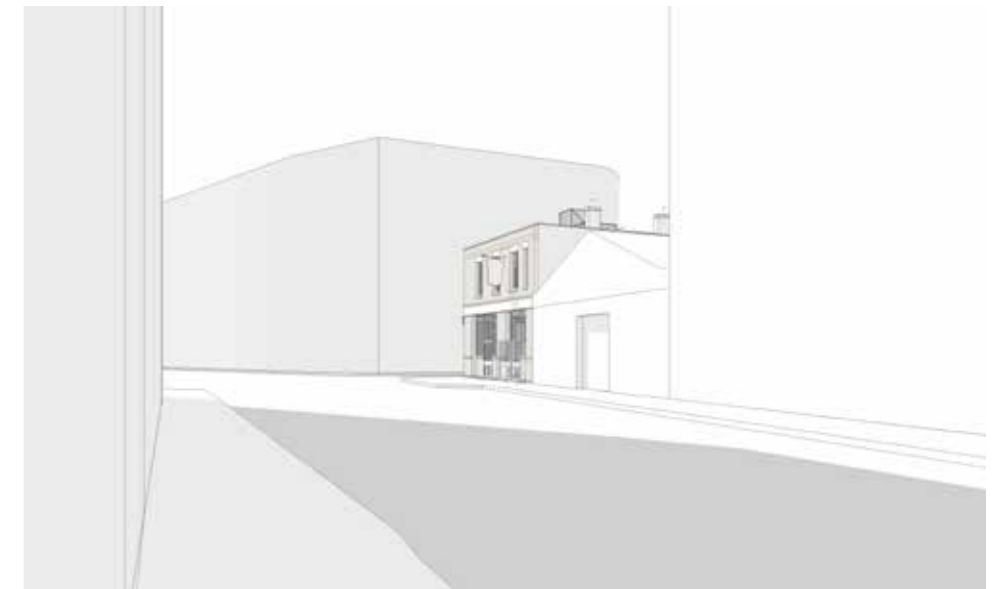


Figure 8: View from further down White Post Lane - looking east

Facade and Graffiti

8.0 Recent Graffiti

8.1 The Design Code states that with regards to the recent graffiti to the elevations we must establish whether retention on masonry elements is feasible, with some retention encouraged.

8.2 Currently the building is entirely covered in graffiti. Within the facade, there are many different styles and scales of graffiti, and no hierarchy between them. Although we recognise the cultural value of the graffiti, in its present state the various artworks give the Lord Napier a messy and abandoned appearance. Furthermore, we do not think it will be possible to retain the graffiti as it is, as the necessary repairs to the exterior brickwork will inevitably result in the removal, or coverage of the existing designs.

8.3 We propose to bring a sense of unity to the facade as well as celebrating the cultural and communal value of the pub. Our intention is to repair the existing brickwork and masonry and to then paint over the remaining graffiti so as to provide a 'blank-canvas'. At this point we would then invite a locally recognised graffiti artist to execute an artwork to cover the brickwork of the facade. We propose to repeat this process annually in order that the facade retain a freshness as well as allowing the pub to become an 'living artwork'.

8.4 The proposal is not to re-cover the entirety of the facade in graffiti. In the early part of the twentieth century glazed tiles were installed to the ground floor facades of the pub building, providing these are in an adequate state we wish to expose and to leave this part untouched by graffiti.



Figure 9: Diagram showing the Lord Napier post renovation, showing restored glazed tiles and 'blank-canvas' masonry walls. Hanging signs and roof access not shown.



Figure 11: Diagram showing the Lord Napier one year on - with previous graffiti painted over and masonry elements presented as 'black canvas' again. Hanging signs and roof access not shown.



Figure 6: The Lord Napier pub showing existing graffiti



Figure 10: Diagram showing proposed commissioned artwork (indicative only) covering masonry elements. Hanging signs and roof access not shown.

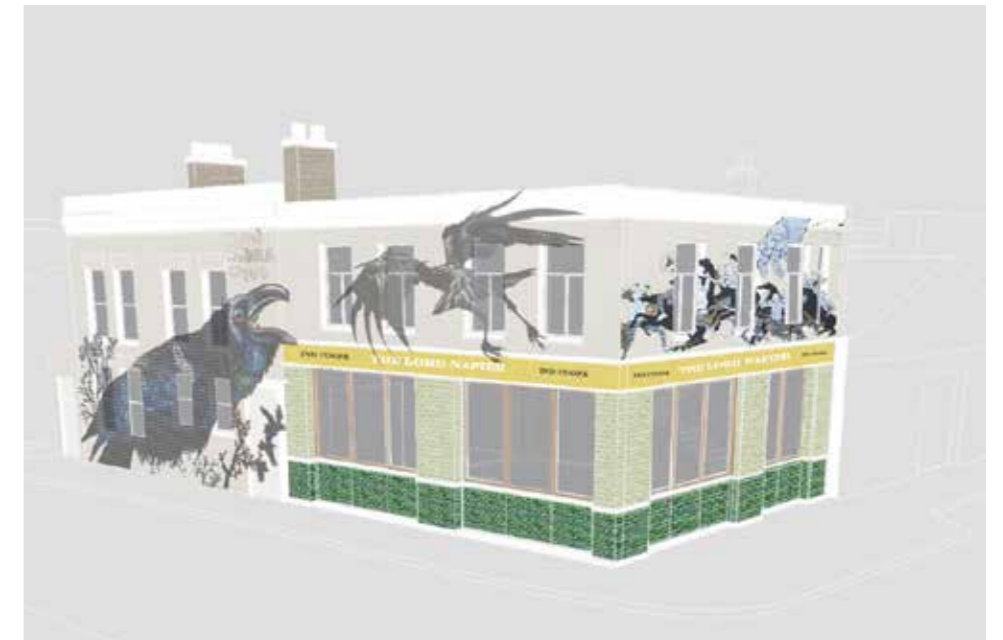


Figure 12: Diagram showing Lord Napier one year on with new commissioned artwork (indicative only) covering masonry elements. Hanging signs and roof access not shown.

Appendix 1

RE: Pre-Application Request: Lord Napier

1 message

Sarah Birt <SarahBirt@londonlegacy.co.uk>
To: Rosa Appleby Alis <ra@zcdarchitects.co.uk>

Mon, Jun 26, 2017 at 2:56 PM

Rosa,

Thank you for your request for pre-application advice for the Lord Napier Public House.

Principle of Development and Compliance with Hackney Wick Central Masterplan

The restoration and re-use of the Lord Napier as a public house is strongly supported in principle; the Hackney Wick Central Masterplan (ref: 16/00166/OUT, with resolution for approval) is centred around the existing non-designated heritage assets in the area, including the Lord Napier and facilitates their re-use and retention through the creation of a Heritage Fund in the Section 106 Agreement. The LLDC Local Plan Policy SA1.4 'Preserving or Enhancing Heritage Assets in Hackney Wick and Fish Island' applies, with particular relevance being the following criteria "(1) preserve or enhance the special architectural or historic interest that has been identified within the appraisals of those heritage assets" and "(3) restore and reuse heritage assets located within application boundaries as part of new development".

The HW Masterplan includes a Design Code which has been resolved to be approved. The Design Code contains guidance on retained heritage assets (section 5), which applies to the Lord Napier (relevant extract attached). The proposed development should accord with this guidance.

The current works to bring the building back into a state of repair and works to the roof, walls, window, doors and internal refurbishment are in accordance with the code, although the other two character and appearance codes are less clear from the proposal:

1. The Design Code states that the current roof access on the corner must be removed to enhance the character of the primary roof line -please can you confirm that this will be removed? From looking at the existing versus the proposed roof plan, this appears to be the case. Please can you ensure that the elevations reflect the existing and proposed building?
2. The Design Code states that the recent graffiti to the elevations must establish whether retention on masonry elements is feasible, with some retention encouraged. Please can you detail your strategy for the graffiti and how much you will be retaining?

I have previously written to you with guidance on how to access the Heritage Fund.

Design Comments

As you will know, the Lord Napier is a non-designated heritage asset and the building is within the Fish Island and White Post Lane Conservation Area. The building is integral to the character of the Conservation Area; Section 72 of the Listed Building and Conservation Areas Act 1990 will apply, that requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area in relation to buildings or land within a conservation area. The NPPF (chapter 12, paragraphs 135 and 137) will also apply, in addition to regional and local planning policy contained in the London Plan and LLDC's Local Plan.

A key concern is to ensure that the character of the building is preserved and enhanced; a key component of this is the primary roof line, as hinted in the Design Code. It is important therefore to ensure that the proposed balustrades at roof level and proposed stairwell will not detract from the character of the building or cause harm to the significance of the heritage asset. Planning and Design Officers request that the balustrade is pulled back from the parapet so as not to be visible from ground level. It is not currently clear from the submitted drawings how visible the stairwell will be from White Post Lane -please can you show on the proposed elevation and minimise the visual impact as much as possible?

Please can you confirm if the ground floor of the building is accessible (step free)? The proposals do not currently show lift access. Please can you clarify whether this has been considered? Inclusive access is a priority for all developments; while it is acknowledged that the development is not a new building and heritage building pose constraints, reasonable endeavours are expected to be demonstrated to show that the building is as publicly accessible as the building permits.

Please can you share some precedents of where slate has been used to clad an elevation? Please can you use this to partly justify and convince officers as to why slate is the most appropriate material to use, as opposed to a metal for example? Included in this should be typical details for the junctions where the wall and roof planes meet to illustrate to officers this choice of material has been considered in detail.

Please can you submit an indicative view of the side extension? A CGI is not necessarily expected, but officers request some form of 3D visualisation that truly reflects the materiality and scale/form of the extension to better understand the visual impact of what is being proposed.

Flat roofs for the house buildings are OK in principle as long as no change is visible from ground level. Please can you confirm this is the case, and also confirm the material finish of the proposed flat roof?

Management

As requested previously, please can you detail the proposed hours of operation for the pub? Please can you differentiate the hours for the outside areas (outdoor rear courtyard and roof level) from the internal hours?

PPA

Please can you outline your programme for submitted a full planning application? I have previously written to you to confirm what application documents will be required.

Appendix 1

LLDC Reference	N/A	Arup Reference	2017-0025 Task 1
LLDC PPDT Contact(s)	Sarah Birt	Arup Contact(s)	Lisa Ashari
Documents reviewed	Existing and proposed drawings	Review Round	1
Instructions to Reviewer			
Please can you advise whether a flood risk assessment and a contamination report would be required for the planning application concerning the basement? The site is in Flood Zone 3.			
Please review the following documents & provide comments: Existing and proposed drawings.			
Notes to LLDC PPDT Officer			
Contaminated Land			
Potentially contaminative land-uses in the immediate surrounding area are known to have existed, including a petroleum distillery. Significant levels of volatile shallow ground contamination (including benzene) have been identified in the area, which could present a potential indoor vapour risk to the Lord Napier development and may require remediation (such as a vapour protection). Therefore, we have recommended targeted contamination related conditions to be placed on the development (refer to Comment CL3a).			
Water			
An FRA is not required however, application documents should indicate that an assessment of the existing infrastructure (drains and pipes) from the building is in an operational condition			
Notes to Applicant			
Refer to Notes to LLDC PPDT Officer.			
Key for Action Required			
	Further information required (For EIA developments this constitutes a Regulation 22 request, formal resubmission of documents required)		
	Clarification required (Formal resubmission of documents may not be required, but updated documents or email clarifications to be provided for information)		
	No action required No further action required and comment can be closed out.		
	LLDC PPDT Officer Advice LLDC PPDT Officer action required, including potential Planning Condition		

Appendix 1

ID	Document Ref	Arup Comments (24/07/2017)	Action Required	Applicant Response (DD/MM/YYYY)	Arup Comments/ Further Action Required (DD/MM/YYYY)
Contaminated Land					
CL1	General	It is understood that the existing Lord Napier public house is to be reinstated and that the existing building is to be retained. It is proposed to excavate the current basement in order to increase the existing ceiling height from 1.6m to 2.2m.	For information.		
CL2	General	From our knowledge of the area, the Lord Napier pub had been constructed by 1870 and as such is unlikely to have any significantly contaminative land-uses associated with the site uses. Potentially contaminative land-uses in the immediate surrounding area are known to have existed, including a petroleum distillery. Significant levels of volatile shallow ground contamination (including benzene) have been identified in the area, which could present a potential indoor vapour risk to the Lord Napier development and may require remediation (such as a vapour protection). It is possible that these risks may also be increased through excavation to increase the basement depth.	Targeted contamination related conditions have been recommended. Refer to Comment CL3 for details.		
CL3	General	Based on the proposed development, the standard set of contamination planning conditions are not warranted. We would recommend a bespoke condition as follows: In order to assess the potential risk from contamination at the site during construction and to future end-users, the Applicant shall: Prior to commencement of development: 1) Submit an assessment of the vapour risks from potential on-site and off-site sources, including: a. Sub-slab ground gas/vapour monitoring from installed vapour wells. The scheme of investigation and monitoring shall be submitted to the Local Planning Authority for approval prior to the works commencing. b. Based on the results of the investigation, detailed risk assessment using an appropriate vapour assessment model. 2) Investigate potential shallow contamination and determine the appropriate control measures to be adopted during the excavation works to extend the current basement depth. 3) Based on 1) and 2), submission of a remediation strategy and detailed design of ground gas/vapour protection measures (if warranted), including how the protection measures are to be installed and verified in line with the relevant industry guidance. Prior to occupation of development: 4) A verification report shall be submitted to the Local Planning Authority (and approved) to demonstrate that the remediation strategy has been implemented as approved.	Advice to LLDC PPDT Officer: It is recommended that contamination conditions (parts 1 to 4) are placed on the development.		
Water					
WAT1	General	The building will not technically have a 'change of use' and the building extension is less than 250 square meters	An FRA is not required		
WAT2	General	As an informative, application documents should indicate that an assessment of the existing infrastructure from the building is in an operational condition	Advice to applicant		

Appendix 2

Lewis Duct Clean
Kitchen Ventilation Specialists



Extraction Report And Proposed Plans

August 2017

This report takes into account the particular instructions and requirement of our clients


Lord Napier

Report by Lewis Duct Clean

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Kitchen Ventilation Duty Calculation Sheet Equipment Calculation to DW/172 Face Velocity Method

Item	Item Reference No (As per G/S Drawing)	Plan Dimension (mm) (Approx. Only)	Area (Length X Width)	Power (Gas / Electric)	Coefficient	Area X Coefficient = Flow Rate (m3/s)
6 Ring Burner Range	6	770 x 900	0.69	Gas/TBC	0.35	0.24
Twin Gas Fryer	9	600 x 785	0.47	Gas/TBC	0.50	0.24
Combination Oven	10	850 x 770	0.65	Gas/ TBC	0.35	0.23
Salamander	7	900 x 670	0.60	Gas/TBC	0.75	0.45

THEORETICAL EXTRACT VOLUME REQUIRED :	1.16m3/s
CANOPY FACTOR - OVERHEAD WALL TYPE/OPEN ONE END	X 1.20
SPECIFIC EXTRACT FLOW RATE REQUIRED 1.4m3/s	1.4 m3/s

Supply Airflow Calculation (DW/1 72 Specification for Kitchen Ventilation Systems)

MAXIMUM 85% = SPECIFIC SUPPLY FLOW RATE REQUIRED
1.2 m3/s

SPECIFIC EXTRACT FLOW RATE REQUIRED
1.4 m3/s

SPECIFIC MAXIMUM SUPPLYFLOW RATE REQUIRED 1.2 m3/s

Recommended Extract Ductwork Size @ Velocity of 7m/s = 650 x 300 Or Equal In Volume

Recommended Proposed Extract Ductwork Size @ Velocity of 7m/s = 600 x 300 Or Equal In Volume

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Site Details

Name: Lord Napier

Location: 25 White Post Lane, Hackney Wick E9

Type of cooking: Client To Confirm

Number of meals to be served a day: Client To Confirm

Proposed hours of operation of the business: Client To Confirm

Report Aims

This report aims to outline the specific measures taken to control any increase in odor nuisance resulting from the proposed kitchen extract system. It allocates a score to give an overall risk rating from three possible levels Low to Medium, High and Very High. Each of the four factors is scored according to the criteria above and a total "significance score" obtained. This score is used to assess the level of odour control required for the particular situation as follows:

Criteria	Rating	Score	Details
Dispersion	Good	5	Discharging 1m above eaves.
Proximity of Receptors	Medium	5	Closest sensitive receptor between 20-100m from kitchen discharge.
Size of Kitchen	Medium	3	30-100 covers daily.
Cooking Type (odour/grease loading)	High	10	Most Pubs/ High Level of fried foods

Impact Risk	Odour Control Requirement	Significance Score
High	High Levels Of Odour Control	23

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Impact Risk	Odour Control Requirement	Significance Score
High	High Levels Of Odour Control	23

Odour Control Requirement -

In order to follow the DEFRA reports guidelines we would recommend:

High level odour control

Fine filtration or ESP followed by carbon filtration (**carbon filters rated with a second residence time of 0.2 – 0.4 seconds.**)

Fine filtration or ESP followed by a UV ozone system to achieve the same level of control as 1.

Fine Filtration - Canopy Baffles

To prevent some on the grease/odour moving through the system. [\(Please see Data Sheet 1\)](#)

Carbon Filtration - Carbon Unit

To give dwell times of 0.2-0.4 seconds :

$$1.2 \times 0.6 \times 0.6 \text{ (2 x Activated Carbon Block 600 x 600 x 600)} = 0.43$$

$$0.43 \div 1.4 \text{ m}^3/\text{s (Airflow)} = \mathbf{0.3}$$

This unit will be 600mm x 600mm x 600mm

2 x Mesh Filters 600mm x 600mm x 45mm

2 x Synthetics Bag Filters 600mm x 600mm x 400mm

2 x Carbon Blocks 600mm x 600mm x 600mm

[\(Please see Data Sheet 2\)](#)

[\(Please see Data Sheet 3\)](#)

[\(Please see Data Sheet 4\)](#)

Discharge stack

The discharge stack shall:

Discharge the extracted air not less than 1m above the roof ridge of any building within 20m of the building housing the commercial kitchen. [\(Please see Example Photograph 5\)](#)

Sufficient Extract Fan

To work against the added pressure that the Baffle Filters/ Carbon filters / Ductwork route will create. Fan & Ductwork route TBC following next site survey.

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System Maintenance



Maintenance cleaning summary

General cleaning of system can be determined by the following :

Canopy

Wash down weekly with hot soapy water ensure all fat channels are clear and clean

Grease Filters

Clean at least three times a week using hot soapy water ensure oil and fat outlets are clear and clean. Replace with the drainage holes facing down

Pre Filters in Carbon Box

Clean each month

Carbon Filters

Inspect for signs off grease when changing Pre Filters

General Maintenance

Proprietors of commercial kitchens have a duty to ensure that the ventilation system serving the respective premises are maintained and operated effectively. Good maintenance is a prerequisite for ensuring that a system complies with Best Practicable Means under statutory nuisance provision and will form a key element of any scheme designed to minimise harm to the amenity under planning regulation. Good maintenance is required by the food hygiene regulations and will also minimise the risk of fire. The recommended cleaning period for extract ductwork is:

Heavy use 12-16 hours per day 3 monthly

Moderate use 6-12 hours per day 6 monthly

Light use 2-6 hours per day annually

Recommendations for maintenance of odour control system include:

- System employing fine filtration and carbon filtration:
- Change filters every two weeks
- Change carbon filters every 4 to 6 months
- System using ESP and other in line abatement.
- Clean every 2-6 months

