



**BOLLO  
BROOK  
HOUSE**

Full Element Plot 3A

Design and Access Statement: S96A  
Addendum

**Allies and Morrison**

December 2023



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# CONTENTS

<b>1</b>	<b>INTRODUCTION</b>	8	<b>SUMMARY</b>	62	
1.1	Introduction	3	4.1	Consultation	62
1.2	Approved Development	4	4.2	Design Evolution	63
1.3	Existing Site Plan	6	4.3	Access and Inclusive Design	64
1.4	The Site	7		Summary	14
<b>2</b>	<b>NON-MATERIAL AMENDMENTS</b>	8			
2.1	Introduction	8			
2.2	Approved Document Part B - Fire Strategy	9			
2.3	Building Servicing and Plant Accommodation	18			
2.4	Workspace Accommodation and Residential Amenity	20			
2.5	Facade	37			
2.6	Corrections and Clarity of Drawn Information	46			
2.7	Landscape and Public Realm	50			



Fig 1 S96A ISO

# 1 INTRODUCTION

## 1.1 Introduction

### Introduction

This Design and Access Statement Addendum has been prepared by Allies and Morrison Architects on behalf of Barratt London and Places for London ('the Applicant'). It is submitted in support of the non-material amendment under s96A of the Town and Country Planning Act 1990 (as amended) to planning permission 201379OUT to seek "Non-material amendments to planning permission Ref: 201379OUT to alter conditions to enable changes to the approved plans and elevations to respond to new fire safety requirements and an improved overheating strategy for Plot 3A. Alterations to various conditions for clarification purposes".



## 1.2 Approved development

### The December 2021 Permission

Reference number: 201379OUT

TfL Landholdings At Bollo Lane Acton Ealing Bounded By The Railway Lines To The West Acton Town Station To The North Bollo Lane To The East And The Bollo Lane Level Crossing To The South. London W3 8QU

Permission was granted on 22nd December 2021 for the following: Hybrid planning application for comprehensive phased redevelopment of the site comprising:

Full planning permission for demolition of existing buildings and structures (Phases 1 to 2) to provide up to 550sqm (GIA) of Business Use Class B1a/b/c floorspace, up to 125sqm (GIA) of flexible commercial Use Classes A1 / A2 / A3 / A4 / A5, up to 200 new affordable and market dwellings in a block up to 25 storeys, replacement Train Crew Accommodation (TCA) building, new footway to Bollo Lane, relocated bus stop, new pedestrian crossing, new open and amenity space and associated public realm works.

Outline planning permission (Phases 3 to 4) for demolition of existing buildings and structures to provide up to 1,800sqm (GIA) of Business Use Class B1a/b/c floorspace, up to 175sqm (GIA) of flexible commercial Use Classes A1 / A2 / A3 / A4 / A5, up to 700 new affordable and market dwellings (up to 61,940sqm(GIA)) in 8 Blocks of between 8 storeys and 18 storeys, new open and amenity space, vehicle and cycle parking, rear service road, alterations to vehicular accesses and associated public realm works. Appearance to be a 'reserved' matter.



## **The December 2021 S96A Permission**

Reference number: 220269NMA

Site: TfL Landholdings At Bollo Lane Acton Ealing Bounded By The Railway Lines To The West Acton Town Station To The North Bollo Lane To The East and the Bollo Lane Level Crossing to the South.

A Section 96A Application was approved on 24th January 2022 (Ref: 220269NMA) for the following: Non-material changes to the granted planning permission (ref: 201379OUT) to correct some minor drafting, formatting, numbering errors to the following conditions: 5, 8, 17, 25, 27, 48, 56 and 57. Full details of the non-material changes sought are provided in the application covering letter.



## 1.3 Existing site plan

Bollo Brook House is the landmark building within the Bollo Lane Masterplan. It sits at the southern part of the site, near to a series of existing tall buildings.

The vision for the project describes the tall building as a gateway for the development both in terms of the quality and precedent it will give in celebrating the entrance into the site from the south. The quality of architecture, as well as the generous public realm and landscaped garden frontage, will set the scene for the future developments to follow.

The plot sits at the southern end of the masterplan which aims to link Chiswick Park station in the south to Acton Town Station to the north. The prominent nature of the recently completed 100 Bollo Lane means the building is partially obscured from the southern views, especially on approach from the south. From the north, both the curve of Bollo Lane and the scale of the new developments of Acton Gardens result in the plot not being visible until half way down Bollo Lane.

The building will provide 195 homes, as well as 500m<sup>2</sup> of Use Class B1a/b/c, within an elegant form which draws inspiration from the architecture of Charles Holden.

The proposed building celebrates all the qualities of urban living, providing a tall building of high quality interior and exterior design. Bollo Brook House provides over 90% dual aspect homes and maximises natural daylighting through a sustainable approach to design.

A range of purposeful and generous places have been provided in and around the building, allowing for both public and residential amenity spaces whilst reinforcing the overall project vision. Within the building a series of social spaces have also been provided for all residents.

Adjacent to external gardens, these spaces aim to reinforce a social community within and result in a vibrant place that residents are proud to live in.

## 1.4 The site

### Site Location

The site is located in the Borough of Ealing, within the South Acton ward.

The site is bound on all four sides by transport routes:

- Southern boundary bound by the overland line
- Western boundary bound by the Piccadilly railwayline raised 5m from the site level
- Northern boundary is bound by the Acton Works access road
- Eastern boundary bound by Bollo Lane.

The unique characteristics of the site have been explored in the design proposal which aims to connect the site and its uses to the wider community through the development of the Bollo Lane masterplan.

### Connectivity

The site is currently used as a surface car-park for TfL staff working at Acton Works, and sits within a mixed use area:

- Residential to south and east
- Business (Chiswick Park to south and West)
- Industrial to the north and east (Stirling Road Industrial Estate)
- TfL Acton Works to the west with residential beyond.

### High Streets

The site is well connected to a selection of local high streets while also benefiting from its close proximity to Chiswick Business Park.

Chiswick High Street is situated to the south east of the site just over 500m away. Acton Town High Street is situated to the north east and is just under 1km away.

Chiswick business park is only 250m from the site and provides a selection of public offerings from retail to leisure facilities.



## 2 NON-MATERIAL AMENDMENTS

### 2.1 Introduction

This chapter describes the amendments within this Proposed S96A non-material amendments application. For clarity of information we have grouped these amendments into the following sub-headings

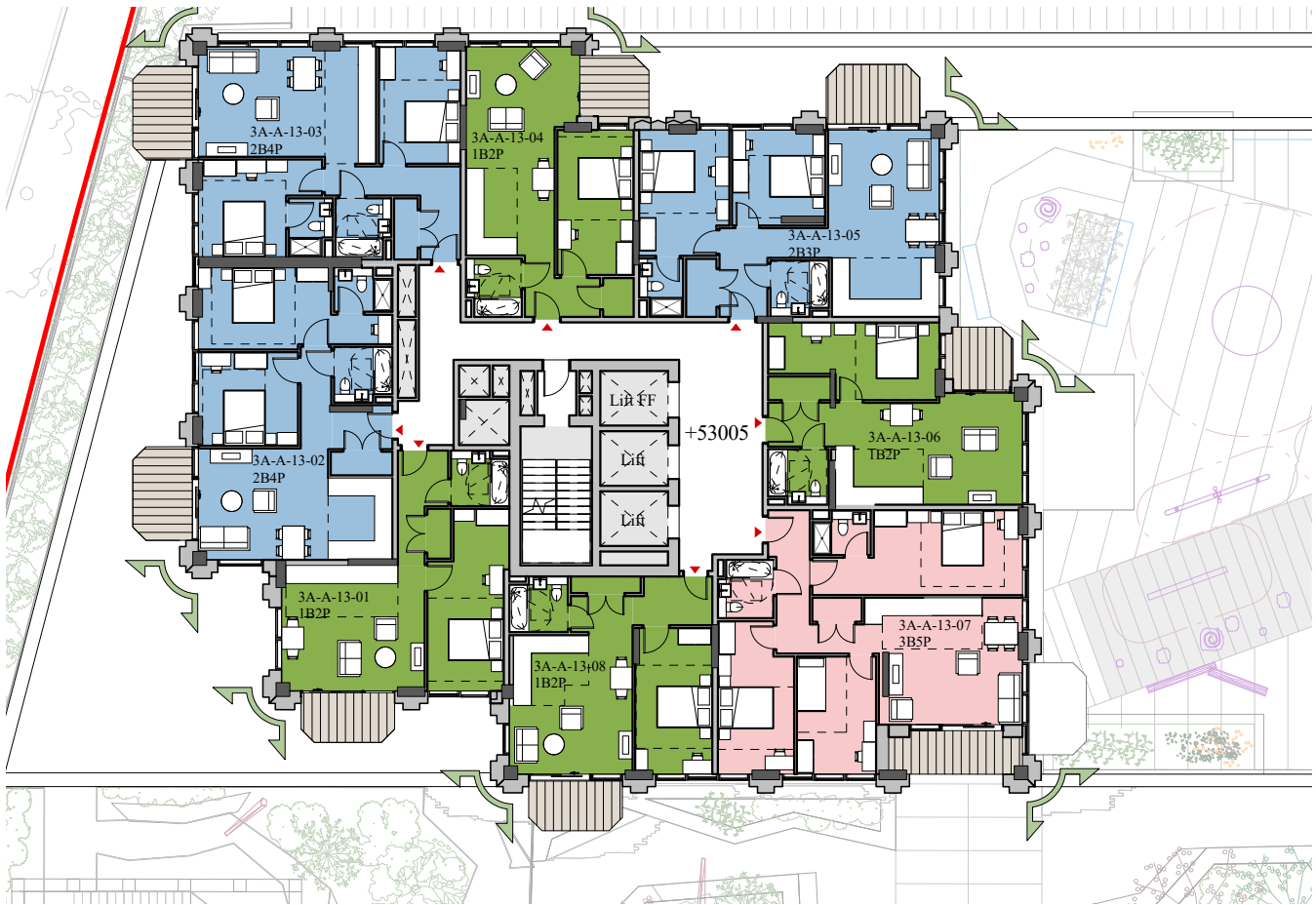
1. Approved Document Part B - Fire Strategy;
  - Incorporate an additional residential stair to provide an alternative means of escape;
  - Amendments to the residential unit mix;
  - Reconfiguration of the residential accommodation and apartment layouts;
2. Plant and building servicing;
  - Amendments to the quantum and sizing of building plant and servicing;
  - Amendments to the provision of cycle parking
3. Workspace accommodation and Residential amenity;
  - Amendments to the communal amenity;
  - Amendments to the landscape and public realm;
4. Facade;
  - Achieving the thermal performance of the external walls;
  - Responding to the Overheating Assessment for the building;
  - Reconfiguration of the residential accommodation and apartment layouts
5. Corrections and clarity of drawn information;
  - Separation of floor plan drawings;
  - Drawing number changes
  - Elevation drawings.
6. Landscape;
  - Parking, servicing and access;
  - Urban greening factor;
  - Wind mitigation;
  - Tree planting;
  - Hard landscaping;
  - Play space.

## 2.2 Approved Document Part B - Fire Strategy

### Introduction

In light of changes to Approved Document Part B we are proposing to make the following amendments to the residential offer, including:

- Alternative means of escape - increasing from a single stair to core to dual stair core;
- Reconfiguration of the residential accommodation and apartment layouts in response to the amendments to the lift and stair core;
- Amendments to the allocation of accessible homes in response to the amendments to the lift and stair core;
- Amendments to the location of private balconies in response to the amendments to the lift and stair core;
- Amendments to the tower floorplate to accommodate the increased area of the dual stair core whilst achieving minimum Nationally Described Space Standards (NDSS) to residential homes.



**December 2021 Permission:** Typical upper level floor plan with single stair core.

### December 2021 permission:

The main building plan provides an elegant and modular approach to provide up to 8 homes around a central core.

The upper building plan has been arranged around a central core that provides:

- Escape stair
- 3 x residential lifts
- Risers

The plan has been developed to provide dual aspect homes, through an articulated form which has been arranged by overlapping 3 squares. This form, with the central core placed at the intersection between the two smaller rectangles, means the plan can easily step in elevation.

Each element can step to reveal an external space and a smaller building footprint, without compromising the plans functionality.



**S96A Proposal:** Typical upper level floor plan with two stair core.

### S96A Proposal:

The S96A Proposal has developed to incorporate the alternative means of escape via a second escape stair whilst maintaining equality of access to evacuation without impeding on the Fire Rescue Service in the event of a lift being out of action (maintenance/ failure) within a clear and efficient core plan.

The proposal maintains up to 8-homes around the central core and achieves 100% dual aspect homes,

The building core has increased from the December 2021 Permission of 101sq.m to 133sq.m. Whilst the December 2021

permission benefitted from a generosity of plan area to both the building circulation and the residential apartments, this was insufficient to accommodate the increase to the core alone. As a result, the following amendments have been necessary:

- Amendments to the unit types;
- Amendments to wheelchair accessible homes;
- Increase area to tower plan from 644sq.m GIA to 666sq.m GIA;
- Amendments to tower elevation to extend north by 1.4m;
- Amendments to private balconies and inset terraces;



## Residential unit mix and types across the development

December 2021 Permission:

- 195no homes.
- 506no habitable rooms.

Proposed S96A Amendments:

- 195no homes.
- 506no habitable rooms.

Unit type	No. of units	% of building
1-bedroom-2-person	97	49.7%
2-bedroom-3-person	2	1%
2-bedroom-4-person	78	40%
3-bedroom-5-person	18	9.2%
<b>Total</b>	<b>195</b>	<b>100%</b>

Unit type	No. of units	% of building	+/-
1-bedroom-2-person	97	49.7	/
2-bedroom-3-person	32	16.4%	+30
2-bedroom-4-person	48	24.6%	-30
3-bedroom-5-person	18	9.2%	/
<b>Total</b>	<b>195</b>	<b>100%</b>	<b>/</b>

**December 2021 Permission** Residential unit mix

**Proposed S96A Amendments:** Residential unit mix

Unit type	Hab. rooms
1-bedroom-2-person	194
2-bedroom-3-person	6
2-bedroom-4-person	234
3-bedroom-5-person	72
<b>Total</b>	<b>506</b>

Unit type	Hab. rooms	+/-
1-bedroom-2-person	194	/
2-bedroom-3-person	96	+90
2-bedroom-4-person	144	-90
3-bedroom-5-person	72	/
<b>Total</b>	<b>506</b>	<b>/</b>

**December 2021 Permission:** Habitable rooms

**Proposed S96A Amendments** Habitable rooms



## Accessible homes across the development

December 2021 Permission:

- 19no homes.

Unit type	No. of units
1-bedroom-2-person	4
2-bedroom-3-person	2
2-bedroom-4-person	5
3-bedroom-5-person	8
<b>Total</b>	<b>19</b>

**December 2021 Permission:** Wheelchair accessible homes

Proposed S96A Amendments:

- 19no homes.
- Wheelchair adaptable apartments have been provided at 10% of the total number of units and these are spread across the building.

Unit type	No. of units	+/-
1-bedroom-2-person	4	/
2-bedroom-3-person	10	+8
2-bedroom-4-person	5	/
3-bedroom-5-person	0	-8
<b>Total</b>	<b>19</b>	<b>/</b>

**Proposed S96A Amendments** Wheelchair accessible homes

### External private amenity across the development

Unit type	Bed/Person	sq.m
1-bedroom-2-person	1-bed/ 2-person	5 sq.m
2-bedroom-3-person	2-bed/ 3-person	6 sq.m
2-bedroom-4-person	2-bed/ 4-person	7 sq.m
3-bedroom-5-person	3-bed/ 6-person	9 sq.m

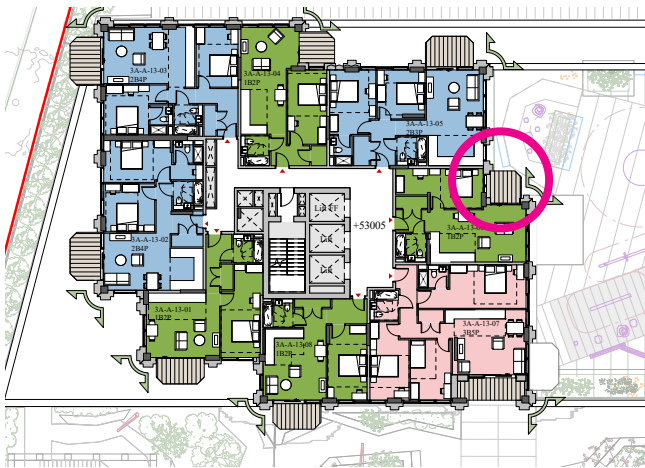
External private amenity remains consistent with the December 2022 Permission.

### External communal amenity across the development

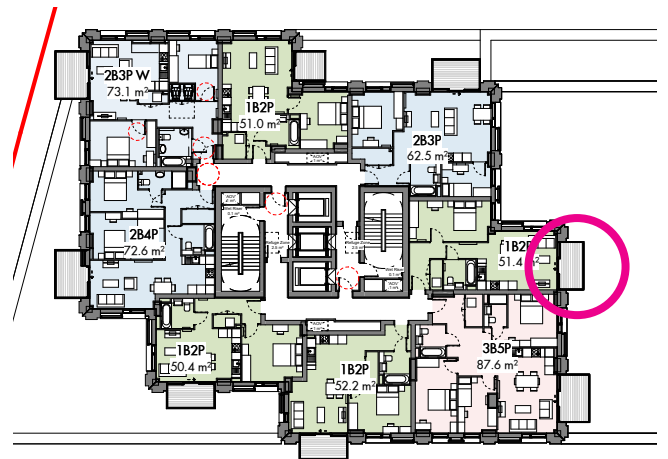
The development as a whole, aims to provide a significant area and rich mix of external, communal amenity and play spaces both at grade and across the Roof Gardens and Terraces.

Whilst the Proposed S96A amendments presents a reduction to communal amenity area, when compared with the December 2021 Permission, it continues to meet London Borough of Ealing policy.

Please refer to the landscape section for a detailed breakdown.



**December 2021 Permission:** Typical upper level floor plan.



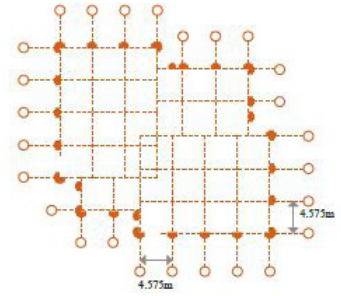
**S96A Proposal:** Typical upper level floor plan with amend balcony locations identified.

**S96A Proposal:** Typical upper level floor plan with two stair core.



General 8-Plate Plan

December 2021 Permission: An 8unit core plan.



December 2021 Permission: Consistent external grid.



December 2021 Permission: Typical upper level floor plan with single stair core.

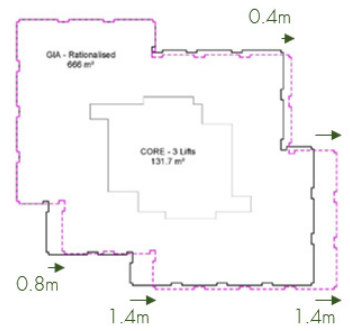
**December 2021 permission:**

The December 2021 permission building plan was articulated to provide a highly textured form and on which will become kinetic in it's resulting relationship with the sun.

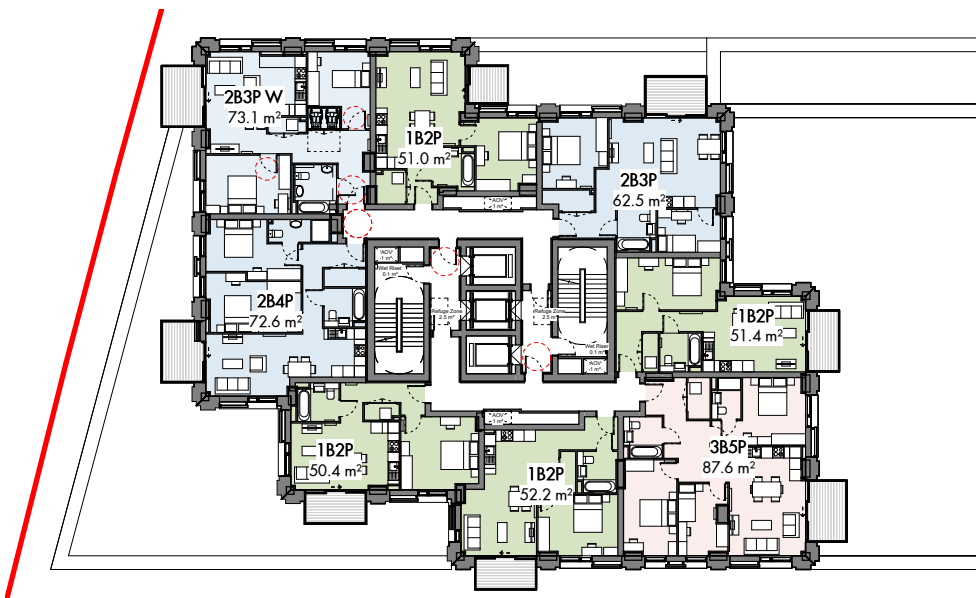
The plan had been developed to provide dual aspect homes, through an articulated form arranged by overlapping three squares. This form, with the central core placed at the intersection between the two smaller rectangles, means the plan can easily step in elevation.

Each element can step to reveal an external space and a smaller building footprint, without compromising the plans functionality.

The building has a regular external structural grid of 4.575m applied across the building, allowing for a simple external expression with an emphasises on quality and repetition.



**S96A Proposal:** Amendments to the plan.



**S96A Proposal:** Typical upper level floor plan with two stair core.

### S96A Proposal:

In order to incorporate the increased size of the dual stair core it has been necessary to increase the gross internal area of the tower floor plan to maintain the unit mix and dual aspect accommodation of the December 2021 permission.

The design considered the regular external structural grid of the facade and utilised this in reformating the building line. It also considered extending this building mass northwards to sit within its own footprint and minimise

impact to the public realm at ground floor. Accordingly, the north facade extends 1.4m toward Stanhope Way whilst the stepped, overlapping forms move in the order of 0.4-0.8m - within the shadow of the building massing - and further from the neighbouring development to the south of the site.



## 2.3 Building Servicing and Plant Accommodation

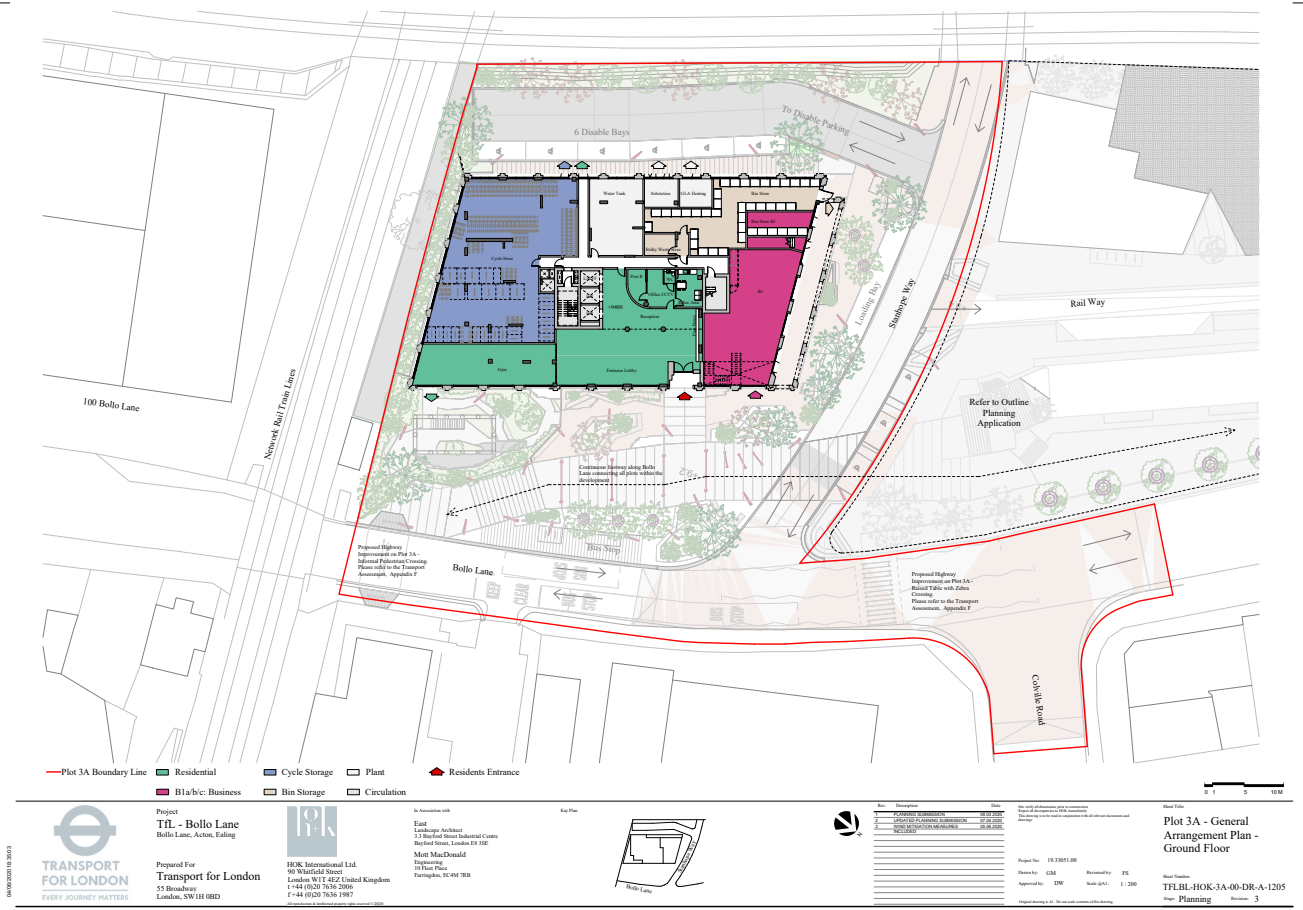
### Introduction

A detailed review of the building servicing strategy and plant accommodation has been undertaken and the following amendments have been incorporated into the S96A Proposal:

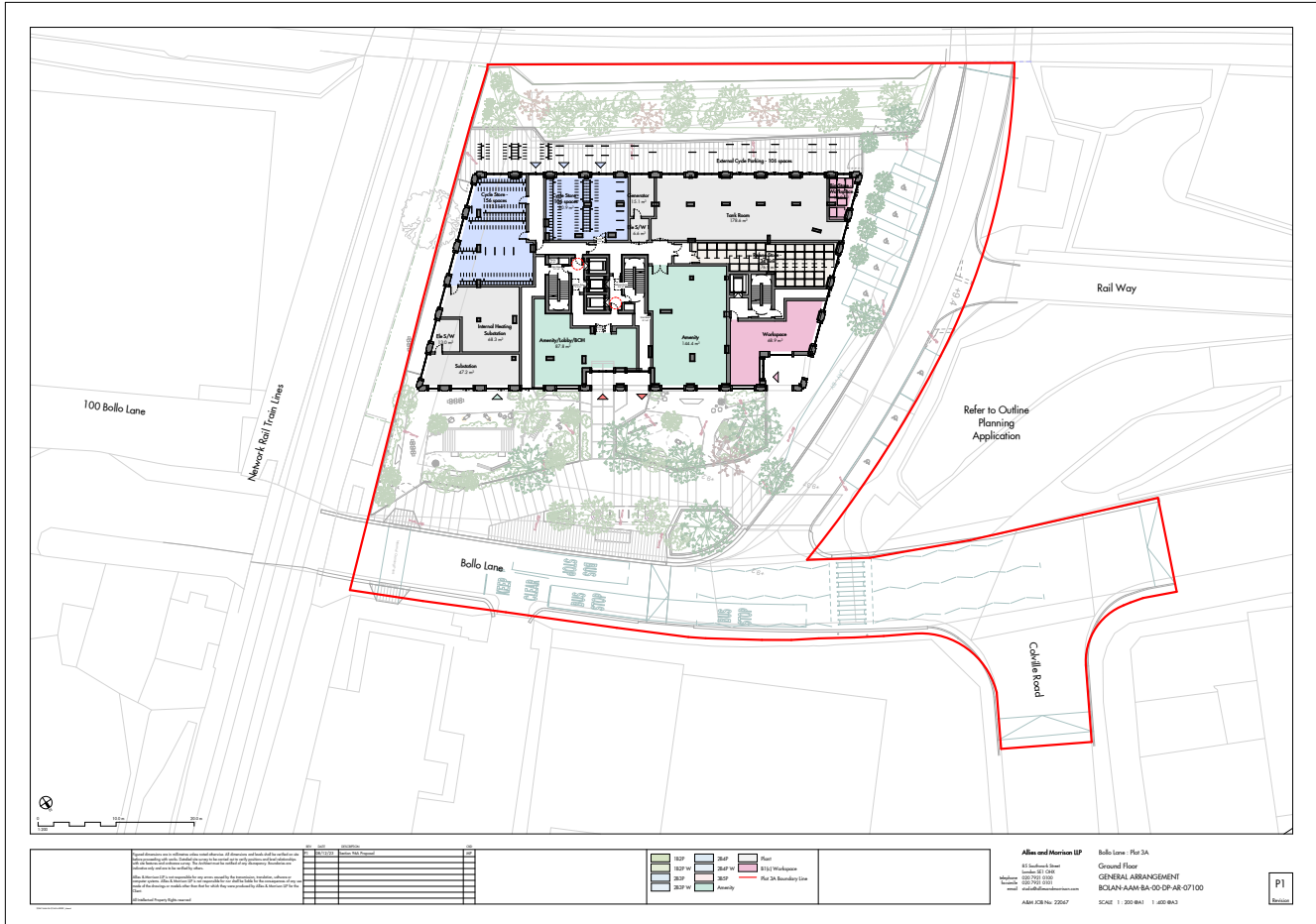
- Additional water tank room - B1 Workspace;
- Additional water tank room - Residential;
- Requirement for a double sub-station;
- Amendment to locate the generator from roof level to the ground floor level.

The inclusion of these additional spaces and functions, in combination with restrictions/limitations on their placement has directly informed the proposed ground floor layout to satisfy requirements for access, ventilation and proximity to the servicing bay.

Incorporating the above amendments to the servicing and plant accommodation at ground floor level it has been necessary to reconfigure the provision of cycle parking to be split between internal and external bays - each providing safe, secure and well lit conditions.



December 2021 Permission: Ground Floor Plan.



596A Proposal: Ground Floor Plan.- BOLAN-AAM-BA-00-DP-AR-07100



## 2.4 Workspace Accommodation and Residential Amenity

The S96A Proposal includes 505sq.m GEA of flexible workspace (December 2021 Permission: 542sq.m GEA) and this accommodation is split across the ground and mezzanine floors serviced by a dedicated lift and stair core.

The workspace benefits from a dedicated and prominent entrance from the new public realm to Bollo Lane. The entrance is recessed within a double storey, arched facade that acts to identify the workspace accommodation across the mezzanine floor level. The workspace frontage contributes to the activity presented to both Bollo Lane and Stanhope Way with a new and enhanced public realm offer.

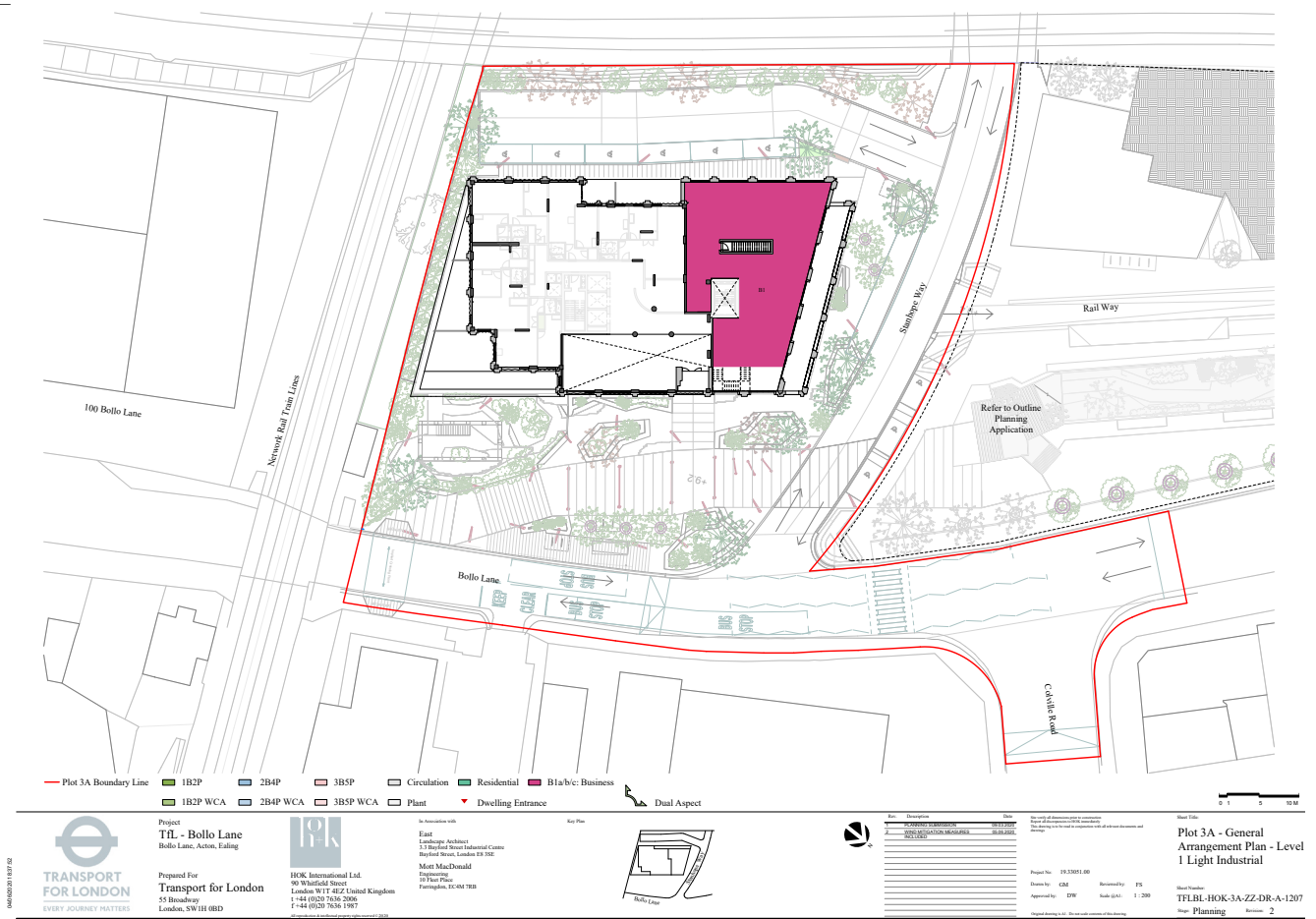
The remainder of the Bollo Lane frontage is allocated to the residential entrance and lobby as well as an amenity space that opens out onto shared resident's garden space and public realm.

Further residential amenity is located at mezzanine, first, fourth and twenty-fifth floor levels and includes a mix of internal rooms and spaces suitable for a variety of activities and garden terraces affording playspace for children and panoramic views across the wider neighbourhood and region.

NB:

For clarity of information and accuracy of information this S96A proposal consolidates the residential mezzanine floor plan and Level 1 Light Industrial Level Floor Plan of the 2021 Permission into a single Mezzanine Level Floor Plan.





December 2021 Permission: Level 1 (Light Industrial) Floor Plan.



S96A Proposal: Mezzanine Level Floor Plan - BOLAN-AAM-BA-OM-DP-AR-07150