



**ADDITIONAL / TO FOLLOW AGENDA ITEMS**

This is a supplement to the original agenda and includes reports that are additional to the original agenda or which were marked 'to follow'.

**NOTTINGHAM CITY COUNCIL  
PLANNING COMMITTEE**

**Date:** Wednesday, 19 June 2019

**Time:** 2.30 pm

**Place:** Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG

**Governance Officer:** Adrian Mann **Direct Dial:** 0115 876 4468

**AGENDA**

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## PLANNING COMMITTEE

### UPDATE SHEET

(List of additional information, amendments and changes to items since publication of the agenda)

19 June 2019

#### 4(a) Land South Of Site Of Crocus Place Units, Arkwright Street

1. Recommendation change to: -

To approve the application in principle but to delegate the power to grant planning permission to the Director of Planning and Regeneration, subject to conditions substantially in the form of those listed in the draft decision notice (with the further amendments below) and subject also to him being satisfied upon receipt of amended plans showing satisfactory revised details of the northern and western elevations of the building.

Power to determine the final details of the conditions and also the final detail of the north and west elevation to be delegated to the director of Planning and Regeneration.

2. Alterations to the proposed conditions of the draft decision notice:

- Amend condition 3 to also require cross section drawings detailing the floor plate intersections with the external glazing system.
- Amend condition 7 to also require details of street furniture to Crocus Place to assist activation of this square.
- Amend condition 8 to also require details of proposed planters and to ensure planting assists biodiversity and supports insects (particularly bees)
- Add new conditions to secure the following prior to occupation:
  - Provision of street furniture and enhancements to Crocus Square
  - Details relating to relocation of bus stops
  - Details of an electric vehicle charging scheme
  - Public realm enhancements to improve pedestrian links between the Station Tram Stop and the new office building

3. Further information has been supplied by the applicant in relation to the sustainability and environmental performance of the building. **This information is included in summary as an appendix to this update sheet.** The following comments have also been received from the applicant:

- Heat recovery mechanical ventilation and active internal cooling provided the most cost advantageous and energy efficient solution offering thermal comfort conditions desired by premium grade A office environments.
- The building layout and form was driven by the available space on the site and lends to a predominately deep plan office layout which rules out single or cross flow natural ventilation.

Stack ventilation would therefore require large central atria or multiple configuration of stacks rising through the building which would significantly reduce NIA or increase the building size and ultimately cost. (Note fresh air is still needed to be drawn in from the perimeter).

Coupled with heavy weight exposed thermal mass to provide night purge cooling would be required to mitigation overheating with increase to floor to ceiling height being necessary.

- External noise is a limiting constraint for natural ventilation.
- Bris Soleil is only needed when solar gain risk criteria exceeds 50% which was not the case for the assessments run for Crocus Place. Solar control glazing is being utilised.
- The building travel plan encourages increased cycle usage of the building users. Over 100No secure bike hoops (115) are to be provided
- advantage of brick slips over brick:
  - This system reduces the masonry material quantity by over 60% due to the slenderness of the prefabricated brickwork system in lieu of a traditional brick.
  - reduction of traditional building material (e.g: mortar / steel wall ties) and virtually zero wastage of brickwork
  - Lightweight system that enables a lighter steel frame support and (as a result) significant reduction in concrete foundation material.
  - manufactured off site in controlled sustainable environments.
  - Aluminium structural mounting panels (trays) are fully recyclable
  - Ease of replacement/maintenance
  - Easily transported, enabling delivery to site on a 'just in time' basis with minimal onsite storage requirements.
- Excluding the foundations the steel frame saves approximately 3353m<sup>3</sup> of concrete when compared to a conventional RC frame. The associated saving in reinforcement is approximately 250t.
- Embedded energy in steel compares favourably with concrete. Typical values are as follows: -

Concrete = 12,500 MJ/tonne/tonne  
Steel = 10,000 MJ/tonne/tonne

4. The applicant has given a commitment to explore all viable and deliverable opportunities to make the building has sustainable and future-proof as it can be. The applicant will work with Energy and Planning colleagues on the detailed construction and operational designs for the building.

**Additional Background papers (Appendix 1 - Crocus Place Sustainability Statement)**

## Crocus Place - Sustainability Statement Executive Summary for Nottingham City Council

The following bullets are intended to summarise the key sustainability wins which are expanded on in the 'Crocus Place v2' document where additional text and detail has been provided by the individual design disciplines on the project.

### **Certification/Validation and design principles:**

- BREEAM 'Very Good'
- EPC rating of 'A'
- 'Grade A' office space in accordance with the key design criteria recommended within the British Council for Offices (BCO) guide.

### **Energy Demand Reduction (Lean):**

- Insulation U values improved beyond Part L to minimise heat loss and improve thermal control
- Air tightness – 66% better than Part L requirement.
- Heightened air tightness of the building fabric underpins the sustainable energy strategy by ensuring what heat/power is used is used more efficiently.
- Spaces most likely to be impacted by solar heat gain (thermal perimeter zones) to be locally managed/controlled to minimise unnecessary energy spent cooling unaffected areas.
- Large areas of glazing, daylight dimming, occupancy sensing lighting controls and energy efficient LEDs all contribute to a minimised energy consumption from lighting.

### **Energy/Carbon Reduction (Clean):**

- Carbon emissions analysis – 36% reduction over Building Regulations achieved through the cumulative design developments
- Heat recovery ventilation – capturing 80% of the energy from the exhaust air to heat fresh intake
- Air source what pumps with efficiency ratings in excess of 400%

### **Renewables (Green):**

- Solar electric panels – provision of 300sqm on roof providing 44kWp equivalent to 10% of base building needs
- Air Sourced heat pump technology employed for heating, cooling and hot water production – heating side is considered a renewable heat source.

### **Local Air Quality:**

- Electrically driven heat pumps (rather than gas burning alternatives) reduces the localised emissions, thus improving the air quality over a standard design.

## **Transport:**

- 4 electric car charging points with the potential for up to 12 to encourage low emissions vehicle use.
- Secure cycle racks, showers and lockers being provided

## **Materials and Waste:**

- Early design embodied carbon analysis of design options to influence the final proposal and further analysis planned to influence final specification.
- Responsible sourcing and procurement targets set for the project to challenge the supply chain and the contractors to source certified and local components
- A minimum of 97% of site generated waste will be diverted from landfill
- Future flexibility of the use of space without major refurb (and hence material waste) considered with the design of the ceiling heights, location of stair cores and the servicing and infrastructure.
- Majority of building components are to be prefabricated locally and thus are easily transported, enabling delivery to site on a 'just in time' basis with minimal onsite storage and low % of construction waste
- A steel frame has been chosen over a concrete frame and Glulam timber sections due to:
  - The significant benefits pertaining to construction programme that would arise from the necessary additional foundations for an applicable concrete frame.
  - The reduced space requirements for construction of a steel frame compared to concrete on a constrained site.
  - The minimisation of large vehicular delivery and manoeuvring during the construction phase
  - The aspiration for large open floor plans, being column free, also led to the adoption of a primary steel frame with composite floor slabs
  - Cellular steel beams (beams with large web openings) allows M&E services to be integrated into the structure, providing space savings and cost efficiency.
  - Glulam timber section are technically not viable due to the height of the proposed structure and large open plan floor plates

#### 4(b) Workshop and Garages West of 33 Devonshire Crescent

Officers have received a copy of an email sent to ward councillors. The email notes the following concerns of five residents:

- That due process has not been adhered to in fairness to all involved (affected neighbours as well as proposers).
- That there are several inaccuracies both on the plans, which consistently refer to houses with the incorrect numbers; 14 instead of 16 and vice versa, thus rendering the plans incorrect and misleading to the committee.
- Report also inaccurately refers to "14 Devonshire *Crescent*" when it should state "14 Devonshire *road*", again providing a misleading picture of the proposal.
- There are a number of objections which you can see in the report, however, not all the objections have been noted; significantly, those submitted following advice from an architect who stated the following:
  - a. A 2.4 metre wall on the pavement will have a negative impact
  - b. The high wall and enclosed space of the design is akin to a prison and at complete odds with the open aspect of gardens and houses in the vicinity
  - c. The materials give the proposal an industrial, not a domestic appearance
  - d. The balcony looks unlikely to be able to support more than one person at any one time
  - e. A 3D sketch is required to give a realistic indication of how this will look

Officer comments on the above:

- Due process has been adhered to and neighbours have been given full opportunity to comment on the planning application, in accordance with statutory requirements
- The inaccuracy in numbering on the application plans is noted. It is not considered that this affects the planning merits of the proposal.
- The reference to 14 Devonshire Crescent as incorrect is noted (Section 3, Background) the report should refer to 14 Devonshire Road.
- The design of the proposal and its appropriateness for the site are considered in the officer's report.

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