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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, 22 December 2021

Time: 2.30 pm

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

Governance Officer: Catherine Ziane-Pryor **Direct Dial:** 0115 876 4298

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PLANNING COMMITTEE

UPDATE SHEET

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

22 December 2021

4(a) Diamond Plaza, Daleside Road

The applicant has made further amendments to the proposed site layout, taking the opportunity to increase the number of proposed replacement tree from 26 to 32. New tree positions include those within the larger front garden areas of plots onto the northern access road and where several parking spaces have been replace with tree planting positions.

The further amendments to the proposed site layout plan are noted, with the additional trees being provided at positions that will improve the landscaping and street scene of the proposed development.

4(b) Site Of 10 Raleigh Street

Further information has been received from the architect, regarding concerns over overheating, and the overall sustainability of the development:

"**Overheating**

I should like to respond first to the problem of overheating in buildings, which relates to the perception that new apartments have a tendency to overheat when insulated in accordance with the building regulations, and that they require cooling of some description to compensate. I would agree that some poorly considered schemes are susceptible to overheating. However, this is not due to insulating a scheme, but rather having insufficient background and purge ventilation rates.

In fact a well insulated building is less likely to overheat because warmth outside permeates through the structure less easily and visa versa on cold days. This is why a 'fabric first' approach to sustainability (which is advocated by the RIBA and the BRE) is sometimes misunderstood and has negative associations of uncomfortably warm interiors. This can incorrectly lead to the over reliance of renewable technologies at early stage decision making when sustainability and energy consumption is being discussed.

To combat overheating, we have adopted in the design or will propose at later technical design stages the following:-

1. Well proportioned and relatively modest window openings to minimise overheating from excessive solar gain in warmer months.

2. Windows will not be installed on restrictor stays i.e. they will be free to be fully opened to comply with natural ventilation standards set out in the building regulations. Unfortunately, window restrictors are not recognised by the building regulations, so many apartment schemes overheat because developers restrict

the opening sizes to inadequate levels on safety grounds, which is often inappropriate and can lead to unregulated heat gains.

3. Following a thermal analysis by an Energy Consultant, an air leakage rate will be proposed as part of the technical design. If it is required in order to achieve trickle ventilation rates (to aid cooling) or for heat recovery purposes, then a more advanced mechanical ventilation system will be proposed by the project M&E engineer.

Sustainable Design Features

I would like to take the opportunity to highlight the Applicant's support of sustainable construction practices which are advocated by Nottingham City Council and their desire to create a high quality product which maximises resilience and adaptation to climate change:-

1. A carbon consumption energy reduction strategy following a "fabric first" approach will be employed to improve upon the fabric requirements set out in Part L1A 2016. Our aim will be to design the apartments as nearly "zero energy buildings" or as close to this as is feasible. We will aim to improve heat loss performance of roofs by 25%, walls by 20% and ground bearing floors by 40%. Therefore, due to the traditional construction methods proposed, the building will have a high thermal mass and will be well insulated, reducing heat loss and reducing carbon consumption. In addition, to ensure that heat is not wasted through air leakage we will aim to meet or exceed the pressure testing requirements set out in the building regulations. Methods mentioned above will be utilised to ensure adequate ventilation and cooling.

2. A ventilation strategy will be designed by the M&E Engineer following thermal analysis of the building design at technical stages. Natural ventilation to primary spaces will be tested first and adopted if deemed to aid the whole building energy consumption rates and achieve suitable summer cooling. If improvements can be made to these criteria, then a smart controlled mechanical ventilation system will be used or a Mechanical Ventilation and Heat Recovery (MVHR) system will be adopted to retain heat created within the apartment and reused to temper incoming cold air in winter months, reducing heating loads.

3. It is highly likely that an all-electric system will be explored at technical design stages by the M&E engineer in order to improve energy usage and reduce carbon consumption. Coupled with a 'fabric first' highly insulated building fabric, small panel heaters will be all that is required to 'top up' the temperature during winter. We have recently worked on projects that have utilised these electric systems and experienced a heating load that is less than half that of even the smallest of gas fired wet systems (rated at 12KW).

4. The flat roofs of the proposed building lend themselves to the use of photovoltaic panels should this be a requirement of SAP to achieve or better compliance. However, the long term maintenance of PV panels coupled with their inherently high embodied energy would not lead to these being automatically used without firm analysis and justification. Instead, low target air leakage rates will be implemented into the SAP process, mitigating the need for renewable technologies by concentrating on improving thermal envelope standards to reduce heat loss. This allows for ongoing efficiency of the building

with less reliance on technologies that have a shorter lifespan than the building. Their adoption will be considered if the standards achieved need ‘topping up’.

5. Low energy LED lighting (on motion sensors where applicable in communal areas) will be utilised.

6. The Applicant will seek to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day. This is considered best practice.

7. The Applicant intends to adopt electric vehicle charging points within the development; one per parking space if allocated or one point for every 10 unallocated spaces. The number of these is yet to be determined as it is subject to an analysis of the whole building electric loading and analysis of the local power infrastructure.

By incorporating the measures 1-7 above and designing to modern building regulation standards, the design and future construction of such a proposal would result in a building with an anticipated energy performance that exceeds the current building regulations.

Relevant Precedent – The Curve, Nottingham (Rayner Davies Architects)

I would like to note that the above strategy was employed at a similar apartment scheme recently completed on Gregory Street in Lenton. We utilised a fabric first approach as described above, combined with MVHR systems and reduced water usage systems.

The resultant scheme is one of only two East Midlands projects that has been awarded Exemplar status by the RIBA as part of its Sustainability in Housing Initiative this year.

The scheme did not need to utilise any renewable technologies, however it achieved a design operational energy output of 35 kWh/m2/y which exceeds the RIBA 2030 Climate Challenge target by 40%, and its 2025 target by over 70%.

Whilst this level of performance would not be easily achievable in every application, it should seek to validate the principles outlined above to reduce energy consumption and give reassurance to the Local Authority.”

These comments are noted and welcomed.

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Planning Committee
Wednesday 22 December 2021

Page 7

Agenda Item 4d

Councillor Michael Edwards (Chair)
Councillor Leslie Ayoola
Councillor Graham Chapman
Councillor Azad Choudhry
Councillor Kevin Clarke
Councillor Maria Joannou
Councillor Angela Kandola
Councillor Gul Nawaz Khan
Councillor Pavlos Kotsonis
Councillor Sally Longford
Councillor AJ Matsiko
Councillor Toby Neal
Councillor Ethan Radford
Councillor Mohammed Saghir
Councillor Wendy Smith
Councillor Cate Woodward

Nottingham City Council

Planning Applications

4(a) Diamond Plaza, Daleside Road

4(b) Site Of 10 Raleigh Street

4(a) Diamond Plaza, Daleside Road

Partial demolition of existing buildings and erection of 82 dwellings with associated access, parking and landscaping

Recommendation: Grant Planning Permission

Nottingham City Council

Aerial View

Nottingham City Council

Daleside Road

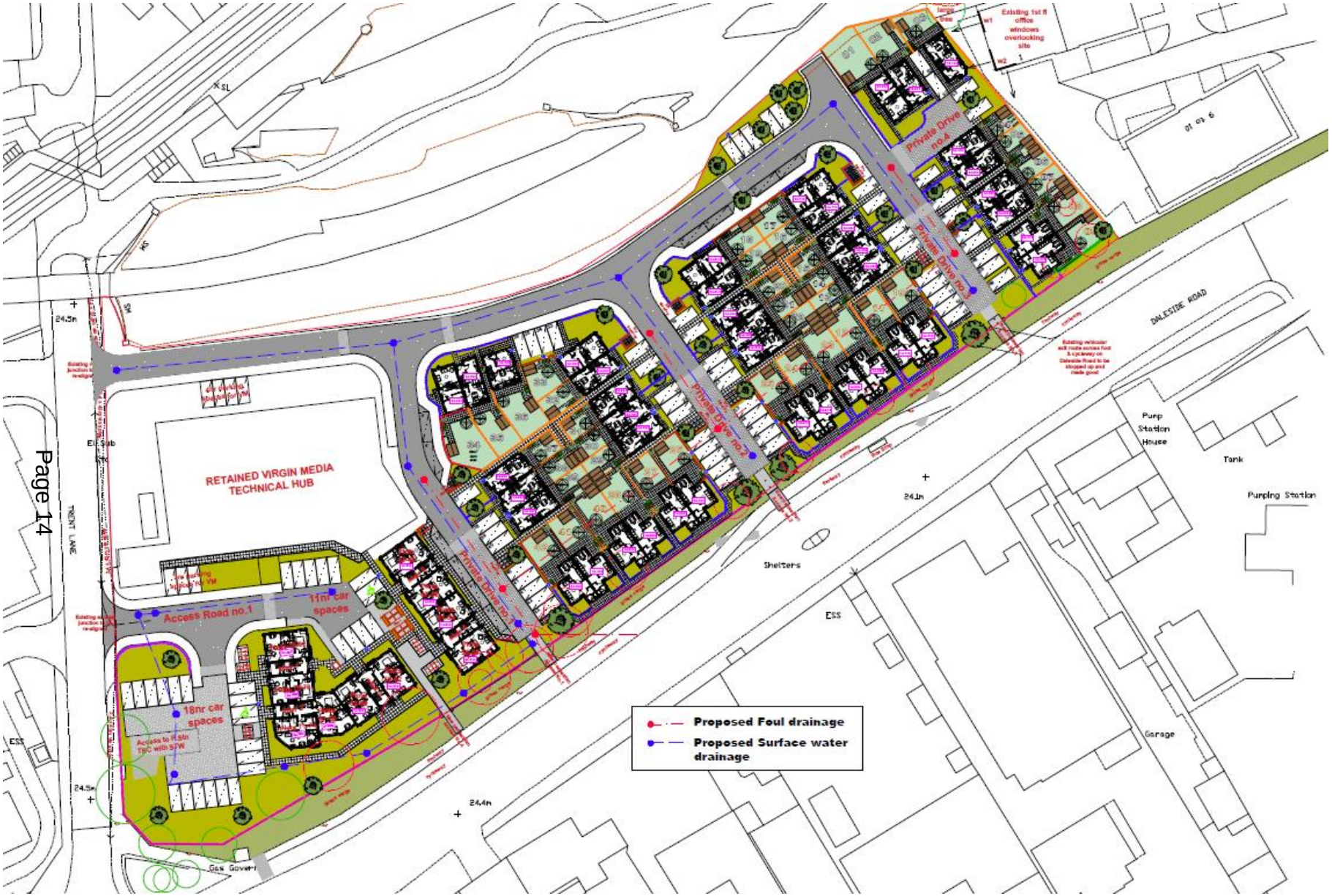
Nottingham City Council

Existing Car Park

Nottingham City Council

Existing Car Park 2

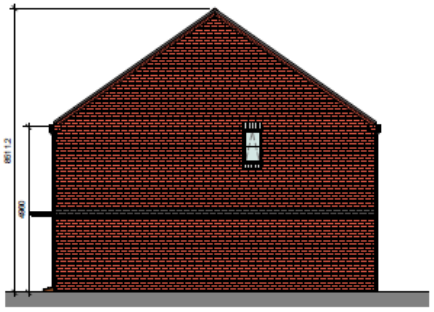
Nottingham City Council



Proposed Site Layout

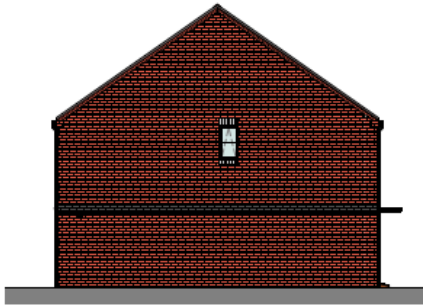
Nottingham City Council

Front Elevation
1 : 100

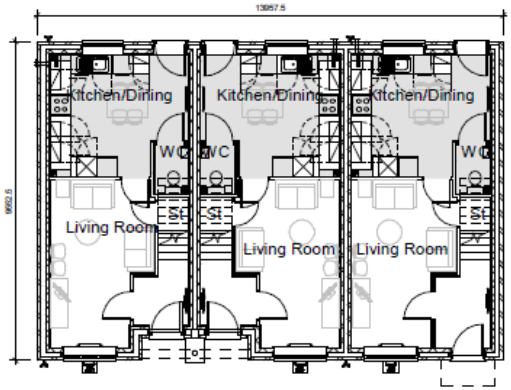


Right Elevation
1 : 100

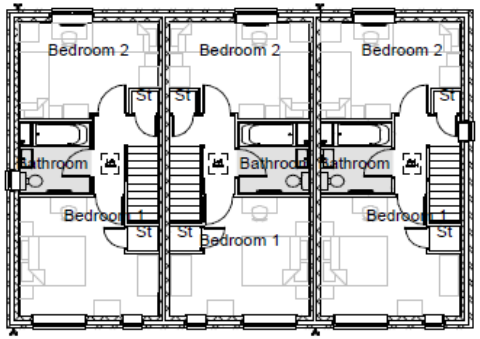
Rear Elevation
1 : 100



Left Elevation
1 : 100



Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

Materials Key

A	Brickwork - RED
B	Brickwork - LIGHT GREY
C	Brickwork String Coursing - DARK BLUE/GREY
D	Brickwork Inset Panel - LIGHT GREY
E	Main Roof Tile - Plain Concrete - DARK GREY
F	Ridge Tile - Concrete - Colour TBA
G	Windows - UPVC - GREY
H	Front Door - Choice 5 Colours
I	Rear Door - White UPVC
J	Soffit / Fascia / Verge boards - BLACK UPVC
K	Guttering - Half Round - Black UPVC
L	Service meter cupboard - Painted to match brickwork.
M	Brick Soldier / Header Detail - Flush
N	Brick Sill - Flush
P	25mm projecting brick header and brick corbel eaves dry verge
R	Proprietary GRP Porch Canopy - Black Finish
S	Rain Water Down Pipe - UPVC - Circular - BLACK

Materials
1 : 50

Page 15

2 Bed Terrace House Plans and Elevations

Nottingham City Council

Front Elevation
1 : 100

Right Elevation
1 : 100

Gable windows on plots 9, 10 & 26 only

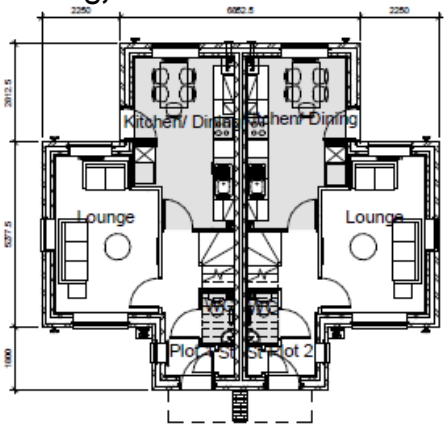
Rear Elevation
1 : 100

Materials

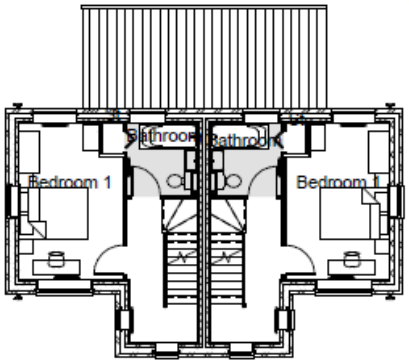
A Brickwork - RED
C Brickwork String Coursing - DARK BLUE/GREY
D Brickwork Inset Panel - LIGHT GREY
E Main Roof Tile - Plain Concrete - DARK GREY
G Windows - UPVC - GREY
H Front Door - Choice 5 Colours
M Brick Soldier / Header Detail - Flush
R Proprietary GRP Porch Canopy - Black Finish
S Rain Water Down Pipe - UPVC - Circular - BLACK

Left Elevation
1 : 100

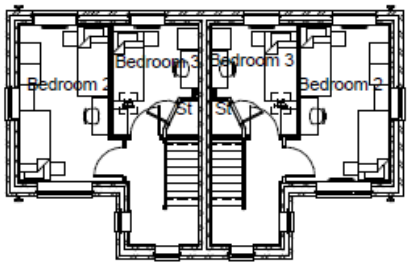
Gable windows on plots 25 & 42 only



Ground Floor
1 : 100



First Floor
1 : 100



Second Floor
1 : 100

3 Bed Semi House Plans and Elevations

Nottingham City Council

Block 1 - North Elevation
1 : 100

Block 2 - East Elevation
1 : 100

Block 1 - West Elevation
1 : 100

Block 2 - West Elevation
1 : 100

Both blocks - SE Elevation
1 : 100

Materials

A Brickwork : RED
B Brickwork : LIGHT GREY
C Brickwork Wiring Coursing : DARK BLUE/GREY
E Main Roof Tile - Plain Concrete : DARK GREY
G Windows : UPVC : GREY
H Door to stairwell - Aluminium frame : GREY
I Door to Flat - Composite - Dark Grey/Black Finish
M Brick Soldier Bill / Header Detail : Flush
R Rain Water Down Pipe : UPVC : Circular : BLACK
T Balcony/Juliette balcony metal railing : BLACK

Scale Bar
1 : 100

Apartments- Elevations

Nottingham City Council

Daleside Road Street Elevation (Part)

Nottingham City Council

CGI- Trent Lane View

Nottingham City Council

CGI- View of Private Drive

Nottingham City Council

CGI- 2 Bed House Details

Nottingham City Council

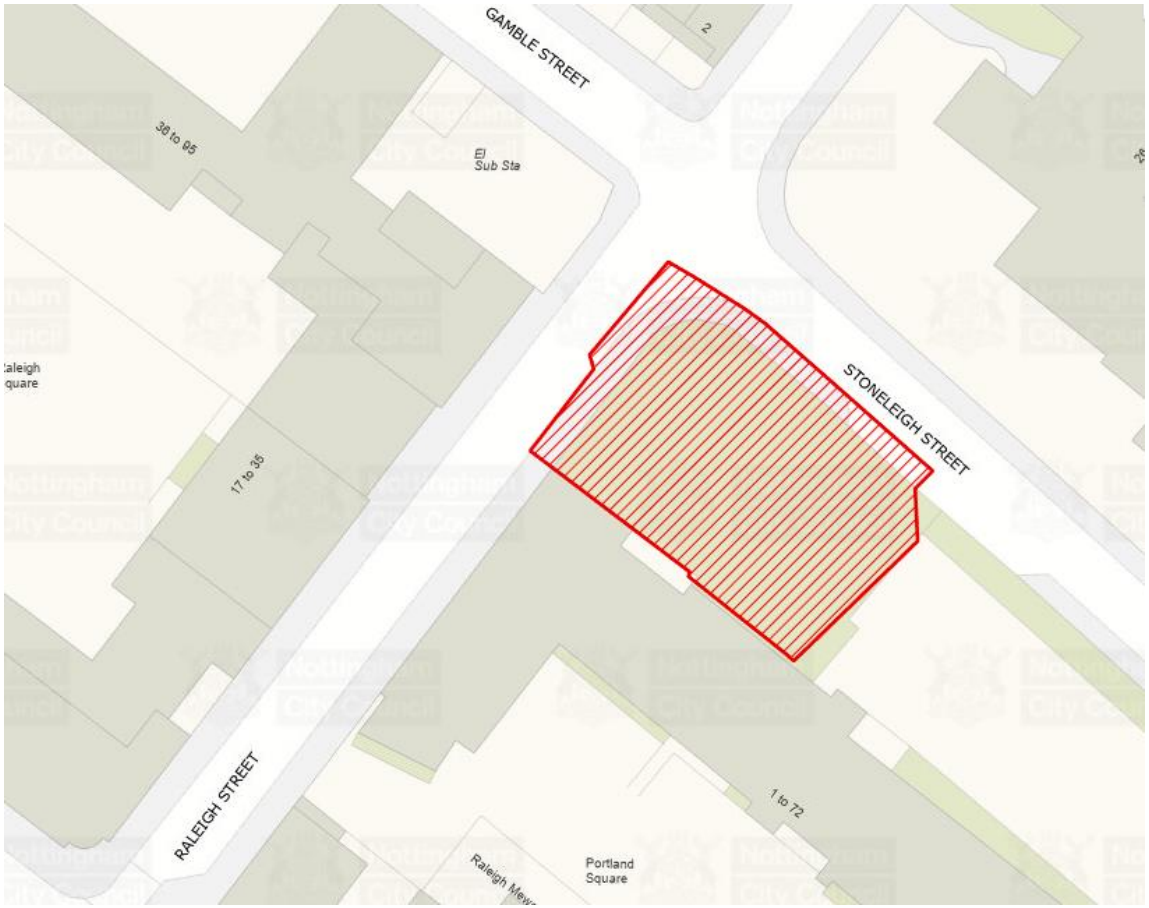
CGI- Daleside Road View

Nottingham City Council

4(b) Site Of 10 Raleigh Street

Erection of 5 storey apartment building and stopping up of street corner

Recommendation: Grant Planning Permission



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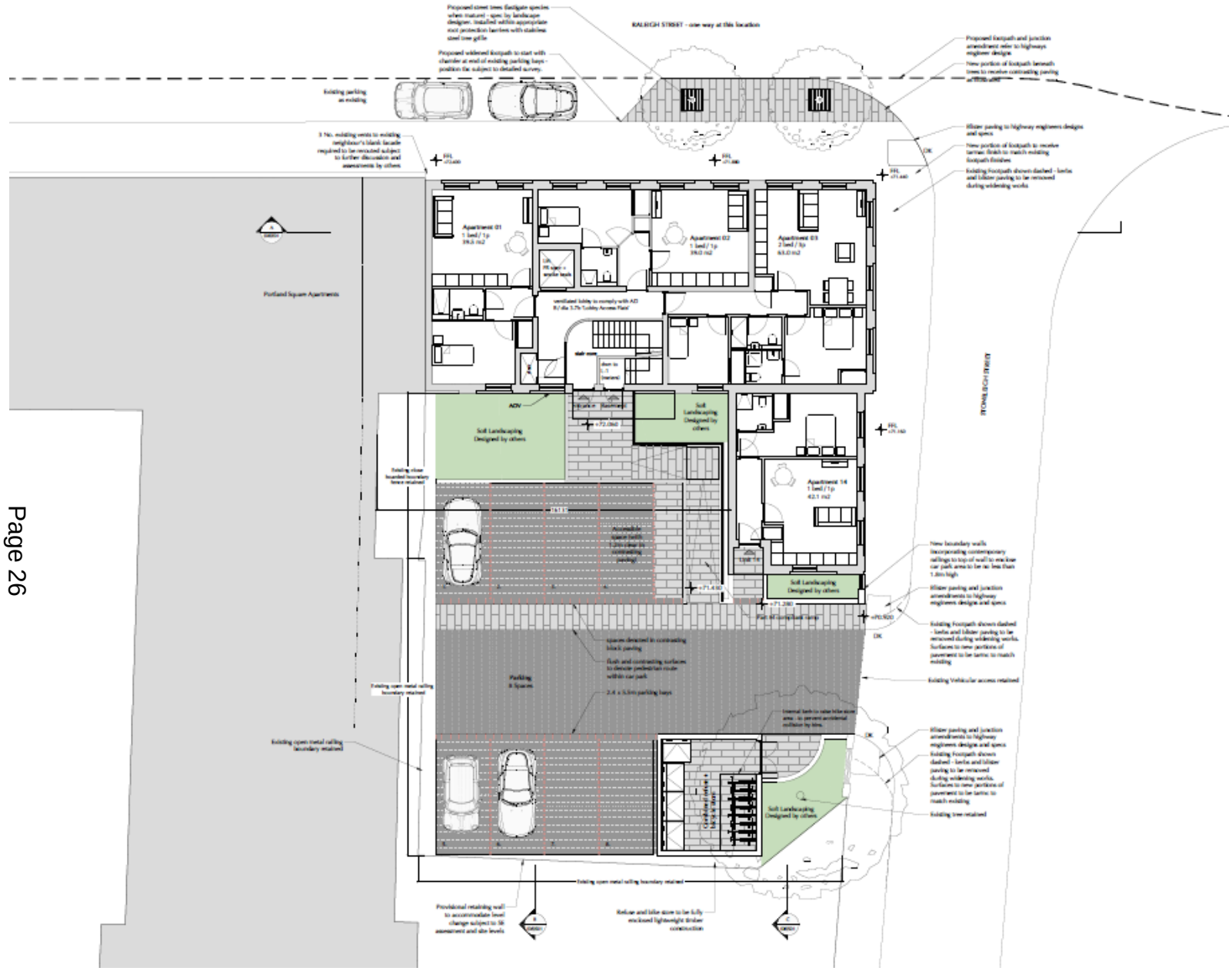
Aerial View of Site

Nottingham City Council

View of Site from Raleigh Street

Nottingham City Council



Page 26

Block Plan

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Raleigh Street Elevation

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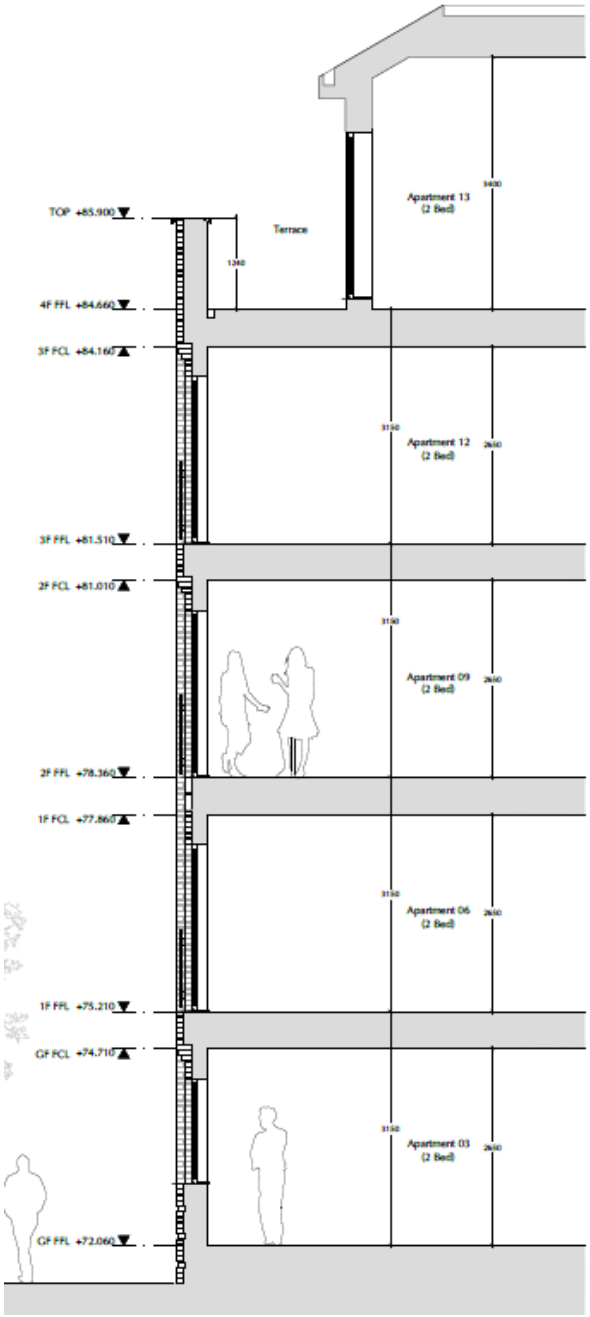
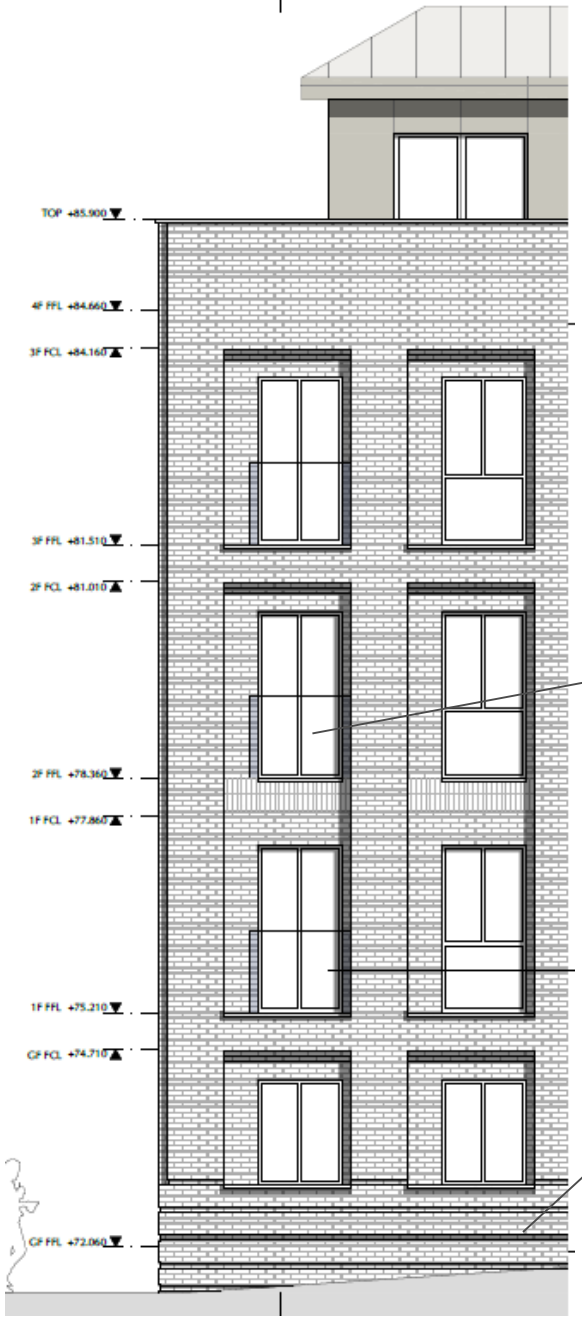
Page 28

Stoneleigh Street Elevation

Nottingham City Council

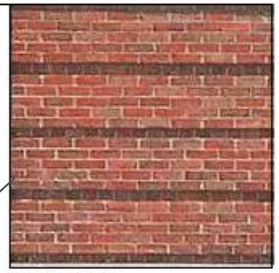
Bay Details





Brickwork articulation at windows. (The Cornerhouse by DSDHA)

Face fixed fully glazed Juliet balcony detail. (Tewkobury Place by RDA)



Brick plinth corbel detail.

Nottingham City Council

CGI Raleigh Street

Nottingham City Council

CGI Raleigh Street 2

Page 32

CGI Portland Road

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