EIA Quality Mark Case Study

### Key Issues –

*This project took the form of two planning applications – an outline application of a site wide master plan (21.07ha), and a detailed application of the first phase of the proposed development (0.62ha). The same environmental statement supported both planning applications. The EIA was undertaken in two stages to assess both the potential effects of the elements submitted in detail and issues associated with the wider scheme.*

The wider master plan was principally driven by the need to meet the decant requirements of existing residents, whilst improving the housing mix and a range of other uses, including retail and community. The site will be developed in a number of phases over approximately 15 years.

The inner city nature of site generated specific requirements with regards townscape and visual consideration, and air quality and traffic issues in the surrounding area. The quantity of demolition required for the project was a key point of consideration in the construction phase.

### Purpose of the project

*The continued regeneration of the South Acton Estate by Acton Gardens LLP.*

The proposed regeneration of the area will remove the majority of the buildings within the estate boundary and deliver new sustainable housing and a better quality environment for residents.

### Description of the project

*The South Acton estate is currently comprised largely of residential buildings, mainly flatted development in medium to high-rise blocks, with local shops and community facilities.*

The master plan provides 2,350 residential units, approximately 1,128 parking spaces and 1,567 secure cycle spaces, retail and community space, open space (allotments, parks and play spaces).

The first phase provides 106 residential units (in two L shaped perimeter blocks), with accompanying car parking, cycle storage and semi-private amenity space (centrally on a raised podium).
# EIA Learning Outcomes

## Lessons learnt

### Specific assessment requirements
The very recent demolition of a 10-storey tower block on the site of the first phase made for a more complex situation for the baseline used in the daylight and sunlight assessment for the detailed application. The adjacent building (currently under construction) was consented in 2011 on the basis of the old tower block being present. The LPA advised that the assessment should include a comparison of the proposals against the previous structure.

### Importance of EIA input for design
The outline application was inclusive of an energy centre. Initial air quality modelling indicated a substantial stack height would be required. Technical advice lead to the design being altered to make the stack integral to one of the taller buildings thus reducing visual impact but also ensuring acceptability from an air quality perspective.

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## Lessons learnt cont. - Phasing and receptors

The strategy of the development phases was based on the requirement to decant the existing residents into new buildings prior to being able to commence with the next stage of the proposal. This made the assessment of sensitive receptors more complex as existing residents moved during the assessment period.

### Demolition

Particular consideration was required from a waste perspective.

A good working relationship with the Ealing Council and ongoing consultation helped to ensure that all environmental concerns where addressed within the ES.

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