

Homebase, Brentford

Environmental Statement Volume 1

Main Text and Figures

Prepared by Barton Willmore on behalf of St Edward Homes Limited

Project Ref:	30220/A5/ES2020
Status:	Final
Issue/Rev:	01
Date:	September 2020
Prepared by:	Jo Meakin
Checked by:	Neil Purvis

Barton Willmore
7 Soho Square
London
W1D 3QB

Tel: 0207 446 6888



Our Ref: 30220/A5/2020
Date: September 2020

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

All Barton Willmore stationery is produced using recycled or FSC paper and vegetable oil based inks.

TABLE OF CONTENTS

Chapter	Chapter Title and Main Headings	Page
	Table of Contents List of Figures Abbreviations Glossary	
Chapter 1	Introduction	
Chapter 2	EIA Methodology	
Chapter 3	Site and Development Description	
Chapter 4	Alternatives and Design Evolution	
Chapter 5	Construction Methodology and Phasing	
Chapter 6	Population and Human Health	
Chapter 7	Built Heritage	
Chapter 8	Townscape and Visual	
Chapter 9	Transport and Access	
Chapter 10	Noise and Vibration	
Chapter 11	Air Quality	
Chapter 12	Daylight, Sunlight, Overshadowing and Solar Glare	
Chapter 13	Wind Microclimate	
Chapter 14	Summary and Residual Effects	

LIST OF FIGURES

Number	Figure Title
Chapter 1	Introduction
Figure 1.1	Site Location Plan
Chapter 2	EIA Methodology
Figure 2.1	Cumulative Schemes Plan
Chapter 3	Site and Development Description
Refer to Appendix 3.1	
Chapter 4	Alternatives and Design Evolution
Figure 4.1	December 2019 Massing
Figure 4.2	July 2020 façade design
Chapter 5	Construction Methodology and Phasing
No Figures	
Chapter 6	Population and Human Health
Figure 6.1	Study Area Map
Figure 6.2	Health Provision Plan
Figure 6.3	Education Provision Map
Chapter 7	Built Heritage
Figure 7.1	Conservation Areas
Figure 7.2	Listed Buildings
Chapter 8	Townscape and Visual
Figure 8.1	Study Area
Figure 8.2	Topography
Figure 8.3	Land Use
Figure 8.4	LBH Urban Types
Figure 8.5	Conservation Areas and WHS
Figure 8.6	Townscape Character Area Receptors
Figure 8.7	Visual Receptor Representative Views
Chapter 9	Transport and Access
Figure 9.1	Receptor Site Locations
Figure 9.2	Construction Traffic Profile
Chapter 10	Noise and Vibration
Figure 10.1	Noise Exposure Hierarchy
Figure 10.2	Hounslow Noise Assessment Process

Number	Figure Title
Figure 10.3	Site Location Plan/Study Area
Figure 10.4	Predicted Noise Conditions around the Site – Daytime View 1
Figure 10.5	Predicted Noise Conditions around the Site – Daytime View 2
Figure 10.6	Predicted Noise Conditions around the Site – Daytime View 3
Figure 10.7	Predicted Noise Conditions around the Site – Night Time View 1
Figure 10.8	Predicted Noise Conditions around the Site – Night Time View 2
Figure 10.9	Predicted Noise Conditions around the Site – Night Time View 3
Figure 10.10	Podium Amenity, No Barrier
Figure 10.11	Podium Amenity, 1.5m Barrier
Figure 10.12	Façade References
Chapter 11	Air Quality
Figure 11.1	New Receptor Locations
Figure 11.2	3D Building Layout and New Receptor Locations
Figure 11.3	Modelled road layout and existing receptor locations
Figure 11.4	Nearby monitoring locations
Chapter 12	Daylight, Sunlight, Overshadowing and Solar Glare
Figure 12.1	Example Calendar Graph
Figure 12.2	Regions within Human Binocular Field of View
Figure 12.3	Location of the Sensitive Receptors Around the Proposed Development
Figure 12.4	Location of the Surrounding Amenity Spaces which have been Assessed
Chapter 13	Wind
Figure 13.1	Wind Tunnel Model
Figure 13.2	Seasonal Wind Roses from London Combined
Figure 13.3	Config 1: Existing Site with Existing Surrounding Buildings, Ground Floor – Windiest Season
Figure 13.4	Config 1: Existing Site with Existing Surrounding Buildings, Ground Floor – Summer Season
Figure 13.5	Config 1: Existing Site with Existing Surrounding Buildings, Ground Floor – Annual
Figure 13.6	Config 2: Existing Site with Existing Surrounding Buildings, Ground Floor – Windiest Season
Figure 13.7	Config 2: Existing Site with Existing Surrounding Buildings, Ground Floor – Summer Season
Figure 13.8	Config 2: Proposed Development with Existing Surrounding Buildings, Isometric Views – Summer Season
Figure 13.9	Config 2: Proposed Development with Existing Surrounding Buildings, Ground Floor – Annual
Figure 13.10	Config 2: Proposed Development with Existing Surrounding Buildings, Isometric Views – Annual
Figure 13.11	Config 3: Proposed Development with Cumulative Surrounding Buildings, Ground Floor – Windiest Season
Figure 13.12	Config 3: Proposed Development with Cumulative Surrounding Buildings, Ground Floor – Summer Season
Figure 13.13	Config 3: Proposed Development with Cumulative Surrounding Buildings, Isometric Views – Summer Season
Figure 13.14	Config 3: Proposed Development with Cumulative Surrounding Buildings, Ground Floor – Annual
Figure 13.15	Config 3: Proposed Development with Cumulative Surrounding Buildings, Isometric Views – Annual

Number	Figure Title
Figure 13.16	Mitigation: The Development with Landscaping, Wind Mitigation and the Existing Surrounding Buildings, Ground Floor – Windiest Season
Figure 13.17	Mitigation: The Development with Landscaping, Wind Mitigation and the Existing Surrounding Buildings, Ground Floor – Summer Season
Figure 13.18	Mitigation: The Development with Landscaping, Wind Mitigation and the Existing Surrounding Buildings, Isometric Views – Summer Season
Figure 13.19	Mitigation: The Development with Landscaping, Wind Mitigation and the Existing Surrounding Buildings, Ground Floor – Annual
Figure 13.20	Mitigation: The Development with Landscaping, Wind Mitigation and the Existing Surrounding Buildings, Isometric Views – Annual
Chapter 14	Summary and Residual Effects
No Figures	

ABBREVIATIONS

AADT	Average Annual Daily Traffic
ADF	Annual Daylight Factor
AMR	Authority Monitoring Report
AOD	Above Ordnance Datum
APSH	Annual Probable Sunlight Hours
ATC	Automatic Traffic Count
BGS	British Geological Survey
BNL	Basic Noise Level
BPM	Best Practice Means
BS	British Standard
CoCP	Code of Construction Practice
CEMP	Construction Environmental Management Plan
CFD	Computational Fluid Dynamics
CHP	Combined Heat and Power
CITB	Construction Industry Training Board
CLP	Construction Logistics Plan
CMP	Construction Management Plan
CPMP	Car Park Management Plan
CRN	Calculation of Railway Noise
CRTN	Construction of Road Traffic Noise
DCLG	Department for Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs
DETR	Department of the Environment, Transport and the Regions
DMRB	Design Manual for Road and Bridges
DoE	Department of the Environment
EA	Environment Agency
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
EPA	Environmental Protection Act
ES	Environmental Statement
FRA	Flood Risk Assessment
FTE	Full-time Equivalent
GIA	Gross Internal Area
GEA	Gross External Area
GFA	Gross Floor Area
GLA	Greater London Authority
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GQRA	Generic Quantitative Risk Assessment
Ha	Hectares
HCA	Homes and Communities Agency
HGV	Heavy Good Vehicles
HUDU	Healthy Urban Development Unit
IEA	Institute for Environmental Assessment
IEMA	Institute of Environmental Assessment and Management
ILP	Institute of Lighting Professionals
IPG	Interim Planning Guidance
JSA	Job Seeker Allowance
Km	Kilometre
LBH	London Borough of Hounslow
LDF	Local Development Framework
LFT	Labour Forecasting Tool
LOAEL	Lowest Observed Adverse Effect Level
LNR	Local Nature Reserve
LPA	Local Planning Authority
m ³	Cubic metres

m	Metres
mm	millimetre
mph	Miles per hour
MOL	Metropolitan Open Land
NCN	National Cycle Network
NHLE	National Heritage List for England
NHS	National Health Service
NGR	National Grid Reference
NOMIS	Official Labour Market Statistics
NPPF	National Planning Policy Framework
NSL	No Sky Line
NTS	Non-Technical Summary
ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
OS	Ordnance Survey
OUV	Outstanding Universal Value
PPE	Personal Protective Equipment
PPG	Planning Practice Guidance
PPS	Planning Policy Statement
PPV	Peak Particle Velocity
PRA	Preliminary Risk Assessment
PROW	Public Right of Way
RQO	River Quality Objective
SFRA	Strategic Flood Risk Assessment
SOAEL	Significant Observed Adverse Effect Level
SSSI	Site of Specific Scientific Interest
SoS	Secretary of State
SPD	Supplementary Planning Document
sqm	Square metres
SuDS	Sustainable Drainage System
TCAs	Townscape Character Areas
TEMPRO	Trip End Model Program
TfL	Transport for London
TLRN	Transport for London Road Network
TMP	Traffic Management Plan
TPO	Tree Preservation Order
µg/m ³	micrograms per cubic metre
UXO	Unexploded Ordnance
VSC	Vertical Sky Component

GLOSSARY

Within this Environmental Statement, the following terms are defined as follows:

Above Ordnance Datum	Ordnance Datum is the vertical datum used by ordnance survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum.
Agriculture	Section 336(1) of the Town and Country Planning Act 1990 defines agriculture as including: <ul style="list-style-type: none"> • Horticulture, fruit growing, seed growing, dairy farming; • The breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land); • The use of land as grazing land, meadow land, osier land, market gardens and nursery grounds; and • The use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.
Applicant	St Edward Homes Limited
Site	The Site, 1.4 hectares (ha) in area, is currently occupied by a Homebase superstore that provides 4,180 square metres (sqm) of retail floorspace, 295 surface car parking spaces and an undercroft car park and delivery area. The Homebase building was designed by architect Sir Nicholas Grimshaw in 1987 and consists of a large industrial style shed with metal cladding. The building is approximately 2 storeys high with a tall central pylon to the front.
Aquifer	A geological formation (soil or rock) which is able to store water in significant quantities and transmit water relatively quickly under natural conditions (or when pumped).
Baseline	Environmental conditions at specific periods of time, present on, or near a site, against which future changes may be measured or predicted.
Biodiversity	Abbreviated form of 'biological diversity'.
Completed Development	Within the ES, this phase refers to the Development when fully built and operational.
Considerate Contractors	Contractors who are compliant with the Considerate Contractors scheme can be considered as a contractor who is clean, respectful, safe, environmentally conscious, responsible and accountable.
Construction	Demolition and construction of the Development is anticipated to commence in 2021, subject to gaining planning permission, and span approximately 5 years. Overall, the demolition and construction process is expected to be completed by 2026.
Construction Liaison Officer	A designated liaison officer who will deal with public and other complaints and enquiries during the construction phase.
Cumulative effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Development	<i>"Full planning application for the demolition of existing building and car park and erection of buildings to provide residential units, a replacement retail foodstore, with additional commercial, business and service space, and a flexible community space, and ancillary plant, access, servicing and car parking, landscaping and associated works"</i>

Effect	A physical or measurable change to the environment attributable to the project.
EIA Regulations	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended.
Environmental Impact Assessment (EIA)	A systematic means of assessing a development project's likely significant environmental effects.
Environmental Statement (ES)	Statutory report summarising the findings of an environmental impact assessment.
Field Pattern	The pattern of hedges, fences and walls that define fields in farmed landscapes.
Flood Risk Assessment (FRA)	A desk based study which considers the contributing factors and predicts / quantifies the risk of flooding and also identifies a water level in the event of flooding.
Habitat	The environment in which populations or individual species live or grow.
Landscape Character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape Effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development.
Landscape Sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Light spill	The unwanted spillage of light on to adjacent areas and may affect or cause nuisance to sensitive receptors, particularly residential properties and natural habitats.
Mitigation Measures	Actions proposed to moderate adverse effects arising from the whole or specific elements of a development including any process, activity or design to avoid, reduce, remedy or compensate for adverse environmental effects of a development project.
Non-Technical Summary	A report which briefly describes the main points discussed in the Environmental Statement in a clear manner, without the use of technical jargon and phraseology.
Public Open Space	Open space, designated by a local authority, defined where public access is generally not formally established, but which fulfils or is capable of fulfilling a recreational and/or non-recreational role (for example, amenity, ecological, educational, social or cultural). It includes most nature reserves, city farms, cemeteries, reservoirs (including covered reservoirs) and some private institutional and housing estate grounds which are not considered suitable for building development. Public Open Space does not include school playing fields nor the amenity areas associated with the development of homes or flats or pedestrian precincts (Local Government Act 1966 Section 8).
Public Right of Way (PROW)	A right of passage by the public over the surface of the land without impediment. Public Rights of Way include public footpaths, bridleways and byways open to all traffic and Restricted Byways.
Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that has the potential to be affected by the Development.
Scoping	An exercise undertaken to determine the topics to be addressed within the Environmental Statement.

Screening	Consideration as to whether an environmental impact assessment is required for a project.
Section 106 Agreement	Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement.
Site of Special Scientific Interest (SSSI)	The nature conservation agencies have a duty under the Wildlife and Countryside Act 1981, as amended, to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features'. Such areas are known as Sites of Special Scientific Interest (SSSIs).
Sustainable Drainage System (SuDS)	Sustainable management practices designed to control the rate and quality of surface water runoff into receiving waters, for example the use of swales and wetlands as buffers, as opposed to conventional drainage practices.
Topography	The natural or artificial features, level and surface form of the ground surface.
Tree Preservation Order	A Tree Preservation Order (TPO) is a legally enforceable order made by the Local Planning Authority (LPA) to protect trees and woodland in the interests of public amenity. The power to make a TPO is contained in the Town and Country Planning Act 1990 and the Town and Country (Tree Preservation) (England) Regulations 2012. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, uprooting, wilful damage to or wilful destruction of protected trees or woodlands unless permission has been given by the LPA.
Visual Effect	Change in the appearance of the landscape from available viewpoints as a result of development.