



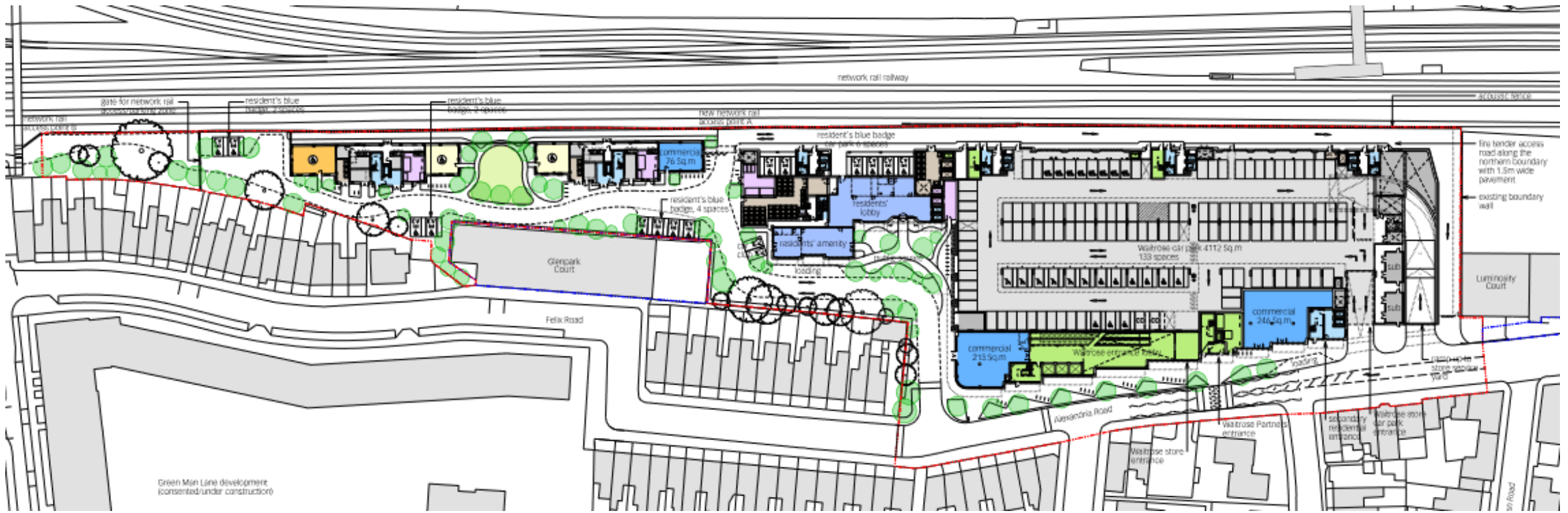
The Waitrose Development

Key features

Planning Application 233076FUL

What's the plan?

- A new store 2,526m² (of similar size to the current store) built at first floor level with the customer car park, and access lobby at ground floor.
- During construction a temporary Waitrose store will be provided.



£57m forecast shows a net loss to JLP

Scheme Revenue	Assumption	Amount
BTR Revenue	Fixed Sum	£194,412,980
Commercial Revenue	Fixed Sum	£1,949,145
Investment Purchaser Costs	6.80%	-£13,352,625
Total Revenue		£183,009,500
Scheme Revenue	Assumption	Amount
Building Construction Costs	Fixed Sum	£183,201,740
Professional Fees	10%	£18,320,174
MCIL & S106	Fixed Sum	£5,837,058
Commercial Marketing & Leasing	15%	£21,555
Investment Disposal Fees	0.75%	£1,372,571
Finance	7%	£31,471,506
Total Costs		£240,224,604
Output Return		
Residual Return	Output	-£57,215,104

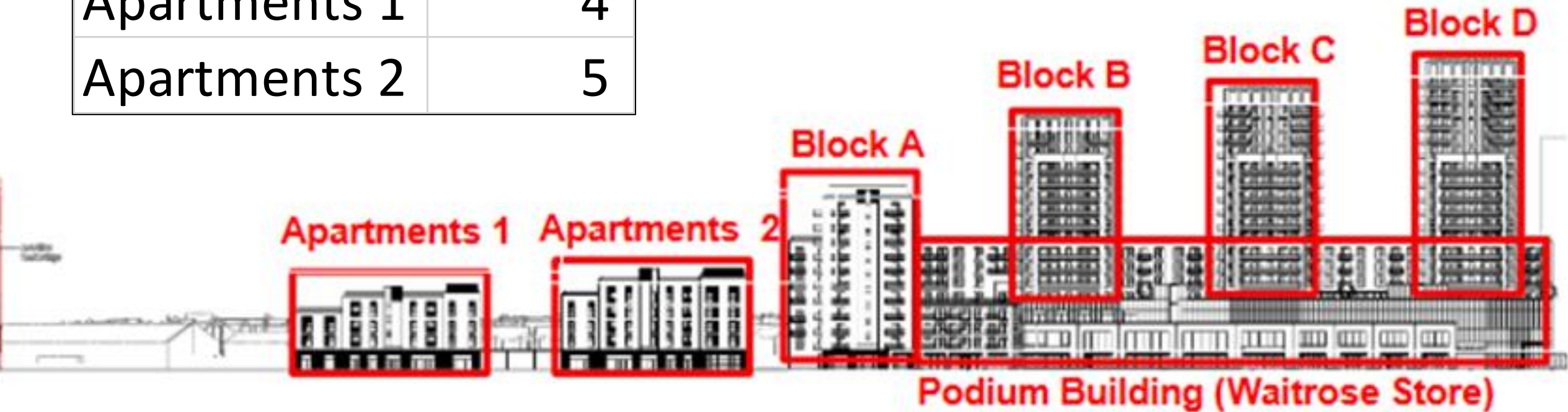
(Source: Financial Viability
Assessment (p16))

New homes.

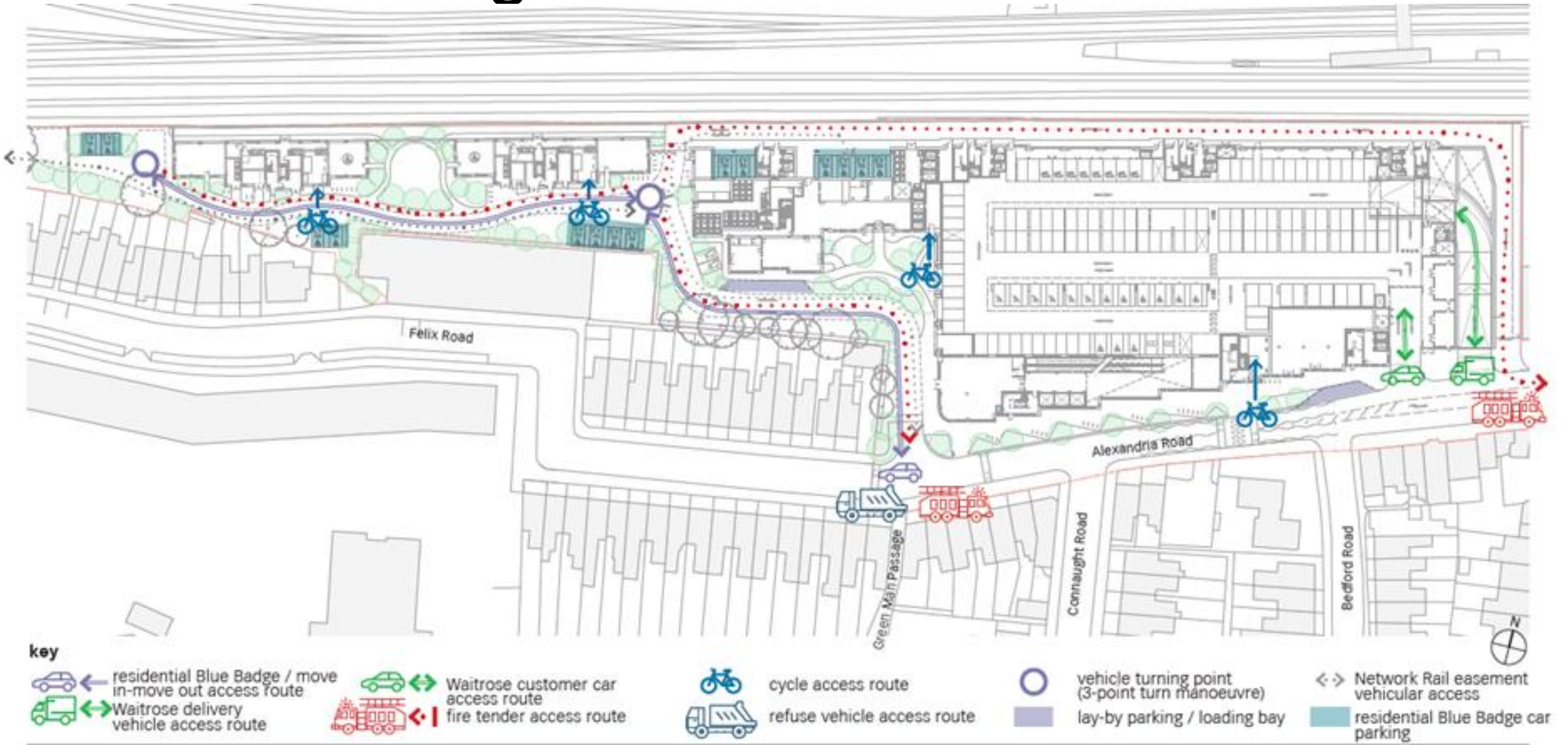
Residential Mix												Total
1-bed 2 person		1-bed 3 person		2-bed 3 person		2-bed 4 person		3-bed 5 person		3-bed 6 person		
Unit	%	Unit	%	Unit	%	Unit	%	Unit	%	Unit	%	
41	10%	157	37%	23	5%	166	39%	4	1%	37	8%	428

- 83 (19%) of the new homes will be affordable. Requested GLA subsidy to raise affordable to 35%
- Just 23 units will be available at London affordable rents (cf local plan target that 70% of all affordable should be LAR)
- LBE/GLA policy requires 35% affordable housing – without subsidy

Storeys	
Block A	11
Block B	16
Block C	18
Block D	20
Apartments 1	4
Apartments 2	5



Access arrangements



Open Space



- Slight over provision of private space (eg flat balconies)
- Gross Shortfall of around 76% public/communal space compared with local plan
- Application wrongly shows Local POS includes Middlesex Tennis Club and Northfields Allotments.
- No pedestrian access from west end of site to Jacobs Ladder.
- No commitment to improve Jacobs Ladder

	Ealing 2013 DPD requires	Waitrose Propose
Private garden space (flats)	2,496 m2	2,677 m2
Public open space	15,951 m2	514 m2 (POS)
		3,347 m2 (private gardens)

Traffic and transport Impacts

- ES Chapter 7 examines traffic impacts during construction. It concludes: 'No significant effects have been identified in relation to traffic and transport'
- There is no assessment of the impacts of traffic and transport of the completed scheme or the cumulated impact of other developments in the area.
- 'The proposals are likely to result in a total of 165 and 140 two-way public transport (underground, train and bus) movements in the AM and PM peaks respectively. When these are spread across the different public transport opportunities available from the site, they are unlikely to result in any capacity issues of the sustainable transport networks.' (Planning Statement p78)

FACT: Congestion on all transport modes in and around West Ealing is massive and increasing

Daylight, sunlight and overshadowing

Significant daylight effects were considered likely at these addresses

- 4 Felix Road (Moderate to Major Adverse)
- 6 – 12 (evens) Felix Road (Moderate Adverse)
- 2 and 16 Manor Road (Minor to Moderate Adverse)
- 1-3,11 – 23 (odds) Manor Road (Moderate Adverse)
- 4; 12 – 24 (evens) Manor Road (Moderate Adverse)
- 13, 15, 17, 21–31, 35, 37, 39, 41, 43, 45 and 47 and 51 Alexandria Road (Major Adverse)
- 55 Alexandria Road (Moderate to Major Adverse)
- 49, 53, 57, 59, 61, 63, 65 and 67 Alexandria Road (Moderate Adverse)
- 14a, 16, 18, 20, 22, 24, 26, 28, 30, 32 and 34 Alexandria Road (Major Adverse)
- 36 and 38 Alexandria Road (Moderate Adverse)
- 1-32 Glenpark Court (Major Adverse)
- 49 Drayton Green Road (Major Adverse)

Source ES Chapter 14 Likely significant effects

Shadowing



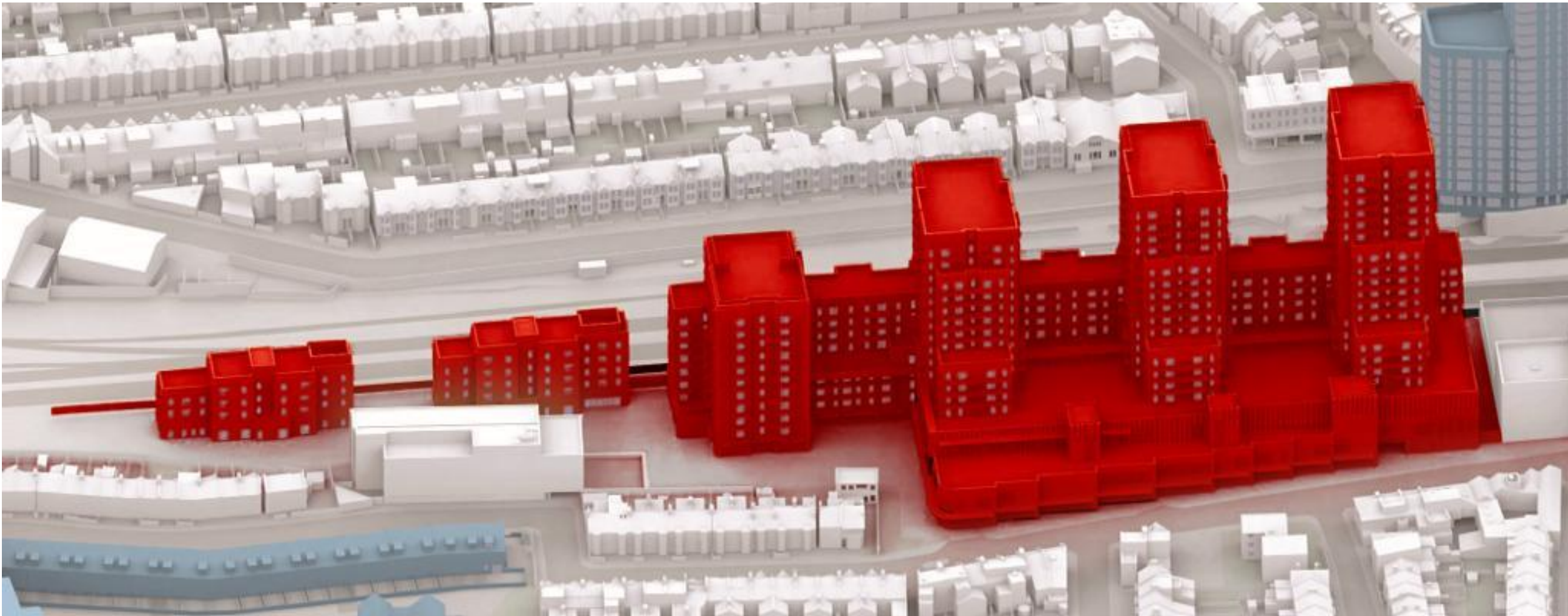
1200hrs December 21st Proposed

Shadowing



1800hrs June 21st Proposed

Visual impact





Manor Road





Above: Wire view from Connaught Rd



Right: Red block view from Connaught Rd