

Bramley House

6th April 2022

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Project Manager

Agenda

1. **Introductions**
2. **Meetings held so far**
3. **On-going works at Bramley
:Lettings and voids**
4. **Proposed programme scope of works**
5. **Grant funding**
6. **Planning – windows and roof**
7. **Q & A session with residents**
8. **Any other business**

Green Homes Grant Local Authority Delivery Scheme (additional funding)

Funder BEIS, via GLA consortium

Total funding £191,500

Capital funding £160,000 (£5000 per home for 32 homes)

Admin / design funding £31,500

What it can pay for Windows (though this is flexible)

Match funding At least 1/3 of total costs, can't be from a BEIS fund

Deadline 30 June 2022, with a few weeks' grace period

Compliance criteria Trustmark and PAS2030

Future Neighbourhoods 2030 Fund

Funder Greater London Authority

Total funding £75,000

Capital funding Not specified

Admin / design funding Not specified

What it can pay for BioSolar roof

Match funding 40% across programme, can't be from GLA

Deadline 31 March 2023

Compliance criteria None

Social Housing Decarbonisation Fund Wave 1

Funder BEIS

Total funding £211,333 capital

Capital funding £211,333

Admin / design funding TBC, £970,022 available across projects

What it can pay for BioSolar roof

Match funding At least 1/3 of total costs, can't be from a BEIS fund

Deadline 31 March 2023

Compliance criteria PAS2035, Trustmark and PAS2030

S20 Consultation:

DONE:

Meetings held with residents, so far :

1st March 2021

7th December 2021

TO DO:

RA meeting (06/04/22)

Decide how and what works to scope the works on grounds of those that can proceed outside of S20s.

Identify voids /floor level

-Voids

-Tenanted

Issue:

Triple glazed doors to garden at Flats 11,26 & 27.

Flat 13 requesting same but can't justify reconfiguration cost of those works because of the entrance to basement.

Consultation:

DONE:

Meetings held with residents, so far :

1st March 2021

7th December 2021

TO DO:

Meet with RA

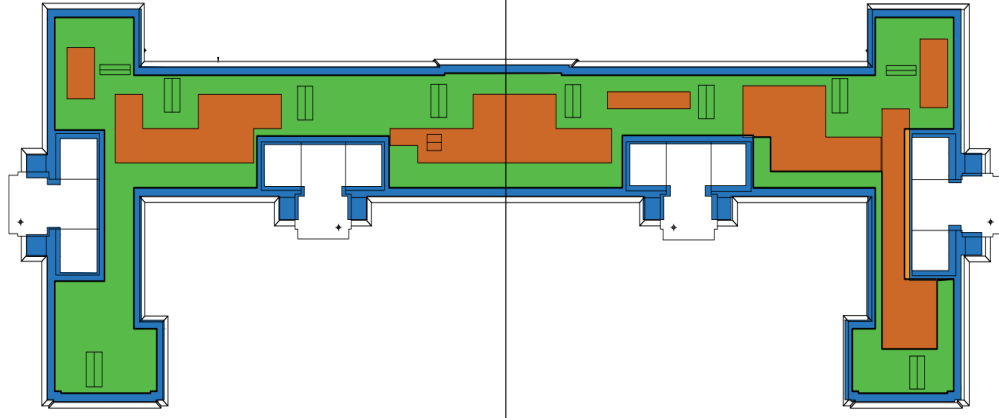
Bramley Proposed Scope of works

Bramley House, Bramley Road, LONDON, W10 6SX

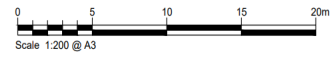
- Scaffolding
- Asbestos survey and removal where applicable
- Roof renewal with green roof and PV panels
- Window replacement
- Balcony door installation to Flats 11, 26 and 27
- Masonry repairs
- Drainage repairs
- Landlord's electrics rewiring
- Fire strategy/block signage
- Asphalt balcony repairs
- Redecoration works

- Notes: bins location and lids
- Landlord's communal lighting and fittings
- Communal decorations

Proposed green roof and PV



BRAMLEY HOUSE: PROPOSED ROOF



- Main Green Roof Area
- Secondary Roof Area (Below PV's)
- Cobbled Area

BRAMLEY HOUSE: EXAMPLE OF PROPOSED ROOF



PLANNING



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Client

RBKC

Project

Bramley House

Green Roof & PV

Drawing Title

Proposed Green Roof Plan

Scale

1:200

Sheet Size

A2

Date

January 2022

Drawn by

BE

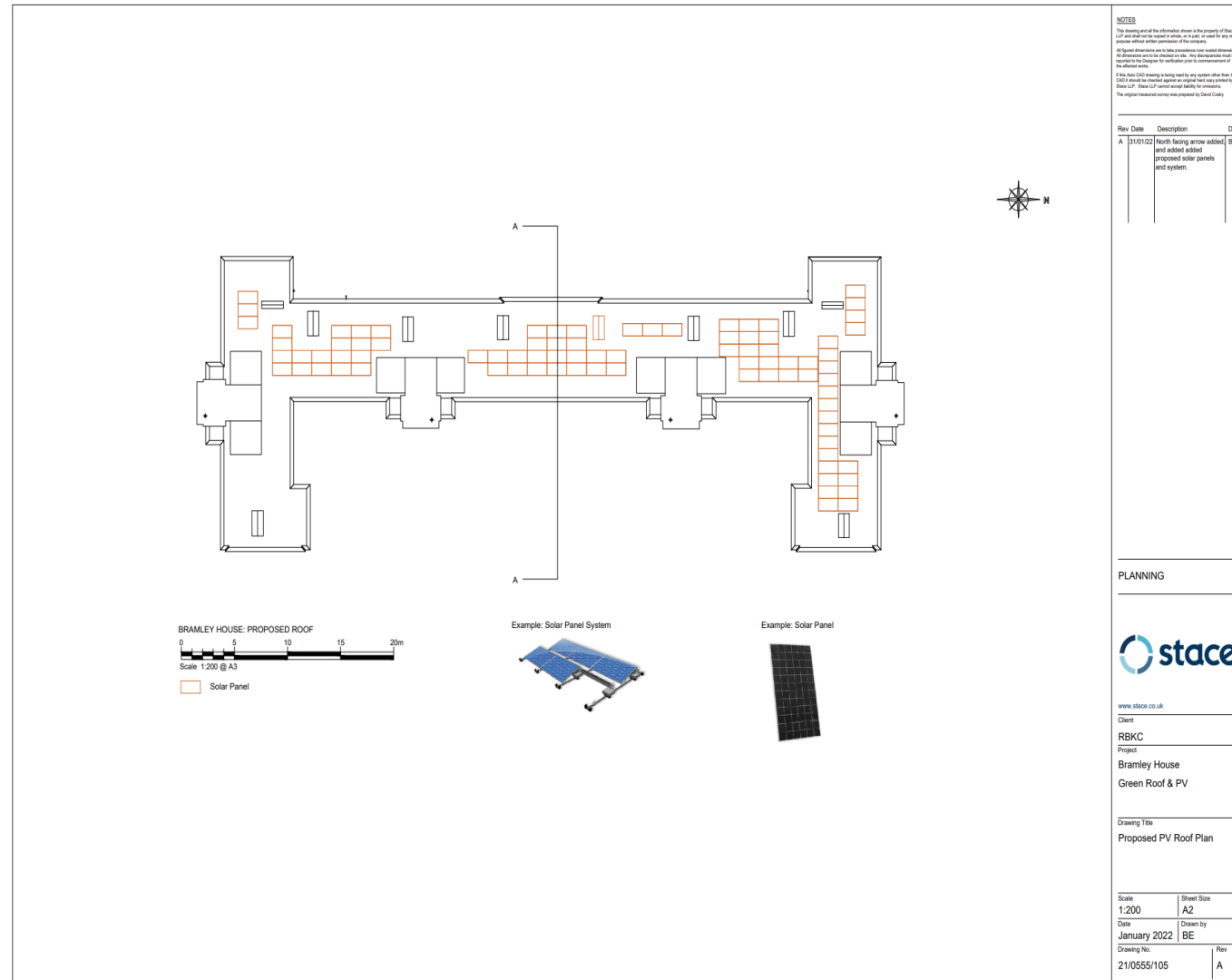
Drawing No.

21/0555/106

Rev

A

Proposed green roof and PV



Proposed windows installed in pilot Flat 1

















Questions & Answers

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the right side of the slide, creating a modern, layered effect. The text 'Questions & Answers' is centered on the left side of the slide in a clean, sans-serif font.

Proposal: Installation of sedum blanket green roof system and Photovoltaic (PV) panels (also called solar electric panels); raising the balustrade height and parapet wall height by 230mm; and raising the balconies' metal handrails by 200mm to meet current Building Regulations

Comment received:

Cracks from roof to ground floor. 10 flats badly effected

Impact of sedum blanket roof on building

Building needs to be decanted.

Flooding is a great concern because no professional has given us any assurance that this will not happen. Vermin from the pigeons on balconies , roof and roof garden, rats.

Responses:

Prior to installing the new SBS elastomeric bitumen membrane with sedum green roof, the deck and structure will be checked to confirm it is sound and durable.

All structural cracks will be rectified as part of the works.

There is no reason to suggest the deck is not in a suitable condition. Concerning the failure of the waterproofing, i.e., roof coverings, we are aware that the existing roof covering, although replaced in more recent years (approx. 20 years ago) has failed. This has been reported as a failure of the roof covering and not the structural deck below. A number of defects are present with the roof covering, to name a few: blistering, defective laps, membrane becoming brittle and de-bonded surfaces. The new system will be provided with a 30 year independently insured workmanship and materials guarantee. We are not aware of any major vermin or pigeon infestation that effects Bramley House and this is not an issue previously raised. We don't except any increased risk of vermin on site, as a result of the green roof installation.

Comment received: Dear Planning, Re. proposed GREEN ROOF We support the installation of solar panels on the roof of Bramley Hse. But why do we need a sedum blanket green roof?

The advantages of a sedum blanket roof don't outweigh the expense and disruption caused by its installation.

RBKC have stated that leaseholders will not pay for the installation of the new sedum blanket roof. But who'll pay for the ongoing maintenance of it?

Re. proposed RAISING THE HEIGHT OF THE BALCONIES The current building regulations stipulate a balcony height of 1.1m for new buildings. This requirement doesn't apply to older buildings. Bramley Hse is more than 75yrs old. Where is the legal requirement for the retrospective application of building regs? And where is the precedent for councils to raise the balcony heights on old buildings? The current Bramley Hse balcony heights are: Back balconies (with the metal handrail) are 1.01m - 9cm short of current building regs. Front balconies (on the walkways made from brick) are 1.05m - 5cm short of current building regs. Why spend a good portion of the £2mn budget on the unnecessary parts of these proposals, when these monies could be better spent repairing the Bramley Hse roof, sewers, brickwork, concrete, paintwork, windows, electrics, etc? It's particularly galling that in these straightened times we're facing higher maintenance bills for not much apparent benefit?

Response: We would firstly advise that none of these issues are planning matters and should not be considered in determining the application. The advantages of the sedum green roof have been outlined previously, although to name a few benefits: air quality, energy efficiency (increased insulation properties), biodiversity. Building Regulations apply (in some instances) to older buildings and is dependent on the level of works you are carrying out. For instance, we are required to raise the parapet heights on the roof following replacement of the roof coverings, install of a new green roof and repairs to the parapets. Regarding the raising of the height of the private balconies, while it may not strictly be a requirement to bring the handrail edge protection up to the current building regulations, we are carrying out these works as a sensible safety measure, as confirmed by RBKC/W11. The existing handrails to private balconies are approx. 900mm, although some degree of variation will occur from balcony to balcony. Regarding the existing walkway parapet walls, they are very slightly below the 1.1m minimum requirement of current building regulations, being 1.08m. We are not obliged to increase the parapet heights to the walkways and considering they are very close to 1.1m, increasing the height by approx. 20mm would not be feasible.

Comment received: I am a leaseholder of Bramley House and I have not been given sufficient information on the roof planned. Not one leaseholder wants a green roof we just want the roof replaced with proper insulation and solar panels, leaseholders and tenants took part in the book of ideas at no point was a green roof discussed or approved. What was discussed was to reintroduce a roof terrace area which was taken away from residents years ago without their consent or pre warning. W11 nor the Residents Association have given residents a chance to question the planning application and to find out what could happen if the roof fails what damage that could cause to the block and its residents? what the cost difference is in providing a green roof as opposed to a well insulated fibre glass roof?, what is the difference in insulation benefits that this green roof would provide as opposed to a non green roof (well insulated fibre glass flat roof)?, what are the anticipated/estimated differences in the costs of living for each household (eg; energy savings) this roof is expected to provides residents on the 3 floor and lower compared to their costs of living now? How much money can be saved and used towards other much needed capital works like the repointing of brickwork or insulation of the concrete floors and ceilings of the flats by not doing a living green roof but doing a well insulated fibre glass flat roof? Also does this roof attract pigeons? Pigeon droppings contain a fungus called Cryptococcus that can cause infections in vulnerable people if inhaled, is there any research been done into the likelihood of more wildlife being attracted to the block that could lead to higher cleaning charges because of bird droppings? I would also like to know what the annual maintenance charges will be for the upkeep of the roof, will it increase service charge bills and if so by how much as a percentage of recent charges. More information needs to be provided and the questions above need to be answered before this roof is installed and for the above reasons I strongly object as a leaseholder and resident. I would happily support a safe roof terrace with a better insulated flat roof than currently exists with solar panels.

Response: We would firstly advise that none of these issues are planning matters and should not be considered in determining the application. The advantages of the sedum green roof have been outlined previously, although to name a few benefits: air quality, energy efficiency (increased insulation properties), biodiversity. The roof being installed being an SBS elastomeric bitumen membrane will have a tapered insulation system. This system utilises insulation to meet the target U-value of 0.12 W/m²K. Green roofs generally attract insects such as bees, ladybirds, and butterflies. See our earlier comments re pigeons. Allocation of funds to support the project is not something we can advise on, RBKC/W11 will need to confirm this.

Comment received: My understanding of the latest building regulations is that any new rules are only applicable to new builds and not a requirement for established old buildings to comply? Am I to understand that increasing the balcony rail height by a matter of inches on a 1930s building is actually a Government ruling?! If not, why has it been deemed necessary to increase the rail height on small privately accessed balconies whilst the walls along the public walkways remain lower than the current building regulations? Will the cost of all this work be covered by the council or will you be asking leaseholders to contribute?

Responses: We would firstly advise that none of these issues are planning matters and should not be considered in determining the application. Building Regulations apply (in some instances) to older buildings and is dependent on the level of works you are carrying out. For instance, we are required to raise the parapet heights on the roof following replacement of the roof coverings, install of a new green roof and repairs to the parapets. Regarding the raising of the height of the private balconies, while it may not strictly be a requirement to bring the handrail edge protection up to the current building regulations, we are carrying out these works as a sensible safety measure, as confirmed by RBKC/W11. The existing handrails to private balconies are approx. 900mm, although some degree of variation will occur from balcony to balcony. Regarding the existing walkway parapet walls, they are very slightly below the 1.1m minimum requirement of current building regulations, being 1.08m. We are not obliged to increase the parapet heights to the walkways and considering they are very close to 1.1m, increasing the height by approx. 20mm would not be feasible or sensible. Allocation of funds to support the project is not something we can advise on, RBKC/W11 will need to confirm this.

Comment received: Dear Planning, Further to my earlier comments and questions. I object to this application because there is not enough information and there are too many unanswered questions. In particular who will pay for the ongoing maintenance of the sedum blanket and solar panels. Re. raising the balcony heights. Where is the requirement, legal or otherwise, for the retrospective application of building regs?

Response: We would firstly advise that none of these issues are planning matters and should not be considered in determining the application. The sedum blanket has been chosen as it will require minimal maintenance. RBKC will need to advise on who pays for ongoing maintenance., including the PV panels. We have addressed the issue of the parapet elsewhere in our response.

Comment received: Dear Stephanie, with regards to the above planning application, I am making a correction on the date the roof of Bramley House was replaced: this should read 2001 and not 2021. Below, I reforward my amended comment: Dear Stephanie, I have not been well (and still I am not) and therefore I had asked another person to help me submit my comments on the above planning application Please accept my apologies for having to resubmit my comments for clarity on the above planning application. From my knowledge, in Bramley House there are cracks from the roof all the way to the ground floor that have severely affected more than 10 flats in the past. A new roof was laid in 2001 which stopped the leakage. Although at the time the individual flats were redecorated, the actual issue with the cracks has never been dealt. It is therefore a concern as to what might happen to the entire building, if for example there is leakage from the proposed sedum blanket roof. Although roof gardens is an attractive idea and only a small percentage can go wrong, this can be devastating enough to lead to the premises collapsing or becoming unfit to live in. Different suggestions have already been made about the use of the roof space that could be beneficial to all residents, or even to construct homes for those on the waiting list but these have been completely ignored. The residents of Bramley House are not being properly consulted on important issues that affect their lives. Residents are notified only once a decision has been made in a ring-fenced arrangement. The second comment is to do with Vermin from the pigeons that currently sit around the edge of the roof (also in some balconies) and their droppings fall all over our balconies. The concern is that the roof garden will attract more pigeons and other pests and become a source for the fouling and vermin. No proper consultation(s) with professionals have been offered to the residents to address issues of concern and to get written assurances that the project would be successful.

Response: We would firstly advise that none of these issues are planning matters and should not be considered in determining the application. Prior to installing the new SBS elastomeric bitumen membrane with sedum green roof, the deck and structure will be checked to confirm it is sound and durable. There is no reason to suggest the deck is not in a suitable condition. Concerning the failure of the waterproofing, i.e., roof coverings, we are aware that the existing roof covering, although replaced in more recent years (approx. 20 years ago) has failed. This has been reported as a failure of the roof covering and not the structural deck below. A number of defects are present with the roof covering, to name a few: blistering, defective laps, membrane becoming brittle and de-bonded surfaces. The new system will be provided with a 30 year independently insured workmanship and materials guarantee. All structural cracks will be rectified as part of the works as explained. The roof has been reviewed by a qualified Structural Engineer and the additional loading imposed has been assessed and is suitable. See our earlier comments on the pigeons.

Comment: I presume the Building Regulations do apply to the older property? Do you know if the public walkway railings are indeed lower than the Building Regs? It is hard to scale off the elevation drawings as they are very large scale.

There is also an objection sent directly to me which I've asked Support to upload about whether the roof could withstand the weight of the proposed sedum roof and PV panels as the resident states the building is old and cracking – can you confirm it would be a lightweight

Finally, just in case the Members ask, who will be paying for the works?

Response: We advise these queries are not planning matters and should not be considered in determining the application, but we confirm there will be some grant funding available towards the works, but this is not likely to cover the entire costs of the works.

Our Leasehold Service Team will determine if and what is to be rechargeable to leaseholders based on obligations in their lease agreements, and calculations on confirmed works costs and respective deductible grant funding on these works. Building Regulations will apply (in some instances) to older buildings and is dependant on the level of works you are carrying out. For instance, we are required to raise the parapet heights on the roof following replacement of the roof coverings, install of a new green roof and repairs to the parapets, which we have set out to do.

In terms of the private balconies, while it may not strictly be a requirement to bring the handrail edge protection up to the current building regulations, we are carrying out these works as a sensible safety measure, as confirmed by RBKC. The existing handrails to private balconies are approx. 900mm.

Regarding the existing walkway parapet walls, they are very slightly below the 1.1m minimum requirement of current building regulations, being 1.08m. We are not obliged to increase the parapet heights to the walkways and considering they are very close to 1.1m, increasing the height by approx.. 20mm would not be feasible or sensible.

The roof has been reviewed by our Structural Engineer and the additional loading imposed has been assessed and is suitable.

Allocation of funds to support the project is not something we can advise on, RBKC will need to confirm this.