

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Ms Laura Wannop London Borough Of Southwark	Reg. Number	19/AP/2196
Application Type Recommendation	Local Authority Development Council's Own - GRANTED	Case Number	2386-L

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a four storey building to provide 50 extra care residential units linked to the existing facilities in Tayo Situ House and a dementia day care centre and community hub at ground floor. Relocation of the existing electrical substation and provision of the associated car parking, vehicle accesses, cycle parking and landscaping works.

Tayo Situ House 73 Commercial Way London SE15 6FA

In accordance with application received on 9 July 2019

and Applicant's Drawing Nos.:

Existing Plans

Existing site plan 306-10 C received 19/07/2019

Proposed Plans

Proposed site plan 302-10 C received 19/07/2019

CS2 Building - Ground Floor GA 320-70 D received 19/07/2019

CS2 Building - First Floor GA 320-71 C received 19/07/2019

CS2 Building - Second Floor GA 320-72 C received 19/07/2019

CS2 Building - Third Floor GA 320-73 C received 19/07/2019

CS2 Building - Fourth Floor GA 320-74 C received 19/07/2019

Proposed Site GA - Ground floor 320-80 C received 19/07/2019

Proposed Site GA - First Floor 320-81 B received 19/07/2019

Proposed Site GA - Second Floor 320-82 B received 19/07/2019

Proposed Site GA - Third Floor 320-83 B received 19/07/2019

Proposed Site GA - Fourth Floor 320-84 B received 19/07/2019

East Elevation - Cator Street 325-20 C received 19/07/2019

West Elevation - East Surrey Grove 325-21 C received 19/07/2019

North Elevation - Access road/Carpark 325-22 C received 19/07/2019

Courtyard Section - Facing East 325-24 C received 19/07/2019

Courtyard Section - Facing West 325-25 C received 19/07/2019

Courtyard Section - Facing North 325-26 C received 19/07/2019

Proposed Unit Type A 360-02 B received 19/07/2019

Proposed Unit Type C 360-04 B received 19/07/2019

Proposed Unit Type D 360-05 B received 19/07/2019

Proposed Unit Type B 360-06 B received 19/07/2019

CS2 - NEW SUBSTATION 360-10 C received 19/07/2019

CS2 Building - Courtyard Canopy 360-13 A received 19/07/2019

CS2 - NEW CYCLE SHELTER 360-20 B received 19/07/2019
Illustrative GA TM376L01 A received 19/07/2019
Materials GA TM376L02 A received 19/07/2019
Planting GA TM376L03 A received 19/07/2019

Time limit for implementing this permission and the approved plans

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Permission is subject to the following Pre-Commencements Condition(s)

3. **LAND CONTAMINATION**

- a) An intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.
- b) In the event that contamination is found that presents a risk to future users or controlled waters or the wider environment, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, controlled waters, buildings and other property and the natural and historical environment. The approved remediation/mitigation strategy shall be implemented as part of the development.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted to and approved in writing by the Local Planning Authority providing evidence that all works required by the remediation strategy have been completed and that the site is suitable and safe for the developed uses and in respect of the wider environment.
- d) In the event that potential contamination is found at any time during development works that was not previously identified, then a scheme of investigation and risk assessment, and a remediation strategy (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

4. **CONSTRUCTION MANAGEMENT PLAN**

No development shall take place until a written construction environmental management plan (CEMP) for the site has been devised and submitted for the approval of the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

- o A detailed specification of construction works including consideration of all environmental impacts and the identified remedial measures, including comprehensive noise/dust suppression measures and continuous monitoring of noise and airborne particulates in locations to be agreed with the Council's Environmental Protection Team;
- o Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- o Arrangements for direct responsive contact for nearby occupiers with the site management during construction (signage on hoardings, newsletters, resident's liaison meetings);
- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- o Site traffic controls - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- o Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations;
- o Working hours – including limiting Saturday operation hours to period from 0800hrs to 1300hrs;
- o Transport and highways impacts - Using transport operators with a minimum of 'Silver' membership of FORS; restricting deliveries during the school arrival/departure times (0800hrs-0900hrs and 1500hrs-1600hrs); construction vehicle routing; penalties relating to turning away delivery vehicles (not complying with scheduled delivery times and banning construction vehicles not adhering to the agreed routing of vehicles, consolidation of deliveries); site layout plans for each phase of the development (showing loading areas, operators' parking spaces, location of wheel washing facilities, vehicle entrance arrangement, and on-site routing of traffic); wheel washing facilities; and an undertaking to sweep the adjoining highway daily.

The plan shall make explicit reference to how the recommendations set out within appendix B of the submitted Air Quality Assessment (authored by RSK, dated July 2019, ref.: Report No. 443520.01 (01)) regarding control of dust and emissions in the context of protecting the amenity of adjoining and nearby occupiers.

All construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and the National Planning Policy Framework 2019.

5. TREE PLANTING

Prior to works commencing, full details of all proposed planting of 40 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

6. PILING

Piling or any other foundation designs using penetrative methods shall not be permitted other than in accordance with details submitted to and approved by the Local Planning Authority (in consultation with the Environment Agency) for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. The Environment Agency recommends that where soil contamination is present, a risk assessment is carried out in accordance with its guidance 'Piling into Contaminated Sites' and will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

7. SURFACE WATER DRAINAGE

Prior to the commencement of development, details of surface water management measures in accordance with the approved 'Flood Risk Assessment, Indicative Surface & Foul Water Drainage Strategy' by RSK shall be submitted to and approved in writing by the Local Planning Authority, and the scheme shall thereafter be carried out in accordance with the approved details.

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority (in consultation with the Environment Agency), which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:

To ensure sustainable surface water drainage, prevent the risk of flooding, to protect the underlying groundwater from risk of pollution and to improve water quality in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

8. SECURED BY DESIGN

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

b) Prior to first occupation of the development hereby approved, a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder

Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

Permission is subject to the following Grade Condition(s)

9. DETAILED DRAWINGS

Prior to any above grade works hereby authorised begins, detailed drawings and section drawings at a scale of at least 1:10 through:

- the facades;
- the balconies;
- parapets; and
- heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

10. SAMPLE MATERIALS/PANEL

Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. A 1sqm sample panel of brickwork shall be presented on site for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

11. GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- * biodiversity based with extensive substrate base (depth 80-150mm);
- * laid out in accordance with agreed plans; and
- * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are

completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

12. HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

13. SWIFT NESTING BOXES/BRICKS

Prior to above grade works commencing, details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority. No less than 10 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained, and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

Permission is subject to the following Pre-Occupation Condition(s)

14. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) Before any fit out works to the community premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason:

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

15. ELECTRIC VEHICLE CHARGER POINTS

Before the first occupation of the building hereby approved, details of the installation (including location and type) of at least two active electric vehicle charger points, one for the disabled parking and one for the minibus parking, and additional passive electric vehicle charging points for the remainder of the spaces on the site, shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policies 3.1 (Environmental Effects) and 5.2 (Transport Impacts) of the Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

16. ARCHAEOLOGICAL WATCHING BRIEF

a) During all below grade works the applicant shall maintain an archaeological watching brief in accordance with an archaeological written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The below-grade works shall not be carried out otherwise than in accordance with any such approval given.

b) In the event that archaeological finds or deposits are found at any time when carrying out the approved development that could be deemed to be of national significance, they shall be reported immediately to the Local Planning Authority, and a scheme for their protection, investigation, recording and/or preservation shall be submitted to the Local Planning Authority for approval in writing

c) Within six months of the completion of the archaeological site works, a report detailing the results of the work, proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure that the archaeological interest of the site is preserved by record or in situ, that

archaeological operations are undertaken to an acceptable standard, and in order to mitigate the impact of the works on the archaeological resource, in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

17. PROVISION OF CYCLE STORAGE

Before the first occupation of the building, the cycle storage facilities as shown on the drawings hereby approved shall be provided and made available to the users of the development.

Thereafter, such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

18. PROVISION OF REFUSE STORAGE

Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007

19. NOISE LEVELS FROM PLANT

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

20. INTERNAL NOISE LEVELS

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T* and 45dB LAFmax
Living rooms - 35dB LAeq, T**

* - Night-time 8 hours between 23:00-07:00

** - Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

21. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT
Notwithstanding the provisions of Part 16 of The Town & Country Planning [General Permitted Development] Order 2015 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.13 (Urban Design) of the Southwark Plan 2007.

22. ACCESSIBLE AND WHEELCHAIR DWELLINGS
The development shall be carried out in accordance with the details hereby approved for the specification of each dwelling, at least meeting the relevation standard of the Approved Document M of the Building Regulations:

M4(2):

Dwelling unit Types A, B and D

M4(3)

Dwelling unit Type C

Reason:

To ensure the development complies with: the National Planning Policy Framework 2019; Policy 3.8 (Housing Choice) of the London Plan 2016, and; Strategic Policy 5 (Providing New Homes) of the Southwark Core Strategy 2011.

Informatives

- 1 Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.
- 2 By way of further advice, the Council will expect the Construction Environmental Management Plan (required by condition) to follow current best construction practice, including the following:
 - o Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
 - o S61 of Control of Pollution Act 1974,
 - o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
 - o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
 - o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
 - o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration,

- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>,
- o Relevant CIRIA and BRE practice notes.