1.0 EXECUTIVE SUMMARY

1.1 The scheme has been amended so that within the social/ affordable rent tenure, 15 (4x 1-bedroom and 11x 2-bedroom) units have been converted to 4-bedroom units. This creates 9 additional 4-bedroom units within the affordable tenure.

1.2 Section 2 of the update report details the amendments to the scheme and the impacts this has on other topics such as: affordable housing, density, child play space, communal space, wheelchair housing and Environmental Impact Assessment (EIA).

1.3 Section 3 of the update report details general corrections/ clarifications that have arisen since the original committee report was published. Section 4 summarises additional consultation responses received and section 5 sets out that the initial officer recommendation remains unchanged.

2.0 AMENDMENTS TO THE SCHEME

2.1 The scheme has been amended so that within the social/ affordable rent tenure, 15 (4x 1-bedroom and 11x 2-bedroom) units have been converted to 4-bedroom units. This creates 9 additional 4-bedroom units within the affordable tenure.

2.2 Overall this results in a loss of 6 units within the scheme, reducing the total number of units from 649 to 643. However, the number of habitable rooms increases by 5 from 1868 to 1873.

2.3 The number of social/ affordable rent units reduces from 169 to 163. However, the number of affordable habitable rooms increases by 5 from 666 to 671. This results in the overall amount of affordable housing increasing from 35.7% to 35.8%.

2.4 The number of social rented units increases from 131 to 136 and the number of units at Tower Hamlets Living Rents decreases by 11 from 38 to 27. The split between affordable rent/ intermediate has only changed by 0.5% so that it goes from 80%/18% to 81.5%/17.5%.

2.5 The existing and proposed units table at paragraph 4.24 and repeated at paragraph 9.63 should be replaced with the following table. The loss or gain from the previous scheme is denoted in brackets with bolded text.

	Private	Social/ Affordable Rent	Intermediate	Total
Existing Festival of Britain to be Retained				
2-bed	13	22	0	35
3-bed	3	5	0	8
Total	16	27	0	43
Existing Dwellings to be Demolished				
Studio	0	4	0	4
1-bed	8	36	0	44
2-bed	3	19	0	22
3-bed	16	37	0	53
4-bed+	18	28	0	46
Total	45	124	0	169
Proposed Units				
1-bed	221	58 **(-4)**	18	297
2-bed	128	40 **(-11)**	11	179
3-bed	94	43	8	145
4-bed	0	22 **(+9)**	0	22
Total	443	163 **(-6)**	37	643

2.6 The proposed housing mix against policy table at paragraph 9.72 should be replaced with the following table. The loss or gain from the previous scheme is denoted in brackets with bolded text.

		Affordable Housing						**Market Housing**		
		Social/Affordable Rented			**Intermediate**					
Unit Size	**Total Units**	**Units**	**As a %**	**Policy Target %**	**Units**	**As a %**	**Policy Target %**	**Units**	**As a %**	**Policy Target %**
Studio	0	0	/	/	0	/	/	0	/	/
1 Bed	297	58	35.5% **(-1.5%)**	30%	18	48.5%	25%	221	50%	50%
2 Bed	179	40	24.5% **(-5.5%)**	25%	11	30%	50%	128	29%	30%
3 Bed	145	43	26.5% **(+1.5%)**	30%	8	21.5%	25%	94	21%	20%
4 Bed	22	22	13.5% **(+5.5%)**	15%	0	0	0%	0	0	
Total	643	163	100%	100%	37	100%	100%	443	100%	100%

2.7 As a result of these changes, there are amendments to several sections of the report as outlined below.

Updated total number of units

2.8 Within the 'Proposal' heading under section '1.0 Application Details' reference is made to 649 units, this should now be 643 units. This also applies at paragraph 2.2, 4.20, 9.25, 9.65, 9.85, 9.97, 1.180 (penultimate bullet point).

Updated affordable housing numbers and percentages

2.9 At paragraph 3.3 (under point 'a') reference is made to *'delivery of 35.7% affordable housing comprising 37 intermediate (shared ownership) units and 169 rented units (131 at social rent, 38 at Tower Hamlets Living Rent).* This should now be 35.8% affordable housing comprising 37 intermediate (shared ownership units) and 163 rented units (136 at social rent and 27 at Tower Hamlets Living Rent). This also applies at paragraph 4.25, 9.64, 9.66, 9.67. 9.180 (penultimate bullet point) and 9.330.

2.10 Paragraph 9.65 also makes reference to the proposed scheme creating an 11.7% uplift from what is currently on site, this should now be 11.9%. This is based on:

- There are 449 existing affordable habitable rooms to be demolished on site;
- There are 671 proposed affordable habitable rooms on site and 1873 habitable rooms in total proposed on site;

- 449/ 1873 =23.9% affordable housing (if existing affordable was reprovided)
- 671/ 1873 = 35.7% (proposed affordable)

- 35.7%-23.9% = 11.9% uplift in affordable housing

2.11 Paragraph 9.65 also refers to the 82/18% split between social/ affordable rent as opposed to intermediate. This should now be 81.5%/17.5%.

2.12 Paragraph 9.67 makes reference to the funding assumed in the viability report. This was previously GLA grant funding for 131 social rented units and 37 intermediate units and Tower Hamlets funding for 38 units at Tower Hamlets Living Rent. The applicant is now assuming GLA grant for 136 social rented units and 37 shared ownership units and Tower Hamlets grant for 27 units at Tower Hamlets Living Rent.

2.13 Paragraph 9.68 makes reference to 72% of the affordable housing (by unit number) being provided in phase 1. This is now 75%.

Updated unit size mix

2.14 The table above shows the revised housing mix against policy requirements. Paragraph 9.73 in the original report states: *'Within the social/ affordable sector, the mix of units is broadly compliant with a slight over provision of 1 and 2-beds and a slight under provision of 3 and 4 bedroom units. The applicant was asked to consider combining some of the 1 bed and 2 bedroom units in Block K to 4-beds and in response, the applicant has investigated providing 9 additional 4 bedroom units. The amended unit sizes, child play space and layouts will be assessed in an update report.'*

2.15 The updated mix results in the under provision of 3 and 4 beds reducing from a 12% shortfall to just 5%. With the addition of 9 extra 4-bedroom units, there

are 6 less 4-bedroom units than existing on site; however, there are the same amount of family sized units overall as well as an uplift in the amount of affordable housing. Paragraph 9.77 makes reference to the loss of 9 family units and as outlined above, there is now reprovision of the same number of family sized units as existing.

Updated accessible housing

2.16 The table at paragraph 9.72 showing accessible housing within tenure should be replaced with the following table. The loss or gain from the previous scheme is denoted in brackets with bolded text.

Tenure	1-bed	2-bed	3-bed	4-bed	Total	As a % of Tenure
Market Sector	13	7	4	-	24	5%
Intermediate	0	1 **(-1)**	-	-	1 **(-1)**	3% **(-2%)**
Social/Affordable Rented	11 **(-1)**	14 **(+2)**	16	-	41 **(+1)**	25% **(+1%)**
Total	25	21	20	-	66	10% overall **(-1%)**

Updated child play space

2.17 The proposed play space against policy requirements table at paragraph 9.100 should be replaced with the following table. The loss or gain from the previous scheme is denoted in brackets with bolded text.

Age Group	Child Yield	Minimum Requirement (sqm)	Proposed Play Space (sqm)
Under 5 Years	101 **(-4)**	1010 **(-40)**	1235 **(-48)**
5-11 Years	93 **(+9)**	930 **(-110)**	1016 **(+61)**
Over 12 Years	66 **(+11)**	660 **(+110)**	565 **(+82)**
Total	260 **(+18)**	2600 **(+180)**	2816 **(+104)**

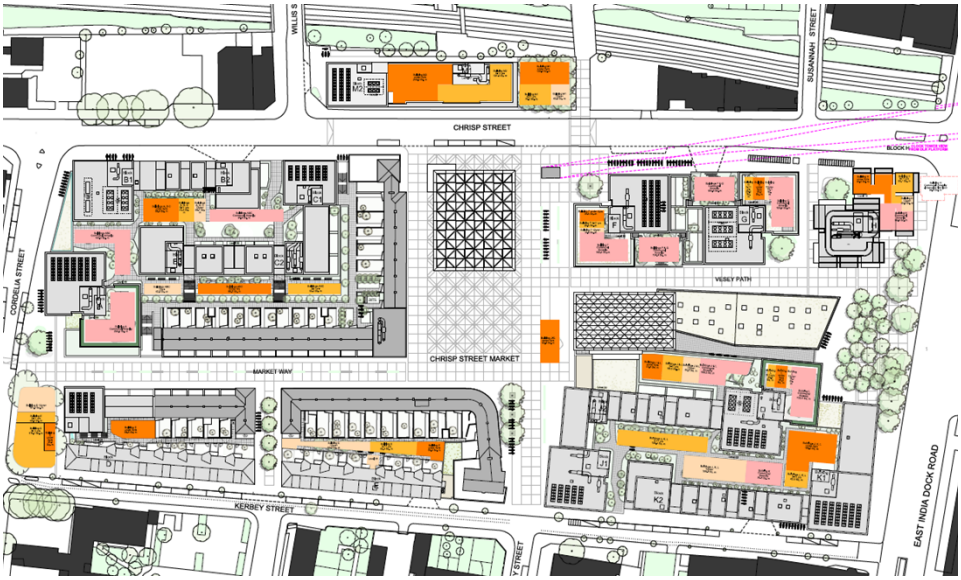
2.18 At paragraph 4.28, the report states *'The scheme provides a total of 2721sqm of play space, which is above the GLA play space requirements. Whilst there is a small shortfall in the amount of 12+ play space (483 sqm against a requirement of 530sqm resulting in a shortfall of 47 sqm), there is 311sqm in excess of the play space requirements overall.'*

2.19 This should now be: The scheme provides a total of 2816sqm of play space, which is above the GLA play space requirements. Whilst there is a small shortfall in the amount of 12+ play space (565sqm against a requirement of

660sqm resulting in a shortfall of 95sqm), there is 216sqm in excess of the play space requirements overall.

2.20 The child play space table under 9.100 should also be updated to the figures shown in the table above and the text at 9.101 should be updated with the information in the paragraph above.

2.21 Figure 11 should be updated to show the correct communal/ play space provision as shown below. Figure 11 is also shown within paragraph 9.98 and should also be replaced with the updated plan.



Updated communal space

2.22 At paragraph 4.30 the report states that *'The scheme is significantly in excess of the requirements for communal open space, with the need for 689sqm against a provision of 1525.'*

2.23 This should now read: 'The scheme is significantly in excess of the requirements for communal open space, with the need for 683 sqm against a provision of 1442 sqm.' Paragraphs 9.997 and 9.98 also reference the former figures and need to be updated as outlined above.

2.24 Figure 11 should be updated to show the correct communal/ play space provision as shown above. Figure 11 is also shown within paragraph 9.98 and should also be replaced with the updated plan.

Density

2.25 Paragraph 9.56 states that: '*the application has a site area of 3.7ha and seeks to provide 1888 (proposed) and 137 (retained)= 2025 habitable rooms.*

Total GIA: 84, 783sqm
Of which is residential: 65, 351sqm housing (proposed) + 3,772sqm (retained) = 69,123 (82%) total floor space
No of habitable rooms (2025)/ 82% of site area (3.03ha)

= Residential density (686 hr/ha)'

2.26 This should be updated to: the application has a site area of 3.7ha and seeks to provide 1873 (proposed) and 137 (retained)= 2010 habitable rooms.

Total GIA: 83,194
Of which is residential: 65,131 housing (proposed) + 3,772sqm (retained) = 68, 903 (83%) total floor space
No of habitable rooms (2010)/ 83% of site area (3.07)

= Residential density (655 hr/ha)

Environmental Impact Assessment

2.27 As a result of converting 15 of the 1 and 2 bedroom units to create 9 additional 4-bedroom units, the internal layouts of Block K1 and K2 have changed. This has resulted in minor changes to the positioning of windows and balconies within the blocks. As outlined above, the child yield and overall population yield has changed slightly by virtue of the changes to housing mix. On this basis, the applicant submitted a Statement of Compliance with the existing Environmental Statement and Environmental Statement Addendum.

2.28 The Statement of compliance focuses on the following topics where there is potential for additional significant impacts to be generated, namely: socio-economics, daylight/ sunlight and microclimate. The council's independent consultant reviewed the Statement of Compliance and agreed with the topics reviewed and those scoped out.

2.29 The independent consultants review concludes that the proposed changes to the scheme will not generate any additional significant effects and therefore the findings of the original ES and the two subsequent addendums remain valid. Based on the evidence presented in Statement of Compliance, the independent consultant agrees with the applicant's conclusion and agrees it would be disproportionate to request that additional assessment work is undertaken.

3.0 CLARIFICATIONS AND CORRECTIONS

3.1 The table after paragraph 4.21 and 9.9 (which summarises existing, retained, proposed and retained and proposed floor space total) should read as follows (the loss or gain from the previous scheme is denoted in brackets with bolded text):

	Existing (sqm)	Retained (sqm)	Proposed (sqm)	Retained and Proposed Total (sqm)
A1 (Retail)	12, 146	2,572	8,173	10,745
A2 (Financial and Professional)	1028	0	0	0
Flexible A1/A2 (Retail/ Financial and Professional Services)	0	0	413	413
A3 (Cafes and Restaurants)	249	0	3381	3381
A1/A3 (Flexible Retail/ Café or Restaurant)	0	0	508	508
A4 (Drinking Establishments)	803	803	1,337	2,140
A5 (Hot Food Takeaways)	236	0	316	316
B1 (Office)		0	189 **(517)**	189 **(517)**
D1 (Community)	1,811	1352	326	1678
D1/B1 (Flexible office/ community)	0	0	801 **(473)**	801 **(473)**
D2 (Leisure)	598	0	2,505	2,505
Other*	277	0 **(144)**	114 **(0)**	114
Total	18,234	4727 **(4841)**	18,063 **(17,949)**	22,790

3.2 The table now reflects flexible B1/ D1 (affordable office/ community) space in accordance with the plans as opposed to just office floor space. The table has also been updated to correctly reflect that none of the existing sui generis space will be retained (the previous table indicated 114sqm would be retained) but an 114sqm sui generis use is proposed. Some existing A4 (public house) space (342sqm) has moved to A2 (financial and professional services space) to reflect the correct established use class.

3.3 As a result of the abovementioned changes the following paragraphs also need to be amended:

- Non- financial contribution m at paragraph 3.3 should read: *'Affordable workspace on floors 2 and 3 of hub building if not used as Idea Store or D1 space.'* This is opposed to just floor 2 of the building as currently stated and also takes in to account the flexible B1/ D1 (affordable workspace/ community) use.

- Paragraph 4.22 should read: *'In total the scheme proposes 18,063sqm of non-residential floor space'* as opposed to 17,949 as it currently states.

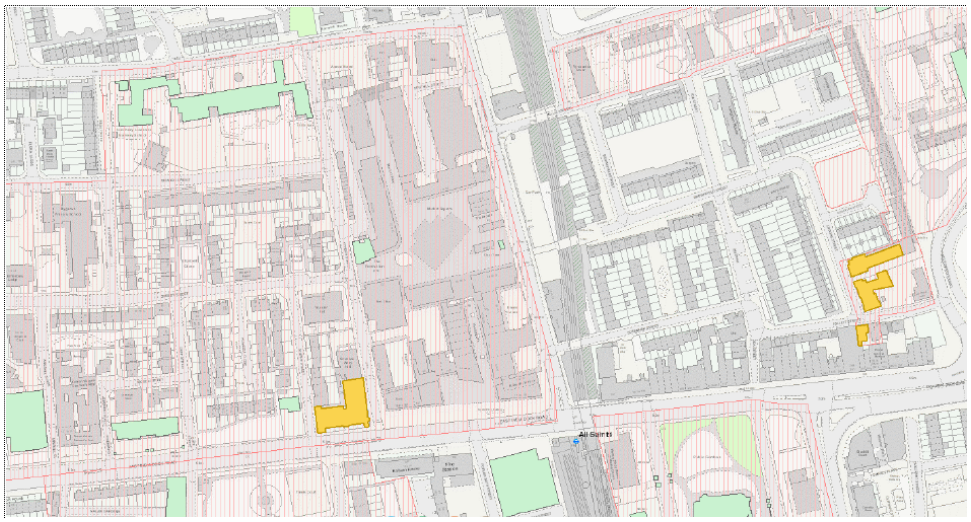
- The last sentence of paragraph 9.15 should read *'By virtue of the relocation of the existing office floor space, combined with the provision of 189 sqm office floor space and 801 sqm flexible B1/ D1 (affordable office/ community) space, no issues are raised with regards to the loss of B1 office space.* This is opposed to the 473sqm flexible B1/D1 currently referenced and now specifically references affordable workspace.

- Paragraphs 9.45 and 9.48 should also reference the 801sqm flexible B1/ D1 (affordable office space/ community) space as opposed to 473sqm flexible B1/ D1 (office/ community) space.

- The last sentence of paragraph 9.48 should read *'If the 810sqm space is occupied by a non-commercial D1 use, this would be in lieu of CIL and would need to be secured outside of planning via an infrastructure agreement.*

- Paragraph 9.159 states: *In light of the above and subject to the necessary conditions requiring further details of both the hard and soft landscaping materials, officers consider that the landscaping proposals are acceptable as they will significantly improve the pedestrian environment of the site, and result in a significant improvement to Lochanger Street and connecting routes.* This should read: 'In light of the above and subject to the necessary conditions requiring further details of both the hard and soft landscaping materials, officers consider that the landscaping proposals are acceptable as they will significantly improve the pedestrian environment of the site, connecting routes and the surrounding roads.'

3.4 Additional paragraphs should be inserted after paragraph 9.166 as follows: The map below shows the relationship of the site to surrounding heritage assets. The green identifies statutory Listed Buildings, yellow shows locally Listed Buildings and pink hatched areas denote Conservation Areas.



3.5 The significance of the identified Conservation Areas is set out in the Adopted Conservation Area Appraisals whilst the Applicants have provided a full Heritage, Townscape and Visual Impact Assessment in support of the proposals. This sets out the significance of the surrounding Listed Buildings and non-designated heritage assets and officers are satisfied with the assessment of interest included within the document.

3.6 Paragraph 9.181 should be replaced with the following wording: In undertaking our assessment of the proposals and, in light of the less than substantial harm identified by the Conservation Officer, officers have given great weight to the statutory duty in respect of both Listed Buildings and Conservation Areas. Officers consider, however, that the public benefits of the

proposals are substantial and outweigh the 'less than substantial' harm. The proposals therefore accords with the relevant policies including paragraph 134 of the NPPF (2012).

3.7 Paragraph 2.4 concludes that the scheme is acceptable in terms of its impact on local views and heritage assets amongst other design considerations. For clarity, this is in the context of the less than substantial harm identified and it should be reiterated that officers have concluded that the substantial public benefits outweigh the less than substantial harm identified.

3.8 Condition 23 under paragraph 3.5 currently prohibits any units being occupied until completion of works to the clock tower. This is an error and should say 'Agreed works to clock tower to be completed prior to more than 75% of units being occupied'.

3.9 As a result of the amendments and clarifications, the drawing numbers should be updated as follows:

Location Plans and Existing Site Plans:

5148-P-00-001 Existing Site Location Plan
5148-P-00-010 Existing Key Plan Planning
5148-P-00-020 Existing Ground Floor Plan Planning
5148-P-00-021 Existing First Floor Plan Planning
5148-P-00-022 Existing Second Floor Plan Planning
5148-P-00-023 Existing Third Floor Plan Planning
5148-P-00-024 Existing Fourth to Eighth Floor Plan
5148-P-00-029 Existing Ninth to Twenty-First Floor Plan

Proposed Floor Plans:

5148-P-00-100 Demolition Plan
5148-P-20-010 Proposed Key Plan
5148-P-20-199 Basement, Rev B
5148-P-20-200 Ground, Rev H
5148-P-20-201 First Floor, Rev D
5148-P-20-202 Second Floor, Rev E
5148-P-20-203 Third Floor, Rev E
5148-P-20-204 Fourth Floor, Rev C
5148-P-20-205 Fifth Floor, Rev C
5148-P-20-206 Sixth Floor, Rev C
5148-P-20-207 Seventh Floor, Rev B
5148-P-20-208 Eighth Floor, Rev B
5148-P-20-209 Ninth Floor, Rev B
5148-P-20-210 Tenth To Thirteenth Floors, Rev B
5148-P-20-214 Fourteenth Floor, Rev B
5148-P-20-215 Fifteenth Floor, Rev B
5148-P-20-216 Sixteenth to Twenty-Fourth Floors, Rev B
5148-P-20-225 Roof Plan Rev C

5148-P-20-250 Basement Floor Plan 1 of 2 - North, Rev B
5148-P-20-251 Basement Floor Plan 2 of 2 - South, Rev B
5148-P-20-252 Ground Floor Plan 1 of 2 - North, Rev D
5148-P-20-253 Ground Floor Plan 2 of 2 - South, Rev D

5148-P-20-254 First Floor Plan 1 of 2 - North, Rev C
5148-P-20-255 First Floor Plan 2 of 2 - South, Rev C
5148-P-20-256 Second Floor Plan 1 of 2 - North, Rev B
5148-P-20-257 Second Floor Plan 2 of 2 - South, Rev C
5148-P-20-258 Third Floor Plan 1 of 2 - North, Rev B
5148-P-20-259 Third Floor Plan 2 of 2 - South, Rev C
5148-P-20-260 Fourth Floor Plan 1 of 2 - North, Rev B
5148-P-20-261 Fourth Floor Plan 2 of 2 - South, Rev C
5148-P-20-262 Fifth Floor Plan 1 of 2 - North, Rev B
5148-P-20-263 Fifth Floor Plan 2 of 2 - South, Rev C
5148-P-20-264 Sixth Floor Plan 1 of 2 - North, Rev B
5148-P-20-265 Sixth Floor Plan 2 of 2 - South, Rev B
5148-P-20-266 Seventh Floor Plan 1 of 2 - North, Rev B
5148-P-20-267 Seventh Floor Plan 2 of 2 - South, Rev B
5148-P-20-268 Eighth Floor Plan 1 of 2 -North, Rev B
5148-P-20-269 Eighth Floor Plan 2 of 2 - South, Rev B
5148-P-20-270 Ninth Floor Plan 1 of 2 - North, Rev B
5148-P-20-271 Ninth Floor Plan 2 of 2 - South, Rev B
5148-P-20-272 Tenth To Thirteenth Floors Plan- North, Rev B
5148-P-20-273 Tenth To Fourteenth Floors Plan- South, Rev B
5148-P-20-274 Fourteenth Floor Roof Plan - North, Rev B
5148-P-20-275 Fifteenth Floor Plan - South of Site, Rev B
5148-P-20-276 Sixteenth to Twenty-Fourth Floors Plan - South, Rev B
5148-P-20-277 Roof Plan - South of Site, Rev B

Sections and Elevations:

5148-P-20-300 Elevation 01 - East India Dock Road & Section CC - Through Market Way, Rev b
5148-P-20-301 Elevation 03 - Cordelia St & Section DD - Through Market Way, Rev A
5148-P-20-302 Elevation 02 - Chrisp Street South West & Elevation 07 - Market Way South West, Rev A
5148-P-20-303 Elevation 02 - Chrisp Street North West & Elevation 07 - Market Way North West, Rev A
5148-P-20-304 Elevation 06 - Market Way North East & Elevation 04 - Kerbey Street North East
5148-P-20-305 Elevation 06 - Market Way South East & Elevation 04 - Kerbey Street South East, Rev B
5148-P-20-306 Elevation 10 - Susannah Street South & Elevation 05 - Market Square South, Rev A
5148-P-20-307 Elevations 08, 09 - Building M, Rev A
5148-P-20-308 Section EE - Through A,B,C F,G,H South West & Section GG - Through D,E,J,K,L South West, Rev A
5148-P-20-309 Section EE - Through A,B,C F,G,H North West & Section GG - Through D,E,J,K,L North West, Rev A
5148-P-20-310 Section AA & Section BB Planning 1:200 , Rev A
5148-P-20-311 Elevation 11 - Susannah Street North & Section FF
5148-P-20-320 Context Elevations 01 East India Dock Road & 02 Chrisp St West, Rev B
5148-P-20-321 Context Elevation 03 Cordelia St & 04 Kerbey St, Rev B
5148-P-20-322 Elevation 04 Detail - Kerbey Street South East

Detailed Bay Studies

5148-P-21-401 Detailed Bay Elevation and Section - Building A, Rev A
5148-P-21-402 Detailed Bay Elevation and Section - Building B, Rev B
5148-P-21-403 Detailed Bay Elevation and Section - Building C, Rev A
5148-P-21-404 Detailed Bay Elevation and Section - Building D - Junction with FoB Planning, Rev A
5148-P-21-405 Detailed Bay Elevation and Section - Building D - Corner, Rev A
5148-P-21-406 Detailed Bay Elevation and Section - Buildings D/E Duplex, Rev A
5148-P-21-407 Detailed Bay Elevation and Section - Building F Chrisp St, Rev A
5148-P-21-408 Detailed Bay Elevation and Section - Building G Chrisp St, Rev A
5148-P-21-409 Detailed Bay Elevation and Section - Building F Vesey Path, Rev A
5148-P-21-410 Detailed Bay Elevation and Section - Building H - Entrance, Rev B
5148-P-21-411 Detailed Bay Elevation and Section - Building H - Mid level, Rev B
5148-P-21-412 Detailed Bay Elevation and Section - Building H - Upper Level, Rev B
5148-P-21-413 Detailed Bay Elevation and Section - Building K1, Rev A
5148-P-21-414 Detailed Bay Elevation and Section - Building K2, Rev B
5148-P-21-415 Detailed Bay Elevation and Section - Building M, Rev A
5148-P-21-416 Detailed Bay Elevation and Section - Hub Planning, Rev B
5148-P-21-417 Detailed Bay Elevation and Section - Hub Planning, Rev B
5148-P-21-418 Market Square - Layout with Kiosk and Stalls Planning, Rev A
5148-P-21-419 Detailed Bay Elevation and Section - Canopy Planning 1:50, Rev A
5148-P-21-420 Detailed Typical Window Section, Rev A

Wheelchair unit schedules/ drawings:
5148-P-80-250 Wheelchair Units Plan – 1 of 2, Rev A
5148-P-251 Wheelchair Units Plan – 2 of 2

Landscape Plans:

C0035 L101 Roof level Colour Masterplan Rev 09
C0035 L109 Ground Floor Colour Masterplan Rev 10
C0035 L110 1st Flr Colour Masterplan Rev 03
C0035 L111 2nd Flr Colour Masterplan Rev 03
C0035 L130 Ground Floor Combined Lscp GA Plan 1 of 2 Rev 02
C0035 L131 Ground Floor Combined Lscp GA Plan 2 of 2 Rev 02
C0035 L132 1st Flr Combined Lscp GA Plan 1 of 2 Rev 02
C0035 L133 1st Flr Combined Lscp GA Plan 2 of 2 Rev 02
C0035 L134 2nd Flr Combined Lscp GA Plan 1 of 2 Rev 02
C0035 L135 2nd Flr Combined Lscp GA Plan 2 of 2 Rev 02
C0035 L181 Roof Combined Lscp GA Plan 1 of 2 Rev 02
C0035 L182 Roof Combined Lscp GA Plan 2 of 2 Rev 02
C0035 L500 Sections - Market Square Rev 01
C0035 L501 Sections - Market Way Rev 01
C0035 L502 Sections - Vesey Path Rev 01
C0035 L510 Sections - Cordelia St. Play Rev 04
C0035 L511 Sections - East India Square Rev 05
C0035 L512 Sections -Clock Tower Pocket Square Rev 04
C0035 L520 Podium Sections Block M, Sheet 1 Rev 01
C0035 L521 Podium Sections Block A/B/C, Sheet 1 Rev 01
C0035 L522 Podium Sections Block A/B/C, Sheet 2 Rev 01
C0035 L523 Podium Sections Block A/B/C, Sheet 3 Rev 01
C0035 L524 Podium Sections Block A/B/C, Sheet 4 Rev 01
C0035 L525 Podium Sections Block D Sheet 1 Rev 01

C0035 L526 Podium Sections Block E Sheet 1 Rev 01
C0035 L527 Podium Sections Block J/K/L, Sheet 1 Rev 01
C0035 L528 Podium Sections Block J/K/L, Sheet 2 Rev 01
C0035 L529 Podium Sections Block F/G Sheet 1 Rev 01
C0035 L900 Tree Removal and Preliminary Protection Plan Rev 01

Additional Plans:

5148-P-80-200 Loaded plan: Building A Typical Level
5148-P-80-201 Loaded plan: Building B Typical Level
5148-P-80-202 Loaded plan: Building C Typical Level
5148-P-80-203 Loaded plan: Buildings D - Typical Level
5148-P-80-204 Loaded plan: Buildings D/E - Lower Duplex Units
5148-P-80-205 Loaded plan: Buildings D/E - Upper Duplex Units
5148-P-80-206 Loaded plan: Building E - Triplex Units
5148-P-80-207 Loaded plan: Buildings F, G Typical Level
5148-P-80-208 Loaded plan: Building H Typical Levels 02 - 14, Rev A
5148-P-80-209 Loaded plan: Building H Upper Levels 15 - 24, Rev A
5148-P-80-210 Loaded plan: Buildings J & K2 Typical Level, Rev A
5148-P-80-211 Loaded plan: Building K1 Typical Level, Rev A
5148-P-80-212 Loaded plan: Building L Typical Level
5148-P-80-213 Loaded plan: Building M Typical Level

5148-SK-413 Play Space and Communal Amenity Space Rev j

Supporting Documents:

5148-P-Residential Area Schedule Rev J
5148-P-Non-Residential Area Schedule Rev F
Design and Access Statement Revision B
Design and Access Statement Addendum Revision A
Design and Access Statement Addendum 2
Design and Access Statement Addendum 3 Rev A
Commercial Floorspace Assessment
Environmental Statement
Environmental Statement: Regulation 22 Submission
Environmental Statement: Regulation 22 Submission: November Addendum
Environmental Statement: Statement of Compliance Dated 01.02.2018
Heritage Statement
Heritage Statement Addendum
Landscape Design Statement
Landscape Design Statement Addendum
Planning Statement
Planning Statement Addendum
Planning Statement Addendum 2
Planning Statement Addendum 3
Planning Statement Addendum Dated February 2018
Retail Management Strategy Addendum December 2017
Statement of Community Involvement
Transport Assessment
Transport Assessment Addendum Technical Note

4.0 ADDITIONAL REPRESENTATION

4.1 Since the publication of the committee deferral report, the Council has received a petition in objection to the scheme within 2000 signatures and a petition in favour of the scheme with 1,594 signatures. Neither petition raises any new issues than the original report.

4.2 The petition in objection is on the grounds of: affordable rents for commercial and residential tenants and market stalls; parking facilities for residents, shop keepers, stall holders and customers and; calls for deferral until the scheme until there has been further consultation on the abovementioned issues.

4.3 The petition in support also appends 6 letters from Poplar Harca's Estate Board Chairs. The letters outline that the shops, markets and homes are in desperate need of refurbishment and in need of more amenities in the area.

5.0 RECOMMENDATION

5.1 Officer's recommendation to grant planning permission remains unchanged.