

## STRATEGIC DEVELOPMENT COMMITTEE

### UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.1	PA/22/00731	3 & 4 Harbour Exchange Square E14 9TQ	Demolition of existing building and erection of a mixed-use residential led building containing 450 residential units (Class C3) and new podium level to accommodate flexible retail, community, creative, and amenity uses (Class E and F2) as well as basement level blue-badge parking, new public realm and landscaping, and all associated works.

#### 1. Members' Site visit

- 1.1 On 22<sup>nd</sup> August 2024, Councillor Amin Rahman, Councillor Saied Ahmed, Councillor Gulam Kibria Choudhury and Councillor Iqbal Hossain attended the site visit with an Officer to review the construction activity within the surrounding area.
- 1.2 The Officer explained the construction activities and the proposed construction traffic route to the site as outlined in the Environmental Statement which accompanied the application. As reported in the first main report (16<sup>th</sup> July 2024), the impact of construction traffic would be negligible and, as such, not significant. Furthermore, as reported, there will be planning conditions secured to limit impacts from the construction activity.
- 1.3 The proposed scheme was also discussed further on-site, including housing matters.

#### 2. Recommendation

- 2.1 That, subject to any direction by the Mayor of London, **conditional planning permission is GRANTED** subject to the prior completion of a legal agreement to secure the planning obligations as outlined in the initial report.

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/23/02375	Former Westferry Printworks, 235 Westferry Road, London E14.	<p>Comprehensive and phased mixed-use redevelopment comprising 1,358 residential units (Class C3), secondary school (Class F), commercial, business and services E(a)-E(g)(i), community uses (Class F), police base (sui generis) car and cycle basement parking, associated landscaping, new public realm and all other necessary enabling works.</p> <p>This application is accompanied by an Environmental Statement.</p>

## 1. CLARIFICATIONS AND CORRECTIONS

1.1 Para. 7.525 should include the following in the list of public benefits: The delivery of a 1200 capacity secondary school. Thus, Para. 7.525 is amended as follows:

7.525 As detailed above, Officers have identified that the proposed development will result in less than substantial harm to heritage assets. This harm would therefore need to be weighed against the public benefits of the proposals. These are detailed as follows:

- The regeneration and redevelopment of an underutilised site.
- The provision of 1358 new homes.
- The provision of 379 affordable new homes.
- The provision of a new 1200 capacity secondary school.
- The provision of new employment opportunities, during both the construction phase and operational phase of the development.
- The provision of community benefits including a community centre and crèche.
- The provision of new public open space and high-quality public realm and landscaping.
- The improved pedestrian access and connectivity to the wider locality.
- The provision of a new dockside promenade.

1.2 With regards to Para.7.993, it is clarified that in respect of the school, Officers have since received a letter from the DfE stating that the Agreement for Lease for the school is in an agreed form and they hope to be in a position to sign following the confirmation of a satisfactory planning consent. Officers would be seeking to secure this via the S106 legal agreement. A redacted form of the completed agreement for lease will be appended into the S106 legal agreement so that the terms of the lease are transparent. The agreement for lease will trigger the grant of a 125-year lease to the Department for Education (DfE) in the event of both the following conditions being satisfied: a) the grant of planning permission and b) the developer

completing the school remediation works. The developer will be obliged to complete the remediation works on the school site prior to commencement of development of the remainder of the site (i.e. prior to commencement of Phase 1). It should be noted that the DfE will not be party to the S106 legal agreement but will be bound by the terms of the S106 school schedule only, once they have acquired the lease as a successor in title.

- 1.3 Para. 7.999 states that the applicant has agreed to meet all of the financial contributions that are sought by the Council's Planning Obligations SPD, as listed in the 'Recommendation' section below. It is clarified that the applicant has requested that a previously paid construction phase employment skills training contribution of £237,925.08 in respect of the extant planning permission (PA/15/02216) is offset against the £651,826.40 (detailed under para. 8.2) towards employment skills training sought under this planning application. This matter is still under consideration.
- 1.4 Para. 7.1017 states that "The housing tenure and mix would depart from Local Plan policies, but the scheme would deliver 46.3% of the Affordable Housing tenure as larger family homes". It is corrected that this should read "...but the scheme would deliver 46.3% of the Affordable Rented tenure as larger family homes".
- 1.5 Para. 8.2 lists the Financial Obligations. It is clarified that f. should state £220,000 towards a cycle hire docking station (provision by TfL). Para 8.2 should therefore read as follows:

#### **8.2 Financial Obligations:**

- a. £651,826.40 towards construction phase employment skills training
- b. £99,796.13 towards end-user phase employment skills training
- c. £1,033.722 towards carbon emission off-setting
- d. £152,496.1 towards development co-ordination and integration.
- e. £300,00 towards bus services (provision by TfL)
- f. £220,000 towards cycle hire docking station (provision by TfL)
- g. £1,186.600 DLR contribution (provision by TfL)
- h. Monitoring fee to be calculated once final heads of terms are in agreeing following any permission granted
- i. £20,000 towards feasibility of extending the hours of operation of the local parking zone(s).

- 1.6 Para. 8.6 lists the proposed planning conditions. It is clarified that there have been some amendments to the draft conditions with some conditions being amalgamated. Para.8.6 should therefore read as follows:

#### **8.6 Planning Conditions**

##### Compliance

1. Time Limit (development to begin no later than three years from date of permission)
2. Development in accordance with Approved Plans
3. Quantum of Development (restriction on floor spaces for individual land uses)
4. Maximum Floorspace for Class E Uses (restriction on Class E floorspace)
5. Environmental Statement Mitigation Measures (development to be implemented in accordance with)
6. PD Restriction on Commercial, Business and Services (Class E) to Residential.
7. PD Restriction on Erection of Fences
8. PD Restrictions on Painting of External Brickwork and Masonry
9. No Plant, Water Tanks on Roof.
10. No Pipes on Building Face

11. Smart Meter Installation
12. S61 Restrictions on Demolition and Construction Activities:
  - a) All works in accordance with Tower Hamlets Code of Construction Practice;
  - b) Standard hours of construction and demolition;
  - c) Ground-borne vibration limits; and
  - d) Noise pollution limits
13. Nesting Birds
14. School Operation Hours (to teaching hours to start by 08:30AM and finish by 15:55PM)
15. No Roller Shutters
16. Public Routes (public routes to be maintained during construction)
17. No construction within 5m of Thames Water main.
18. Hours of Use (Use Class E(b) (f) and F2(b)) (uses restricted to 08:00 to 00:00 Monday to Saturdays and Bank Holidays and 10:00 to 23:00 hours on Sundays)
19. Control of the use of Courtyard Terraces and Podium Terraces (terraces not to be used after 21:00).
20. Active Ground Floor Frontages (external glazed surfaces to the ground floor frontages to be maintained wholly transparent).
21. Home Quality Mark (compliance with a minimum of 4-star rating)

#### Pre-commencement

22. Phasing Plan (phasing plan to be submitted and development to be implemented sequentially).
23. CIL Phasing (phasing plan for the purposes of CIL charging to be submitted)
24. Code of Construction Practice Checklist (checklist to be submitted together with Construction Management Plan, Site Environmental Management Plan, Dust and Air Quality Management Plan, Site Waste Management Plan and application for S61 consent).
25. No Aerials on Roof
26. Digital Connectivity
27. Basement Impact Assessment
28. Non-Road Mobile Machinery (including proof of registration of all Non-Road Machinery (NRMM))
29. Land Contamination (submission of a remediation scheme, site investigation scheme, risk assessment, verification report and monitoring and maintenance plan)
30. Waterborne Transport Feasibility
31. Archaeology Written Scheme of Investigation
32. Cranes (submission of construction methodology, location, height and operating radius to London City Airport)
33. Bird Hazard Management Plan
34. Circular Economy Statement
35. Construction Phase Ecological Mitigation (submission of Biosecurity Plan, mitigation for impact of piling noise and vibration of fish, Jersey Cudweed Strategy for translocation, root protection of any retained trees and sensitive lighting to avoid spill to Millwall and West India Dock SINC).
36. Community Use (details of a community use condition for the sports block)
37. Sport Hall, MUGA and Artificial Pitch Design (details to be submitted of design and layout of the sports hall, MUGAs and artificial pitch).

#### Prior to Superstructure/Above Ground Works

38. Materials – submission of details (details of external cladding, brick or other material, details of bond, mortar, pointing, samples, drawings of fenestration, details of entrances, roofings, balconies terraces, balustrades, soffits and drainage, details of external

- rainwater goods, glues, grilles, louvres and vents, external plant and a Green Procurement Plan)
39. Inclusive Communal Amenity and Play Spaces
  40. Fire Strategy
  41. Landscaping – submission of details (hard landscaping including public realm materials, planter enclosures, drainage, kerbs, permeable and impermeable paving surfaces, accessibility and inclusivity details including ground levels, gradients, improvements to the Green Grid, soft landscaping including tree species, number and spacing of trees, tree pit details and urban greening, provisions for communal gardening, play equipment details, hard infrastructure including lighting, cctv, security measures, street furniture, boundary treatment, public art locations, and wind mitigation measures)
  42. Water Efficiency
  43. Secure by Design
  44. Sustainable Urban Drainage
  45. Flood Warning Evacuation Plan
  46. Biodiversity Measures (submission of site wide and per phase Ecology Strategies to include details of biodiverse roofs, landscaping to include good diversity of nectar-rich plants, at least 50% of trees to be native, details to retain viable population of Jersey Cudweed, details of external lighting to minimise light spill onto areas likely to be used by foraging bats, details of minimum areas priority habitats, bat boxes, insect boxes, nest boxes, submission of a Biosecurity Plan to prevent the introduction and/or spread of non-native species and details of maintenance and management provisions)
  47. Piling Method Statement
  48. Waterway Wall Survey (survey condition of Waterway Wall to ensure its stability)
  49. Details of Measures to Protect Millwall Outer Dock (details to be submitted include plans demonstrating proximity of the works, risk assessment and method statement, an assessment of any excess loadings to the dock walls, details of how the basement structure will be lined or waterproofed to prevent water ingress.
  50. Barkantine Energy Centre Air Quality Mitigation (submission of a report assessing impact of emissions from the existing energy centre flues on buildings N1, N2 and N3 together with any mitigation and remedial measures).

#### Prior to Completion/Occupation

51. Inclusive Access (10% of dwellings to be M4(3) and 90% M4(2))
52. Wheelchair Unit Marking (9 months prior to completion of first wheelchair housing unit within a Phase)
53. Energy and Sustainability Standards (compliance with approved Energy Strategy, achieve a minimum of 71% site wide reduction in carbon dioxide emissions, installation of photovoltaic array system, non-residential units to achieve BREEAM 'Very Good' and the school to achieve BREEAM 'Excellent', connection to a future district heating network, compliance with Building Regulations in respect of water consumption, post completion verification report for photovoltaic array system)
54. Whole Life-Cycle Carbon Assessment
55. Shopfronts (submission of details including all materials, finishes and drawings at a scale of no less than 1:20).
56. On-site Car Parking (20% of residential spaces to be EVCP with remaining 80% to have passive provision and submission of a car parking management plan)
57. Cycle Parking (compliance with London Plan standards, cycle management plan and 5% of long stay spaces to be designed to London Cycling Design Standards)
58. Delivery and Servicing Plan (Non-Residential)
59. Delivery and Servicing Plan (Residential)
60. Operational Site Waste Management Plan
61. Noise Insulation Verification Report for New Residential Units (restriction on ambient noise and vibration levels)
62. Noise from Plants

63. Details of Lighting (including a lux plan indicating any light spill over the waterspace)
64. Lifesaving Equipment (details of riparian lifesaving equipment such as grab chains access ladders and life buoys)
65. Development and Infrastructure Phasing Plan (confirmation to Thames Water that all water network upgrades have been completed or a development and infrastructure phasing plan has been agreed with Thames Water).
66. Kitchen Extract Standards for Commercial Use (details of extract systems for all food and drink uses)
67. School Floodlights (details of school floodlighting)
68. Wellbeing and Satisfaction Survey (to be distributed to all residents within 6 months of occupation of each Phase).

1.7 Para. 8.7 lists the proposed informatives. It is clarified that an additional informative which defines the meaning of a building, the school phase, superstructure and any phase within the development. Thus Para. 8.7 should read as follows:

#### **8.7 Informatives**

1. Permission subject to a legal agreement
2. Development liable for CIL
3. Street naming and numbering
4. Definitions
5. Cadent Gas asset protection (legal rights of access or restrictive covenants must not be infringed)
6. Code of Construction Practice Checklist
7. Canal and River Trust (access to CRT land and water during construction must be agreed and developer should refer to the CRT Code of Practice for works affecting the CRT)
8. Air Emission Flue (Flues must discharge at least 1 metre above highest part of nearby buildings)
9. Biosecurity Plan (in accordance with the Marine Biosecurity Planning Guidance and relevant best practice management principles)
10. Contact S106 Officer (evidence compliance with S106 legal obligations)
11. Sport England informative - Design and Layout of sports facilities should comply with relevant industry technical guidance.

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/21/02707	Whitechapel Road Development Site, Whitechapel Road, London E1 2BB	<p>Redevelopment of site involving erection of five buildings and retention of one building for provision of up to 69,033 sqm (GIA) of Class E(g) space for flexible life science purpose uses; and provision of up to 6,363 sqm (GIA) flexible Class E supporting uses and Class F1 and Class F2 supporting uses (gallery/ exhibition/ community uses); up to 2,820 sqm (GIA) F1(a) for research and development and teaching activities in the life science sector; with associated landscaping; public realm and highway works; re-provision of existing on-street car parking; and erection of a single pavilion building comprising up to 759 sqm (GIA) Class E(b) café use with ancillary storage, and Sui Generis use (public toilets) set within a new landscaped open square. The development is to involve erection of a building up to 4 storeys on Plot A (including top storey plant); and erection of two buildings (on Plots B1 and B3) of 4 storeys rising to 8 storeys respectively (the latter including top storey plant) including the demolition of former Outpatient's Building Annexe and part demolition/part retention of main former Outpatient's Building; and on Plot B2 the retention of the Ambrose King building. The development is to also involve the erection of a 7 storey building (including top storey plant) on Plot C (45.9m AOD); and erection of 15 storey building (including 2 top storeys of plant) on Plot D1 (78.7m AOD).</p> <p>The application is accompanied by an Environmental Statement.</p>

## 1. CLARIFICATIONS AND CORRECTIONS

- 1.1 Key issues listed at paragraph 7.1 erroneously includes 'Local Finance Considerations'. Paragraph 7.1 should therefore read:

7.1 The key issues raised by the proposed development are:

- i. Environmental Impact Assessment
- ii. Land use
- iii. Design
- iv. Heritage
- v. Amenity
- vi. Landscape and biodiversity

- vii. Highways, transport and servicing
- viii. Environment
- ix. Infrastructure
- xi. Equalities and Human Rights

- 1.2 In paragraph 7.30 the underlined [emphasis added] part of this sentence needs updating: 'Including such a definition within a legal agreement and requiring activities within the Use Class E(g) floorspace to be carried out within this definition will ensure that the aforementioned objectives are satisfied, the land use requirements of the Local Plan are met and the benefits to human health realised.'
- 1.3 The means by which the definition is to be secured is, consistent with the recommended list of conditions published in the Committee Report, recommended to be via a planning condition and not a legal agreement. This sentence is therefore to be amended to read: 'Including such a definition within a planning condition and requiring activities within the Use Class E(g) floorspace to be carried out within this definition will ensure that the aforementioned objectives are satisfied, the land use requirements of the Local Plan are met and the benefits to human health realised.'
- 1.4 In relation to Plot C and QMUL, the applicant wishes for it to be noted that QMUL have acquired Plot C.
- 1.5 At paragraph 7.28 update the recommended definition of life science use to:
- Life science use for the purpose of this permission means research, development, discovery and innovation connected with the study of the structure and behaviour of living organisms or life processes, for human health purposes.**
- 1.6 The heading before paragraph 7.196 is to be amended to read 'The Ambrose King Centre (Plot B1)'. This has incorrectly referred to this Plot as Plot B2.
- 1.7 The following corrections are to be made to the daylight, sunlight and overshadowing section of the Committee Report:
- Addition of reference to 138-140 Whitechapel Road as sensitive receptors within the list '136, 138-140, 99 205, 211-213, 215, 217, 219, 223-225, 227-229, 237-239 Whitechapel Road' (*residential*)
  - (para. 7.222).
  - Reference to the roof terrace of 22 Mount Terrace as having been assessed (para. 7.223).
  - Include reference to the proposed open space between Plot C and Gwynne House as having been assessed (para. 7.224).
  - Correct any reference to 'low magnitude of change' from 20-20.9% reduction to 20-29.9% reduction.
  - At paragraph 7.230 amendments as per bold font in the below:
    - The fact that these properties face on to open land to the rear and some enjoy a relatively open aspect to the front means that the impact on these properties appears disproportionately great. In addition, the open aspect to the side of the end houses (numbers 22 and 34) mean that these properties experience some of the greatest effect. For example a first floor bedroom at number 22 would have its VSC reduced from **36.3% to 6.7%** with NSL reducing from 97.1% to 11.6% and at 34 Mount Terrace the VSC to a basement kitchen would reduce from 10.2% to 5.3% with the NSL reducing from 82.4% to **17.5%**. Having regard to the above, it is concluded that the proposed development will result in noticeable changes to the daylight that is currently experienced at the Mount



Terrace properties, but in large part this is due to the existing openness of the site.

- Amend paragraph 7.231 as per bold font in the below:
  - **38** would meet the BRE criteria
  - **10** would experience a 20-29.9% reduction (low magnitude of change)
  - **6** would experience a 30-39.9% reduction (medium magnitude of change)
- Amend paragraph 7.232 as per bold font in the below:
  - **27** rooms would meet the criteria of 0.8 times former value (negligible change)
  - **7** would experience a 20-29.9% reduction (low magnitude of change)
  - **6** would experience a 30-39.9% reduction (medium magnitude of change)
  - **1** would experience a greater than 40% reduction (high magnitude of change)

Of these properties, numbers 36, 40 and 42 Newark Street would be the properties that do not meet the BRE criteria. Number 36 has **5 out of 15** windows that do not meet the VSC criteria and 12 windows **10 out of 12** rooms that do not meet the NSL criteria. **However, all the effects fell into a low magnitude of change.**
- Amend paragraph 7.248 as per bold font in the below:
  - Of the 72 windows that were tested against the VSC measure all 72 would meet the BRE criteria (negligible change).
- Amend paragraph 7.249 as per bold font in the below:
  - In terms of the NSL measure, 56 rooms were assessed and all 56 would meet the criteria of 0.8 times former value (negligible change).
- Amend paragraph 7.247 as per bold font in the below:
  - A total of 9 windows serving the habitable rooms at first, second **and third** floors have been assessed.
- Amend paragraph 7.286 as per bold font in the below:
  - Of the windows that were tested **41** meet the BRE criteria.
- Amend paragraph 7.295 as per bold font in the below:
  - On 21 March the rear gardens , located to the north of these houses, **and the roof terrace of 22** are cast in shadow in the existing baseline condition. The proposed development would result in no alteration in the percentage of the area which would see at least two hours of direct sunlight on 21 March.
- Amend paragraph 7.297 as per bold font in the below:

### 1.8 *Gwynne House courtyard*

- 1.9 The courtyard to the rear of Gwynne House currently sees 9% of the area receiving at least two hours of direct sunlight on 21 March. Once the proposed development is completed, **the overshadowing in this area will improve**: 67% of the total area of the courtyard would receive at least two hours of direct sunlight on 21 March.

### 1.10 *Gwynne House roof terrace*

- 1.11 **The roof terrace of Gwynne House currently sees 39% of the area receiving at least two hours of direct sunlight on 21 March. Once the proposed development is completed, 29% of the total area would receive at least two hours of direct sunlight on 21 March.**

- Amend paragraph 7.301 as per bold font in the below:

The submitted Internal Overshadowing Assessment has identified that **37%** of this area would receive more than two hours of direct sunlight. Whilst it does not meet the BRE guidelines of half of the area achieving more than two hours of sun on ground, the Assessment notes that 12 days later on 2 April this area would comply with the BRE guidelines. This additional level of analysis is useful to understand the degree to which this space does not comply with the BRE guidelines.

- Amend paragraph 7.303 as per bold font in the below:
  - The submitted Internal Overshadowing Assessment has identified that **98%** of this area would receive more than two hours of direct sunlight on 21 March. This area therefore complies with the BRE guidelines. Further, the Assessment identifies that this area would exceed the BRE guideline minima and would see three hours sun on ground on 21 March.
- Amend paragraph 7.303 as per bold font in the below:
  - The submitted Internal Overshadowing Assessment has identified that over **87%** of this area would receive more than two hours of direct sunlight on 21 March. This area therefore complies with the BRE guidelines. Similar to Plot C pocket garden, the Assessment identifies that this area would exceed the BRE guideline minima and would see three hours sun on ground on 21 March.
- Amend paragraph 7.308 as per bold font in the below:
  - The submitted Internal Overshadowing Assessment has identified that **97%** of this area would receive more than two hours of direct sunlight on 21 March. This area therefore complies with the BRE guidelines.
- Amend paragraph 7.313 as per bold font in the below:
  - The submitted Internal Overshadowing Assessment shows that **16%** of this space would meet the BRE guidelines two hours sun on ground on 21 March. The part of the space that would comply with the BRE guidelines is at the southern end closest to Stepney Way.
- Amend paragraph 7.319 as per bold font in the below:
  - The site benefits from not being surrounded by a particularly large number of residential properties. However, as can be understood from the above assessment the impacts on some of these properties from the proposed development will be very noticeable. In terms of overall compliance with the BRE criteria, this is 64.6% against the VSC measure, 73.4% for the NSL measure and **78.7%** for APSH. The effect of non-compliance with the BRE guidelines will be particularly experienced by the residents of Mount Terrace, Gwynne House and the residential properties on the upper floors of buildings on New Road opposite Plot C who will experience major effects in relation to daylight.

### *Conditions*

To ensure consistency with paragraph 7.406 of the Committee Report, conditions relating to the following are to be added to the recommended list of conditions:

- Pre-commencement planning condition requiring provision of drawings to demonstrate the safeguarding design for future district heat network connection per block.
- Pre-commencement planning condition requiring further PV provision (including via biosolar arrangement)
- Pre-commencement planning condition requiring outstanding concerns in relation to Be Lean Energy efficiency to be addressed.

- Pre-commencement planning condition requiring up-to-date correspondence with Barts regarding supply of heat to the proposed development.

#### *Heads of terms*

Amendment to HoT 'e' to read 'To be provided at CAT B fit out on the ground floor of Plot D1 or other agreed location within the application site'. This is in the interests of consistency with what has been written at paragraph 7.44 of the Committee Report.

Amend HoT 'd' to read 'A free to use fitted out and equipped space on the ground floor of Plot A or other agreed location within the application site'. This is in the interests of consistency with what has been written at paragraph 7.46 of the Committee Report.

Remove TBC from Financial Obligations point 'b'.

#### *Infrastructure impact*

Remove 'TBC' from '£1,705,440 (TBC) towards end-user phase employment skills training'.

## **2. Recommendation**

2.1 That, subject to any direction by the Mayor of London, **conditional planning permission is GRANTED** subject to the prior completion of a legal agreement to secure the planning obligations (as amended) and the planning conditions (as updated) listed below.

### **Financial Obligations**

- a) £ 323,908 towards construction phase skills and training
- b) £1,705,440 towards end-user phase employment skills training
- c) £2,500,000.00 towards wellbeing, women's health and community research
- d) £1,917,257.00 toward carbon emission off-setting
- e) £180,000 towards development co-ordination and integration
- f) £220,000 towards TfL cycle hire provision
- g) £100,000 towards monitoring the legal agreement

### **Non-financial Obligations**

- a) Establishment of a group to foster collaboration between various stakeholders on a variety of topics, including reporting updates against agreed relevant strategies; exact Terms of Reference for the group to be confirmed in the detail of the s106 agreement
- b) Reasonable endeavours to facilitate access to employment; as follows:
  - 25% local procurement
  - 25% local labour in construction phase
  - 25% local labour in end use phase
  - 61 construction phase apprenticeships
  - Pathways into life sciences provisions (including provision of two officer posts (one senior and one junior) for a period of 10 years to support primarily young residents (primary, secondary and college) and their parents/carers understand the employment opportunities flowing from the development)

c) Affordable Workspace

i) Provision of 10% of the qualifying NIA as Affordable Workspace comprising:

Affordable fitted out incubator space

- approximately 65% of qualifying floorspace
  - at least 40% wet lab space
- balance to be provided as write-up and dry lab space
  - 20% discount to all in costs (i.e. fully inclusive of service charges/membership for AW tenants), compared to market rate for equivalent

Entry Level office space

- Approximately 35% of qualifying floorspace
- CAT A fit out
- 50% discount to all in costs (i.e. fully inclusive of service charges/membership for AW tenants), compared to market rate for equivalent

- ii) To be provided for a minimum of 25 years and subject to periodic review
- iii) Provision of entry level office space for an additional 10 years after the initial 25 year period, Based on 10% of the qualifying NIA floorspace with 10% discount below the average market rate.
- iv) Plot C to be excluded from Affordable Workspace requirements subject to restrictions providing for that Plot to be occupied on a non-commercial basis.

d) Education and Outreach - Science Technology, Engineering and Maths (STEM) provisions

- i) Approval of Community Education Outreach Programme Strategy
- ii) Provision of a dedicated "Community Lab" and learning space
  - A free to use fitted out and equipped space on the ground floor of Plot A or other agreed location within the application site
  - Peppercorn rent
  - Minimum of 20 years
- iii) Commitment to providing the appropriate resources for the delivery of the STEM activities.
- iii) Establish life science ambassador programme.
- iv) Annual life science festival for life of development.

e) Community Involvement Centre

- i) Provision of a "Community Involvement Centre" accessible to the public and community groups:
  - To be provided at CAT B fit out on the ground floor of Plot D1 or other agreed location within the application site
  - Peppercorn rent arrangements
  - Minimum of 20 years
  - Dedicated flexible community space comprising meeting rooms, co-working space, kitchen and WCs
  - Life science occupiers to provide commitment to locally agreed coproduction principles (reasonable endeavours)

f) Skills Escalator

- i) Creation of a bespoke Skills Escalator Programme to coordinate the following across the masterplan:
  - School work experience
  - Internships
  - Adult work experience placements
  - Graduate paid placements
- g) Campus Strategy (to include details of an enterprise support programme and life science SME networking space).
- h) 40% or 19,513sqm (whichever is the greater) of NIA to be designed as wet lab capable.
- i) Provision of a retail strategy to manage active frontages .
- j) Provision and ongoing maintenance of public toilets and water fountains.
- k) Phases to be defined by reference to a plan appended to the legal agreement. Construction phasing plan also to be appended to the agreement.
- l) Delivery of St Phillip's Square/Public Realm Delivery Strategy (including backstop trigger , provisions for future maintenance and S.278 works).
- m) Health Outcomes Strategy and Health Strategy Working Committee
- n) Public realm access and management.
- o) Provision of public art.
- p) Sponsoring and managing of cultural events programme for St Phillips Square.
- q) Architect retention.
- r) Provision for future connection to district heat network.
- s) Provision of waste heat utilisation strategy
- t) Travel Plans
- u) Incorporation of Legible London way-finding

That the Corporate Director of Housing and Regeneration is delegated the power to negotiate the legal **agreement**. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Housing and Regeneration is delegated power to refuse planning permission.

That the Corporate Director of Housing and Regeneration is delegated the power to impose conditions and informatives to address the following matters:

### **Planning conditions**

### **Compliance**

1. 3 years deadline for commencement of development.
2. Development in accordance with approved plans.
3. Occupation in accordance with life science definition (Class E (g)) as follows:  
*"Occupation for life sciences (as defined) unless otherwise approved in writing by the LPA"*.
4. Development to be undertaken in accordance with ES mitigation measures
5. Restrictions on Demolition and Construction Activities
6. Undertaking tree/shrub clearance outside of bird nesting season
7. Maximum Containment Level 2 laboratory use
8. Limitation of external noise from plant
9. Kitchen Extract Standards for Commercial Uses
10. Energy and sustainability standards
11. Hours of use
12. Hours of use of the terrace
13. Restriction on telecommunications apparatus

### **Pre-commencement**

14. Confirmation of Code of Construction Practice compliance
15. Conservation Area demolition
16. Method statement and structural information regarding retention of original facades on Plot B3
17. Demolition Method Statement (DMS).
18. Construction Plant and Machinery (NRMM)
19. Basements – highway protection
20. Measures to protect controlled waters including basements
21. Tree protection details
22. Submission of a tree planting methodology in line with BS 8545
23. Archaeological WSI, results dissemination and outreach (in consultation with GLAAS)
24. Assessment of location, depth and protection of LU and Royal Mail assets
25. Detailed design and method statement (in consultation with TfL)
26. UXO risk assessment (detailed)
27. Remediation Method Statement and Production of a Verification Report.
28. Materials Management Plan.
29. Geotechnical ground investigation and production of Geotechnical Design Report
30. Additional ground gas monitoring to facilitate recommendations of ground gas protection measures
31. Detailed Circular economy statement
32. Crane and scaffold details (in consultation with London City Airport)
33. Details of phasing
34. Future district heat network connection, including drawings for safeguarded connection and correspondence with Barts
35. Be Lean energy requirements

### **Pre-superstructure works**

36. Materials (details, samples, mock up panels)
37. Emergency generators flues
38. Plant – full details
39. Biodiversity, including bio solar
40. Site waste management plan
41. Sustainable drainage details and strategy
42. Details of cycle hire docking station reprovision

### **Pre-occupation**

43. Secured by Design certification (plot by plot)
44. Whole Life Carbon assessment post construction information (for each building)
45. Cooling demands (for each building)
46. Landscaping and management details, including to achieve UGF score of at least 0.227 and wind mitigation .
47. Deliveries and Servicing Management Plan
48. Erection (and details of) privacy screen on Plot C to protect amenity of Gwynne House residents
49. Erection (and details of) privacy screen on Plot A to protect amenity of Mount Terrace residents
50. Installation of low reflectance glass for the windows causing the solar reflection to point N1.
51. Travel Plan
52. Measures to reduce the cumulative impact of the emergency generators
53. Consolidated commercial waste arrangements
54. Detailed lighting strategy
55. Lights off scheme
56. Cycle parking
57. Majority active ground floor frontages and detailed design display bays