

Agenda Item number:	8.1
Reference number:	PA/14/03548 and PA/14/03618
Location:	Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1
Proposal:	Redevelopment of the former Nicholls and Clarke urban block and adjoining former depot site, Loom Court and land and buildings north of Fleur de Lis Passage and Fleur de Lis Street, including retention and refurbishment of buildings, for commercially led mixed use purposes comprising buildings of between 4 and 14 storeys to provide B1 (office), A1 (retail), A3 (restaurants and cafés), A4 (public house) and 40 residential units; together with new public open spaces and landscaping, new pedestrian accesses, works to the public highway and public realm, the provision of off-street parking, and all necessary ancillary and enabling works, plant and equipment.

1.0 DESCRIPTION OF DEVELOPMENT

- 1.1 The description of development should read 'comprising buildings of between 4 and 14 storeys'. The additional floor was added through the application process and was re-consulted on. The overall height does not change from the 13 storey building initially proposed.

2.0 ADDITIONAL REPRESENTATIONS

- 2.1 Since the publication of the report, further representations have been received from local residents.
- 2.2 15 objections have been received, the content of two letters relates to the harm caused to the character of the area and the lack of benefits of the scheme for local people. One letter specifically relates to the impact upon Philip Blairman House in terms of a loss of daylight and sunlight. These matters are already addressed in the committee report.
- 2.3 An additional letter has been received from the East End Preservation Society reiterating that they believe this proposal results in substantial harm to the conservation area through both the extent of demolition and the scale and design of the new buildings.
- 2.4 Five letters of support have been received, two of which are general support for the architectural design and the job creation. Of the other three, one is from a local resident who is also a member of the Spitalfields Society who endorses the scheme stating that "the pattern and form of the development at ground level is well considered, interesting and safe spaces have been created which are a marked improvement on both the current urban context and the previously permitted scheme. The massing is both interesting and does not overly dominate the skyline".
- 2.5 The second letter of support has been received from The Nichols and Clarke Group who were the original occupants of the site and have since moved to Dagenham. They support the architecture and the naming one of the open spaces 'Nichols and Clarke Yard', they also confirm that they are exploring the possibility of returning to the site once

the development is completed in order to reintroduce their presence into this part of London.

2.6 The third letter is from a local resident and business owner stating that the architectural interventions are far more appropriate than the previous scheme and that "this is an excellent example of one [development] that has been extremely well addressed and has listened to the feedback of all involved and affected. The consultation process has also been extremely well run and thought through".

2 EDUCATION, EMPLOYMENT & TRAINING STRATEGY BY BRITISH LAND

2.1 Following the publication of the report, the developer has made further commitments with regards to the training and employment strategy for the site. The report notes the financial and non-financial contributions for employment and training, the subsequent document highlights where British Land will seek to improve upon these commitments and will be secured within the legal agreement, these are as follows:

- Maximise apprentice opportunities using reasonable endeavours to provide 6 apprentice places on site during the construction phase.
- Using reasonable endeavours to provide 15 BTEC or NVQ qualifications and 30 pre-employment training places.
- 5 work experience placements for local students
- 10 adult numeracy places and
- Site tours for 50 local students
- Within the end user phase a facilities management programme is proposed which links the wider Broadgate Estates (owned by British Land). One facilities management apprentice would be created at Blossom Place and there is a 'Get into facilities management course' aimed at East London residents which increases skill levels and then identifies opportunities within Broadgate and Blossom Street developments.
- Within the end user phase the developer will fund 3 places within 2015/16 for courses aimed at getting LBTH residents into the tech city industry, for example through the 'Makers Academy'.
- Commitment to providing 100 desk spaces for start-up companies. These spaces will benefit emerging companies as they would be provided on a flexible basis (i.e. one month at a time) and includes facilities such as meeting rooms, kitchens, reception areas which they do not have to pay for within their rental fee.

The above is in addition to the £50,000 already paid by the developer to 'Connecting Tech City' which aims at connecting young people with the tech city industry. The £50,000 is ring-fenced for LBTH residents.

3. ADDITIONAL CONDITION

- 3.1 A Granplan condition requiring the highways works to be agreed before commencement of the development.
- 3.2 An additional pre-superstructure works condition requiring details of the waste heat recovery system.
- 3.3 An additional pre-superstructure works condition requiring the specification of the PV array.

4 RECOMMENDATION

- 4.1 Officers' original recommendation to **GRANT** planning permission and listed building consent for the proposal as set out in the report to the Development Committee remains unchanged.