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Application for Planning Permission

Reference PA/19/02379

Site Bow Common

Ward Bromley South

Proposal In Outline, with all matters reserved, for a comprehensive phased mixed-use development comprising demolition of existing buildings and structures, for the following uses:

- Residential (Class C3);
- Business uses including office and flexible workspace (Class B1);
- Retail, financial and professional services, food and drink uses (Class A1, A2, A3 & A4);
- Community, education and cultural uses (Class D1);
- A sixth form centre (Class D1);
- Assembly and leisure uses (Class D2);
- Public open space including Bow Common and public realm;
- Storage, car and cycle parking;
- Formation of new pedestrian and vehicular access and means of access and circulation within the site together with new private and public open space and site preparation works; and
- Sustainable energy measures.

In Full, for a comprehensive phased development comprising demolition of existing buildings and structures, and residential (Use Class C3) flexible residential facilities and commercial uses (Use Classes A1, A2, A3, A4, B1, C3, D1 and D2) together with public open space; public realm works and landscaping; car and cycle parking; servicing arrangements; sustainable energy measures; formation of new pedestrian and vehicular access and means of access and circulation within the site; and site preparation works.

Summary Recommendation Grant Planning Permission subject to conditions and a legal agreement

Applicant St William

Architect/agent Studio Egret West / Quod

Case Officer Kevin Crilly

Key dates

Application validated 30/10/2019
First Public consultation 19/11/2019
Second Public Consultation 13/08/2020

EXECUTIVE SUMMARY

The application site is allocated for large scale redevelopment by the Council's Local Plan 2031, it is specifically identified for the delivery of a strategic housing development, an Education Use and 1 hectare of consolidated open space. It is also located within the Poplar Riverside Housing Zone, where development proposals are expected to deliver 6,000 to 9,000 new homes.

From a design perspective, it is considered that the proposed development responds positively to its context as well as the site history to deliver a unique and high-quality design which makes a positive contribution to the area. The varying typologies of the new buildings would respond to the neighbouring residential developments and add character and vibrancy to the area.

In line with the Site Allocation policy, the proposed development seeks the delivery of a strategic piece of publicly accessible open space measuring 1 ha. as well as an education facility in the form of a Sixth Form Centre.

It is considered that the schemes impact on neighbouring amenity would be acceptable. Whilst some neighbouring properties would see a reduction in daylight the retained daylight to the majority of properties would be reasonable for an urban area and any impact would be outweighed by benefits of the proposed development. The proposal would have negligible impacts on sunlight to any neighbouring properties. The new dwellings proposed would provide a high level of compliance with respect to the BRE guide and provide good internal daylight and sunlight.

In terms of the ecological impacts of the scheme, there would be some overshadowing of the neighbouring Site of Importance for Nature Conservation (SINC) however officers are satisfied that the proposal has been designed to limit this overshadowing whilst also delivering on the requirements of the site allocation. Additional mitigation and habitat creation have been proposed. The impact of the overshadowing has been considered by the Council's biodiversity officer and it has been concluded that the on-site and off-site mitigation and additional habitat creation would create a net biodiversity gain and would outweigh any potential harm from overshadowing.

Vehicle access and servicing on-site are considered to be acceptable subject to conditions and the submission of a Travel Plan. The energy strategy would sufficiently reduce carbon dioxide emissions and additional carbon offsetting payment would be secured through the S106.

With regards the heritage impacts of the development it is acknowledged that the demolition of the locally listed building would result in some heritage harm, however it is considered that this would be less than substantial harm and would be outweighed by the wider benefits of the redevelopment of the site.

Considered as a whole, the proposed development delivers the requirements of the Site Allocation policy and is considered to accord with the Development Plan. In doing so, it

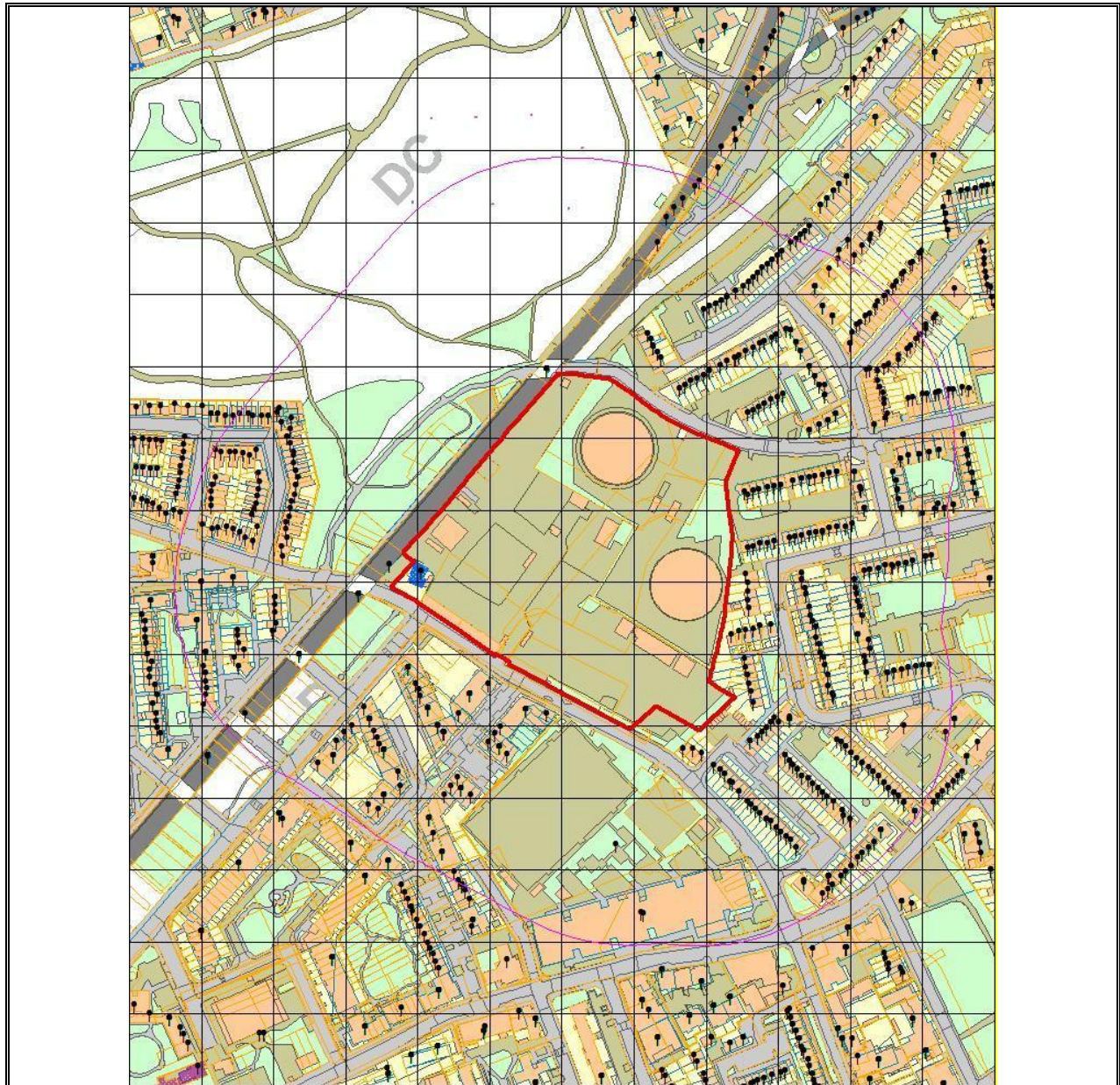
makes a significant contribution to the delivery of the Council's housing targets and addressing Tower Hamlet's identified housing need.

The scheme would be liable for both the Mayor of London's and the Borough's Community Infrastructure Levy. In addition, a number of planning obligations would be secured relating to employment and skills training, carbon offsetting, and transport network improvements.








The proposal is considered to be well designed; officers are satisfied that the proposed development would deliver a high quality, well integrated, inclusive sustainable place.

It is on this basis that the grant of planning permission is recommended.

SITE PLAN



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| | | |
|--|---|--|
| <p> Planning Application Site Bound;</p> <p> Other Planning Applications</p> <p> Consultation Area</p> <p> Land Parcel Address Point</p> <p> Locally Listed Buildings</p> <p> Statutory Listed Buildings</p> | <p>Planning Applications Site Map PA/19/02379</p> <p>This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning Application Process</p> |  TOWER HAMLETS London Borough of Tower Hamlets |
| | Scale : 50m grid squares | Date: 24 November 2020 |

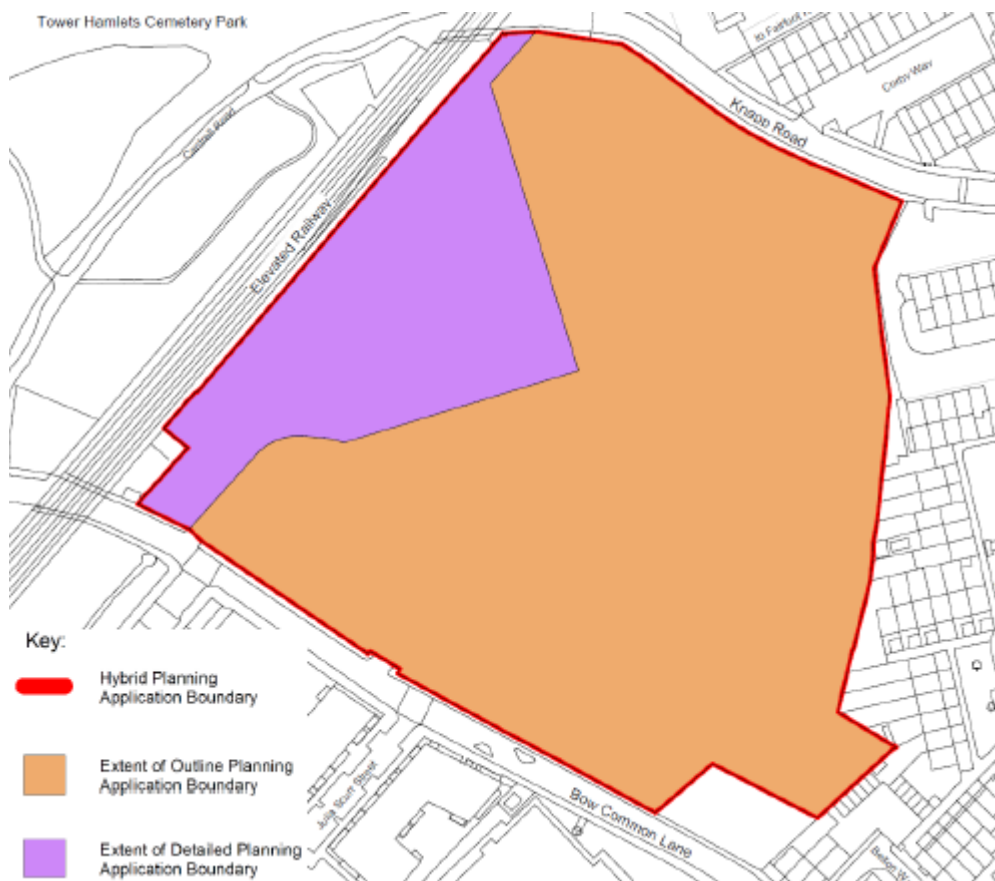
1 SITE AND SURROUNDINGS

- 1.1 Bow Common Gasworks is a 3.86-hectare former gasworks site located within the Bromley South ward. The site has limited physical structures on the site with all above ground gasholders having been removed and the site decommissioned. Five of the seven below ground gasholder structures remain on Site, as well as two existing disused buildings along the Site's southern boundary, Bow Cottage and 120 Bow Common Lane.
- 1.2 The Site is bound to the north-west by a railway line and Tower Hamlets Cemetery Park, to the south by Bow Common Lane, to the east by the Poplar Harca Lincoln North Estate and to the north by Knapp Road. Retaining boundary walls surround the Site along the east, and northern boundaries with the existing primary access from Bow Common Lane and a second point of access towards Knapp Road.
- 1.3 The Site is not located within a Conservation Area but is located in vicinity of Tower Hamlets Cemetery Conservation Area to the north-west, Ropery Street Conservation Area to the west and Swaton Conservation Area to the north-east.
- 1.4 Towers Hamlets Cemetery Park Local Nature Reserve (LNR) and Site of Metropolitan Importance for Nature Conservation (SINC) is located adjacent to the north-western boundary of the Site. The Site is not in an Archaeological Priority Area. There are no heritage or cultural designations within the Site, however there is a non-designated (locally listed) heritage asset (Bow Cottage) in the western corner of the Site.
- 1.5 The Site has an overall Public Transport Access Level (PTAL) of 2, however along the south-west boundary the PTAL rating is 3, and in the north-west corner the rating is 6a..The nearest DLR station is Devons Road (500m). The nearest London Underground stations are Bow Road (600 m, District and Hammersmith and City lines and DLR) and Mile End (600 m, Central, District and Hammersmith and City lines). The nearest bus stops are stop MM, immediately adjacent to the Site, served by bus route 323, Devons Road (120 m), which is served by the 309 bus route, and a further four routes served by buses running along the A1205, with a bus stop a six minute walk from the Site.
- 1.6 The Site lies within Flood Zone 1, meaning the Site has a low probability of flooding from river/tidal sources.
- 1.7 In terms of character, the surrounding area is characterised by predominately medium density residential land uses with supporting commercial and community uses. To the east of the site are low rise 2-4 storey residential blocks within the Lincoln North estate. To the south of the site is the Leopold Estate a residential development of buildings up to 9 storeys in height. The St Pauls Way School is also located south of the Site.
- 1.8 Directly to the north of the Site and separated by the existing railway line is the Tower Hamlets Cemetery Park.
- 1.9 Within the wider area there are a number of current developments either recently complete or coming forward. These include Bow Enterprise Park 450m east of the Site, recently completed and provides 557 residential units and up to 6,220 sqm of commercial floorspace across buildings ranging in height from three to 20 storeys (planning application reference: PA/10/01734). To the south east of the site adjacent to Langdon Park Station is a recently completed development providing 206 units within a u-shaped block with a tower extending to 22 storeys in height. Immediately north of Tower Hamlets Cemetery Park is the redevelopment of St Clements Hospital providing 252 residential units across eight new buildings that extend up to nine storeys in height

- 1.10 The site is allocated for a strategic residential led mixed use development both within the Council's newly adopted and previous Local Plan – Site Allocation 2.1 Bow Common Lane.
- 1.11 In addition to this, the site also falls within the Poplar Riverside Housing Zone, which was designated by the Mayor of London in 2016, and the emerging Poplar Riverside Opportunity Area in the Intend to Publish London Plan 2019. These are intended to increase housing delivery in a part of the borough with significant infrastructure challenges

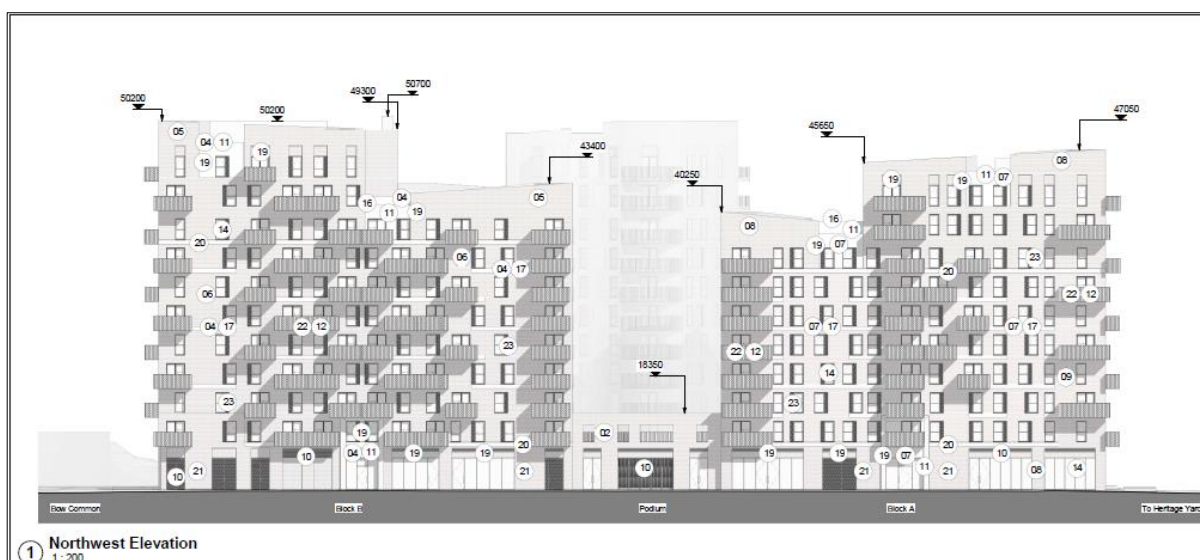
2. PROPOSAL

- 2.1 The application submitted is for a part detailed planning permission, part outline planning permission for the redevelopment of the Site. The detailed planning permission element relates to Phase 1 of the development for which full details have been submitted. The outline component relates to the wider redevelopment of the Site the finer details of which would be subject of reserved matters applications should planning permission be granted.



The Detailed component (Phase 1)

- 2.2 Detailed planning permission is sought for 235 residential units across three blocks with the addition of 775sqm of non-residential space and the delivery of 0.05ha of the public park.
- 2.3 Residential units are to be delivered across three buildings between 8 and 11 storeys in height. The development would deliver 39% affordable housing.z`



The Outline Component

2.4 It is proposed that the outline component of the scheme would deliver:

- 144,000 sqm GEA residential floorspace
- 35% affordable housing across the development
- A mix of non-residential floorspace (A1- A4 maximum 1500sqm) (B1 maximum 1,000 sqm)
- Sixth Form Centre (education)
- 1 ha. consolidated strategic open space

2.5 The proposal would be 'controlled' through the use of the three principle documents: the **Parameter Plans, the Development Specification and the Design Code**. Together, they set out the ranges and principles (for those parts of the proposal that are submitted in Outline) relating to the detail of appearance, landscaping, layout and scale.

2.6 The **Parameter Plans** define the following:

| Parameter Plan | Subject |
|------------------|---|
| Parameter Plan 1 | Hybrid Planning Application boundary |
| Parameter Plan 2 | Outline and detailed planning application areas |
| Parameter Plan 3 | Existing site levels |
| Parameter Plan 4 | Development blocks and public park |
| Parameter Plan 5 | Proposed site levels |
| Parameter Plan 6 | Predominant ground floor uses |
| Parameter Plan 7 | Access and movement |
| Parameter Plan 8 | Proposed basements |
| Parameter Plan 9 | Maximum Building Footprint and Heights |

2.7 The **Development Specification and Design Code** documents are to be read alongside the Parameter Plans and other submitted documents. It sets out a written account of the

parameter plans and details and provides the framework within which the reserved matters must come forward.

| Reserved Matter | Description |
|-----------------|--|
| Appearance | The aspects of the development which determine the visual impression the development makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. |
| Landscaping | The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features. |
| Layout | The way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. |
| Scale | The height, width and length of each building proposed within the development in relation to its surroundings. |

- 2.8 The detail of the above elements would therefore be assessed through four reserved matters and any conditions and S106 obligations attached to the permission. The acceptability of these details at reserved matters stage would be subject to the limitations within the Parameter Plans, Development Specification and Design Code documents.
- 2.9 In order to provide a greater understanding of the Outline component of the scheme, some of the key parameter plan, together with a short commentary, has been set out below. Some of the details on the plans will appear small; these have been included in order to provide an explanation surrounding the purpose of each Parameter Plan. The full set of plans can be viewed in detail on the Council's website, along with the full suite of planning application documents.

Parameter Plan 4 – Development parcels and public park

For the Outline component, the amount of floorspace sought is up to 144,000sqm (GEA) of Residential floorspace, including the safeguarded floorspace for the Sixth Form Centre within Development Parcel 4.

This floorspace would be delivered within the plots/ development parcels (1-5) shown on this plan.

The built form and resident's communal amenity space would be contained within the plots.

It should however be noted that the plots are subject to an additional allowance of up to 2m for bolt on balconies, canopies and awnings projecting out from the plot extent.

The plan also shows the park; the development specification states that this would be publicly accessible and at least 1ha in size. It is proposed that it would feature soft landscaping, including planting and trees. The delivery of the park will be in phases agreed as part of the site wide landscaping and ecology strategy.



Parameter Plan 4

Parameter Plan 6 – Proposed ground floor uses

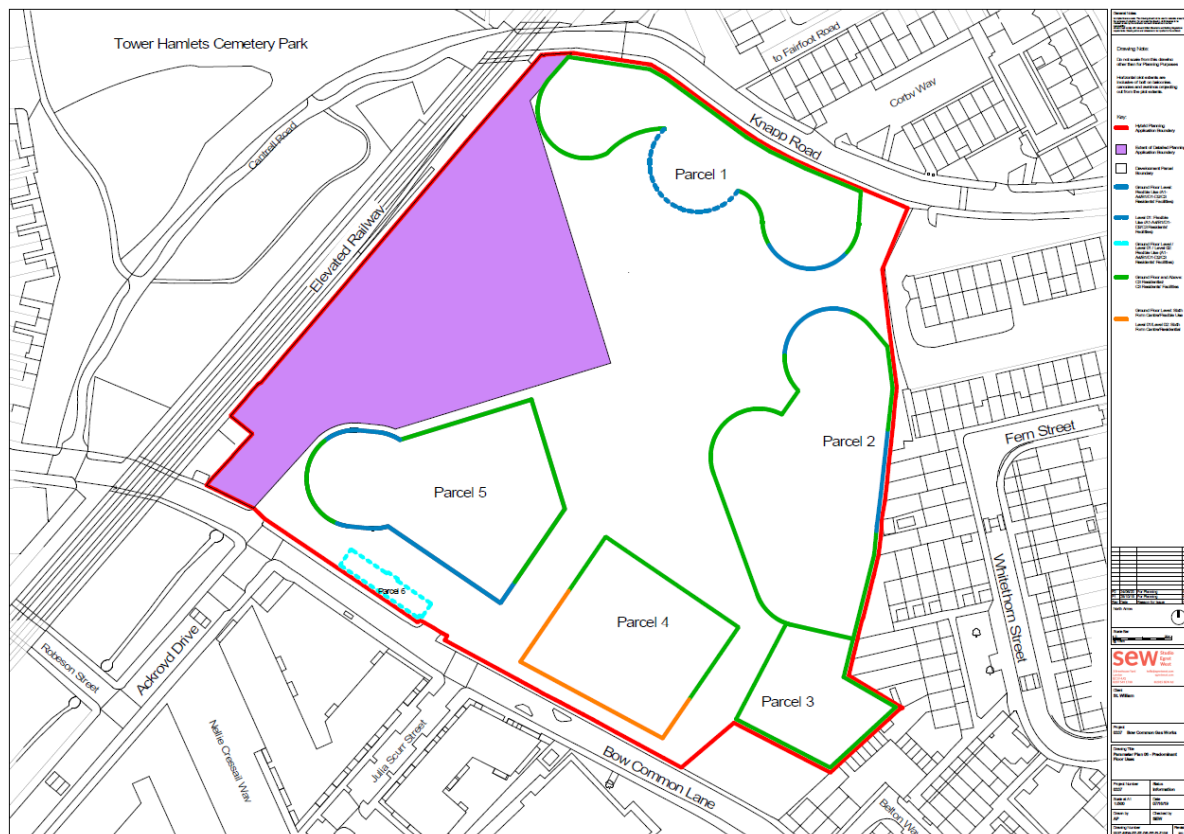
This plan shows the location of the ground floor uses.

The majority of the ground floor uses across the Outline component would be residential or residents' facilities. Development parcel 4 would include the Sixth Form education use.

The planning application seeks flexible non-residential floorspace; this floorspace could comprise the following use classes: A1,A2, A3, A4, B1, D1 and D2.

The Development Specification proposes a maximum GIA allowance per non-residential use, set out below:

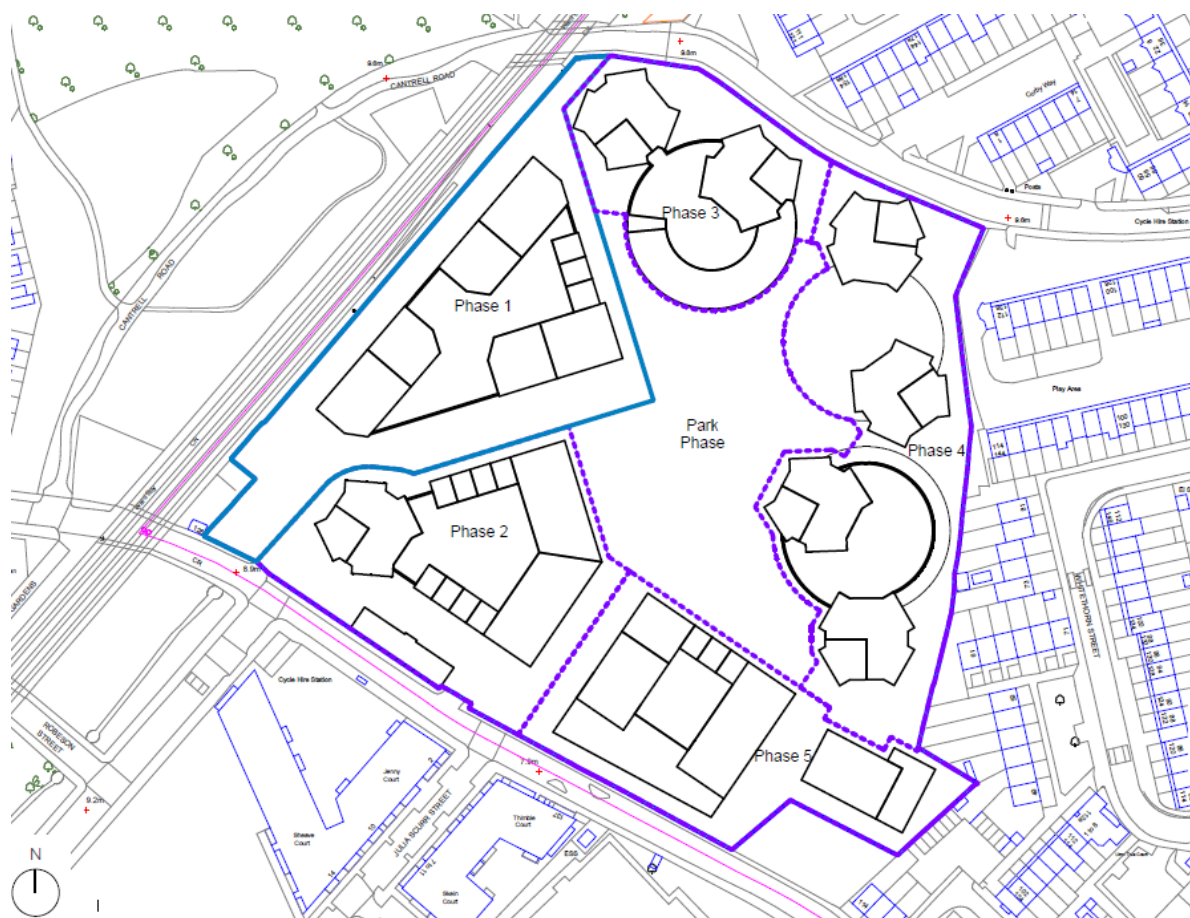
| Use Class | Maximum GIA allowance (sqm) |
|-----------|-----------------------------|
| A1- A4 | 1,500 |
| B1 | 1,000 |
| D1 | No maximum** |
| D2 | No maximum** |



Parameter Plan 6

Other key elements of the Outline component:

Phasing



- 2.10 The implementation of the proposed development would come forward in a phased manner. It is envisaged that the implementation of the development would be phased in the following way:

| Phase | |
|---------|---|
| Phase 1 | as per the Full component of the scheme |
| Phase 2 | comprising parcel 5 & 6 |
| Phase 3 | comprising parcel 1 |
| Phase 4 | comprising parcel 2 |
| Phase 5 | comprising parcel 3 & 4 |

- 2.11 It should be noted that the chronology of the phasing may be altered to facilitate the requirement to deliver specific elements of the site or to fit in with the remediation timetable.

3 RELEVANT PLANNING HISTORY

Bow Common Site

- PA/19/00681 - Demolition of existing boundary wall- Permitted - 23/05/2019
- PA/18/01835 - Environmental Improvement Works (Remediation) - Permitted 20/12/2018
- PA/18/01834 - Installation of DGG Compound (relocation from within former gasworks site)- Permitted 20/12/2018
- PA/18/01832 - Creation of new access to Bow Common Lane- Permitted - 20/12/2018
- PA/17/02663 -Demolition of former office and stores building - Refused 15/11/2017 (subsequently permitted)
- PA/17/01200 - Erection of district gas governor (DGG) compound, to include 2no. district gas governor kiosks and one electrical kiosk, with 2.4 metre brick boundary wall to east, south and west elevations, and associated environmental improvement works (remediation) - Permitted 08/08/2017
- PA/17/00728 - Infilling of below ground gasholder (7) tank following demolition of gasholder - Permitted - 08/05/2017
- PA/17/00727 - Infilling of below ground gasholder (5) tank following demolition of gasholder - Permitted 08/05/2017
- PA/16/00891 - Demolish the two remaining gasholders and outbuildings - Prior Approval Given - 06/05/2016
- PA/16/01031 - Request for Screening Opinion as to whether an EIA is required for in respect of the demolition of two collapsed gasholders and outbuildings - EIA not required - 06/05/2016
- PA/16/00325 - Application for revocation of Hazardous Substance Consent under the Planning - (Hazardous Substances) Act 1990 - Granted October 2020
- PA/06/01847 - Erection of a 15m high telecommunications monopole - Refused 12/12/2006

4 PUBLICITY AND ENGAGEMENT

Original scheme November 2019

- 4.1 A total of 1148 planning notification letters were sent to nearby properties on 19/11/2019, site notices were displayed, and a press notice was published.
- 4.2 In response to the consultation on the original scheme the Council received 146 objections. The issues raised in objection are summarised in paragraph 4.5 and 4.7 below.

Amended scheme July 2020

- 4.3 As part of the public consultation on the amended scheme a full re-consultation was undertaken. Consultation letters were sent on 13/08/20 to all 1148 neighbouring residents previously consulted as well as to those people who commented on the scheme as part of the original consultation. A site notice was erected, and press notice published.
- 4.4 In response to the amended scheme the Council received 82 letters objecting to the development including a letter of objection from the MP from Poplar and Limehouse Apsana Begum. The details of the issues raised are summarised in paragraph 4.5 and 4.7 below.

Issues raised within consultation responses

4.5 The main issues raised in relation to the original scheme were

- Overshadowing will impact on the ecology of the Cemetery Park
- Concerns regarding the impact of overshadowing on the wildflower meadow and bee population
- The daylight and sunlight information should be updated to show the full impact of overshadowing
- Light pollution will impact on the park ecology
- The development should be reviewed and the heights reconfigured
- The density of development is out of context for the area
- Concerns regarding the potential appearance of the new greenspace as private space
- Potential impact on neighbouring residential daylight

4.6 Following the re-consultation on the amended scheme the majority of objections received were regarding the impact of the development still overshadowing the Cemetery Park and seeking further reductions in height

Petition

4.7 A Change.org petition objecting to the proposals was initiated by the Friends of Tower Hamlets Cemetery Park. The petition was initiated in objection to the original scheme and raised the following issues

Proposals for the Bow Common Gas Works development submitted by St William Homes (a joint venture between the Berkeley Group and National Grid) include 14 very tall, densely packed tower blocks consisting mostly of luxury housing. Eight of the blocks would rise between 48 and 89 metres high, four of these directly border Tower Hamlets Cemetery Park (THCP), a designated Local Nature Reserve. The buildings would plunge large areas of the neighbouring Cemetery Park into shadow by day and pollute it with light by night. Changes in light and temperature would disrupt the park's unique habitats for wildlife and its carefully balanced ecosystems. A critical site for regional biodiversity, THCP is home to many species of birds, bats, insects and plants. Among these are rare and threatened species which risk further decline if the plans go ahead

4.8 Following the submission of the amended scheme the petition was updated to recognise the progress made with regards the height reduction but continuing to raise concerns regarding building A and B overshadowing the park and seeking further reductions in height.

4.9 The petition has received approximately 12000 signatures.

4.10 The material planning issues raised within the objections above will be considered in the relevant sections of the report.

Applicants Community Engagement

4.11 As detailed within the submitted Statement of Community Involvement (October 2019) and addendum (July 2020), the applicant engaged with neighbouring residents through a range of events between January 2019 November 2020. These included community group meetings, exhibitions, drop in events as well as focused discussions with neighbouring stakeholders including the Friends of Tower Hamlets Cemetery Park.

5 CONSULTATION RESPONSES

Internal Consultees

LBTH Transportation and Highways

- 5.1 The proposals for the detailed application (Phase 1) outlines a car free development other than 7 accessible parking spaces initially. This equates to 3% of the total number of units, which is an acceptable approach and is in line with the Intend to Publish (ItP) London Plan. The applicant is required to provide a parking management plan showing where the remaining 7% which can be provided in the future to bring the provision up to the required 10% can be provided in the future if the demand for accessible parking is there.
- 5.2 Should the development be approved there must be a 'Permit Free' agreement as a condition to any approval. This will restrict all future residents (other than those who are registered blue badge holders or who qualify under the Permit Transfer Scheme) from applying for a residents parking bay on street. This should be secured via the s106 agreement (or similar mechanism as agreed by the case officer).
- 5.3 The applicant is required to provide a minimum of 5% of the cycle provision as 'Sheffield' type stands to cater for larger and adapted bikes as well as encouraging the use of cargo bikes. All cycle parking facilities must accord with the London Cycle Design Standards in terms of layout and access.
- 5.4 At present the site is impermeable to members of the public which results in severance to the local population. As part of the Site Allocation this matter was one which required addressing. The transport documents refer to this and states "The Site has been designed to ensure permeability for pedestrians and cyclists. The street level areas within the Proposed development have been designed around the requirements for pedestrian and cyclist activity to prosper, and for the minimisation of impacts by vehicular movement." In the main the proposals succeed in this. All the footways, cycleways and shared area routes within the development boundary will be open to the public at all times. This will improve connectivity for future residents and existing residents locally, as well as safeguarding for the future. The network has been designed to follow the pedestrian desire lines of accessing the residential and commercial facilities, public open areas and public transport facilities. This proposal will remove the current severance in the local area which the present site (and its former use) created. Servicing routes are supported subject to conditions
- 5.5 In summary the highways group has no in principle objections to the proposed use of this site. It is a high-density development that brings back into use a derelict site in line with the Council's site allocation within the Local Plan 2031. The applicant has engaged positively with the highway authority during the pre-application process which is welcomed. It is considered that the approach to parking restraint for the detailed application must be maintained for the outline scheme and that exemplary cycle facilities are provided throughout the development. The proposed improvements in permeability and link to the cycle infrastructure in particular is welcomed along with the proposed improvements to the public highway.

LBTH Waste Policy and Development

- 5.6 Waste officers requested the applicant explore alternative methods for waste storage and collection.

LBTH Environmental Health (Air Quality)

- 5.7 Air Quality officers raised no objections. The recommended conditions in relation to dust will be attached to any forthcoming consent.

LBTH Environmental Health (Noise/Vibration)

- 5.8 The residential units within phase 1 on the boundary with the trainline will require acoustic attenuation.

- 5.9 Noise officers raise no objection, subject to standard conditions and imposition of operating hour controls on commercial units.

LBTH Design

- 5.10 The proposed development is supported. The scale and massing are considered appropriate for the site and the design is considered high quality. The level and quality of the green space is welcome.

LBTH Environmental Health (Contaminated Land)

- 5.11 Contaminated Land officers raise no objection, subject to standard conditions.
- 5.12 The recommended conditions will be attached to any forthcoming consent.

LBTH Sustainable Urban Drainage (SUDS)

- 5.13 No comments received.

LBTH Biodiversity

- 5.14 In an ideal world, there should be no shading of Tower Hamlets Cemetery Park at all. While we cannot quantify the ecological impacts, it is logical that any shading is likely to have some sort of adverse impact on some species. However, the revisions do significantly reduce the amount of shading, and I think the impacts are likely to be pretty minor.
- 5.15 The proposed onsite landscaping and green roofs would provide a significant net gain in biodiversity, which would undoubtedly be greater than any adverse impact from shading. In terms of the mitigation hierarchy, the applicant has altered the proposals to avoid much of the impact of shading and is providing a significant amount of onsite habitat creation to compensate for any adverse impacts on the adjacent LNR. I therefore think the proposal is compliant with policy D.ES3. I would not, therefore, recommend refusal of the application on biodiversity grounds.
- 5.16 Other impacts, from additional visitor pressure, noise, etc are still likely to be an issue, and the Section 106 Agreement should include a suite of measures, agreed with the Friends of Tower Hamlets Cemetery Park, to mitigate the impacts of increased visitor pressure.

LBTH Energy Efficiency

- 5.17 No objection subject to conditions. Details are incorporate within the 'Environment' section of this report.

LBTH Enterprise and Employment

- 5.18 Advice received regarding the financial obligations to be secured within the S106 agreement, details and figures are included in Section 8.2 of this report.

LBTH EIA

- 5.19 The EIA has been reviewed by competent professionals and found sound subject to the mitigation identified within the council's Final Review Report being secured as part of any forthcoming consent.

LBTH Heritage

- 5.20 The applicant should review the proposals and retain the locally listed building.

External Consultees

Environment Agency

- 5.21 The EA raised no objection subject to a number of conditions regarding contamination remediation, long term monitoring of the site, SUD's and Piling details.

Historic England

- 5.22 Historic England welcomes the retention and re-use of 120 Bow Common Lane and consider its inclusion within the wider redevelopment scheme to be high quality place-making. The demolition of locally listed Bow Cottage is regrettable, and your authority should seek every assurance that this demolition is necessary and justified.
- 5.23 It is the development's relationship with Tower Hamlets Cemetery and the Ropery Street Conservation Area which, in Historic England's view, causes the most notable impacts, particularly caused by the tallest building in the proposals, the phase 2 building, which has yet to be designed in detail. This building is substantially taller than the majority of surrounding buildings within the area, and it's placement within the development site, close to the Cemetery and Ropery Street Conservation Areas further intensifies its impact. On this basis we encourage your Authority to seek a redistribution in the the heights of the blocks to minimise the harm caused by the tallest phase 2 building.
- 5.24 *Officer comment: It should be noted that the building referenced (building S) was reduced by 6 storeys following this advice and in consultation with Historic England.*

Greater London Archaeological Advisory Service (GLAAS)

- 5.25 No objection subject to conditions regarding the submission of a written scheme of investigation (WSI)

TfL

- 5.26 Financial Contributions are sought towards bus capacity enhancement (£450,000) and Mile End Station travel Study (£60,000)
- 5.27 Details of the relocation of bus stop on Bow Common Lane is not yet agreed. This will be dealt with as part of RMA's within outline scheme.
- 5.28 The creation of a pedestrian and cycling route through the site which connects Bow Common Lane and Knapp Road is welcomed. Routes through the site which are for both pedestrians and cyclists should be designed in accordance with London Cycle Design Standards (LCDS)
- 5.29 It is noted that land has been safeguarded for pedestrian routes adjoining residential estate and Cemetery Park. The safeguarding of land and a requirement to pursue the creation of these connections should be secured within the s106 agreement.
- 5.30 Improvements to Bow Common Lane and Knapp Road, with the exception of relocating the bus stops, to create healthy streets are supported in principle. In regards to Bow Common Lane, it is considered that the applicant could identify additional measures, such as streetscape improvements, to help integrate with the adjoining development to the south. Improvements to Knapp Road provide the opportunity to create a more pedestrian and cycle friendly street environment and address existing constraints.

Parking and access

- 5.31 In line with draft London Plan policy T6.1, at least 20 per cent of parking spaces provided should have active Electric Vehicle Charging Points (EVCP), with passive provision provided for all remaining spaces. The Parking Design and Management Plan should contain details on how passive provision can be activated, should demand arise.
- 5.32 A One car club space is to be provided as part of Phase 1. To accord with draft London Plan policy, this space, and any subsequent car club spaces, should be provided with an active EVCP.
- 5.33 The site is located within a Controlled Parking Zone (CPZ). Restricting future residents from the proposed development from applying for a parking permit should be secured through the S106 agreement.
- 5.34 There is some concern that the introduction of a layby on the north side of Bow Common Lane could impact the footway width in this location. Clarity is therefore sought on the width of the footway that will be available should a large vehicle be stopped in this location.

Cycle Parking

- 5.35 The level of cycle parking provision for the residential element of Phase 1 accords with draft London Plan standards. A condition should be attached to any planning permission granted for this site which requires subsequent phases to provide cycle parking in line with draft London Plan standards.

Greater London Authority

- 5.36 As highlighted within their Stage 1 response, the GLA is strongly supportive of the principle of a high density residential-led development. They consider the design responds well to the local context and the loss of the locally listed building is outweighed by the benefits of the development.
- 5.37 The GLA are satisfied the development would meeting the requirements to follow the fast track route. The applicant has demonstrated extraordinary costs and would deliver 35% affordable housing across the development.
- 5.38 Financial contributions should be sought to mitigate the impact of the development on the transport network.

Metropolitan Police (Designing Out Crime)

- 5.39 No objection subject to conditions regarding secure by design standards

London Fire Brigade

- 5.40 No comments

Natural England

- 5.41 No comments.

London and Middlesex Archaeological Society

- 5.42 Concerns raised regarding the scale of development and impact on overshadowing of the Cemetery Park

6 RELEVANT PLANNING POLICIES AND DOCUMENTS

- 6.1 Legislation requires that decisions on planning applications must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise.
- 6.2 The NPPF (2019), which the Development Plan needs to be in accordance with, sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally prepared plans for housing and other development can be produced.
- 6.3 The purpose of the planning system is to contribute to the achievement of sustainable development which has the following three overarching objectives: economic, social and environmental.
- 6.4 The adopted Development Plan comprises:
- The London Plan (2016)
 - Tower Hamlets Local Plan 2031, "The Local Plan", (adopted January 2020)
- 6.5 The key adopted development plan policies relevant to the determination of this proposal are:

Housing - *(standard of accommodation, amenity, playspace)*

- Local Plan policies – S.H1, D.DH2, D.H3
- London Plan policies – LP3.3-9, LP3.10-13, LP3.14-15

Land Use - *(residential, industrial)*

- Local Plan policies - S.SG1, D.TC3, S.EMP1, D.EMP2, D.SG3, D.CF2
- London Plan policies – LP3.14, LP4.7, LP2.13, LP2.16

Design and Heritage - *(layout, townscape, massing, heights and appearance, materials, heritage)*

- Local Plan policies - S.DH1, D.DH2, S.DH3, D.DH4, D.DH6
- London Plan policies – LP7.1 - 7.8

Amenity - *(privacy, outlook, daylight and sunlight, noise, construction impacts)*

- Local Plan policies - D.DH8
- London Plan policies – LP7.6, LP 7.14, LP7.15

Transport - *(sustainable transport, highway safety, car and cycle parking, servicing)*

- Local Plan policies - S.TR1, D.TR2, D.TR3 D.TR4
- London Plan policies – LP 6.1, LP6.3, LP6.5- LP6.13

Environment - *(energy efficiency, air quality, odour, noise, waste, biodiversity, flooding and drainage, Thames Water and contaminated land)*

- Local Plan policies – S.SG2, D.SG3, S.ES1, D.ES7, D.ES2, D.ES9, D.ES3, D.ES4, D.ES5, D.ES7, D.ES8

- London Plan policies – LP3.2, LP5.1 - 5.15, LP5.21, LP7.14, LP7.19, LP7.21,

6.6 Other policy and guidance documents relevant to the proposal are:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)
- LP Housing SPG (updated 2017)
- LP Affordable Housing and Viability SPG (2017)
- GLA Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)
- LBTH Planning Obligations SPD (2016)

Emerging Policy

- 6.7 The Mayor of London's Draft New London Plan with Consolidated Suggested Changes was published in July 2019. The Examination in Public took place in January 2019. Generally, the weight carried by the emerging policies within the Draft New London Plan (2019) is considered significant as the document has been subject to Examination in Public (EiP).
- 6.8 The 'Intend to Publish' version of the draft incorporates all of the Mayor's suggested changes following the EiP and was made available by the Mayor of London in December 2019.
- 6.9 However, some policies in the Intend to Publish London Plan (2019) are subject to Secretary of State directions made on 13/03/2020, these policies are considered to have only limited or moderate weight. The statutory presumption still applies to the London Plan 2016 up until the moment that the new plan is adopted.
- 6.10 The key emerging London Plan policies relevant to the determination of this application are:

Housing

- Intend to Publish London Plan policies – H1, H2, H3, H5, H6, H7, H8, H12

Land use

- Intend to Publish London Plan policies – SD1, SD10, S1, H1, E1, E4, E9

Design and Heritage - (*layout, townscape, massing, heights and appearance, material heritage*)

- Intend to Publish London Plan policies – D1A+B, D2, D3, D4, D7, D8, D9, D10, D11, HC1

Amenity - (*privacy, outlook, daylight and sunlight, noise, construction impacts*)

- Intend to Publish London Plan policies – D13.

Transport - (*sustainable transport, highway safety, car and cycle parking, servicing*)

- Intend to Publish London Plan policies – T1, T2, T3, T4, T5, T6, T6.1, T6.4, T6.5, T7, T9

Environment - (energy efficiency, air quality, odour, noise, waste, biodiversity, flooding and drainage, Thames Water and contaminated land)

- Intend to Publish London Plan policies – SI2, SI3, SI12, SI13, G6

7 PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- Land Use
- Housing
- Design & Heritage
- Neighbouring Amenity
- Transport and Servicing
- Environment
- Human Rights and Equalities

LAND USE

7.2 The application site is designated within the Local Plan as a strategic housing site (Site Allocation 2.1). The site allocation requirements for the site are detailed below.

Site Allocation 2.1 Bow Common Lane

7.3 Design principles

Development will be expected to:

- respond positively to the setting of the two conservation areas: Tower Hamlets Cemetery and Swaton Road and the local nature reserve, as well as the scale, height, massing and fine urban grain of the surrounding built environment
- integrate the site with Tower Hamlets Cemetery Park through new or improved pedestrian and cycle routes
- ensure safe pedestrian and cycling access to the secondary school
- locate family housing overlooking the publicly accessible open space
- provide new open space with a minimum size of one hectare, which is consolidated and designed to provide multi-functional leisure and recreational uses
- integrate the site into the green grid route along Knapp Road and Bow Common Lane
- improve biodiversity and ecology within the open space and green infrastructure
- improve walking and cycling connections to, from and through the site, specifically to address poor permeability created by the site. These should align with the existing urban grain to support legibility, specifically joining Knapp Road to Bow Common Lane
- improve public realm with active site edges, specifically along Bow Common Lane
- provide active frontages along the railway to enhance the use and setting of the railway arches as a non-designated heritage asset, and
- implement noise screening measures/or a green buffer in areas bordering the railway line.

Delivery considerations

- a) Development should address the impact of air quality through mitigation measures.
- b) Development should acknowledge the associated costs of decommissioning the gasworks and the relocation of any significant equipment and address any environmental pollution and onsite decontamination requirements caused by the gasworks.
- c) Prior to demolition, the gasholders on the site did not accommodate any employment floorspace and therefore this floorspace does not need to be re-provided as part of any new scheme.
- d) Development should accord with any flood mitigation and adaptation measures stated within the borough's Strategic Flood Risk Assessment and the sequential test.
- e) An assessment should be carried out to understand the potential contamination on site prior to any development taking place.

Principle of the development

- 7.4 The scheme proposes to replace a vacant brownfield, former utilities site with a mixed-use residential led development including commercial floorspace and a Sixth Form Centre and 1ha consolidated open space. The principle of a residential led mixed use development aligns with the land use requirements outlined in the Site Allocation.
- 7.5 Officers consider that the proposed supporting non-residential uses would allow for a mix of commercial activity across the site that would generate employment opportunities, as well as services and facilities for residents of the development and the wider local community also in line with the expectations of the Site Allocation.

Non-residential floorspace

- 7.6 The Site Allocation expects the provision of employment numbers through a range of floor spaces which support small to medium enterprise; including creative industries and retail. The proposals include the provision of 775 sqm flexible residential facilities and commercial floorspace (Use Classes A1, A2, A3, A4, B1, C3, D1 and D2) within Phase 1 (the detailed component) along the western edge fronting the railway line. This flexible space which has been designed for either residential facilities or commercial uses at ground floor level will ensure active frontages along this edge. The space has been designed to be flexible and adaptable in order to suit a wide range of occupiers including small and medium enterprises which could include creative industries or retail.
- 7.7 Flexible commercial space is also proposed within the outline element of the scheme with parameter plan 6 'predominant floor uses' indicating where these uses will be located within the Site. This would include the refurbishment and reuse of the 120 Bow Common Lane building. The Development Specification includes maximum floorspace thresholds for the non-residential uses on the site.

Residential floorspace

- 7.8 Part 11 of the NPPF (2019) requires planning policies and decisions to promote an effective use of land and paragraph 118 (c and d) states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs and promote and support the development of under-utilised land and buildings.
- 7.9 Intend to Publish London Plan Policy H1 also places a strategic expectation that the Borough will need to deliver 35,110 homes as a 10-year housing target (annualised to 3,511 per year) between 2019/20 and 2028/29. As detailed in this policy, it is expected that much of this housing delivery is targeted within Opportunity Areas and areas identified by Local Planning Authorities for redevelopment and regeneration.
- 7.10 The Local Plan Policy S.H1 outlines the need for the Borough to secure the delivery of 58,965 new homes between 2016 and 2031, which equates to 3,931 new homes each year. The Central Sub Area within Tower Hamlets is expected to deliver 7,597 new homes and strategic open space requirements for the Area and only has two allocated sites - Bow Common Lane and Chrisp Street.
- 7.11 Therefore, taking into consideration the local and strategic policy designations as well as the NPPF (2019) the provision of housing and supporting non-residential uses in this location carries substantial weight in favour of the proposal.

School

- 7.12 Bow Common is also one of 5 sites ear marked as potentially accommodating a secondary school. As part of the outline scheme the applicant has proposed a Sixth Form Centre at the request of the LBTH Education team. The applicant has been in discussions with the Council's Education team regarding the requirements of the site. The location of the proposed Sixth Form Centre has been considered in the context of the wider proposals as well as the existing surrounding context, which includes the St Paul's Way Trust School on the other side of Bow Common Lane. The proposed Sixth Form Centre will sit within a mixed-use plot (residential and school) fronting Bow Common Lane.

Open space

- 7.13 The proposals include 1ha of consolidated open space in form of the central 'Common' greenspace. This is in line with the expectations of the Site Allocation.

Land Use Conclusions

- 7.14 The provision of housing in this location is strongly supported by strategic and local policies and the NPPF (2019) which seeks to make effective use of brownfield land. The Bow Common Lane Site Allocation requires mixed-use residential led development, comprising supporting commercial uses which would complement the overall land use mix.

HOUSING

- 7.15 The Local Plan Policy S.H1 outlines the need for the Borough to secure the delivery of 58,965 new homes across the Borough between 2016 and 2031, which equates to 3,931 new homes each year. Intend to Publish London Plan Policy H1 also places a strategic expectation that the Borough will need to deliver 35,110 as a 10-year housing target (annualised to 3,511 per year) between 2019/20 and 2028/29. As detailed in this policy, it is expected that much of this housing delivery be targeted within Opportunity Areas. Furthermore, 7,595 of the expected 35,110 is intended to be delivered by the Central Sub Region, which comprises only two allocated sites, Bow Common Gas Works is one of them.

- 7.16 The Site is 3.86 hectares (ha) and located within the Bromley South Ward. The Site lies within the emerging Poplar Riverside Opportunity Area and the Poplar Riverside Housing Zone (2016) which has the potential to deliver 9,000 new homes and improved connectivity.
- 7.17 The proposed development on a site wide basis would deliver approximately 1450 new residential units. This figure is based upon the maximum parameters and thresholds proposed by the applicant. It is proposed that Phase 1 of the development (the detailed component) would deliver 235 homes.
- 7.18 It is considered that the proposed development would make a considerable contribution to the achievement of the Council's housing targets and will meet the requirements of the site allocation. This is considered a significant benefit of the scheme.

Housing Mix and Tenure

- 7.19 Pursuant to Policy 3.8 of the London Plan, new residential development should offer genuine housing choice, in particular a range of housing size and type. The Intend to Publish London Plan draft Policy H10 also notes that housing size mix should have regard to the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in locations closer to a town centre or station or with higher public transport access and connectivity. The Local Plan Policy D.H2 also seeks to secure a mixture of small and large housing that meet identified needs. Specific guidance is provided on particular housing types and is based on the Council's most up to date Strategic Housing Market Assessment (2017). The required mix within each tenure is shown in the table below. Supporting text acknowledges that greater unit mix flexibility can be applied to the market tenure unit mix (paragraph 9.37 (c)).

7.20

| | Market | Intermediate | Affordable rented |
|-------|--------|--------------|-------------------|
| 1 bed | 30% | 15% | 25% |
| 2 bed | 50% | 40% | 30% |
| 3 bed | 20% | 45% | 30% |
| 4 bed | | | 15% |

- 7.21 The table below details the overall proposed mix of Phase 1 which would provide 39% affordable housing when measured by habitable room:

| Unit Size | Total Units | Affordable Housing | | | | | | Market Housing | | |
|--------------|-------------|--------------------|-------------|-----------------|--------------|----------|-----------------|----------------|-------------|-----------------|
| | | Affordable Rented | | | Intermediate | | | | | |
| | | Units | As a % | Policy Target % | Units | As a % | Policy Target % | Units | As a % | Policy Target % |
| Studio | 34 | - | - | - | - | - | - | 34 | 57% | 30% |
| 1 Bed | 82 | 16 | 26% | 25% | - | - | 15% | 66 | | |
| 2 Bed | 90 | 16 | 26% | 30% | - | - | 40% | 74 | 43% | 50% |
| 3 Bed | 18 | 18 | 30% | 30% | - | - | 45% | 0 | 0% | 20% |
| 4 Bed | 11 | 11 | 18% | 15% | - | | | 0 | | |
| Total | 235 | 61 | 100% | 100% | - | - | 100% | 174 | 100% | 100% |

- 7.22 It should be noted that the development as a whole including both the detailed and outline components is proposing to provide a policy compliant 70:30 split between affordable rented homes and Intermediate housing. This will be secured as part of the S106 agreement and an Affordable Housing Statement will be submitted to the Council with each phase of the development detailing how the affordable units are being delivered in each phase
- 7.23 As detailed in the table above Phase 1 of the development proposes to prioritise the delivery of affordable rented units in place of intermediate units. Whilst this would generally not be acceptable on a single-phase scheme and would not meet the policy requirement for a 70:30 split between affordable rented and Intermediate as noted above, Phase 1 must be considered in the context of the site wide offer which is proposing a policy compliant affordable housing offer. Officers also note that the affordable rented units include a significant proportion of larger family housing. This is advantageous in that it secures the delivery of more affordable rented family housing at an earlier point in time.
- 7.24 In terms of the unit mix within Phase 1 the proposals broadly meet the policy requirements within the affordable rented portion with a slightly increased provision in larger family units which is welcome in this case. There are no intermediate units within this phase as discussed above, however the shortfall of intermediate units can be made up by later phases. Within the market portion there is a focus on smaller units which does not fully align with the policy requirements, however flexibility is afforded to the private tenure as outlined by supporting text to Policy D.H2. The site's accessibility and connectivity also make it a suitable location for a higher proportion of one and two bed units. Officers therefore consider that the proposed housing mix could be accepted given the quantum of affordable and particularly larger affordable family housing being proposed within Phase 1.
- 7.25 Given that the proposal for Phase 1 would make a strong contribution to addressing the acute need for affordable family housing in the borough and that the later phases of development present an opportunity to balance out the shortfall of intermediate homes, officers are satisfied with the proposed unit mix and tenure.

Affordable Housing

Affordable housing policy

- 7.26 The London Plan has a number of policies which seek to guide the provision of affordable housing in London. Policy 3.9 seeks to encourage mixed and balanced communities with mixed tenures promoted across London and provides that there should be no segregation of London's population by tenure. Policy 3.11 identifies that there is a strategic priority for affordable family housing and that boroughs should set their own overall targets for affordable housing provision over the plan period which can be expressed in absolute terms or as a percentage.
- 7.27 The Intend to Publish London Plan Policy H5 outlines the threshold approach to affordable housing for housing schemes within identified industrial land. The policy sets the threshold level of affordable housing at 50% for Strategic Industrial Locations, Locally Significant Industrial Sites and other industrial sites deemed appropriate to release for other uses, where there would be a net loss of industrial floorspace with the development in place. Applications not meeting the 50% threshold are not eligible for the Fast Track Route and will be viability tested with early and late stage reviews secured by way of legal agreement subsequent to consent.
- 7.28 The Intend to Publish Draft London Plan (December 2019) states that former employment sites, including redundant utilities sites will be an important source of housing supply over the Plan period. It also recognises that making former utility sites available for development

will be subject to substantial decontamination, enabling, rationalisation and remediation costs. It clarifies the application of Policy H5 in respect of Former Utility Sites and makes it clear that a minimum 35% affordable housing threshold can be applied to follow the 'Fast Track Route' on applications for the redevelopment, where it can be robustly demonstrated that extraordinary decontamination, enabling or remediation costs must be incurred for such sites to come forward for development (Footnote 59 to Policy H5). Such 'fast track' proposals will not be required to submit viability appraisals, nor will they be subject to advanced stage viability reviews.

- 7.29 The Local Plan Policy D.H2 sets the requirements of affordable housing provision within developments in the Borough, in terms of quantum, standard and provision. Development within the Borough is required to provide at least 35% affordable housing by habitable room, with a tenure split of 70:30 in favour of affordable rented units to intermediate.
- 7.30 Part 3 of D.H2 sets out the expected housing mix within the three residential tenures expected within large scale developments. This policy seeks to ensure a mixture of small and large housing types, including family homes, based on the Council's most up to date Strategic Housing Market Assessment (2017).

Affordable housing proposal

- 7.31 The application provides 39% affordable housing by habitable room within phase 1 and has committed to 35% affordable housing across the site.
- 7.32 The information St William provided to the GLA, pursuant to Footnote 59 to Policy H5 of the Intend to Publish London Plan, demonstrates there will be exceptional costs associated with decontamination, enabling (including gas infrastructure rationalisation) and remediation works required to bring Bow Common Gasworks forward for redevelopment. This information was reviewed and the GLA accepted the exceptional costs involved. The application to deliver 35% affordable housing across the site is therefore considered under the fast track route and would comply with both Local Plan and London Plan policies.

Affordable housing conclusions

- 7.33 In conclusion the proposed development would provide 35% affordable housing in line with policy requirements, and whilst the proposed unit mix within Phase 1 does not fully align with policy requirements, overall the provision of 39% affordable housing in Phase 1 which prioritises the delivery of affordable rented family homes and the delivery of 35% affordable housing site wide, would carry substantial weight in favour of the proposal.

Wheelchair Accessible Housing

- 7.34 Policy 3.8 of the London Plan and Policy D.H3 require that 10% of all new housing is designed to meet housing standard M4(3) for wheelchair accessibility, with the remainder of dwellings built to be accessible and adaptable dwellings in line with housing standard M4(2).
- 7.35 As part of Phase 1 24 wheelchair accessible homes are proposed which amounts to 10% of the total units, 7 of these are within the affordable rent, and 17 within the market housing.
- 7.36 The detailed floor layouts and locations within the site for the wheelchair accessible homes will be secured via a planning condition. Blue-badge accessible parking would be located within the podium garage within phase 1. No blue-badge spaces are proposed on-street. Subject to the detailed floor layouts and locations being secured the proposed wheelchair housing would be in accordance with policy.

Quality of residential accommodation

Policy

- 7.37 The GLA's Housing SPG provides advice on the quality expected from new housing developments with the aim of ensuring it is "*fit for purpose in the long term, comfortable, safe, accessible, environmentally sustainable and spacious enough to accommodate the changing needs of occupants throughout their lifetime*". The document reflects the policies within the London Plan but provides more specific advice on a number of aspects including the design of open space, approaches to dwellings, circulation spaces, internal space standards and layouts, the need for sufficient privacy and dual aspect units.
- 7.38 Policy D.H3 of the Tower Hamlets Local Plan requires that all new residential units must meet the minimum standards prescribed within the London Plan, with particular regard for 2.5m minimum floor to ceiling heights and the provision of 10% wheelchair housing. The policy also highlights the requirement that affordable housing must not be of a distinguishable difference in quality.

Proposal

- 7.39 The residential accommodation associated with the Outline phases of the proposed development would be designed in detail and assessed at reserved matters stage. However, in order to ensure that the buildings within the Outline phase are capable of achieving an acceptable standard of residential accommodation at this later stage, officers seek to make a high-level assessment.
- 7.40 This includes a review of the separation distances between the maximum building footprints as shown on the parameter plans, the daylight and sunlight levels at each elevation, the indicative layouts and a series of design controls set out within the Design Code.

Phase 1

- 7.41 Within Phase 1 the housing would be delivered across three main buildings (Blocks A, B, and C) with additional street level housing between the buildings along the park side.
- 7.42 The scheme would provide 50% dual aspect units across Phase 1 with 62% of the affordable rented units dual aspect. All the family units would be dual aspect. The proposed units within Phase 1 would provide high quality residential accommodation with internal space standards for each unit which meet the Mayor's minimum unit sizes as set out in London Plan Policy 3.5.
- 7.43 Officers also recognise the necessity of arranging the private and affordable rented units within different buildings/cores for practicalities such as management and service charge. The requirement for separate residential entrances is therefore also acknowledged. Officers are satisfied that the residential entrances have been designed to ensure the delivery of tenure blind residential development and communal amenity space would be accessible to all regardless of tenure. The proposed affordable rented units have also been designed in consultation with LBTH Housing officers and incorporate separate kitchens, front doors fronting on to the park and shared communal space that will encourage a sense of community.
- 7.44 Overall, the proposed residential units within Phase 1 would represent a good standard of residential quality and accord with the Local Plan and London Plan policies.

Outline phases:

7.45 The residential units associated with the Outline phases of the development would be expected to meet the minimum space standards as prescribed by the relevant policy when assessed in detail at reserved matters stage. The Design Code details that the development would meet the following standards

- Residential floor to ceiling heights should meet or exceed 2.5m in all habitable rooms.
- No more than 10% of the dwellings will be single aspect and north facing.
- The provision of dual aspect dwellings should be maximised throughout the development.
- 50% of homes will be dual aspect.
- All residential units will be designed to be tenure blind.
- Each core should generally serve no more than 8 dwellings per floor.
- Opening windows and/or balcony/terrace doors will be provided to all habitable rooms.
- The minimum face-to-face distance between windows to habitable rooms of directly facing dwellings will be 12m.
- A minimum depth of 2.5 metres of defensible space will be provided to all residential units at ground level facing out onto the streets and to the communal courtyards at the relevant level. This area will include a low-rise landscaped buffer to the communal open space and street environment beyond.
- Where a building exceeds 8 homes per core, the design will consider the density of bedspaces and will be justified against the objectives of the London Plan Housing SPG (Section 2.3.15, Quality of Dwellings, Shared Circulation) with shared circulation designed to balance privacy and social interaction.

7.46 The above elements are considered to constitute a set of high-level design principles or controls that demonstrate that the Outline phases of the proposed development are capable of achieving a high quality standard of residential accommodation. It should however be noted that many of the above elements are minimums and the applicant would be expected to demonstrate compliance with the planning policy framework in any event. At reserved matters stage, officers would be seeking to secure high quality residential development.

Amenity space and playspace

7.47 Private amenity space requirements are calculated using the predicted number of occupants of a dwelling. Policy D.H3 of the Tower Hamlets Local Plan sets out that a minimum of 5sqm is required for 1-2 person dwellings with an extra 1sqm provided for each additional occupant. If in the form of balconies, they should have a minimum width of 1500mm.

7.48 Part 5c and d of D.H3 requires communal amenity space and child play space for all developments with ten or more units. The child play space requirement is 10sqm per child as determined by the Tower Hamlets Child Yield Calculator.

7.49 All of the units proposed within Phase 1 will have either a balcony or private amenity garden that complies with the Local Plan policy requirements, the relevant housing standards and the Mayor's Housing SPG. At first floor level the residential podium which includes play space and shared amenity space amounts to a total 1,390 sqm which will be accessible by all tenures. At ground floor level 4,069 sqm (0.05 ha) of the central park space is being

delivered as part of phase 1 and will provide publicly accessible amenity space including playspace.

- 7.50 Officers are satisfied that the communal amenity space is acceptable in terms of quantum and location. A planning condition is however proposed, requiring the submission of full details of the proposed communal amenity space. This would form part of the recommended landscaping condition

Playspace

- 7.51 In using the Tower Hamlets Child Yield Calculator, the below requirements for child play provision are generated:

| Age Group | Child yield | Area Required (sqm) |
|---------------|--------------------|---------------------|
| Years 0 – 4 | 40 | 404 |
| Years 5 – 11 | 34 | 342 |
| Years 12 – 18 | 36 | 357 |
| Total | 110children | 1103sqm |

- 7.52 As detailed above the development is predicted to generate 110 children and therefore 1103sqm of child play space is required; split across the different age groups set out in the GLA's Play and Informal Recreation SPG (2012). The GLA's Play and Recreation Supplementary Planning Guidance (2012) provides detailed guidance on the appropriate distances to local play spaces as well as guidance on the needs of the different age groups in terms of equipment and scale.
- 7.53 Phase 1 will deliver 446 sqm of playspace for the 0-4 year olds concentrated within the podium level (doorstep play). A total of 2,091 sqm of shared residential outdoor amenity space will be delivered in Phase 1 and 4,069 sqm (0.05 ha) of the proposed park will also be delivered which will provide play space in the form of Local Equipped Areas for Play (LEAPs) and nature based play to meet the 5-11 year olds. 161 sqm of LEAPs and 181 sqm of nature-based play will be delivered within Phase 1.
- 7.54 Play provision for 12+ year olds are well provided for by the abundance of surrounding parks and open spaces including Mile End Park, Tower Hamlets Cemetery Park, Rounton Park, Prospect Park, Bartlett Park and Furze Green. All of these are within the required 800m walking distance. A wide range of play experiences are on offer. Mile End Park is the largest and has excellent facilities including a BMX track, skate park and adventure playground. Furthermore, it is accessed via the Ackroyd Green Link.
- 7.55 The illustrative plan for the scheme details a total of 1,254 sqm of play space that could be provided by the outline component of the scheme and 1,291 sqm of play space is proposed, which would exceed this requirement. Doorstep play would be provided for 0-4 year olds, Local Equipped Areas for Play (LEAPs) focused around 5-11 year olds would be provided and specific play for 12+ year olds would be provided predominantly in the form of fitness equipment. Recreation and play spaces would also be available within the new Common. The necessary quantum of the playspace to be delivered within the outline will come forward as part each phase of development and the details would be reserved by condition.



- 7.56 Overall the scheme would be in accordance with the relevant policies for private and communal amenity space as well as play space. The existing nearby open spaces would provide good play space for older children within walking distance of the Site and the proposed development would make a significant enhancement to the open space provision in the surrounding area through the delivery of almost 2ha of publicly accessible open space.

Daylight/Sunlight – for proposed new development

- 7.57 Policy D.DH8 requires the protection of the amenity of future residents and occupants by ensuring adequate levels of daylight and sunlight for new residential developments. Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2011). The primary method of assessment of new build accommodation is through calculating the average daylight factor (ADF). BRE guidance specifies the target levels of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In addition, as the scheme includes multi-use rooms, a target of 1.5% has been applied for living/kitchen/dining rooms.
- 7.58 Further guidance is provided with regard to sunlight, with the BRE guidance stating that in general, a dwelling which has a particular requirement for sunlight will appear reasonably sunlit if at least one main window faces within 90 degrees due south and the centre of one window to a main living room can receive 25% annual probably sunlight hours (APSH), including at least 5% annual probably sunlight hours in the winter months (WPSH) between 21 Sept and 21 March.
- 7.59 The applicant has submitted a Daylight and Sunlight Review of the scheme, undertaken by EB7 as part of the EIA.

Detailed

- 7.60 Daylight and sunlight has been assessed in the detailed element for all rooms within the proposed development. 633 rooms have been analysed, of which 235 are studios, living

rooms or dining rooms (or a combination thereof), 38 are kitchens and 360 are bedrooms. The level of adherence to the adopted ADF criteria is summarised in Table 1 of the standalone report.

7.61 The results demonstrate that:

- 572 (90%) of the 633 habitable residential rooms will satisfy or exceed the minimum recommended ADF targets; and
- 91 (70%) of the 129 main living rooms tested (i.e. those with a window facing within 90 degrees of due south) will satisfy or exceed the recommended APSH targets (both annual and winter).

7.62 The 61 rooms that do not satisfy the recommended minimum ADF targets include 7 bedrooms, 37 studios, living rooms and LKDs and 17 kitchens. The main causes of the poorer daylight results are: rooms on lower floor levels facing higher levels of obstruction; windows beneath balconies which have a more limited view of sky but do provide private amenity space for the dwelling above and in the case of the LKDs are relatively deep spaces.

7.63 Overall, as a result of the considered daylight design undertaken during the schemes evolution, the development is considered to provide a high level of adherence to daylight guidelines for a dense housing development.

7.64 For sunlight, of those main living rooms that would not meet the combined annual and winter sunlight guidelines, 91 (70%) would meet the annual target and 111 (86%) would satisfy the winter target.

Outline

7.65 Daylight and sunlight have been assessed in the outline element using VSC and APSH façade analyses. The daylight results demonstrate that 55.83% of the façade area tested would achieve VSC levels at or more than the target 27%, with 31.93% achieving VSC levels between 15% and 27%. A lower percentage (11.77%) would achieve VSC levels between 5% and 15%, with 0.43% achieving VSC levels lower than this. The sunlight results demonstrate that circa 93% of the façade area tested would achieve at least 25% APSH, with 96% achieving at least 5% during the winter months. These figures are considered in line with a scheme of this nature. The detailed design of future phases will further dictate the daylight and sunlight and these results can be used to inform future detailed design of the outline element at reserved matters stage.

Conclusion

7.66 It is considered that overall, the proposed development would provide good quality daylight and sunlight conditions to the new residential units. Within Phase 1 the majority of units would receive good levels of daylight. Within the outline element the development has the potential of replicating this level of daylight. The final design of these buildings will be assessed as part of the reserved matters application for each phase to ensure this transpires.

Density

7.67 The Local Plan policy D.DH7 requires the cumulative impacts to be considered when the density levels proposed are above those outlined in the London Plan (2016) Policy 3.4. The

Intend to Publish London Plan removes reference to the matrix and seeks to optimise housing capacity, taking into account a range of factors including local context, character, public transport provision and good design. Policies D1 and D3 of the Intend to Publish New London Plan place a greater emphasis on a design-led approach being taken to optimising the development capacity of a particular site and to make the best use of land, whilst also considering the range of factors set out above.

- 7.68 In the context of achieving Borough housing completion targets, the draft London Plan aligns with that of the NPPF, placing a focus on making efficient use of land. Draft Policy H1 (increasing housing supply) states that boroughs should (inter alia) 'optimise the potential for housing delivery on all suitable and available brownfield sites through their...planning decisions'. This is especially the case on sites identified as surplus utilities sites, which is identified in the Intend to Publish London Plan as one of six strategic sources of housing (Policy H1).
- 7.69 The residential density of the proposed development would equate to approximately 803 hab rooms per hectare. The proposals will deliver high quality well designed homes that will deliver a high quality development, improving the local area. As a surplus utility site and vacant brownfield site, the site represents a significant opportunity to optimise housing delivery through high quality high density development and the site is allocated as such.
- 7.70 The proposals have been subject to an independent CADAP workshop as well as extensive pre-application meetings with the GLA and Tower Hamlets Council design officers. The pre-application process has positively informed the evolution of the proposals. The proposed development is underpinned by a site wide masterplan which is embedded in placemaking principles and fully considered in terms of fostering a positive relationship with its context and surrounding residential developments. Consideration of the future development of neighbouring areas is also embedded within the design. The development delivers on the requirements of the Site Allocation policy including the significant infrastructure requirements which include the strategic infrastructure comprising 1ha consolidated open space and safeguarded land for a sixth form centre and affordable housing.
- 7.71 In order to deliver all these requirements and take into account the substantial costs involved with decommissioning and decontaminating a gas works site as well as addressing other site constraints such as the Crossrail safeguarding area, a level of density is required and expected. The proposed density is comparable to other recently approved and key development sites in the surrounding area including; Poplar Gasworks (1070 hab rooms per hectare), Ailsa Wharf (931 hab rooms per hectare), Barratt Industrial Estate (558 1524 hab rooms per hectare), Bow Enterprise Park (886 hab rooms per hectare), and Marian Place (815 hab rooms per hectare), and is considered acceptable and meets emerging London Plan and Local Plan policy.

DESIGN

Design Policy

- 7.72 A number of policies in the London Plan provide criteria against which the design merits of a development proposal should be considered. The most specific guidance includes policies 7.4 'Local Character', 7.5 'Public Realm', 7.6 'Architecture' and 7.7 'Location and Design of Tall and Large Buildings'.
- 7.73 The Development Plan policies require high-quality designed schemes that reflect local context and character and provide attractive, safe and accessible places that safeguard and where possible enhance the setting of heritage assets.

- 7.74 Draft Policy D3 of the Intend to Publish London Plan requires all development to make the best use of land through a design led approach which responds to the site's context and capacity for growth.
- 7.75 Policy S.DH1 of The Local Plan requires developments to meet the highest standards of design, layout and construction which respects and positively responds to its context, townscape, landscape and public realm at different spatial scales. Development should be of an appropriate scale, height, mass, bulk and form in its site and context.
- 7.76 Policy D.DH4 requires developments to positively contribute to views and skylines that are components of the character of the 24 places in Tower Hamlets. Intrusive elements in the foreground, middle ground and backdrop of such views will be resisted.
- 7.77 Policy 7.7 of the London Plan explains that tall buildings should generally be limited to sites in the CAZ, opportunity areas, areas of intensification or town centres that have good access to public transport.
- 7.78 Draft policy D9 of the Intend to Publish London Plan explains that boroughs should determine the locations where tall buildings may be an appropriate form of development. The Tall Buildings Policy D.DH6of the Local Plan sets out the criteria for assessing the appropriateness of a tall building. The policy further directs tall buildings towards the designated tall building zones and sets out a series of stringent design and spatial criteria to which tall buildings must conform to.
- 7.79 Specifically part 3 of Policy D.DH6 relates to developments outside the tall building zones and states that tall building proposals (including those on site allocations) will be supported provided they meet the criteria set out in Part 1 of the policy and can demonstrate that they will be located in areas with high levels of public transport accessibility within town centres and/or opportunity areas; and address deficiencies in the provision of strategic infrastructure.
- 7.80 The Detailed component of the proposed development (Phase 1) has been designed in detail. Officers have assessed this element of the proposal accordingly.
- 7.81 The Outline component of the development is supported by the parameter plans and Development Specification which identifies maximum building footprints and heights, minimum separation distances and indicative building typologies. It also has regard to elements such as percentage of active frontage at ground floor elevations.
- 7.82 It should also be noted that the applicant undertook extensive pre-application discussions with the Council and has continued to work with officers and stakeholders throughout the planning application process. The proposals have been significantly amended since submission to address concerns raised by officers and the consultation process by reducing and relocating the heights of some of the proposed buildings. Details of these changes have been included in the design section of this report.
- 7.83 In this section of the report, officers will consider the acceptability of the design of the proposed development, having regard to:
- Townscape, massing and heights
 - Detailed design, appearance and materials
 - Public realm, connections, open space and landscaping

Height, Scale and Massing

- 7.84 The proposed development includes buildings ranging in height between 8 and 11 storeys within Phase 1 and up to 16 storeys within illustrative masterplan at a maximum AOD height of 72m on the outline element of the scheme.



7.85 According to Tower Hamlets' new Local Plan, buildings of more than 30m or those which are more than twice the prevailing height of surrounding buildings are defined as tall buildings. Therefore, the scheme needs to be assessed against Tower Hamlet's tall building policy D.DH6.

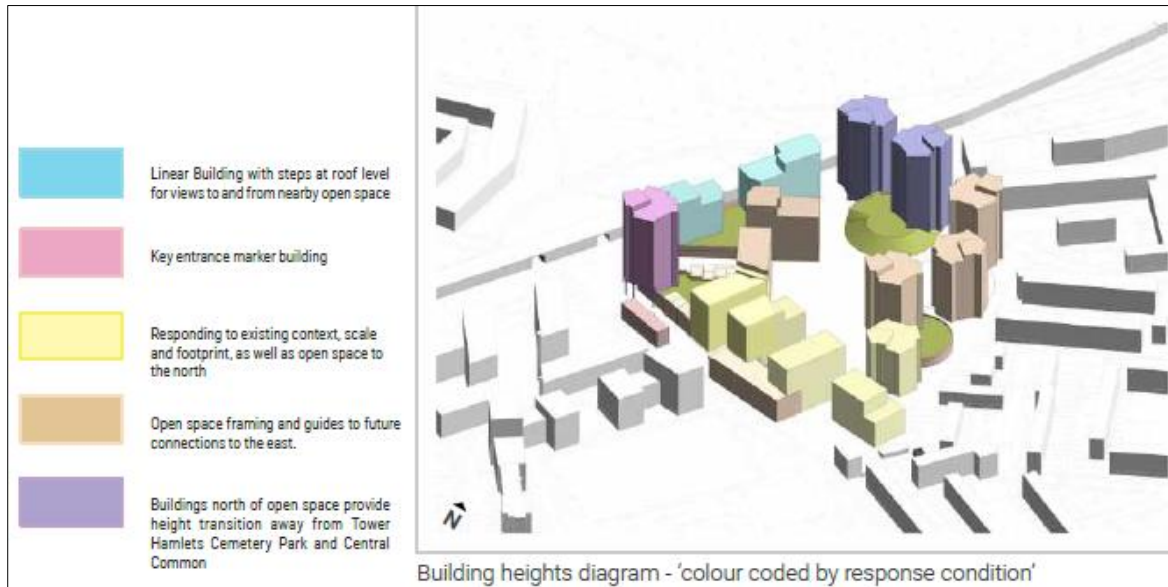
7.86 The scheme falls outside of a designated tall building zone within the Local Plan, and therefore both part 1 and part 3 of policy D.DH6 must be satisfied. The policy is detailed but part 3 states that tall building proposals outside of the tall building zone will be supported where they meet the criteria in Part 1 and can demonstrate that they are located in areas of high accessibility which includes opportunity areas. The most relevant aspects of Part 1 (a,b,c,d & h) relating to scale, massing, and townscape are copied below. It states:

7.87 *Developments with tall buildings must demonstrate how they will:*

- a) be of a height and scale, mass and volume that are proportionate to their role, function and importance of the location in the local, borough-wide and London context*
- b) achieve exceptional architectural quality...*
- c) enhance the character and distinctiveness of an area without adversely affecting designated townscapes and landscapes (including building/roof lines) or detracting from important landmarks, heritage assets, key views...*
- d) provide a positive contribution to the skyline during both the day and night time*

- h) present a human scale of development at street level and comprise an attractive and legible streetscape that takes into account the use of the public realm for a variety of users and includes active uses at ground floor level.*

7.88 Part b) will be considered in further detail in the appearance section but it is considered that the buildings would be of exceptional architectural quality, and their form, scale and design would create a unique character and distinctiveness.



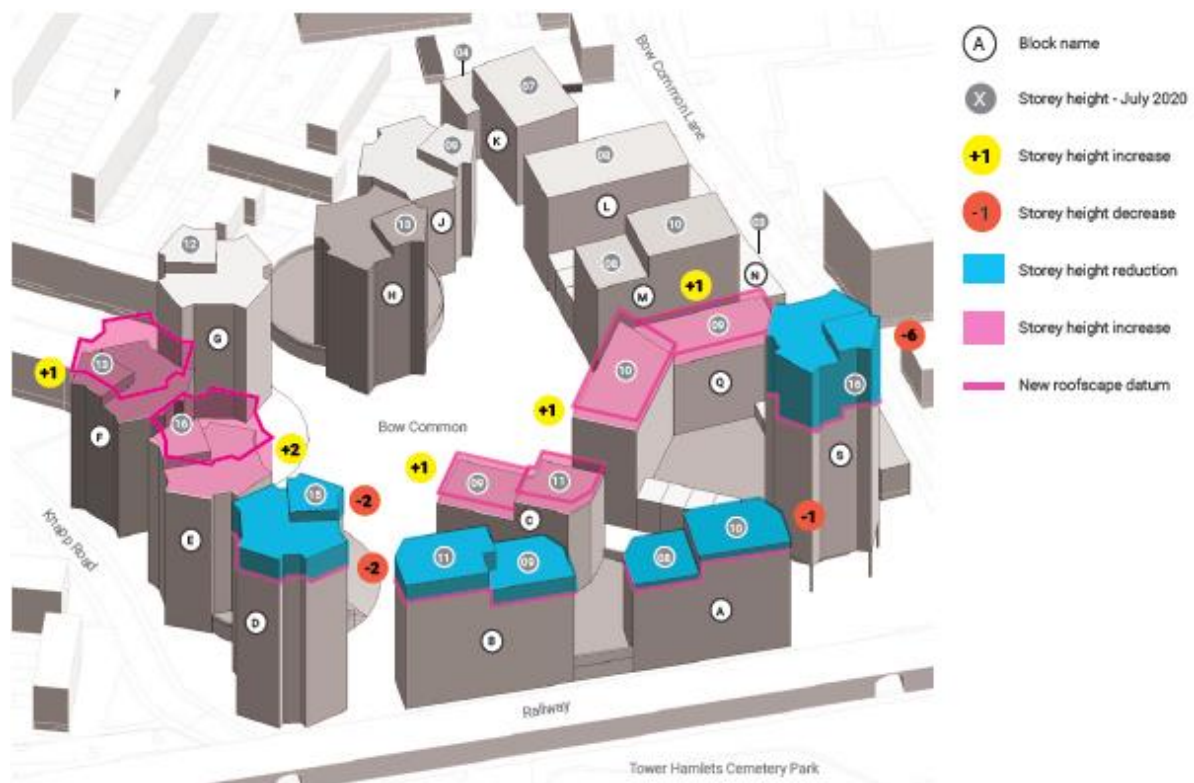
7.89 The application site is located within the Poplar Riverside Opportunity Area and is an allocated site with a requirement to deliver strategically important infrastructure including 1ha of consolidated open space and safeguarded land for a sixth form centre alongside a substantial level of housing including a policy compliant level of affordable housing. It is therefore considered that this site is a suitable location for tall buildings meeting part 3 of policy D.DH6 (as discussed in further detail below) and tall buildings would be required to fulfil its site allocation requirements.

7.90 In terms of height and massing whilst the overall development would constitute a noteworthy increase in scale, in parts, when compared to the existing immediate context it is considered that the application site is of a sufficient size to develop its own character whilst responding to the surrounding context, site constraints such as the Crossrail safeguarding zone and gas infrastructure and is a proportionate response to the site allocation requirements. At the wider context, at a kilometre radius from the site, there are approximately 65 buildings that are eight storeys or taller. This consists of 15 buildings that are 17 storeys or taller, which includes Lewey House (24 storeys) to the northwest of the Site, Elmslie Point (20 storeys) to the southwest, and Sleaford House and Gayton House (both 20 storeys) to the east. All of these four residential towers are visible from the site and the surrounding areas context, including Tower Hamlets Cemetery.

7.91 At street level, the proposed development offers the opportunity to enhance the overall quality of the environment and provides high quality pedestrian routes with a human scale at street level created by the ground floor design, the residential entrances directly from the street and mix of residential amenity and active commercial uses at ground floor level across the site.

7.92 It should be noted that following submission of the application and in response to concerns raised during the first consultation period the applicant revisited the massing of both phase1 of the development and the maximum parameter heights within the outline element of the

scheme. The graphic below shows the height changes proposed as part of the amended scheme.



Tall Buildings D.DH6 policy part 3

- 7.93 Part 3 of the tall buildings policy specifically relates to areas outside of an identified tall building zone and requires 4 criteria to be met that relate to transport (3a), infrastructure (3b), legibility 3(c), and landmark buildings (3d).
- 7.94 Given the size of the site the PTAL rating has a range of between 2 and 6a. However it should be noted that at present the site acts as a barrier to pedestrian movement and the redevelopment of the site will open up the site significantly enhancing permeability and connections through this site. A number of London Underground stations are located within the vicinity of the Site, and easily accessible by either walking or cycling, providing good access to most areas within the City, Greater London, and to the major train stations and airports nearby. The site is within approximately 1km of the DLR at Devons Road, the central Line at Mile End Station and the district Line at Bow Road Station. There are several bus stops available within the vicinity of the Site, providing access to a range of services / routes. It is therefore considered that the site is well connected and an appropriate location for the scale of development in line with the requirements of part 3(a) of policy D.DH6.
- 7.95 Significant weight is also given to the site's location within both a strategic Site Allocation and the Poplar Riverside Opportunity Area which identifies the area as appropriate for delivering high-density housing.
- 7.96 The development would also deliver all of the strategic infrastructure required of it through Site Allocation 2.1 including the consolidated 1ha of open space, safeguarded land for a new

sixth form college and new pedestrian and cycle routes through the site between Knapp Road and Bow Common Lane. This addresses part 3b of the policy.

- 7.97 In terms of addressing part 3c while the site is not located within a designated town centre it is located within the Poplar Riverside Housing Zone and the emerging Poplar Riverside Opportunity Area and is proposing to deliver significant new strategic infrastructure particularly the 1ha consolidated open space. The tall buildings are therefore considered to significantly strengthen the legibility of the area by marking the location of the new infrastructure and open space being delivered.
- 7.98 With reference to 3d of the policy, it is considered that the overall heights of the buildings would not undermine the prominence of any nearby tall buildings, nor would it in any way detract from landmarks within or outside the Borough from long or medium range views.
- 7.99 It is noted that the closest designated Tall Building Zone is the Canary Wharf Cluster located to the south of the development. This a notably larger scale and would be located more than 1.5km away with a variety of building typologies as well as some isolated taller buildings in between. Thus, it would not undermine the prominence of the tall building zone and the proposed tall buildings would serve as part of a distinct cluster of buildings marking the Bow Common Site Allocation.
- 7.100 Further to the above, the applicant has sought to demonstrate the acceptability of the proposed scale and massing upon the wider surrounding area. The proposal is supported by a Townscape and Visual Impacts Assessment (prepared by Arc) which forms part of the Environmental Statement. This document assessed the likely significant effects of the proposed development on the local townscape character and visual receptors. It has regard to a total of 22 townscape views within the immediate and wider vicinity of the site, locations of which were agreed with input from the Council Design officer as part of the scoping process.
- 7.101 Some of the Townscape and Visual Impacts Assessment's views are rendered images which show a verified view of the proposed detailed (Phase 1) elements of the development whereas the verified wireline images show the maximum parameters of the outline elements. Wireline images are typically used for longer distance views where it can be harder to identify the building against the townscape, or where an immediate view is partially obscured by street furniture, other buildings or landscaping. Both summer and winter views were considered as part of the assessment.
- 7.102 A map of all 22 viewpoints assessed and a TVIA addendum has been provided to consider the post submission amended development. The locations from which the development will be visible can be grouped into five main areas, which are:
- Tower Hamlets Cemetery
 - Swaton Road Conservation Area and immediate roads
 - Ropery Street Conservation Area and immediate roads
 - Views from the north
 - Views from the south, east and west
- 7.103 Of these areas, the most sensitive in townscape terms are within the public areas of open space and the three conservation areas associated with Tower Hamlets Cemetery, Swaton Road and Ropery Street. Views from or close to these areas are addressed in turn.

Tower Hamlets Cemetery

| View | TVIA Addendum page | View Position | Development |
|------|--------------------|---------------|-------------|
|------|--------------------|---------------|-------------|

| | | | visible |
|----|---------------------------|---|----------------|
| 2 | Pages 21 to 22, 67 and 74 | Tower Hamlets Cemetery (southwest exit) | Yes |
| 3 | Pages 23 to 24, 68 and 75 | Tower Hamlets Cemetery (southeast exit) | Yes |
| 16 | Pages 55 to 56 | Tower Hamlet Cemetery (northwest exit) | Yes |

7.104 Two of the viewpoints are situated to the south of Tower Hamlet Cemetery (Views 2 and 3) and look out to the full (phase 1) and outline elements of the development. The amended development has reduced the visual effect within these views. The existing trees within the cemetery soften the development's appearance at the lower levels, but due to the openness of the townscape in this location, it would remain clearly visible and provide new activity and natural surveillance.

7.105 The dense treed nature of Tower Hamlets Cemetery would prevent views to the development in the summer from within it. Limited glimpsed views are likely to be afforded in the winter, as illustrated in the viewpoint at the northwest exit to the cemetery. The development would not be a prominent feature from this area of the cemetery and would be read in conjunction with other tall buildings.

Swaton Road Conservation Area and immediate roads

| View | TVIA Addendum page | View Position | Development visible |
|-------------|---------------------------|----------------------|----------------------------|
| 4 | Pages 37 to 38 | Fairfoot Road | Yes |
| 5 | Pages 25 to 26 | Swaton Road | Yes |
| 6 | Pages 39 to 40 | Knapp Road (east) | Yes |
| 19 | Pages 61 to 62 | Knapp Road (west) | Yes |

7.106 View 5 is taken from within the Swaton Road Conservation Area. Viewpoint 4 is located on Fairfoot Road and viewpoint 6 is taken from Knapp Road, these line to the northern and southern edge respectively of the Swaton Road Conservation Area. The outline element of the development would appear in the background of the associated views and the supporting Design Code sets out that the buildings would be complementary in colour and tone to the existing context.

7.107 View 19 looks out from the Swaton Road Conservation Area along Knapp Road. The outline elements of the development have been laid out in such a way to extend and frame the linear view afforded by the built form along Knapp Road, into the development and its new central open space.

Ropery Street Conservation Area and immediate roads

| View | TVIA Addendum page | View Position | Development visible |
|-------------|---------------------------|------------------------|----------------------------|
| 1 | Pages 19 to 20, 66 and 73 | Bow Common Lane (east) | Yes |
| 10 | Pages 27 to 28, 69 and 76 | Ropery Street | Yes |

| | | | |
|----|---------------------------|------------------------|-----|
| 11 | Pages 47 to 48, 70 and 77 | Bow Common Lane (west) | Yes |
|----|---------------------------|------------------------|-----|

7.108 From within Ropery Street the development would appear in the background of the view, behind the intervening vegetation of Tower Hamlets Cemetery. The amended development has reduced its visual effect from this viewpoint and the majority of the proposed built form falls behind the properties that line the street.

7.109 Views 1 and 11 are taken from Bow Common Lane, which follows the southern edge of the Ropery Street Conservation Area. The verified views demonstrate that the development will punctuate the linear view afforded by Bow Common Lane. The development would act as a marker and help with legibility within the townscape, which the assessment concluded would have a beneficial effect.

Views from the north

| View | TVIA Addendum page | View Position | Development visible |
|-------------|---------------------------|----------------------------|----------------------------|
| 13 | Pages 51 to 52 | Mile End Park Green Bridge | Yes |
| 14 | Pages 53 to 54 | Coborn Road | No |
| 15 | Pages 29 to 30 | British Street | Yes |
| 17 | Pages 57 to 58 | Archibald Street | Yes |

7.110 The TVIA includes a selection of townscape views from locations to the north of the site.

7.111 In views 13, 15 and 17 the taller elements of the development would appear in the background. From these locations the development would enhance the townscape by introducing well designed buildings and aid with orientation.

7.112 In view 14, from Coborn Road, the development would not be visible due to intervening built form.

Views from the south, east and west

| View | TVIA Addendum page | View Position | Development visible |
|-------------|---------------------------|-------------------------|----------------------------|
| 7 | Pages 41 to 42 | Bow Common Lane (south) | Yes |
| 8 | Pages 43 to 44 | Nellie Cressall Way | Yes |
| 9 | Pages 45 to 46 | Ackroyd Drive | Yes |
| 12 | Pages 49 to 50 | Ben Jonson Road | Yes |
| 18 | Pages 59 to 60 | Furze Green | Yes |
| 20 | Pages 63 to 64 | Fern Street | Yes |
| 21 | Pages 31 to 32 | St Paul's Way | Yes |
| 22 | Pages 33 to 34, 71 and 78 | Burdett Road | Yes |

- 7.113 These views are useful to inform how the development would appear in the local townscape to the south, east and west.
- 7.114 Along Bow Common Lane and at its junction with St Paul's Way views 7 and 21 illustrate how the amended development has been pulled back from the carriage way, but continues to address the route.
- 7.115 View 8 demonstrates how the development continues the linear view along Nellie Cressall Way into the new central open space.
- 7.116 Views 9 and 22 are taken from the southwest and show how the amended development's tall building punctuates the linear view afforded by Ackroyd Drive. The development would act as a marker and help with legibility within the townscape from this route.
- 7.117 Views 12, 18 and 20, where only the upper floors of the development area visible, the wirelines illustrates how the outline element of the development would form new features on the skyline and provide visual interest.
- 7.118 To conclude the site is located within a designated Opportunity Area and Site Allocation and is considered to be an important strategic site in delivering high density housing and strategic infrastructure. Officers consider the scale of development to be proportionate to the area's role and function and would comply with the Council's policies in relation to tall buildings.

Architectural language, form and layout

Outline phases

- 7.119 Within the outline phases of the development the applicant has undertaken a detailed design process in order to develop a design concept which complements the sites history as a gasworks and delivers on the design principles of the site to create a distinctive new neighbourhood which promotes the publicly accessible open space and improved pedestrian and cycle connections.
- 7.120 Members should note that details below which are included within the Design Code together with the parameter plans provide guidelines for the future development of the outline phases and provide the Council with certainty with regards the design concepts and quality. The detailed design of these phases will be assessed as part of Reserved Matters applications for each phase but will be guided by these documents.



7.121 As shown on the graphic above a number of building typologies have been developed within the outline element of the scheme, and these are detailed as follows:

Croll buildings

- 7.122 Architecturally influenced by the site's 20th century gasholders, the Croll Buildings are radial style buildings that respond to the faceted form of the gasholders. They are named for the head engineer of the former gasworks, Alexander Croll.
- 7.123 The Croll typology can be found primarily along the north and east edges of the site. Taller marker buildings frame the development at the northmost corner (Building D) with the heights descending towards the south and east (Building E, F & G) to reflect surrounding buildings heights.
- 7.124 The compact footprint of this typology, together with its placement and height, help to facilitate views and movement between the buildings improving permeability along the edge of the Site which futureproofs redevelopment of adjoining sites whilst bringing light into Bow Common.

- 7.125 The radial nature of these buildings also contributes to the delivery of high quality homes, creating 100% dual aspect homes with views into the Common, Tower Hamlets Cemetery Park and The City and, enabling 8 units per core.



Retort buildings

- 7.126 The Retort Buildings are linear block typologies that respond to local developments to the southeast (Lincoln and Leopold Estates). The proposals provide linear blocks with massing sensitive to the scale and massing of neighbouring developments. The linear blocks are connected to a podium which frames key pedestrian access routes and desire lines, and through to the central common space.



Link buildings

- 7.127 The 'Link Buildings' typology exists within the perimeter blocks along the southern site boundary and seek to frame the public realm walkway and the Common and connect between the larger built elements. These have been designed to reflect the architectural language of the units within Phase 1 positioned along the north western boundary of the Site.



Podia Structures

- 7.128 The 'Podia Structures' typology would be located within the perimeter blocks and provides ancillary space (parking, plant, refuse stores, etc.) with active uses where possible along the frontage. The 'Podia Structures' would be integrated with the Croll and Retort buildings in order to create a built cluster and provide private amenity space.
- 7.129 It is proposed that one of the podia structures is integrated into the public realm landscape strategy and made publicly accessible with an active commercial use.



Yard buildings

- 7.130 The 'Yard Buildings' typology would be located along the southern boundary and will serve as a commercial-led space that responds to the retained 120 Bow Common Lane building and integrates into its public realm strategy. Active commercial frontages will be provided onto both Bow Common Lane and 'Bow Yard'.
- 7.131 The scale and massing is directly informed by the scale of massing of the existing retained building, 120 Bow Common Lane. Both 120 Bow Common Lane and the building opposite are 3 storeys in height in order to create a balanced height and provide relief to the space along the primary street frontage of Bow Common Lane.



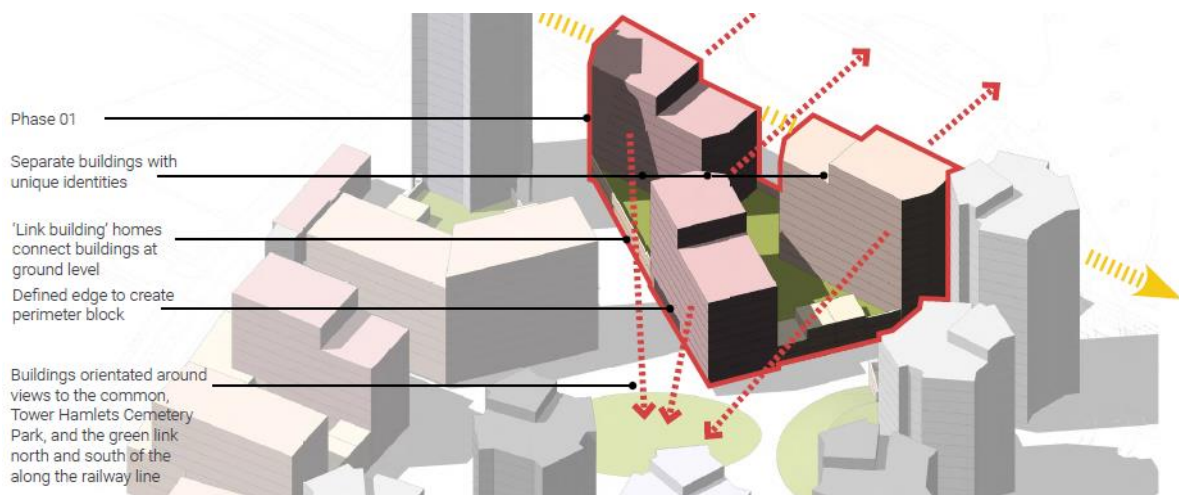
Sixth Form Centre

- 7.132 The 'Sixth Form Centre Building' will be located along Bow Common Lane. The building would read as an urban block with the building line extending to the back of the pavement, avoiding fences and unnecessary setbacks. The Sixth Form building would provide an active frontage along Bow Common Lane and the junction with Julia Scurr Road and an active anchor to the 'Bow Yard' character area.



Phase 1

- 7.133 Within Phase 1 the proposal consists of three Retort buildings joined by a shared podium connecting each block. This forms a low level activated perimeter to address the human scale at ground level.
- 7.134 The placement of each building has been considered to maximise views to the Common and Tower Hamlets Cemetery Park, optimising daylight levels both to internal and external spaces.
- 7.135 The three buildings are connected through a ground level podium, which provides a first floor shared amenity garden for residents. In between the blocks, additional 1 - 3 storey homes are proposed within link building typologies. These link buildings offer front doors that are accessed directly from the ground level, each containing a front garden, and helping to create a sense of community and place.



7.136 In terms of materiality and façade design the buildings within Phase 1 have been designed as brick buildings to reflect the historic character of the area. The design includes high quality materials and design features including full brick window reveals, protruding window surrounds and inset zones of glazed and contrasting colour brick at roof level to shorten elevation lengths and articulate the massing.

7.137 The detailed design of Phase 1 of the development has been designed in conjunction with the Council's design officer as part of the pre-application discussions and is considered to be a high quality and interesting design which complements the surrounding built context.

Safety and Security

7.138 The existing site features a perimeter wall enclosing the site (part removed as part of ongoing remediation works). The Site currently has no public access between Knapp Road and Bow Common Lane. The proposed new development will bring passive surveillance and activation to the Site and surrounding area. It is therefore critical that the public realm of the site remains publicly accessible at all hours, and gate free, this will be secured as part of the S106 agreement.

7.139 Within Phase 1 the scheme has passive surveillance onto all frontages as a result of residential entrances on all elevations. Defensible space is provided to dwellings at ground level and is designed to reduce potential hiding places. Flexible use units and town houses located at ground promote active frontages at street level.

7.140 The application has engaged with the Metropolitan Police during the pre-application design process. The proposed development would be required to deliver a Secured by Design scheme and achieve a Certificate of Compliance from the Metropolitan Police. This would be secured by condition.

7.141 Overall, it is considered that the development of the site will inherently improve the perception of safety within the area due to the existing nature of the site as a closed off industrial site with limited activity to and from it. The increase of passive surveillance and public foot and cycle traffic, through and around the site, will significantly improve the security of the area.

Public realm, open space and landscaping

- 7.142 The Site sits within a large and well-connected network of green infrastructure. To the east is the River Lea Valley which includes Hackney Marshes, the Queen Elizabeth Olympic Park and Three Mills Green and whose blue and green infrastructure stretches from the River Thames, out beyond London. To the West is Mile End Park, a linear park of approximately 32 hectares. These two stretches of green open space are connected by Victoria Park and the Hertford Union Canal in the north, and Limehouse Cut in the south. In the more immediate context, Mile End Park is connected to the Ackroyd Green Link which leads to the Site and Tower Hamlets Cemetery Park.
- 7.143 The Site provides an opportunity to deliver a high quality, mixed-use residential led scheme, offering a unique character which extends and connects with the surrounding green infrastructure, in particular the Tower Hamlets Cemetery Park and further to Mile End Park via the Ackroyd Green Link.
- 7.144 As previously discussed, the site is currently a barrier and restricts access through the site. One of the guiding principles of the landscaping and public space strategy is to encourage pedestrian and cycle access through the site. The proposals also seek to build on the existing surrounding greenspace and connect the site in with the surrounding green infrastructure.



- 7.145 The open space is divided into areas of publicly accessible space and residents' communal gardens. The publicly accessible open space is spread across the development and includes the 1 ha consolidated open space referred to as Bow Common as well as both formal and informal play space, pocket gardens, cycle and pedestrian routes. A series of defensible private terraces are provided to homes at ground and podium level. The podia gardens provide more residential communal space for residents to enjoy and smaller children to play within a safe environment.
- 7.146 The development would therefore actually provide a total of 1.94 ha of open space which equates to over 50% of the site as being publicly accessible open space and almost double the requirement of 1ha open space. Vehicle access would be limited to the extremities of the

site in order to promote pedestrian activity through the site and into the central Common area.



7.147 As annotated above the landscaping has been developed into a number of character areas which are detailed below:

1. Bow Common

Located in the centre of the Site, Bow Common will contribute 1 ha of centrally located, high quality public open space.

1a. Bow Common Central

The central common will provide central open space for recreation

1b. Bow Pond

This area will consist of a wetland, pond and sitting spaces and also provide a key pedestrian link to Knapp road

1c. Bow Heath

Bow Heath provides a high-ground terraced landscape with tiered seating facing the wetland, and an open terrace at the top to provide opportunity for event space. A new cafe at the terrace level will offer a focal point for local people

1d. Willow Way

Willow Way provides a link towards Tower Hamlets Cemetery Park and an area for natural play features. This route connects with the wider green infrastructure

2. Bow Yard

Bow Yard is situated on the primary street elevation and provides a flexible space of predominantly hardstanding connecting 120 Bow Common with the school building and surrounding commercial units.

3. Maple Mews

This pedestrian route is defined by landscape feature and natural play structures. This route connects with the wider green infrastructure.

4. Grove Gardens

Grove Gardens provides a connection between the central common and the existing public realm of Leopold Estate, along with a connection between the central common and a new sixth form centre.

5. Railway Walk

Railway Walk is a pedestrian focused shared surface route leading along the development and connecting key wider green infrastructure (Ackroyd Green Link and Tower Hamlets Cemetery Park). The route provides access to the development concierge and post room, primary residential cores, residential amenity facilities and podium car parking. The arrangement of Railway Walk is set out to safeguard future connections through the railway arches.

6. Gasworks Way

Gasworks Way is a pedestrian focused shared surface route leading into the development. The route provides access to primary residential cores, residential amenity facilities, podium car parking, and recreation space with seating.

7. Bow Gardens

Bow Gardens serves as an accessible communal garden space for the residents of adjacent building cores and provides communal social space, and doorstep play.

8. Podium Gardens

Podium Gardens provide high quality open space for residential communal use.

9. Roof Terraces

Roof Terraces provide high quality open space for residential communal use.



- 7.148 Overall, the proposed landscaping would represent a significant public benefit and strategic infrastructure as required by the Site Allocation by providing almost 2ha of public open space, improved public access, communal space, play space and public realm improvements. The distinct character of each area responds to both the existing context and the newly proposed buildings and would create a coherent and accessible environment.

Inclusive Design

- 7.149 Policy 7.2 of the London Plan (2016) and policy S.SG2 of the Local Plan seek to ensure that developments are accessible, usable and permeable for all users and that a development can be used easily by as many people as possible without undue effort, separation or special treatment.
- 7.150 Phase 1 of the scheme proposes that 10% of units across the development, comprising a mix of unit sizes will be delivered as wheelchair user dwellings, the remaining units will be delivered to Building Regulation M4(2) specifications. This is supported and will be secured by condition, along with Building Regulations standards M4(2) and M4(3) in line with London Plan Policy 3.8 and Policy D5 of the Draft New London Plan. The applicant has also committed to delivering 10% of the units within the outline scheme as wheelchair units. This will be secured within the S106.
- 7.151 The internal and external spaces have been designed to provide inclusive access providing step free access to all residential entrances, step free routes through the site at gradients of no steeper than 1:21. Conditions in regards to inclusive access standards and the wheelchair housing are recommended to ensure these details are implemented.
- 7.152 It is considered that the proposal would result in a scheme that would be well connected to its surroundings and would provide accommodation that can be used easily and with dignity by all.

Design Conclusion

- 7.153 To conclude it is considered that the scale, height, and massing of the proposal would respond appropriately to the site's strategic role within the Borough and will deliver all of the strategic infrastructure requirements of the site allocation which includes; 50% of the site being delivered as publicly accessible open space, the safeguarding of land for a new sixth form centre, new routes and connections through the site, new homes including affordable housing and supporting active non-residential uses.
- 7.154 Overall the scheme would deliver a high quality development founded on good urban design principles with respect to layout and form and create a distinctive unique character. The proposal would open the site up and provide new routes through as well as a high quality and welcoming central common space accessible to all. The architecture would be of an exceptional quality and provide a unique character which would reflect the history of the site and connect with the surrounding residential context
- 7.155 The design of the proposed development and the proposed landscaping and open space are significant benefits of the proposed scheme and should carry substantial weight.

HERITAGE

- 7.156 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duties for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions 'should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' and in relation to conservation areas, special attention must be paid to 'the desirability of preserving or enhancing the character or appearance of that area'.
- 7.157 The relevant paragraphs of the NPPF (2019) relating to how to assess the impacts of development on heritage assets have been copied out below. They stipulate that the decision maker must assess and apportion weight to any potential harm to the significance of a heritage asset, and provide justification for any such harm.
- 7.158 Paragraph 192: *In determining applications, local planning authorities should take account of: a) desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.*
- 7.159 Paragraph 193: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- 7.160 Paragraph 194: *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*
- 7.161 Paragraph 196: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
- 7.162 Paragraph 197: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be*

required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 7.163 Policy S.DH3 of the Local Plan, policy 7.8 of the London Plan (2016) and policy HC1 of the Intend to Publish London Plan (2019) require development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Heritage context

- 7.164 The site does not lie within a conservation area or contain any Statutory Listed Buildings. The Bow Cottage building located towards the south western boundary of the site is locally listed.



View of Bow Cottage

- 7.165 120 Bow Common Lane is the only other building on the site and although not statutory or locally listed is a notable building fronting Bow Common Lane. This building was also the office and laboratory for the Gasworks and is the only remnant of the Gasworks on the site.



120 Bow Common Lane

7.166 The site is located adjacent to but not within the Tower Hamlets Cemetery Conservation Area, located to the north, and close to Swaton Road Conservation Area and Ropery Street Conservation Area, positioned to the northeast and northwest respectively. There are a number of nearby listed buildings including the Church of St. Paul (II*), The Widow's Son Public House (II*), the Professional Development Centre (II) and the Boundary Wall to Tower Hamlets Cemetery (II)

7.167 Given the scale, orientation, and form of buildings surrounding the site, the proposed development has the potential to affect the significance of these designated heritage assets.

Designated heritage assets

7.168 The proposed development would be seen in the context of nearby listed buildings. The applicant has provided a Heritage Statement setting out the significance of these heritage assets

7.169 Given the distances between the application site and the listed buildings as well as the surrounding built context, it is concluded that the proposed development would not affect the significance of listed buildings and in line with the statutory duty, their setting would be preserved.

7.170 With regards to the effect on neighbouring conservation areas, the development would be visible from parts of the Tower Hamlets Cemetery Conservation Area and Ropery Street Conservation Area. There would be limited intervisibility between the application site and the Swaton Road Conservation Area and Officers concluded that its character and appearance would be preserved.

7.171 Historic England raised concerns specifically about the impact of Building S on the neighbouring conservation areas and recommended that the applicant review the height of the tallest building (Building S). As previously discussed, the proposed development has

been amended since the submission. Building S, within the outline element of the scheme, was reduced in height by six storeys (equating to a reduction of approximately 19meters).

- 7.172 The revised scheme and the amendments to building heights significantly reduces the visibility of this building from both Tower Hamlets Cemetery and Ropery Street Conservation Area and reduces any potential effects. Whilst the development would be visible from within parts of the Tower Hamlets Cemetery and Ropery Street Conservation Areas, given the sites current open character, any development that delivers all of the site allocation requirements, addresses site specific constraints and associated costs of decommissioning and decontaminating the gasworks site and delivers a high quality high density development required of accessible and available brownfield sites such as the gas works site would be visible.
- 7.173 The reduction in height of the tallest building together with the variations in height across the site are appropriate and any harmful impact on the neighbouring conservation areas has been minimised and mitigated. It is considered that the effect of the proposals on the Tower Hamlets and Ropery Street Conservation Areas would be less than substantial and would be outweighed by the benefits of the redevelopment of the site.
- 7.174 Paragraph 193 of the NPPF highlights that great weight should be given to the conservation of heritage assets and we are content that the applicants have sought to mitigate and minimise this effect. In line with paragraph 196, this less than substantial harm should be weighed against the public benefits of the scheme, which are considered further below.

Bow Cottage

- 7.175 Bow Cottage, at the north western corner of the site, is included on the Tower Hamlets Local List and is a non-designated heritage asset. The Council's local list does not detail the criteria for inclusion on the list and there is also no description of a building to explain its inclusion. The significance of the building is derived from it being a 19th Century detached Villa with a relatively complex and detailed architectural form.
- 7.176 The cottage is currently derelict and shows signs of being subject to significant alteration and has been poorly maintained by the previous owners with deteriorated brickwork, lintel failure and vegetation growing between the brickwork and at roof level.
- 7.177 As part of pre-application discussions, and as detailed in the submitted Design and Access Statement, the applicant was asked to provide an assessment of the heritage significance of Bow Cottage. It was also requested that the applicant review alternative plans for redeveloping the site which included retaining the Bow Cottage building.
- 7.178 The heritage statement, whilst acknowledging the merits of the building, highlights the significant interventions that would be required in order to retain and repurpose the cottage and these are considered to lead to a significant loss of fabric.
- 7.179 The sites' previous life as a gasworks site and the existing structures within the ground together with other factors such as the Crossrail safeguarding areas are significant constraints which have had a notable influence on the proposed location of buildings within the site. The retention of Bow Cottage would require significant changes to the masterplan which would impact on the optimisation of the site. This would affect the ability of the proposals to meet the requirements of the site-specific allocation and have a detrimental effect on the placemaking.
- 7.180 The allocation in the Local Plan identifies a number of site-specific requirements which need to be delivered through the redevelopment of the site. This includes the creation of a 1ha open space at the centre of the site, the delivery of a Sixth Form Centre as well as well as a significant level of housing including affordable housing.

- 7.181 It must also be noted that the proposals involve the retention of no. 120 Bow Common Lane. Whilst not a locally listed building (or a non-designated heritage asset), it is the last remaining remnant of the former gasworks that occupied the site. The proposals use this building as a focal point of the development on the Bow Common Lane boundary of the site. 120 Bow Common Lane is an impressive and substantial building with a history connected to the gasworks site and would enable active frontages along Bow Common Lane, which is a requirement of the site allocation and something that the retention of Bow Cottage would not be able to achieve.
- 7.182 Officers reviewed the heritage information submitted by the applicant alongside the potential option for retaining the cottage and weighed this up against the requirements of the site allocation, the requirement to optimise development of the site and the wider benefits of the proposed development before coming to a conclusion.
- 7.183 In coming to a conclusion, the effect of the application proposals on the non-designated heritage asset must be considered in line with paragraph 197 of the NPPF, which states 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. Whilst the applications proposals seek the demolition of the locally listed building, the proposal would bring into use a former, redundant utilities site and deliver a significant amount of needed homes to the Borough. This is in addition to the significant benefits the proposal would deliver such as accessible open space and the delivery of the Site Allocation policy requirements. In undertaking a balanced judgement in line with the NPPF, in this instance the loss of the undesignated asset and the significance of the asset needs to be carefully balanced against the necessity to achieve the substantial public benefits. In this case the benefits that will be delivered outweigh any significant harm in heritage terms.
- 7.184 As the applicant has demonstrated within the application, the re-use of the building is limited given its condition and limited floorspace. Furthermore, given the location of the cottage within the site the retention of the cottage would also impact on the ability to meet the site specific allocations.
- 7.185 The retention of 120 Bow Common Lane is also seen as a benefit. Bow Cottage cannot perform the same function as no. 120 Bow Common Lane as it cannot form the same focal point of the masterplan or deliver the active frontages along Bow Common Lane that is required by the site allocation.
- 7.186 Therefore, notwithstanding the loss of this non-designated heritage asset Officers consider that given the condition of this building and its limited connection to the history of the gasworks this loss would be significantly outweighed by the benefits delivered from the wider development of the site.

Built Heritage Conclusion

- 7.187 The proposed development has the potential to affect the setting of several designated heritage assets. There would be an limited element of harm arising on the Tower Hamlets Cemetery Conservation Area and Ropery Street Conservation Area solely as a result of the visibility of the proposals. Whilst there would be an element of harm, Officers consider that this would be less than substantial. Through discussions with the applicant, we have sought to minimise and mitigate this through changes to the heights of the building during the course of the application.
- 7.188 Great weight has been attributed to the statutory duty in respect of conservation areas. The public benefits of the scheme are significant and, similarly, must also be given great weight. The redevelopment of the site would deliver a substantial increase in housing including affordable homes, public access to and across the site, a significant amount of additional

greenspace and a new 6th form college. These public benefits carry substantial weight in favour of the proposal and resolutely outweigh the less than substantial harm.

- 7.189 The proposals therefore accord with Policy 7.8 of the London Plan and Policy HC1 of the Draft New London Plan and policies S.DH3, D.DH4, and S.DH5 of the Local Plan, the relevant paragraphs of the NPPF (2019), and the statutory duties under The Planning (Listed Buildings and Conservation Areas) Act 1990 and satisfy the requirements of the Site Allocation.

Archaeology

- 7.190 Development plan policies require measures to identify record, protect, and where appropriate present the site's archaeology. It is noted that application site lies within an Archaeological Priority Area and as such has been referred to the Greater London Archaeological Advisory Service (GLAAS) for comment.
- 7.191 Remains of industrial archaeological significance connected with the gas works, as
- 7.192 well as possible earlier remains, have been identified as being present by the submitted study. GLAAS have requested conditions are attached to the permission in order to ensure any significant archaeological information is recorded and preserved as necessary.
- 7.193 Overall, subject to conditions, the proposal would take suitable measures to ensure that any archaeological remains of significance would be adequately protected.

AMENITY

- 7.194 Development Plan policies seek to protect neighbour amenity by safeguarding privacy and ensuring acceptable outlook. Development must also not result in an unacceptable material deterioration of the daylight and sunlight conditions of surrounding development. Nor should the development result in an unacceptable level of overshadowing to surrounding open space and private outdoor space. The levels of artificial light, odour, noise, fume or dust pollution during the construction and life of the development must also be assessed.

Daylight and Sunlight

- 7.195 The site plan below shows the the proposed development and neighbouring properties identified in the daylight assessment.



- 7.196 Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2011). This guidance references that it should be interpreted flexibly since natural lighting is one of many factors in site layout design.
- 7.197 For calculating daylight to neighbouring residential properties affected by the proposed development, the primary assessment is the vertical sky component (VSC) method of assessment together with the no sky line (NSL) or daylight distribution (DD) assessment where internal room layouts are known or can reasonably be assumed. These tests measure whether buildings maintain most of the daylight they currently receive.
- 7.198 BRE guidance in relation to VSC requires an assessment of the amount of daylight striking the face of a window. The effect on VSC is likely to be considered noticeable should the retained VSC be less than 27% and reduced by more than 20% of the former value.
- 7.199 The NSL calculation takes into account the distribution of daylight within the room, and again, a reduction beyond 20% of the former value is likely to be considered noticeable.
- 7.200 The Environmental Statement has evaluated loss of daylight and sunlight to existing properties using the BRE Report BR 209 'Site Layout Planning for Daylight and Sunlight' (2011), which outlines how loss of skylight or sunlight would translate in to a negligible, Minor Adverse, Moderate Adverse or Major Adverse effects. There is no adopted guidance for the numerical guidelines used to categorise windows/rooms as "Minor, "Moderate or Major".

7.201 Below are the LBTH numerical classifications that are required to be applied for Negligible, Minor Adverse, Moderate Adverse and Major Adverse bandings for daylight (VSC & NSL) and sunlight (APSH & WPSH).

| Reduction to daylight (VSC & NSL) and Sunlight (APSH & WPSH) | Effect classification |
|---|------------------------------|
| 0 – 20% reduction | Negligible effect |
| 20.1% to 30% reduction | Minor adverse effect |
| 30.1% to 40% reduction | Moderate adverse effect |
| Above 40% reduction | Major adverse effect |

7.202 The daylight and sunlight information submitted by the applicant was independently reviewed by Delva Patman Redler under instruction from the Local Authority who were satisfied with the methodology and conclusions of the assessment.

7.203 The table below provides a summary of each of the neighbouring groups of properties tested and the effects on daylight and sunlight to neighbouring properties from the proposed development.

| Properties | Total no. of rooms tested (daylight) | Significance of daylight effects overall | Significance of sunlight effects overall |
|------------------------------------|---|---|---|
| 111-129 (odds) Knapp Road | 10 | Major adverse | Negligible – Moderate adverse |
| 131-139 & 171 (odds) Fairfoot Road | 20 | Negligible | Negligible |
| 122 – 188 Fairfoot Road (evens) | 103 | Negligible - major adverse | Negligible |
| 2-42 (evens) Spanby Road | 44 | Negligible - minor adverse | Minor adverse |
| 44-66 (evens) Spanby Road | 27 | Negligible | Negligible |
| 1-14 Corby Way | 43 | Negligible | Negligible |
| 88-138 (evens) Knapp Road | 114 | Negligible - Minor adverse | Negligible |
| 86-144 (evens) Fern Street | 42 | Negligible - Major adverse | Negligible |
| 80-146 (evens) Whitethorn Street | 35 | Negligible - Minor adverse | Negligible |
| 73- 81 Whitethorn Street | 14 | Major adverse | Minor adverse |

| | | | |
|-----------------------------------|----|-------------------------------|----------------------------|
| 61 – 71 Whitethorn Street | 26 | Negligible - Moderate adverse | Negligible |
| 49 - 59 Whitethorn Street | 18 | Minor - Major adverse | Negligible |
| Lime Tree Court | 11 | Negligible | Negligible |
| 102-124 (evens) Belton Way | 24 | Negligible - Minor adverse | Not applicable |
| 110 Bow Common Lane | 2 | Negligible | Negligible |
| 112 Bow Common Lane | 3 | Minor adverse | Not applicable |
| 114 Bow Common Lane | 3 | Moderate adverse | Negligible |
| Thimble Court | 85 | Negligible - Major adverse | Negligible |
| Jenny Court | 79 | Negligible - Moderate adverse | Negligible - Minor adverse |
| Sheave, lanyard and Lariant Court | 88 | Negligible - Major adverse | Not applicable |
| 125 – 133 Steadman House | 26 | Negligible | Not applicable |
| 1 – 19 Lockheart Street | 62 | Negligible | Negligible |
| 1-67 Belton Way | 32 | Negligible | Negligible |

Daylight

7.204 The assessment within the Officer's report will focus on those properties which experience a moderate and major adverse effect.

111-129 (odds) Knapp Road

7.205 10 windows within this group would experience a major adverse impact in relation to VSC. All these windows presently benefit from the existing open character of the Bow Common site and achieve very high levels of VSC. Furthermore all windows would retain VSC levels between 14% - 24% which is considered reasonable for an inner city urban area. The windows on the upper level see the most restricted daylight as a result of self-limiting overhanging eaves, with these removed the VSC levels to this property range from 19-25.9%. With the Proposed development in place, all 10 rooms relevant for assessment show no noticeable effects in terms of NSL.

7.206 It should also be noted that the calculations above were based on the maximum parameters of the outline scheme. When assessed against the illustrative scheme these figures improve further with retained levels of VSC between 17%-26%. In addition, these windows are constrained by overhanging eaves and when considering the illustrative scheme with the eaves removed, the retained levels are shown to be between 22% and 28%.

122 – 188 Fairfoot Road (evens)

- 7.207 114 of 162 windows tested would meet BRE guidance for VSC. Of the remaining 48, 17 would see a minor impact, 15 a moderate and 16 a major impact. The majority of the major adverse reductions are to windows that set behind recessed balconies. There is only one major adverse effect, which is to a living room that is not overhung. With the Proposed development in place, 102 of the 103 rooms will meet the BRE guidance for NSL.
- 7.208 The unobstructed existing views leads to inevitable reductions in daylight. Again it should be noted where a window would experience a noticeable impact the retained VSC levels are at least 18.8% VSC to at least one window in each room. The results show that where windows would experience a noticeable reduction in light levels, 27 of the 48 windows would retain levels in excess of 20%.
- 7.209 With the illustrative scheme in place, each room is served by a window with at least 21.4% VSC.

88-138 (evens) Knapp Road

- 7.210 With the Proposed development in place 170 of the 176 windows will meet the initial BRE guidance for VSC. The remaining 6 windows to see noticeable effects, of which 2 are minor adverse, 2 are moderate adverse and 2 are major adverse. All of these windows are recessed and located within a room with another window which will not see a noticeable effect. All 114 of the rooms tested will meet the BRE guidelines for NSL and therefore, will not experience any noticeable effects to their existing levels of daylight distribution.

86-144 Fern Street (evens)

- 7.211 With the Proposed development in place, 42 of the 52 windows will meet the initial BRE guidance for VSC. The remaining 10 are subject to noticeable effects, of which 5 have minor adverse effects, 4 have moderate adverse effects and 1 major adverse effect. All windows that see significant effects (moderate or major adverse) serve bedrooms.
- 7.212 With the Proposed development in place, 40 of the 42 rooms relevant for assessment would show no noticeable effects in respect of the NSL assessment. The remaining rooms shows minor adverse effects with reductions of up to 21.7%, only 1.7% above the suggested target.

73- 81 Whitethorn Street

- 7.213 With the Proposed development in place, all 20 windows would show noticeable effects in VSC, which are considered to be major adverse. The rear elevations of these properties currently enjoy an open outlook over the underdeveloped application Site and therefore greater relative changes in overall light are inevitable. The retained VSC levels to likely habitable rooms with the proposal in place would be in excess of 13%.
- 7.214 With the proposals in place, 13 of the 14 rooms relevant for the NSL assessment would show noticeable effects. Of the remaining rooms, 3 see minor adverse effects, 4 see moderate adverse effects and 6 would see major adverse effects.
- 7.215 These properties look directly at the maximum parameters outline elements of the scheme. A second analysis in relation to the illustrative scheme was therefore undertaken. The results of this show that where windows would experience a noticeable reduction in light levels, 12 of the 20 windows would see retained VSC levels greater than 18%. If assessments of the rooms that serve ancillary space are removed, all VSC levels are in excess of 16.8% which are in line with those expected for an urban location.

61 – 71 Whitethorn Street

- 7.216 With the Proposed development in place, 17 of the 31 windows would show no noticeable effects in VSC. Of the remaining 14 windows, 4 see minor adverse effects and the remaining 10 see moderate adverse effects. The rear elevations of these properties currently enjoy relatively open outlook to the west where light can pass over the underutilised Site.
- 7.217 With the Proposed development in place, 24 of the 26 rooms relevant for assessment would show no noticeable effects in NSL. Of the remaining rooms, 1 sees a moderate adverse effect, and 1 would see a major adverse effect
- 7.218 Further to the reduction in light, retained VSC levels are in excess of 20% to all windows. Under the flexibility of the BRE guidelines, these levels are considered acceptable for an inner urban context.

49 - 59 Whitethorn Street

- 7.219 With the Proposed development in place, all 25 windows would show noticeable effects in VSC. Of these windows, 7 see minor adverse effects, 7 moderate adverse effects and 11 see major adverse effects. The rear elevations of these properties currently enjoy an open outlook over an underutilised Site and therefore greater relative changes in overall light are inevitable.
- 7.220 With the Proposed development in place, 17 of the 18 rooms relevant for assessment would see noticeable effects in NSL. Of these rooms, 3 see minor adverse effects, 1 see a moderate adverse effect and 13 would see major adverse effects.
- 7.221 The retained VSC levels however remain in excess of 17.4%. The results show that where windows would experience a noticeable reduction in light levels, 15 of the 25 windows would see levels retained VSC levels in excess of 20%. Under the flexibility of the BRE guidelines, these levels are considered acceptable for an inner urban context.

114 Bow Common Lane

- 7.222 With the proposed development in place, 2 of the 7 windows assessed would show no noticeable effects in VSC. Of the remaining windows, 3 are subject to minor adverse effects, with 1 window seeing moderate adverse and 1 window seeing major adverse effects. The window with a major adverse effect is within a dual aspect room, with the other window seeing a moderate adverse effect. Each room is served by a window with a retained VSC level of at least 22.1% which is considered acceptable in an urban context. In addition, the results of NSL assessment have shown no noticeable change to the 3 rooms assessed.

Thimble Court

- 7.223 With the Proposed development in place, 72 of 140 windows see no noticeable change in VSC. Of the remaining windows, there are a range of noticeable effects: 7 windows at minor adverse, 8 windows at moderate adverse and 53 windows at major adverse. For NSL, 72 of 85 rooms see no noticeable effects. For the remaining rooms, the effects to 4 are minor adverse, 3 are moderate adverse and 6 are major adverse. For NSL, 72 of 85 rooms see no noticeable effects. For the remaining rooms, the effects to 4 are minor adverse, 3 are moderate adverse and 6 are major adverse.
- 7.224 The proposed development includes variation in height to allow light to penetrate through and around the site. The proposed development has been designed to step down to three

storeys in the area directly facing the eastern elevation of this neighbour to maximise light levels where possible.

- 7.225 The properties within Thimble Court have been designed with overhanging balconies. In consideration of the daylight-inhibiting effects of the balconies, a further assessment has been undertaken with the balconies notionally removed, in accordance with BRE recommendations. For this scenario, 81 of the total 140 satisfy the VSC targets set out in the BRE guidance. Owing to existing open character of the application site there are still alterations in light beyond BRE levels. Of the windows below the suggested targets (59 windows), the retained VSC levels remain in excess of 16.3%, with 46 of the 59 showing retained levels in excess of 20%. This is considered acceptable within an urban context.
- 7.226 Further to the assessments described above, a self-consistency test has been considered within this neighbouring development. This test considers whether daylight levels within rooms in this neighbour that face the proposal are in line with existing internal daylight levels within other parts of the same development. This assessment is in line with the suggestions in Policy 7.6B d of the Housing SPG of the London Plan. This demonstrated that the ADF levels (daylight) as a result of the Proposed development are in line with those within the wider neighbouring development itself.

Jenny Court

- 7.227 With the proposed development in place, 82 of 115 windows record no noticeable change in VSC. Of the remaining windows, there are a range of noticeable effects: 10 windows at minor adverse, 5 windows at moderate adverse and 18 windows at major adverse. All effected living rooms are dual aspect and as such all but one are served by at least one window with an effect no greater than minor adverse.
- 7.228 The retained VSC levels show 86 of the 115 windows assessed retain at least 14% VSC, with 65 windows indicating retained levels in excess of 18% absolute VSC.
- 7.229 For NSL, 74 of 79 rooms see no noticeable effects. For the remaining rooms, the effects to 2 are minor adverse, 2 are moderate adverse and 1 would see major adverse.
- 7.230 Further to the assessments described above, a self-consistency test has been considered within this neighbouring development. This assessment is in line with the suggestions in Policy 7.6B of the Housing SPG of the London Plan. This demonstrated that the ADF levels (daylight) as a result of the Proposed development are in line with those within the wider neighbouring development itself.

Sheave, Llanyard and Lariant Court

- 7.231 With the Proposed development in place, 63 of 119 windows record no noticeable change in VSC. Of the remaining windows, there are a range of noticeable effects: 16 windows at minor adverse, 25 windows at moderate adverse and 15 windows at major adverse. For NSL, 80-88 rooms record no noticeable effects. For the remaining rooms, the effects to 4 rooms are minor adverse, 2 are moderate adverse and 2 is major adverse.
- 7.232 The retained daylight levels within this property show at least 80 of the 119 windows retain at least 15% VSC with the maximum parameters scheme in place. Furthermore, the results show that 57 of the 119 windows retain VSC levels of at least 22% VSC. Under the flexibility of the BRE guidelines, these levels are considered acceptable for an inner urban context.
- 7.233 Further analysis of the illustrative scheme and with the balconies removed demonstrates that 106 of 119 windows would satisfy the VSC targets. The results for the remaining windows show retained VSC levels of at least 22%, i.e. levels of light that are reasonable in the urban context of this location.

Sunlight

7.234 A window is considered to be noticeably affected if a point at the centre of the window receives in the year less than 25% of the APSH, including at least 5% of the APSH during the winter months (21st September to 21st March) and less than 0.8 times its former sunlight hours during either period. Sunlight is relevant to main living rooms (i.e. habitable rooms) of dwellings and conservatories, if they have a window facing within 90 degrees (o) of due south.

7.235 In terms of sunlight the vast majority of neighbouring properties would receive sufficient daylight with the proposed development in place. The below identifies the small number of properties impacted

111-129 Knapp Road (odds)

7.236 For sunlight, the APSH results show 2 of the 10 rooms with windows orientated towards 90o of due south will meet the BRE guidelines. The remaining 8 rooms would experience APSH levels below the suggested targets. In each case, retained total levels of sunlight exceed 13% APSH. These rooms directly facing the Proposed development do not serve main living rooms and are therefore considered less important when applying the BRE criteria.

73 – 81 Whitethorn Street

7.237 For sunlight, the APSH results show that 9 of the 14 rooms with windows orientated towards 90o of due south will meet the BRE guidelines. The remaining 5 rooms would experience APSH levels below the suggested targets. These rooms are not primary living rooms and are oriented towards the west with existing obstruction to the south; and therefore have a lower propensity for direct sunlight than those facing due south.

Jenny Court

7.238 For sunlight, the APSH results show 39 of the 42 rooms with windows orientated towards 90o of due south will meet the BRE guidelines. The remaining 3 rooms would experience APSH levels below the suggested targets. These remaining rooms are all bedrooms (having a lower requirement for sunlight) and see winter sun levels in excess of the target, with total APSH levels below the BRE targets.

Conclusions on daylight and sunlight

7.239 Officers have had regard to the daylight and sunlight results in respect to the properties listed above. Whilst the proposed development would give rise to an impact to nearby residential windows, officers consider this impact to be acceptable. Officers have reached this conclusion based on the factors listed below:

- The proposed development sits within an area that has been identified for change and development, in particular, the site has been allocated for more than 10 years as a strategic site allocation in the Local Plan. On this basis changes to the amenity (including daylight and sunlight) experienced by neighbouring properties are expected.
- The change in daylight levels are reflective of the fact that the existing site is open in character given the nature of the former use of the site and any change or development of the site will therefore be noticeable. Further to this, officers are satisfied that the applicant has taken a neighbourly approach to the design response to the scale and massing of built form particularly close to its boundaries.

- The applicant has demonstrated that the majority of properties adversely impacted would retain reasonable levels of daylight which are considered acceptable for an urban environment.
- The applicant has demonstrated that balconies on some neighbouring properties are a contributor to compromised daylight levels. So, whilst the proposed development would result in reduced levels, such other factors are already influencing the levels of light that can be received.
- The applicant has also demonstrated that within Thimble Court the daylight levels as a result of the Proposed development are in line with those within the wider neighbouring development itself.

7.240 To conclude, the proposed development will have an impact on daylight and sunlight levels of neighbouring properties and neighbouring amenity. However, given the outline nature of the scheme, the assessment at this stage is carried out on a maximum parameter scenario. There will be further opportunity at reserved matters stage to determine the effects in more details. On that basis and for the reasons set out above, officers consider this impact to be acceptable.

Overshadowing

- 7.241 BRE guidance suggests that for a space to appear sunlit throughout the year, at least 50% of the amenity area should receive at least 2 hours of direct sunlight on 21st March. It states that the “availability of sunlight should be checked for all open spaces”, which usually includes gardens, sitting-out areas, parks or playgrounds.
- 7.242 With the maximum parameter scenario in place, the overshadowing results show that 79 of the 85 areas assessed will satisfy the BRE guidelines, experiencing no noticeable effects as a result of the Proposed development.
- 7.243 It should be noted that when tested against the illustrative scheme all of these areas would receive close to BRE guidelines or are self-inhibited sitting to the north of the properties they serve. It is considered that the impact in terms of overshadowing when considered against BRE guidelines is acceptable and further consideration can be given at the reserved matters stage.
- 7.244 It is noted that a significant number of objections and concerns have been raised regarding the overshadowing impact of the development on the adjoining Cemetery Park. The submitted information relates specifically to the developments impact in relation to the BRE guidelines. Further discussion in relation to the ecological impact of overshadowing within the Cemetery park is included within the Biodiversity section of this report.

Overshadowing to proposed amenity spaces

- 7.245 The results of the two-hour sun-on-ground and transient overshadowing assessments show that 15 of the 18 proposed amenity spaces within the development will benefit from adequate levels of sunlight. The 3 areas that fall below the recommended guidelines are 03 (pedestrian route on Maple Mews), 08c (podium garden behind building N) and 08e (the podium located in the detailed element). These areas would experience the recommended 2 hours of sunlight on 21 March to 29.6%, 45.6% and 13.3% of their areas respectively in the primary assessment. When the illustrative massing is in place, the areas receiving 2 hours of sunlight would increase to 52.1%, 56.2% and 31.6%. This is considered a good level of compliance and is considered acceptable.

Overlooking, Outlook and Sense of Enclosure

- 7.246 Within Phase 1 it is not envisaged there would be any overlooking, outlook or privacy issues. The first phase of development is located adjacent to the railway on the north of the site and is significantly distant from other residential properties.
- 7.247 Within the outline element of the scheme the majority of the buildings would be located between 20 and 35m away from neighbouring residential properties. This has been calculated using the maximum building footprints. Within building parcel 2 on the east of the site there are some instances where the separation distances between the existing neighbouring residential properties and the maximum building parameters would be approximately 12m. It should be noted that it would be the flank wall elevation of these existing properties which would be closest to the application site and there would be no significant impact on the privacy and outlook from the main windows of these properties.
- 7.248 Furthermore these distances are also sufficient to safeguard any future redevelopment of these neighbouring sites and a design solution for these buildings in the form of the Croll typology is considered the most appropriate typology to minimise any overlooking, outlook or privacy issues. The applicant has been in communication with the neighbouring housing association who have been briefed on the plans during the pre-application process.

Noise and Vibration

- 7.249 A Noise and Vibration Assessment has been prepared as part of the ES (Chapter 11) in accordance with the Local Plan policy. The baseline survey confirms that the local environment is primarily characterised by noise and vibration from the adjacent railway line, as well as road traffic and aircraft noise. Receptors sensitive to changes in noise and vibration have been identified as surrounding residents, the nearby St Paul's Way Trust School and Tower Hamlets Cemetery Park.
- 7.250 Within Phase 1 all residential units on the railway elevation would benefit from through wall acoustically attenuated ventilation units as well as solid balcony balustrades and acoustic soffits in order to ensure that residents are protected from noise from the railway. This is in line with the Site Allocation design principles which included the requirement to implement noise screening along the railway elevation.
- 7.251 With regards to noise from plant and building service equipment a condition is recommended to ensure that where necessary acoustic enclosure and ensure the development complies with the relevant noise limits.

Construction impacts

- 7.252 Demolition and construction activities are likely to cause some additional noise and disturbance, additional traffic generation and dust. In accordance with relevant Development Plan policies and with regard to likely significant effects identified within the ES a number of conditions are recommended to minimise these impacts. These will control working hours and require the approval and implementation of Construction Environmental Management and Logistics Plan.
- 7.253 Officers are satisfied that the impacts of the various phases of construction would be controlled and mitigated through various recommended planning conditions, as well as through other environmental regulatory requirements.

Conclusion and overall amenity balance

- 7.254 In a number of neighbouring dwellings, it is evident there would be some daylight impacts which have been identified and explained above. With respect to sunlight the proposed development would have a very limited impact on neighbouring properties with the majority

according with the BRE Guideline levels for annual and winter sunlight hours with the proposed development in place.

- 7.255 Under the chapter titled 'Achieving appropriate densities' in the NPPF paragraph 123 (c) states that for housing applications, a flexible approach to applying daylight and sunlight policies or guidance should be applied where they would otherwise inhibit an efficient use of the site (as long as the resulting scheme would provide acceptable living standards).
- 7.256 Given the quality of design and conclusion on the amenity and living conditions, the scheme would comply with paragraph 123 of the NPPF.

TRANSPORT AND SERVICING

- 7.257 Development Plan policies promote sustainable modes of travel and limit car parking to essential user needs. They also seek to secure safe and appropriate servicing.

Public transport accessibility and connectivity

- 7.258 The applicants trip generation assessment estimated that the outline development will result in 110 two-way bus trips during the AM peak hour, of which 21 will occur during Phase 1. TFL have indicated that 323 bus route which passes the site is already at capacity and a £450,000 financial contribution would be required in order to accommodate the additional bus trips. This has been agreed and would be secured within the S106. TFL have also requested a financial contribution towards a demand study in relation to Mile End Station and potential future improvements. This would also be secured through the S106.
- 7.259 The proposals would also include the relocation of existing bus stand on Bow Common Lane. TFL have raised some concerns with regards the revised location. It should be noted that these works would come forward within the outline phase of development and the revised locations would be agreed as part of the RMA and in consultation with TfL.

Car Parking

- 7.260 The development would provide 3% disabled only parking as part of Phase 1 of the development.
- 7.261 Draft New London Plan Policy T6.1G requires that 3% of units have access to a blue badge bay within the site boundary from the onset of the development, and with the potential for this to increase by an additional 7% as needs require it. At present the 7 blue badge bays proposed would constitute 3%. The applicant is required to provide a Car Parking Management plan showing where the remaining 7% which would bring the provision up to the required 10% can be provided in the future if the demand for accessible parking is there.
- 7.262 The Development Specification for the outline element states that parking in later phases will be provided at a maximum of 0.10 spaces per unit across the site. Both the Council's Highway officer and TFL highlighted a preference for no general parking on site. The level of parking on each phase of the outline scheme will be reviewed at the respective reserved matters stages to ensure it is appropriate to the conditions and standards and ensuring sufficient disabled parking is provided.

Servicing and Deliveries (including waste)

- 7.263 The application proposes that all servicing takes place within the development. Servicing will be kept to the periphery of the site as it is proposed to only provide two essentially north – south routes at either end of the site. The design of these will allow two-way movement of traffic. The routes are proposed to be controlled by rising bollards operated by a concierge to prevent rat-running traffic.

- 7.264 Council Highways Officers have reviewed the proposals and have no objection to the servicing arrangements subject to conditions in relation to a Servicing Management Plan.
- 7.265 The outline element of the scheme includes the potential for a layby on the Bow Common boundary of the site. The Council's highway officer has raised some concerns regarding such elements encouraging unauthorised drop offs and parking. The applicant would need to revisit this element as part of the Reserved Matters application for this phase of development.

Cycle Parking

- 7.266 Phase 1 of the development would provide a total of 395 cycle parking spaces for site residents, and 6 short stay visitor stands. Sheffield stand cycle parking is to be provided as part of the long-stay residential cycle parking which would equate to 5% of the total cycle parking provision.
- 7.267 Final details of cycle parking layouts would be required to ensure it meets the London Cycle Design Standards (LCDS) and would be secured by condition.
- 7.268 In terms of the Outline phases, the cycle parking arrangements have not yet been established – these would largely depend on the detail of each phase and would therefore be considered at the reserved matters stages. Officers would however expect this to meet policy requirements.
- 7.269 Overall, the proposed cycle storage is considered to be adequate for both visitors and residents.

Healthy Streets and Vision Zero

- 7.270 It is noted that TfL has launched the Healthy Streets Approach, which aims to improve air quality, reduce congestion and make attractive places to live, work and do business. There are ten Healthy Streets indicators, which put people and their health at the heart of decision making, and aim to result in a more inclusive city where people choose to walk, cycle and use public transport. Alongside the Healthy Streets Approach, the Mayor's Vision Zero aspiration, which aims to eliminate death or serious injury on London's roads, supports changes to our road network to improve the safety of vulnerable road users.
- 7.271 The applicant undertook an Active Travel Zone (ATZ) assessment that covers the key walking and cycling corridors within a 20-minute radius of the site in order to identify deficiencies and appropriate improvements along routes that should be improved with this proposed development.
- 7.272 In terms of improvements outside the site the applicant has proposed a number of improvements along Bow Common Road and Knapp Road. The details of these are not subject to the full application submitted but form part of the masterplan aspirations and will be subject to reserved matters applications in the future. In general these changes, which include, amongst other things wider footways providing a minimum of 2m around the site, new crossings, removal of existing chicane, changes to the bus stop layout, interaction with the enhanced cycle facilities at Ackroyd Drive and raised tables are supported and will be subject to detailed design proposals at reserved matters stage.
- 7.273 For the Phase 1 detailed application work will be limited to the provision of the new access road at the northern extent of Bow Common Lane, which will feature the associated tactile paving and an improved footway on either side which is acceptable. The proposed works extend along Bow Common Lane to the west of the site to the cemetery access gates. The remainder of the public highway works will be upgraded as part of the reserved matters

applications. All these works will be subject to a s278 agreement and will be funded by the developer.

Demolition and Construction Traffic

- 7.274 The Construction Environmental Management Plan secured via a planning condition would need to consider the impact on pedestrians, cyclists, and vehicles as well as fully considering the impact on other developments in close proximity. Subject to the details being acceptable to TfL and LBTH Highways consider there would not be an unacceptable impact.
- 7.275 Travel Plan
- 7.276 The applicant has provided a framework travel plan which has followed TfL guidance which is welcomed. The final Travel Plan should be secured via a planning condition.

Summary

- 7.277 Subject to the above conditions it is considered the proposal would be acceptable in terms of supporting sustainable modes of transport, and will have no unacceptable impacts on the safety or capacity of the highways network, in accordance with policies S.TR1, D.TR2, D.TR3 and D.TR4 of the Local Plan (2020) and policies 6.1, 6.3, 6.8-6.13 of the London Plan (2016).

ENVIRONMENT

Environmental Impact Assessment

- 7.278 The planning application constitutes an EIA development. The application was submitted in October 2019 accompanied by an Environmental Statement (ES) produced by Temple on behalf of St William Homes LLP, and provided assessment of the following topics:
- Socio-economics;
 - Transportation and Access;
 - Air Quality;
 - Noise and Vibration;
 - Ground Conditions and Contamination;
 - Water Resources and Flood Risk;
 - Ecology;
 - Wind Microclimate;
 - Daylight, Sunlight and Overshadowing;
 - Archaeology;
 - Climate Change;
 - Townscape and Visual Impact; and
 - Built Heritage.
- 7.279 The ES has been reviewed in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (EIA Regulations).

- 7.280 The application has been supported by an ES and ES Addendum, an ES Interim Review Report Response, and an ES Final Review Report Response, both review report responses included a revised Non-Technical Summary (NTS).
- 7.281 The Council's EIA Officer has confirmed that the submitted ES (including the subsequent ES submissions) meets the requirements of the EIA Regulations, supported by an ES Review undertaken by the Councils retained EIA consultants.
- 7.282 The 'environmental information' has been examined by the Council and has been taken into consideration by officers to reach a reasoned conclusion of the significant effects of the Proposed development, which forms the basis of the assessment presented in this report.
- 7.283 Appropriate mitigation / monitoring measures as proposed in the ES will be secured through planning conditions and/or planning obligations. The environmental information comprises of the ES, including any further information and any other information; any representations made by consultation bodies; and representations by any other person about the environmental effects of the Proposed development.

ENERGY AND SUSTAINABILITY

- 7.284 At a national level, the National Planning Policy Framework sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure.
- 7.285 At a strategic level, the climate change policies as set out in Chapter 5 of the London Plan 2016 and the Tower Hamlets Local Plan (D.ES7) collectively require developments to make the fullest contribution to the mitigation and adaptation to climate change and to minimise carbon dioxide emissions.
- 7.286 Policy SI2 of the Intend to Publish London Plan requires major development to be net zero-carbon. This means reducing carbon dioxide emissions from construction and operation, and minimising both annual and peak energy demand in accordance with the following energy hierarchy.
- Use Less Energy (Be Lean);
 - Supply Energy Efficiently (Be Clean); and
 - Use Renewable Energy (Be Green)
- 7.287 Policy D.ES7 includes the requirement for all developments to be zero carbon with a minimum of 45% reduction in regulated carbon dioxide with the remainder to be offset with cash payment in lieu.
- 7.288 An Energy Statement, Sustainability statement and Dynamic Overheating Assessment, prepared by Hodkinsons, have been submitted with the Planning Application in line with planning policy requirements.
- 7.289 The proposals are for a 562 tonnes/CO2 reduction in on-site emissions and would result in a carbon offsetting contribution of £1,399,350 to offset the remaining 491 tonnes CO2 and achieve net zero carbon. This calculation has been based on the new SAP10 carbon factors and using the recommended GLA carbon price of £95 per tonne for a 30 year period.
- 7.290 The proposed development seeks to implement energy efficiency measures and renewable energy technologies to deliver CO2 emission reductions. The proposals exceed the Local Plan target for anticipated on-site carbon emission reductions and are proposing a 52% reduction compared to the baseline. In order to support the scheme the residual CO2 emissions would be offset through a carbon offsetting contribution of approximately

£1,399,350 to deliver a policy compliant net zero carbon development. This amount would be secured in the S106 as is standard practice.

- 7.291 The Councils energy officer has recommended conditions relating to the submission of an updated energy strategy for each phase of development as well as post construction energy assessments to detail how CO2 reductions are being implemented and delivered
- 7.292 The applicant has also provided a commitment that the development is designed to allow future external connection to a district heating network. Drawings demonstrating how the site is to be future-proofed for a connection to a district heating network have been provided. This is supported and in compliance policies requirements to facilitate a connection in the future.
- 7.293 In conclusion subject to the conditions recommended by the Councils Energy officer it is considered that the application would deliver sufficient carbon savings through both the energy hierarchy and via the financial obligations required to ensure the scheme meets the zero carbon targets for all development, as set by Policy S12 of the Draft New London Plan, and policy D.ES7 of the Local Plan.

Air Quality

- 7.294 Policy D.ES2 of the Local Plan (2020) and policy 7.14 of the London Plan (2016) require major developments to be accompanied by an assessment which demonstrates that the proposed uses are acceptable and show how development would prevent or reduce air pollution.
- 7.295 The applicant has stated that heating for the development would be by air source heat pumps which have no local emissions to atmosphere. The applicant has undertaken a transportation air quality neutral assessment which meets the GLA benchmark and would meet the GLA air quality neutral standard.
- 7.296 The ES identifies the main likely effects on local air quality during construction would be related to dust. A range of measures to minimise or prevent dust would be implemented with the CEMP and it is considered that following mitigation, the effects from nuisance dust emissions would be not significant.
- 7.297 In accordance with the London Plan, all construction plant would need to adhere to the emissions standards for NO2 and PM10 (particles with a diameter up to 10µm) and PM2.5 (particles with a diameter up to 2.5µm) set out for non-road mobile machinery (NRMM). It is therefore considered the likely effect of construction plant on local air quality would be not significant.
- 7.298 Following completion, the Development is predicted to have a negligible impact on NO2, PM10 and PM2.5 concentrations, at all receptors considered. As such, the overall effect of the Development on air quality is not significant.
- 7.299 Overall the scheme would accord with policy D.ES2 of the Local Plan and policy 7.14 of the London Plan (2016) and conditions would be attached to any forthcoming consent to ensure local air quality is not adversely affected through the demolition and construction process.

Waste

- 7.300 Policy D.MW3 of the Local Plan (2020) requires adequate refuse and recycling storage alongside and combined with appropriate management and collection arrangements.
- 7.301 At pre-application stage the Council's Waste officer requested that the applicant review alternative waste strategies for the site including the potential for an underground refuse

system. Due a number of constraints, including limited vehicular access and space, within the Proposed development, the use of underground refuse systems (URS) was considered to be unfeasible, and thus a strategy utilising traditional wheeled bins is proposed.

- 7.302 The applicant has submitted a waste strategy detailing the proposed waste facilities to be implemented as part of phase 1 of the development which is considered acceptable. The strategy also includes potential waste requirements for the outline phase. The final details in both cases, will be secured by condition.

Biodiversity

- 7.303 Policy D.ES3 of the Local Plan (2020) and Policy 7.19 of the London Plan (2016) seek to safeguard and where possible enhance biodiversity value and contribute towards the Local Biodiversity Action Plan (LBAP). Developments must also not include potentially invasive non-native species as determined by Schedule 9 of the Wildlife and Countryside Act, 1981. Any such existing species should be eradicated or controlled as part of redevelopment.
- 7.304 The application site is immediately adjacent to Tower Hamlets Cemetery Park, a Local Nature Reserve (LNR) and Site of Metropolitan Importance for Nature Conservation (Metropolitan SINC). The nearest part of the LNR to the application site, Scrapyard Meadow, contains a small area of 'created' chalk grassland, a habitat for particular invertebrates, including the Priority Species Small Blue butterfly at probably its only recorded inner London site. It is noted that the construction of a high-density housing development proposed by Tower Hamlets Local Plan (2020) Site Allocation 2.1 has the potential to impact on the LNR/SINC both from overshadowing from the development and from increase in the number of visitors to the park. The creation of a significant level of new housing in accordance with the Site Allocation, adjacent to the LNR will inevitably lead to increased visitor pressure and may include trampling, disturbance and litter. Mitigating these impacts requires various interventions including improved signage and access in the LNR, park maintenance, and possibly more staffing. The applicant has engaged with the Friends of Cemetery Park extensively in relation to these issues and has agreed to provide a financial contribution towards improvements to the park to mitigate the impacts of increased visitor pressure.
- 7.305 The full details of the financial contribution have been included within the financial contributions section of this report and would be secured within the s106. The contribution would go towards, amongst other things tree works, habitat creation, path and park maintenance and wayfinding.
- 7.306 Officers consider that the suite of mitigation measures would be sufficient to mitigate any increase in residents availing of the park facilities.

Impact of the development on the Cemetery Park (SINC)

- 7.307 The impact of overshadowing of the development on the ecology of the Cemetery Park is an issue that was raised early in the application process by residents, the Park Manager and the Council's Biodiversity Officer. Officers have engaged in extensive discussions with both the applicant and the Cemetery Park to understand the issues and to seek a resolution which would ensure the ecology of the park is protected whilst acknowledging and balancing the various requirements of the neighbouring strategic housing site allocated under the Local Plan to deliver residential led development, strategic public open space and a Sixth Form centre.
- 7.308 Since submission of the application the proposals have been amended and the heights of the buildings both within Phase 1 (Blocks A and B) and within the outline phase have been significantly reduced in order to limit the impact on the Park from overshadowing. Details of the reductions in height and overshadowing are included below.

Policy

- 7.309 In assessing the impact of the development on the neighbouring SINC paragraph 170 of the NPPF and Policy D.ES3 (Part 5) Urban Greening and Biodiversity are the relevant policies. Part 5 of Policy D.ES3 is included below.

5. Developments which affect a Site of Importance for Nature Conservation, or significantly harm the population or conservation status of a protected or priority species, are required to be managed in accordance with the following hierarchy:

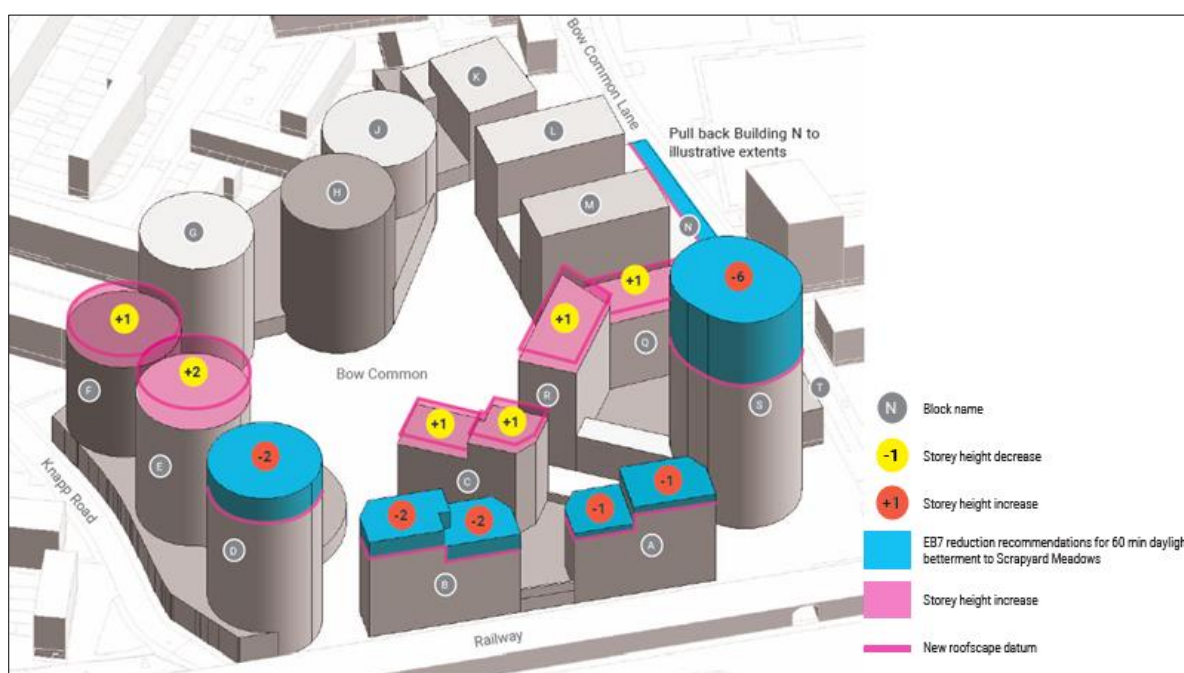
- a. Adverse impacts to the biodiversity interest should be avoided.*
- b. Where avoidance is not possible, proposals must minimise and mitigate the impact to the biodiversity interest.*
- c. As a last resort for exceptional cases where the benefits of the proposal clearly outweigh the biodiversity impacts, appropriate compensation will be sought.*
- d. Where appropriate compensation is not possible, planning permission will be refused.*

- 7.310 Policy D.ES3(5) relates to development which affects a SINC, or significantly harms a population or conservation status of a protected or priority species. Where this occurs Policy D.ES3 requires a 'managed' approach to impacts.
- 7.311 Policy D.ES3(5) is important to the determination of the application and advises officers that the applicant should engage with the three tiers of management hierarchy. It is noted that only when these have failed should the decision for refusal be considered.
- 7.312 The supporting text to D.ES3 Part 5 confirms that the presence of protected and/or priority species is a material planning consideration where a development is likely to result in harm to a habitat or species. Priority species are those identified in the Tower Hamlets Local Biodiversity Action Plan, Species of Conservation Concern in London and Species of Principal Importance in England, as identified under section 41 of the Natural Environment and Rural Communities Act, 2006 and the Mayor's London Priority Species document (2019)³. Where a SINC or a protected or priority species is likely to be affected, an ecology assessment will be required and should include information assessing the characteristics and situation of the site; and details on how the proposals will protect, replace and enhance existing biodiversity on the proposed site, including measures for wildlife habitats and features aimed at particular species
- 7.313 The remaining components of Policy D.ES3 require development to protect and enhance biodiversity by; (a) maximising the provision of 'living building' elements, (b) retaining existing habitats and features of biodiversity value or, if this is not possible, replacing them within the development, as well as incorporating additional measures to enhance biodiversity, proportionate to the development proposed, (c) protecting and increasing the provision of trees.
- 7.314 The principal policy within the Intend to Publish London Plan is Policy G6 Biodiversity and Access to Nature. Part A requires SINC's to be protected, but where harm is unavoidable (Part C), and where the benefits of the development clearly outweigh the impacts on biodiversity, the mitigation hierarchy should be applied to minimise development impacts and (1) avoid damaging the significant ecological features of the site (2) minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site (3) deliver off-site compensation of better biodiversity value.
- 7.315 Part D confirms that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should "be informed by the best available ecological information" and addressed from the start of the development process.

Supporting paragraph 8.6.4 specifically references 'development proposals that are adjacent to or near SINCs'. It requires 'the potential impact of indirect effects to the site, such as noise, shading or lighting' to be considered. It also recognises that there may also be opportunities for new development to contribute to enhancing the nature conservation value of an adjacent SINC or green corridor by, for example, sympathetic landscaping that provides complementary habitat.

Assessment

- 7.316 In order to address some of the concerns regarding overshadowing the submitted scheme has been amended to reduce the height of all the buildings closest to the Cemetery Park. Within Phase 1 Building A was reduced by one storey and Building B by two storeys. Within the outline element of the scheme Building D was also reduced by two storeys and Building S was reduced by six storeys.



- 7.317 An example of the resultant reduction in shadowing of the park is shown below at 10am on 21st March. This shows that at this time the shadowing of the park has been reduced by 29% from the original scheme. It should be noted that the shadows are transient in nature and include breaks within their massing to allow light penetration and there is no shadow at all of the Cemetery Park after 1pm on 21st March.
- 7.318 Members should also note that the application documents include a Mitigation Hierarchy Document (July 2020) which includes further details of the overshadowing reduction at other times of the year as well as full details of the other mitigation proposed. This document shows a substantial reduction in overshadowing at other times of the year tested.



Fig. 67: 2019 Submitted Scheme



Fig. 68: Revised Scheme

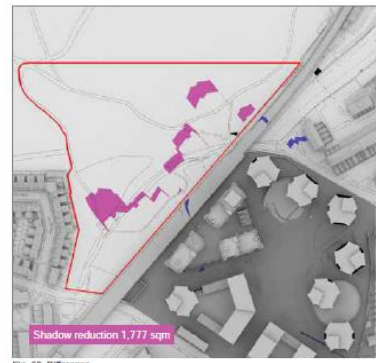


Fig. 69: Difference

- 7.319 The applicant undertook extensive engagement with Officers and the Park Managers and research into the impacts of overshadowing onto the habitat of the Small Blue Butterfly, which was submitted as part of the planning application within the Mitigation Hierarchy and Ecology Strategy documents. No conclusive evidence has been provided that overshadowing of this nature would categorically harm or damage the habitat of the small blue.
- 7.320 As the analysis remained inconclusive, Officers and the applicant elected to pursue a reduction in building heights along the boundary of the SINC in order to reduce overshadowing, in line with the precautionary principle.
- 7.321 The BRE guidance recommends that at least half of the amenity space should receive at least 2 hours direct sunlight on the 21st of March. Assessment shows that Scrapyard Meadows sees 2 hours of direct sunlight across 100% of its area with the maximum parameter proposal in place and the full extents of Tower Hamlets Cemetery Park see this level of sunlight to 99.7% of its area. Taking account of the sensitivity of the ecology of the Cemetery Park the applicant undertook additional analysis to assess how much of the site would receive in excess of 5 hours of sunlight. This analysis shows that 86.8% of Scrapyard Meadows and 99.3% of Tower Hamlets Cemetery Park as a whole will see 5 hours or more direct sunlight with the maximum parameters Proposed development in place which is well above BRE requirements.
- 7.322 The proposals also include significant measures to increase in biodiversity within the application site including the provision of biodiverse roofs providing open mosaic and flower rich habitats similar to those on Scrapyard Meadow. New habitat creation would be formed at ground levels, including up to 10,700 sqm of species rich grassland with calcareous species, and living roofs.
- 7.323 In addition to the height reductions and the habitat creation on the application site the applicant has committed to providing a financial contribution towards habitat management within the Cemetery Park which is detailed in the Infrastructure section of this report.
- 7.324 When assessed against policy D.ES3 it is considered that the proposed development has had regard to the hierarchy within this policy.
- to eliminate overshadowing of the Park completely this would require a level of development which would fail to comply with the objectives of Site Allocation 2.1. It is therefore considered that some limited overshadowing is unavoidable.
 - In order to mitigate and minimise the impact of the overshadowing the applicant has sought to reduce the height of the development to reduce the level of overshadowing. The applicant has also proposed additional habitat creation within the application site to mitigate any harm from the overshadowing.

- Finally the applicant has also proposed a financial contribution to contribute towards habitat management and tree management within the Cemetery Park to further mitigate any limited impact from the overshadowing and provide compensation.

7.325 Members should note that the revised proposals have been reviewed by the Councils Biodiversity officer who is satisfied that whilst there is some overshadowing of the park from the neighbouring development this has been reduced significantly and the benefits of the proposed development including the additional habitat creation mitigation and compensation would outweigh any harm from the overshadowing.

7.326 The Ecology Strategy (Appendix D1 of the ES addendum) sets out a sound approach to habitat creation and management on the site, and this approach, along with minimum parameters for key habitats, would be secured by a condition.

7.327 The minimum parameters for key habitats for the overall development, and the quantity of these to be provided in Phase 1, should be as follows:

- Biodiverse roofs providing open mosaic flower-rich habitat on calcareous substrate: 8,800 square metres (1,160 square metres in Phase 1). At least 20% of this total to be pre-grown on site.
- Calcareous flower-rich grassland: 2,600 square metres (163 square metres in Phase 1)
- Native broadleaved woodland: 1,861 square metres (476 square metres in Phase 1)
- Mixed native hedge: 130 linear metres (minimum 30 metres in Phase 1)
- Pond: 1 pond with natural planting
- Flower-rich perennial planting: 2000 square metres (1400 square metres in Phase 1).

7.328 For each subsequent phase, full details of the total area, location and planting plans for each of these habitats would be provided before work on that phase commences. Habitats provided would contribute significantly to Tower Hamlets LBAP targets for habitat provision within the borough.

Conclusion

7.329 The proposed onsite ecological and amenity landscaping and green roofs would provide a significant net gain in biodiversity, which would undoubtedly be greater than any adverse impact from shading on the neighbouring Cemetery Park. In terms of the mitigation hierarchy, the applicant has altered the proposals to avoid much of the impact of shading, has expressed willingness to work with the Friends on mitigation of ecological impacts within the Cemetery Park, and is providing a significant level of onsite habitat creation to compensate for any adverse impacts on the adjacent LNR/SINC. It is therefore the officers view that the proposal is compliant with policy D.ES3.

7.330 Subject to conditions and the S106 securing the mitigation, the ecology strategy and the ecological improvements, the development complies with policy and would lead to net gains in biodiversity and would be compliant with policy D.ES3

Flood Risk & Drainage

- 7.331 Local Plan policies D.ES4 and D.ES5 seek to manage flood risk and encourage the use of Sustainable Urban Drainage within new developments.
- 7.332 An assessment of Water Resources and Flood Risk has been undertaken as part of the ES (Chapter 13) and a Flood Risk Assessment (FRA) has been prepared by Temple in line with planning policy
- 7.333 The site is located in Flood Zone 1 where the probability of river or sea flooding is less than 0.1% (1 in1000) chance in any given year. Meaning that the probability of tidal or fluvial flooding can therefore be assessed as negligible.
- 7.334 The Outline Drainage Strategy submitted with the application has been designed in line with the most recent EA Climate Change Guidance to consider and manage the impact of a 1:100 year plus climate change rainfall event and is presented within this report. The surface water drainage strategy considers surface water runoff management: the solutions proposed ensure that for the 100 year plus 40% climate change allowance event, surface water will be accommodated within the Site and therefore prevent potential exceedance flows off-site.
- 7.335 The Outline Drainage Strategy incorporates sustainable drainage systems (SuDS) features such as green roofs and shallow attenuation ponds. It is proposed that the Site's surface water be attenuated to greenfield runoff rates in accordance with Local Policy requirements. These would be secured by condition.
- 7.336 Subject to conditions the proposal would be acceptable with regards to flooding, surface water run-off and drainage.

Land Contamination

- 7.337 The Site is currently undergoing remediation by National Grid Property Holdings under planning permission PA/18/01835 to an end use of open storage. An Outline Remediation Strategy has been prepared and is submitted in support of this application which demonstrates further remediation that will be implemented to ensure the Site will be suitable for the proposed residential uses.
- 7.338 The application has been reviewed by the Council's Environmental Health Land Contamination officer and subject to standard conditions, the proposals are considered to be acceptable. Any contamination that is identified can be addressed within the condition discharge process and will ensure that the land is made safe prior to any construction or demolition work takes place.

INFRASTRUCTURE IMPACT

- 7.339 It is estimated that the proposed development would be liable for Tower Hamlets Community Infrastructure Levy (CIL) payments of approximately £3,620,097 (inclusive of social housing relief and exclusive of indexation) and Mayor of London CIL of approximately £4,383,489 (inclusive of social housing relief and exclusive of indexation).
- 7.340 This would result in a total of £8,003,586. This figure is approximate from the information submitted and will be scrutinised again once CIL is payable upon commencement following planning permission being granted.
- 7.341 Alongside CIL, Development Plan policies seek financial contributions to be secured by way of planning obligations to offset the likely impacts of the proposed development.
- 7.342 The applicant has agreed to meet all of the financial contributions that are sought by the Council's Planning Obligations SPD and TfL which are as follows:

- £456,432.00 towards construction phase employment skills training
- £ 14,962.82 towards end-user phase employment skills training
- £1,399,350 towards carbon off setting
- £450,000 towards local bus services (TfL)
- £60,000 towards Mile End Tube Station study for additional gate;
- £350,000 towards Tower Hamlets Cemetery Park Mitigation Contribution

7.343 The £350,000 financial contribution towards mitigating the impact of the development on the Cemetery Park has been established in consultation with the Friends of Tower Hamlets Cemetery Park and would contribute towards the elements listed below.

- Biodiversity Management
- General Site Management
- Site Capacity Improvements
- Wayfinding and local connection

HUMAN RIGHTS & EQUALITIES

7.344 The proposal does not raise any unique human rights or equalities implications. The balance between individual rights and the wider public interest has been carefully considered and officers consider it to be acceptable.

7.345 The proposed new residential accommodation meets inclusive design standards. These standards would benefit future residents, including disabled people, elderly people and parents/carers with children. The proposed affordable housing would be of particular benefit to groups that are socially/economically disadvantaged. It is also considered that the application has undergone the appropriate level of consultation with the public and Council consultees.

7.346 The proposed development would not result in adverse impacts upon equality or social cohesion.

8 RECOMMENDATION

8.1 That **conditional planning permission is GRANTED** subject to the prior completion of a legal agreement to secure the following planning obligations

8.2

8.3 Financial Obligations

- a. £456,432.00 towards construction phase employment skills training
- b. £ 14,962.82 towards end-user phase employment skills training
- c. £1,399,350 towards carbon off setting
- d. £450,000 towards local bus services (TfL)
- e. £60,000 towards Mile End Tube Station study for additional gate;
- f. £350,000 towards Tower Hamlets Cemetery Park Mitigation Contribution
- g. £500 per heads of term

8.4 Non-Financial Obligations

- a. Affordable housing across the development (35% by habitable room)
 - 70% Social rented units (50% at London Affordable Rent and 50% at Tower Hamlets Living Rent)

- 30% Intermediate units
- Early Stage Review
- Affordable housing across Phase 1 of the development (39% by habitable room)
- 100% social rented units (50% at London Affordable Rent and 50% at Tower Hamlets Living Rent)

b. Economic incentives

- Access to employment
 - 20% local procurement
 - 20% local labour in construction
 - 68 construction phase apprenticeships

c. Transport

- Approval and implementation of Travel Plan
- Highway Works (s278)
- Car Club
- Parking Permit free

d. Compliance with Considerate Constructors Scheme

e. Safeguarded areas for future access

f. Environment

- Public realm access and management
- Landscaping and Ecology Strategy

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

8.6 Planning Conditions

The conditions apply to each phase of the proposed development, insofar as they are relevant to that phase.

Compliance

1. 3 years deadline for commencement of development.
2. Development in accordance with approved plans.
3. Construction – Restrictions on demolition and construction activities:
4. Construction – All works in accordance with Tower Hamlets Code of Construction Practice;
5. Construction – Standard hours of construction and demolition;
6. Construction – Air quality standards for construction machinery;
7. Construction – Ground-borne vibration limits;
8. Construction – Noise pollution limits.
9. Noise standards from mechanical plant and equipment
10. Energy and efficiency standards
11. Air quality emission standards for boilers & CHP

Monitoring

12. TV reception
13. Surface and groundwater conditions

Pre-commencement

14. Submission of Reserved Matters (prior to commencement of each of the Outlines phases of the development): **Scale, Layout, Appearance, Landscaping**
15. Phasing plan
16. Code of Construction Practice
17. Construction Waste Management Plan
18. Piling
19. Construction Environmental Management Plan and Construction Logistics Plan (
20. Land Contamination Remediation Scheme, including (subject to post completion verification) (in consultation with the EA).
21. SUD's & Drainage Strategy
22. Written Scheme of Investigation (WSI) (Archaeology)
23. Site Wide Ecology Strategy

Pre-superstructure works

24. Details of external facing materials and architectural detailing.
25. Details of signage
26. Details of hard and soft landscaping of all public realm and open spaces including details relating to play equipment, street furniture and lighting, wind mitigation measures, biodiversity mitigation and enhancements, sensitive light strategy, LEMP.
27. Details of flue emissions
28. Details of cycle parking
29. Parking Management Plan
30. Details of cycle parking
31. Wayfinding and signage strategy
32. Delivery, Servicing and Waste Management Plan
33. Operational noise impact assessment and mitigation (plant and machinery etc)
34. Open Space Management Plan and delivery times of Park
35. Lighting Strategy
36. Inclusive access standards and wheelchair housing
37. Construction and Demolition Plan
38. Energy Strategy

Prior to occupation

39. Car Club Plan
40. Secured by design compliance
41. Energy – BREEAM Certificate
42. Noise Verification Report for Residential

Informatives

1. Permission subject to legal agreement.
2. Development is CIL liable.
3. Thames Water – proximity to assets.

APPENDIX 1 – List of Plans for Approval

Schedule of Drawings

| Drawing number | Title of Drawing |
|-----------------------------------|---|
| 0337-SEW-ZZ-ZZ-DR-T-PLZ000 P1 | Site Location Plan |
| | |
| Parameter Plans (Outline) | |
| 0337-SEW-ZZ-ZZ-DR-PP-PLZ101 P1 | Hybrid Planning Application Boundary |
| 0337-SEW-ZZ-ZZ-DR-PP-PLZ102 P1 | Outline and Detailed Planning Application Areas |
| 0337-SEW-ZZ-ZZ-DR-PP-PLZ103 P1 | Existing Site Levels |
| 0337-SEW-ZZ-ZZ-DR-PP-PLZ104 P2 | Development Blocks and Public Park |
| 0337-SEW-ZZ-ZZ-DR-PP-PLZ105 P1 | Proposed Site Levels |
| 0337-SEW-ZZ-ZZ-DR-PP-PLZ106 P2 | Predominant Floor Uses |
| 0337-SEW-ZZ-ZZ-DR-PP-PLZ107 P1 | Access and Movement |
| 0337-SEW-ZZ-ZZ-DR-PP-PLZ108 P2 | Proposed Basements |
| 0337-SEW-ZZ-ZZ-DR-PP-PLZ109 P1 | Maximum Building Heights and Footprint |
| | |
| | Proposed Plans (All 1:250@A1) |
| 0337-SEW-01-00-DR-T-PL1100 REV P2 | Phase 1 – Proposed Plan Ground |
| 0337-SEW-01-01-DR-T-PL1101 REV P2 | Phase 1 – Proposed Plan – Level 01 |
| 0337-SEW-01-02-DR-T-PL1102 REV P2 | Phase 1 – Proposed Plan – Level 02 |
| 0337-SEW-01-03-DR-T-PL1103 REV P2 | Phase 1 – Proposed Plan – Level 03 |
| 0337-SEW-01-04-DR-T-PL1104 REV P2 | Phase 1 – Proposed Plan – Level 04 |

| | |
|-----------------------------------|---|
| 0337-SEW-01-05-DR-T-PL1105 REV P2 | Phase 1 – Proposed Plan – Level 05 |
| 0337-SEW-01-06-DR-T-PL1106 REV P2 | Phase 1 – Proposed Plan – Level 06 |
| 0337-SEW-01-07-DR-T-PL1107 REV P2 | Phase 1 – Proposed Plan – Level 07 |
| 0337-SEW-01-08-DR-T-PL1108 REV P2 | Phase 1 – Proposed Plan – Level 08 |
| 0337-SEW-01-09-DR-T-PL1109 REV P2 | Phase 1 – Proposed Plan – Level 09 |
| 0337-SEW-01-10-DR-T-PL1110 REV P2 | Phase 1 – Proposed Plan – Level 10 |
| 0337-SEW-01-11-DR-L-PL1111 REV P2 | Phase 1 – Proposed Plan – Level 11 Roof Plan Landscaping |
| 0337-SEW-01-11-DR-T-PL1111 REV P2 | Phase 1 – Proposed Plan – Roof Plan |
| | |
| | Proposed Elevations (All 1:250@A1) |
| | |
| 0337-SEW-01-ZZ-DR-T-PL1301 REV P2 | Phase 1 – Proposed Elevations – North West & North East |
| 0337-SEW-01-ZZ-DR-T-PL1300 REV P2 | Phase 1 – Proposed Elevations – South East & South West |
| | |
| | Proposed Sectional Elevations (All 1:250@A1) |
| | |
| 0337-SEW-01-ZZ-DR-T-PL1200 REV P2 | Phase 1 – Proposed Sectional Elevations – AA & BB |
| 0337-SEW-01-ZZ-DR-T-PL1201 REV P2 | Phase 1 – Proposed Sectional Elevations – CC & DD |
| 0337-SEW-01-ZZ-DR-T-PL1202 REV P2 | Phase 1 – Proposed Sectional Elevations – EE & FF |
| DR-P1-SEC-1204_P2 | Phase 1 – Proposed Sectional Elevations – GG & HH |
| DR-P1-SEC-1205_P2 | Phase 1 – Proposed Sectional Elevations – JJ & KK |

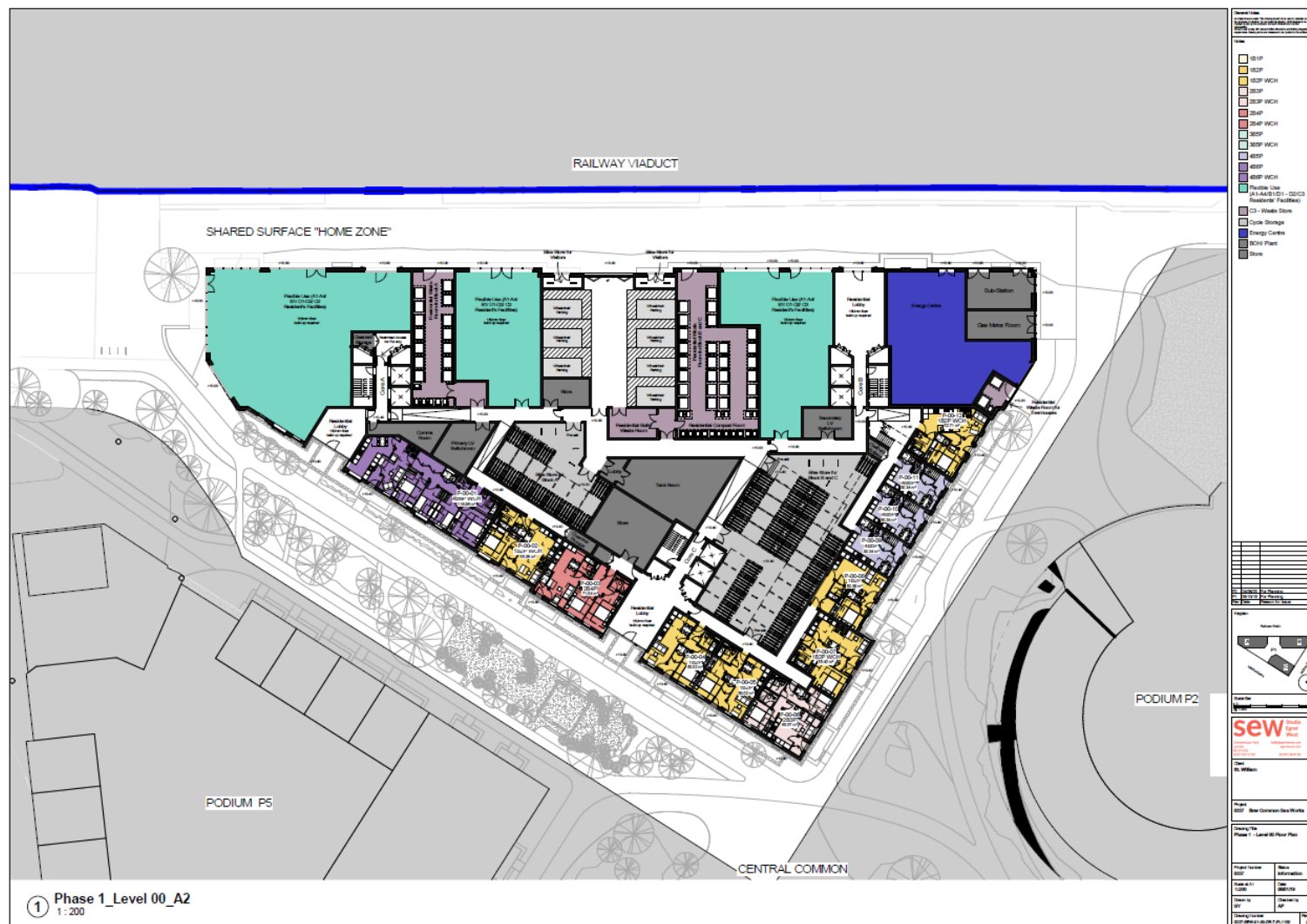
| | |
|-----------------------------------|---|
| | |
| | Landscape Drawings |
| | |
| 0337-SEW-01-00-DR-L-PL1100 REV P2 | Phase 1 - Level 00 (Ground Level) – Landscape General Arrangement |
| 0337-SEW-01-00-DR-L-PL1101 P2 | Illustrative Phase 1 Level 00 Illustrative Landscape Plan |
| 0337-SEW-01-11-DR-L-PL1111 P2 | Phase 1 - Level 11 (Roof Plan) - Landscape General Arrangement |

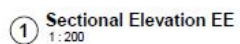
Documents list.

| Title of Document | Date/Author |
|---|-------------------------|
| Access Statement | July 2020 (BuroHappold) |
| Arboricultural Survey and Impact Assessment | October 2019 (Arbeco) |

| | |
|---|--------------------------|
| Car Park Management Plan | October 2019 (Iceni) |
| Delivery and Servicing Plan | October 2019 (Iceni) |
| Design and Access Statement | October 2019 (SEW) |
| Design and Access Statement Addendum | July 2020 (SEW) |
| Code of Construction Practice Part A (including Site Waste Management Plan) | October 2019 (Temple) |
| Energy Statement | October 2019 (Hodkinson) |
| Heritage Statement | October 2019 (JLL) |
| Flood Risk Assessment | October 2019 (WSP) |
| Landscape Strategy | October 2019 (SEW) |
| Landscape Strategy Addendum | July 2020 (SEW) |
| Operational Waste Strategy | October 2019 (Iceni) |
| Operational Waste Strategy Addendum | July 2020 (Iceni) |
| Outline Fire Strategy | October 2019 (WSP) |
| Outline Fire Strategy Addendum | July 2020 (WSP) |
| Dynamic Overheating Assessment | October 2019 (Hodkinson) |
| Dynamic Overheating Assessment Addendum | July 2020 (Hodkinson) |
| Planning Statement | October 2019 (Quod) |
| Planning Statement Addendum | July 2020 (Quod) |
| Health Impact Assessment | January 2020 (Temple) |
| Statement of Community Involvement | October 2019 (Iceni) |
| Statement of Community Involvement Addendum | July 2020 (Iceni) |
| Sustainability Statement | October 2019 (Hodkinson) |
| Transport Assessment | October 2019 (Iceni) |
| Transport Assessment Addendum | July 2020 (Iceni) |
| Environmental Statement | October 2019 (Temple) |
| Internal Daylight and Sunlight Report | July 2020 (EB7) |
| Development Specification | July 2020 (Quod) |
| Design Code | July 2020 (SEW) |
| Schedule of Accommodation | July 2020 (SEW) |

APPENDIX 2 – Phase 1 Proposed Plans and Elevations





| | |
|-----------|--|
| State fee | |
|-----------|--|



COM State

sew Capitol Week

| 1990-1991 | 1992-1993 |
|-----------|-----------|
| 1990-1991 | 1992-1993 |

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010000 0000 0 0000

Client
St. William's

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

100

Page 4032 - New Common Law Wills

2007-2008 Consolidated Data Review

Drawing Title
Sheet 1 - 30 Backward Elevation

Figure 1. The effect of the concentration of the inhibitor on the rate of polymerization.

11

| Project Number | Notes |
|----------------|-------|
|----------------|-------|

| | |
|-------|------|
| NAME | DATE |
| SCORE | |

| | |
|------------|------------|
| 12/20/2019 | 12/20/2019 |
|------------|------------|

| | |
|----------------|------------------|
| Drawn by SS | Checked by AP |
|----------------|------------------|

| | |
|-----------------|-----|
| Ordering Number | Rev |
|-----------------|-----|



1 Northwest Elevation
1 : 200



2 Northeast Elevation
1 : 200

General Notes

- 1. All dimensions are in millimeters unless otherwise stated.
- 2. All dimensions are to the face of the work unless otherwise stated.
- 3. All dimensions are to the center of the work unless otherwise stated.
- 4. All dimensions are to the center of the work unless otherwise stated.
- 5. All dimensions are to the center of the work unless otherwise stated.
- 6. All dimensions are to the center of the work unless otherwise stated.
- 7. All dimensions are to the center of the work unless otherwise stated.
- 8. All dimensions are to the center of the work unless otherwise stated.
- 9. All dimensions are to the center of the work unless otherwise stated.
- 10. All dimensions are to the center of the work unless otherwise stated.

Drawing Notes

- 1. All dimensions are in millimeters unless otherwise stated.
- 2. All dimensions are to the face of the work unless otherwise stated.
- 3. All dimensions are to the center of the work unless otherwise stated.
- 4. All dimensions are to the center of the work unless otherwise stated.
- 5. All dimensions are to the center of the work unless otherwise stated.
- 6. All dimensions are to the center of the work unless otherwise stated.
- 7. All dimensions are to the center of the work unless otherwise stated.
- 8. All dimensions are to the center of the work unless otherwise stated.
- 9. All dimensions are to the center of the work unless otherwise stated.
- 10. All dimensions are to the center of the work unless otherwise stated.

Material Key

- 1. Concrete
- 2. Steel
- 3. Glass
- 4. Brick
- 5. Stone
- 6. Wood
- 7. Asphalt
- 8. Gravel
- 9. Sand
- 10. Water

Legend

- 1. North
- 2. South
- 3. East
- 4. West
- 5. Up
- 6. Down
- 7. Left
- 8. Right
- 9. Forward
- 10. Backward

Scale

1 : 200

Project Information

Project Name: [Project Name]

Project Location: [Project Location]

Project Date: [Project Date]

Project Status: [Project Status]

Project Owner: [Project Owner]

Project Manager: [Project Manager]

Project Designer: [Project Designer]

Project Engineer: [Project Engineer]

Project Architect: [Project Architect]

Project Contractor: [Project Contractor]

Project Consultant: [Project Consultant]

Project Advisor: [Project Advisor]

Project Reviewer: [Project Reviewer]

Project Approver: [Project Approver]

Project Sign-off: [Project Sign-off]

Project Completion: [Project Completion]

Project Budget: [Project Budget]

Project Cost: [Project Cost]

Project Revenue: [Project Revenue]

Project Profit: [Project Profit]

Project Loss: [Project Loss]

Project Break-even: [Project Break-even]

Project ROI: [Project ROI]

Project NPV: [Project NPV]

Project IRR: [Project IRR]

Project Payback: [Project Payback]

Project Risk: [Project Risk]

Project Return: [Project Return]

Project Yield: [Project Yield]

Project Growth: [Project Growth]

Project Shrinkage: [Project Shrinkage]

Project Volatility: [Project Volatility]

Project Liquidity: [Project Liquidity]

Project Solvency: [Project Solvency]

Project Creditworthiness: [Project Creditworthiness]

Project Financial Health: [Project Financial Health]

Project Operational Efficiency: [Project Operational Efficiency]

Project Customer Satisfaction: [Project Customer Satisfaction]

Project Employee Satisfaction: [Project Employee Satisfaction]

Project Environmental Impact: [Project Environmental Impact]

Project Social Impact: [Project Social Impact]

Project Governance: [Project Governance]

Project Compliance: [Project Compliance]

Project Transparency: [Project Transparency]

Project Accountability: [Project Accountability]

Project Integrity: [Project Integrity]

Project Honesty: [Project Honesty]

Project Fairness: [Project Fairness]

Project Justice: [Project Justice]

Project Equity: [Project Equity]

Project Inclusion: [Project Inclusion]

Project Diversity: [Project Diversity]

Project Innovation: [Project Innovation]

Project Creativity: [Project Creativity]

Project Imagination: [Project Imagination]

Project Vision: [Project Vision]

Project Mission: [Project Mission]

Project Values: [Project Values]

Project Principles: [Project Principles]

Project Standards: [Project Standards]

Project Procedures: [Project Procedures]

Project Policies: [Project Policies]

Project Practices: [Project Practices]

Project Processes: [Project Processes]

Project Systems: [Project Systems]

Project Tools: [Project Tools]

Project Technology: [Project Technology]

Project Innovation: [Project Innovation]

Project Creativity: [Project Creativity]

Project Imagination: [Project Imagination]

Project Vision: [Project Vision]

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Project Procedures: [Project Procedures]

Project Policies: [Project Policies]

Project Practices: [Project Practices]

Project Processes: [Project Processes]

Project Systems: [Project Systems]

Project Tools: [Project Tools]

Project Technology: [Project Technology]