

**Application for Planning Permission**[click here for case file](#)

Reference	PA/20/01696
Site	Site at Stroudley Walk, London, E3 3EW.
Ward	Bromley North
Proposal	Demolition of existing buildings and structures and redevelopment to provide four buildings, including a tall building of up to 25 storeys, comprising residential units and flexible commercial space (A1/A2/A3/B1) at ground floor level and alterations to façade of retained building, together with associated ancillary floorspace, cycle and car parking, landscaping and highway works.
Summary Recommendation	Grant planning permission with conditions and planning obligations
Applicant	Muse Developments Limited and Poplar HARCA
Architect/agent	DP9 (agent)
Case Officer	Kevin Crilly
Key dates	<ul style="list-style-type: none">- Application registered as valid on 10/08/2020- Significant amendments received on 29/03/2021- Public consultation finished on 29/04/2021

EXECUTIVE SUMMARY

The application proposes the demolition of the Warren House building, the two Stroudley Walk buildings and other structures on the site, and the construction of 4 buildings between 5 and 25- storeys, comprising flexible commercial space (on the ground floor of two of the buildings and 274 new homes, together with extensive landscaping and shared outdoor amenity space.

The development would re-provide the existing 50 affordable rented properties on site and deliver 50% affordable housing overall. The proposed unit sizes meet the London Plan's minimum space standards. All units would have private amenity space provision that meets minimum standards, and the proposed duplex homes would benefit from defensible space to the front and rear.

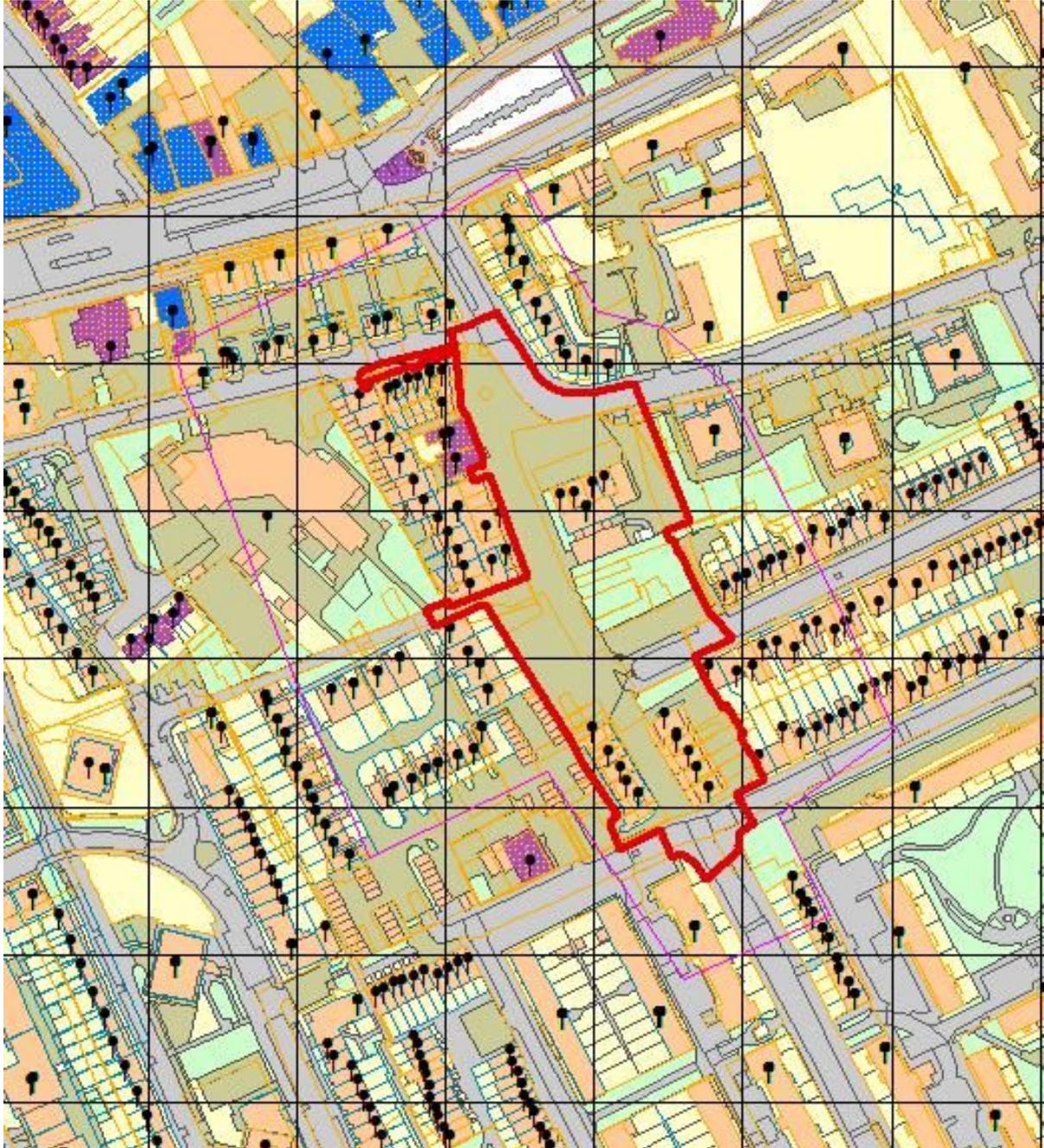
The character and appearance of the proposed development would vary slightly across the site responding to location, use, the character of the proposed new street and proposed public realm. The proposed architectural quality and materiality of the scheme is acceptable to officers.

Whilst it would be located outside of Tall Building Zone, the proposed tall building would meet three out of four 'exception' criteria set out in Part 3 of Tower Hamlets Local Plan Policy D.DH6.

Although it would be significantly taller than the 15-storeys referred to in the Bromley-by-Bow Masterplan SPD, officers consider that the proposed building would contribute positively to an existing diverse townscape, comprise high-quality architecture, relate well to its surroundings and help deliver improvements to the public realm. Given this and the proposed regenerative benefits of the proposed scheme on balance, officers consider that the principle of a tall building in this location is acceptable and that the proposed building forms and heights would deliver a suitably high-quality scheme.

The development would deliver additional benefits including contributions improvement to cycle infrastructure through improved routes and an additional cycle hire docking location and financial contributions towards employment and carbon offsetting.

The proposal would result in a development which delivers significant improvements on the existing public realm and would deliver a policy compliant level of affordable housing. On balance the scale of development is considered appropriate in this instance given the significant need for investment in the area the requirement to deliver 50% affordable housing and the requirement to deliver a suitably high-quality scheme.



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-  Planning Application Site Boundary
-  Other Planning Applications
-  Consultation Area
-  Land Parcel Address Point
-  Locally Listed Buildings
-  Statutory Listed Buildings

Planning Applications Site Map PA/20/01696

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



**London Borough
of Ter Hamlets**

Scale: 50m grid squares

Date: 10 May 2021OW

1. SITE AND SURROUNDINGS

- 1.1 The application Site is approx. 0.87 hectares. It is bounded by Bromley High Street to the north, Bruce Road to the south, and Stroudley Walk runs directly through the middle. It is currently occupied by three buildings, a car park and a large area of hardscaping. At the southern end of the site are two 2-storey buildings, which date from the 1980s with colonnaded commercial units and a vacant GP surgery/community centre fronting onto Stroudley Walk and single storey of residential accommodation above. At the north is Warren House an 11-storey residential tower which was built in around 1963 and which includes a plinth of five vacant commercial units which look north onto Bromley High Street.
- 1.2 Following an earlier planning permission (see Relevant Planning History below), the site has been the subject of Compulsory Purchase Orders and all homes and commercial units are currently vacant. Some of the businesses relocated to Fairlie Court (thus staying in the Neighbourhood Centre), the last residential tenant was re-housed in March 2018 and the GP surgery relocated to Wellington Way in January 2020. See summary in Table 1.

Table 1: Summary of existing land uses

Building	Former Use (currently vacant)	GIA Sqm	No. homes
Warren House	5 x commercial units (shops	238	
	Residential (C3)	3,300	42
	Ancillary	139	
Stroudley Walk buildings	5 x units (5 shops)	137	
	2 x units (hot food take-away	89	
	2 x units (GP surgery & community centre)	248	
	Residential (C3)	532	10
	Ancillary	58	
Total floorspace		4,741	52

- 1.3 The existing 52 vacant homes on site comprise the following:

Table 2: Existing homes on site

	Social Rent		Market	
	Units	Hab. rooms	Units	Hab. rooms
1-bed	21	42	1	2
2-bed	29	87	1	3
Total	50	129	2	5

- 1.4 Alongside the buildings are areas of open space and poor-quality public realm. There are 44 trees on the site at present, a number of these are mature and have a positive impact on the street environment. However, the site currently has poor surveillance and suffers from anti-social behaviour and criminal activity.
- 1.5 Stroudley Walk provides an important north-south route through the neighbourhood, connecting Bow Road and Bromley by Bow in an area which otherwise lacks permeability. The site has a Public Transport Accessibility Level (PTAL) rating of '6a' on a scale of 0-6b where 6b represents the highest level of connectivity. The site includes 30 surface level car parking spaces (a ratio of approx. 60% residential parking).
- 1.6 Adjacent to the west is Fairlie Court which is of a similar design to the buildings to the south of Stroudley Walk and built at the same time, with colonnaded commercial units on the ground floor and residential stepping up to three storeys above. This building wraps around two statutory Listed Buildings (Grade II) - the former Rose and Crown pub and Nos. 10 & 12 Stroudley Walk. The site boundary includes part of the existing colonnade of Fairlie Court at ground floor level.
- 1.7 Bow Church DLR station is approx. 250m to the west, and Bromley-by-Bow Underground Station is approx. 500m to the southeast, served by the District and the Hammersmith & City

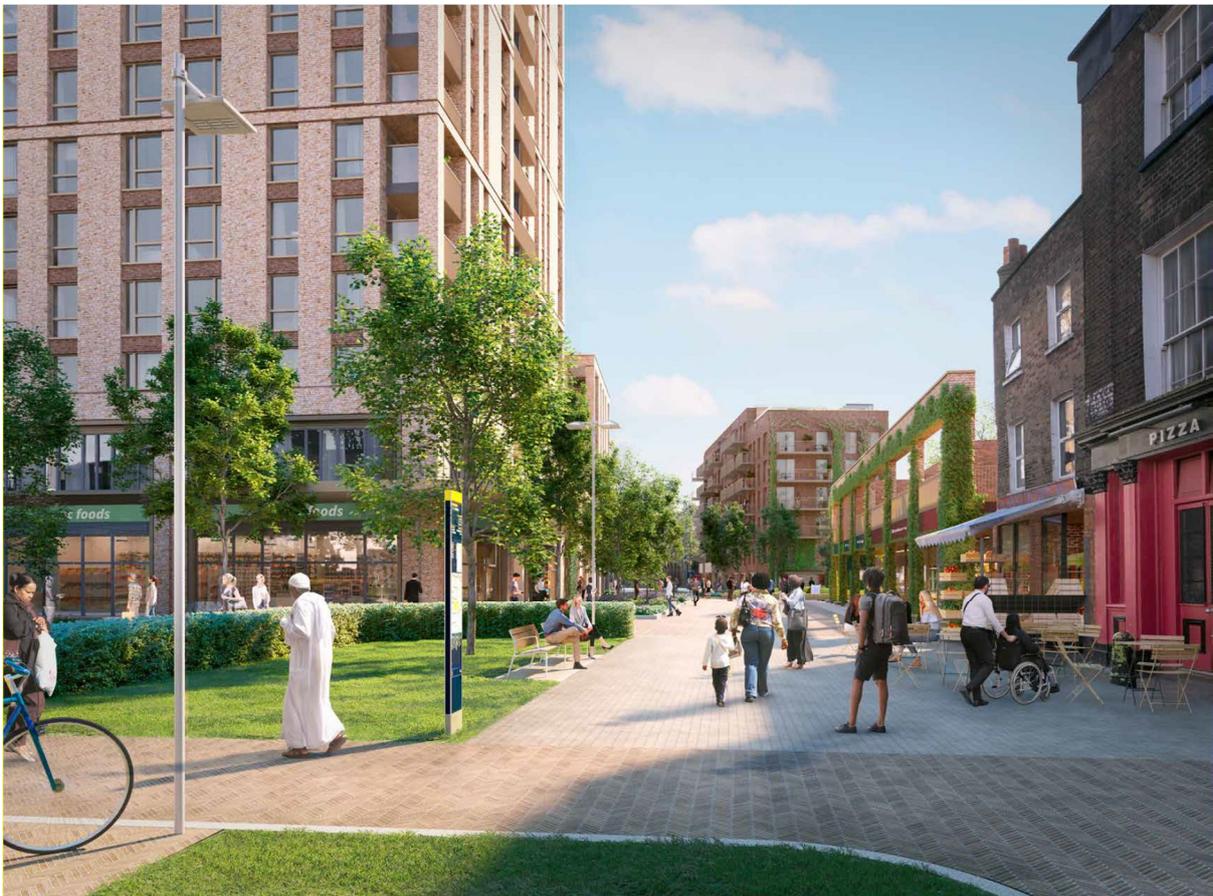
lines. The A11 Bow Road is approx. 60m to the north. This is a high-frequency bus corridor and forms part of the Cycle Superhighway 2 and part of London's Strategic Cycle Network. Three cycle hire docking stations are within 300 metres of the site.

- 1.8 To the north east of the site are a series of 11-storey residential towers (Dorrington, Hernshall and Ballinger Points), which continue the pattern of taller 1960s development along the road from Warren House. Further to the north east is the Bow Bridge Estate which is characterised by 5 storey blocks of flats generally orientated away from the street into internal courtyards and play spaces.
- 1.9 To the east of the site Arrow Road and Bruce Road maintain the historic pattern of terraced housing in the area which dates to the 19th century. Properties at the boundary with the site have gable walls on the boundary and secondary windows which overlook the site.
- 1.10 To the south west is Regents Square, a private gated residential development built in the 1960- 70s. Most of these properties are orientated away from Stroudley Walk with a range of garages up against the boundary, but there is a short terrace of properties whose gardens back onto the central part of the site.
- 1.11 Between this terrace and Fairlie Court a narrow alleyway that links between Stroudley Walk and Rainhill Way and provides direct access to the St Agnes Catholic Primary School which sits behind Fairlie Court.
- 1.12 Along Bruce Road to the west is Children's House, a purpose-built nursery school in a Listed Building (Grade II) dating from the 1920s. This has recently been extended by way of a single storey temporary classroom building, which abuts and turns its back to the site.
- 1.13 Beyond to the west is Rainhill Way and the Bow Cross Estate, another 1960s development of three 25-storey towers on former railway land which have been recently been re-clad and the estate regenerated with infill development along Rainhill Way.
- 1.14 To the south of the site is the Devon's Estate which is characterised by post war residential blocks with courtyard car parking and amenity space away from the street. Beyond to the east is Bromley Recreation Ground (home to the Bromley by Bow Centre which provides community facilities and a health centre). Kingsley Hall a community hall is also located here adjacent to the park.
- 1.15 The scale of existing buildings surrounding the site is varied, from 2-storey town houses along Arrow Road and Bruce Road to the 11-storey blocks (Dorrington Point, Hernshall Point and Ballinger Point) on Bromley High Street and the 25 storey towers nearby on Rainhill Way. The general prevailing height of the broader estates is 5-6 storeys typified by the post war brick-built blocks of flats. The development on the former St Andrews Hospital site establishes a pattern of higher density development with a background height of 7-storeys with taller buildings marking Bromley-by-Bow underground station (28 storeys) and the junction of Devon's Road (18 storeys).
- 1.16 The key relevant designations for the site are as follows:
 - Lower Lea Valley Opportunity Area (SD1)
 - Strategic Area for Regeneration (SD10)
 - Tower Hamlets Lower Lea Valley Sub-area (S.SG1)
 - Borough-wide Air Quality Management Area (AQMA) (NO2 objective and 24-hour mean PM10 objective)
 - Bromley by Bow character place
 - Neighbourhood Centre (D.TC2)
 - Bow Tier 2 Archaeological Priority Area (S.DH3)
 - Green Grid Buffer Zone (DOWS3)
 - Partly within area of sub-standard air quality (D.ES2)
 - Flood Zone 1 (D.ES4)

- 1.17 The key relevant designations for the surrounding area are as follows:
- Bow Road is part of a Cycle Super Highway & London Cycle Network (S.TR1)
 - Cycle Hire Docking Station on Bromley High Street (S.TR1)
 - The former Rose and Crown Pub (Grade II) and Nos. 10 & 12 Stroudley Walk (Grade II) immediately adjoining the site is a Grade II Listed Building and there are other statutory Listed and Locally Listed buildings nearby) (S.DH3)
 - Fairfield Conservation Area is within approx. 60m to the north and Tomlins Grove Conservation Area is approx. 220m to the west (S.DH3)

2. PROPOSAL

- 2.1 The application proposes the demolition of the Warren House building, the two Stroudley Walk buildings and other structures on the site, and the construction of four buildings between 5 and 25- storeys, comprising flexible commercial space (Use Class E) on the ground floor of two of the buildings and 274 new homes, together with extensive landscaping and shared outdoor amenity space. The application also proposes alterations to Fairlie Court.



Buildings

- 2.2 Block A on the south-west part of the site would be between 6 and 7-storeys (33.48m AOD) and would provide 44 homes (all London Affordable Rent). The building would include duplex family homes at street level and a range of apartment sizes above, together with a shared outdoor terrace and a shared cycle store at ground floor level.
- 2.3 Block C on the south-east part of the site would be between 4 and 5-storeys (27.48m AOD) and would provide 15 homes (all London Affordable Rent). As with Block B, the building would include duplex family homes at street level and a range of apartment sizes above, together with a shared outdoor terrace and a shared cycle store at ground floor level.
- 2.4 Block D would be on the eastern side of the site in the centre and be between 4 and 6-storeys (32.86m AOD) and would provide 23 homes (all London Affordable Rent). It would include

flexible commercial units, a shared outdoor terrace and a shared cycle store at ground floor level. The application was revised in March 2021 to include a community kitchen and cafe in the proposed Community Space (115sqm) (next to the proposed courtyard play space).

- 2.5 Block E at the north of the site would be a single tower of 25-storeys (93.5m AOD) and would provide 192 homes, 159 Market and 33 Intermediate shared ownership flats. It would include flexible commercial units and shared cycle store at ground level and a shared outdoor terrace and a rooftop terrace.
- 2.6 No basement levels are proposed, although proposed lifts would require a small amount of basement excavation to accommodate necessary plant and machinery.

Land uses

- 2.7 Changes to the Use Classes Order 1987 came in to force on 1 September 2020. The Regulations that introduced the changes require Local Planning Authorities to determine applications that were submitted prior to this date in accordance with the previous use class. This report therefore refers to the previous use classes throughout.

Table 3: Proposed uses

Use	Use Class	GIA Sqm
Residential*	C3	22,896
Flexible commercial units	A1/A2/A3/B1	603
Plant (including substations)	N/A	557
Total floorspace		24,054

* Excluding deck & roof access areas

Car parking

- 2.8 The scheme would be car free with the exception of parking for disabled people. Initially nine Blue Badge spaces (3% residential parking) would be integrated with the proposed Stroudley Walk (4) and Arrow Road (5) public realm.

Public Realm

- 2.9 The proposals include the following distinct areas of public realm, with further public realm and amenity space are located within and around each of the proposed blocks.:
- North Bromley High Street 'Knuckle';
 - Pocket Park (approx. 500sqm); and
 - Courtyard between Blocks D and E (approx. 300sqm).



- 2.10 The southern portion of the site would include a new internal street, between Blocks A and C. This would provide some access into the site; however, movement would be restricted for most vehicles by the presence of bollards to the north towards the pedestrianised part of Stroudley Walk, and to the east towards Arrow Road.

Alleyway between Stroudley Walk and Rainhill Way

- 2.11 The proposals include improvements to this important route which provides direct access to the proposed new neighbourhood centre for residents from Rainhill Way via Regent Square, a shortcut to Bow Church DLR Station and access to St Agnes Catholic Primary School. These would include a new resin gravel surface, new planters to remove dead corners and hiding places, and enhanced lighting proposals which would stretch along the whole length of the alleyway. The alleyway is in Tower Hamlets ownership and it is recommended that the proposed improvements are secured by s106 planning obligations.

Fairlie Court works

- 2.12 As outlined under Relevant Planning History below, there is a concurrent planning application (PA/20/01933/NC) for works to improve security including changes to two residential entrances, introduction of gates to secure alleyways, and changes to the entrance to undercroft including new gates and a brick pier for existing flue.
- 2.13 The existing Stroudley Walk pedestrian walkway that sits under the Fairlie Court colonnades is proposed to be upgraded as part of the wider landscaping and streetscape strategy. The proposed works include:
- New brick framing and shop signage, with the proposed signage to be consistent with the proposed for the proposed commercial units in Blocks D and E to help integrate existing and proposed; and
 - Feature lighting to the ceiling of the colonnades.

- 2.14 The application was revised in March 2021 as follows: (i) minor reduction of red line site boundary by Regent Square (approx. 10sqm); (ii) revised lighting strategy; (iii) introduction of a Community Café at the ground floor of Block D; (iv) revisions to the proposed Courtyard landscaping and layout of the play areas; (v) improved connection between the street and the Courtyard through changes to the design of the proposed screen/gate to increase permeability; (vi) minor layout changes to the upper floors of Block D to allow for a larger area for the ventilation from the community café; and (vii) updated signage strategy, including for Fairlie Court frontage. At the same time, further environmental information was submitted in the form of an Environmental Statement Addendum, together with an updated and a Non-Technical Statement. In addition, several revised and new supporting documents (including Design and Access, Planning and Transport Addendums, an Outline Fire Strategy & Statement and a Whole Life Carbon Assessment report).

3. RELEVANT PLANNING HISTORY

- 3.1 PA/19/01921/NC. Request for an Environmental Impact Assessment Scoping Opinion for proposed development that is substantially the same as the application scheme (Scoping Opinion issued 21/10/2019).
- 3.2 PA/10/00374/P1. Full Planning Application to erection of a part 3, part 5 storey building to accommodate 19 residential units comprising 10 x 1-bed, 7 x 2-bed, 1 x 3-bed and 1 x 4-bed units. (Approved 31/05/2015) (now expired).
- 3.3 PA/10/00373/A1. Outline application for demolition of existing buildings and redevelopment providing 379sq.m retail space (Use Classes A1/ A2/A3), up to 154 sqm community space (Use Class D1) and 130 new dwellings (comprising 45 x 1-bed, 44 x 2-bed, 27 x 3-bed, 10 x 4-bed and 4 x 5-bed), plus opening up of Stroudley Walk one way to vehicles, associated landscaping and car parking. (Approved 31/05/2015) (now expired).
- 3.4 Since the 2015 planning permissions, the existing commercial units on the site have been the subject of Compulsory Purchase Orders and have now all been vacated and relocated where possible to alternative space within Fairlie Court and thus remaining with the Neighbourhood Centre. The Health Centre has recently relocated to Wellington Way as part of wider NHS strategy. All the existing homes have been vacated in preparation for implementing the previous permission. As a result. all three buildings are vacant.
- 3.5 PA/20/01933/NC. This is as separate, concurrent, Full Planning Application by the applicant for external works to Fairlie Court (14 Stroudley Walk) to improve security including changes to two residential entrances, introduction of gates to secure alleyways, and changes to entrance to under croft including new gates and a brick pier for existing flue.

4. PUBLICITY AND ENGAGEMENT

Pre-application

- 4.1 The submitted Statement of Community Consultation and Design and Access Statement Addendum sets out the non-statutory consultation undertaken by the applicant and how this influenced the application and revisions to it. This included public exhibition, pop-up stalls at Stroudley Walk and Old Palace Primary School and door-to-door canvassing of local estates and meeting Local Estate Boards.
- 4.2 The applicant has submitted a range of responses to their consultation exercises which includes both electronic and paper submissions. The number of comments received by the applicant are summarised below.
- Total number of forms received: 275
 - Total number of supporters: 258

- Total number of objectors: 17

Statutory application consultation

- 4.3 There have been two rounds of statutory consultation on the application, once in August 2020 following submission and once at the end of March 2021 following the submission of revisions and further environmental information (in relation to the EIA process). In both cases, 320 neighbour letters were sent to nearby properties, a site notice was displayed on the site and a statutory press notice was placed in the local newspaper.
- 4.4 Representations were received from the local community as a result of the Council's consultation process during the course of the application and are summarised below.
- 4.5 **12** Individual objection letters, a petition in objection with **180 signatories** and **4** letters in support.
- 4.6 The objections raised are summarised below
- Concerns regarding the impact of the development on the daylight, sunlight received by properties within Regent Square
 - Concerns regarding the impact of overlooking on the neighbouring privacy within Regent Square
 - Impact of construction traffic on pedestrian and highway safety
 - Increase demand for on street parking
 - Concerns regarding anti-social behaviour particularly around the proposed pocket park location
 - Concerns regarding proposed landscaping works on land owned by neighbouring residents at Regent Square
 - Scale of the tall building is inappropriate in this location
 - The design is poor quality and raises concerns regarding the quality of accommodation.
 - Concerns regarding residential layout quality
- 4.7 The letters in support are summarised below
- Acute need for housing necessitates an increase in density which is supported
 - Development needed to meet the Councils housing delivery obligations
 - The development of the site will improve the current anti-social behaviour issues and improve amenity of the area
 - The design of the tall building is high quality and would be a welcome addition.

5. CONSULTATION RESPONSES

- 5.1 Below is a summary of the consultation responses received from both external and internal consultees.

External responses

Cadent/National Grid

- 5.2 (i) Low or Medium pressure (below 2 bar) gas pipes and associated equipment are in the vicinity (ii) work needs to be accrued out in accordance with published guidance.

Crossrail Safeguarding

5.3 No comment.

Environment Agency

5.4 No comment.

Historic England

5.5 No objections raised

London Fire Brigade

5.6 No objections subject to further consultation during detailed design phase

Mayor of London (Stage 1 Report)

5.7 In summary:

- *Principle of development:* The principle of estate regeneration is supported. The significant uplift in affordable housing could be supported, subject to demonstrating that this represents the maximum reasonable amount.
- *Housing:* 40% affordable housing by habitable room is proposed. The applicant should confirm the proposed tenure split. This is a 23% increase above like-for-like re-provision. Further viability discussions are required to determine whether genuinely affordable housing is maximised. Review mechanisms and the affordability of the units must be secured.
- *Urban design and heritage:* The layout, height and massing of the scheme is supported. Key design details should be secured. A management plan and a revised fire strategy should be submitted. Less than substantial harm would be caused to the setting of the identified heritage assets, which would be outweighed by the public benefits including provision of affordable housing and public realm improvements.
- *Transport:* Strategic transport aspects could comply with relevant policies, subject to further information on trip generation methodology and enhancements to cycle parking. A Delivery and Servicing Plan and Construction Logistics Plan along with other obligations should be secured.
- *Sustainable development:* Further information on energy and urban greening is required.

Metropolitan Police (Designing Out Crime Officer)

5.8 No objection to the use, placing, spacing, sizing and orientation of proposed residential blocks which would offer an even spread of resident windows and balconies that promote a sense of natural and active surveillance over the public realm. Proposed shared communal space between Block D and E could generate anti-social behaviour and needs to be carefully designed and managed (including avoiding climbing opportunities to balconies/windows). The detailed design of the proposed pocket park, benches and edges should discourage use by rough sleepers, skate-borders, moped users etc. Concern about the large amount of proposed seating that could offer a space for gangs and criminals to legitimately remain and observe the area including the alley that leads to Bow Church DLR. Litter bins should be anti-arson type and not located next to equipment or buildings. Any permission should be subject to approval of security measures and confirmation from the DOCO that these are appropriate.

Natural England

5.9 No comment.

Thames Water

5.10 (i) Any permission should be subject to approval of a piling method statement to safeguard nearby sewers; (ii) no objection to surface water drainage providing that the developer follows the sequential approach to disposal of surface water; (iii) developer needs to demonstrate what measures would be undertaken to minimise groundwater discharge into public sewers (e.g. from dewatering, deep excavations); (iv) No objection with regard to the waste water network and sewage treatment works infrastructure capacity; (v) any permission should be

subject to approval of any necessary water network upgrades have been undertaken; (vi) there must be no development over or within 3m of nearby water mains; (vii) any decision notice granting approval should include informatives in relation to proximity to water assets and water pressure; (viii) recommends petrol/oil interceptors are fitted to all car parking/washing/repair areas.

Transport for London – Land Use Planning

- 5.11 Detailed comments in addition to the Mayor's Stage 1 Report: (i) a revised trip generation assessment should be provided and agreed with TfL. Trip generation analysis should assume a baseline of zero; (ii) Additional cycling spaces should be provided to meet the minimum standards set out in the Intend to Publish London Plan; (iii) a full Delivery and Servicing Plan (DSP) should be secured through a condition (iv) a full Construction Logistics Plan should be secured by condition.

Internal responses

LBTH Biodiversity

- 5.12 Ecology correctly scoped out of EIA. Proposed landscaping. The Preliminary Ecological Appraisal assessed all existing buildings as being of negligible potential for bat roosts. The existing trees and shrubs could support nesting birds. Proposed landscaping and biodiverse roofs generally supported, although increasing number of native species would help biodiversity. No objections subject to following conditions (i) timing of vegetation clearance outside of bird breeding season (i.e. between September & February inclusive); and (ii) Approval of biodiversity enhancement measures prior to commencement of above ground works (to include at least 800sqm biodiverse roofs, mixed native hedgerows, at least five types of native tree species, inclusion of nectar-rich plants, inclusion of climbing plants bird and bat boxes).

LBTH Energy Efficiency/Sustainability

- 5.13 No objection

LBTH Environmental Health (Contamination)

- 5.14 No objection subject to standard conditions.

LBTH Environmental Health (Pollution Team)

- 5.15 No objections subject to conditions securing (i) approval of a Demolition/Construction Environmental Management & Logistics Plan; (ii) air quality monitoring during demolition and construction; (iii) Non-Road Mobile Machinery; (iv) approval of air extraction and filtration systems for commercial kitchens; (v) any gas boilers to meet NOx standard and flue height informative

LBTH Health Impact Assessment Officer

- 5.16 The submitted Health Impact Assessment represents a thorough examination of potential health and well-being issues using HUDU's rapid HIA tool. Consultation has taken place and concerns over potential lack of community cohesion have been addressed through several design features, in collaboration with expert stakeholders (e.g. the police) or/and using existing standards of good practice. The scheme has got the potential to deliver healthy outcomes for the community. The COVID-19 pandemic has demonstrated the importance of internal space standards and a place to work from home.

LBTH Housing

- 5.17 Comments are incorporated within the 'Housing' section of this report.

LBTH Transportation & Highways

- 5.18 Comments are incorporated within the 'Highways' section of this report.

LBTH Waste Policy & Development

5.19 No response.

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 In this case the Development Plan comprises:

- The London Plan 2016 (LP)
- Tower Hamlets Local Plan 2031

6.3 The key development plan policies relevant to the proposal are:

Growth (spatial strategy, healthy development)

- London Plan policies: SD1, SD10
- Local Plan policies: S.SG1, S.H1, D.SG3

Land Use (town centre, social infrastructure, residential, employment)

- London Plan policies: SD6, SD7, SD8, SD9, S1, S2, S4, H1, E11
- -Local Plan policies: S.TC1, D.TC2, S.CF1, D.CF2, D.CF3, DS.H1, S. EMP1, D. EMP2

Housing (housing supply, affordable housing, housing mix, housing quality, fire safety, amenity)

- London Plan policies: GG2, H1 H4, H5, H6, H8, H10, S4
- Local Plan policies: S.H1, D.H2, D.H3,

Design and Heritage (layout, townscape, massing, height, appearance, materials, heritage)

- London Plan policies: D1, D2, D3, D4, D5, D8, D9, HC1, HC3, HC4
- Local Plan policies: S.DH1, D.DH2, S.DH3, D.DH4, D.DH6, D.DH7

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

- London Plan policies: D3, D6, D9, D14
- Local Plan policies: D.DH8

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

- London Plan policies: T1, T2, T4, T5, T6, T6.1, T7, T8
- Local Plan policies: S.TR1, D.TR2, D.TR3, D.TR4

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

- London Plan policies: G1, G4, G5, G6, SI1, SI2, S13, S14, SI5, SI7, SI8, SI12, SI13
- Local Plan policies: S.ES1, D.ES2, D.ES3, D.ES4, D.ES5, D.ES6, D.ES7, D.ES8, D.ES9, D.ES10, S.MW1, D. OWS3, D.MW3

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

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (as updated)
- LBTH Planning Obligations SPD (2021)
- LBTH High Density Living SPD (December 2020)

- LBTH Community Infrastructure Levy (CIL) Charging Schedule (2020)
- LBTH Development Viability SPD (2017)
- LBTH Character Appraisal and Management Guidelines for Fairfield, Tomlins Grove, Tredegar Square and Tower Hamlets Cemetery Conservation Areas.
- The Mayor’s Good Practice Guide to Estate Regeneration (2018)
- LP Affordable Housing and Viability SPG (2017)
- LP Housing SPG (updated 2017)
- LP Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)
- Building Research Establishment’s Site Layout for Daylight and Sunlight: A Guide to Good Practice (2011)

6.5 The following draft guidance is relevant, although it has limited weight:

- LBTH Draft Central Area – Good Growth SPD (Consultation draft January 2021)
- LBTH Draft Reuse, Recycling & Waste (Consultation draft January 2021)

7. PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- i. Land Use
- ii. Housing
- iii. Design & Heritage
- iv. Neighbour Amenity
- v. Transport
- vi. Environment
- vii. Infrastructure
- viii. Local Finance Considerations
- ix. Equalities and Human Rights

Land Use

Residential use

7.2 Increasing housing supply is a fundamental policy objective at national, regional and local levels. The NPPF encourages the effective use of land through the reuse of suitably located previously developed land and buildings.

7.3 The predominant existing use of the site is residential and, as such the principle of the residential use has been established. London Plan and Local Plan policies resist the loss of existing housing unless there is no net loss. The delivery of housing, and particularly affordable housing, is a priority in the borough. The re-provision of the existing social rented homes and intensification of the residential use with the provision of additional units is supported.

Loss of existing social infrastructure

7.4 London Plan Policy S1 protects social infrastructure unless there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community; or the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services. It also stipulates that redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative uses are proposed unless this loss is part of a wider public service transformation plan.

- 7.5 London Plan Policy S2 also requires boroughs to identify and address local health and social care needs within their Development Plans in consultation with Clinical Commissioning Groups and other NHS and community organisations, through regular assessment.
- 7.6 Local Plan Policy S.CF1 supports proposals which seeks to protect, maintain and enhance existing community facilities and makes clear there is a presumption against the loss of community facilities to ensure that there is sufficient provision to meet local needs.
- 7.7 The proposal would result in the loss of two units that were previously used as a health centre and a community centre (248sqm in total). The former health centre was relocated to Wellington Way Health Centre in January 2020 as part of a longstanding NHS strategy. As such, the proposed loss of this floorspace complies with London Plan Policies S1 and S2 and Local Plan Policy S.CF1.
- 7.8 The former community centre is also now vacant. The applicant has identified the following community centres in the local area and makes the case that these provide sufficient capacity to meet local needs:
- Kinsley Hall Community Centre – approx. 180 metres;
 - Bow Cross Community Hub – approx. 200 metres;
 - Bromley by Bow Centre – approx. 300 metres;
 - Caxton Hall Community Centre – approx. 480 metres;
 - Bromley by Bow Community Organisation – approx. 500 metres;
 - Bernie Cameron Community Centre – approx. 630 metres; and
 - Tredegar Community Centre – approx. 630 metres.
- 7.9 Officers agree that the area is relatively well served by alternative community centres and that this, together with the proposed *community kitchen and café on the site (115sqm)* (see below), means that the proposals comply with London Plan Policies S1 and Local Plan Policy S.CF1.

Proposed flexible retail and commercial uses

- 7.10 Local Plan Policy D.TC2 includes the following relevant policy objectives:
- 5. Within Neighbourhood Centres, the proportion of units within A1 retail use should not fall below 40% of all units within the designated centre. New development should also be appropriate to the nature and scale of the individual Neighbourhood Centre/Parade.
 - 6. Where the loss of A1 retail units is proposed that results in the overall level of A1 units falling below 40%, it must be demonstrated that the shop has been vacant for a period of more than 12 months and robust evidence of efforts made to market the shop over that period at an appropriate rent (providing three comparable shop unit rents within the town centre) is provided.
 - 7. Where a reduction of A1 retail floorspace is proposed within Neighbourhood Centres, development must demonstrate that: a. where there is sub-division of a large unit, the new units are of a size and scale conducive to supporting the role and function of their surroundings.
- 7.11 With respect to Neighbourhood Centres, the Local Plan policies seek to provide a range of shops and services to meet the needs of their local catchments.
- 7.12 The existing 14 vacant ground floor commercial units (5 at Warren House and 9 in the Stroudley Walk buildings) amount to approx. 712sqm. The former and assumed lawful uses of these vacant units comprise approx. 375sqm shops (Use Class A1), 89sqm hot food take away (sui generis) and 248sqm GP surgery/community centre (Use Class D1). The proposals include the provision of four flexible commercial units (Use Class A1/A2/A3/B1) as follows:
- Block D – Community Space (approx. 115sqm) and Commercial Unit 3 (approx. 63sqm);
 - Block E – Commercial Unit 1 (approx. 187sqm) and Commercial Unit 2 (approx. 109sqm).

- 7.13 The application was revised in March 2021 to use the proposed Community Space in Block D (facing on to the proposed courtyard) as a community kitchen and cafe. Drawing on the experience of the applicant's Community Development and Wellbeing team and the success of similar community cafes in regeneration projects elsewhere, it is proposed that this unit would be restricted for use by a not-for-profit organisation, community benefit society or social enterprise for a 10-year period.
- 7.14 Local Plan Policy D.TC2 focuses on managing the day-to-day changes of use of existing commercial floorspace in Neighbourhood Centres. However, it is also relevant for proposed changes of use by way of redevelopment, as proposed here. The section below addresses the various strands of this policy with reference to Table 4 below.
- 7.15 The commercial component of the Neighbourhood Centre would be reduced from 24 to 15 units (a 37.5% reduction) and from approx. 1,704sq to 1,466sqm (a 14% reduction). In terms of retail A1 use, 71% of the existing 24 units are or were last in A1 use (this is approx. 70% based on floorspace). The flexible nature of the proposed units means that they could be used for either A1, A2, A3 or B1. This means that between 9 and 13 units in the proposed smaller commercial centre could be in A1 use (60% to 86%), with this increasing to between 67% and 95% when measured by floorspace. This would meet the minimum 40% A1 unit objective of Policy D.TC2. It should also be noted that the permitted flexible use of the proposed units would not allow for hot food take-aways (Use Class A5) and, based on the previous use of the existing vacant units, the proposal would see a reduction in the number of hot food take-aways in the Neighbourhood Centre.
- 7.16 The proposed new units would be located opposite and close to the units on the ground floor of Blocks D and E and no replacement units would be provided in Block A or C. Officers consider that this, together with a proposed common shopfront/signage strategy for the existing and proposed new units would effectively consolidate the Centre, making it more compact and integrated. This is welcome in principle and officers consider that the proposed nature and scale of the proposed development is appropriate.
- 7.17 Considering the proposed flexible town centre uses of the new ground floor units, the proposal could result in the loss of retail A1 floorspace in the Neighbourhood Centre of up to 206sqm. However, the existing ten units (465sqm) that would be demolished were vacated in early 2018 in preparation for implementing the previous planning permission for the site and the longstanding aim for regeneration. Whilst no evidence has been presented to support the proposed loss of floorspace, officers consider that the proposed consolidation and reduction in size of the Neighbourhood Centre is acceptable given the overall benefits of the scheme. However, it is recommended that planning conditions remove existing and future permitted development rights to change the use of the proposed commercial units to housing and ensure that details of ventilation are approved before any A3 use starts. It is also recommended that the intended use of the proposed Community Space in Block D by a not-for-profit organisation, community benefit society or social enterprise organisation for a 10-year period from when the unit is first occupied is secured by s106 planning obligations.

Table 4: Existing and proposed uses in the Neighbourhood Centre

	Existing			Proposed		
	No.	Use	Size	Block	Use	Size
Bromley High Street/ Warren House	22	Vacant A1	48	Replace with units in D & E	A1/A2/A3/B1	187
	24	Vacant A1	47		A1/A2/A3/B1	109
	26	Vacant A1	99		A1/A2/A3/B1	115
	28	Vacant A1			A1/A2/A3/B1	63
	28a	Vacant A1	45			
Stroudley Walk North/Fairlie Court				Existing uses continue		
	2-4	2 x A1 Grocers	238	2-4	2 x A1 Grocers	238

To be retained	6	A1 Grocers	75	6	A1 Grocers	75
	8 (PH)	A3 Pizza	100	8 (PH)	A3 Pizza	100
	10-12	A1 Grocers	63	10-12	A1 Grocers	63
	16	Sui generis Bookmakers	79	16	Sui generis Bookmakers	79
	18	A1 Pharmacy	81	18	A1 Pharmacy	81
	20	A1 Newsagent	73	20	A1 Newsagent	73
	22	A1 Dry Cleaners	68	22	A1 Dry Cleaners	68
	24	A1 Carpets	104	24	A1 Carpets	104
	26	A1 Bakers	111	26	A1 Bakers	111
Stroudley Walk South To be demolished	32-38	Vacant D1	202			
	30	Vacant A5	47			
	31	Vacant D1	45			
	33	Vacant A5	42			
	35	Vacant A1	45			
	37	Vacant A1	46			
	39	Vacant A1	46			
Total town centre units	24 units		1,704 total		15 units	1,466 total
Total class A1 (retail) units	17 units A1 (71%) 1,189sqm A1(70%)		Between 9 and 13 units A1 (60% to 86%) Between 983sqm and 1,393sqm A1 (67% to 95%)			

Source: Retail Statement in support of lapsed planning permission (PA/10/00373) & Survey 10/04/21

Housing

Housing supply

- 7.18 London Plan Policy H1 sets Tower Hamlets a housing completion target of 34,730 units between 2019/20 and 2028/29. The proposed development would result in a net increase of 222 new homes, which would make an important contribution towards meeting the above target and is strongly supported.
- 7.19 The 2020 Housing Delivery Test (HDT) results were published on 19 January 2021 and as a result Tower Hamlets Local Planning Authority is now a “presumption authority” and paragraph 11d of the NPPF is relevant. The Council’s delivery of housing over the last three years is substantially below its housing target and so paragraph 11d of the NPPF is engaged by virtue of footnote 7 of the NPPF. Nevertheless, the proposed development has been found to be in accordance with development plan policies and, therefore, consideration of para. 11(d) is not required where the recommendation is to grant planning permission (but would be if the application were to be refused).

Estate Regeneration

- 7.20 London Plan policy H8 requires that loss of existing housing be replaced at existing or higher densities with at least the equivalent level of overall floorspace. This policy also seeks a consideration of alternative options before the demolition and replacement of affordable homes. In addition, the policy requires the replacements social rent units to be provided as social rent where facilitating a right of return for existing tenants.
- 7.21 Part 5 Tower Hamlets Local Plan Policy D.H2 provides a set of criteria which estate regeneration schemes are required to follow. These include the following:
- a. protect and enhance existing open space and community facilities

- b. protect the existing quantum of affordable and family units, with affordable units re-provided with the same or equivalent rent levels
- c. provide an uplift in the number of affordable homes, and
- d. include plans for refurbishment of any existing homes to the latest decent homes standard.

7.22 The Mayor of London’s Good Practice Guide to Estate Regeneration (GPGER) provides detailed guidance for assessing approaches to estate regeneration.

7.23 **Like for like replacement and right to return.** London Plan Policy H8 confirms that replacement affordable housing must be provided at social rent levels, where it is being provided to facilitate a right of return for existing social rent tenants. Where there is no right to return, the replacement floorspace can be either social rent or London Affordable Rent (LAR) tenure. The proposed development would result in a net increase in terms of residential floorspace, units and habitable rooms, as set out below. The last tenant was rehoused in March 2018 and the applicant has confirmed that no resident had expressed the right to return.

Table 5: Like for like replacement Social Rent homes

	Existing (Social Rent)	Proposed (London Affordable Rent)	Variance
Floorspace Sqm NIA)	2,742	7,833	+5,091
Habitable Rooms	129	297	+168
Units	50	82	+32

7.24 The development would re-provide the existing units and habitable rooms; however, these would be provided as London Affordable Rent units. The Mayor’s Stage 1 Report confirms that, given that the existing housing is vacant, and the former tenants have been satisfactorily rehoused, it is acceptable to provide the existing Social Rent units at London Affordable Rent.

7.25 **Alternatives to demolition.** London Policy H8 states that before considering demolition of existing estates, alternative options should first be considered and the potential benefits associated with the option to demolish and rebuild an estate set against the wider social and environmental impacts.

7.26 All three existing buildings are currently vacant and homes are in poor condition. The site also lacks high-quality open spaces and suffers from anti-social and criminal activities. The proposed regeneration programme seeks to re-provide homes to modern standards by delivering high-quality residential development, increase housing choice, increase affordable housing provision and contribute towards the regeneration of Stroudley Walk, including the local Neighbourhood Centre. Given this, officers support the proposed demolition.

7.27 **Maximising additional genuinely affordable housing.** As set out in the Mayor of London’s GPGER, in addition to ensuring no net loss of affordable homes, estate regeneration schemes must provide as much additional affordable housing as possible. This is discussed under the Affordable Housing heading below. In summary, officers consider that the proposed development would provide the maximum reasonable amount of affordable housing.

7.28 **Full right of return or remain for social tenants.** London Plan Policy H8 is clear that existing affordable housing floorspace should be replaced on an identical basis where a tenant has the right to return. In this case former social rent tenants have already been rehoused elsewhere in the Borough, meaning that former tenants do not have to include a right to return.

7.29 **A fair deal for leaseholders and freeholders.** The applicant has confirmed that former leaseholders received fair compensation in line with statutory requirements.

7.30 **Full and transparent consultation.** The Mayor of London’s GPGER requires any landlord seeking GLA funding for estate regeneration projects which involve the demolition of existing affordable or leasehold homes to demonstrate that they have secured resident support for their proposals through a ballot, subject to certain specified exemptions and transitional

arrangements. Given that the buildings have been vacant since March 2018 and following a request from the applicant, in July 2019 the Mayor of London provided a formal exemption from the requirement to undertake a ballot under Exemption 5 of the GLA's Affordable Housing Capital Funding Guide. Notwithstanding this, the applicant's Statement of Community Involvement sets out details of the public consultation and engagement undertaken with the wider residents of the estate. Officers consider that this approach generally accords with the key principles set out in the Mayor of London's GPGER.

- 7.31 **Conclusion.** Overall, the proposed development would result in a net increase in existing affordable housing floorspace in Social Rent tenure and accords with the requirements and key principles for estate regeneration as set out in London Plan Policy H8 and the associated guidance in the Mayor of London's Affordable Housing and Viability SPG and the Mayor of London's GPGER.

Housing mix and Tenure

- 7.32 The existing 52 vacant homes on site comprise the following:

Table 6 – Existing housing

	Social Rent		Market	
	Units	Hab. rooms	Units	Hab. rooms
1-bed	21	42	1	2
2-bed	29	87	1	3
Total	50	129	2	5

- 7.33 London Plan Policy H10 requires developments to consist of a range of unit sizes. Tower Hamlets Local Plan Policy D.DH2 also seeks to secure a mixture of small and large housing that meet identified needs which are set out in the Council's most up-to-date Strategic Housing Market Assessment (2017). This preferred housing unit mix is set out in the 'Policy Target %' in Table 7 below.

Table 7- Proposed dwelling and tenure mix (with grant funding)

Unit Size	Total Units	Affordable Housing						Market Housing		
		Social Rent			Intermediate			Units	As a %	Policy Target %
Units	As a %	Policy Target %	Units	As a %	Policy Target %	Units	As a %			
Studio	24	-	-	-	-	-	-	24	52%	
1 Bed	122	26	32%	25%	13	39%	15%	59		30%
2 Bed	119	23	28%	30%	20	61%	40%	76	48%	50%
3 Bed	23	23	28%	30%	-	-	45	-	-	20
4 Bed	10	10	12%	15%	-	-		-	-	
Total units	274	82			33			159		
Total HR		297			86			370		
		115 units (383 HR)						159 units (370 HR)		

- 7.1 It should be noted that the proposed mix does provide 6 fewer 2-bed London Affordable Rent homes that exist currently (23 as opposed to 29). However, the proposed 23 x 3-bed and 10 x 4-bed would adequately compensate for this and are welcome.
- 7.2 Overall, the development would deliver 12% of family sized homes. However, within the affordable rent tenure, there would be a significant provision of family-sized homes, although this would be 40% rather than the target 45%, and an over provision of 1-bed homes. Within the Market and Intermediate tenures, there would be an overprovision of 1-bed and 2-bed homes and no family-sized homes. On balance, considering the overall provision of almost

51% affordable housing in total, the proposed housing mix and tenure are considered acceptable.

Affordable Housing

- 7.3 London Plan policy H8 states that all proposals demolishing and replacing affordable housing would be subject to a viability tested route and seek to provide an uplift in affordable housing in addition to the replacement affordable housing floorspace.
- 7.4 Tower Hamlets Local Plan Policy S.H1 sets an overall strategic target of 50% of affordable housing, with a minimum of 35% provision sought, subject to viability
- 7.5 Tower Hamlets Local Plan Policy D.H2 sets the requirements of affordable housing provision within development in the borough, in terms of quantum, standard and provision. Development is required to maximise the provision of affordable housing with a 70% affordable rented and 30% intermediate tenure split (Para. 9.30 making clear that rented housing is expected to be 50% London Affordable Rent and 50% Tower Hamlets Living Rent).
- 7.6 Tower Hamlets Local Plan Policy D.H3 requires development to provide affordable housing which is not externally distinguishable in quality from private housing.

Amount and tenure

- 7.7 Of the total proposed 274 units, subject to securing grant funding, the scheme would provide 115 affordable homes, amounting to 50.9% by habitable room. The proposed tenure split is 82 Affordable Rent homes and 33 Intermediate homes, which equates to 78:22 Social Rent: Intermediate by habitable room. This exceeds the Council's policy requirement of 70:30 and is welcome.
- 7.8 The proposal includes the re-provision of 50 Social Rent homes and additional provision of 32 Social Rent homes (168 habitable rooms) and 33 Intermediate units (86 habitable rooms). All the Social Rent units would be provided as London Affordable Rent (LAR). This would not meet the Local Plan requirement of 50:50 split between London Affordable Rent and Tower Hamlets Living Rent (THLR). However, given that the applicant is seeking grant funding to partially fund the scheme, this is considered acceptable.
- 7.9 All the proposed 33 Intermediate homes would be provided as Shared Ownership (SO).
- 7.10 With grant funding in place, the proposed uplift of affordable housing, over and above the re-provision of the existing floorspace, amounts to **40.7%** by habitable rooms (which exceeds the relevant London Plan 35% threshold approach target).
- 7.11 The proposed scheme has been viability tested in accordance with London Plan and Tower Hamlets policy and guidance. The application is supported by a Financial Viability Assessment (FVA) prepared by DS2, which has been reviewed and scrutinised by the Council's viability officers and GLA officers. Following a robust review of the submitted viability evidence, the Council's viability team has concluded that there would be a financial deficit against the scheme and consequently it would not be possible to secure any further affordable housing
- 7.12 Without grant, the Council's viability team has agreed that the maximum reasonable amount of affordable housing that could be provided in addition to the re-provision of the existing affordable floorspace would equate to 40.9% by habitable room (split 66:34 London Affordable Rent: Shared Ownership) – 307 habitable rooms, 202 LAR and 105 SO. Grant funding would enable 23 additional affordable homes.

Viability review

- 7.13 In line with relevant policy and guidance, to ensure that the maximum reasonable amount of affordable housing is delivered, it is recommended that s106 planning obligations secure an Early Stage Review. This would re-consider viability in the event that any planning permission is not implemented within two years from the date it is granted. A Late Stage Review is also required.

Affordability

- 7.14 The proposed LAR homes would be let at rents that are capped at benchmark levels published annually by the GLA. The LAR rents for 2021/22 (exclusive of service charges) are 1-bed - £161.71, 2-bed - £171.20, 3-bed - £180.72 and 4-bed - £190.23. The Council would have first nomination rights to these homes.
- 7.15 The proposed SO homes would be with a minimum of 25% share on equity and a rental on unsold equity of between 0.5 and 2.75% and available to households with a maximum annual income of £90,000. In accordance with Mayoral and Council guidance, housing costs (a combination of mortgage, rent and service charge) must not exceed 40% of net household income.

Integration of different tenure types

- 7.16 The proposed LAR homes would be located with the proposed lower blocks A, C and D. The proposed SO homes would be located, along with the Market homes, in the proposed taller Block E. Residents living in the proposed SO and Market homes in Block E would have access to the same communal roof terraces. All residents would have access to the proposed pocket park and courtyard. There would be no discernible difference in the quality of the external appearance of the homes in different tenure (other than in the scale of buildings). Officers consider these arrangements to be acceptable.

Wheelchair Accessible Housing

- 7.17 London Plan Policy D3 seeks to ensure that proposals achieve the highest standards of accessible and inclusive design (not just the minimum). Any application should ensure that the development can be entered and used safely, easily and with dignity by all; is convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment; is designed to incorporate safe and dignified emergency evacuation for all building users; and as a minimum at least one lift per core should be a fire evacuation lift suitable to be used to evacuate people who require level access from the building.
- 7.18 London Plan Policy D5 requires that at least 10% of new build dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings' (Regulation M4(3) (a) designed to be 'wheelchair accessible or easily adaptable for residents who are wheelchair users'); and all other new build dwellings must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.
- 7.19 The proposal would feature wide and clearly legible areas of public realm, which would be accessible by disabled people. The proposal would provide 10% of homes as wheelchair accessible, which is supported. The Council should secure M4(2) and M4(3) requirements by condition or obligation. As noted above, the applicant should provide fire evacuation lifts as required by Policy D5.
- 7.20 All homes have been designed to comply with the Building Regulations Part M4(2) ('accessible and adaptable) and 27 (10%) would comply with Building Regulations Part M4(3)(a) and (b) (easily adaptable or fitted out). These homes would comprise the following:
- Market - 15 x 2-bed/3p (9.4%)
 - London Affordable Rent 7 x 2-bed/3p and 1 x 2-bed/4p (10%); and
 - Shared Ownership - 4 x 2-bed/3p (12%).
- 7.21 All of the proposed 'wheelchair user dwellings' would be in Blocks A and E that would have 2 and 3 lifts respectively, and none would be in Blocks C and D that would only have 1 lift. This in line with good practice. Officers recommend that the delivery of wheelchair accessible homes is secured by condition and that this reserves details of proposed 8 x Social Rent wheelchair accessible homes (which are to be 'fitted out' and comply with Building Regulation M4 (3)(2)(b) standard).

Quality of Residential Accommodation

- 7.22 London Plan policy D6 sets out the minimum internal space standards for new dwellings. This policy also requires the maximisation of dual aspect dwellings and the provision of sufficient daylight and sunlight to new dwellings.
- 7.23 Tower Hamlets Local Plan Policy D.H3 requires developments to meet the most up-to-date London Plan space standards and provide a minimum of 2.5m floor-to-ceiling heights.
- 7.24 Private amenity space requirements are determined by the predicted number of occupants of a dwelling. Local Plan Policy D.H3 sets out that a minimum of 5sqm is required for 1-2 person dwellings with an extra 1sqm provided for each additional occupant. In addition, London Plan Housing SPG reiterates the above standards and states that a maximum of eight dwellings per each core on each floor

Housing Standards and Guidance

- 7.25 The proposed unit sizes meet the London Plan's minimum space standards. All units would have private amenity space provision that meets minimum standards, and the proposed duplex homes would benefit from defensible space to the front and rear.
- 7.26 In total, 77% of the units would be dual aspect, with all duplex homes and corner flats benefiting from at least two aspects. The proposal does not include any north facing single aspect units. All units would have a floor-to-ceiling height of 2.5m and there would be no more than 8 homes per floor in any of the proposed cores. Overall, the proposed residential quality is high and in line with London Plan Policy D6.

Noise & Vibration

- 7.27 The application is supported by a Residential Planning Noise Report. This concludes that the proposed development would not have an unacceptable impact on nearby homes and that the proposed housing would have an acceptable noise environment, subject to the incorporation of the following noise mitigation measures:
- A condition to control noise from mechanical plant such that noise limits at the worst affected existing noise sensitive facades is LAeq 37 dB during the day, and LAeq 30 dB during the night;
 - The incorporation of acoustic double glazing to varying sound insulation performance for south facades of proposed Blocks A and C, the east facades of blocks D and E, and the north and west facades of block E so that homes in these Blocks achieve the relevant internal noise limits; and
 - The incorporation of 1.5m high continuous screens around all designated amenity/play spaces to ensure that these spaces achieve appropriate ambient noise levels.
- 7.28 Subject to securing the above mitigation by way of planning conditions, officers agree that the proposed new homes would have an acceptable noise environment and that the proposed development does not cause unacceptable noise impacts on existing surrounding homes.

Air Quality

- 7.29 Tower Hamlets Local Plan Policy D.ES2 requires development to be at least 'Air Quality Neutral' and calls on air quality impacts to identify any necessary mitigation for developments that would cause harm to air quality.
- 7.30 Air Quality was scoped out for EIA purposes. However, the application is supported by an Air Quality Assessment report. The site is within the borough-wide Air Quality Management Area (AQMA) (NO₂ objective and 24-hour mean PM₁₀ objective). The northern part of the site is also partly within 'area of sub-standard air quality' as identified on the Proposals Map.
- 7.31 The busy Bow Road (A11) is approx. 100m to the north, with the less busy Bromley High Street about 40m away. The proposed development would see a reduction in on-site car parking (from 30 to between 9 and 27) and no significant change to traffic flows. It is proposed to ensure that the car parking spaces that are provided are served by Electric Vehicle Charging Points (EVCP) at the outset or have the potential to be served by them in the future. The

proposed energy strategy includes the use of air source heat pumps (ASHPs), although there would be 2 x standby diesel generators included within Block A and Block E. Emissions from these generators could have a negative impact upon air quality at existing and future residents.

- 7.32 The Assessment concludes that air quality conditions would be better with the development and that future residents would experience acceptable air quality. Furthermore, in line with Local Plan Policy D.ES2, the proposed development locates the proposed open spaces towards the centre of the site, outside of the identified 'area of sub-standard air quality.' The Assessment concludes that, subject to identified mitigation, the likely air quality effects would be 'not significant' and that the proposed development would meet London Plan and Local Plan policies to be at least 'air quality neutral.' It is recommended that planning conditions secure the mitigation that is identified in the Air Quality Assessment and in ES Chapter 12.

Privacy & Outlook

- 7.33 The proposed buildings are located and the proposed flats have been designed such that all proposed homes would have a good outlook, whilst safeguarding the privacy of people living in other proposed blocks and existing homes. Acoustic privacy should be ensured by compliance with the Building Regulations.

Daylight, Sunlight & Overshadowing

- 7.34 The submitted Internal Daylight and Sunlight report assesses the internal daylight provision for the proposed homes (up to Level 20 in Block E) in terms Vertical Sky Component (VSC), Average Daylight Factor (ADF) and No Skyline methodologies. It also assesses internal sunlight by way of the Annual Probable Sunlight Hours (APSH), and a Sun Hours on Ground (SHoG) assessment was undertaken to consider potential overshadowing of internal amenity spaces.
- 7.35 In summary, the results of the ADF assessment show that 95% of the rooms assessed would be fully compliant with the BRE Guidelines. The results of the NSL assessment show that 94% of the rooms assessed would be fully compliant with the BRE Guidelines. The results of the APSH assessment show that 87% of the main living spaces assessed would be fully compliant with the BRE Guidelines. In terms of SHoG, 87% for the proposed pocket park and 54% of the proposed courtyard space would receive 2 hours of sun on 31 March (complying with the BRE guidelines that call for at least 50%).

Wind/Microclimate

- 7.36 Chapter 8 of the ES reports on the findings of a wind microclimate assessment, based on wind tunnel testing of 216 receptor locations within the site and surrounding area. This was an iterative process, with the initial assessment being re-run with the incorporation of identified additional mitigation measures. With the implementation of these measures, the assessment finds that wind conditions around the site would range from suitable for sitting to strolling use during both the windiest and the summer season and that the likely significant effects would be as follows:
- Thoroughfares - All on-site thoroughfares would have wind conditions ranging from suitable for sitting to strolling use during the windiest season, acceptable conditions for their intended use, which would represent moderate beneficial to negligible effects (not significant). Off-site thoroughfare locations would have wind conditions ranging from suitable for strolling use or calmer during the windiest season, which would represent negligible effects (not significant).
 - Entrances -All on-site entrance locations would have wind conditions suitable for sitting and standing use during the windiest season, acceptable conditions for the intended use, representing minor beneficial to negligible effects (not significant). All off-site entrances would have wind conditions suitable for sitting and standing use during the windiest season, acceptable conditions for their use, representing negligible effects (not significant).
 - Roads - All on-site road locations would have sitting to strolling use wind conditions during the windiest season, representing major beneficial to minor beneficial effects (not significant).

significant). Off-site road locations would have sitting and standing use wind conditions during the windiest season, representing negligible effects (not significant).

- Ground Level Amenity – Mixed Use. On-site mixed-use ground level amenity locations would have wind conditions suitable for standing use during the summer season, acceptable conditions for the intended use, representing negligible effects (not significant). Off-site amenity locations would have wind conditions suitable for sitting and standing use during the summer season, acceptable conditions for mixed-use amenity locations, representing negligible effects (not significant).
- Ground Level Amenity – Seating - All designated seating provisions around the site would have wind conditions suitable sitting use during the summer season, representing negligible effects (not significant).
- Balconies - All balcony locations would have sitting and standing use wind conditions during the summer season, acceptable conditions for private amenity spaces, representing negligible effects (not significant).
- Roof Terraces - All roof terrace locations around the Proposed Development would have wind conditions suitable for sitting use during the summer season, acceptable conditions for mixed-use amenity locations, representing negligible effects (not significant).
- Strong Winds - There would no instances of strong winds exceeding 15m/s for more than the 0.025% of the time (approximately two hours per year) safety threshold, either on-site or off-site.

- 7.37 Subject to a planning condition securing the identified additional mitigation measures (that were assumed to be in place for the above assessment, officers consider that the proposed development would not have a significant adverse effect on the wind microclimate of the site (and future residential amenity) and the surrounding area (and existing residential amenity).

Fire Safety

- 7.38 London Plan Policy D12 makes clear that all development proposals must achieve the highest standards of fire safety and requires all major proposals to be supported by a Fire Statement. London Plan Policy D5 (B5) states that new development should be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The Mayor of London has also published pre-consultation draft London Plan Guidance on Fire Safety Policy D12(A).
- 7.39 The Mayor's Stage 1 Report asks that an updated Fire Statement be submitted as the originally Statement was produced to inform the early design of the scheme and did not properly address the requirements of Policy D12. In response, the applicant submitted and Outline Fire Strategy & Statement (dated 18/11/2020) as part of the March 2021 revisions.
- 7.40 The Statement consists of a high-level review of fire safety requirements for the proposed development based on relevant British Standards and addresses means of escape, fire safety systems, internal fire spread, external fire spread and access and facilities for the fire service. However, it does not address all the requirements of London Plan Policy D12 and does not comply with the Mayor of London's draft Fire safety London Plan policies D5(B5) and D12(B) pre-consultation draft (July 2020). It is recommended that a planning condition secures the submission and approval of a detailed statement before the commencement of development. The use of pre-commencement conditions has been agreed by the applicant.
- 7.41 The development would be required to meet the Building Regulations in force at the time of its construction – by way of approval from a relevant Building Control Body. As part of the plan checking process a consultation with the London Fire Brigade would be carried out. On completion of work, the relevant Building Control Body would issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.

Communal Amenity Space & Play Space

- 7.42 London Plan Policy S4 seeks to ensure that development proposals include suitable provision for play and recreation, and incorporate good-quality, accessible play provision for all ages, of at least 10sqm per child.
- 7.43 Local Plan Policy D.H3 requires a minimum of 50 sqm of communal amenity space for the first 10 units and a further 1sqm for every additional unit thereafter, as well as the provision of appropriate child play space as determined by the child yield calculator.
- 7.44 The proposed development would provide the following play space, communal amenity space and publicly accessible open space.

Table 8: Proposed play/communal amenity/publicly accessible open spaces

Location	Play space (sqm)	Residential community Space (Sqm)	Publicly accessible space Sqm)
Block A Terrace	50	83	
Block B Terrace	33	83	
Block D Terrace	20	107	
Block E Terrace	155	346	
Pocket Park	521		521
Courtyard	392		392
Stroudley Walk & play street			
Other amenity space	-	-	575
Total	1,286	619	1,028
Policy requirements (Policy D.H3)	1,286	314	-

- 7.45 The amount of proposed communal amenity space significantly exceeds the policy requirements. The GLA Population Calculator estimates that a total of 129 children would live in the proposed development. The table below demonstrates that the proposed level of provision of on-site play space is sufficient.

Table 9: Child yield & play space

Age Group	Child yield	Minimum requirement (sqm)	Proposed Play Space (sqm)
0-3	42	420	420
4-10	45.3	453	453
11-15	29	290	290
16-17	12.3	123	123
Total	128.6		1,286

Density

- 7.46 London Plan Policies D2 and D3 require optimising site capacity through a design-led approach, whilst taking account of existing and proposed infrastructure. Explanatory text to Tower Hamlets Local Plan Policy D.DH7 makes clear that proposed tall and dense developments are required to consider the criteria set out in Policy D.DH6. The Council's High-Density Living SPD (December 2020) provides guidance on designing for high density.
- 7.47 Taking account of the proposed non-residential uses, the proposed development would have a density of 325u/ha (896hr/ha). London Policy D4 requires that all proposals exceeding 30m high and 350 units per hectare must have undergone a local borough process of design scrutiny. The applicant has engaged extensively with officers and an emerging scheme for the site was considered by the Conservation and Design Advisory Panel (CADAP), which has informed the current scheme and design layout. The application scheme generally reflects guidance in the *High-Density Living SPD*, which was in draft at the time that the application was submitted. The London Plan (para. 9.4.9) requires applications for higher density developments (over 350u/ha) to provide details of day-to-day servicing and deliveries, longer-term maintenance implications and the long-term affordability of running costs and service charges (by different types of occupiers).

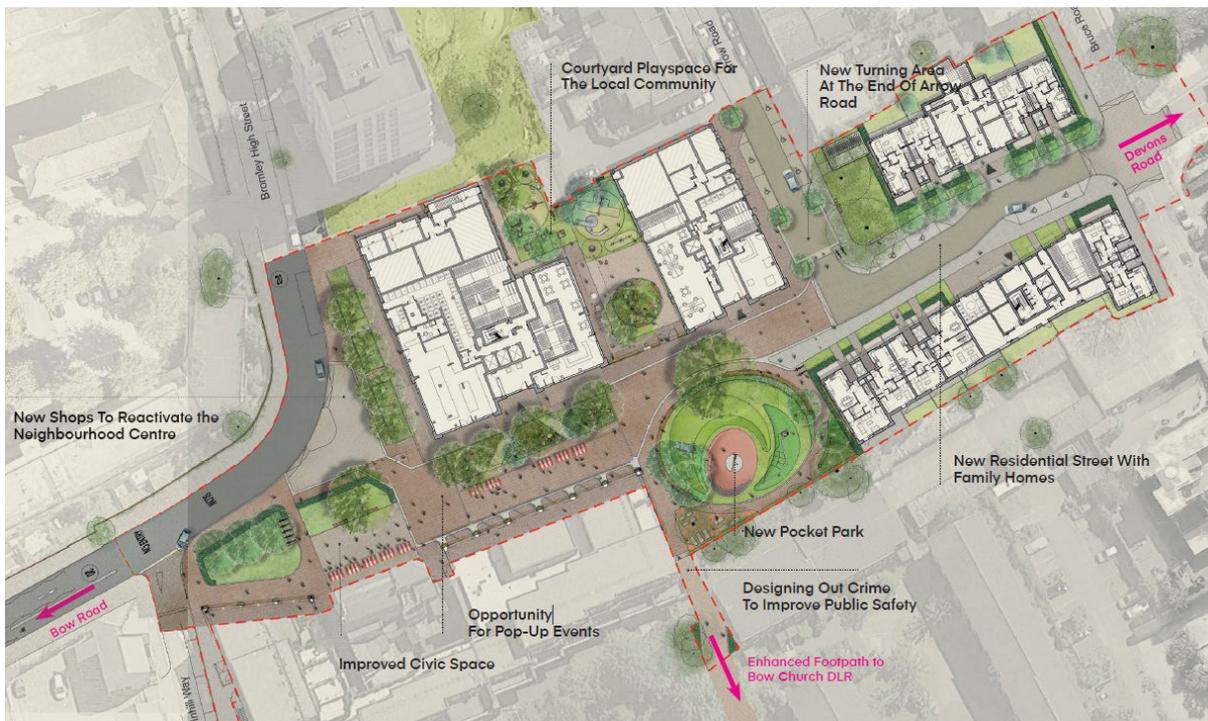
Design

- 7.48 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.
- 7.49 London Plan (2021) policy D3 promotes the design-led to optimise site capacity. The policy requires high density development to be in locations well connected to jobs, services, infrastructures and amenities, in accordance with London Plan (2021) D2 which requires density of developments to be proportionate to the site's connectivity and accessibility.
- 7.50 Tower Hamlets Local Plan policy S.DH1 outlines the key elements of high-quality design so that the proposed development is sustainable, accessible, attractive, durable and well-integrated into their surroundings. Complementary to this strategic policy, Local Plan policy D.DH2 seeks to deliver an attractive, accessible and well-designed network of streets and spaces across the borough.

Site Layout

Overall layout

- 7.51 The proposed development comprises a tall building to the north of the site (Block E), centred around a pedestrianised Stroudley Walk and three lower buildings to the east and south of the site (Blocks A, C, D). The proposed lower buildings would effectively mend a broken street pattern, by locating appropriately sized buildings at the head of Bruce Grove and Arrow Road (building on an existing surface car park) and connect these roads through the creation of a new street. Vehicle connection to Arrow Road or the pedestrianised component of Stroudley Walk is provided only for emergency, and delivery and servicing vehicles. These vehicles would be able to access the site at allocated times, with retractable bollards managing access. This shared surface street should ensure pedestrian and cyclist safety.



- 7.52 Blocks A and C would contain duplex units accessed directly from the street, with these homes facilitating activity and providing passive surveillance, which is strongly supported. Blocks D and E would contain four commercial units fronting Stroudley Walk to the west, Bromley High Street to the north, and the proposed new public courtyard with residential uses above.

Pocket park and courtyard

- 7.53 A pocket park is proposed on the west of the site, which would create a large area of publicly open space in the centre of the site. Opposite the pocket park, on the east of the site, would

be a courtyard area, at the base of Blocks D and E. The proposed courtyard space is designed primarily to provide a manageable play space for residents, providing a day-time link between the amenity space to the south of Dorrington Point and Stroudley Walk (with a fence and gate so that it can be closed at night). The space would provide play for younger children and enable parents and carers to sit in the community café while they supervise children in a safe enclosed setting. It would include a pergola shelter, natural play with boulders and soft landscape, basket swings, see-saws, trampolines and slides and a climbing wall.

- 7.54 Following comments by officers, the Metropolitan Police DOCO and the Mayor of London (GLA Stage 1 Report), the application was revised in March 2021 to allow for a fully retractable screen on the southern half of Stroudley Walk frontage and an opening gate within a fixed screen on the northern part of the frontage to provide improved flexibility of use of the proposed space. A public realm management plan would be secured by condition.



Integration of Fairlie Court

- 7.55 There are several lengthy leases within Fairlie Court that are not under the applicant's control and it is not practical to redevelop the building at present. However, officers consider that the location of the proposed commercial units opposite the existing units and proposed facade and signage improvements to the parade (that would match proposed signage for the new units), together with the separately proposed security measures would satisfactorily integrate this building with the proposed development. A condition is recommended to secure the implementation of the proposed retail frontage improvements.



Townscape, Massing and Heights

- 7.56 London Plan Policy D9 provides a strategic guidance for tall buildings in the London area. The policy also sets out criteria which against which development proposals should be assessed and these include visual, functional and environmental impacts.
- 7.57 Tower Hamlets Local Plan policy D.DH6 seeks to guide and manage the location, scale and development of tall buildings in the borough. The policy identifies five tall buildings clusters in the borough and sets out principles of each of them.

Overall

- 7.58 The proposed lower buildings located at the southern and central part of the site would be between 4 and 7-storeys as follows: Block A (6 to 7-storeys), Block C (4 to 5-storeys) and Block D (4-5-storeys). These would have an acceptable relationship with the existing 2-storey houses in Bruce Grove and Arrow Road and the existing 3-storey flats in Regents Square.

Tall building policy

- 7.59 London Plan Policy D9 states that boroughs should determine if there are locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan. It also requires proposals for tall buildings to address their visual, functional, environmental and cumulative impacts.
- 7.60 Tower Hamlets Local Plan Policy D.DH6 directs tall buildings to designated Tall Building Zones (Aldgate, Canary Wharf, Millwall Inner Dock, Blackwall and Leamouth). Outside of these zones, Part 3 of the policy makes clear that tall building proposals will only be supported provided they meet the general criteria set out in Part 1 of the policy and can demonstrate how they will:
- a. be located in areas with high levels of public transport accessibility within town centres and/or opportunity areas;
 - b. address deficiencies in the provision of strategic infrastructure;
 - c. significantly strengthen the legibility of a Major, District or Neighbourhood Centre or mark the location of a transport interchange or other location of civic or visual significance within the area, and
 - d. not undermine the prominence and/or integrity of existing landmark buildings and tall building zones.

7.61 Explanatory text for Policy D.DH6 makes clear that tall buildings outside of Tall Building Zones will be expected to serve as landmarks and unlock strategic infrastructure provision (specific examples include publicly accessible open space, new transport interchanges, river crossings and educational and health facilities serving more than the immediate local area) to address existing deficiencies and future needs (as identified in the Infrastructure Delivery Plan and other relevant strategies). The height of these buildings should relate to their role as a local, district or metropolitan landmark and the surrounding context height (as categorised in the Tall Buildings Study). In addition, proposals should ensure that there is adequate distance between the proposed and existing tall buildings in the area to ensure that the positive aspects of the existing local character and legibility are maintained and/ or enhanced.

7.62 The previous planning permission allowed a tall building up to 15-storeys.

The proposed tall building

7.63 The proposed 25-storey building, with its distinct bottom, middle and top elements, has been designed to provide a legible new marker for the regenerated neighbourhood centre. It would be taller than the existing post-war point Donnington, Hernshall and Bollinger Points on Bromley High Street when seen from the east, and similar in scale but distinctly different in appearance from the three post-war towers on Rainhill Way. It would be comparable in height (but not scale) to Marner Point, a 28-storey block at St Andrews, Bromley by Bow.

7.64 The tall building be located at a key entrance to the street and on an important north-south route, within a designated neighbourhood centre. It would be lower and slenderer than Marner Point at Bromley by Bow and considerably lower than tall buildings at the western end of Stratford High Street.



7.65 The proposed building is rectangular in plan which results in two broader and two more slender elevations. This deliberate design decision aligns the slender elevations with the Fairfield

Road Conservation Area and the Grade II* listed Church of St Mary on Bow Road, and the broader elevations with the existing post-war towers of Bromley High Street and Rainhill Way.

- 7.66 The design of the tall building has evolved over time and has been influenced by discussion with officers and the Conservation Advisory Design Panel (CADAP). Changes include removing a previously proposed stepped form to create a lower and simpler massing; breaking the broader east and west facing elevations with a central stack of recessed balconies to subdivide the elevations and enhance the verticality of the form; increasing the legibility of the vertical elements of the façade composition and suppressing the horizontals to enhance the sense of verticality; development of a tall open crown to soften and dematerialise the building top and integrate plant; increasing the depth of the façade to incorporate recessed balconies within the overall form to the north, south and east elevations to create a cleaner more elegant silhouette with stronger articulation of built form; development of a material palette that accentuates the articulation and modelling of the facades.

Acceptability of a tall building outside of a Tall Building Zone

- 7.67 The proposal is not located in a tall building zone. Addressing criteria in Tower Hamlets Local Plan Policy D.DH6 Part 3 (tall buildings outside of TBZ's) in turn:

- The site has 'excellent' public transport accessibility and is in a Neighbourhood Town Centre and London Plan Opportunity Area;
- The proposed tall building would not deliver additional strategic infrastructure;
- The proposed tower would strengthen the legibility of the Neighbourhood Centre by providing a significant visual marker;
The provision of a tall building at the northern part of the site has enabled a more modest approach to height and massing at the southern part of the site, which assists with minimising neighbour amenity impacts and prevents overshadowing of new open spaces.
- It would not undermine the prominence and/or integrity of existing landmark buildings and tall building zones. This surrounding area has a number of tall buildings, including the adjoining 11-storey Dorrington, Henshall and Ballinger Points, three 25-storey buildings at Rainhill Way, a 28-storey building marking the District Centre at Bromley by Bow and the 36-storey Sky View building at the gateway, to the east in Newham. The proposed tower would therefore be viewed within the context of other tall buildings.

- 7.68 Whilst the proposal would not satisfy the 'exception' criteria relating to strategic infrastructure, it would assist the overall financial viability of the proposals, which would deliver significantly enhanced publicly accessible open space, improved public realm, a consolidated neighbourhood centre, affordable housing and other public benefits;

Acceptability of the proposed tall building (general criteria)

- 7.69 The general criteria set out in Tower Hamlets Local Plan Policy D.DH6 Part 1 that all tall building proposals must meet can be summarised as follows: have a proportionate scale, be of exceptional architectural quality, enhance character of the area, provide a positive skyline, not prejudice development potential, ensure a high quality ground floor experience, demonstrate public safety requirements, present a human scale to the street, provide high quality private communal open space/play space, avoid adverse microclimate impacts, ensure no adverse impacts on biodiversity/open space, comply with civil aviation requirements and not have unacceptable impact on telecommunications.

- 7.70 The proposal would introduce a prominent visual addition to the local townscape. The Townscape Heritage Visual Impact Assessment (THVIA) that forms part of the ES is based on 15 verified views that were agreed with officers and 10 additional views (not verified) that were tested during the design development process. These demonstrate that the tall building would have a distinct base, middle and top:

- Seen from the east along Bromley High Street, the two-storey base would ground the building and activate the western end of the street. In views from the east and west the broader east and west-facing elevations would be split into two distinct halves each topped by its own crown and divided centrally by stacked recessed balconies.

- The mid-section of these façades would be sub-divided vertically with broad light-coloured brick piers to either side of the stacked balconies which would vary in width. The elevations would be more subtly subdivided horizontally on a three-storey module, with the reading of intermediate floor levels suppressed using a contrasting darker brick, to emphasise its verticality.
- The light-coloured brick piers would extend as more slender elements into the two clearly defined four storey crowns, against the background of the contrasting darker brick, and would extend above the top storey as an open frame to create a lighter more recessive termination to the tall building that would dematerialise the top against the open sky. A predominantly brick material palette would help to distinguish the proposed tall building from the existing more plainly detailed post-war towers on Rainhill Way.

7.71 Seen from Bow Road, balconies visible on the elevations would be recessed to maintain a strong silhouette. The area of glazing to bedrooms has been maximised to ensure an open and welcoming elevation, accentuated by the darker brick panels above and below within the three-storey façade module. Proposed balconies that face east and west have been expressed at both corners of the north elevation to provide more modulation at the building corners. Projecting balconies on the south elevation would subtly alter the character of the tower in response to its orientation and aspect.

7.72 Taking account of this assessment, officers consider that the proposed tower would be well proportioned and would be of appropriately high architectural quality. Officers also consider that its proposed detailing and predominantly brick finish would enhance the character of the area and present a human scale to the street. Furthermore, its proposed relationship with existing buildings would not prejudice development potential.

7.73 Potential effects on aviation were scoped out of the EIA as the proposed tall building would be significantly below the 1,000 ft (approx. 300 metre) zone threshold within which the Civil Aviation Authority would support an objection to a planning application. Likewise, potential effects of electronic interference on nearby residential properties were scoped out of the EIA given that the additional 'shadow' that would be generated by the proposed tall building would fall primarily over the same area created by recent tall buildings at Stratford, in Newham (the International Quarter, London) and significant effects are not anticipated.

7.74 Due to their alignment and distance from the site, none of the Designated Borough Views would be affected by the proposed tall building, meaning that Policy D.DH4 would be satisfied. It should also be noted that the proposed tall building would not affect any strategic views that are identified in the London Plan.

7.75 The provision of communal open space and play space, potential adverse impacts on microclimate and biodiversity and fire safety considerations are addressed elsewhere in this report. They are all considered to be acceptable.

Conclusion

7.76 Whilst it would be located outside of Tall Building Zone, the proposed tall building would meet **three out of four 'exception' criteria** set out in Part 3 of Tower Hamlets Local Plan Policy D.DH6. Although it would be significantly taller than the 15-storey building previously permitted, officers consider that the proposed building would contribute to an existing diverse townscape, comprise high-quality architecture, relate well to its surroundings and help deliver improvements to the public realm. Officers recommend that significant weight should be given to the regenerative benefits of the proposals and the role of the tall building in supporting the viability of the scheme. Officers consider that the principle of a tall building in this location is acceptable and that the proposed building form and heights would deliver a suitably high-quality scheme.

Appearance & Materials

7.77 The applicant proposes brick cladding and linear window features which surround either protruding or recessed balconies depending on the aspect of each block. The character and appearance of the proposed development would vary slightly across the site responding to location, use, the character of the proposed new street and proposed public realm. The

proposed architectural quality and materiality of the scheme is broadly supported. It is recommended that details of external materials are secured by planning condition

Landscaping & Public Realm

- 7.78 London Plan Policy D8 requires development proposals to ensure that public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, and easy to understand and maintain.
- 7.79 Tower Hamlets Local Plan policy D.DH2 requires developments to positively contribute to the public realm through the provision of active frontages and multi-usable spaces that can cater for social gathering and recreational uses.

Overall

- 7.80 The proposed layout defines three new spaces, with different characters:
- The 'knuckle' on Bromley High Street – a hard civic space to provide an enhanced setting for the listed former pub and provide opportunities for pop-up market stalls etc.;
 - A green pocket park on the western central part of the site, retaining existing trees where possible, and a courtyard on the eastern part of the site, providing play opportunities for younger children; and
 - A residential street to the southern end, with good natural surveillance from proposed homes
- 7.81 The submitted Landscape strategy document sets out a considered approach to landscaping and imaginative play opportunities would be integrated into all the proposed spaces. The proposed streets would be paved using a standard highway paving palette to tone in with the wider streetscape and 60mm high kerbs are proposed throughout. A raised table is proposed on the junction of Stroudley Walk and Bruce Road to calm vehicle flow and provide level access for pedestrians. Proposed planting would, amongst other things, use a diverse range of species to create plant communities that adopt 'low-input, high-impact' principles to maximise sustainability, seasonal interest and ecology and take account of the need for climate resilience.

Lighting

- 7.82 The application was revised in March 2021 to include enhanced lighting proposals for the proposed public realm, to include:
- Street lighting in-line with local authority standards, achieved by a mix of 5-8m high lighting columns to provide ambient light levels for a safe and secure environment to main pathways (with provision for additional temporary/event lighting);
 - Selected trees would be illuminated by buried uplighters to provide an inviting ambiance and night-time;
 - Low level furniture such as benches and planter edges would include integrated lighting to provide accent light washes to help encourage people to dwell as well as contributing to the ambient lighting levels; and
 - Residential pathways would have low level lighting such as under bench and bollard lighting to provide a visual hierarchy and signifying these areas are for residents only.

Trees

- 7.83 The submitted tree report identifies several trees that are unhealthy/have a limited life and that should be removed (without development). The proposed development necessitates the loss of some other trees and the sum effect is that 18 trees are identified for removal and 26 are identified for retention. To mitigate this loss, the scheme would provide 40 new trees in the proposed public areas (not including private or communal gardens/roof terraces), a net gain of 22. It is also recommended that tree protection measures for the trees to be retained are secured by planning condition. It is also recommended that a condition reserves the detailed specification of the proposed new trees and requires that any that die within five years of planting are re-provided.

Summary

- 7.84 Officers support the proposed landscaping and enhancement of natural features and lighting. It is recommended that details of the landscaping management are secured by planning condition to ensure a high quality of landscape design and maintenance.

Safety & Security

- 7.85 As set out under Site and Surroundings, the current vacant buildings mean that the site has poor surveillance and suffers from anti-social behaviour and criminal activity. Creating a safe and secure environment is a key objective of the applicant and is supported by the Metropolitan Police Designing Out Crime Officer (DOCO), who was consulted during the design stage. Design features incorporated into the design include:

- The proposed layout is visually open and would be well used, bringing activity to the Neighbourhood Centre. Gates to the courtyard play space would allow this area to be controlled at night if necessary;
- Defensible space is designed for ground floor homes with gates, railings and hedges to enable residents to control the space directly in front of their homes;
- Passive surveillance from the proposed commercial units and residential balconies and windows should deter antisocial behaviour which currently goes unchecked – with the proposed layout and orientation of windows and balconies ensuring that all parts of the public realm would be well surveyed and there are no ‘dead spots’;
- Landscaping has been designed to ensure that sightlines throughout the site are maintained with low shrubs, high tree canopies and slender tree trunks;
- Revised lighting proposals would ensure that the public realm is well lit and secure through the evening and night-time as well as during the day;
- Play spaces are designed to ensure that they also benefit from natural surveillance from nearby commercial units, homes and routes through the site;
- Individual entrances to proposed homes and commercial units would be designed to meet Secured by Design specifications;
- Communal entrances are designed with air-lock entrance lobbies and video entry again to Secured by Design standards, with post boxes within the airlock and include CCTV camera coverage;
- Access control to lifts and stair cores would ensure that access is only granted to the resident’s specific floor level and communal areas (with vandal resistant emergency door releases will be specified to avoid abuse);
- Bicycle and bin stores would be designed to ensure security from the inside and outside and service areas and plant space would be strictly limited to authorised persons only;
- Accessible windows from ground floor and terraces would meet Secured by Design specifications; and
- Additional CCTV will be provided across the site as necessary through further consultation with the Metropolitan Police DOCO.

- 7.86 The Metropolitan DOCO supports the proposed overall layout and has made specific comments on the need for detailed design of the proposed communal open spaces and street furniture are carefully designed to design out anti-social behaviour and rough sleeping. It is recommended that planning conditions reserve landscaping details to allow for further consultation on detailed design and specification and require Secure by Design accreditation.

Heritage

- 7.87 Statutory tests for the assessment of planning applications affecting listed buildings and conservation areas are found in Sections 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. Section 66(1) relates to applications that affect a listed building or its setting. It requires the decision maker to: “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”. Section 72(1) relates to applications affecting a conservation area. It states that “special attention shall be paid to the desirability of preserving or enhancing the

character or appearance of that area". There is a presumption that development should preserve or enhance the character or appearance of conservation areas.

- 7.88 London Plan Policy HC1 and Tower Hamlets Local Plan Policy S.DH3 require developments affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, material and architectural detail.
- 7.89 London Plan policy HC4 seeks to protect strategic views identified in the London View Management Framework. Tower Hamlets Local Plan D.DH4 reiterates this requirement and requires developments to preserve and positively contribute to the skyline of strategic importance.
- 7.90 The Townscape Heritage Visual Impact Assessment (THVIA) that forms part of the ES considers and assesses the likely significant effects on above ground heritage assets within a 250m radius of the site in relation to Listed Buildings and 500m of the site in relation to conservation areas. The THVIA also considers and assesses the likely significant effects on townscape within 250mm of the site, identifying the following three Townscape Character Areas (TCAs): TCA1 – Post-War Bromley-by-Bow to the south, TCA2 – Historic Bromley-by-Bow to the north and TCA3 – Industrial Bromley-by-Bow to the east.
- 7.91 The identified designated heritage assets within these areas are the Fairfield, Tomlins Grove, Tredegar Square and Tower Hamlets Cemetery Conservation Areas and the following 14 statutory listed buildings:
- Church of St Mary Stratford Bow (Grade II*);
 - Iron railings, gates and gate piers (Grade II);
 - Statue of W.E. Gladstone (Grade II);
 - Gentleman's Public Convenience (Grade II);
 - Two bollards (Grade II);
 - Former Rose and Crown Public House, 8 Stroudley Walk (Grade II);
 - Nos.10 and 12, Stroudley Walk (Grade II);
 - The Children's House (Nursery School) (Grade II);
 - Kingsley Hall (Grade II);
 - HOW Memorial Gateway (Grade II);
 - No.223 Bow Road (Grade II);
 - No.199 Bow Road (Grade II);
 - Roman Catholic Church of Our Lady and St Catherine of Siena (Grade II);
 - No.163 Bow Road E3 (Grade II);
 - Former Poplar Town Hall (Bow House) (Grade II);
 - Bryant and May War Memorial (Grade II);
 - Nos.2-22, Fairfield Road E3 (Grade II); and
 - Bromley Public Hall (Grade II).
- 7.92 As discussed under Design above, none of the Designated Borough Views or strategic views identified in the London Plan would be affected by the proposed tall building.
- 7.93 In terms of heritage assets, the tallest building would be visible in the setting of a number identified heritage assets. In terms of the setting of the neighbouring conservation areas Fairfield, Tomlins Grove, Tredegar Square and Tower Hamlets Cemetery the proposed development would not change the varied taller modern character of those settings and would not therefore harm the ability to appreciate the heritage significance of the conservation areas, which is the NPPF policy test.
- 7.94 With regards to other neighbouring heritage assets officers conclude that the proposed tall building would cause some harm to the setting of nearby heritage assets, namely the Church of St Mary. Whilst the tallest building proposed would be visible above the church when viewed from the north side it would not be visible in the most prominent or important views of the Church. From the front the Church building can still be appreciated without the new development being visible. The setting of the church is mainly informed by the surrounding church yard and cluster of older retail and commercial buildings on the northern side of Bow Road. The harm to the setting is therefore considered to be less than substantial.

- 7.95 Whilst the tallest building would also be visible in the setting of other listed buildings including most prominently, the Former Rose and Crown Public House, the Children's House Nursery and the Drapers Alms-house it is officers view that the setting of these heritage assets already consist of a varied and modern built form which includes tall buildings similar in scale to the proposed in the application. The proposed development would result in a change to the setting of these buildings in certain views and would cause some limited, less than substantial harm to their significance as heritage assets.
- 7.96 Where a decision maker considers there is harm, the NPPF requires decision makers to distinguish between 'Substantial' or 'Less than substantial' harm. If a proposal would lead to substantial harm to or total loss of significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm (paragraph 195). Where a development would 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 (paragraph 196).
- 7.97 The likely overall public benefits of the proposed development can be summarised as follows:
- New flexible commercial units to bring the Neighbourhood Centre back to life;
 - New community café, helping to activate play space and provide local job opportunities;
 - 274 new high-quality homes net gain of 222), helping to meet housing target, with a mix of unit sizes and tenures to accommodate the local needs (including 40% of the affordable offering being family sized homes);
 - New affordable housing, with grant in place amounting to 50.9% by hab room, a tenure split of 78:22 Social Rent: Intermediate and an uplift above re-provision of 40.7%;
 - All homes built to be accessible and adaptable and 10% to be wheelchair accessible;
 - A new pocket park for the residents and the wider public;
 - Wider improvements to the public realm and connections with surrounding area;
 - Biodiversity and ecologic benefits;
 - Improvements to Fairlie Court and integration into scheme;
 - A 'car-free' development, providing for 459 new cycle parking spaces;
 - New sustainable drainage measures, including green roofs on all buildings;
 - Non-residential space to meet BREEAM 'Excellent' rating;
 - 74% reduction in total onsite carbon, significantly above London Plan requirement;
 - 600 new residents (approx. £6.5m per annum additional household spend in the local economy supporting around 70 additional jobs and approx. £440,000 additional council tax revenue.
- 7.98 Officers consider that, on balance, the likely overall planning benefits of the proposed development would outweigh the 'less than substantial harm' to the heritage assets identified above.

Archaeology

Development plan policies require measures to identify record, protect, and where appropriate present the site's archaeology. The site lies within an Archaeological Priority Area and has been referred to the Greater London Archaeological Advisory Service (GLAAS) – although no response has been received.

- 7.99 The ES (Chapter 9) identifies a likely 'minor' adverse effect and identifies archaeological undertaken in accordance with a Written Scheme of Investigation and it is recommended that this is secured by condition.

Neighbour Amenity

7.100 Development Plan policies seek to protect neighbour amenity safeguarding privacy, not creating allowing unacceptable levels of noise and ensuring acceptable daylight and sunlight conditions.

Privacy & Outlook

7.101 The proposed buildings are located and the proposed flats have been designed such that the privacy and outlook of people living in existing homes would be safeguarded. Particular adjacencies of note are as follows:

- Block C and No. 80C Bruce Road – approx. 6.6m on to flank wall (location of proposed bathrooms in Block C manage relationship with existing window);
- Block D and No. 7 Arrow Road – approx. 5.2m on to flank wall, but this has no windows;
- Block E and Dorrington House – approx. 25m;
- Block E and Nos.9-11 and 20-22 Bromley High Street – approx. 28m;
- Block E and Fairlie Court – approx. 20m;
- Block A and Regents Square -approx. 27m; and
- Block A and the Children House – careful layout of Block prevents overlooking of school car park (currently occupied by a temporary classroom).

Daylight, Sunlight & Overshadowing

7.102 Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2011).

7.103 To calculate daylight to neighbouring properties, the BRE guidelines, referenced in the Council's Local Plan policies, emphasise that vertical sky component (VSC) is the primary assessment together with the no sky line (NSL) assessment where internal room layouts are known or can reasonably be assumed. For sunlight, applicants should calculate the annual probable sunlight hours (APSH) to windows of main habitable rooms of neighbouring properties that face within 90° of due south and are likely to have their sunlight reduced by the development massing. For Sun Hours on Ground (SHoG) assessment, the requirement is that a garden or amenity area with a requirement for sunlight should have at least 50% of its area receiving 2 hours of sunlight on 21st March.

7.104 The ES assesses the likely significant impact of the proposal on the daylight and sunlight on surrounding residential properties (sensitive receptors) identified in Figure 1 below.



Figure 1: Daylight, sunlight and overshadowing sensitive receptors

7.105 There is no industry-standard categorisation for impacts that exceed BRE guidelines. However, for VSC, NSL and ASPH, the Council consistently uses the following categories:

- Reduction less than 20% - Negligible
- Reduction of 20% - 29.9% - Minor adverse
- Reduction of 30% - 39.9% - Moderate adverse
- Reduction greater than 40% - Major adverse

7.106 The ES adopts the above significance criteria for VSC, NSL and ASPH assessment and also adopts them for its SHoG assessment. However, where defining a ‘minor adverse’ effect for daylight only, the following criteria has been used:

- Despite small VSC alterations to the windows serving the room, the NSL alteration to the room is fully BRE compliant; or
- Despite small absolute VSC alterations to the windows serving the room, the NSL alteration to the room is fully BRE compliant; or
- Despite NSL alterations to the room, the VSC alteration to all windows serving the room is fully BRE compliant or at least 20% VSC is retained by the main window/s.

7.107 Daylight effects considered to be ‘moderate’ or ‘major’ in scale are determined using professional judgement. The ES assumes that a significant effect is either ‘moderate adverse’ or ‘major adverse’ in scale (i.e. ‘negligible’ or ‘minor adverse’ effects are considered not to significant in EIA terms). In addition, the ES identifies a reasonable alternative target VSC value of “the mid-teens.”

Daylight and sunlight summary

7.108 A summary of the results is set out below.

Table 10: Daylight and sunlight summary

	VSC	NSL	APSH	
	No. of windows tested		No. of rooms tested	
	461	401	Other	Winter
			238	238
Negligible	218	329	229	223
Minor adverse	71	22	0	0
Moderate adverse	76	29	2	0
Major adverse	95	21	7	15

*Daylight – likely significant effects**Hardwicke House - ‘minor’ to ‘moderate adverse’.*

7.109 The VSC assessment show that 4 of the 28 windows assessed would be fully compliant with the BRE Guidelines. Of the remaining 24 windows, 18 are located under a recessed balcony which restricts sky visibility. Of the remaining 6 windows (W3, W7 and W14 located on the ground floor and first floor), all would demonstrate alterations of between 29% and 38% from the existing condition. However, all windows would retain a VSC value of between 17.18% and 22.97%. This would therefore meet the alternative target criteria. The NSL assessment shows that 10 of the 14 rooms assessed would be fully compliant with the BRE Guidelines. The remaining 4 rooms (R5, R6 and R7 located on the ground floor and R7 located on the first floor) would only demonstrate small alterations of between 21% and 25% from the existing condition.

Baker House - ‘minor adverse’.

7.110 The VSC assessment show that 8 of the 20 windows assessed would be fully compliant with the BRE Guidelines. Of the remaining 12 windows, 11 would only demonstrate small alterations of between 22% and 29% from the existing condition. The remaining window (W1 located on the third floor) would demonstrate a medium alteration of 32%. However, 10 of the 12 windows would retain a VSC value of between 13.24% and 16.19%. This would therefore meet the alternative target criteria. The NSL assessment, all rooms assessed would be fully compliant with the BRE Guidelines.

Fairlie Court - ‘moderate adverse.’

7.111 The VSC assessment show that 12 of the 50 windows assessed would be fully compliant with the BRE Guidelines. Of the remaining 38 windows, 21 windows would demonstrate alterations of up to and over 40% but would retain VSC values of between 13.53% and 25.27%. This would therefore meet the alternative target criteria. In relation to the 17 remaining windows, 6 windows are likely to serve an entrance hall and therefore would not normally be considered relevant for a daylight assessment, and 6 windows are located under a recessed or overhung balcony that restrict sky visibility. The remaining 3 windows (W22, W23 and W24 located on the first floor) demonstrate alterations of over 40% and serve 2 rooms with a direct view over the Proposed Development. However, the rooms served by these windows would either be fully compliant with the NSL criteria or the alternative criteria and would remain over 50% well-lit.

7.112 The NSL assessment, 30 of the 46 rooms assessed would be fully compliant with the BRE Guidelines. Of the remaining 16 rooms, 3 rooms serve an entrance and 3 rooms are located under a recessed or overhung balcony that restricts sky visibility. In relation to the 10 remaining rooms, 8 rooms (R5, R6, R7, R8, R9, R10, R12 and R14 located on the second floor) would demonstrate alterations of up to 40% from the existing condition. However, these rooms are located within flats that are dual aspect, with the main living spaces facing away from the Proposed Development. Furthermore, these rooms are likely to be bedrooms or bathrooms (i.e. less important or non-habitable). The remaining 2 rooms (R1 and R22 located on the first floor) would only demonstrate minor alterations of up to 26% and would remain over 58% well-lit, which is considered acceptable.

49 to 60 Regent Square - 'minor' to 'moderate adverse.'

7.113 The VSC assessment show that 5 of the 30 windows assessed would be fully compliant with the BRE Guidelines. Of the remaining 25 windows, all would demonstrate alterations up to and over 40% from the existing condition. However, 17 windows would demonstrate a retained VSC value of between 14.02% and 20.32%. This would therefore meet the alternative target criteria. In relation to the 8 remaining windows (W1 to W8 located on the second floor), these impacts are partly due to the existing projecting eaves. The NSL assessment shows 20 of the 24 rooms assessed would be fully compliant with the BRE Guidelines. Of the remaining 4 rooms, 3 rooms (R2, R5 and R7 located on the ground floor) would experience small alterations of between 27% and 28% from the existing condition. The remaining room (R3 located on the ground floor) would experience a medium alteration of 30% from the existing condition. However, this room would remain over 55% well-lit, which is commensurate with an inner-London location.

80a to 80c Bruce Road - 'minor' to 'moderate adverse.'

7.114 The VSC assessment show that 3 of the 19 windows assessed would be fully compliant with the BRE Guidelines. Of the remaining 16 windows, 12 windows (W4 to W9 located on the ground floor and W2 to W7 located on the first floor), would demonstrate alterations of between 25% and 42% from the existing condition but would retain VSC values of between 15.43% and 23.30%. This would therefore meet the alternative target criteria. In relation to W3 (located on the ground floor), this window serves a WC which would not normally be considered relevant for a daylight assessment. Regarding windows W12 and W13 (located on the ground floor), both serve a room with multiple windows which is fully compliant with the NSL criteria. The single remaining window (W8 located on the first floor) is located on the boundary of the Proposed Development and takes its fair share of light. Furthermore, this window serves a bedroom with a dual aspect window that has a VSC of 20.24%. The NSL assessment shows that all rooms assessed would be fully compliant with the BRE Guidelines.

2a and 2b Arrow Road - 'moderate adverse'.

7.115 The VSC assessment show that 4 of the 26 windows assessed would be fully compliant with the BRE Guidelines. Of the remaining 22 windows, 21 windows would demonstrate alterations of between 23% and 47% from the existing condition but would retain VSC values of between 16.12% and 25.75%. This would therefore meet the alternative target criteria. The single remaining window (W4 located on the first floor within 2a Arrow Road) is located on the side elevation boundary and takes its fair share of light. Furthermore, this window serves a bedroom with a dual aspect window and is fully compliant with the NSL criteria. The NSL assessment shows 11 of the 14 rooms assessed would be fully compliant with the BRE Guidelines. Of the remaining 3 rooms (R1 and R2 located on the ground floor within 2a Arrow Road and R1 located on the ground floor within 2b Arrow Road) all would experience alterations of between 26% and 38% from the existing condition. However, these rooms would remain between 61% and 71% well-lit, which is considered acceptable.

4 Arrow Road - 'minor' adverse.

7.116 The VSC assessment show that all 5 windows assessed would fall short of the BRE Guidelines with alterations up to and over 40% from the existing condition. However, 2 windows (W1 and W2 located on the first floor) would demonstrate retained VSC values of 14.39% and 14.81% respectively. This would therefore meet the alternative target criteria. The 3 remaining windows (W1, W2 and W3 located on the ground floor) serve 2 rooms and would either meet the BRE Guidelines NSL criteria or remain over 60% well-lit. The NSL assessment shows, 2 of the 4 rooms assessed would be fully compliant with the BRE Guidelines. The 2 remaining rooms, (R1 located on the ground and first floor) would experience small alterations of 26% and 29% respectively. However, these rooms would remain over 60% well-lit.

Dorrington Point - 'moderate adverse.'

7.117 The VSC assessment show that 9 of the 53 windows assessed would be fully compliant with the BRE Guidelines. Of the remaining 44 windows, 14 windows are located under a recessed balcony which restricts sky visibility. Of the remaining 30 windows, all would demonstrate alterations up to and over 40% from the existing condition. However, all windows would demonstrate retained VSC values of between 15.92% and 21.31% and would therefore meet the alternative target criteria. The NSL assessment shows 21 of the 53 rooms assessed would be fully compliant with the BRE Guidelines. Of the remaining 32 rooms, all demonstrate alterations up to and over 40% from the existing condition. However, except for 1 room (R1 located on the ground floor), all rooms would remain over 50% well-lit, which is considered acceptable.

Sunlight – likely significant effects

Baker House – ‘minor adverse.’

7.118 The APSH assessment show that 20 of the 25 rooms assessed would be fully compliant with the BRE Guidelines. The remaining 5 rooms (R2 and R3 located on the ground floor, R3 located on the first floor and R3 and R5 located on the third floor) would only demonstrate alterations of over 40% in the winter sunlight and would retain an APSH of between 3% and 4%, which is considered acceptable.

Fairlie Court – ‘minor adverse.’

7.119 The APSH assessment show that 10 of the 12 rooms assessed would be fully compliant with the BRE Guidelines. The remaining 2 rooms (R30 and R32 located on the first floor), fall short because of the existing recessed balconies, but would retain an APSH of 11% and 7% respectively, which is considered acceptable.

80a-80c Bruce Road – ‘minor adverse’

7.120 The APSH assessment show that 1 of the 3 rooms assessed would be fully compliant with the BRE Guidelines. The remaining 2 rooms (R1 located on the ground and first floor) would demonstrate alterations of over 40% in both the annual and winter sunlight. These windows are however facing 245° and the existing building itself blocks access to south facing sunlight. Furthermore, both windows would retain an annual APSH of 14% and 19% which is considered acceptable.

7 Arrow Road – ‘moderate adverse’

7.121 The only window relevant for assessment (W2 located on the ground floor) would demonstrate an alteration of over 40% from the existing condition. However, this window is located within a door facing due west, with limited access to sunlight. It is therefore questionable as to whether sunlight amenity is fully enjoyed within this space.

Dorrington Point – ‘moderate adverse’

7.122 The APSH assessment show that 47 of the 53 rooms assessed would be fully compliant with the BRE Guidelines. Of the remaining 6 rooms (R2 and R3 located on the ground floor and R1 located on the 7th to the 10th floor) all would demonstrate alterations of over 40% from the existing condition. However, this is partly due to the existing large recessed balconies and is considered acceptable.

Daylight and sunlight conclusion

7.123 A number of homes that are predicted to suffer ‘minor’ or ‘moderate adverse effects would do so partly because of existing self-shading balconies, which restrict sky visibility. Therefore, existing balconies, in theory, hinder development potential, as any reasonable proposed massing on the site has the potential to cause disproportionate percentage alterations.

7.124 The BRE Guide recommends that a room with 27% VSC will usually be adequately lit without any special measures, based on a low-density suburban model. This may not be appropriate for higher density, urban London locations. The NPPF 2019 advises that substantial weight

should be given to the use of 'suitable brownfield land within settlements for homes...' and that LPAs should take 'a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site'. Paragraph 2.3.47 of the Mayor of London's Housing SPG supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city. Officers consider that retained VSC values in the mid-teens (that the applicant puts forward as a reasonable alternative target) are deemed acceptable.

- 7.125 Overall, officers consider the likely significant effects of the proposed scheme on nearby homes and amenity spaces would be acceptable. It should also be noted that, in all cases, the ES finds that the overall likely daylight and sunlight effects of the proposed development would not be substantially different to those that were assessed in relation to the scheme that was granted planning permission in 2015, and which has now lapsed.

Overshadowing

- 7.126 The assessment considers the likely effects on the Dorrington and Henshall Point child play area and the rear gardens of 15 nearby homes. In total, 10 of these spaces would meet the BRE guidelines of 2 hours sun on at least 50% of the area on 21st March, or see a reduction of 20% or less.

Gardens at No.7 Arrow Road and Nos. 80a to 80c Bruce Road - 'moderate' to 'major adverse.'

- 7.127 These would see a loss of 40% or more and the resultant gardens that would receive 2 hours sun would be less than 50% (0% in the case of No. 7 Arrow Road and between 7 and 32% for Bruce Road). However, these garden areas face north west and as such have limited access to direct sunlight at present. This orientation hampers the potential for any reasonable massing on the site and the alterations are partly due to the existing layout of the amenity area and not the proposed development itself.

Hardwick House (Rear Garden) - 'moderate' to 'major adverse.'

- 7.128 The assessment demonstrates that there would be a 40%+ loss from the existing condition. This is due to the location (directly north of the proposed development) and limited size of the existing amenity space.

9 Arrow Road (Rear Garden) – 'minor' adverse

- 7.129 The assessment demonstrates that there would be a 24% loss from the existing, leaving 25% of the garden area to receive 2 hours sunlight.

Noise, air quality and wind/microclimate

- 7.130 These topics are discussed in detail under Housing above. In summary, subject to the recommended conditions, no adverse long-term noise, air quality or wind/microclimate effects for existing neighbouring residents or businesses are identified.

Construction Impacts

- 7.131 The Council's Code of Construction Practice Guidance requires major developments to operate a Construction Environmental Management Plan (CEMP) that outlines how environmental, traffic and amenity impacts attributed to construction traffic will be minimised.

- 7.132 The application is supported by a Framework Construction Environmental Management Plan. This estimates a demolition period of 6 months and a construction period of 24 months and sets out potential security and storage, traffic routing, loading/unloading areas, delivery times, construction vehicle restrictions, working times, noise/dust/air pollution control measures and management, monitoring and review arrangements etc.

- 7.133 The ES assumes that several measures are in place to manage potential environmental effects associated with demolition and construction (including a CEMP). It is therefore recommended that planning conditions secure the implementation of an approved detailed

CEMP and Construction Management Plan and that a planning obligation secures compliance with the Considerate Contractor Scheme.

Transport

- 7.134 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.
- 7.135 As described under Site and Surroundings, the site has a PTAL rating of 6s ('excellent') and is well connected with surrounding services. The closest existing car club parking spaces are on Fairfield Road (approx. 300m to the north) and Reeves Road (approx. 450m to the south).

Vehicular, pedestrian and cycle access

- 7.136 To encourage walking and cycling and allow play, Stroudley Walk between Arrow Road and Bromley High Street would become a shared street, with vehicular access limited to emergency vehicles, occasional deliveries and refuse collections. Use of the street would be managed by raising bollards at the Stroudley Walk/Arrow Road junction (controlled by a concierge in Block E) and no vehicular access would be allowed between 8am and 5pm.
- 7.137 Stroudley Walk would be one way northbound between Arrow Road and Bromley High Street. It would be shared with no kerb upstands but would have different colour materials to differentiate the area where vehicles can pass through. A raised table would be constructed at the junction of Devon's Road, Bruce Road and Stroudley Walk to enhance the junction and to act as an entrance point to the development. A turning area would be provided at Arrow Road to enable cars and delivery vehicles to turn around.
- 7.138 The applicant has investigated potential highway improvements to Bow Road to facilitate safer and more convenient turnings for cyclists at the junction with Bromley High Street, TfL have not been able to agree a suitable scheme due to the complex constraints affecting this junction. However, TfL have confirmed their commitment to review the cycle super-highway infrastructure in this location, subject to a suitable contribution to be secured by planning obligation.
- 7.139 The details of the public highway works would be agreed by condition and implemented through a Section 278 agreement with the Council and TfL as the local highway authorities. To help improve safety and accessibility and encourage walking, it is recommended that planning obligations secure financial contributions towards improvements to the alleyway between Stroudley Walk and Rainhill Way.

Car Parking

- 7.140 London Plan Policy T6.1 requires residential developments with PTAL 6 to be car-free. The policy requires the provision of disabled persons parking for new residential developments ensuring 3% provision from the outset with additional 7% to be provided upon request. The policy also states that new residential car parking spaces should provide at 20% of active charging facilities with passive provision for all remaining spaces.
- 7.141 Tower Hamlets Local Plan policy D.TR3 requires all residential developments to be permit free and that all parking associated with the development should be provided off-street.
- 7.142 The neighbouring streets are within a Controlled Parking Zone (CPZ) where parking is restricted to permit holders only between 08.30 and 17.30 Monday to Friday. The proposed scheme incorporates 9 'blue badge' car parking spaces (just over 3%), on Stroudley Walk and the western end of Bromley High Street. The Transport Assessment reports on a survey that finds capacity for a further 19 uncontrolled spaces (7%) on surrounding roads. Passive provision for the 7% disabled spaces is identified in surrounding roads. Normally this would be expected on site. However, provision would be at the expense of open space, play space or public realm. The identified spaces are in close proximity to the

proposed wheelchair accessible homes and in this instance are considered to be acceptable.

7.143 In accordance with London Plan policy, 2 of the proposed spaces would have Electric Vehicle Charging Points (EVCPs) and 2 would have passive provision for EVCPs.

7.144 The proposed car parking arrangements are acceptable subject to the recommended conditions and s106 planning obligations. Given the car-free nature of the proposed scheme, it is recommended that planning obligations remove the right of future residents to obtain a permit to park in the CPZ ('Blue Badge' holders excluded) and secure free membership for first households for a 3-year period and free membership for first commercial tenants for 1-year, plus £30 Driving Credit per membership

Cycle Parking and Facilities

7.145 London Plan Policy T5 would require 476 long-term cycle parking spaces. However, the proposed scheme would provide a total of 459, based on a ratio of 1.7 spaces per dwelling. 24 of these spaces (5%) would be for large bikes, in accordance with TfL's London Cycle Design Standards. The proposed commercial units would be provided with 18 short-term Sheffield stands in the public realm at the end of Arrow Road and Bromley High Street.

7.146 To mitigate likely impacts and help encourage cycling, it is recommended that planning obligations secure financial contributions towards improvements to the nearby cycle superhighway on Bow Road and a financial contribution toward a new onsite cycle hire docking station. A location for the docking station has been identified adjacent to the application site on land controlled by the applicant. A Grampian style condition is recommended to ensure timely provision.

Deliveries & Servicing

7.147 The submitted Framework Delivery and Servicing Plan proposes 2 service bays along Stroudley Walk, a servicing area off Bromley High Street and a loading bay on Bromley High Street itself. These would accommodate 10m long vehicles, sufficient for a refuse lorry, and be located to ensure maximum carry distances are met. A concierge in Block E would take-in parcels for residents to help prevent multiple trips. Suitable targets would be set and monitored to limit trips and encourage sustainable deliveries. It is recommended that a detailed Delivery and Service Plan is secured by condition.

Trip generation

7.148 The submitted Transport Assessment estimates that the proposed development would be likely to generate a net additional 189 and 123 two-way person trips in the AM and PM peaks, and 1,337 across a typical day. Allocating these trips across various modes of travel, the proposed 'car free' development is expected to see a reduction in vehicle traffic, with 37 fewer movements over the course of the day. In contrast, there is expected to be an increase in cycle movements and lesser increases in bus, tube and DLR trips. None of these are expected to have a material impact on public transport capacity.

Travel Planning

7.149 The submitted Framework Travel Plan identifies measures to encourage sustainable travel and it is recommended that the approval and implementation of detailed Travel Plans is secured by planning obligation.

Highway works

7.150 Works are proposed to Bromley High Street, Arrow Road, Devon's Road, Bruce Road and Stroudley Walk highways and it is recommended that these are managed by Highway Agreements (s278 and s38).

Environment, health and sustainability

Environmental Impact Assessment

- 7.151 The planning application represents Environmental Impact Assessment (EIA) EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) and is accompanied by an Environmental Statement (ES) coordinated by Trium.
- 7.152 Regulation 3 prohibits the council from granting planning permission without consideration of the '*environmental information*' that comprises the ES, including any further information submitted following request(s) under Regulation 25 and any other information, any representations made by consultation bodies or by any other person about the environmental effects of the development.
- 7.153 The Council issued an EIA Scoping Opinion on 21/10/2019. The submitted Environmental Statement (ES) accords with this Opinion and assesses the environmental impacts of the development under the following topics:
- Demolition and Construction
 - Greenhouse Gas Emissions
 - Daylight, Sunlight and Overshadowing
 - Wind Microclimate
 - Archaeology
 - Effect interactions
 - Likely Significant Effects
 - Mitigation and Monitoring
- 7.154 The Council appointed Temple Group Consulting to independently examine the ES, to prepare an Interim Review Report (IRR) and to confirm whether the ES satisfies the Regulations. This is supported by reviews by the authority's internal environmental specialists. The IRR dated 17 September 2020 identified clarifications and potential '*further information*' required under Regulation 25.
- 7.155 In response to the IRR, the applicant submitted an Interim Review Response document dated 4 December 2020. On 15 December 2020, Temple issued a Final Review Report (FRR) that took account of the applicant's document identified clarifications and '*further information*' required under Regulation 25 in relation to Built Heritage and the submitted Heritage, Visual Impact Assessment.
- 7.156 On 29 March 2021, the applicant submitted an ES Addendum and updated Non-Technical Summary (NTS) of the ES. The Addendum assesses minor design amendments to the scheme that formed part of revisions submitted at the same time. The Addendum and updated NTS provides further information on cumulative effects, significant demolition and construction effects and the effect on the locally listed church at 1 Bruce Road.
- 7.157 The ES has informed the planning assessment and relevant issues are discussed in the body of this report and adverse environmental effects have been identified. If planning permission was to be granted mitigation measures could be secured by planning conditions and/or planning obligations as appropriate except where considered unsurmountable.

Health Impact Assessment

- 7.158 Local Plan Policy D.SG3 states that developments that are referable to the Mayor require to be supported by a Health Impact Assessments (HIA). Whilst Policy D.SG3 normally requires the submission of a detailed HIA, given the scale and nature of the proposed development, officers agreed that a rapid HIA was appropriate in this case. The submitted HIA concludes that the proposed scheme would have the following positive health impacts:
- Housing Quality and Design: 274 high quality new homes of varying size and tenure contributing to annual housing targets as well as helping to meet local demand for family housing and affordable housing, encouraging a vibrant resident community. Residents

would benefit from functional, comfortable and energy efficient living including accessible units for mobility impaired and older users;

- Access to Open Space and Nature: communal outdoor amenity and play space including children's play space across a range of settings and for different age groups, thereby encouraging physical activity and helping to maintain or improve mental well-being;
- Crime Reduction and Community Safety: multi-use of public spaces and natural surveillance that would help to reducing fear of crime. The proposals have been developed in consultation with a Designing Out Crime officer and community engagement has taken place which help foster a sense of ownership and empowerment;
- Access to Work and Training: flexible retail and commercial space generating up to 30 FTE jobs providing opportunities for employment, including for residents. In addition, during the demolition and construction phase, temporary employment opportunities would be generated;
- Social Cohesion: connects well to the wider area and would provide multi-use communal space in which the local community can interact;
- Pedestrian and Cycling Activity: strong public transport links and prioritises pedestrian and cycling modes of travel, both in terms of accessing the site and within the site itself thereby encouraging and promoting active travel and exercise;
- Minimising the use of natural resources: The site meets the principle of paragraph 11 of the NPPF by reusing land that has previously been developed for a mix of uses and would enhance the amenity value of the site for occupiers and the local community. It incorporates sustainable design and construction techniques and will be highly energy efficient; and
- Incorporation of Renewable Energy: inclusion of Air Source Heat Pumps and Photo Voltaics helping to mitigate against climate change impacts and reduce potential for fuel poverty.

7.159 Officers agree that the proposed development would result in the above positive health comes, which would be secured by several the proposed planning conditions and planning obligations.

Energy & Environmental Sustainability

7.160 Local Plan Policy D.ES7 requires developments (2019-2031) to achieve the following improvements on the 2013 Building Regulations for both residential and non-residential uses: Zero carbon (to be achieved through a minimum 45% reduction in regulated carbon dioxide emissions on-site and the remaining regulated carbon dioxide emissions to 100% - to be off-set through a cash in lieu contribution).

7.161 Local Plan Policy D.ES10 requires new development to ensure that buildings (both internally and externally) and the spaces around them are designed to avoid overheating and excessive heat generation, while minimising the need for internal air conditioning systems.

7.162 London Plan Policy SI 2 also calls for major development to be zero-carbon by reducing greenhouse gas emissions by improvements on the 2013 Building Regulations, but by 35% (with at least 10% for residential and 15% for non-residential coming from energy efficiency measures), in accordance with the Mayor of London's energy hierarchy. This policy also calls for developments referable to the Mayor to include a Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

7.163 London Plan Policy SI 3 requires development within Heat Network Priority Areas to have communal-low temperature heating system, with heat source being selected in accordance with a hierarchy (connect to heat networks, use zero carbon or local heat sources (in conjunction with heat pumps, if required), use low-emission CHP).

7.164 London Plan Policy SI 4 calls for development to minimise overheating in accordance with a cooling hierarchy.

7.165 The principal target is to achieve a reduction in regulated CO2 emissions in line with the LBTH Local Plan that requires all residential development to achieve the 'Zero Carbon' standard with a minimum 45% CO2 emission improvement over Part L 2013 Building Regulations. This exceeds Policy 5.2 of the London Plan that requires the 'lean', 'clean' and 'green' stages of

the Mayor of London's Energy Hierarchy to be followed to achieve a 'Zero Carbon' Standard targeting a minimum onsite reduction of 35%. All surplus regulated CO2 emissions must be offset at a rate of £95 for every ton of CO2 emitted per year over a minimum period of 30 years.

- 7.166 The application is supported by an Energy Assessment, Whole Life Carbon Assessment report and Sustainability and the ES (Chapter 6) reports on an assessment of the likely significant effects on greenhouse gas emissions.

Energy

- 7.167 The Mayor of London's Energy Hierarchy is as follows:

- be lean: use less energy and manage demand during operation;
- be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly;
- be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site; and
- be seen: monitor, verify and report on energy performance.

- 7.168 '*Be Lean.*' The Mayor's hierarchy prioritises a 'fabric first' approach, including high performance glazing, reduced air permeability and good insulating fabric, together with active and passive measures such as use of high-efficiency LED lighting, Mechanical Ventilation and Heat Recovery (MVHR) and smart meters to reduce energy demand. These proposed measures are expected to save 36.2 tonnes of carbon dioxide per year (a 14% saving above the Building Regulations 2013) (14% domestic and 12% non-domestic).

- 7.169 '*Be Clean.*' There is no viable existing or proposed District Energy Network (DEN) nearby. However, the proposed on-site communal heat network is to be designed so that it could connect to an offsite DEN. The proposed energy source is relatively warm air, by absorbing heat from the air at a low temperature into a fluid which passes through a compressor where its temperature is increased and transfers its higher temperature heat to the heating and hot water system. This uses Air Source Heat Pumps (ASHPs), which is treated as a renewable energy technology which is discussed below.

- 7.170 '*Be Green.*' The proposed ASHPs would be located externally at roof level and serve primary heat generation plant at ground level (for ease of connection to an offsite DEN if possible in the future), serving low-temperature and pressure 'energy loops' with in-apartment/house Zeroth heat pumps to efficiently provide 100% of the heating and domestic hot water to each proposed Block. In addition, Photovoltaic (PV) arrays are proposed on the roofs of proposed Blocks A, C and D (approx. 215sqm in total). On-site renewable energy technology is expected to save 155.1 tonnes of carbon dioxide per year (a 60% saving above the Building Regulations 2013).

- 7.171 '*Be Seen.*' An energy monitoring system is proposed and sub-metering/energy display devices in each home would allow residents to monitor and reduce their energy use. It is recommended that a planning obligation requires the development owner to submit monitoring results to the GLA (in accordance with the Mayor of London's draft guidance).

- 7.172 *Carbon Offsetting.* The above measures are expected to save approx. 191 tonnes of carbon dioxide per year (a 74% saving above the Building Regulations 2013). However, despite the use of the above measures, this falls short of the zero-carbon policy target for proposed domestic (65.5 tonnes per year) and non-domestic uses (3.3 tonnes per year). As a result, it is recommended that planning obligations secure the payment of a cash-in-lieu payment of £196,222 (based on £95 per tonne of carbon over a 30-year period).

- 7.173 *Overheating.* The dynamic overheating assessment that is included in the submitted Energy Assessment demonstrates that the proposed orientation and design of the proposed homes (when coupled with solar control glass with a g-value of 0.5, windows with 80% openable areas, MVHR, LED lighting, reduced heating pipework and the use of blinds) means that compliance with CIBSE TM59 overheating criteria is achieved. This meets London Plan Policy SI 4.

- 7.174 *Whole Life-cycle Emissions.* The Whole Life Carbon Assessment report summarises the results from an IMPACT equivalent tool in accordance with the draft GLA guidance. With regards to Modules A1-A5 (carbon emissions attributable to cradle to gate processes, exhaust emissions from the transport of building materials and construction processes), the estimated carbon emissions are generally within the GLA's residential benchmarks for blocks A, D, E, and slightly over for block C. The reason for the higher A1-A5 result of Block C is due to the higher volume of concrete used in the piling (substructure) per unit GIA for Block C, when compared with the other residential blocks. With regards to life cycle modules B1-B5 and C (environmental impacts from replacing buildings and the impacts of deconstruction), the long term embodied carbon figures for each of the blocks are projected to be lower than the GLA residential benchmarks, due to the long life of the proposed carbon-significant building components and the proposed grid decarbonisation.
- 7.175 *Likely significant Carbon Greenhouse Gas environmental effects.* The ES (Chapter 6) identifies a number of proposed mitigation measures for the construction phase (Construction Environmental Management Plan and Construction Logistics Plan) and operational phase (cycle parking, Electric Vehicle Charging Points, car parking restrictions, Travel Plan, Framework Delivery and Servicing Management Plan, the proposed Energy Strategy, carbon offsetting, BREEAM 'excellent' standard for proposed non-residential space). These are discussed in more detail in other sections of this report and it is recommended that they are secured by way of planning conditions and obligations.
- 7.176 Assuming that these mitigation measures are in place, the ES identifies residual Greenhouse Gas (GHG) Emissions in the opening year of 39.1 tonnes of carbon dioxide. It goes on to state that the proposed scheme would contribute a small amount of emissions and would employ commensurate mitigation measures to ensure policy compliance and minimise its contribution to climate change where possible. However, as part of the wider cumulative effects of GHG emissions from all local, regional, national and global sources, the emissions are nonetheless judged to be significant.

Environmental sustainability

- 7.177 Policy D.ES6 requires new residential development achieve a maximum water use of 105 litres per person per day, to minimise the pressure on the combined sewer network and to demonstrate that the local water supply and public sewerage networks have adequate capacity both on and off-site to serve the development, taking into consideration the cumulative impact of current and proposed development.
- 7.178 Local Plan Policy D.ES7 requires development to maximise energy efficiency based on the following relevant standards: BREEAM 'excellent' rating and the Home Quality Mark.
- 7.179 Movement and transport, Landscape and ecology, air quality, noise, daylight and sunlight, flood risk and drainage are addressed in detail in other sections of this report.
- 7.180 *Building Performance.* The Sustainability Statement includes a BREEAM pre-planning assessment (BREEAM New Construction 2018) which demonstrates that the proposed new commercial units could achieve an 'Excellent' rating. It is recommended that a planning condition secures this.
- 7.181 *Internal water use.* There is a mandatory requirement under Building Regulations Part G of achieving a predicted average household potable water consumption of no greater than 125 Litres per person per day and the applicant proposes to use water efficient sanitaryware and white goods specification. Local Plan Policy D.ES6 seeks to achieve a maximum water use of 105 litres per person per day and a planning condition is recommended to secure this policy objective.
- 7.182 *Construction waste.* The applicant's Sustainability Statement states that it would put in place waste management systems during the (demolition) and construction phase to minimise waste, including the sorting and recycling of waste and diverting it from landfill. The ES recommends the implementation of an approved Site Waste Management Plan and It is recommended that this is secured by planning condition.

7.183 *Considerate Constructors Scheme*. The applicant's Sustainability Statement states the site is to be registered under the Considerate Constructors Scheme prior to the commencement of the construction phase, with a set target to help achieve BREEAM 'Excellent.' It is recommended that this is secured by a s106 planning obligation.

Waste

Operational waste and recycling

7.184 All proposed homes have been designed to include separate refuse and recycling storage in kitchens, to allow residents to separate refuse and recycling at source. Residents would be responsible for taking their waste/recycling to a bin store located adjacent to each residential core, with Blocks D and E having internal access from the core. The duplex homes within blocks A and C will have their own dedicated bin stores for refuse and recycling adjacent to their front doors and serviced directly from the street. The bins would be taken from bin stores to the collection points by the proposed on-site management company. The amount of bin and storage space required has been calculated in accordance with the Council's standards.

7.185 Block A and C's waste collection would be from the proposed new street at the southern end of Stroudley Walk. Block D's waste collection would be from the bin store adjacent to Arrow road. A turning area would be provided at Arrow Road and hydraulic bollards would be placed to prevent a through route being created. Block E will be served from Bromley High Street with a loading bay provided adjacent to the bin stores for waste collection to ensure carrying distances are complied with.

7.186 Dedicated commercial refuse stores are provided for the proposed commercial units. Within Block E the store would be accessed from Bromley High Street, while the store within Block D would be accessed from Arrow Road.

Construction waste and recycling

7.187 As discussed under Environmental Sustainability above, it is recommended that a Site Waste Management Plan and It is recommended that this is secured by planning condition.

Biodiversity

7.188 London Plan Policy G6 states that 'development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain' and Tower Hamlets Local Plan Policy D.ES3 require developments to protect and enhance biodiversity. The site does not form part of any statutory or non-statutory nature conservation site and is not located within a preferred location for biodiversity under the Local Plan's Green Grid Network.

7.189 The application is supported by a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment.

7.190 The site is dominated by buildings and hard standing of negligible value in habitat and botanical terms (with the existing 40 trees providing little biodiversity value) and the Appraisal found no evidence of protected or notable species and all buildings and trees were assessed as being of negligible suitability to roosting bats. However, it is possible that small numbers of birds could utilise trees and buildings for nesting during the breeding period (March-August), and the Appraisal recommends a precautionary approach to tree removal and building demolition (to ensure compliance with UK wildlife law), the provision of integrated bat and bird bricks and boxes within the new buildings and incorporation of native and/or wildlife friendly plant species in to any soft landscaping proposals.

7.191 The proposed development includes areas of biodiverse green roof on each of the proposed Blocks, areas of species-rich amenity grassland in the proposed open spaces and rain gardens, native tree and shrub planting, climbing plants up the northern side of Block A (next to the proposed open space) and the planting species-rich hedgerows. The Assessment reports that:

- The existing site has a biodiversity value of 0.49;

- Subject to securing the proposed biodiverse planting, the proposed development would have a biodiversity value of 0.84.;
- As such, the proposed development would result in a potential biodiversity net gain of 0.35 biodiversity units and a net percentage change of 72.51%; and
- The proposed development also includes approx. 190sqm of native hedgerows, providing a net gain of 0.64 hedgerow units.

7.192 The Council's Biodiversity Officer has no objection subject to: (i) timing of vegetation clearance outside of bird breeding season (i.e. between September & February inclusive); and (ii) Approval of biodiversity enhancement measures prior to commencement of above ground works (to include at least 800sqm biodiverse roofs, mixed native hedgerows, at least five types of native tree species, inclusion of nectar-rich plants, inclusion of climbing plants bird and bat boxes). It is recommended that these, together with a Landscape Ecological Management Plan (LEMP) to cover the long-term maintenance of retained and newly created on-site habitats, are secured by condition.

Flood Risk & Drainage

7.193 Tower Hamlets Local Plan policies D.ES4 and D.ES5 seek to manage flood risk and encourage the use of Sustainable Urban Drain is protected to a very high standards by the Thames tidal flood defences up to a 1 in 1000 (0.1%) change in any given year. Policy D.ES6 requires new development to minimise the pressure on the combined sewer network.

7.194 The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy. The FRA identifies the site as being in Flood Zone 1 (Low Risk of flooding from rivers) and concludes that all the proposed uses are appropriate. The site also has 'very low' to 'low' risk of any other forms of flooding. The proposed new surface water drainage (identified below) would maintain the current flood risk on-site for rivers, tidal, groundwater, surface water, overland flows, canals, reservoirs, sewers and water mains (which range from 'negligible' to 'Low'), whilst allowing for the increased rainfall potential associated with climate change. The proposed incorporation of SuDS and reduction in surface water discharge rates to the public sewers would be beneficial in contributing to a reduction of flood risk in the area. Neither the Environment Agency nor Thames Water have raised no objections to the proposals.

7.195 The existing site is covered by impermeable surface and buildings across about 88% of its area and has an existing runoff rate (excluding permeable areas) of approx. 90.2l/s. Site constraints means that it would not be possible to achieve a greenfield runoff rate and the proposed development aims to achieve a 3 x greenfield discharge rate of 31.8l/s (100-year return) (allowing for an increase in peak rainfall intensity of 40% to take account of climate change). This would be achieved by incorporating the following Sustainable Urban Drainage Systems (SuDS) measures:

- Areas of living roof on all proposed Blocks (approx. 920sqm);
- 2 x attenuation tanks under proposed open spaces (approx. 355sqm);
- Raingardens and tree planting (with sub-surface collection pipes).

7.196 The proposed scheme is designed to connect its foul water drainage network to the public combined sewer in Stroudley Walk. Whilst there would be an increase in foul sewerage entering the system (from approx. 2.4l/s to 13l/s), this would be offset by the proposed reduction in surface water runoff, meaning that combined flows would be reduced from approx. 92.7l/s to 44.8l/s). As a result, the proposed development would offer an improvement in terms of surface water management and an overall reduction in combined flows. It is recommended that planning conditions secure the details of proposed SuDS measures, together with a Drainage Management Strategy (to cover both management and maintenance of approved measures).

Land Contamination

7.197 Geo-environmental (Ground Conditions, Groundwater and Land Take and Soils) was scoped out for EIA purposes. However, the application is supported by a Phase 1 Desk Study and Preliminary Risk Assessment. Based on a conceptual site model, this sets out the characteristic ground conditions and elements of the surrounding environment and identifies

potential sources of contamination, potential receptors of the contamination and potential pathways between them. It does conclude that there are potential sources of contamination and recommends a Phase 2 ground investigation to allow an assessment of the underlying ground conditions. Given this, it is recommended that the Council's standard land contamination remediation and verification report conditions are attached to any planning permission. This would ensure that the application accords with Tower Hamlets Local Plan policy D.ES8

Noise & vibration, air quality and wind/microclimate

- 7.198 These topics are discussed in detail under Housing (Quality of Residential Accommodation) and Neighbour Amenity above. In summary, subject to the recommended conditions, no unacceptable adverse construction-related or long-term noise, air quality or wind/microclimate effects for future residents or existing neighbouring residents or businesses were identified.

Infrastructure Impact

- 7.199 It is estimated that the proposed development would be liable for Tower Hamlets Community Infrastructure Levy (CIL) payments of approximately £716,565 (inclusive of social housing relief and exclusive of indexation) and Mayor of London CIL of approximately £811,922 (inclusive of social housing relief and exclusive of indexation). The Tower Hamlets CIL would contribute towards strategic infrastructure requirements to mitigate the impacts of development,
- 7.200 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 on local services and infrastructure.
- 7.201 The applicant has agreed to meet all the financial contributions that are sought by the Council's Planning Obligations SPD (2021), as follows:
- £97,560 towards construction phase employment skills training
 - £14,892 towards end-user phase employment skills training
 - £196,222 toward carbon emission off-setting

Local Finance Considerations

- 7.202** Assuming that the Council delivers its annual housing target of 3,931 units, the Council would be liable for a New Homes Bonus payment of approximately £3,811,799 per year for 2021/22 and 2022/23. Due to the introduction of a new threshold approach by the Government it is not possible to provide an exact amount of New Homes Bonus the proposed development would deliver.

Human Rights & Equalities

- 7.203 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.
- 7.204 The proposed new residential accommodation would meet inclusive design standards and 27 of the new homes would be wheelchair accessible, 8 within the affordable rented tenure and 4 within the intermediate sector (with the affordable rented homes to be built to 'fit out' standard). This would benefit future residents, including disabled people, elderly people and parents/carers with children.
- 7.205 The proposed affordable housing would be of particular benefit to groups that are socially/economically disadvantaged.
- 7.206 The application has undergone the appropriate level of consultation with the public and Council consultees. The applicant has also carried out an extensive engagement with the exiting residents on site.

7.207 The proposed development would not result in adverse impacts upon human rights, equality or social cohesion.

8. RECOMMENDATION

8.1 That subject to any direction by the Mayor of London, **conditional planning permission is GRANTED** subject to the prior completion of a legal agreement to secure the following planning obligations:

8.2 Financial obligations

- a. £97,560 towards construction phase employment skills training
- b. £14,892 towards end-user phase employment skills training
- c. **£50,000** towards improvements to the alleyway between Stroudley Walk and Rainhill Way
- d. **£50,000** towards improvements to the Super Cycle Highway on Bow Road
- e. £220,000 toward TFL Cycle Hire Docking Station
- f. £196,222 toward carbon emission off-setting
- g. **£3000** monitoring fee

Total financial contributions: **£631,674**

8.3 Non-financial obligations:

- a. Arrangements to ensure use of the Community Space in Block D by a not-for-profit organisation, community benefit or social enterprise organisation for a 10-year period from when the unit is first occupied.
- b. Affordable housing (50.9% by habitable room) (383 habitable rooms)
 - 82 units (297 habitable rooms) at London Affordable Rent
 - 33 units (86 habitable rooms) as Shared Ownership
 - Early & Late Stage Reviews
 - London Affordable Rent levels & SO Income cap
 - Council nomination rights
 - Details and implementation of London Affordable Rent/Tower Hamlets Living Rent 'wheelchair accessible' dwellings (to Building Regulations M4 (3)(2)(b) standard)
- c. Access to employment
 - 20% local procurement
 - 20% local labour in construction
 - 15 construction phase apprenticeships
 - 2 x end-user phase apprenticeships
- d. Transport matters:
 - Car Free development (residential)
 - Approval and implementation of Car Park Management Plan (spaces on Stroudley Walk)
 - Car Club (3-year free membership for first households, 1-year free membership for first commercial occupiers and £30 Driving Credit per membership).
 - Residential and Workspace Travel Plans & monitoring.
 - S278/s38 Agreement (works to Bromley High Street, and Bow Road Arrow Road, Devons Road, Bruce Road and Stroudley Walk).
- e. Public access to the proposed pocket park, courtyard, residential street and other public realm areas.
- f. Submission of energy monitoring results to GLA (in accordance with Mayor of London's draft guidance).
- g. Compliance with Considerate Constructors Scheme

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

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

Compliance

1. 3 years deadline for commencement of development.
2. Development in accordance with approved plans.
3. Removal of existing or future permitted development rights to change the use of the approved commercial units to housing.
4. Removal of existing or future permitted development rights for the community café to change to other uses within Class E.
5. All homes to be built to Building Regulation Part M4(2) standard ('accessible and adaptable'), with 19 homes to be built to Building Regulation Part M4(3)(a) standard ('wheelchair user dwellings' - adaptable) and 8 homes to be built to Building Regulation Part M4(3)(b) standard ('wheelchair user dwellings' – fitted out')
6. Restrictions on demolition and construction activities:
 - a. All works in accordance with Tower Hamlets Code of Construction Practice;
 - b. Standard hours of construction and demolition;
 - c. Air quality standards for construction machinery;
 - d. Ground-borne vibration limits; and
 - e. Noise pollution limits.
7. Mechanical plant noise limits (such that 1 m from the worst affected windows of the nearby noise sensitive premises do not exceed LAeq 37 dB during the daytime and LAeq 30 dB during the night).
8. BREEAM 'Excellent' for commercial units (shell and core).
9. Fittings & fixtures and white goods in residential properties to be specified to achieve water efficiency standard in Building Regulations Part G2 (2b)
10. Tree and vegetation clearance outside of bird breeding season (i.e. between September and February)
11. Implementation of the Fairlie Court shopping frontage improvement works in full, prior to the occupation of 25% of the market tenure homes
12. Provision of the cycle hire station prior to the occupation of 25% of the market tenure homes.

Pre-commencement

The inclusion of the following pre-commencement conditions has been agreed in principle with the applicants, subject to detailed wording

13. Demolition and Construction Environmental Management Plan and Construction Logistics Plan (in consultation with TfL):
 - a. Site manager's contact details and complaint procedure;
 - b. Dust Management Plan
 - c. Measures to maintain the site in tidy condition, disposal of waste
 - d. Recycling/disposition of waste from demolition and excavation
 - e. Safe ingress and egress for construction vehicles;
 - f. Numbers and timings of vehicle movements and access routes;
 - g. Parking of vehicles for site operatives and visitors;
 - h. Travel Plan for construction workers;
 - i. Location and size of site offices, welfare and toilet facilities;
 - j. Erection and maintenance of security hoardings - including hoardings to mitigate wind around area to north west of Block E (at least 4m from north eastern elevation of Block E and 6m from its western elevation and extend at least 4m to the south and to the east).;
 - k. Measures to ensure that pedestrian and cycle access past the site is safe and not unduly obstructed; and
 - l. Measures to minimise risks to pedestrians and cyclists, including but not restricted to accreditation of the Fleet Operator Recognition Scheme (FORS) and use of banksmen for supervision of vehicular ingress and egress.
 - m. Health and safety procedures
14. Land Contamination Remediation Scheme (subject to post completion verification).

15. Piling Risk Assessment (PRA)
16. Implementation of an approved Site Waste Management Plan (SWMP).
17. Retained tree safeguarding measures.
18. Archaeology Written Scheme of Investigation (WSI).
19. Submission of a detailed fire safety strategy

Pre-superstructure works

20. Details of external facing materials and architectural detailing.
21. Approval of landscaping details, in consultation with the Metropolitan Police DOCO, to include:
 - a. 4m deep solid central canopy along the western facade of Block E so that it would be aligned with the southern canopy.
 - b. All three proposed trees at the north western corner of Block E are to be evergreen trees.
 - c. Wind mitigation measures as identified in the ES
 - d. Street furniture.
 - e. Lighting.
 - f. Re-planting of trees and shrubs that die within 5 years of being planted.
 - g. Landscape Management and maintenance plan.
22. Detailed SuDS measures and Drainage Management Strategy (management and maintenance).
23. Details of ecological enhancement measures to include:
 - a. at least 800sqm biodiverse roofs;
 - b. mixed native hedgerows, at least five types of native tree species and inclusion of nectar-rich and climbing plants;
 - c. Provision of bird and bat boxes; and
 - d. Ecological Management Plan.
24. Details of proposed 8 x Social Rent wheelchair accessible homes which are to be built to Building Regulation Part M4(3)(b) standard ('wheelchair user dwellings' – fitted out')
25. Secure by Design accreditation.
26. Approval of Delivery and Servicing Management Plan (DSMP)
27. Approval of Operational Waste Management Plan (OWMP).
28. Approval of a public realm management plan
29. Approval of the scheme of highway improvements to be secured in a S278 / S38 agreement.

Pre-occupation works

30. Cycle parking associated with Block provided before homes to which they relate are occupied.
31. Disabled parking spaces to be provided before the homes to which they relate are occupied
32. Electric Vehicle Charging Points (EVCPs) – active EVCP's installed and made operational and passive ECVPs enabled.
33. Noise – Post completion verification report into internal noise standards for approved homes.

8.7 **Informatives**

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

APPENDIX 1

LIST OF APPLICATION PLANS AND DRAWINGS FOR APPROVAL

Application Drawing No.	Revised Drawing No.	Description
1799_0011	D	Existing Site Location Plan – Ground Floor
1799_0012	A	Existing Site Location Plan – First Floor
1799_1000	B	Existing Site Plan
1799_1010		Existing Block Plans, Warren House, Ground Floor
1799_1011		Existing Block Plans, Warren House, First – Ninth Floor
1799_1012		Existing Block Plans, Warren House, Tenth Floor
1799_1015		Existing Block Plans, Southern East & West Blocks, Ground Floor
1799_1016		Existing Block Plans, Southern East & West Blocks, First Floor
1799_1020		Existing Block Elevations, Warren House, West & South
1799_1021		Existing Block Elevations, Warren House, East & North
1799_1025		Existing Block Elevations Southern East & West Blocks
1799_1190		Proposed Site Location Plan
1799_1199	W	Proposed Site Plan – Ground Floor
1799_1200	M	Proposed Site Plan – Upper Ground Floor
1799_1201	P	Proposed Site Plan – First Floor
1799_1202	P	Proposed Site Plan – Second Floor
1799_1203	N	Proposed Site Plan – Third Floor
1799_1204	M	Proposed Site Plan – Fourth Floor
1799_1205	M	Proposed Site Plan – Fifth Floor
1799_1206	M	Proposed Site Plan – 6th – 20th Floor
1799_1221	F	Proposed Site Plans, Twenty-First – Twenty-Fourth Floor
1799_1225	H	Proposed Site Plans, Rooftop Amenity Terrace Level
1799_1226	J	Proposed Site Plan – Upper Roof Plan
1799_1300	F	Block Plans, Block A, Lower Ground Floor
1799_1301	H	Block Plans, Block A, Upper Ground Floor
1799_1302	H	Block Plans, Block A, First - Third Floor
1799_1304	H	Block Plans, Block A, Fourth Floor
1799_1305	H	Block Plans, Block A, Fifth Floor
1799_1306	C	Block Plans, Block A, Roof Floor
1799_1310	D	Block Plans, Block C, Lower Ground Floor
1799_1311	D	Block Plans, Block C, Upper Ground Floor
1799_1312	F	Block Plans, Block C, First Floor
1799_1313	E	Block Plans, Block C, Second Floor
1799_1314	D	Block Plans, Block C, Third Floor
1799_1315	B	Block Plans, Block C, Roof Level
1799_1320	E	Block Plans, Block D Ground Floor
1799_1321	D	Block Plans, Block D First Floor
1799_1322	E	Block Plans, Block D 2nd & 3rd Floor
1799_1324	E	Block Plans, Block D 4th Floor
1799_1325	D	Block Plans, Block D 5th Floor
1799_1326	D	Block Plans, Block D Roof Level
1799_1330	B	Block Plans, Block E, Lower Ground Floor
1799_1331	B	Block Plans, Block E, First Floor
1799_1332	F	Block Plans, Block E, Second - Fifth Floor
1799_1333	G	Block Plans, Block E, Sixth - Twentieth Floor
1799_1334	D	Block Plans, Block E, Twenty first – Twenty fourth Floor
1799_1335	C	Block Plans, Block E, Rooftop Amenity Terrace Level

Application Drawing No.	Revised Drawing No.	Description
1799_1336	C	Block Plans, Block E, Roof Level
1799_1350		Proposed Fairlie Court Plans, Façade Improvements, Ground & First Floor
1799_1500	A	Outline Fire Strategy Drawings, Ground Floor
1799_1501	A	Outline Fire Strategy Drawings, Typical Upper Floors
1799_1600		Proposed Flat Layouts, Wheelchair Adaptable 3B 4P
1799_1601		Proposed Flat Layouts, Wheelchair Adaptable 2B 3P
1799_1602		Proposed Flat Layouts, Wheelchair Adaptable 2B 3P
1799_1603		Proposed Flat Layouts, Wheelchair Adaptable 2B 3P
1799_2010	F	Proposed Street Elevations, Along Stroudley Walk
1799_2011	E	Proposed Street Elevations, Along Bromley High Street & Bruce Road
1799_2012	H	Proposed Street Elevations along Stroudley Walk
1799_2012	F	Proposed Street Elevations from Arrow Road through Pocket Park
1799_2100	D	Proposed Elevations, Block A East
1799_2101		Proposed Elevations, Block A West
1799_2102		Proposed Elevations, Block A North & South
1799_2110	D	Proposed Elevations, Block C North & West
1799_2111		Proposed Elevations, Block C South & East
1799_2120	F	Propose Elevation – Block D West
1799_2121		Propose Elevation – Block D South
1799_2122		Propose Elevation – Block D East
1799_2123	A	Propose Elevation – Block D North
1799_2130	E	Proposed Elevations, Block E North and West
1799_2131	D	Proposed Elevations, Block E South and East
1799_2150	C	Fairlie Court – Proposed Elevations
1799_2200		Proposed Sections Block A
1799_2210	A	Proposed Sections Block C
1799_2220	A	Proposed Sections Block D
1799_2230		Proposed Sections, Block E Section AA
1799_2231		Proposed Sections, Block E Section BB
1799_2250	B	Proposed Fairlie Court Sections, Existing & Proposed Section AA
1799_2251	B	Proposed Fairlie Court Sections, Existing & Proposed Section BB

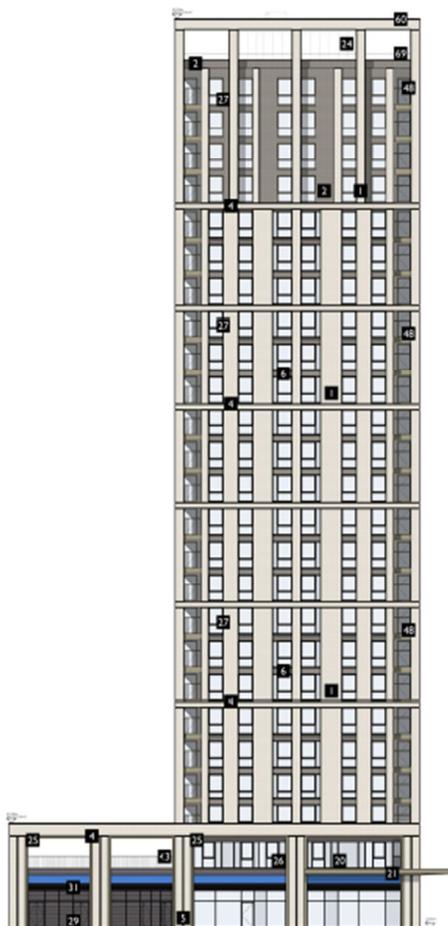
Other application documents

Document	Author
Planning Statement	DP9 Limited
Addendum to the Planning Application	DP9 Limited
CIL Additional Questions Form	DP9 Limited
Design and Access Statement	RMA Architects
Addendum to the Design and Access Statement	RMA Architects
Transport Assessment	Motion
Transport Assessment Addendum	Motion;
Delivery and Servicing Plan	Motion
Framework Travel Plan	Motion
Framework Construction Environmental Management Plan including a Site Waste Management Plan	Motion
Statement of Community Involvement	Quatro
Noise Impact Assessment	Sandy Brown
Landscaping Design and Access Statement	Churchman Thornhill Finch
Addendum to the Landscape Design and Access Statement,	Churchman Thornhill Finch

Document	Author
Tree Report	B.J. Unwin Forestry Consultancy
Energy Assessment	Insignis
Sustainability Statement and Overheating Analysis	Insignis
Utilities Statement	Insignis
Lighting Assessment	Studio Fractal
Regeneration Benefits Statement	Hatch Regeneris
Rapid Health Impact Assessment	Hatch Regeneris
Affordable Housing Statement	DS2 Limited
Financial Viability Assessment	DS2 Limited
Internal Daylight & Sunlight Report	The Chancery Group
Air Quality Assessment	AQC
Biodiversity Net Gain Assessment	Ecology Consultancy
Preliminary Ecological Appraisal	Ecology Consultancy
Phase 1 Desk Study and Preliminary Risk Assessment Report (Contaminated Land Report)	TerraConsult
Flood Risk Assessment	Clarke Nicholls Marcel
Drainage Strategy (including SUDS Strategy)	Clarke Nicholls Marcel
Whole of life Carbon assessment	Faithful Gould
Fire Strategy	Frankham RMA
CAVAT Assessment	B J Unwin Forestry Consultancy

APPENDIX 2

SELECTION OF APPLICATION PLANS AND IMAGES



Elevation North



Elevation West

Materials Key			
1 Brick 1 - Light Buff Brick with light buff mortar	21 Opaque glazed panels	48 Steel 316 posts PFC RAL 1019	68 Aluminium copings PFC RAL 1019
2 Brick 2 - Grey Brown Brick with light brown mortar	22 Exposed RWP's RAL 1019	49 Exposed RWP's RAL 1019	69 Aluminium copings PFC RAL 7024
3 Brick 3 - Dark Grey Brick with dark grey mortar	23 Light bronze aluminium panel PFC RAL 1019	50 Aluminium canopies above entrances PFC RAL 7006	70 1m Metal railings and gates PFC RAL 1019
4 Recessed horizontal brick banding detail - Brick 2	24 Grey aluminium panel PFC RAL 7024	51 Balcony balustrade flat bar railings PFC RAL 7024	71 Full height metal railings and gates PFC RAL 7024
5 Recessed vertical brick slot detail - Brick 2	25 Light grey cladding to lift/stair core RAL 7004	52 Balcony balustrade flat bar railings PFC RAL 1019	72 2.5m timber close boarded fence
6 Recessed brick panel - Brick 2	26 Bronze aluminium frame detail PFC RAL 7006	53 1.5m Aluminium solid balcony balustrade PFC RAL 1019	73 2m brick garden wall
7 Rusticated brick coursing detail - Brick 2	27 Aluminium windows and doors PFC RAL 7024	54 1.5m Aluminium solid balcony balustrade PFC RAL 1019	74 Steel mesh cycle store enclosure
8 Solid brick course brick detail - Brick 2	28 Metal loured service doors PFC RAL 1019	55 1.5m Glass balcony balustrade	75 Light grey loured enclosure to Plant RM 7004
	29 Metal loured service doors PFC RAL 7024	56 1.5m Glass balcony balustrade	76 2m Glazed screens to amenity terrace
	30 Metal loured panels PFC RAL 1019	57 Solid metal privacy screens PFC RAL 1019	77 Safety Railings
	31 Metal loured panels PFC RAL 7024	58 Solid metal privacy screens PFC RAL 7024	78 Vertical timber boarding
	32 Painted Entrance Doors		79 Bronze steel framed pergola PFC RAL 7006

Notes

- See notes from this drawing sheet in Special Dimensions info.
- All information is to be checked on site for accuracy and fit.
- Apply any discrepancies and variations to RMA Architects.

RMA ARCHITECTS - RMA (RESIDENTIAL, COMMERCIAL, OFFICE, COLLEGE)

Where RMA services on a project do not include for site inspections and media coverage, RMA do not warrant that the built value of design is a complete and accurate record of what has been constructed.

Unless stated specifically for the responsible party, changes made on site to RMA design information has not been incorporated in this drawing.

SCALE BAR: 1:200 @A1, 1:400 @A3

0 2 4 6 8 10 12m

Diagram Key

Rev	Date	Description	By	Crtd
E	17.07.24	ISSUED FOR PLANNING	EW	am
D	22.05.24	Design Freeze	DT	am
C	16.05.24	Design Freeze - subject to RMA confirmation	DT	am
B	17.02.24	Windows North elevation	DT	am
A	14.03.24	Updated balconies & brick piers	DT	am
---	28.01.24	Design Freeze	DT	am

RMA

320C Highgate Studios
53-79 Highgate Road, London, NW5 1TL
020 7288 2414, rmaarchitects.co.uk



Project
STROUDLEY WALK

Client
MUSE DEVELOPMENTS

Scale	Date	By	Checked
1:200 @A1	DEC 2019	DT	am
1:200 @A3			

Drawing Title
Proposed Elevation Block E North and West

Drawing Status
PLANNING

Drawing No:
1799_2130

Revision
E



Elevation West

Notes:

- Do not scale from this drawing and do not reproduce any part of it.
- All dimensions to be checked on site for accuracy and fit.
- Form any discrepancies and variations to RM, Architects.

H&S Notes = "R2" (Risks, Actions, Dates, Controls)

- Where RM are on a project do not include for the production and on-site control. RM do not warrant that the high pass design is a complete and accurate record of what has been constructed.
- Unless another level is for the responsible party, changes made on site to RM design information for any reason are not to be made.

SCALE BAR: 1:100 @ A4, 1:200 @ A3

0 1 2 4 6 8 10m

Diagram Key

F	GLASS	Glazed screen @ 100%	IT	APP
E	GLASS	Glazed screen @ 100%	IT	APP
D	GLASS	Glazed screen @ 100%	IT	APP
C	GLASS	Glazed screen @ 100%	IT	APP
B	GLASS	Glazed screen @ 100%	IT	APP
A	GLASS	Glazed screen @ 100%	IT	APP
	GLASS	Glazed screen @ 100%	IT	APP

Rev. Date Description By Check

RM_A

333C Highgate Station
53-79 Highgate Road, London, NMS 1TL
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Project: **STROUDLEY WALK**

Materials Key			
1	Brick 1 - Light buff brick with light buff mortar	11	Opaque glazed panels
2	Brick 2 - Grey Brown Brick with light brown mortar	12	Commercial signage zone
3	Brick 3 - Dark Grey brick with dark grey mortar	13	Light bronze aluminium panel PPC RAL 1019
4	Recessed horizontal brick banding detail - Brick 2	14	Grey aluminium panel PPC RAL 7024
5	Recessed vertical brick banding detail - Brick 2	15	Light grey cladding to lift/stair core RAL 7006
6	Recessed brick panel - Brick 2	16	Bronze aluminium frame detail PPC RAL 7006
7	Rusticated brick coursing detail - Brick 2	17	Aluminium windows and doors PPC RAL 7024
8	Soldier course brick detail - Brick 2	18	Aluminium windows and doors PPC RAL 1019
9		19	Metal louvered service doors PPC RAL 1019
10		20	Metal louvered service doors PPC RAL 7024
11		21	Metal louvered panels PPC RAL 1019
12		22	Metal louvered panels PPC RAL 7024
13		23	Painted Entrance Doors
14		24	Steel SHS posts PPC RAL 1019
15		25	Exposed RWP's RAL 1019
16		26	Aluminium canopies above entrances PPC RAL 7006
17		27	Balcony balustrade flat bar railings PPC RAL 7024
18		28	Balcony balustrade flat bar railings PPC RAL 1019
19		29	1.5m Aluminium solid balcony balustrade PPC RAL 1019
20		30	1.5m Glass balcony balustrade PPC RAL 1019
21		31	1.5m Glass balcony balustrade
22		32	1.5m metal privacy screens PPC RAL 1019
23		33	Solid metal privacy screens PPC RAL 7024
24		34	Aluminium coping PPC RAL 1019
25		35	Aluminium coping PPC RAL 7024
26		36	2m Metal railings and gates PPC RAL 1019
27		37	Full height metal railings and gates PPC RAL 7024
28		38	2.1m timber close boarded fence
29		39	2m brick garden wall
30		40	Steel mesh cycle store enclosure
31		41	Light grey louvered enclosure to Plant RAL 7024
32		42	2m Glazed screens to amenity terraces
33		43	Safety Railings
34		44	Vertical timber boarding
35		45	Bronze steel framed pergola PPC RAL 7006

Client: **MUSE DEVELOPMENTS**

Date	By	Checked
18/10/24	SEC/APP	IT/APP
1/11/24		

Drawing Title: **Proposed Elevation Block D West**

Drawing Status: **PLANNING**

Drawing No: **1799_2120**

Revision: **F**