



Application for Planning Permission

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Reference	PA/20/02589
Site	Land to the east of 68 to 80, Hanbury Street, London, E1 5JL
Ward	Spitalfields and Banglatown
Proposal	Erection of a new six storey building to provide 1,248sqm of Use Class E(g) co-working space, to serve as an extension to the existing co-working space at 68-80 Hanbury Street, including the provision of an on-site servicing yard, cycle parking and refuse storage facilities, together associated with hard and soft landscaping works.
Summary Recommendation	Approve planning permission subject to conditions and a legal agreement.
Applicant	Second Home
Architect / Agent	CMA Planning
Case Officer	Kathleen Ly
Key dates	<ul style="list-style-type: none">- Application registered as valid on 4 December 2020- Letters sent to neighbours on 8 January 2021- Site notice was placed on site on 26th January 2021- Consultation ended on 16 February 2021

EXECUTIVE SUMMARY

The application site relates to a hardstanding service yard, which currently services the property at 68-80 Hanbury Street, known as Britannia House. The site is located in the Brick Lane and Fournier Street Conservation Area.

The proposed development comprises the construction of a six-storey building to the western side of Hanbury Street, which staggers down in height to four storeys toward 88-118 Hanbury Street. The proposal provides 1,248sqm of Class E(g) co-working space with an ancillary Class E(b) café at ground floor.

The proposal would re-provide a service yard which would service both the site and Britannia House, accessed from Hanbury Street.

The height, massing and design of the proposed development would appropriately respond to the local context. The detailed architecture is considered to be of high quality and would preserve the character and appearance of the Brick Lane and Fournier Street Conservation Area.

Eight of the eleven surrounding properties affected by the development would satisfy the BRE guidelines for daylight and sunlight and as such experience negligible daylight/sunlight change as a result of the development. Whilst there would be adverse daylight effects resulting from the development, these are limited to three properties and are considered overall to be minor adverse in nature.

Parking access and servicing arrangements are considered to be acceptable subject to submission of a Travel Plan. The scheme would be car-free aside from the provision of Blue Badge accessible car parking spaces within the development. Adequate cycle parking is proposed. Transport implications are considered to be acceptable subject to securing the relevant planning conditions and legal obligations.

A strategy for minimising carbon emissions from the development is in compliance with policy requirements. Biodiversity enhancements are proposed which are considered sufficient to meet policy requirements, providing a net gain and enhanced urban greening.

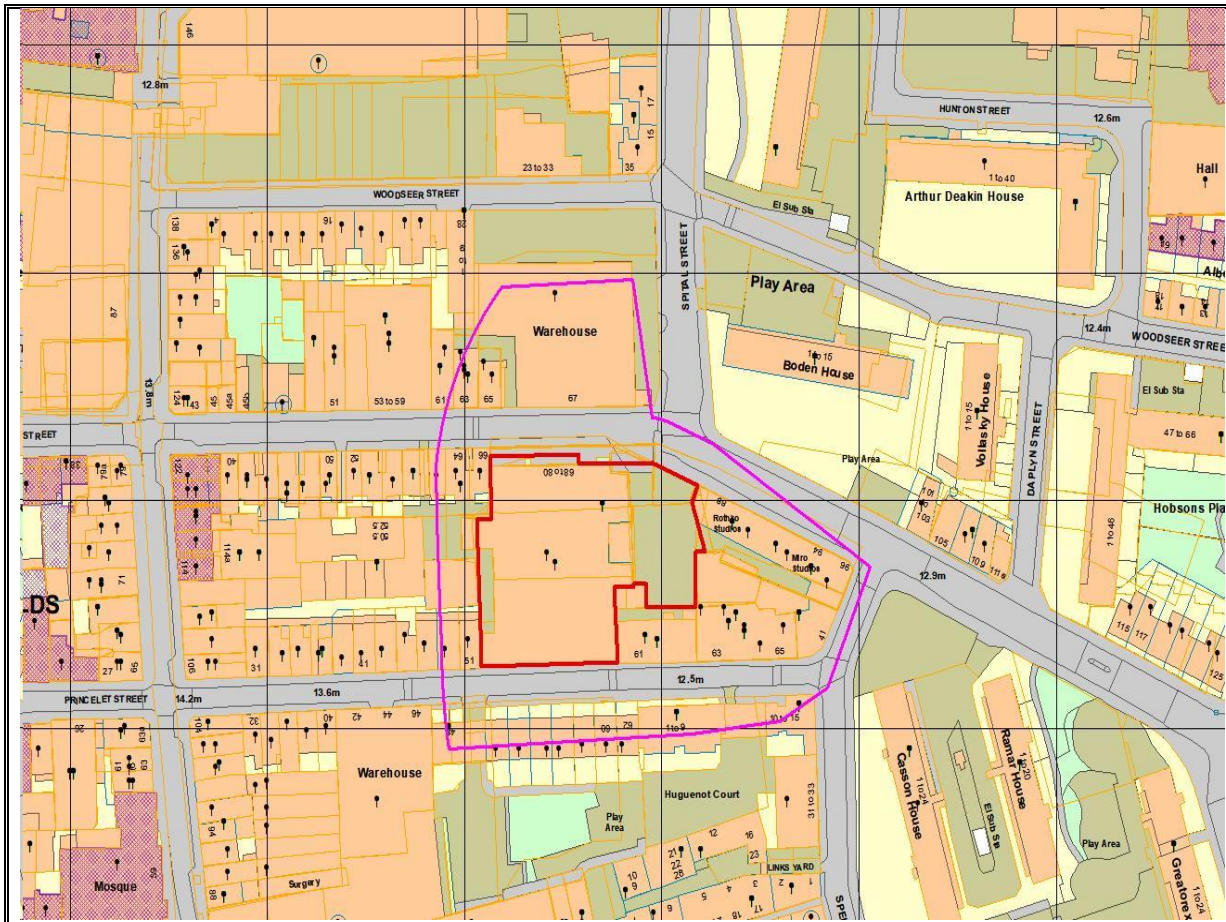
The scheme would include the provision of 11% of the total employment as affordable workspace provided as individual studio spaces well suited for small micro business including potential social enterprise with the studio spaces being 1st offered to individuals or micro business living and operating in the borough with a local marketing strategy to help support that outcome. The affordable workspace studios would be provided at 35% discount from the market rate and would be fully fitted out by the developer and let at (index linked) capped affordable rent rates for a minimum 15 years.

Officers consider that the proposal would constitute provision of a high quality, employment led use scheme and that this would provide opportunities to help grow and nurture local micro enterprises in the area and would contribute to the broader regeneration of the local area and provide a significant opportunity to enhance this underused site.








This application has been assessed against the Council's approved planning policies contained in the London Borough of the Tower Hamlets Local Plan 2031 (adopted January 2020) as well as the London Plan (2021), the National Planning Policy Framework and all other material considerations.

Officers recommend the proposed development be granted planning permission, subject to conditions and supporting legal agreement.

SITE PLAN:



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<ul style="list-style-type: none">  Planning Application Site Boundary  Other Planning Applications  Consultation Area  Land Parcel Address Point  Locally Listed Buildings  Statutory Listed Buildings 	<p style="text-align: center;">Planning Applications Site Map PA/20/02589</p> <p>This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning Application Process</p>	 <p style="text-align: center;">London Borough of Tower Hamlets</p>
		<p>Date: 13 August</p>

1. SITE AND SURROUNDINGS

- 1.1 The application site lies in the western part of the borough in the Spitalfields and Banglatown ward. It comprises 68-80 Hanbury Street, also known as Britannia house, along with the car park and service yard. This application relates to the car park and service yard area which covers an area of approximately 699sqm as shown in figure 1 below.



Figure 1: Bird's eye view of the development site and surroundings with Hanbury Street that lies to the north of the site towards the bottom of the aerial shot

- 1.2 The site is bounded by Hanbury Street to the north; the six-storey building at Britannia House consisting of co-working spaces at ground floor with residential above; to the east is a five-storey residential building with commercial at ground floor at 82-102 Hanbury Street (Hanbury Studios); and to the south are four and five storey buildings at 61 Princelet Street and 63-65 Princelet Street, comprising commercial at ground floor with residential above. To the north of the site, opposite Hanbury Street is Boden House, a three-storey block of flats
- 1.3 The site has vehicular access from Hanbury Street and currently provides for 11 car parking spaces. The site is currently used by the Britannia House office building for their access and servicing requirements. Five of the 11 car parking spaces serve the five residential apartments at the roof level of Britannia House which will be re-provided as part of this application.



Figure 2: View of application site from the north-west on Hanbury Street (Google)

- 1.4 With regards to the Tower Hamlets Local Plan policy designations, the site lies within the City Fringe sub area, City Fringe Activity Area, Spitalfields Neighbourhood Planning Area and Brick Lane and Fournier Street Conservation Area. With regards to London Plan policy designations, the site is located within the City Fringe Opportunity Area.
- 1.5 The site is approximately 114 metres east from Brick Lane. In land use terms the immediate area is generally mixed use in nature, with wholly residential developments set alongside typically commercial and start up land uses on the ground floor and a range of office and residential uses set across the upper floors. The surrounding area varies in building typology and character, although there is uniformity to the eastern part of Hanbury and Princelet Street facades, in terms of built character and height.
- 1.6 In regard to nearby town centres, the Central Activities Zone is approximately 300 metres to the west and 290 metres to the south; and the Brick Lane District Centre approximately 33 metres to the west.
- 1.7 The Aldgate East Underground Station is 550 metres to the south-west; the Shoreditch High Street Overground Station is 500 metres to the north-west and the Bethnal Green Overground is 1 kilometre to the east. The site has a Public Transport Accessibility Level (PTAL) of 5, on a scale of 0 to 6b, with 0 being very poor and 6b being excellent. The PTAL of 5 indicates a very good/good level of accessibility.

2. PROPOSALS

- 2.1 The proposals are for the construction of a four to six storey building accommodating 1,248sqm of Class E(g) co-working office space and an ancillary Class E(b) café use at ground floor. This would serve as an extension to the existing co-working office space at the eastern adjoining property at 68-80 Hanbury Street.

- 2.2 The proposal would include the provision of an on-site servicing yard, re-provision of five existing residential car parking spaces, cycle facilities, refuse store and landscaping works.
- 2.3 Vehicular access would be gained from the south of the site from Hanbury Street. The development would be 'car-free' aside from one accessible parking bay and the re-provision of five residential car parking spaces to serve Britannia House.
- 2.4 The building would have a stepped design with the six-storey mass located to the west of the site where it would then drop to four storeys to the east and south. The proposed building would reach a maximum height of 21.81 metres above ground level.

3. RELEVANT PLANNING HISTORY

Subject site:

3.1 PA/17/02705 - Withdrawn 29/01/2018

Erection of a nine-storey building (plus basement) to create a new office-led mixed use scheme comprising of 1,418sqm of flexible office workspace (Use Class B1), of which 119sqm (3 office units) would be for flexible B1 use with ancillary sleeping accommodation at 7th floor and 105sqm leisure/gym space (Use Class D2) on ground floor. Creation of amenity space in the form of terraces at the rear of 6th and 7th floors and a roof terrace at 8th floor for the use of Second Home members; provision of an external planting area along Hanbury Street and the creation of an internal courtyard for access and servicing; provision of refuse storage and some cycle parking at ground floor together with 5 car parking spaces, further cycle parking and post-trip facilities at basement. The new building will also include a plant area, storage and circulation space together with a new entrance lobby and reception area.

Neighbouring sites:

68-80 Hanbury Street (Britannia House)

3.2 PA/18/00915 – Granted planning permission 9/11/2018

Retrospective application: The installation of windows on the eastern elevation and the infilling of windows on the southern elevation. Installation of two air handling units within an undercroft area at ground floor level beneath the eastern façade.

3.3 PA/16/02146 - Granted planning permission 20/09/2016

Omission of proposed glazed entrance enclosure to residential units at ground floor, approved in application PA/12/03372, and replacement with glazed entrance screen flush with existing building line and new fire escape door to main entrance screen.

3.4 PA/16/00942 – Refused amendment 19/05/2016

Application for non-material amendment of planning permission dated 04/11/2013, ref: PA/13/02216 to the layout and fenestration.

3.5 PA/16/00631 – Granted planning permission 2/06/2016

Change of use from B1 office space to an ancillary A3 restaurant on 3rd floor, the construction of two new lifts to the third floor, alteration works to stair cores on west and south facades, external alterations to rear facade, and associated works.

3.6 PA/15/02288 – Granted planning permission 15/10/2015

Insertion of 2 x new louvres into southern and eastern elevations of Britannia House

3.7 PA/15/00680 - Granted planning permission 11/05/2015

Facade alterations and improvements to Hanbury Street and Princelet elevations at first and second floor levels, the erection of a water balance lift within the internal courtyard to serve ground, first and second floor levels and all other associated works.

3.8 PA/14/03399 – Refused amendment 2/02/2015

Variation of condition 2 (approved plans) to planning permission ref: PA/14/02458, dated 03/11/2014 for the revised layout to 4th floor to create duplex units for flats B, C and D of the consented scheme PA/12/03372, dated 15/02/2013. Amendment sought: Revised layout to 4th floor to create duplex units for flats B, C and D through the construction of a fifth floor.'

3.9 PA/14/02458 – Granted amendment 3/11/2014

Variation of condition 2 (approved plans) to planning permission ref: PA/12/03372, dated 15/02/202013 for the " Refurbishment and extension of Britannia House at Third and Fourth Floor, with associated works and public realm improvements at Ground Floor / street level. The work includes 5 no. new residential units at 4th Floor, an extended and refurbished 4th floor B1 commercial space and a new residential entrance and lobby at Ground Floor". Amendments consist of: Insertion of internal fire escape stair to meet building regulations; Alteration to fenestration at third and fourth floor level; Alteration to floor layout at third and fourth floor level; Removal of stairs from the third, fourth and roof level south side; Revised roof level, and; Revised parapet wall positions on roof plan for Flats A and E

3.10 PA/14/01274 – Granted planning permission 11/07/2014

Extension to provide ancillary cafe/bar for use by Second Home occupants and their guests, new trees and refurbished office entrance on Hanbury Street. Improvements to the Princelet Street street frontage. External plant, planting and lighting within enclosed courtyard area. External air handling unit plant and associated duct work above existing bin store within service area. New and replacement cycle parking within parking/servicing

3.11 PA/13/02216 – Granted amendment 4/11/2013

Variation of condition 2 (approved plans) of planning permission dated 15/02/2013, ref PA/12/03372 for minor material amendment to the layout and fenestration

3.12 PA/12/03372 – Granted planning permission 15/02/2013

Refurbishment and extension of Britannia House at Third and Fourth Floor, with associated works and public realm improvements at Ground Floor / street level. The work includes 5 no. new residential units at 4th Floor, an extended and refurbished 3rd floor B1 commercial space and a new residential entrance and lobby at Ground Floor.

82-102 Hanbury Street (Hanbury Studios)

3.13 PA/14/01894 - Granted planning permission 5/09/2014

Roof extension to building to provide 2 additional dwellings with roof terraces.

3.14 PA/12/00951 – Refused planning permission 24/09/2012

Erection of five storey building to create six Class B1 (Business) units on ground and first floor levels and nine residential apartments (1 x 1 bedroom, 5 x 2 bedroom and 3 x 3 bedroom) on the upper floor levels (Use Class C3).

This was refused on the following grounds:

1. *The development with the addition of a mansard roof by reason of its height, pitch and use of materials would result in a overbearing building in a prominent corner location which would fail to preserve or enhance the character and appearance of the Brick Lane and Fournier Street Conservation Area contrary to Sections 7 and 12 of the National Planning Policy Framework 2012, The London Plan 2011 policy 7.4, policy 7.6 and policy 7.8, Tower Hamlets Core Strategy 2010 policy SP10, Tower Hamlets Unitary Development Plan 1998 policy DEV1, Tower Hamlets Managing Development: Development Plan Document (Submission Version May 2012) policy DM24 and Tower Hamlets interim planning guidance 2007 policy DEV2.*
2. *Six of the residential units, a majority of the development, would have no private amenity space and the development would fail to comply with policy SP02 6 (d) of the Tower Hamlets Core Strategy 2010, saved policy HSG16 of the Tower Hamlets Unitary Development Plan 1998, policy DM4(2) of the Tower Hamlets Managing Development Plan Document (Submission Version 2012), policy HSG7 of the council's interim planning guidance 2007 and section 4.10 of the Mayor of London's Housing Design Guide 2010.*

3.15 PA/10/01797 - Granted planning permission 15/11/2010

Demolition of warehouse and erection of new four storey building to create five office units at ground and first floor levels (Use Class B1) and nine apartments at first, second and third floor levels (comprising 2 x 3 bedroom, 4 x 2 bedroom and 3 x 1 bedroom units).

63-65 Princelet Street

3.16 PA/13/00136 - Granted planning permission 9/04/2013

Addition of a roof top extension to provide 1 No. two bedroom flat and 1 No. three bedroom flat.

Application for variation of Condition 2 of planning permission dated 14/03/2012, reference number PA/12/00158, to substitute new drawings to alter the design and layout of the roof top extension to provide 2 No. two bedroom flats.

3.17 PA/12/00158 - Granted planning permission 14/03/2012

Addition of a roof top extension to provide 1 No. two bedroom flat and 1 No. three bedroom flat.

Pre-applications On-site

3.18 PF/19/00129

Erection of a part 4, part 6 storey building to provide approximately 1,100sqm of B1 workspace

4. PUBLICITY AND ENGAGEMENT

4.1 Upon validation of the application, the Council sent consultation letters to 138 nearby owners and occupiers on 8th January 2021. The application was advertised in the local press on 14th January 2021 and a site notice was erected outside the site on 26 January 2021. A total of 38 letters were received.

4.2 1 letter of support was received. Comments raised in support can be summarised as follows:

- The proposal is in keeping with the immediate area, in terms of height and scale. It would complement the street in what is otherwise a rundown area.

4.3 37 letters of objection to the proposal were received. Comments raised in objection can be summarised as follows:

Land Use

- The proposal would contribute to a surplus in co-working spaces.
- There are more than 20-22 buildings offering co-working spaces in E1 including Fora on Princelet Street, located 10 metres from the site.
- The offices within the immediate area have been empty during lockdown (including Britannia House) and changes to the working patterns post pandemic will be predominantly remote working, thus reducing the need for more offices.
- The 'gap sites' would be better used to provide amenity space for the area.

Design/Conservation

- The proposal would not be appropriate in an area that is predominantly residential in nature.
- Scale and height are out of proportion with the surrounding area.
- The proposal is not in keeping, is out of character, and will cause harm to the conservation area.
- The proposal does not match the building next door, it is excessive in mass and site coverage and is too modern to fit into the streetscape.
- The proposal is out of character and contrary to the Spitalfields Plan.
- The proposal will expedite the erosion of the historic site and change the character of the neighbourhood.
- The difficulties in maintenance of the building will lead to a significant blemish on the existing neighbourhood.
- There has been no reference made to the buildings on the southern side and how the proposed building would integrate or impact them.

Amenity Impacts

- Loss of natural daylight and sunlight.
- The Daylight and Sunlight Report confirms that the daylight impacts to the properties on Princelet Street will contravene the BRE Guidelines. The report falsely claims that all flats at 61 Princelet Street will meet BRE guidelines using the NSL test, based on the assumption that all flats consist of an open plan living space. However, there are rooms within these flats which have single aspect windows, facing the subject site that has not been considered.
- The daylight and sunlight assessment are based on incorrect floor plans of flats at 63-65 Princelet Street.
- Increase in light pollution in addition to the existing light pollution from Britannia House. This is environmentally wasteful, is a contravention of the planning guidelines (City of London's Lighting Strategy) and impacts on the amenity of the surrounding residential properties.
- The introduction of automated black out curtains after curfew to mitigate light pollution is not sufficient.
- The lighting on Britannia House is on 24/7 and thus it is assumed that this will also occur with this proposal.

- The light pollution report is redundant as it is not based on actual internal or external lighting plans and fails to identify the windows on the eastern elevation of Britannia House.
- Overlooking/privacy impacts.
- Overshadowing impacts to properties, particularly Princelet Street.
- Noise impacts from the provision of balconies and a roof terrace, air-conditioning plant; and during the construction phase.
- Close proximity to the nearby residential properties (11 metres).
- There is insufficient detail on the proposed plant such as design and specifications of MVHR units, ventilation strategy and noise mitigation measures.
- The current bin provisions consisting of seven large wheelie bins is insufficient. The proposal is not proposing to include a bin store or increase the provisions of bins.
- Increase in the sense of enclosure for the properties to the south of the subject site.
- Dust and pollution levels will lead to health issues.
- Construction hours to be restricted.
- The planned shopping mall on Brick Lane will not fit into this residential and historical area.
- Noise, mess and nuisance from the on-site servicing yard.
- Traffic blocks from trucks and other large vehicles carrying building materials during the construction phase
- The proposal will lead to an increase in people, garbage, traffic and pollution.

Other matters

- The only applicant-initiated consultation took place was in November 2019, prior to the building design being finalised. There was no consultation in November 2020.
- No attempt has been made by the applicant to consult the surrounding neighbours.
- The applicant has had a long and consistent history of planning breaches, failing to comply with planning and other relevant regulations, and cause nuisance to the residential neighbours.
- The design is too complex in terms of construction and costs which the applicant would not be able to deliver.
- The estimated build cost is widely broad and given the history of the applicant, an accurate cost for the project should be provided.
- There are no benefits from the proposal.
- The proposal would add pressure to existing council resources and amenities
- The proposal will diminish the surrounding property values.
- Construction works for Britannia House not conducted within the Code of Conduct.

- 4.4 As set out within the applicant's submitted Statement of Community Involvement (SCI), the applicant states engagement with local residents with regards to the proposed scheme by way of an invitation letter to the public exhibition. This was distributed to 888 properties and a range of community groups, businesses and other key stakeholders. The public exhibition was held on 28 November between 2pm and 8pm and 30 November between 10am and 1pm, at the applicant's offices at 68-80 Hanbury Street. A total of 23 people attended the exhibition.
- 4.5 The scheme has been subject to extensive pre-application discussions held with officers begun in at LBTH under ref. PF/19/00129.

5. CONSULTATION RESPONSES

Internal consultees

5.1 LBTH Transportation and Highways

The submitted Transport Assessment states at paragraph 4.2.5 "*The existing vehicle access will be closed and footway reinstated. The proposals provide an opportunity to enhance the existing pedestrian environment on Hanbury Street and as part of this a raised table is proposed outside the site to cover the junction of Hanbury Street / Spital Street*". A Road Safety Audit has been carried out which identifies the area on Hanbury Street, shown on the ground floor plans as a layby, however, this is not mentioned in the Transport Assessment.

The public footway in this area is narrow, at 1.5m according to the application documents and an improvement to the pedestrian environment could be achieved by not proposing a layby in this location but reinstating the whole area to footway. The problem is compounded by the proposed location of the short stay cycle parking adjacent to the proposed layby which restricts available footway even further.

A Draft CMP has been submitted which states that vehicles will use the public highway via the layby discussed above. Details are required as to why the servicing yard cannot be used.

There are no in principle objections subject to a CMP, S78 and service management plan to be secured by conditions.

Officer's response: Please refer to the assessment under 'Transport and Servicing', under the sub-heading Trip Generation and Highways Safety

5.2 LBTH Health Impact Assessment

No objection scheme raises no concerns in respect of compliance with the Borough's HIA policy.

5.3 LBTH Conservation and Design

The building would positively enhance architectural value and contribute to the significance of the Conservation Area through provision of the proposed building in the existing vacant infill site. Further details with respect to the impact on heritage assets are set out in section 7 below.

5.4 LBTH Environmental Health (Pollution/Air Quality)

The air quality assessment is satisfactory; however, the Construction Management Plan requires further details on dust and air pollution.

The following conditions are required: air quality standards for boilers and CHP units; kitchen extract standards for commercial uses; and construction plan and machinery (NRMM).

Officer's response: The Construction Management Plan was amended in accordance with the comments. This was reviewed by LBTH Environmental Health Officer who confirmed it to be satisfactory.

5.5 LBTH Environmental Health (Noise/Vibration)

No objections to the proposal subject to the following condition: No mechanical plant shall be operated within the site until a post installation verification report, including acoustic test results, has first been submitted to and approved in writing by the Local Planning Authority confirming that plant noise 10dB below the existing representative background sound level has been achieved and that the mitigation measures are robust.

5.6 LBTH Environmental Health (Contaminated Land)

No objections to the proposal subject to conditions relating to the submission of investigation and risk assessments for the site.

5.7 LBTH Biodiversity

No objection subject to planning conditions securing biodiversity enhancements including nest and bat boxes full details of a green roof

5.8 LBTH Policy

No objections.

5.9 LBTH Sustainable Urban Drainage

There are no objections subject to SuDS details secured by way of conditions.

5.10 LBTH Energy Efficiency

No objection subject to a carbon off-setting contribution secured by S106 legal agreement to offset against the Council's zero carbon policy; conditions securing a zero-carbon futureproofing statement; and submission of a final BREEAM Certificate with 'Excellent' rating.

5.11 LBTH Growth and Economic Development Team

The proposed affordable workspace offer secured for this scheme delivers more than the policy requirements of the boroughs Affordable Workspace Policy (D.EMP2), whilst also providing much needed employment floorspace that lends itself for use by cultural and creative sector in a prime location in the borough.

5.12 The current workspace provider on site (Second Home) have a positive reputation for delivering high quality workspace, with strong occupancy levels at competitive rates. Second Home have a proven track record of supporting community organisations and charities. The businesses in the spaces presently managed by Second Home also benefit from a strong peer to peer business support system and an eco-system that allows businesses to collaborate and generate new business ideas.

5.13 All things considered the offer for Affordable Workspace within this scheme will deliver strong economic benefits for the borough and the commitment within the s106 obligation to first offer the affordable studio spaces to microbusinesses and social enterprises within the Borough with a strategy to be prepared and agreed with the LPA for targeted marketing within the Spitalfields and Banglatown Ward is welcomed too.

External Consultees:

5.14 Thames Water:

No objections to the proposal subject to conditions requiring the submission of a Piling Method Statement and an informative.

5.15 Metropolitan Police (Designing Out Crime):

No objections to the proposal. Conditions required in relation to the Secure by Design compliance and standards.

5.16 Historic England

No comments and views from LBTH's Conservation Officer should be sought.

5.17 Greater London Archaeology Advisory Service (GLAAS)

The development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. No objection subject to inclusion of a two-stage archaeological condition which comprise an evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

5.18 Environment Agency

No comments.

5.19 Spitalfields Trust

The principle of a new building on this empty site is welcome however the height will cause harm to the character of the Conservation Area which is generally characterised by buildings lower by a couple of storeys at least.

There will also be an impact on the daylight levels of the flats to the rear of the site. The proposed building is significantly taller than these buildings and will inevitably block out a significant amount of light, harming their amenity and compromising their future as desirable homes.

A reduction in the height of the proposed building would improve its relationship with its surroundings and the impact on the properties to the rear. Until amendments to this effect are secured, we would advise refusing this application. *Officer's response: Please refer the assessment on design and heritage below.*

5.20 Spitalfields Neighbourhood Planning Forum

While the development is of high quality of design, it will not complement nor enhance the local character and identity of Spitalfields and considered to be 'out of place'.

The development is in the South Brick Lane Local Character Area and while this area is noted for its varied character, this building is too strident and is not in keeping with the prevailing character of the area.

The development does not have sufficient regard to the form and heritage of South Brick Lane.

The development is not sensitive to its setting and does not respect the scale, height, mass, orientation, plot widths and grain of the surrounding buildings, streets and spaces.

The use of unusual materials used would not make a positive contribution to Spitalfields.

Positive attributes include the provision of affordable workspace, and green infrastructure embedded within it which may contribute to a good Urban Greening Factor score.

Officer's response: Please refer the assessment on design and heritage below.

6. RELEVANT PLANNING POLICIES AND DOCUMENTS

Development Plan

6.1 Planning decisions must be taken in accordance with relevant policies in the Development Plan, unless there are material considerations which indicate otherwise.

The Development Plan comprises:

- London Plan (2021)
- Tower Hamlets Local Plan 2031 (2020)

6.2 The key Development Plan policies relevant to the proposal are:

Land Use – SD1, E1, E2, E3, E11; S.SG1, S.TC1, S.EMP1, D.EMP2, D.EMP3, D.TC5
(employment-led use, affordable workspace)

Design – D1, D3, D4, D5, D8, S.DH1, D.DH2
(layout, townscape, appearance, public realm, safety)

Conservation – HC1, S.DH3, D.DH4
(historic environment)

Amenity – D3; D.DH8
(privacy, outlook, daylight and sunlight, noise, construction impacts)

Transport – T4, T5, T6, T7; S.TR1, D.MW3, D.TR2, D.TR3, D.TR4
(sustainable transport, highway safety and capacity, car and cycle parking, servicing, waste)

Environment – G1, G5, G6, G7, SI 1, SI 2, SI 3, SI 4, SI 13; S.ES1, D.ES2, D.ES3, D.ES5, D.ES7, D.ES8, D.ES9
(air quality, biodiversity, contaminated land, energy efficiency and sustainability, sustainable drainage)

Emerging Policy

6.3 Spitalfields Neighbourhood Plan Referendum Version (July 2021)

6.4 In July 2021 the draft Spitalfields Neighbourhood Plan received the outcome of its examination in public and has now been agreed can proceed towards local referendum that will be required to take place by December 2021 accordingly the policies contained within the current draft of the Neighbourhood Plan carry significant weight in decision making. With adoption the Neighbourhood Plan would form part of the development plan as a whole.

6.5 The policies relevant to the proposal are:

- Policy Spital1: Protecting the Physical Fabric of Spitalfields
- Policy Spital2: Land Use, Activities and Frontages
- Policy Spital3: Public Realm

- Policy Spital7: Affordable Workspace

Other policies and guidance

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

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)
- National Design Guide (2019)
- LBTH, Planning Obligations SPD (2021)
- LBTH, Development Viability SPD (2017)
- LBTH, Brick Lane and Fournier Street Conservation Area Character Appraisal and Management Guidelines (2009)
- Building Research Establishment (BRE) "Site layout planning for daylight and sunlight: a guide to good practice" (2011)
- GLA, City Fringe Opportunity Area Planning Framework (2015)
- GLA, Character and Context (2014)
- GLA, Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)

7. PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- i. Land Use
- ii. Design
- iii. Conservation
- iv. Neighbouring Amenity
- v. Transport and Servicing
- vi. Environment
- vii. Infrastructure Impact
- viii. Planning Benefits
- ix. Equalities and Human Rights

LAND USE

Changes to Use Classes Order

- 7.2 On 21 July 2020 the Government announced a number of changes to the planning system which came into force on 1 September 2020. Of note to the application proposals, the introduction of Statutory Instrument no. 757 would see changes to the Town and Country Planning (Use Classes Order) and the creation of three new use classes, Class E, Class F1 and Class F2.
- 7.3 The new 'E' use class effectively amalgamates a number of previously disparate use classes into this new use. In the context of the application proposal, the previously existing A3 and B1 would fall within the E class amongst others.
- 7.4 Given that the application was lodged after 1 September 2020, the new use classes will be taken into account. The application proposes the use Class E(g) which specifically refers to uses which can be carried out in a residential area without detriment to its amenity:
- E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes

- E(g)(iii) Industrial processes

Proposed Office Space

- 7.5 The existing sites comprises an area of hardstanding used as a car park and service yard for the adjacent building at 68-80 Hanbury Street. The proposal involves the provision of 1,248sqm of Class E(g) co-working space over a four to six storey building. This proposed space would serve as an extension to the co-working space at 68-80 Hanbury Street, which currently covers 4,560sqm of floorspace.
- 7.6 Policy D.EMP2 of the Local Plan (2020) encourages the provision of additional employment floorspace to meet demand and the needs of different business types. Where new provision is proposed, it must be located in the most viable locations to support the role and function of the borough's designated employment locations and to proactively avoid long-term vacancy or subsequent conversion to other uses. This policy seeks to direct new provision to the designated employment locations, activity areas and site allocations which include employment space as a first priority.
- 7.7 The site is located in the City Fringe Activity Area which supports a mix of uses, particularly employment led uses, in line with policy D.EMP2. As such, the provision of co-working office spaces is supported.
- 7.8 Part 4 of policy D.EMP2 states that for major commercial and mixed-use development schemes, a minimum 10% of new employment floorspace should be provided as affordable workspace at a minimum of 10% discount below the market rate secured over a minimum of 10 years. Policy E3 of the London Plan encourages the use of planning obligations to secure affordable workspace within development with rents maintained below the market rate to allow space to be used for specific social, cultural or economic development purposes secured in perpetuity or for a period of at least 15 years by planning or other agreements.
- 7.9 Policy Spital7 of the Spitalfields Neighbourhood Plan relates to the provision of affordable workspace as part of commercial and mixed-use schemes. Within this plan, developments are required to let 10% of provided floorspace at an affordable rate at least 45% below the Neighbourhood Area's indicative market rate for a minimum of 12 years (subject to viability).
- 7.10 The application proposes 1,248sqm of E(g) space with 11% of this provided as affordable workspace at discounted rate of 35% for a period of at least 15 years, exceeding the minimum standards of 10 years under Local Plan policy and above the minimum duration set out in the draft Spitalfields Neighbourhood Plan and consistent with the minimum in the adopted London Plan. The affordable workspace would be located on first floor, covering a total of 137.16sqm and would consist of individual private studio spaces that lend themselves well for working by small microbusinesses and social enterprises as they provide the shared facilities that are associated with many workspace provision but with the additional benefit of a welcomed degree of privacy. This provision of affordable workspace will be secured by way of a planning obligation. Given the above, the provision of affordable workspace is considered a significant benefit of the scheme..
- 7.11 It is noted that the subject site and Britannia House are operated by the same applicant, Second Home who carry out and operates community outreach programs which in the past have includes language classes for refugees and migrants; plus an on-going cultural programme to expose the community to a broad range of inspirations and new ideas; offering free meeting room bookings for the use of charities and not for profit organisations. This is expected to continue or further development within the current scheme which would be beneficial to the community.

DESIGN

- 7.12 Policy D3 of the London Plan sets out that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. The highest quality materials and design should be incorporated.
- 7.13 Policy S.DH1 of the Local Plan (2020) requires developments to meet the highest standards of design, layout and construction which respects and positively responds to its context, townscape, landscape and public realm at different spatial scales. Developments should be of an appropriate scale, height, mass, bulk and form in its site and context. Policy S.DH3 requires that the significance of heritage assets are preserved in any development scheme.
- 7.14 Policy D.DH2 of the Local Plan (2020) requires development to contribute to improving and enhancing connectivity, permeability and legibility across the borough. Developments should optimise active frontages towards public streets and spaces, provide clear definition of building frontage and massing and allow connection and continuity of pedestrian desire lines at a human scale.

Height, Scale and Massing

- 7.15 The prevailing height within the immediate area ranges from three to six storey buildings. Figure 3 below illustrates the surrounding massing which includes the following:
- Britannia House to the west of the site is a six-storey building
 - Hanbury Studios to the east is a part four-part five storey building currently under construction
 - 61 and 63-65 Princelet Street to the south are part four-part five storey buildings
 - Row of terrace three storey and four storey buildings to the west of Britannia House
 - Boden House on Woodseer Street to the north is a three-storey building
 - 67-77 Hanbury Street to the north of the site is one storey double height ceiling warehouse.

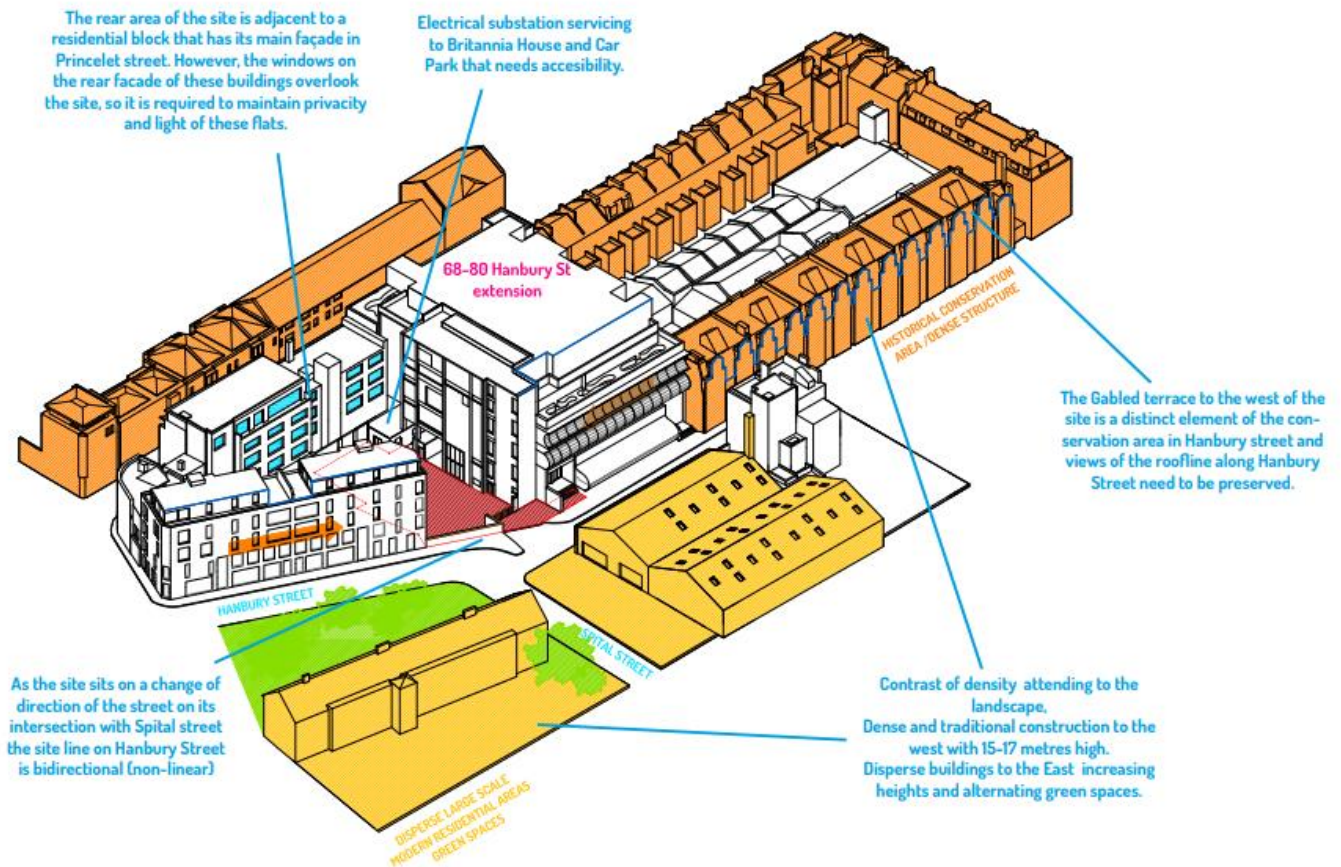


Figure 3: Existing local context (Design & Access Statement)

- 7.16 The application proposes the construction of a six-storey building, extending to a height of 21.81 metres from street level on Hanbury Street. It is noted that although there is a prevailing height of four to five storeys in height, the proposal has been designed to ensure that the sixth floor would not be an incongruous and out of scale building within the streetscape. The design has incorporated a stepped back design to ensure that the massing of the building has been relieved on the upper floors.
- 7.17 The height, scale and massing of the development is considered to be proportionate to the existing and emerging context of the surrounding area.
- 7.18 As shown in figure 4 below, the site to the west is 68-80 Hanbury Street (Britannia House) rises to six storeys in height; and to the east is 82-102 Hanbury Street (Hanbury Studios) which is a part four-part five storey building currently under construction. The proposal would reach six storeys at a height of 21.81 metres to align with Britannia House, staggering down toward the east to four storeys at a height of 14.2 metres to align with shoulder height of Hanbury Studios. This allows for a sensitive transition in height between the two adjoining buildings.



Figure 4: Proposed Elevation on Hanbury Street (Design & Access Statement)

- 7.19 In addition, as shown in figure 5 below, the stepping back element on the front elevation and aligning the front building line with the adjoining properties would ensure it would result in a cohesive part of the existing local townscape.



Figure 5: Proposed building viewed from Hanbury Street (Design and Access Statement)

- 7.20 The neighbouring properties directly to the south are 61 and 63-65 Princelet Street, which are four and five storey buildings. As shown in figure 6 below, the sixth storey element on the proposal has been sufficiently setback from the southern adjoining properties. This would not only mitigate potential amenity impacts, but appropriately respond to the prevailing height in the area.

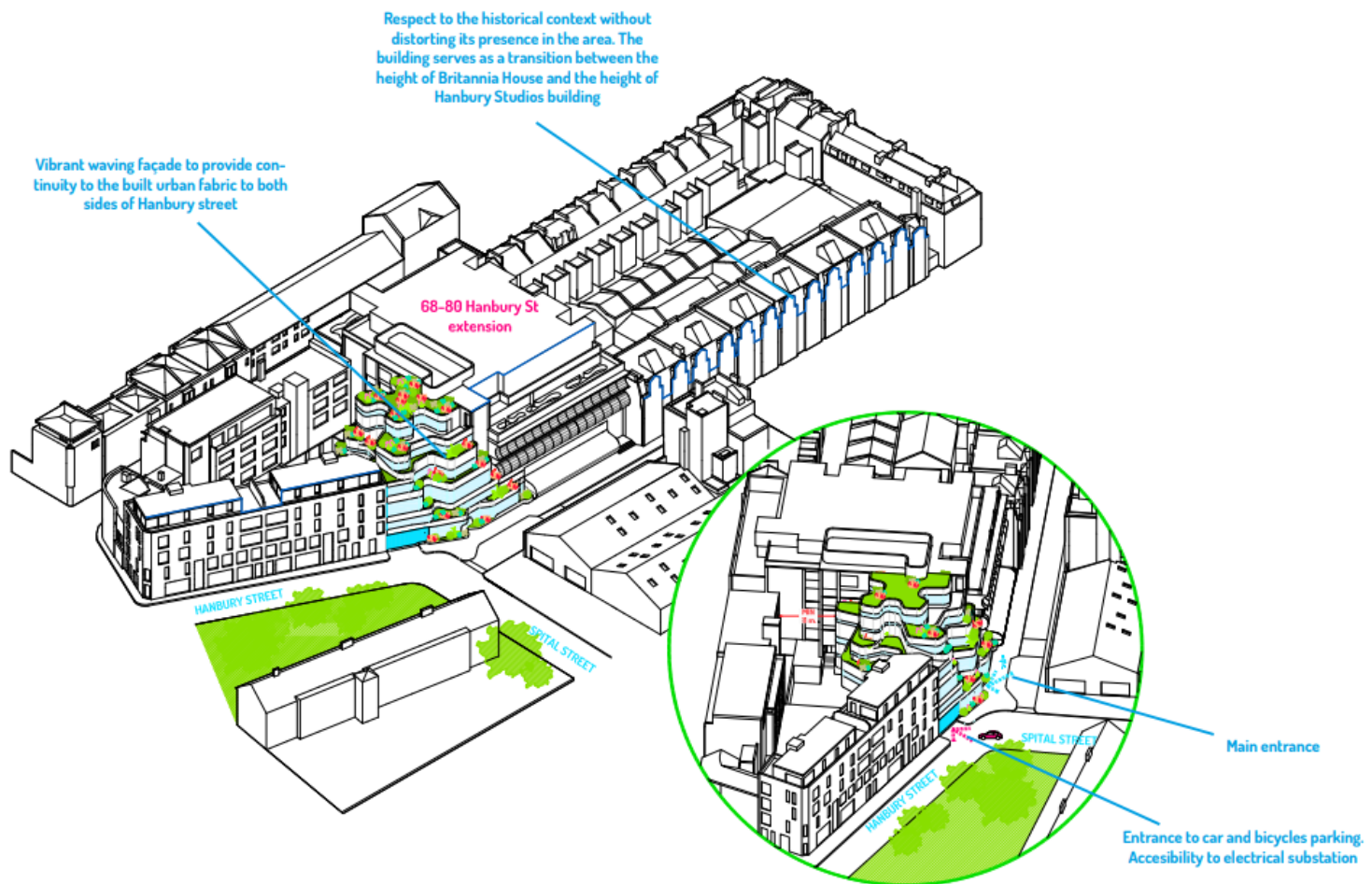


Figure 6: Proposed building within the local context (Design & Access Statement)

Layout

- 7.21 As shown in figure 7 below, the ground floor layout and visual treatments within the development would contain predominantly an active commercial frontage on Hanbury Street. The front of the building at ground floor would consist of the ancillary café with direct entrance from Hanbury Street. There were concerns with the entrance door opening outwards as this could potentially lead to it being a hazard for pedestrians on the walkway. However, as shown in the figure below, the door would be slightly angled and setback from the pavement, to ensure it would not obstruct the flow of pedestrians.
- 7.22 The proposal would involve a much-improved public realm facing Hanbury Street with the introduction of soft landscaping along the front of the building and connecting the paving along Hanbury Street between Britannia House and Hanbury Studios.



Figure 7: Proposed ground floor plan

7.23 To the east of the site is the vehicular entrance, leading to the service yard. The gate to this entrance sits flush with the building line, incorporating vertical powder coated steel tubes. This would add visual interest to the building and assist with breaking up the horizontal emphasis at ground floor.

7.24 The massing of the proposed development consists of curves which creates an organic shape and forming a dynamic and sculptural building. The building incorporates pockets of soft landscaping on each level to further assist with softening the appearance and massing of the building.

Materials and Appearance

7.25 The proposed materiality is of a contemporary approach, in its use of glazing, composite aluminium and stainless-steel facades. The use of curved glazing at the corners of the building is considered to contribute to the high-quality appearance of the building.

7.26 The steel trusses punctuate and divide the glazed frontages, contributing to positive architectural value. The planting in between the flooring will furthermore contribute positively to the evolving urban grain of the Brick Lane Fournier Street Conservation Area, adding visual interest and increasing biodiversity to the dense urban development. The details and maintenance of these areas will be subject to condition.

7.27 There were concerns with the appearance of the external fixings to secure the cladding as this has previously led to water ingress, rusting, dirt accumulation, and poor finishing. The

application has proposed 12 mm thick adhesive back fixed to the inside face of all aluminium cladding elements.

- 7.28 As shown below in figure 8, the elevation design and fenestration are considered irregular, consisting of 6 storeys with each storey having varied glazing proportions and parapets and by incorporating a combination of setbacks, this would further articulate the building.

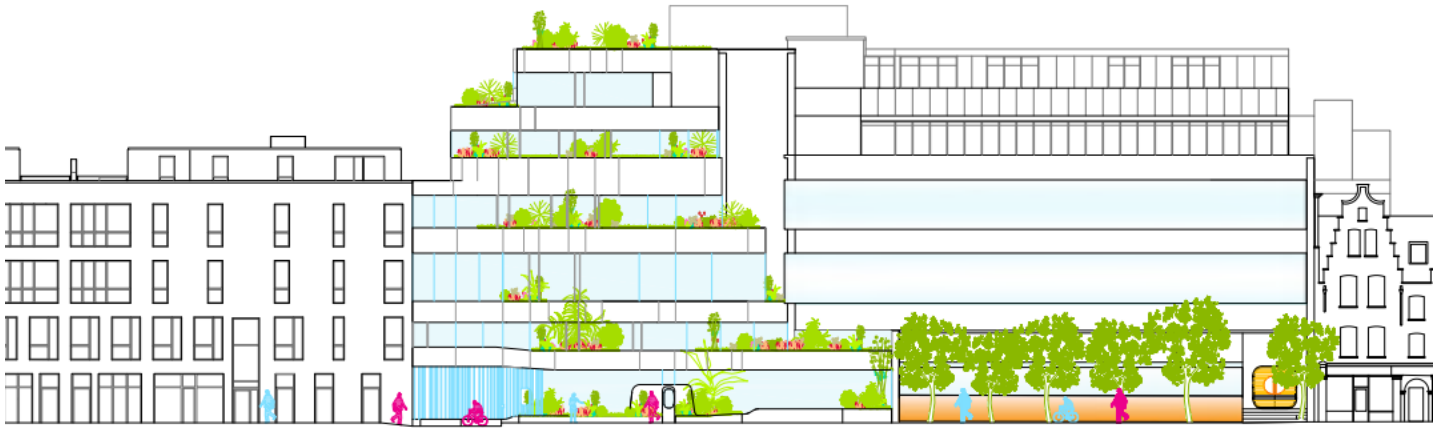


Figure 8: Proposed Hanbury Street elevation

- 7.29 Policy D.DH2 of the Local Plan (2020) aims to optimise active frontages towards public streets and spaces. As shown in figure 9, the site currently does not offer any active frontages or benefits to the streetscape and public realm. When compared to figure 10 below, the proposal would introduce an active frontage by way of continuous glazing at ground floor which would serve an ancillary café. There is also direct access onto Hanbury Street to the café. The proposal would provide natural surveillance specifically at ground floor, positively contributing to the public realm and thus considered a broader benefit to the area.



Figure 9: Existing site when viewed from Hanbury Street (Design and Access Statement)

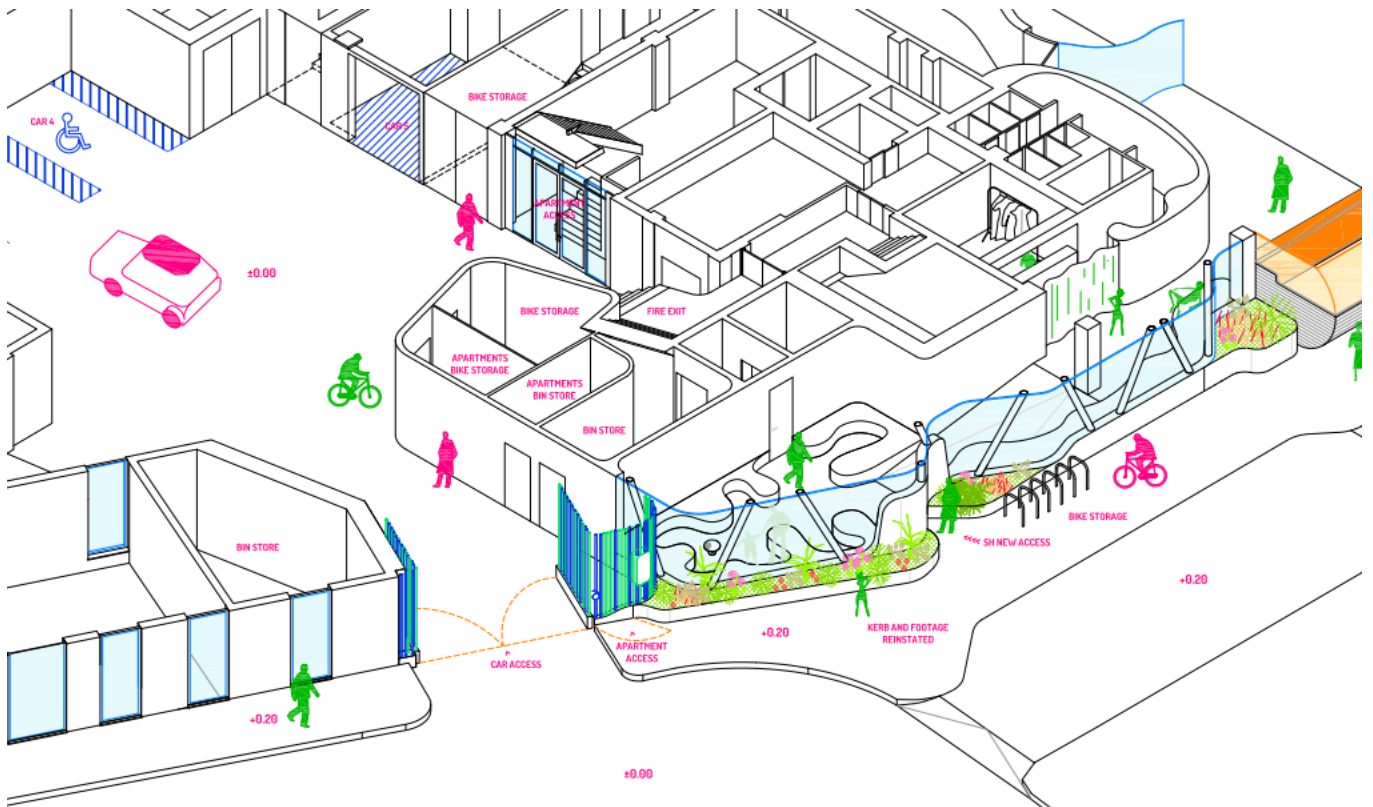


Figure 10: Proposed ground floor plan (Design and Access Statement)

Conclusion

- 7.30 In respect of urban design, the materials and overall appearance of the building are consistent with the policies of the Development Plan. Full details and samples of external materials would be secured by condition so as to ensure the high-quality design aspiration is fully delivered.

HERITAGE

- 7.31 Development Plan policies require proposals affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Policy S.DH3 requires development to protect and enhance the borough's conservation areas including their setting.
- 7.32 The site lies in the Brick Lane and Fournier Street Conservation Area as shown in figure 11 below. As described in the Brick Lane and Fournier Street Conservation Area Character Appraisal and Management Guidelines, this conservation area is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture, dating from the 18th century and earlier
- 7.33 The conservation area was designated in July 1969 as 'Fournier Street' and extended in 1978 and 1998 with the name changed to reflect Brick Lane's contribution to the character of the area. It was further extended to the west and south west in October 2008 with the inclusion of St Matthews Church, St Anne's Church and Victoria and Albert Cottages. It is one of the largest conservation areas in Tower Hamlets, running along Brick Lane from Bethnal Green Road in the north down to Whitechapel in the south.
- 7.34 The conservation area is characterised by the narrow network of 17th and 18th century streets, consisting of a mix of residential and commercial/light industrial uses. Overtime, the area has adapted to accommodate larger-scale development which includes the Truman's Brewery.
- 7.35 The side streets off Brick Lane are often characterized by more unified groups of buildings. This includes coherent groups of buildings comprising the residential terraces on Woodseer St, the ground of gabled houses on the south side of Hanbury Street, to the west of the subject site, and the small terrace of houses of yellow stock brick on the north side of Princelet Street.

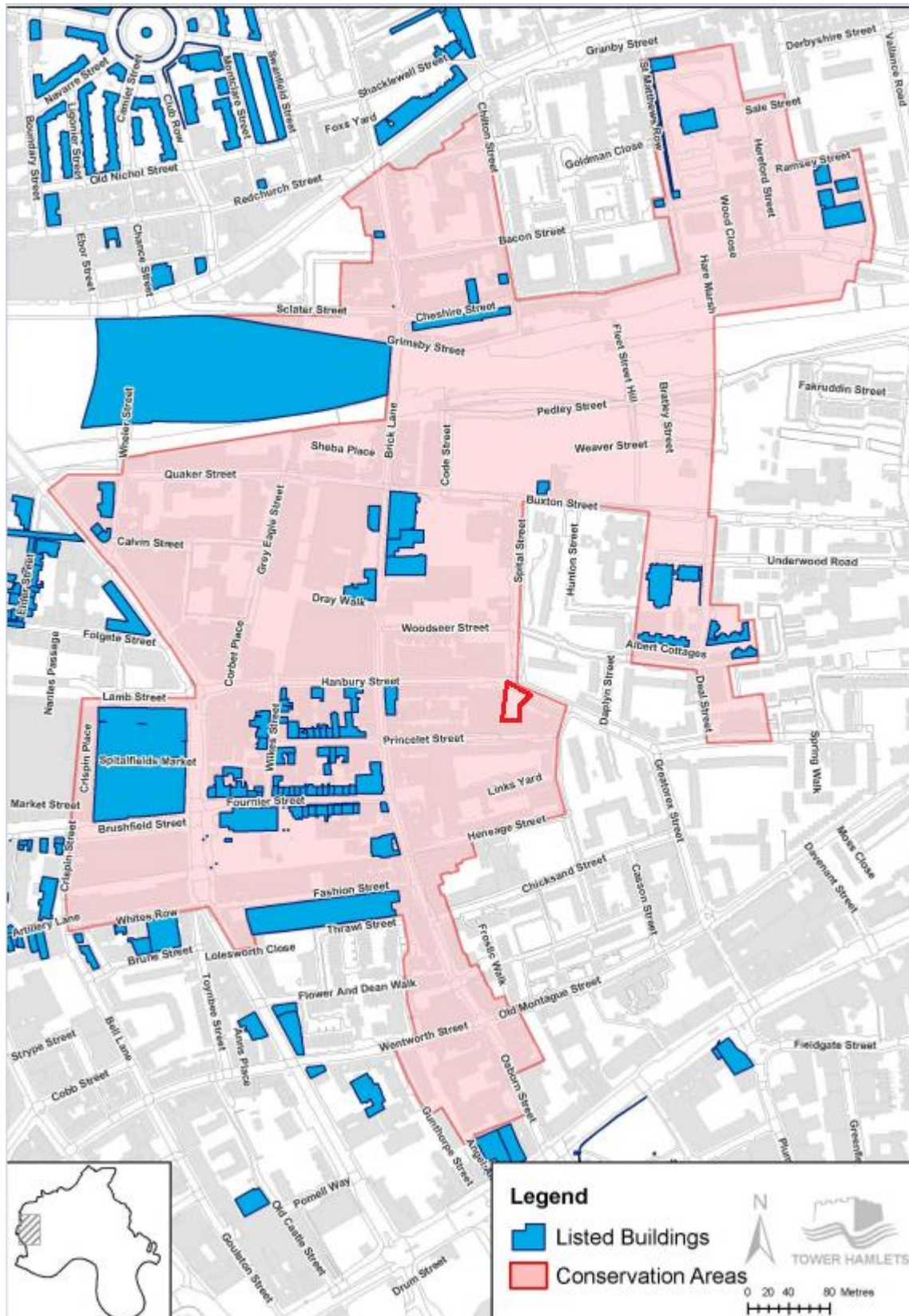


Figure 11: Brick Lane and Fournier Street Conservation Area (Subject site outlined in red)

7.36 The site has remained undeveloped since it was cleared after the Second World War and given it's prominent location, and being on the edge of the conservation area, there is an opportunity to enhance the immediate surroundings and enhance views looking into the conservation area.

The site as it presently exists does not serve as a positive contributor to the appearance or character of the conservation area

- 7.37 The proposed design incorporates a contemporary approach representing a departure from much of the surrounding and neighbouring developments.
- 7.38 The submitted Heritage Statement (Turley) states that *'The architectural character of the conservation area is varied, consisting of a dense urban townscape that has evolved over more than three centuries. The narrow network of 17th and 18th century streets can still be perceived, alongside later 19th and 20th century redevelopment.'* The proposed high-quality contemporary yet sensitive design approach, is considered to successfully continue this townscape narrative.
- 7.39 The proposed depth of the setbacks and receding upper storeys would ensure that it would not contribute harm to the key views within the area. The Brick Lane and Fournier Street Conservation Area Character Appraisal and Management Guidelines highlight these key views within the area. This includes the view looking east down Hanbury Street, consisting of the Dutch gables on the row of terraces which positively contribute to the character and appearance of the conservation area.
- 7.40 As shown in figure 12 below, the proposal would not negate appreciation of this prominent view. This view is included in the Brick Lane and Fournier Street Conservation Area Character Appraisal and Management Guidelines which states: *'The many streets extending to the west and east from Brick Lane often create very long, straight views, in which the consistency of the rooflines are important. These include Buxton Street, Hanbury Street, Princelet Street, Bacon Street and Heneage Street.'* (page 14).
- 7.41 The Design and Access Statement (Dosis) provides an illustration of the proposed view, indicating the lack of impact that the development would have on this important viewpoint from Hanbury Street. As shown in figure 12 below, the development will not be perceived visually from Princelet Street, given that the road is narrow which would negate the ability to see the top of the building (this would also not be possible from the buildings on the south side of the street).



Exterior view from Hanbury Street - Existing Building



Exterior view from Hanbury Street - CGI-Proposed building

Figure 12: Existing (left photo) and right (Proposed) view not entirely looking east on Hanbury Street (Design and Access Statement)

- 7.42 Officers are of the conclusion the proposed development would contribute to the evolving streetscape and positively contribute to the sense of place, particularly between the design approaches taken by neighbouring Britannia House and Hanbury Studios.
- 7.43 Even though the design is strikingly contemporary in character, the development proposal would appear subservient and yet unique, complementing the townscape and locale. The building would positively enhance architectural value and contribute to the significance of the conservation area through provision of a building of notable architectural interest and valued building in the place of existing vacant infill site.

Grade II Listed buildings at 114, 116, 118A and 120-122 Brick Lane

- 7.44 The row of buildings on Brick Lane are the closest listed buildings from the subject site, located 150 metres from the site. Given this distance and limited visibility from Brick lane, the proposal would not impact the setting and special architectural interest of the listed buildings.



Figure 13: View of the Grade II listed buildings at 114, 116, 118A and 120-122 Brick Lane

Conclusion

- 7.56 The application site presently does not contribute positively to the character and appearance of the Brick Lane and Fournier Street Conservation Area. As shown previously in figure 9, the site is vacant and consists of fencing along the frontage on Hanbury Street. The proposals, which would see the conversion of this underutilised space into a high quality contemporary commercial building, would act to enhance the character and appearance of the conservation area.

- 7.57 Overall, it is considered that the proposed development would enhance the character and appearance of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and have no deleterious impact upon listed heritage assets with respect to Section 66 of the same planning Act.

NEIGHBOURING RESIDENTIAL AMENITY

- 7.58 There are two residential buildings which may be affected by the proposed development. These are 61 and 63-65 Princelet Street.

Outlook, Sense of Enclosure and Overlooking

- 7.59 Policy D.DH8 of the Local Plan (2020) promotes a distance of 18 metres between windows of habitable rooms to ensure sufficient privacy and no unreasonable loss of amenity from overlooking between habitable rooms of adjacent residential properties and private amenity areas.
- 7.60 The site is bounded by residential blocks at 61 and 63-65 Princelet Street to the south (rear), and Hanbury Studios to the east. The separation distance between the proposed development and 61 / 63-65 Princelet Street is 11.5 - 13.2 metres from first to fourth floor and 16 metres at fifth floor, as shown in figure 14 below.

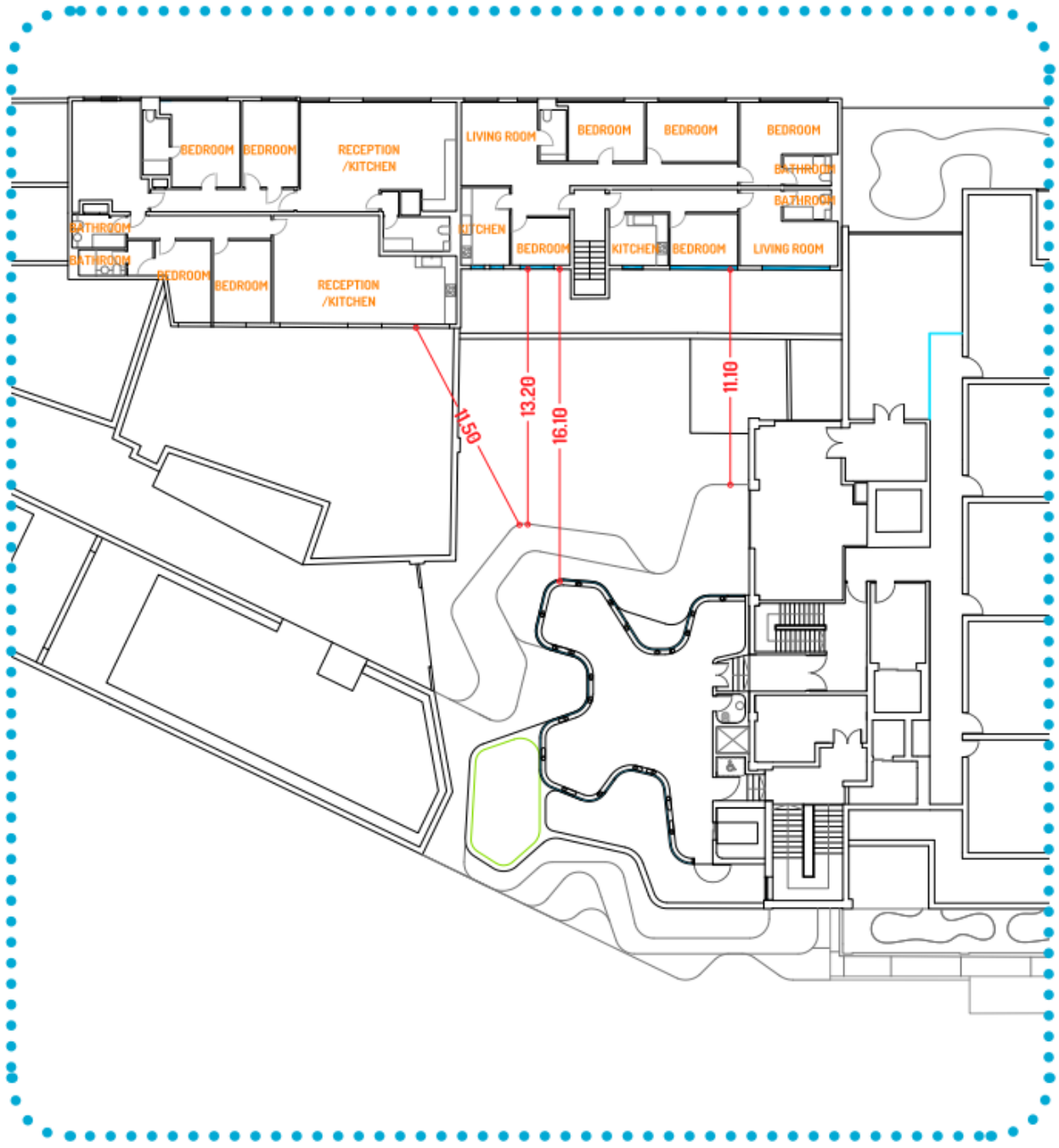
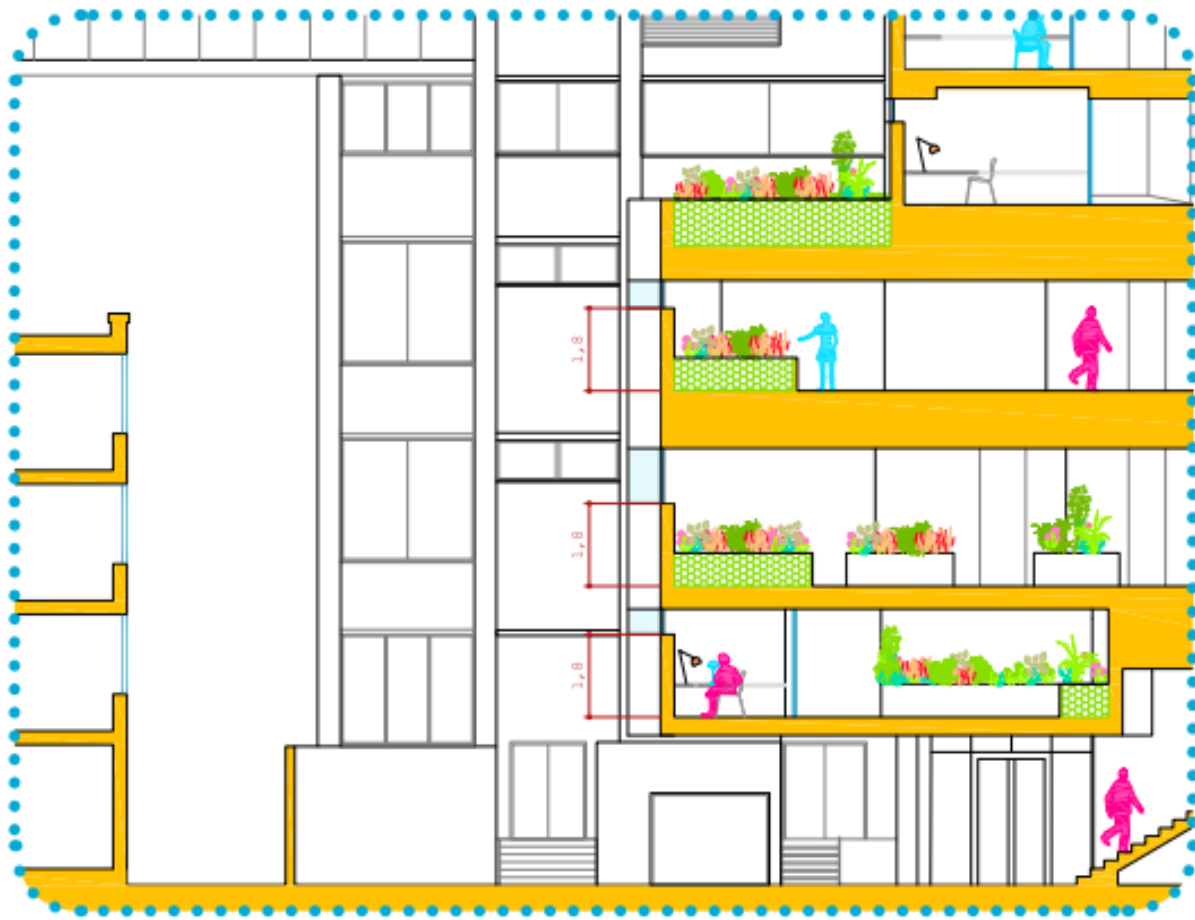


Figure 14: Separation distance (Design and Access Statement)

7.61 As demonstrated in figure 15 and 16 below, the south (rear) facing windows on the proposal would consist of an increased parapet height of 1.8 metres from the finished floor level of each storey. This would create high level windows where direct overlooking impacts would be limited.



Rear facade section. Current proposal with 61 Pincele Street to the left

Figure 15: North-south section plan (Design and Access Statement)



Figure 16: CGO of proposed rear (south) elevation (Design and Access Statement)

7.62 As shown in figure 16 above and 17 below, the massing of the building would include the upper levels stepping back from the edges of the site to ensure it would not contribute to a sense of enclosure at a detrimental level. There were concerns raised by the representations in relation to overlooking and privacy concerns with access to the roof terraces on each of the levels. The applicant confirmed these roof areas will only be accessed for maintenance. A condition will be included to ensure that access is not provided to mitigate overlooking impacts to the residential properties at 61 and 63-65 Princelet Street.

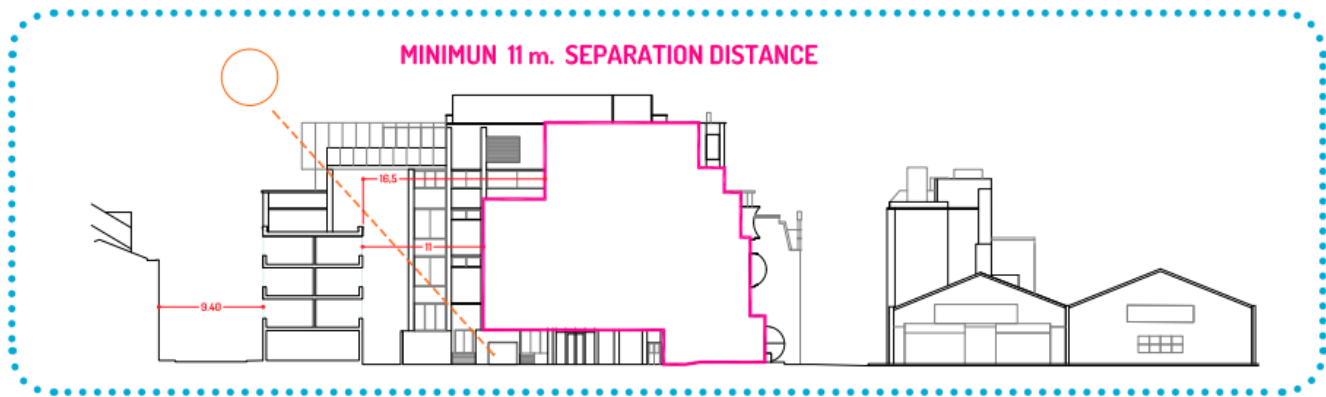


Figure 17: North-south section plan (Design and Access Statement)

Daylight, Sunlight and Overshadowing

- 7.63 Policy D.DH8 seeks to ensure that development must not result in an unacceptable material deterioration of the sunlight and daylight conditions of surrounding development and must not result in an unacceptable level of overshadowing to surrounding open space and private outdoor space. Supporting text of the policy states that a daylight and sunlight assessment, following the most recent version of the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2011) ('BRE handbook').
- 7.64 The BRE Guidelines suggest that the Spring Equinox (21 March) is a suitable date for the assessment as this is the midpoint of the sun's position throughout the year. It is recommended that for it [an amenity space] to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March.
- 7.65 Overshadowing to back gardens and other amenity spaces has not been assessed, however upon review of the site and surrounding area there does not appear to be any outdoor spaces that would qualify for an overshadowing assessment.

Daylight and Sunlight

- 7.66 The BRE handbook provides guidance on daylight and sunlight matters. It is important to note, however, that this document is a guide whose stated aim 'is to help rather than constrain the designer.' The BRE handbook states that for calculating daylight to neighbouring properties affected by a proposed development, vertical sky component (VSC) and daylight distribution (NSL – no skyline) assessments are to be undertaken.
- 7.67 VSC is a daylight measure that represents the amount of visible sky that can be seen from the mid-point of a window, from over and around an obstruction in front of the window. That area of visible sky is expressed as a percentage of an unobstructed hemisphere of sky, and, therefore, represents the amount of daylight available for that particular window; however, it does not take into account the number or sizes of windows to a room, room dimensions or the properties of the window itself.
- 7.68 The BRE handbook suggests that a window should retain at 27% VSC or retain at least 80% of the pre-development VSC value to ensure sufficient daylight is still reaching windows. The 27% VSC value is a target applied for all building typologies and urban environments.
- 7.69 There is no definitive categorisation for impacts that exceed BRE guidelines, however the following significance criteria banding was used when summarising the overall daylight and sunlight effects to the surrounding buildings.
- Negligible impact; 0-20% loss against existing
 - Minor adverse impact; 20-30% loss against existing

- Moderate adverse impact; 30-40% loss against existing
- Major adverse impact; Above 40% reduction

- 7.70 No-skyline (NSL) is a separate daylight measure assessing the distribution of diffuse daylight within a room, otherwise known as daylight distribution (DD). NSL assesses where daylight falls within the room at the working plane (850mm above floor level in houses). Daylight distribution assessment is only recommended by the BRE Report where room layouts are known however, they can also be estimated. The NSL simply follows the division between those parts of a room that can receive some direct skylight from those that cannot. Where large parts of the working plane lie beyond the NSL, the internal natural lighting conditions will be poor regardless of the VSC value, and where there is significant movement in the position of the NSL contour following a development, the impact on internal amenity can be significant.
- 7.71 When comparing the NSL for existing buildings against that proposed following development, BRE guidelines state that if the NSL moves so that the area of the existing room which receives direct skylight is reduced to less than 0.8 times its former value, then this will be noticeable to the occupants, and more of the room will appear poorly lit.
- 7.72 The BRE handbook states that for calculating sunlight to neighbouring properties affected by a proposed development, annual probable sunlight hours (APSH) is a measure of direct sunlight that a given window may expect over a year period. The BRE handbook recognises that sunlight is less important than daylight in the amenity of a room and is heavily influenced by orientation. The BRE handbook recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter. Where the proposed values fall short of these, and the loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period.

Assessment

- 7.73 The submitted Daylight and Sunlight report (GIA) has carried out an assessment against the following properties:
- 58 Princelet Street
 - 60 Princelet Street
 - 61 Princelet Street
 - 62 Princelet Street
 - 63 Hanbury Street
 - 63-65 Princelet Street
 - 65 Hanbury Street
 - 82-102 Hanbury Street
 - Boden House
 - 1-9 Huguenot Court
 - 10-15 Huguenot Court
- 7.74 Of the 11 properties, the report demonstrated that eight would achieve full compliance with the BRE guidelines. The remaining three which include 61 Princelet Street; 63-65 Princelet Street and Boden House will be assessed below.
- 7.75 A 3D computer model of the proposals and surrounding properties has been produced, and the assessment has been aided by VU.CITY and onsite observations. The model includes window locations and internal configurations. Assumptions have been made regarding the internal layouts of the rooms where plans were not available. It is noted that when an assessment has been based on estimations and assumptions, a tolerance should be applied as there is potential for modest inaccuracies to occur.

- 7.45 The Daylight and Sunlight Assessment (GIA) submitted by the applicant was independently reviewed by Delva Patman Redler which demonstrated that the three properties would experience minor adverse effect in daylight terms and negligible change in sunlight terms.
- 7.46 Further representations were received identifying that the windows and room layouts at 61 and 63-65 Princelet Street used in the daylight and sunlight assessment are incorrect. Floor plans of these flats were provided with the resident representations. Officers from the Council made site visits within the flats at 61 and 63-65 Princelet Street to establish and confirm the layouts and help assess the impacts to the individual rooms and windows. An amended Daylight and Sunlight Assessment (GIA) was prepared that took account of the knowledge gained on the internal layouts at flats at 61 and 63-65 Princelet Street and the amended daylight/sunlight assessment was reviewed by the Council's appointed daylight/sunlight consultant, Delva Patman Redler and they are set out below and discussed below. The results are displayed in figure 18, with the three properties highlighted in yellow.

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet the 0.8 times former value criteria	Below BRE Guidelines			Total
			20-30% Reduction	30-40% Reduction	>40% Reduction	Total			20-30% Reduction	30-40% Reduction	>40% Reduction	
63 Hanbury Street	5	5	0	0	0	0	3	3	0	0	0	0
65 Hanbury Street	7	7	0	0	0	0	4	4	0	0	0	0
Boden House	81	78	3	0	0	3	36	33	2	1	0	3
82-102 Hanbury Street	45	45	0	0	0	0	24	24	0	0	0	0
58 Princelet Street	4	4	0	0	0	0	4	4	0	0	0	0
60 Princelet Street	4	4	0	0	0	0	4	4	0	0	0	0
61 Princelet Street	21	12	4	5	0	9	8	8	0	0	0	0
62 Princelet Street	4	4	0	0	0	0	4	4	0	0	0	0
63-65 Princelet Street	20	19	1	0	0	1	15	13	1	1	0	2
1-9 Huguenot Court	10	10	0	0	0	0	6	6	0	0	0	0
10-15 Huguenot Court	5	5	0	0	0	0	3	3	0	0	0	0

Figure 18: VSC and NSL Results (Daylight and Sunlight Report by GIA)

Boden House



- 7.47 Boden House is a three-storey building approximately 30 metres to the north-east of the site and consist of residential flats from ground to second floors.
- 7.48 The results demonstrate that 81 windows have been assessed for VSC, with 78 (96%) demonstrating BRE compliance. The three windows (W2/Second, W4/Second & W5/Second) that would fall below are located at second floor and all experience a low magnitude of change (21.2%, 22.7% and 23.1% respectively). These windows already experience low VSC values of 3.3%, 2.2% and 1.3% respectively in the existing condition and therefore any reduction is artificially magnified. The absolute reduction in VSC to all three windows is small at less than 0.7% which is unlikely to be readily perceptible.

- 7.49 The results demonstrate that 36 rooms have been assessed for NSL, with 33 (92%) demonstrating BRE compliance. The three rooms that would fall below are located on the ground floor. Two rooms (R1/Ground, R3/Ground) would experience a low magnitude of change at 21.5% and 21.8% respectively, and one room (R2/Ground) would experience a medium magnitude of change at 30.4%. The applicant's report has identified all rooms as bedrooms which have a naturally lower expectation of daylight, and all would retain NSL values between 58.6% and 68.3%, which would be considered appropriate in an urban location. The externally reviewed report by Delva Patman Redler identified that room R3/Ground is in fact a living room, however this experiences a low magnitude of change at 21.8% and retained NSL of 68.3% which would be considered reasonable.
- 7.50 It is considered that the results for this building are affected by their own architectural design, where affected windows are located within a recessed portion of the building.
- 7.51 In terms of sunlight, the assessment demonstrates that all 72 windows that face 90° due south would be compliant with the BRE guidelines.

61 Princelet Street



- 7.52 61 Princelet Street is a four-storey building immediately to the south of the site. It consists of residential flats on the first to third floors.
- 7.53 The results show 21 windows have been assessed for VSC, with 12 (57%) demonstrating full VSC BRE compliance. Eight of these windows face Princelet Street and thus would not be affected by the development but have been included within the assessment as they serve dual aspect spaces relevant for the NSL analysis. The remaining four are located on the third floor facing the site.
- 7.54 The remaining nine windows that do face the site, four (W6/Second, W4/Second, W5/Third, W1/Third) would experience a low magnitude of adverse impact between 21.7% to 27.4% and the remaining five windows (W4/First, W6/First, W5/First, W3/First, W5/Second) would experience a numerical moderate adverse impact between 30.5% and 39.1%.
- 7.55 The results demonstrate that 2 windows would retain a VSC of between 15-20%, 6 would retain a VSC of between 10-14.9% and 1 would retain a VSC of less than 10%. The 4 site facing windows that meet the guidelines achieve retained VSC values of 12.6%, 17.5%, 21.4% and 23.1%. In this case, the majority of the windows will meet or fall marginally below the mid-teens level.

- 7.56 Two windows serving a dual aspect living/kitchen/dining on the first floor (W6/First) and a bedroom on the second floor (W6/Second) will retain a VSC of 8.2% and 10% respectively. It is noted that they are obstructed by the return elevation of the existing building at Britannia House, which includes a pop out gable wall immediately in front of these windows, rendering the existing values low to begin with.
- 7.57 Additionally, the VSC calculation is taken from a single reference point on the centre of the outside face of a window, which would mean that VSC results for a small sized window would be no different from a larger floor to ceiling window, however the larger windows would allow for more access to sunlight into the room. As illustrated in figure 19 below, the windows on 61 Princelet Street are large, which results in all eight habitable room windows to meet the NSL test.



Figure 19: Rear elevations of 61 Princelet Street (Daylight and Sunlight Report by GIA)

- 7.58 It is noted that the flats do benefit from windows on the south facing Princelet Street elevation, meaning that some single aspect spaces would be unaffected by the development and in the dual aspect living spaces they would act to mitigate the impacts. This is demonstrated by the NSL analysis, which shows that all eight rooms would meet the recommended guidelines, including the site facing single aspect rooms.
- 7.59 It should be noted that these windows that fail to comply with BRE guidance are within a site and urban context that involves a dense and tight grain of streets with existing buildings in tight proximity to each other, that affects levels of daylight received to rooms. Additionally, these flats are dual aspect with only the north facing elevation being affected by the development.
- 7.60 In terms of sunlight, the assessed rooms in this property do not have windows orientated within 90° of due south and therefore in accordance with the BRE guidelines they do not require sunlight testing.

63-65 Princelet Street



- 7.61 63-65 Princelet Street is a five-storey building immediately to the south-east of the site. It consists of residential flats on the first to fourth floors.
- 7.62 The results show 20 windows have been assessed for VSC, with 19 (95%) demonstrating BRE compliance. The single window (W1/First) that would fall below would experience an alteration of 24.1% against the BRE target of 20%, which is considered minor in nature. This room is served by an additional window that would meet the guidelines and thus the overall impact would be reduced.
- 7.63 GIA's report demonstrates that 15 rooms have been assessed for NSL, with 13 (86.7%) demonstrating BRE compliance. A first-floor living/kitchen/dining and third floor bedroom (W1/First and W1/Third) would experience an alteration of 20.5% and 36.3% respectively. The bedroom has a naturally lower expectation of daylight and only marginally falls outside the guidelines. Whilst the alteration for the living/kitchen/dining area is considered as a moderate adverse impact, the retained NSL value is 61.6% from an existing 96.6%. Whilst this would be a noticeable reduction, the retained value is not uncommon for an urban location where 50% is set as an alternative target value and therefore could be considered acceptable.
- 7.64 Whilst this would be reduced once the development is in place, the VSC results demonstrate that the window serving this room would be considered a minor adverse impact, and thus should be considered on balance given it is presently a vacant site.
- 7.65 In terms of sunlight, the assessed rooms in this property do not have windows orientated within 90° of due south and therefore in accordance with the BRE guidelines they do not require sunlight testing.

Conclusion

- 7.66 In assessing the proposals against the above policy context regard needs to be paid to the existing site conditions. In this regard it should be noted that the application site currently is a vacant service yard, with a number of neighbouring windows orientated towards or receiving daylight from the application site. It is therefore considered that any scheme for substantial above ground development on the application site would result in non-insignificant daylight and sunlight implications to surrounding properties. In reaching conclusions on the impact, it is commonly understood and accepted that a residential building should not significantly rely on what is described as borrowed daylight and sunlight from neighbouring sites, also regard should be had that the site is located in an Opportunity Area

- 7.76 Further to the above, it is noted that planning policies promote optimisation of underutilised sites and a variety of land uses. When taken in the context of the transgressions from BRE guidance, the wider benefits of the proposed development and the existing site conditions, it is considered that the proposed development would not result in an unacceptable impact on daylight or sunlight conditions to surrounding properties.

Light Pollution

- 7.77 Policy D.DH8 seeks to ensure that artificial lighting is well-designed and uses appropriate light levels to avoid interference with the surrounding residential properties. Light pollution is defined as the adverse effect of artificial lighting and includes glare, light spillage and sky glow.
- 7.78 A number of representations have been received raising concerns with the light pollution. The submitted Light Pollution Report (Waldrams) demonstrate that light levels generated by the proposed development post-curfew (11pm) would be within the levels specified in the Institute for Lighting Practitioners' (ILP) Guidance Note GN01:2011. The guidance provided by the ILP recommend a maximum illuminance of 5 lux. When measured at the nearest sensitive receptors (61 Princelet Street and 82-102 Hanbury Street), the maximum illuminance is 2.5 lux.
- 7.79 The use of automated blackout curtains on the rear facing windows would further reduce illuminance to neighbouring residential windows. These additional mitigation measures will be secured by way of conditions.

Noise and Vibration

- 7.67 The application is supported by a Noise Assessment (Sandy Brown) which demonstrates that the proposal has been designed so that it appropriately responds to the immediate application site context. The report identified that proposed plant will not exceed 35dB LAeq, 5min during the day, and 31dB LAeq, 5min during the night at a distance of 1m from the nearest sensitive receptor.
- 7.68 Subject to conditions requiring plant noise emissions to be below the Council's noise criterion (10dB), the completed proposed development would not give rise to significant effects in respect of operational noise and vibration.

Construction Impacts

- 7.69 Demolition and construction activities are likely to cause some additional noise and disturbance, additional traffic generation and dust. In accordance with relevant Development Plan policies, a number of conditions are recommended to minimise these impacts. These will control working hours and require the approval and implementation of Construction Environmental Management and Logistics Plan.

Summary

- 7.70 Overall, it is considered that the proposed development would not result in an unacceptable adverse impact on the surrounding area in terms of amenity impacts. Overall, there would be compliance with policy D.DH8 which seeks to protect the amenity of existing buildings and their occupants.

TRANSPORT AND SERVICING

- 7.71 Development Plan policies promote sustainable modes of travel and seek to limit car parking and car use to essential user needs. These policies also seek to secure safe and appropriate servicing arrangements to ensure developments are managed effectively and efficiently.

Car Parking

- 7.72 Policy T.6 of the London Plan (2021) require developments to provide the appropriate level of car parking provision. The applicant has committed to a 'car free' development with the exception of one accessible (blue badge) bays internally within the service yard accessed from Hanbury Street. The 'car free' nature of the proposal is considered acceptable given very good/good public transport accessibility of the site (PTAL 5). The provision of the development as 'car free' would need to be secured through a legal agreement.
- 7.73 The existing site currently accommodates five car parking spaces, which serves the residential flats at 68-80 Hanbury Street. These spaces will be re-provided as part of the application which is acceptable.

Servicing and Deliveries

- 7.74 Policy D.TR4 (Sustainable Delivery and Servicing) of the Local Plan (2020) states development must demonstrate how the transport network and amenity would be impacted on as a result of vehicle trips for goods or materials during its construction and/or operational phases.
- 7.75 The application details the servicing and delivery arrangements would be accessed from Hanbury Street, to the south of the site. The proposed service yard measuring 5.2 by 3.45 metres would cater for both the application and site and adjoining site at 68-80 Hanbury Street. Submitted drawings and details demonstrate that relevant delivery, refuse and service vehicles would adequately manoeuvre in and out of the site. This has been reviewed in consultation with LBTH Transportation and Highways Officer who raised no objections, subject to the conditions to secure a full delivery and servicing management plan.

Cycle Parking

- 7.76 Policy T5 of the London Plan (2021) requires development to provide an appropriate level of cycle parking that is fit for purpose, secure and well-located. The proposed development would generate the following need for cycle parking to be provided in line with the up-to-date requirements of the London Plan (2021):

B1 Use:

- Long-stay - 1 space per 75sqm for short-stay
- Short-stay - 1 space per 500sqm for first 5,000sqm, and 1 space per 5,000sqm thereafter

- 7.77 The proposal would provide 26 long-stay cycle spaces, including Sheffield stands, and wall rack cycle stands. In addition, 14 short-stay spaces would be provided in the form of 7 Sheffield stands, to be located the footway outside the building. The provision of cycle spaces is sufficient in accordance with the London Plan (2021). Full details of long stay and short stay cycle parking would be secured by condition, subject to approval.

Trip Generation and Highways Safety

- 7.78 The submitted Transport Assessment (Transport Planning Practice) has considered the total trip generation for the development. The assessment concluded that the proposed development has the potential to generate approximately 41 two-way trips during AM peak times between 08:00 and 9:00; and 40 two-way trips during the PM peak times 17:00 and 18:00. The majority of these trips would be made via the Underground (33.7% of trips), train (37.2% of trips) and bus (10.4% of trips). Other sustainable transport modes include walking (8.7% of trips) and bicycle (6.9% of trips).

- 7.79 The Transport Assessment has been reviewed in consultation with LBTH Transportation and Highways Officer who raised concerns with the impact of the layby on Hanbury Street as identified in the Road Safety Audit; and the location of the short-stay cycle parking on the footway.
- 7.80 The proposed layby on Hanbury Street was being included to provide a place for Council's refuse vehicles to stop, to serve the existing apartments within Britannia House. The refuse vehicle currently reverses off Hanbury Street and thus the proposed layby arrangement was considered an improvement. To prioritise enhancements to the pedestrian environment, the layby has been removed and the footway reinstated. Additionally, the location of the short stay spaces has been adjusted to maximise the footway width.

Travel Plan

- 7.81 A full Travel Plan would need to be secured by condition, subject to approval.

Demolition and Construction Traffic

- 7.82 Should the application be approved, the impact on the road network from demolition and construction traffic would be controlled by way of conditions requiring the submission and approval of Construction Management Plans. The Construction Management Plan will need to ensure the Code of Construction would be adhered to, and consider the impact on pedestrians, cyclists and vehicles as well as fully considering the impact on other developments in close proximity

ENVIRONMENT

Energy Efficiency

- 7.83 At a national level, the National Planning Policy Framework sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure. At a strategic level, the climate change policies as set out in Chapter 5 of the London Plan 2015 and the Tower Hamlets Local Plan (D.ES7) collectively require developments to make the fullest contribution to the mitigation and adaptation to climate change and to minimise carbon dioxide emissions.
- 7.84 Policy SI2 of the emerging London Plan requires major development to be net zero-carbon. This means reducing carbon dioxide emissions from construction and operation, and minimising both annual and peak energy demand in accordance with the following energy hierarchy:
- Use Less Energy (Be Lean)
 - Supply Energy Efficiently (Be Clean)
 - Use Renewable Energy (Be Green)
 - Monitor and report (Be Seen)
- 7.85 Policy D.ES7 includes the requirement for non-residential developments to be zero carbon with a minimum of 45% reduction in regulated carbon dioxide on-site with the remaining regulated carbon dioxide emissions to 100% to be offset with cash payment in lieu.
- 7.86 The submitted Energy Statement (Webb Yatts) sets out the proposals to reduce energy demand through energy efficiency measures and renewable energy technologies (including 14x Photovoltaic array and Air Source Heat Pumps) and deliver the following CO2 emissions:

- Site Baseline – 13.16 tonnes CO2 per annum
- Proposed Emissions – 5.75 tonnes CO2 per annum

7.87 The total on-site site wide CO2 emission reduction is anticipated to be 47.37% against the building regulation baseline utilising the SAP10 carbon factors.

7.88 The proposals are for a 5.87 tonnes/CO2 reduction in on-site emissions and would result in a carbon offsetting contribution of £16,388 to offset the remaining 5.75 tonnes CO2 and achieve net zero carbon. This calculation has been based on the new SAP10 carbon factors and using the recommended GLA carbon price of £95 per tonne for a 30-year period.

7.89 The financial contribution would be included as a planning obligation in the related Section 106 legal agreement, subject to approval.

Sustainability

7.90 Policy D.ES7 of the Local Plan (2020) requires sustainable design assessment tools to be used to ensure the development has maximised use of climate change mitigation measures. This policy requires all non-residential uses over 500sqm of floorspace which form part of a development to achieve a BREEAM 'Excellent' rating of 70%.

7.91 The applicant has submitted a BREEAM Pre-Assessment which demonstrated a BREEAM Excellent Rating with a score of 77% and the BREEAM Excellent Final Certificate will be secured via condition.

Summary and Securing the Proposals

7.92 The current proposals have sought to implement energy efficiency measures and renewable energy technologies to deliver CO2 emission reductions. The proposals meet the Local Plan target for anticipated on-site carbon emission reductions and are proposing a 56% reduction compared to the baseline (SAP10). However, in order to support the scheme the residual CO2 emissions should be offset through a carbon offsetting contribution of £16,388 to deliver a policy compliant net zero carbon development.

7.93 Subject to conditions securing the current carbon reduction proposals; BREEAM Excellent; post construction verification of onsite savings; and the CO2 emission reduction shortfall being met through a carbon offsetting process, the proposals would be considered in accordance with adopted policies for delivering net zero carbon developments.

Air Quality

7.94 Policy D.ES2 of the Local Plan (2020) require major developments to be accompanied by assessments which demonstrates that the proposed uses are acceptable and show how development would prevent or reduce air pollution.

7.95 The application is accompanied by an Air Quality Assessment (XCO2 – November 2020) which identified that releases of dust and PM10 are likely to occur during site activities, with the risk of dust soiling and health impacts at neighbouring properties assessed as 'medium'. However, the report further states through the implementation of suitable mitigation measures, the impact of dust and PM10 releases may be effectively mitigated, and the resultant impacts are considered to be negligible.

7.96 This has been reviewed by Council's Environmental Health team and confirmed to be accurate. Conditions would be necessary to limit the impact on local air quality as a result of the

construction phase of the development. This would be secured and monitored through a required Construction Management Plan.

Waste

- 7.97 Policies D.MW2 and D.MW3 of the Local Plan (2020) require adequate refuse and recycling storage alongside and combined with appropriate management and collection arrangements.
- 7.98 The proposal would include the provision of a segregated bin store for the application site and the adjoining site at 68-80 Hanbury Street (including the residential flats above this building). The store would be located adjacent to the vehicular entrance, and commercial bins collected by a private contractor from the service yard, and residential bins collect from the public highway, as per the consented arrangements under PA/12/03372.
- 7.99 Details of bin storage size and servicing arrangements will be secured by way of conditions, subject to approval.

Biodiversity

- 7.100 Development Plan policies seek to safeguard and provide for net gains for biodiversity.
- 7.101 The application site consists entirely of hard surfaces, with minimal vegetation, and as such there will not be any adverse impacts on biodiversity. The submitted Ecological Impact Assessment (MKA Ecology) has identified a number of key findings, opportunities and improvements possible for the site.
- 7.102 Policy D.ES3 requires developments to deliver net gains in biodiversity that contribute to the Local Biodiversity Action Plan (LBAP). The roof is designed as an extensive green roof to provide habitat for invertebrates, with subsequent benefits for other taxonomic groups such as birds. Design specifications will include a variety of substrate types and pollinator-friendly plant species. This roof would not be publicly accessible to minimise disturbance of habitats. One black redstart nest box would be installed either on the existing Second Homes building or on the proposed extension.
- 7.103 The proposed planting at ground and intermediate levels includes a good diversity of nectar-rich perennials and/or shrubs which will contribute to LBAP targets. Full details of all biodiversity enhancements will be secured by way of condition.
- 7.104 Council's Biodiversity Officer has reviewed the proposal requested for further details on the planting and green roof. Biodiversity enhancements and mitigation measures will be secured through conditions, subject to approval. The agreed measures shall be implemented in full prior to the occupation of the development hereby approved.

Flood Risk & Drainage

- 7.105 Policy D.ES5 of the Local Plan (2020) seek to manage flood risk and encourage the use of Sustainable Urban Drainage. The application is supported by a Sustainable Urban Drainage Strategy (Webb Yates) detailing the existing surface water drainage conditions and sets out the proposed drainage strategy for the development.
- 7.106 The site is located within Flood Zone 1 and is not located within a Critical Drainage Area. The existing site is a hardstanding surface, which is complete impermeable. The proposed drainage strategy comprises the installation of green roof with attenuation measures in a form of a below-ground geocellular tank system.

- 7.107 Part 3 of policy D.ES5 states that developments not located within Critical Drainage Areas should seek to achieve greenfield run-off rate and volume leaving the site. The report states that the discharge rate will be 5l/s using a preliminary tank size of 18m³ with a flow control device.
- 7.108 This has been reviewed by the Council's SuDs Officer who raised concerns that the site should reduce the peak discharge rate to 2.5l/s in a 1 to 100-year + 40% climate change storm event. This would bring the peak discharge rate closer to the defined greenfield rate for the site. Conditions will be secured to obtain an amended drainage strategy and full details of the SuDs measures. Thames Water have also requested a piling method statement as a condition, as well as informatives to be added, subject to approval.

Land Contamination

- 7.109 The application has been reviewed by the Council's Environmental Health Land Contamination officer and subject to standard conditions, the proposals are acceptable from a land contamination perspective and any contamination that is identified can be satisfactorily dealt with.

INFRASTRUCTURE IMPACT

- 7.110 It is estimated that the proposed development would be liable for Tower Hamlets Community Infrastructure Levy (CIL) payments of approximately £232,792.23. It is important to note that these figures are approximate. The final figures will be determined if approval for the application is granted.
- 7.111 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.
- 7.112 The applicant has agreed to meet all of the financial contributions that are sought by the Council's Planning Obligations SPD, as follows:
- £16,388 towards carbon off-setting
 - £4992 towards construction phase employment skills training

PLANNING BENEFITS

- 7.124 The scheme would provide significant public benefits such as:
- Commercial units with active frontages
 - Affordable workspace
 - Employment and skills training programme during construction.
 - CIL contributions
 - Significant construction spend in the local economy
 - Significant additional visitor spend into the local economy each year.
 - Business rate receipts each year for the commercial units.

8. HUMAN RIGHTS AND EQUALITIES

- 8.1 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.

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

9 RECOMMENDATION

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

9.2 Financial Obligations

- a. £16,388 carbon offsetting obligation
- b. £4992 towards construction phase employment skills training

9.3 Non-Financial Obligations

- a. Construction Phase
 - Access to employment
 - 20% local procurement
 - 20% local labour in construction
 - One construction phase apprenticeship
- b. End Phase
 - Reasonable endeavours commitment to provide training opportunities, internships and engage with local schools and FE and HE College (e.g. City College and the FE - London Interdisciplinary School and QMUL)
 - Reasonable endeavours commitment to use local supply chains
- c. Provision of Affordable Workspace
 - At 1st floor provision of 1 x 12 person Studio, 2 x 6 person Studio and 1 x 4 person for minimum 15 years at 35% market discount, Individual Memberships per Studio space at
 - Preparation of Affordable Workspace Strategy with the studios to be first offered to micro-businesses/ charities enterprises based in the Borough with marketing strategy targeted at existing micro businesses in Spitalfields and Banglatown Ward and the immediate adjoining Wards
- d. Transport
 - Car Free Agreement
 - Provision of one accessible car parking bay
 - Workplace Travel Plans
 - Highways improvement works (S278 legal agreement)

10. PLANNING CONDITIONS

Compliance

1. 3 years deadline for commencement of development.
2. Development in accordance with approved plans.
3. 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.

4. Commercial units opening hours
5. Energy and efficiency standards
6. On-site accessible car parking details
7. Restricted access to terraces
8. Blackout curtains to rear facing windows

Pre-Commencement

9. Construction environmental management and logistics plan
10. Piling method statement
11. Noise mitigation
12. Zero carbon future proofing details.
13. Air quality emission standards for boilers & CHP, kitchen extract standards for commercial use and construction plan and machinery (NRMM).
14. Land contamination
15. Dust and emissions management plan
16. Archaeological Written Scheme of Investigation

Pre-Superstructure Works

17. Details of hard and soft landscaping
18. Details of external facing materials and architectural detailing
19. Cycle parking details
20. Shopfront details
21. Highway improvement works
22. SUDS
23. Secure by Design standards
24. Biodiversity mitigation and enhancements
25. Commercial units extraction details

Pre-occupation

26. Car-free agreement
27. Deliveries, servicing and site waste management plan
28. Travel Plan
29. Secure by Design accreditation
30. BREEAM Certificate 'Excellent'
31. Plant post-installation noise verification

Informative

1. Groundwater risk management permit
2. Designing out crime advice

Appendix 1 – List of drawings and documents

Drawings:

A-01-01	ADS-03-01
	ADS-04-01
A-02-01	ADS-05-01
A-03-02	E-01-01
A-04-01	E-02-01
A-05-01	E-03-01
A-06-01	E-04-01
A-07-01	E-05-01
A-08-01	E-06-01
A-09-01	E-07-01
A-10-01	E-08-01
A-11-01	E-09-01
A-12-01	E-10-01
A-13-01	E-11-01
A-14-01	E-12-01
A-15-01	
A-16-01	L-01-01
A-17-01	J4063-C-DR-100 01
	SD-01-01
ADS-01-01	
ADS-02-01	AW-01-01

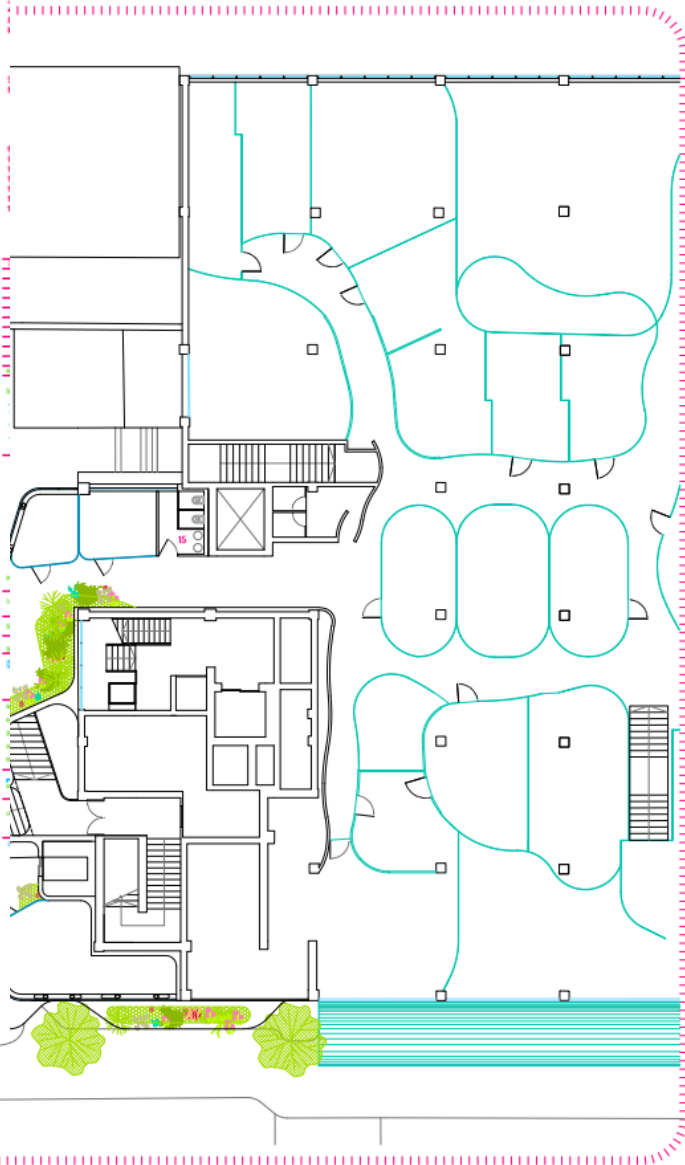
Documents:

- Design and Access Statement by Dosis Architects;
- Planning Statement by CMA Planning;
- Heritage Statement by Turley Heritage;
- Daylight and Sunlight Report by GIA;
- Light Pollution Report by Waldrams;
- Transport Statement by TPP;
- Planning Noise Report by Sandy Brown;
- Air Quality Assessment by XCO2;
- Energy and Sustainability Proposal by Webb Yates;
- Sustainable Drainage Systems Report by Webb Yates;
- Construction Management Plan by Webb Yates;
- Foul Sewerage and Utilities Assessment by Webb Yates;
- Ecological Impact Assessment by MKA Ecology;
- Land Contamination Report by Jomas;
- Rapid Health Impact Assessment Matrix by CMA Planning;
- Statement of Community Involvement by Thorncliffe / Your Shout

- Proposed Ground Floor Plan



- Proposed First Floor Plan



- Proposed Second Floor Plan

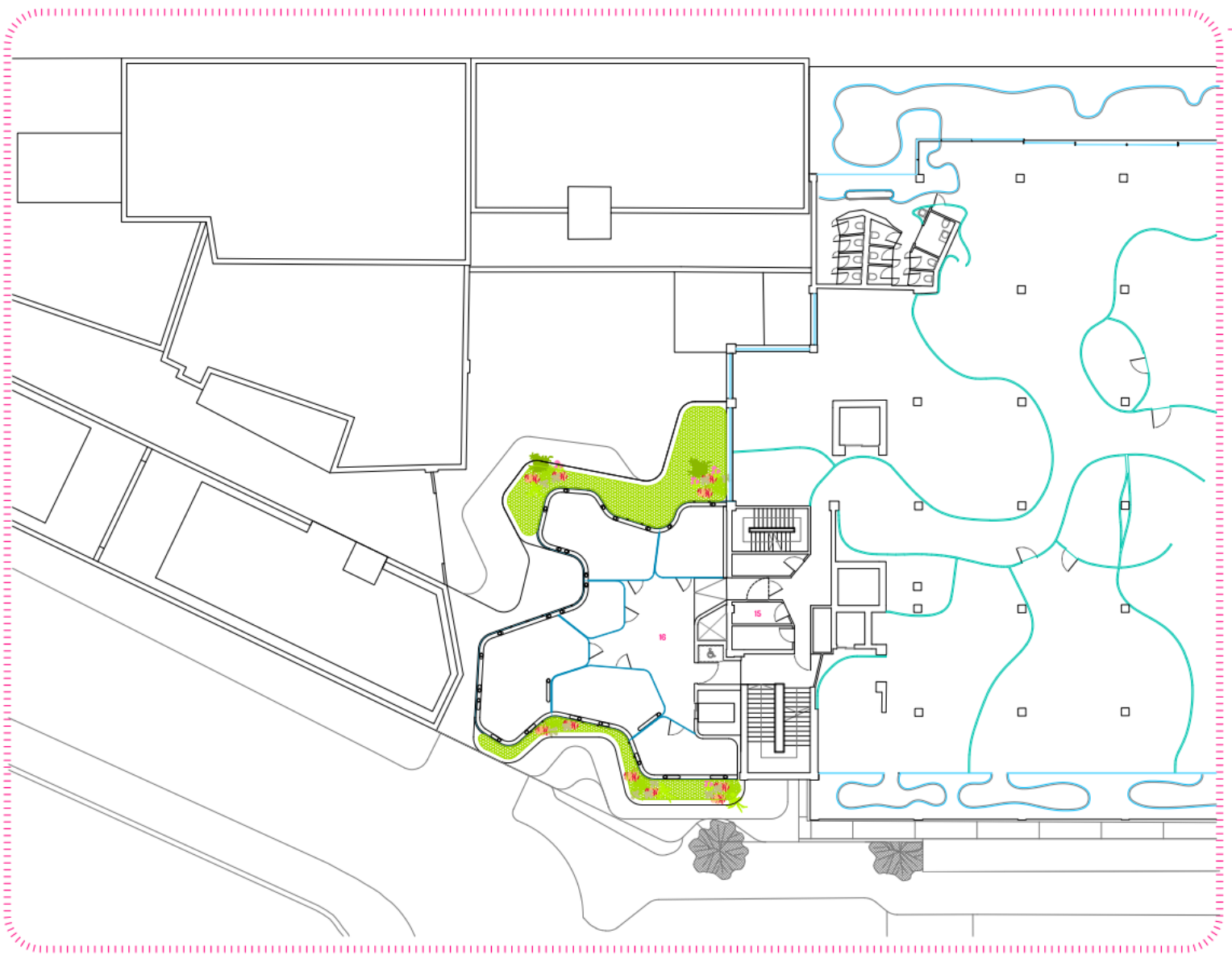


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– Proposed Third Floor Plan

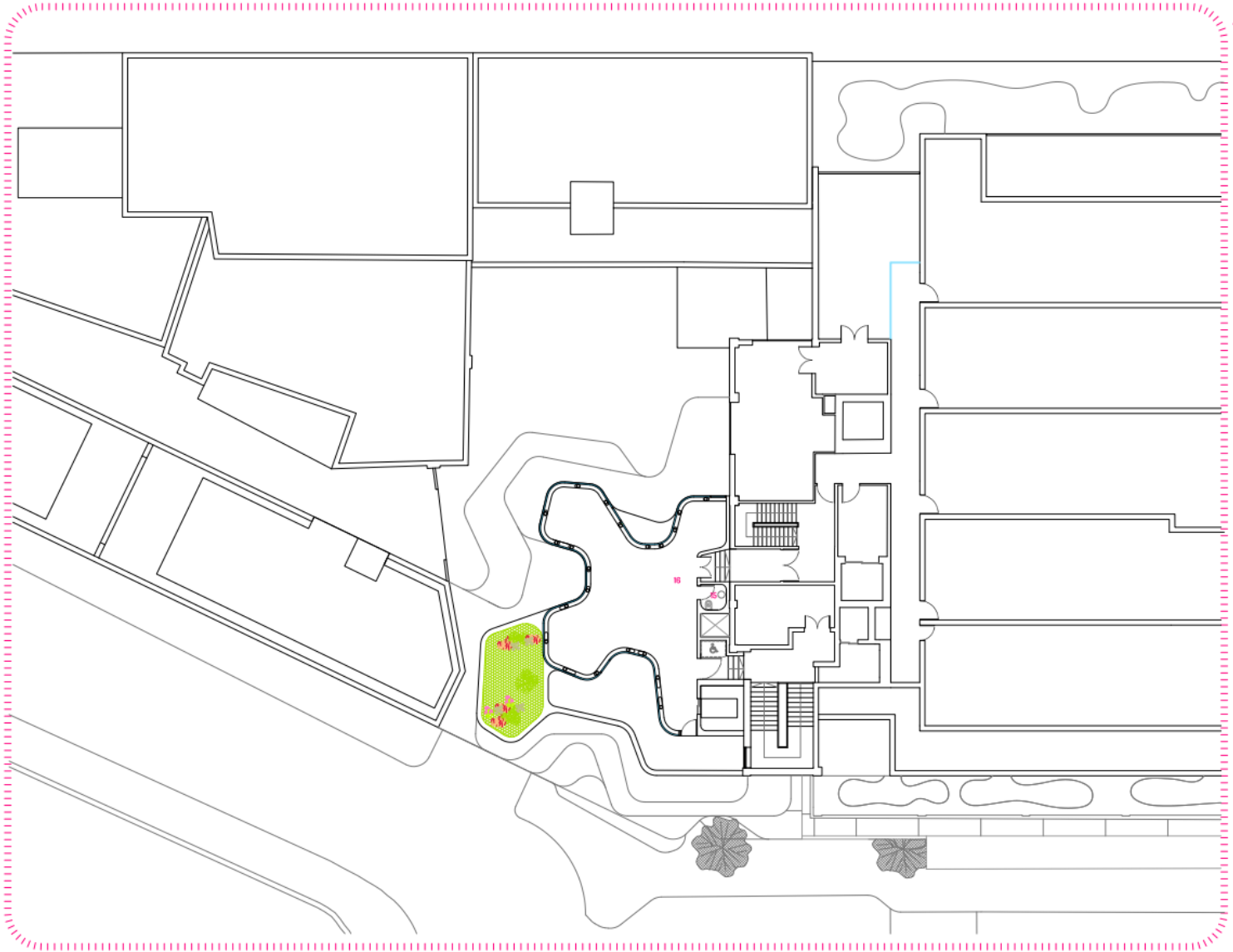


- Proposed Fourth Floor Plan

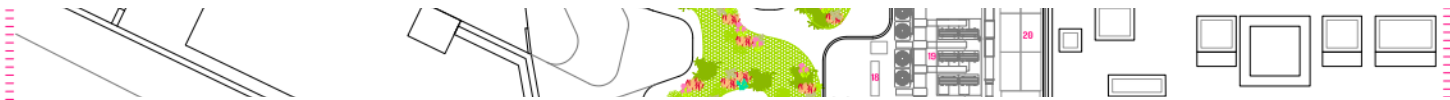
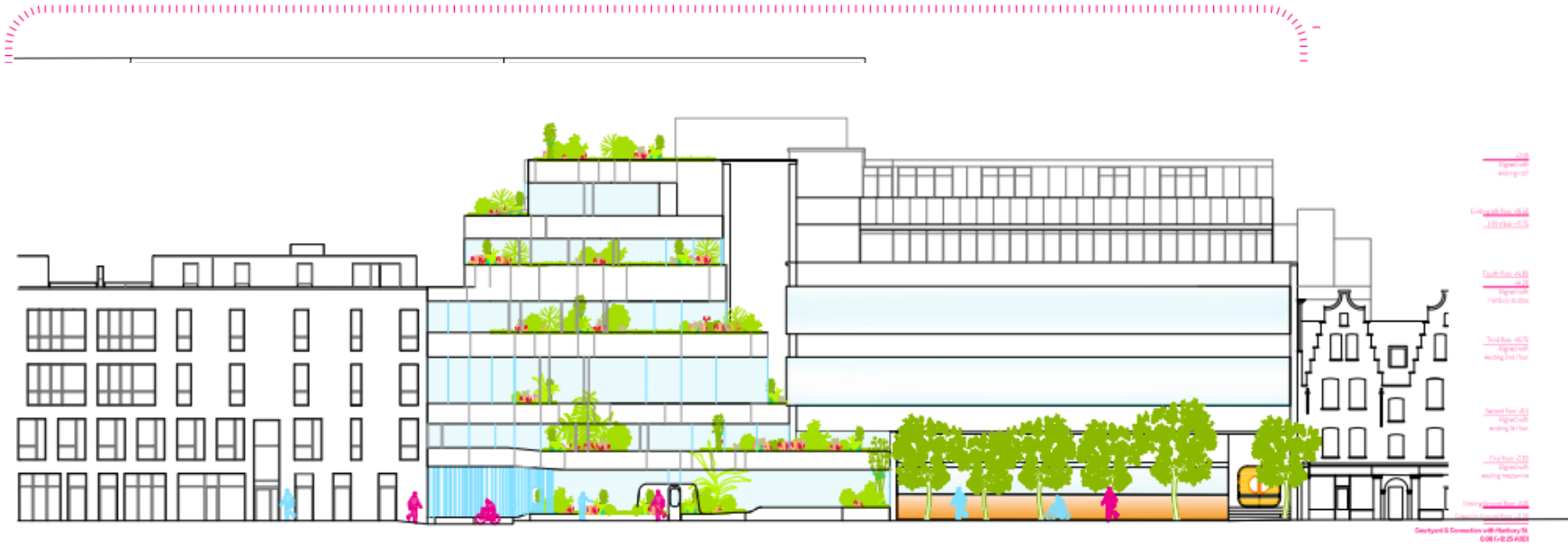


- Proposed Fifth Floor Plan

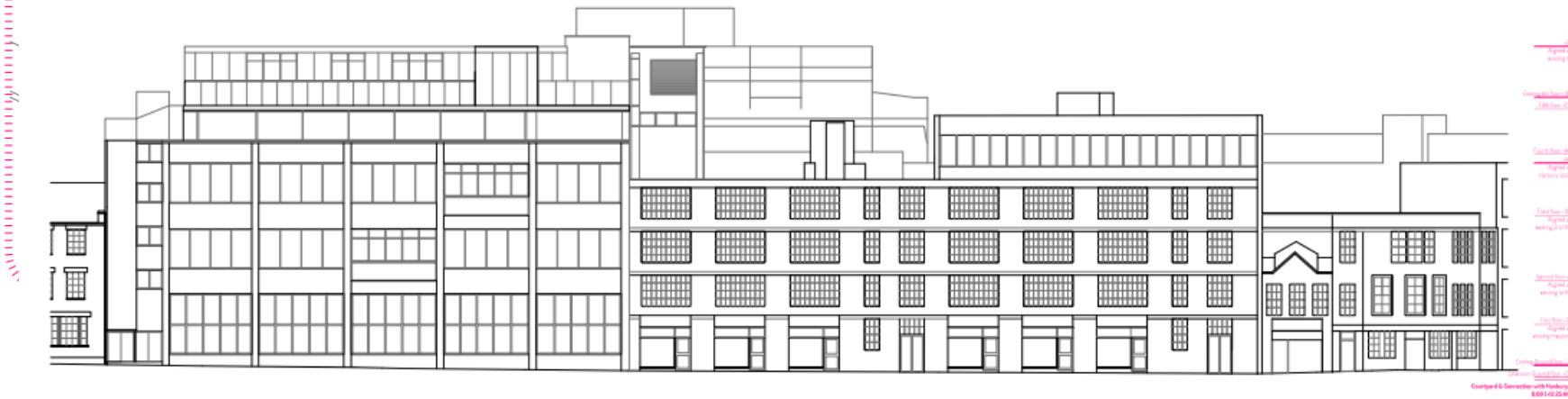
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– Proposed Sixth Floor Plan



– Hanbury Street Elevation
– Princelet Street Elevation



– North-South Section Plan



- Affordable Workspace Plan at First Floor



