

UPDATE REPORT, STRATEGIC DEVELOPMENT COMMITTEE, 8th June 2022

Agenda item no	Reference no	Location	Proposal/Title
7.1	PA/21/02776/A1	15-27 Byng Street, 29 Byng Street (Flats 1-6 Dowlen Court) and 1-12 Bellamy Close, London E14	Demolition of the existing buildings and structures and construction of residential dwellings (Use Class C3), public realm works, landscaping, access, servicing, parking and associated works.

1. Clarifications and corrections

- 1.1 Paragraph 2.2 contains an error and should refer to 188 units within the 31-storey residential tower (block C).
- 1.2 Paragraph 7.43 states that 82 residential units would meet Building Regulation M4(2) standards. This is an error and should refer to 182 units.
- 1.3 Table 8 should indicate the number of rooms tested within the proposed development:

Area	No. of total windows rooms	No. of compliant windows rooms	Compliance
Living/kitchen/dining area	74	62	84%
Living room	125	122	99%
Kitchen	41	33	81%
Bedrooms	350	327	93%
Total	590	544	92%

Table 8. Average Daylight Factor.

- 1.4 Paragraph 7.61 contains an error and should read ‘The results of the ADF assessment show that ~~550~~ **544** (92%) of ~~596~~ **590** rooms assessed would be fully compliant with the BRE Guidelines.’
- 1.5 Paragraph 7.193 contains an error, making reference to affordable workspace. This should be omitted and the paragraph should read:

The proposed development would result in significant and numerous planning benefits, including the re-provision of an enhanced social rented housing, provision of additional housing and affordable housing, ~~affordable workspace~~, and pedestrian link through the site in addition to a number of financial contributions. The identified harm caused through the loss of

daylighting and sunlighting conditions of neighbouring properties is considered acceptable on balance.

- 1.6 Paragraph 7.219 contains an error with regards to the number of cycle spaces provided within the pedestrian link. This paragraph should read:

A total of 4 Sheffield stands equating to 6 8 cycle parking spaces are provided within the northern part of the pedestrian link, adjacent to the north-eastern corner of the residential tower. This is sufficient to cater for short-stay residential spaces.

- 1.7 With regards to flood risk and drainage, paragraph 7.250 states that the GLA have requested further details to ensure compliance with the London Plan. The applicant has responded to the GLA on these matters and the GLA have confirmed that their comments have been addressed and they have no further comments to make on flood risk or drainage.

2. Fire safety – amended plans

- 2.1 Amended floor plans have been provided to address comments received from the Health and Safety Executive concerning escape route. The Council's Building Control Service have confirmed that these would address the issues raised and would meet these aspects of the Building Regulations. The amendments show the ground floor layout rearranged so that there is now a separate fire escape route that does not interact with any lobbies that serve ancillary spaces. These alterations therefore address the comments made by the Health and Safety Executive. The first-floor lobby has also been increased in size to allow for more room for a wheelchair user. The list of drawing numbers has been updated to contain the revised plan numbers.
- 2.2 In light of the alterations to the first-floor plans to increase the ventilated lobby to make the space more suitable for a wheelchair user, and the relocation of the cleaners' cupboard from ground floor to first floor, the internal communal space has decreased in size by 8sqm. The total communal amenity space provided indoors within block C would be 208sqm. This reduction has no implications with regards to the required amount of communal amenity space, as an excess is still provided.

3. Drawings and documents recommended for approval

Following receipt of amended ground and first floor plans, the final schedule of drawings should read as follows:

MOU-BCL_HTA-A_XX-DR-0001 – Existing Site Plan
MOU-BCL_HTA-A_XX-E01-DR_0010 – Existing Elevation 01
MOU-BCL_HTA-A_XX-E02-DR-0011 – Existing Elevation 02
MOU-BCL_HTA-A_XX-E03-DR-0012 – Existing Elevation 03
MOU-BCL_HTA-A_XX-E04-DR-0013 – Existing Elevation 04
MOU-BCL_HTA-A_XX-E05-DR-0014 – Existing Elevation 05
MOU-BCL_HTA-A_XX-SA-DR-0015 – Existing Section AA
MOU-BCL_HTA-A_XX-SB-DR-0016 – Existing Section BB
MOU-BCL_HTW-A_XX-00_DR_2000 (**revision C**) – Level 00 General Arrangement Plan
MOU-BCL_HTW-A_XX-01_DR_2001 (**revision B**) – Level 01 General Arrangement Plan
MOU-BCL_HTW-A_XX-02_DR_2002 (revision A) – Level 02 General Arrangement Plan

MOU-BCL_HTW-A_XX-03_DR_2003 (revision A) – Level 03 General Arrangement Plan
MOU-BCL_HTW-A_XX-04_DR_2004 (revision A) – Level 04 General Arrangement Plan
MOU-BCL_HTW-A_XX-05_DR_2005 (revision A) – Level 05 General Arrangement Plan
MOU-BCL_HTW-A_XX-06-09_DR_2006 – Level 06 - 09 General Arrangement Plan
MOU-BCL_HTW-A_XX-10_DR_2007 – Level 10 General Arrangement Plan
MOU-BCL_HTW-A_XX-11-13_DR_2008 – Level 11 - 13 General Arrangement Plan
MOU-BCL_HTW-A_XX-14_DR_2009 (revision A) – Level 14 General Arrangement Plan
MOU-BCL_HTW-A_XX-15_DR_2010 (revision A) – Level 15 General Arrangement Plan
MOU-BCL_HTW-A_XX-16-18_DR_2011 – Level 16 - 18 General Arrangement Plan
MOU-BCL_HTW-A_XX-19-20_DR_2012– Level 19 - 20 General Arrangement Plan
MOU-BCL_HTW-A_XX-21-30_DR_2013– Level 21 - 30 General Arrangement Plan
MOU-BCL HTA-A E01-DR 2100 – Elevation 01 North
MOU-BCL HTA-A E02-DR 2101 (revision A) – Elevation 02 East
MOU-BCL HTA-A E03-DR 2102 – Elevation 03 South
MOU-BCL HTA-A E04-DR 2103 – Elevation 04 West
MOU-BCL HTA-A E05-DR 2104 – Elevation 05 East

4. RECOMMENDATION

4.1 As per the original recommendation to GRANT planning permission.