

# Land bounded by Shoreditch High Street/Norton Folgate/Blossom Street and Commercial Street

**meeting date:** 30 May 2014

**meeting time:** 10:00

**location:** City Hall, Committee Room 3, Lower Ground Floor

## The proposal

Commercially led mixed use development including A1/A3 and B1 with residential floorspace divided between three different parcels of adjacent land. The scheme is likely to be referable under categories 1b, 1c and 3e of the Mayor of London Order (2008).

## The applicant

The applicant is **British Land Property Management Ltd.** and the architects are **AHMM, Duggan Morris, DSDHA** and **Stanton Williams**.

## Background

On 9 May 2014 the GLA received a request for a pre-application meeting to discuss the above proposal for the development of the above sites within the London Borough of Tower Hamlets. Based on the material provided in advance of the meeting, the following strategic issues have been identified for discussion:

### 1. Presentation of the scheme by the applicant

### 2. Principle of development

- Relevant adopted site allocations; nature of existing uses; loss of existing employment uses; reference to City Fringe OAPF
- Principle of a mixed use commercial led development and nature of new commercial floor space

### 3. Urban design

- Layout, ground floor interaction, and public realm
- Massing, scale and response to local context, heritage assets and adjacent emerging development
- Materials and building appearance, sustainability through design, and internal quality

### 4. Housing

- Tenures and mix of unit sizes and local housing need

- Affordable housing products, funding and viability
- Residential density
- Residential quality
- Children's playspace

## **5. Inclusive access**

- Principles of inclusive design
- Lifetime Homes & wheelchair accessible housing

## **6. Sustainable development**

- Principles for the future energy strategy, in order to support climate change mitigation in accordance with the London Plan energy hierarchy and related policies.
- Climate change adaption including measures to manage the urban heat island; overheating; solar gain; flood risk; minimise water usage; and, protect/enhance green infrastructure, biodiversity.

## **7. Transport**

- General approach to the transport assessment, transport principles, public transport, car and cycle parking and access, travel plan, and the Mayoral Community Infrastructure Levy.

## **8. LBTH comments**

## **9. Timetable, programming and scope of application, and next steps**

### **Attending –**

#### GLA/TfL group

- [REDACTED] GLA
- [REDACTED] GLA
- [REDACTED], GLA
- [REDACTED] – GLA Energy
- [REDACTED], TfL

#### Applicant

- [REDACTED] – DP9
- [REDACTED] – British Land
- [REDACTED] – British Land
- [REDACTED] – AHMM
- [REDACTED] – AHMM

- [REDACTED] – Stanton Williams
- [REDACTED] – DSDHA
- [REDACTED] – KM Heritage
- [REDACTED] – East Landscape Architects
- [REDACTED] – Duggan Morris
- [REDACTED] – Atelier Ten (energy/sustainability)
- [REDACTED] – Arup (transport)
- [REDACTED] – LBTH
- [REDACTED] – LBTH

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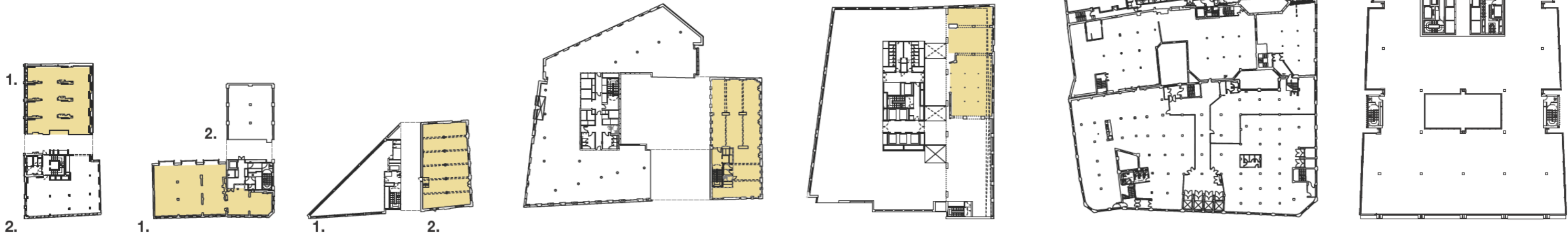
for further information, contact Planning Unit (Development & Projects):

[REDACTED]

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Draft City Fringe OAPF Space Typologies

Artists Studios	< 93 sqm (1,000 sqft)
Co Working & SME Space	< 372 sqm (4,000 sqft)
Grow On Space	372 - 2,787 sqm (4,000 sqft to 30,000 sqft)
Corporate Office Space	> 2,787 sqm (30,000 sqft)



Blossom Street\*

S1a	S1b	S1c	S2	4-8 ELDER ST	S1	Tea Building	Principal Place
1. 242 sqm 2,604 sqft	1. 152 sqm 1,636 sqft	1. 180 sqm 1,937 sqft	1,027 sqm 11,054 sqft	305 sqm 3,283 sqft	1,765 sqm 18,998 sqft	2,206 sqm 23,750 sqft	4,262 sqm 45,876 sqft
2. 209 sqm 2,249 sqft	2. 304 sqm 3,272 sqft	2. 238 sqm 2,560 sqft	Grow On Space	SME Space	Grow On Space	Grow On Space	Corporate Office Space
SME Space	SME Space	SME Space					

Refurbished/retained buildings

\*Approximate areas provided for typical floorplates  
Blossom Street floorplates shown are the largest ones for each block. Demonstrating a variety of sizes, retention of old and new buildings and the possibility of tenancy splits across all blocks.

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## **8. LBTH comments**

## **9. Timetable, programming and scope of application, and next steps**

### **Attending –**

#### GLA/TfL group

- [REDACTED] – Strategic Planner/Urban Design (case officer), GLA
- [REDACTED] – Strategic Planning Manager (principal officer), GLA
- [REDACTED] – Principal Access Officer, GLA
- [REDACTED] – GLA Energy
- [REDACTED] – Development Planning Officer, TfL

#### Applicant

- [REDACTED] – DP9
- [REDACTED] – British Land
- [REDACTED]n – British Land
- [REDACTED] – AHMM
- [REDACTED] – AHMM

- [REDACTED] – Stanton Williams
- [REDACTED] – DSDHA
- [REDACTED] – KM Heritage
- [REDACTED] – East Landscape Architects
- [REDACTED] – Duggan Morris
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- [REDACTED] – LBTH
- [REDACTED] – LBTH

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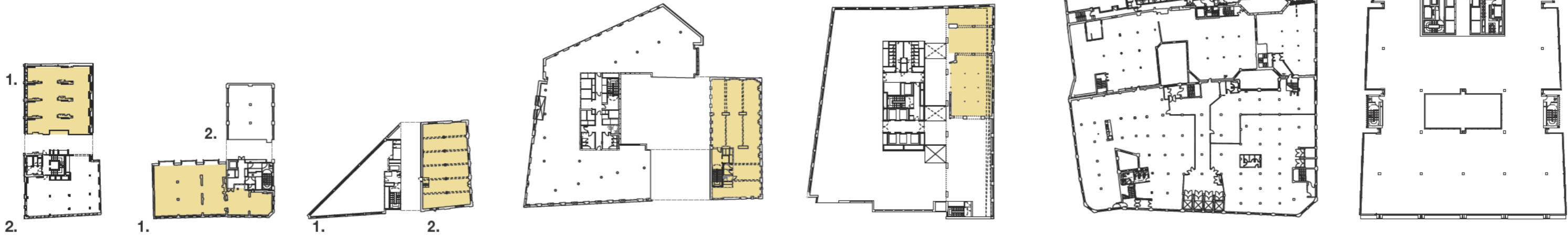
for further information, contact Planning Unit (Development & Projects):

[REDACTED]

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Blossom Street\*

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2. 209 sqm 2,249 sqft	2. 304 sqm 3,272 sqft	2. 238 sqm 2,560 sqft	Grow On Space	SME Space			
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 Refurbished/retained buildings

\*Approximate areas provided for typical floorplates  
Blossom Street floorplates shown are the largest ones for each block. Demonstrating a variety of sizes, retention of old and new buildings and the possibility of tenancy splits across all blocks.

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Blossom Street E1 - Pre-application meeting  
**Date:** 28 May 2014 17:39:33  
**Attachments:** [2656b\\_JK Meeting agenda.pdf](#)

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Dear all,

Please find attached meeting agenda which sets out the broad points for discussion at the GLA pre-application meeting on the proposals for the above site, scheduled for 10:00 on Friday 30 May 2014.

I propose that the meeting starts with a presentation of the scheme from/on behalf of the applicant, before leading into discussion on the various matters identified on the attached note.

External attendees should make themselves known at City Hall reception on arrival. I look forward to seeing you at the meeting.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

Planning Department  
GREATER LONDON AUTHORITY  
City Hall, The Queen's Walk, London, SE1 2AA

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Blossom Street Employment Floorspace Additional Information  
**Date:** 17 March 2015 12:17:44  
**Attachments:** [12055\\_GLA\\_Floorplate\\_Analysis\\_150317.pdf](#)  
**Importance:** High

---

[REDACTED]

We are aware that this scheme is being presented to the Mayor tomorrow and we wanted to just distil some of the key messages / images that he might find helpful in relation to employment. I attach a useful plan showing our schemes floorplates (the variety there of) alongside some local comparisons. Also the following text should provide a few headlines:

*Blossom Street Employment Floorspace Analysis*

*Total B1 floorspace equates to 262,389 sq ft.*

*Further breakdown as follows (by draft City Fringe OAPF Typologies):*

Typology	Floorplate			
	Range	Count	Sqft	Sum %
Artist's studio	Less than 1k sqft	0	0	0.0%
Co-working / SME Space	1k - 4k sqft	28	60,328	23.0%
Grow-on Space	4k - 10k sqft	8	42,055	16.0%
	10k - 15k sqft	9	103,496	39.4%
	15k - 20k sqft	3	56,510	21.5%
	20k – 30k sqft	0	0	0.0%
Corporate Space	30k + sqft	0	0	0.0%
<b>Total</b>		<b>48</b>	<b>262,389</b>	<b>100%</b>

*Largest floorplates within the Blossom Street proposals are approximately 20,000 sqft. This floorplate size is substantially lower (by some 10,000 sqft) than the minimum threshold for corporate office space identified by the GLA, Tower Hamlets and their Borough partners in the City Fringe OAPF. By comparison, typical floorplates in the nearby Tea Building are approximately 23,750 sqft whilst floorplates at Principal Place are approximately 45,000 sqft. Both of these examples are larger than anything found in the Blossom Street proposals.*

*Some 23% of the floor space within Blossom Street can be used for co-working space and SMEs. The remainder of the space is grow-on space targeted at maturing businesses which have typically graduated from smaller start-up and SME space. The GLA has identified a significant need for grow-on space in the City Fringe to facilitate the growth of SMEs and address the relatively scattered and diverse provision of this type of space. It should also be noted that the majority of the grow-on space is at the lower end of the floorplate size to further facilitate this transition for businesses.*

*All of the buildings are designed to be sublet and floorplates can be further subdivided to provide incubator space, which would be managed by specialist providers. British Land has relationships*

*with a number of such specialist providers and is currently exploring opportunities to accommodate this type of operator within the development.*

*Throughout the development, there is a mix of new build and retained floorspace. This will provide an exciting mix of character and spaces contrasting with new modern office space.*

*In summary, the Blossom Street development provides no corporate office space, as defined by the GLA and Tower Hamlets, but instead provides a significant amount of grow-on space, as well as smaller floorplates which are suitable for co-working and SMEs, to help foster innovation and start-ups. It is an important Tech City development, which will meet an identified need for a range of different types and sizes of office accommodation, focussed on growing technology and media businesses.*

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

dp9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

[REDACTED]

website: [www.dp9.co.uk](http://www.dp9.co.uk)

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Blossom Street GLA Response  
**Date:** 01 May 2015 16:30:40

---

Good afternoon [REDACTED],

Please find a link below to download our response to the GLA Stage I report. The link also provides an update to the Energy Statement responding to comments in the Stage I report (though fundamentally the findings remain the same). The link will last for 5 days.

<http://we.tl/urT5F6Kapq>

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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100 Pall Mall  
London  
SW1Y 5NQ

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Blossom Street Planning Submission  
**Date:** 19 December 2014 08:58:35

---

Good morning [REDACTED],

We are submitting the Blossom Street redevelopment plans today. I am going to send a full application set plus CD to you at the GLA today as well.

LBTH should refer this to you sometime early in the new year.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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London  
SW1Y 5NQ

[REDACTED] website: [www.dp9.co.uk](http://www.dp9.co.uk)

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**From:** [REDACTED]  
**To:** [REDACTED]; [Stewart Murray](#)  
**Subject:** Blossom Street Proposals  
**Date:** 18 September 2015 12:28:23  
**Importance:** High

---

Stewart [REDACTED]

I understand you guys have your meeting with the Mayor on 23<sup>rd</sup> September to determine whether the Mayor is minded to intervene in this scheme or not.

I think from our clients perspective we would like to have a date pencilled in soon afterwards in order to discuss next steps should the Mayor decide to take over the applications. If the Mayor decides not to this will obviously fall away.

Can you let me know some slots that might work for you both? Perhaps Monday 28<sup>th</sup> or Tuesday 29<sup>th</sup>?

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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London  
SW1Y 5NQ

[REDACTED] website: [www.dp9.co.uk](http://www.dp9.co.uk)

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [Stewart Murray](#) [REDACTED]  
**Subject:** Blossom Street Site Visit  
**Date:** 30 September 2015 18:07:51  
**Importance:** High

---

Good afternoon [REDACTED]

In advance of your meeting tomorrow I thought it would be helpful to issue you with some information that we shared with Tower Hamlets in the run up to committee but which wasn't formally issued to the GLA. In the link below there is the following information:

1. Red line of the planning application (this hasn't changed but thought it would be useful for tomorrow)
2. Comparison table between the implemented consent and our proposals in relation to the retention of the warehouses.
3. Blossom Street Warehouses Retention and Re-Use Strategy.
4. Some additional images of how the warehouses could look both internally and externally.

In addition to this information we have volunteered the following condition for the unlisted warehouses:

*Prior to the commencement of works on the Blossom Street Warehouses, a schedule will be submitted to and approved by the local planning authority, detailing the extent of material to be retained and re-used during strip out of these buildings. The schedule shall include, but not be limited to, internal walls, floors and internal features such as columns. Those items identified for retention and re-use will be either protected in situ or removed and stored for the duration of the works and reinstated prior to completion of the building. The extent of the material to be retained and re-used will be in accordance with those principles set out in the Blossom Street Warehouses Retention and Re-use Strategy or such amendments to the Strategy as may be agreed.*

Link:

<http://we.tl/QoX70gUUkB>

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

dp9 Ltd  
100 Pall Mall  
London

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission  
**Date:** 17 February 2015 13:11:41

---

[REDACTED],

Link to the planning application as follows:

<http://we.tl/BclQm35XQb>

Listed building consent:

<http://we.tl/yMmK3iZNqG>

These links will last for 5 days.

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 17 February 2015 12:05  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission

[REDACTED]

A download link will be fine thanks, will have another look for the box – I'm sure it will turn up.

Regards

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 17 February 2015 12:01  
**To:** James Keogh  
**Subject:** RE: Blossom Street Planning Submission

H [REDACTED]

The application is quite large and in a bespoke grey box with an image of the warehouse on the top. Hopefully it will turn up as the scheme is complex and the files and documents are all very large (and the printing was very expensive!!).

Did you want a CD or download link?

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 17 February 2015 11:39  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission

Hi [REDACTED]

Would you mind resending the application docs for the above? Apologies for this, the CD and docs seem to have gone astray on the way to my desk. No need to send through the hard copies, digital copies will be fine.

This is due to go to the Mayor's meeting on the 18<sup>th</sup> March.

Many thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 December 2014 08:57  
**To:** [REDACTED]  
**Subject:** Blossom Street Planning Submission

Good morning [REDACTED]

We are submitting the Blossom Street redevelopment plans today. I am going to send a full application set plus CD to you at the GLA today as well.

LBTH should refer this to you sometime early in the new year.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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SW1Y 5NQ

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission  
**Date:** 22 September 2015 16:26:02

---

Thanks [REDACTED], much appreciated.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 22 September 2015 16:24  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission

Sure, will call after the meeting (finishes at 4pm)

---

**From:** [REDACTED]  
**Sent:** 22 September 2015 16:11  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission

[REDACTED] any chance you can let me know the outcome ASAP after tomorrow?

Thanks,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 10 September 2015 10:54  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission

No, this will be a closed meeting – the Mayor, Ed Lister and Senior Managers will be in attendance.

---

**From:** [REDACTED]  
**Sent:** 10 September 2015 10:50  
**To:** [REDACTED]  
**Subject:** Re: Blossom Street Planning Submission

Thanks James. Can the public attend this?

†

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, 10 September 2015 10:48  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission

Hi [REDACTED],

Yes the report will advise that the application has a significant impact on the implementation of the London Plan and a significant effect on more than one borough and there are therefore sound planning reasons for the Mayor to intervene in this case, as per the powers of the Mayor's Order 2008. The Mayor will make a final decision on this following the meeting on the 23<sup>rd</sup>.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 09 September 2015 18:05  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission

Thanks [REDACTED].

At the Mayor's meeting, will officers give a recommendation?

---

**From:** [REDACTED]  
**Sent:** 09 September 2015 17:54  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission

Hi [REDACTED]

Sorry I've just picked this up having been away for a couple of weeks – thanks for sending through. I'm expecting the Stage 2 referral tomorrow and we are aiming for the Mayor's meeting on 23<sup>rd</sup> Sept when the Mayor where the Mayor will make a decision – will keep you posted should the timeframe change for any reason.

Kind [REDACTED]  
James

---

**From:** [REDACTED]  
**Sent:** 28 August 2015 08:53  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Planning Submission  
**Importance:** High

Good morning [REDACTED],

Please be advised that the Blossom Street proposals were refused at committee on 21<sup>st</sup> July and the reasons for refusal were ratified last night at committee. I attach the committee report for reference. I think you can expect the application to be referred back to you in the next week or so.

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 December 2014 09:42  
**To:** Tom Horne  
**Subject:** RE: Blossom Street Planning Submission

Hi [REDACTED]

Thanks for letting me know, look forward to receiving the referral in due course.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 December 2014 08:57  
**To:** [REDACTED]

**Subject:** Blossom Street Planning Submission

Good morning [REDACTED],

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LBTH should refer this to you sometime early in the new year.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**To:** [REDACTED]  
**Subject:** RE: Blossom Street Proposals  
**Date:** 29 September 2015 17:53:30

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[REDACTED] – just make sure you contact [REDACTED] as I am not in the office Thursday (I will monitor my e-mails but might not be able to respond).

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 September 2015 16:55  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Proposals

[REDACTED]

Just to let you know we are also planning to visit the goods yard site on the same afternoon – we're still waiting to hear back on a time so we may end up arriving at Blossom Street slightly later at 2/2:30pm. Will confirm as soon as the BGY site visit is confirmed.

Thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 September 2015 15:57  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Proposals

[REDACTED]

1pm should be fine.

Our contact on the ground who can show you guys about is [REDACTED]

He is not part of the project team though and so has no knowledge of the proposals.

I suggest you give [REDACTED] a call sometime Thursday morning to firm up where and when you are meeting.

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 September 2015 13:47  
**To:** [REDACTED]  
**Subject:** Blossom Street Proposals



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 28 September 2015 11:38  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Proposals

[REDACTED] – apologies, can we start this meeting at 14.30 and run to 16.00?

We probably wouldn't need a 3 hour site visit in any case.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 28 September 2015 11:20  
**To:** [REDACTED]  
**Cc:** Stewart Murray; [REDACTED]  
**Subject:** RE: Blossom Street Proposals

Hi [REDACTED]

I can confirm that Wed 21<sup>st</sup> October 13:00-16:00 works for us.

Many thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 28 September 2015 09:38  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Proposals

[REDACTED] the following work for us:

Tues 20 Oct  
11.30 – 12.30

Wed 21 Oct  
13.00 - 16.00

Let me know which you would prefer ASAP.

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 24 September 2015 14:00  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Proposals

Hi [REDACTED]

I am free most of Monday and Tuesday afternoon but Stewart/[REDACTED] diaries are full most of next week. I'll speak to them and come back to you to suggest a time to meet asap.

In the meantime, would it be possible to set up a site visit – including access to the warehouse buildings within the next few weeks? It would be myself, [REDACTED] and possibly Stewart depending on his availability.

Having looked at diaries it looks like the following dates would be possible:

Thurs 8 Oct  
1230 – 1330

Tues 20 Oct  
0900 – 1230

Wed 21 Oct  
1300 onwards

Thurs 22 Oct  
1130 - 1330

Please let me know if any of these times would work for you.

Many thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 23 September 2015 17:41  
**To:** [REDACTED] Stewart Murray  
**Subject:** RE: Blossom Street Proposals  
**Importance:** High

[REDACTED] / Stewart,

Now that we know the Mayor wishes to determine the application would it be possible to get a date in the diary to discuss next steps?

Did the Monday or Tuesday work for you next week?

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 18 September 2015 12:29  
**To:** [REDACTED]; 'stewart.murray@[REDACTED]'

**Subject:** Blossom Street Proposals

**Importance:** High

Stewart [REDACTED]

I understand you guys have your meeting with the Mayor on 23<sup>rd</sup> September to determine whether the Mayor is minded to intervene in this scheme or not.

I think from our clients perspective we would like to have a date pencilled in soon afterwards in order to discuss next steps should the Mayor decide to take over the applications. If the Mayor decides not to this will obviously fall away.

Can you let me know some slots that might work for you both? Perhaps Monday 28<sup>th</sup> or Tuesday 29<sup>th</sup>?

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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London  
SW1Y 5NQ

[REDACTED] website: [www.dp9.co.uk](http://www.dp9.co.uk)

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EMAIL NOTICE:

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Proposals  
**Date:** 25 September 2015 11:34:27

---

Thanks [REDACTED] Will come back to you with site visit dates.

Any word on an initial meeting w/c 5<sup>th</sup> Oct?

[REDACTED]

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Blossom Street TfL Financial contribution request - Response to Arup's comments dated 15 March 2015  
**Date:** 21 May 2015 12:59:04  
**Importance:** High

---

Dear [REDACTED]

Further to your additional information relating to a request for financial contributions from Transport for London (TfL) (email dated 30 April 2015 below) in relation to the Blossom Street planning application (ref. PA/14/03548) we set out our ongoing concerns with regard to both the nature and scale of the contributions requested.

I am sure you are aware of The Community Infrastructure Levy Regulations 2010 (as amended) which introduced statutory tests for the use of planning obligations (Regulation 122). Regulation 122 states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In general terms, the contributions you have requested would appear to fail the first test in that they are not necessary to make the development acceptable in planning terms. There is also a question as to whether these contributions are directly related to the development and whether they are fairly and reasonably related to scale. These tests are further explored in the detail to each point below.

A further concern in relation to the Community Infrastructure Levy Regulations is with regard to a potential breach of Regulation 123 and the pooling restrictions. Please can you provide details of whether any of the projects you have requested funds for have funding secured from other planning permissions. As you will be aware, it would be a breach of Regulation 123 if 5 or more separate planning obligations secured funding for these projects.

As mentioned, we are of the opinion that the contributions requested are not necessary to make the development acceptable in planning terms. As such, any requests for these funds would thus be a more generic transport request. We would highlight the fact that the London Borough of Tower Hamlets has published their Regulation 123 infrastructure list which contains 'Roads and other transport facilities'. Clearly these requests fall in to this category and are satisfied by the Borough CIL charge which is now in operation.

The remainder of this response deals with each funding request in turn.

#### Shoreditch Triangle Improvements

The contribution sum of £730,000 has been calculated with reference to the level of trips generated from the Blossom Street site compared with the Bishopsgate Goods Yard proposal. The location of the Blossom Street site is different to the Bishopsgate Goods Yard site and

therefore the distributions of the Blossom Street site pedestrian and cyclist trips on the local network are not the same - the majority of the Blossom Street pedestrian trips will be to and from the public transport facilities which are located to the south of the Shoreditch Triangle Improvement scheme and will therefore not pass through it.

We therefore consider that the request for a contribution of £730,000 is not necessary to make the development acceptable in planning terms as there is no local transport issue derived from the Blossom Street proposals that requires mitigation. Furthermore, it is clearly not directly related to the development by virtue of its location some distance from the site.

#### Commercial Street Cycle Improvements

No information has been provided to allow us to determine whether the contribution request for £20,000 is necessary, directly related or fairly and reasonably related to the scale of development. Please provide details of how this sum has been calculated based on the net impact of the Blossom Street proposals.

#### Cycle Hire Contribution

This high number of cycle trips, as set out in the request, associated with the Blossom Street development proposals are primarily associated with the 8% cycle mode share for the office use. A total of 413 cycle parking spaces are provide in line with the Further Alteration to the London Plan (2015) standards. These 413 cycle parking spaces will cater for 19% of the daily building occupancy. This does not demonstrate a requirement to mitigate the impact of cyclists with an on-street docking station as the scheme provides infrastructure to accommodate the high number of cycle trips predicted. Furthermore the London Plan states that 'cycle hire docking stations should not be considered a substitute for cycle parking facilities'. In addition, it should not be for development to contribute to an existing service offered by TfL. If there is insufficient funding to maintain the docking station then the charging of the Cycle Hire should be reviewed. In light of these points, the contribution to the Cycle Hire scheme is not necessary to make the development acceptable in planning terms and is not directly related to the development.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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SW1Y 5NQ

[REDACTED] 0 website: [www.dp9.co.uk](http://www.dp9.co.uk)

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---

From: [REDACTED]

Sent: 30 April 2015 16:46

To: [REDACTED]

Cc: [REDACTED]

[REDACTED] e

**Subject:** Blossom Street TfL Financial contribution request - Response to Arup's comments dated 15 March 2015

Dear [REDACTED]

**Blossom Street TfL Financial contribution request - Response to Arup's comment dated 15 March 2015**

I am writing in response to your comments on the memo to me on 15 March 2015, regarding TfL's contribution requests for various projects in the vicinity of the site.

**1. Shoreditch Triangle Improvement**

TfL has been developing an improvement proposal around the Shoreditch Triangle area, initially focussing on cycling and pedestrian safety and physical route improvement as part of the Better Junction Initiative. Since our initial comments to LBTH and GLA in February, this project has become part of the Transforming Streets and Places portfolio, with broader aims for overall improvements to all surface transport modes, however cycle and pedestrians remain an essential element and TfL is committed to deliver improvement for them. As the Blossom Street proposal will generate a large number of pedestrians and cycle trips throughout the day, the scheme will provide mitigation/ benefit to members of public occupying/ visiting the proposal development. I am attaching earlier option drawings concerning the section of Shoreditch High Street immediately north of the site, showing the proposed cycle and junction improvement for your reference only, they will be superseded by further refinement as the scheme develops.

In terms of cost, as the scope of the project is going to be widened, it will exceed the estimated cost of £4.5m as we advised you earlier. However, you may appreciate our contribution request for £730K toward this project nonetheless remains unchanged. This contribution figure has been calculated with reference to the level of trips generated from your site compared to the Bishopsgate Goods Yard proposal. I also note your query regarding s106 obligation for the Bishopsgate Goods Yard application. As you may have heard, that project is stalled at the moment for various reasons, I therefore regret that I cannot advise you further regarding that project.

**2. Commercial Street Cycle Improvement**

TfL is also developing cycle improvements on Commercial Street immediately north of your site, the current estimate cost is at least £100K, or greater if a segregated cycle lane option is adopted. I am attaching an initial proposal for your reference only, as this will subject to further changes as the project progress. The cycle improvement would provide mitigation against an increase of cycle trips from your proposal and will provide better safety and accessibility to cyclists travelling to/ from your site. Therefore our contribution request for £20K toward this project is reasonable and justifiable.

### 3. Cycle Hire contribution

TfL notes that the closest docking station, at Norton Folgate, is already subject to heavy demand and is full 12% of time – at AM and PM peaks, well over our operational target of 5% indicating they experience a high level of demand. The demand on the two closest stations is set to increase in coming years. As a high number of cycle trips have been predicted for your development, it would be necessary to mitigate the additional demand to be generated from your proposal. Rather than requesting either a full or partial contribution for a docking station at this location, TfL considers an operational contribution of £90K to mitigate the additional stress on the existing network is necessary. This will enable TfL to provide a consistent and adequate level of services to these docking stations, such as providing sufficient number of bikes in peaks and ensuring availability of docking points for arrivals.

From a s106 negotiation point of view, TfL is content to accept that if in the event TfL has failed to deliver improvements for the Shoreditch Triangle and Commercial Street projects, five years after the commencement of the proposed development, the fund will be returned to the developer.

In summary, TfL consider that the projects discussed above will directly mitigate transport impact arise from the proposed development, therefore financial contribution toward these projects from this proposed development is justifiable and necessary.

Please feel free to contact me for further discussion or queries.

[REDACTED]

[REDACTED]

[REDACTED], Transport for London

[REDACTED], Windsor House, 50 Victoria Street, London SW1H 0TL

[REDACTED]  
[REDACTED]

For more information regarding the TfL Borough Planning team, including TfL's *Transport assessment best practice guidance* and pre-application advice please visit

<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications?intcmp=3484>

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street  
**Date:** 18 March 2015 22:23:46

---

Thanks [REDACTED]. Let's catch up tomorrow morning.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 18 March 2015 18:44  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street

Hi [REDACTED],

It was the Deputy Mayor acting under delegated authority from the Mayor and he was very supportive of the scheme and welcomed the high quality design and heritage-led approach. The report should be circulated first thing tomorrow. Happy to discuss further then.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 18 March 2015 18:37  
**To:** [REDACTED] gh  
**Subject:** Blossom Street

[REDACTED]s – how did the meeting with the Mayor go today? We are meeting [REDACTED] (head of development) and Aman Dalvi (Corporate Director of Development and Renewal) of LBTH tomorrow so would be useful to know if we have the Mayor's support.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street  
**Date:** 21 May 2014 15:07:04

---

Thanks [REDACTED].

Officers dealing with this at LBTH are [REDACTED] and [REDACTED]

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 May 2014 15:04  
**To:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street

Hi [REDACTED]

In anticipation of next Friday's meeting would you mind sending through the contact details for Tower Hamlets officers who are dealing with the proposal? If you are happy to do so, I will invite them to attend. I have also arranged for energy and TfL officers to attend. I'll circulate a meeting agenda including the key points for discussion next week.

In the meantime, if you have any queries before the meeting then please don't hesitate to get in touch using the details below.

Regards,

[REDACTED]

[REDACTED]  
[REDACTED]  
Planning Department  
GREATER LONDON AUTHORITY  
City Hall, The Queen's Walk, London, SE1 2AA

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 20 May 2014 11:08  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street

[REDACTED]

Please can we confirm 30<sup>th</sup> May at 10am. Attendance from our side will be:

[REDACTED] old (British Land)  
[REDACTED] (British Land)  
[REDACTED] (AHMM Architects)  
[REDACTED] (Stanton Williams Architects)  
[REDACTED] lls (DSDHA Architects)  
KM Heritage  
[REDACTED] (DP9)  
M3

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 14 May 2014 16:20  
**To** [REDACTED]  
[REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Notification of pre-planning application meeting request: Blossom Street

Dear [REDACTED],

**Our D&P reference number:** 2656b

**Site Name:** Blossom Street

**Site Address:** Land bounded by Shoreditch High Street/Norton Folgate, Blossom Street, Fleur De Lis Street, Elder Street and Commercial Street

**LB:** Tower Hamlets

**Proposal Description:** The scheme will comprise a commercially led mixed use development including some residential floorspace divided amongst three separate parcels of land adjacent to each other. The proposals are likely to be referable to the mayor with regard to Category 1b (building floorspace), 1c (building heights) and Category 3e (quantum's of floorspace)

On 9 May 2014 the Development & Projects Unit received your request for an initial meeting for the above pre-planning application proposal. The case officer assigned to this case is [REDACTED] h. We have carried out initial checks on the documentation submitted and confirm we have received the following documents which will be assessed prior to the meeting and will inform our advice that we send.

Red Line site boundary

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice letter will only address issues that you have sent documentation on. The case officer will carry out a site visit and assess the documentation prior to the meeting. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

**Cancellation**

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

I can offer a tentative date and time of Friday 30 May at 10am. Please let me know if this is acceptable and who will be attending.

Regards,

[REDACTED]

[REDACTED]

Planning

**Greater London Authority**

City Hall, The Queens Walk, London SE1 2AA

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street  
**Date:** 28 May 2014 11:54:11

---

Hi [REDACTED],

I'll circulate the meeting agenda later today once final attendees/room location have been confirmed. In the meantime, if possible, it would be useful if you could send through any design/planning documentation so we can review the scheme prior to the meeting. Look forward to meeting you on Friday.

Many thanks,

[REDACTED]

---

**From:** [REDACTED] on  
**Sent:** 28 May 2014 11:28  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street

Dear [REDACTED]

The meeting is booked in the smaller room we tend to use, which only takes 14 people. There will be 5 or 6 people from our side, including the local authority, so 12 people from your side is rather too many. We normally ask for a maximum of 6 people to attend from the applicants.

Will you be bringing the model to our Loading Bay or just to the normal reception?

Regards

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

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---

**From:** [REDACTED]  
**Sent:** 28 May 2014 11:03  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street  
**Importance:** High

Good morning [REDACTED] – due to the nature of the project we have a few additional attendees. I know your meeting rooms are quite large but I suspect it is going to be a bit of a squeeze! Full list with additionals in bold below:

[REDACTED] (British Land)

[REDACTED] (British Land)  
[REDACTED] (AHMM Architects)  
[REDACTED] (AHMM Architects)  
[REDACTED] (Stanton Williams Architects)  
[REDACTED] (DSDHA Architects)  
[REDACTED] ham (KM Heritage)  
[REDACTED] (DP9)

M3

[REDACTED] (East - Landscape architects)  
[REDACTED] (Duggan Morris Architects)  
[REDACTED] (Atelier Ten – Energy/Sustainability)  
[REDACTED] (Arup - Transport)

As previously mentioned a projector and screen would be great and we will bring a laptop. We will also be bringing a model.

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 20 May 2014 11:47  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street

Excellent, thanks [REDACTED]

---

**From:** [REDACTED]  
**Sent:** 20 May 2014 11:43  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street

Dear [REDACTED]

We allow 2 hours for the meeting.

Regards

[REDACTED]  
[REDACTED]  
[REDACTED]  
**Greater London Authority**  
City Hall, The Queens Walk, London SE1 2AA

[REDACTED]  
[REDACTED]  
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---

**From:** [REDACTED]  
**Sent:** 20 May 2014 11:30  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street

[REDACTED], forgot to ask, how long is our slot?

Thanks,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 20 May 2014 11:17  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street

Dear [REDACTED]

Thank you for confirming the meeting and the attendees. Will you want a laptop and projector for the meeting?

Regards

[REDACTED]

[REDACTED]

**Greater London Authority**

City Hall, The Queens Walk, London SE1 2AA

[REDACTED]

[REDACTED]

Web: [www.london.gov.uk](http://www.london.gov.uk) / Switchboard +44 (0)20 7983 4000

---

**From:** [REDACTED]  
**Sent:** 20 May 2014 11:08  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street

[REDACTED]

Please can we confirm 30<sup>th</sup> May at 10am. Attendance from our side will be:

[REDACTED] (British Land)  
[REDACTED] (British Land)  
[REDACTED] (AHMM Architects)  
[REDACTED] (Stanton Williams Architects)  
[REDACTED] (DSDHA Architects)  
KM Heritage  
[REDACTED] (DP9)

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street  
**Date:** 02 June 2014 12:10:10

---

[REDACTED]

As [REDACTED] mentions below we are meeting LBTH and English Heritage on 16<sup>th</sup> June between 2-4pm to discuss the key heritage points.

Would you be able to attend this (I have cc-ed in [REDACTED] our case officer at LBTH)?

---

**From:** [REDACTED]  
**Sent:** 30 May 2014 13:26  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street

[REDACTED],

Thank you for coming in earlier, as discussed we are fully supportive of both the principle and emerging design approach of the scheme. It would certainly be useful for us to be involved in and kept abreast of further design/heritage discussions with CABE and LBTH's DRP panel over the coming months. I've copied in [REDACTED], the GLA's Heritage Advisor so you can liaise with him regarding the design meeting with LBTH on the 16<sup>th</sup> June.

I also meant to mention at the meeting that we'll aim to have the written response circulated within 10 working days.

Kind regards,

[REDACTED]  
[REDACTED]  
Planning Department  
GREATER LONDON AUTHORITY  
City Hall, The Queen's Walk, London, SE1 2AA

---

**From:** [REDACTED]  
**Sent:** 28 May 2014 13:51  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Notification of pre-planning application meeting request: Blossom Street  
**Importance:** High

All,

Please find a link below to download a supplementary document relating to the Blossom Street Regeneration:

<https://bigfilebox.ahmm.co.uk/lwt/28408-4fUdQisBUTzPY3lbQY97D9GkO>

If you need anything else in advance of Friday's meeting, please let me know.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

dp9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

[REDACTED]

website: [www.dp9.co.uk](http://www.dp9.co.uk)

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---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: D&P 2656b/Land at Blossom Street/Stage II  
**Date:** 23 September 2015 17:46:08

---

Thanks [REDACTED].

---

**From:** [REDACTED]  
**Sent:** 23 September 2015 17:41  
**To:** [REDACTED]  
**Subject:** FW: D&P 2656b/Land at Blossom Street/Stage II

Dear Both

Please see the Mayor's decision following today's meeting attached.

Kind regards

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 23 September 2015 17:39  
**To:** [REDACTED]; Nicky Gavron; [REDACTED];  
**Cc:** [REDACTED] John Biggs; [REDACTED]  
**Subject:** D&P 2656b/Land at Blossom Street/Stage II

Dear all

Please find attached decision letter & report relating to the above application.

Regards

[REDACTED] I Planning I Development, Enterprise & Environment  
GREATERLONDONAUTHORITY I City Hall I The Queens Walk I London I SE1 2AA  
[REDACTED]

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: D&P2656b/Norton Folgate, Shoreditch High Street and Commercial Street/Stage I  
**Date:** 19 March 2015 11:26:15

---

Thanks [REDACTED].

---

**From:** [REDACTED]  
**Sent:** 19 March 2015 09:25  
**To:** [REDACTED]  
**Subject:** FW: D&P2656b/Norton Folgate, Shoreditch High Street and Commercial Street/Stage I

Morning [REDACTED]

Please find the Stage 1 report attached, happy to discuss if needed – in a meeting this morning but free after 12.

Thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 March 2015 09:11  
**To:** [REDACTED]; Nicky Gavron;  
[REDACTED];  
**Cc:** [REDACTED]  
[REDACTED] ([uk](#)); John Biggs; [REDACTED]  
**Subject:** D&P2656b/Norton Folgate, Shoreditch High Street and Commercial Street/Stage I

Dear all

Please find attached decision letter & report relating to the above application.

Regards

[REDACTED] | Development, Enterprise & Environment  
GREATERLONDONAUTHORITY | City Hall | The Queens Walk | London | SE1 2AA  
[REDACTED]

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## Development, Enterprise and Environment

DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Our ref: D&P/2656b/03  
Date: 22 October 2015

Dear [REDACTED]

**Blossom Street, Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1**  
**Local planning authority reference: PA/14/03548 – PA/14/03618**

Further to the Mayor's direction on 23 September 2015 that he will act as the local planning authority for the purposes of determining the above application and application for listed building consent (under article 7 of the Mayor of London Order 2008 and powers conferred by Section 2A of the 1990 Act), GLA officers have revisited the site and have conducted an internal assessment of the Blossom Street warehouses and advise the following:

The interiors of nos. 12 and 13 Blossom Street are considered to be integral to the historic character of the warehouses and the applicant should explore means of retaining them in full. Their complete retention would bring further benefit through the opportunity to isolate these warehouses from the new build element fronting onto Shoreditch High Street. This would enable potential for a single occupier to accommodate nos. 12 and 13 with a distinct street address, thereby bringing further diversity to the types of workspaces proposed across the wider scheme.

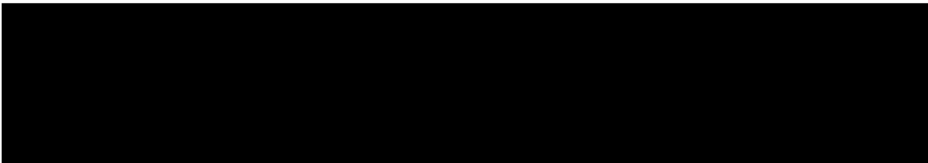
It is noted that Historic England's initial assessment of the proposals of 25 April 2014, found that the surviving roof forms of nos. 12 and 13 contribute to the character of the conservation area, providing a distinctive roof line to the corner of Blossom Street and Fleur de Lis Street. GLA officers consider that the retention of the roof forms would enhance the character setting of this portion of the site, particularly in views along Fleur de Lis Street on the approach from Elder Street. It would also introduce a clearer distinction from the new build element of S1.

The applicant is therefore advised to rework this element of the scheme to allow for the full retention of nos. 12 and 13 Blossom Street and explore means of isolating the existing floor levels from new build floorplates with a self-contained access arrangement from Blossom Street.

The concrete floor slabs of nos. 14 and 15 Blossom Street are recognised as being later additions and floor levels currently clash with the alignment of windows. Their removal and replacement with timber flooring to provide visual consistency in views from street level and to align with the floorplates of the new build element of block S1 is therefore recognised as being beneficial to the overall scheme and to the appearance of the retained Blossom Street facades.

The applicant should note that the advice given by officers does not constitute a formal response or decision by the Mayor with regard to determining the planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the applications.

Yours sincerely

A large black rectangular box redacting the signature of the Mayor.A black rectangular box redacting the name of the Mayor.

Development & Projects

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** FW: URGENT - Judicial review pre-action protocol letter - NORTON FOLGATE - LAND AT BLOSSOM STREET, SPITALFIELDS  
**Date:** 06 October 2015 12:59:31  
**Attachments:** [Letter Mayor PAP \(signed\) 06.10.15.pdf](#)

---

[REDACTED],

I note the attached went to the generic address at your offices.

I am forwarding on to make sure you have received as the case officer on the scheme.

Regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [Edward Lister](#); [REDACTED]; [Munira Mirza](#); [REDACTED]; [Stewart Murray](#)  
**Subject:** RE: Blossom Street  
**Date:** 28 October 2015 11:02:29

---

[REDACTED]

Thank you very much for the advice note. We will review the contents and consider.

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 23 October 2015 16:32  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Edward Lister; [REDACTED]; Munira Mirza; [REDACTED]; Stewart Murray  
**Subject:** Blossom Street

[REDACTED]

Please find GLA officers' advice note attached following our recent site visit and internal inspection of the Blossom Street warehouses.

Please don't hesitate to get in touch to discuss in more detail.

Kind regards,

[REDACTED]

[REDACTED]  
Development & Projects  
Planning Department  
GREATER LONDON AUTHORITY  
City Hall, The Queen's Walk, London, SE1 2AA

[REDACTED]

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street FOI  
**Date:** 19 October 2015 10:24:07

---

Thank you.

---

**From:** [REDACTED]  
**Sent:** 19 October 2015 10:06  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street FOI

[REDACTED]

Please find FOI info attached.

Regards

James

---

**From:** [REDACTED]  
**Sent:** 19 October 2015 08:50  
**To:** [REDACTED]  
**Subject:** Blossom Street FOI

Good morning [REDACTED],

I note that the deadline has now passed for the issue of information to the Spitalfields Trust in relation to the recent Freedom of Information request.

Please could you issue to us this same pack of information / correspondence?

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

dp9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

telephone: [REDACTED] facsimile: [REDACTED] website: [www.dp9.co.uk](http://www.dp9.co.uk)

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Site Visit  
**Date:** 13 October 2015 16:22:10

---

And [REDACTED] who is also of AHMM.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 13 October 2015 15:55  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Site Visit

[REDACTED],

Attendees will be:

[REDACTED] – British Land  
[REDACTED] - AHMM  
[REDACTED] - AHMM  
[REDACTED] – DP9  
[REDACTED].

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 13 October 2015 15:42  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Site Visit

[REDACTED], that's fine – a room and projector will be provided. Please send through the attendees from your side and I'll let reception know. See you 2.30 tomorrow.

Regards

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 13 October 2015 15:32  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Site Visit

[REDACTED]s – 2.30 to 4pm could work. It would be beneficial to have a meeting room and projector for the architects to go through some ideas.

Regards,

■

---

**From:** ■  
**Sent:** 13 October 2015 14:59  
**To:** ■  
**Subject:** RE: Blossom Street Site Visit

Both are free until 3.30 - ■ has another meeting to go but will confirm with ■ asap and come back to you on whether he'll be free until 4pm.

■

---

**From:** ■  
**Sent:** 13 October 2015 14:44  
**To:** ■ ogh  
**Subject:** RE: Blossom Street Site Visit

Will we still have ■ and ■ for that later slot?

■

---

**From:** ■  
**Sent:** 13 October 2015 14:34  
**To:** ■  
**Subject:** RE: Blossom Street Site Visit

Hi ■

Room availability is limited unfortunately, but we will have access to a room with projector between 2.30 and 4.00. Please let me know if a later start time works for you.

Thanks

■

---

**From:** ■  
**Sent:** 12 October 2015 18:04  
**To:** ■  
**Subject:** RE: Blossom Street Site Visit

■ – will we have a room and projector for Wed?

■

---

**From:** ■  
**Sent:** 12 October 2015 17:12  
**To:** ■  
**Subject:** RE: Blossom Street Site Visit

Hi ■, Wednesday is pencilled in with both ■ and ■ free to attend. Look forward to

hearing back from you to confirm.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 12 October 2015 15:51  
**To:** [REDACTED]  
**Subject:** Re: Blossom Street Site Visit

Can you pencil in Wednesday and I'll confirm ASAP?

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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London  
SW1Y 5NQ

telephone: [REDACTED] facsimile: [REDACTED] website: [www.dp9.co.uk](http://www.dp9.co.uk)

---

**From:** [REDACTED]  
**Sent:** Monday, 12 October 2015 15:25  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Site Visit

Friday between 1200-1400 and 1500-1700 may still be possible but will need to confirm with Colin and Justin as there are also interviews going on for most of the day.

---

**From:** [REDACTED]  
**Sent:** 12 October 2015 15:14  
**To:** [REDACTED]  
**Subject:** Re: Blossom Street Site Visit

Does that mean potentially Friday morning is out?

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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SW1Y 5NQ

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---

**From:** [REDACTED]  
**Sent:** Monday, 12 October 2015 14:58  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Site Visit

It will be myself, [REDACTED] and possibly [REDACTED] – we can extend to 1.5 hours for this slot. The rest of the week is proving difficult to find a time when we're all free unfortunately.

---

**From:** [REDACTED]  
**Sent:** 12 October 2015 14:48  
**To:** [REDACTED]  
**Subject:** Re: Blossom Street Site Visit

Will check with the team. Who can attend your side and could we extend to 2 hours?

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

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SW1Y 5NQ

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---

**From:** [REDACTED]  
**Sent:** Monday, 12 October 2015 14:41  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Site Visit

Hi [REDACTED]

Would this Wednesday 2 – 3pm work for you?

Thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 12 October 2015 14:24  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Site Visit

[REDACTED] - any word on an earlier meeting this week?

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 09 October 2015 11:27  
**To:** [REDACTED]  
**Subject:** RE: Blossom Street Site Visit

Morning [REDACTED]

Thanks to you and the team for coming in the other day to take us through the warehouse retention strategy. Just to give you an update – we presented this information to the Mayor yesterday evening and he remains strongly of the view that nos. 12 and 13 Blossom Street should be retained in their entirety, including internal floor positions and the roof.

I appreciate this is going to involve some significant design amendments to this area of the scheme, including isolating access arrangements to the Blossom Street warehouses from the new build element along Norton Folgate, but looking at the drawings this appears workable. I'm around most of today to discuss in more detail if needed.

In terms of a time to come in to discuss next steps, our diaries are free between 1200-1400 and 1500-1700 next Friday 16<sup>th</sup> [REDACTED] on leave today, but will speak to him on Monday about the possibility of arranging an earlier meeting during next week.

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 September 2015 18:08  
**To:** [REDACTED]  
**Cc:** Stewart Murray; [REDACTED]  
**Subject:** Blossom Street Site Visit  
**Importance:** High

Good afternoon [REDACTED],

In advance of your meeting tomorrow I thought it would be helpful to issue you with some information that we shared with Tower Hamlets in the run up to committee but which wasn't

formally issued to the GLA. In the link below there is the following information:

1. Red line of the planning application (this hasn't changed but thought it would be useful for tomorrow)
2. Comparison table between the implemented consent and our proposals in relation to the retention of the warehouses.
3. Blossom Street Warehouses Retention and Re-Use Strategy.
4. Some additional images of how the warehouses could look both internally and externally.

In addition to this information we have volunteered the following condition for the unlisted warehouses:

*Prior to the commencement of works on the Blossom Street Warehouses, a schedule will be submitted to and approved by the local planning authority, detailing the extent of material to be retained and re-used during strip out of these buildings. The schedule shall include, but not be limited to, internal walls, floors and internal features such as columns. Those items identified for retention and re-use will be either protected in situ or removed and stored for the duration of the works and reinstated prior to completion of the building. The extent of the material to be retained and re-used will be in accordance with those principles set out in the Blossom Street Warehouses Retention and Re-use Strategy or such amendments to the Strategy as may be agreed.*

Link:

<http://we.tl/QoX70gUUkB>

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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London  
SW1Y 5NQ

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