

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

- James Keogh – Strategic Planner/Urban Design (case officer), GLA
- Justin Carr – Strategic Planning Manager (principal officer), GLA
- Neil Smith – Principal Access Officer, GLA
- Giorgia Franco – GLA Energy
- Pak-Lim Wong – Development Planning Officer, TfL

Applicant

- Tom Horne – DP9
- Adrian Penfold – British Land
- Michael Wiseman – British Land
- Laura Stephenson – AHMM
- Paul Jones – AHMM

- Paul Williams – Stanton Williams
- David Hills – DSDHA
- Kate Graham – KM Heritage
- Dann Jessen – East Landscape Architects
- Joe Morris – Duggan Morris
- Patrick Bellew – Atelier Ten (energy/sustainability)
- Charlotte Spetch – Arup (transport)
- Beth Eite – LBTH
- Richard Murrell – LBTH

for further information, contact Planning Unit (Development & Projects):
James Keogh, Strategic Planner (case officer)
020 7983 4317 james.keogh@london.gov.uk
