

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

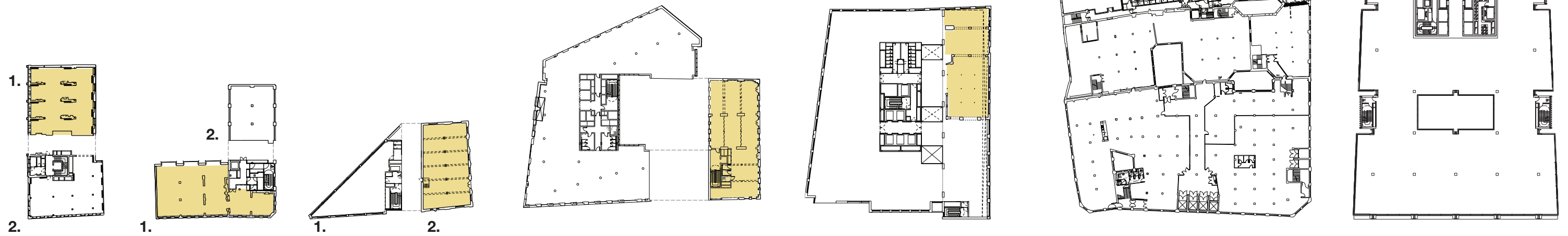
- Tom Horne – DP9
- Adrian Penfold – British Land
- Michael Wiseman – British Land
- Laura Stephenson – AHMM
- Paul Jones – AHMM

- 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

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)



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 Grow On Space	2,206 sqm 23,750 sqft Grow On Space	4,262 sqm 45,876 sqft Corporate Office Space
2. 209 sqm 2,249 sqft	2. 304 sqm 3,272 sqft	2. 238 sqm 2,560 sqft	Grow On Space	SME Space			
SME Space	SME Space	SME Space					

Key

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](#)

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%
Total		48	262,389	100%

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

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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
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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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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 23rd 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 28th or Tuesday 29th?

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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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]

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