

**Subject: The International Quarter London, Building S9 - 18/00255/REM**

**Meeting date: 25 September 2018**

**Report to: Planning Decisions Committee**

**Report of: Richard McFerran – Principal Planning Development Manager**

FOR DECISION

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**This report will be considered in public**

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## **1. EXECUTIVE SUMMARY**

- 1.1. This application is pursuant to a revised reserved matters application for Building S9 in Zone 2 of the Stratford City development, known as The International Quarter London South (IQL South) under the Stratford City Outline Planning Permission (10/90641/EXTODA). Building S9 benefits from two previous reserved matters consents; application ref: 16/00671/REM which relates to the substructure and application ref: 16/00672/REM which relates to the superstructure. Construction works associated with S9 are ongoing and the substructure and superstructure are being built out in accordance with the approved details. The building is due to open in Summer 2019 and will provide office space for the British Council and Cancer Research.
- 1.2. A further reserved matters application (ref: 16/00683/REM) was previously submitted and approved for the area of public realm between Buildings S4 and S9 which was previously known as Carpenters Square. However, since this previous approval the tenant within the ground floor of Building S9 has been confirmed as the British Council. Resultantly the ground floor façade facing onto the square has been designed as an exhibition and gallery space which has necessitated changes to the design of the public realm. In addition, the applicant has been in discussion with LLDC with respect to refining the IQL South masterplan for the remaining unbuilt plots which includes revisions to the wider landscaping strategy.
- 1.3. This application for reserved matters pursuant to Building S9 seeks to capture these proposed changes within the public realm and landscape design surrounding the building. For the purposes of clarification, this application seeks to amend public realm and landscaping details only. The application does not include any changes to the siting, design or access of Building S9 as originally approved.
- 1.4. It should also be noted that as part of a revised naming strategy across the wider site, Carpenters Square has been changed to Redman Place after a local war hero and employee at the Stratford Railway Works. This application provides details for the majority of Redman Place with the remaining smaller portion consisting of part of the shared road and S4 retail spill-out areas included as part of application ref: 18/00354/REM for Building S4. The two applications should therefore be read in conjunction with one another in order to get a full understanding of Redman Place.

- 1.5. It is considered that the main issues in relation to this application are:
- Overall conformity with the Stratford City Outline Planning Permission and approved Zonal Masterplan including the amount, location and character of open space;
  - Landscaping and appearance;
  - Access and inclusive design; and
  - Environmental impacts.
- 1.6. Officers have assessed that the proposed development and consider that it would be in conformity with the Stratford City Outline Planning Permission and would also be largely consistent with the approved Zonal Masterplan and Site Wide Strategies for Zone 2. There are minor deviations from the Zonal Masterplan with respect to vehicular access and pedestrian routes through the site (see para. 10.26) however these are considered to be minor in nature and justified in terms of improving pedestrian circulation through the site by way of reducing conflict between pedestrians and service vehicles.
- 1.7. With respect to the amount and location of public open space, this reserved matters application proposes 4,765 sqm which would be in excess of the approved ZMP requirements. This comprises 1,183 sqm of planted areas and 3,582 sqm of hardscaping across the remainder of the site. The location of open spaces is in keeping with those shown on the approved parameter plans and the character would also be consistent with the principles of the ZMP including provision of formal public gardens, pedestrian connections, park furniture, an area for seasonal displays and performances and provision of public art.
- 1.8. The quality and appearance of the public realm around Building S9 would be of a high standard and is supported by the Quality Review Panel. The planting strategy would respond to the character, use and nature of each character area within the site including Gallery Gardens (which would front onto the British Council exhibition), Bridge Plaza (which would act as a threshold onto the proposed Carpenters Land Bridge to be submitted as part of the East Bank application in Autumn 2018) and Railway Walk (located to the south-west/rear of the building). The proposed areas of planting would provide provision for bird and insect habitats. The proposed materials within the public realm are also considered to be acceptable and would be in keeping with the existing public realm within the wider IQL site.
- 1.9. With regards to access and inclusive design, the submission is considered to demonstrate adequate circulation arrangements through the public realm that would accord with the principles of the Stratford City Outline Planning Permission and Zonal Masterplan. Redman Place would accommodate the shared secondary route known as S2 (within the landscaping proposals for Building S4). The public realm includes a safeguarded bridge landing zone for the proposed Carpenter's Land Bridge connection and is suitably designed to provide an appropriate threshold into the site. The public realm would also provide for an appropriate number of cycle parking spaces. The proposed deviation to the Zonal Masterplan with respect to vehicular access is acceptable noting that it prevents conflict with vehicles and pedestrians using the Carpenter's Land Bridge. The public realm has been designed to be inclusive for all and have been found to be acceptable by LLDC's Built Environment Review Panel.
- 1.10. In terms of environmental impacts, the proposed public realm surrounding Building S9 is considered to achieve suitable levels of sunlight and daylight in accordance BRE guidance, whilst resultant wind conditions are also considered to be acceptable, subject to appropriate mitigation.

1.11. The revised landscaping and public realm around Building S9 is therefore considered to be acceptable and is recommended for approval subject to the conditions laid out in Section 13 of this report.

## **2. RECOMMENDATIONS**

### **2.1 The Committee is invited to:**

**2.1.1 APPROVE application 18/00255/REM, with the FULL DISCHARGE of conditions B1, B8, B9, B10, Q1 and Q4 of the Stratford City Outline Planning Permission (10/90641/EXTODA) in relation to reserved matters for landscaping works for Plot S9 subject to the conditions set out within this report.**

**2.1.2 AGREE TO DELEGATE AUTHORITY to the Director of Planning Policy and Decisions to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning Policy and Decisions considers reasonably necessary.**

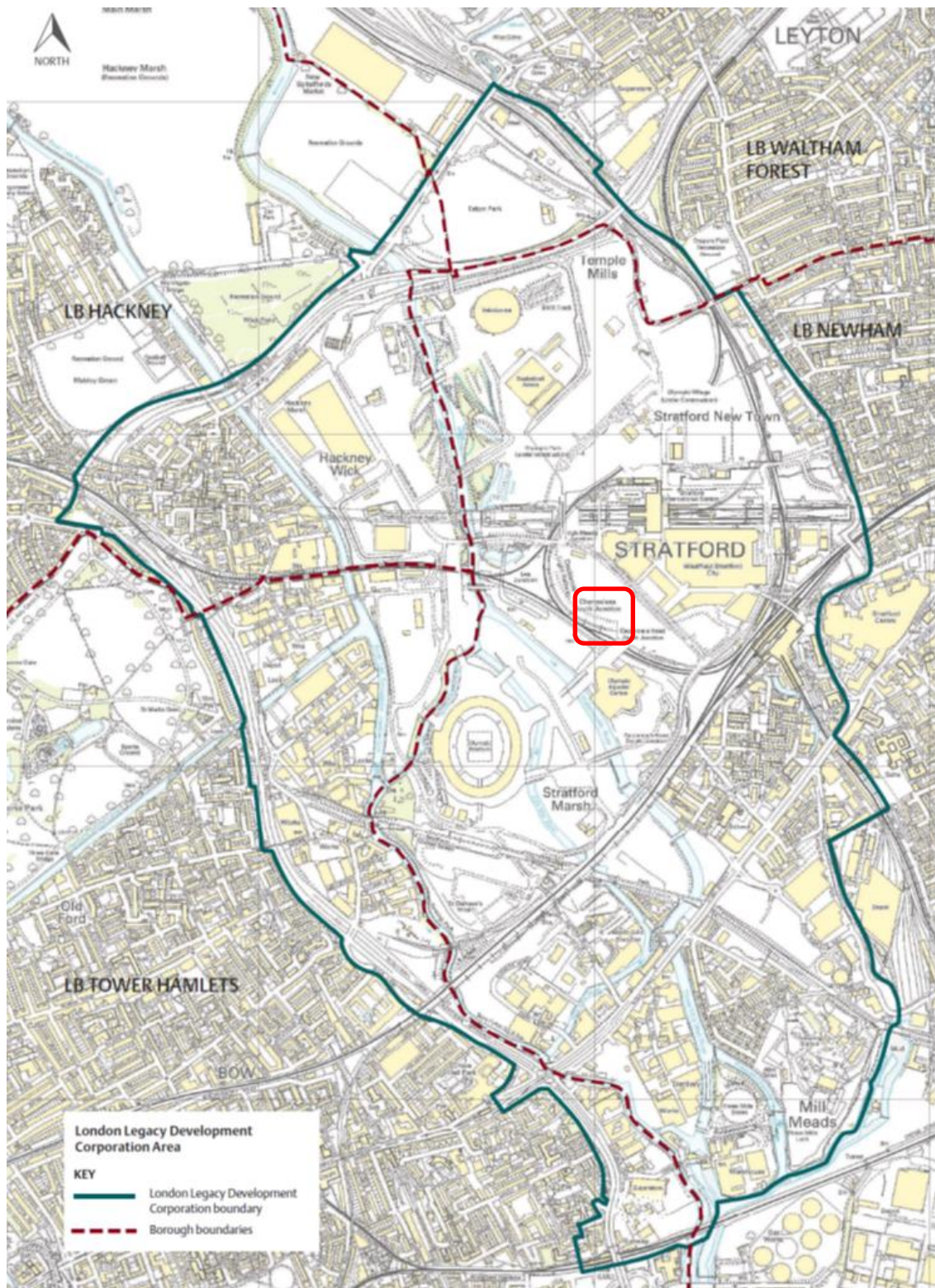
## **3. FINANCIAL IMPLICATIONS**

3.1. None

## **4. LEGAL IMPLICATIONS**

4.1. None

## Site Plan



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**Location:** Plot S9, Stratford City Zone 2, The International Quarter London (IQL) South, Land adjacent to Westfield Avenue, Stratford City.

**London Borough:** Newham



**Proposal:** Application for the approval of Reserved Matters pursuant to conditions B1, B8, B9, B10, Q1 and Q4 of the Stratford City Outline Planning Permission (Ref: 10/90641/EXTODA) comprising details of layout, scale, appearance, access and landscaping of Redman Place (that forms part of the area formerly known as Carpenters Square), part of Secondary Road S2 (both temporary and permanent works) and landscape around Building S9, comprising public open space including hard and soft landscaping and associated works. The application also seeks approval in writing to allow a deviation to the location of vehicular Plot access within Plot P04 as shown within the Zonal Masterplan for Zone 2 pursuant to Condition A4 of the Stratford City Outline Planning Permission (ref: 10/90641/EXTODA).

**Applicants:** Stratford City Business District Limited (SCBD Ltd)

**Agent:** Quod Ltd

**Landscape Architect:** Gustafson, Porter and Bowman.

## 5. SITE & SURROUNDINGS

- 5.1. The application site comprises an area of 0.49 ha, including Building S9 and the surrounding public realm, within the area known as International Quarter London (IQL) South. IQL South forms Zone 2 of the Stratford City Outline Planning Permission (ref: 10/90641/EXTODA) and is bounded by Westfield Avenue to the north east, Montfichet Road to the south east and railway lines to the south west. Westfield Shopping Centre is located on the opposite side of Westfield Avenue from the site whilst the proposed East Bank site, comprising of new cultural and educational buildings, is located 80m from the site on the opposite side of the railway land. The Queen Elizabeth Olympic Park is located further to the east approximately 200m from the application site.
- 5.2. IQL South is a multi-phased development and a number of buildings within the wider masterplan have been built out and are occupied. This includes Glasshouse Gardens which are two residential buildings and Buildings S5 and S6 which are office buildings housing Transport for London and the Financial Conduct Authority. The areas of public realm which surround these buildings have also been delivered including the Entrance Plaza (otherwise known as The Stitch), Turing Street and Endeavour Square. Construction activities associated with Building S9 are partially completed, and this application relates to surrounding public realm only. It is anticipated that Building S9 will be occupied in Summer 2019.
- 5.3. The remaining areas of IQL South remain undeveloped albeit they benefit from outline planning permission under the parent consent. The applicant has been in discussions with LLDC PPDT in relation to revisions to the masterplan for the undeveloped plots including the introduction of residential buildings at the northern end of the site. Details of the masterplan draft changes have previously presented to Members during Member Briefing sessions. The issues raised as part of these briefings will be addressed in the consideration of the revised masterplan applications as they come forward.
- 5.4. The application site is not located within a conservation area nor are there any designated or non-designated heritage assets within the site or surrounding area. The site is in close proximity to local bus routes and the various connections available at Westfield Stratford City and Stratford Station and this is reflected in the PTAL rating of 6b.

## 6. RELEVANT PLANNING HISTORY

6.1. The original Outline Planning permission which covers the site was granted in February 2005 (P/03/0603) by the London Borough of Newham. A number of variations were subsequently permitted: 07/90023/VARODA, 10/9061/VARODA and 10/90641/EXTODA. The description of the main development covered by these consents is:

*“Comprehensive mixed use development of rail lands site comprising B1 offices, residential, retail development in the full range of Class A1, A2 and A3 uses, commercial leisure uses, hotels and conference facilities, community, health and education facilities, open space, landscaping, water features, parking, transport interchanges, associated infrastructure and a town centre link.”*

6.2. The Zonal Masterplan (ZMP) for Zone 2 was originally approved on the 28<sup>th</sup> March 2012 (ref: 11/90463/AODODA) and superseded by a revised ZMP approved 22<sup>nd</sup> September 2015 (ref: 15/00005/AOD). The Zonal Masterplan sets out the parameters that describe the principles to be followed in the detailed design of the development.

6.3. Reserved Matters approvals have been granted for a number of plots/public realm areas or on site-wide matters within Zone 2 as follows:

- **Plots S7-S8** (residential 333 units max 30 storeys) application ref: 13/00409/REM was approved in January 2014 and the two buildings are now fully occupied.
- **Plot S6** (commercial uses) applications 14/00483/REM and 15/00003/REM were approved in February and October 2015 for a building up to a maximum of 12 storeys (+70m AOD approx.) providing 33,688.8sqm of total floorspace (32,796.6sqm of B1 office floorspace and 591.5sqm of A1-A3 retail and a 300.7sqm crèche (Use Class D1). Construction works are complete, and the building is occupied by Transport for London.
- **Plot S5** – (commercial uses) applications 14/00482/REM and 15/00002/REM were approved February and October 2015 for a building up to a maximum of 20 storeys (+107m AOD approx.) providing 62,120sqm total floorspace (61,233sqm of B1 office and 887sqm A1-A5 retail. Construction works are complete, and the building is occupied by the Financial Conduct Authority.
- **Plot S4** – (commercial uses) applications 16/00339/REM and 16/00342/REM for a building up to a maximum of 21 storeys (+109.9m AOD) providing 74,848sqm of B1 and 604sqm A1-A5 retail floorspace, which Planning Decisions Committee (PDC) was approved in October 2016 – however construction works were not begun and the site is now subject of a fresh application (see para 6.4).
- **Plot S9** – Reserved matters approval was granted for a commercial building (16/00672/REM and 16/00671/REM). This building is currently under construction; and is due to be occupied by the British Council and Cancer Research.
- **Carpenter’s Square** – (public realm) application 16/00683/REM for landscaping around future buildings, comprising public open space including hard and soft landscaping and associated works. The application also consented deviations to a primary pedestrian route and the locations of vehicular plot access and shared surface from the approved ZMP. The consent was not implemented and revised landscaping proposals for S9 are subject of this application and revised landscaping proposals for S4 are contained within a new application for this plot (see para. 6.4).

- **The Pavilion** – (commercial uses) application ref: 18/00252/REM for details of layout, scale, appearance, access and landscaping of the IQL Pavilion, comprising a part two, part three storey building for complimentary retail use. Application pending consideration with committee recommendation for approval (July 2018).

6.4. In addition to the above, revised reserved matters applications for Building S4 – 18/00354/REM (superstructure and landscaping) and 18/00355/REM (substructure) were submitted in July 2018 and are reported separately on this agenda. These proposals seek permission for a new 21 storey building with a basement to provide 44,916 sqm of office floorspace, 825 sqm of complimentary retail, 1,170 sqm of leisure floorspace and the surrounding public realm. The principles of the revised S4 proposal incorporate a number of the urban design principles for the emerging masterplan for the remainder of IQL South, whilst the public realm has been designed to integrate with the scheme proposed under this application.

6.5. It should also be noted that the revised landscaping proposals under this application were accompanied by a request for an EIA Screening Opinion (re: 18/00256/SCRES). The Screening Opinion concluded that there were no new or different significant environmental effects that would arise as a result of the proposed reserved matters application for Redman Place. Accordingly, it was concluded that there were no changes which would trigger the requirement for a further environmental impact assessment.

## 7. APPLICATION PROPOSALS

7.1. This application is for the approval of Reserved Matters pursuant to conditions B1, B8, B9, B10, Q1 and Q4 of the Stratford City Outline Planning Permission (Ref: 10/90641/EXTODA) comprising details of layout, scale, appearance, access and landscaping of Redman Place (that forms part of the area formerly known as Carpenters Square), part of Secondary Road S2 (both temporary and permanent works) and landscape around Building S9, comprising public open space including hard and soft landscaping and associated works. The application also seeks approval in writing to allow a deviation to the location of vehicular Plot access within Plot P04 as shown within the Zonal Masterplan for Zone 2 pursuant to Condition A4 of the Stratford City Outline Planning Permission (ref: 10/90641/EXTODA).

7.2. The conditions of the Stratford City Outline Planning Permission that are relevant to this reserved matters application are summarised below:

<b>Condition B1</b>	Details of design, appearance, access and landscaping.
<b>Condition B8</b>	Requirements for reserved matters applications including the submission of a ZMP conformity statement.
<b>Condition B9</b>	Details of reprofiling and earthworks.
<b>Condition B10</b>	Details of external surfaces including hard landscaping.
<b>Condition Q1</b>	Requirement for landscaping in each zone to take account of landscaping in adjacent zones.
<b>Condition Q4</b>	Details of open space and design and landscaping.
<b>Condition A4</b>	All reserved matters to be in accordance with the ZMP unless minor variations are agreed in writing with the LPA.

7.3. A detailed description of the proposed S9 landscaping works within this application is as follows:

#### Public Realm Character Areas

7.4. The S9 public realm is divided into four character areas, which have been specifically designed to respond to their location and use. The character areas are as follows:

- 1) Redman Place;
- 2) Orchard Walk and Bridge Plaza;
- 3) S9 Service Road; and
- 4) Interface between Endeavour Square and Redman Place.



*Figure 1: Breakdown of character areas within S9 public realm*

7.5. The first character area is Redman Place (previously known as Carpenter's Square) which covers the majority of the area between S4 and S9. The eastern portion of Redman Place is covered under application ref: 18/00354/REM for Building S4 and would include a shared north/south pedestrian/cyclist/vehicle route which would run through the site.

7.6. The majority of Redman Place consists of a linear soft landscaped area known as Gallery Gardens. This has been designed to respond to the British Council exhibition area within S9 and would incorporate a covered stepped 'amphitheatre' which would create a covered area for viewing projections/displays on the gallery façade. It would also act as place for outdoor working, gathering and sitting. At the southern end of Gallery Gardens, it is proposed that an interactive piece of play/art would be installed to attract people into the garden, act as a wayfinding tool and add visual interest. Gallery Gardens would also include two outdoor working shelters to help assist with the applicant's vision for flexible outdoor working.

7.7. Gallery Gardens would be divided into four distinct planting zones. The first would be the 'Rain Gardens' located on the outer portion of the landscape adjacent to the shared road which would collect rainwater runoff. The planting would be lush and evergreen with a variety of ferns and woodland grasses. The second would be the 'Woodland Core' which is the largest area of the garden and the planting in this zone

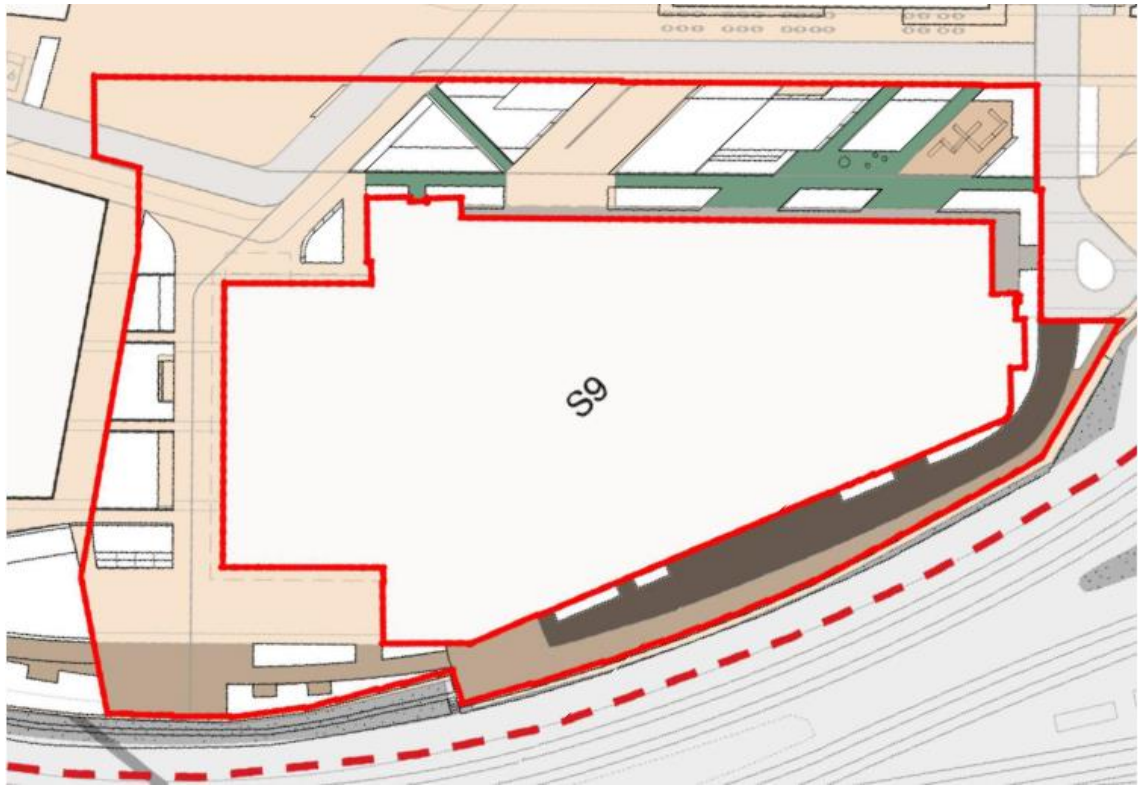


would feature flowering shrubs. The third zone would be the 'Flowering Woodland Perennials' which would be located centrally in the gardens and provide structure to the space. The final planting zone would be the 'Eastern Embrace' located at the sunniest part of the garden the southern end. This zone would help transition from Endeavour Square and feature a variety of plants with rich eye-catching colour blocks.

- 7.8. Orchard Walk and Bridge Plaza is the character area located to the north of S9 between it and S10. The space would act as a threshold from the proposed Carpenters Land Bridge and the emerging East Bank site to the west. It therefore forms an important pedestrian route through the site and has been designed to reflect this. Bridge Plaza would be a hard-landscaped space adjacent to the bridge deck that would be bordered by a lawn, planting (including perennials, flowering plants and grasses) and trees. The area has been designed to host informal events including buskers, dance and music with the lawn used for informal seating. Orchard Walk would link Bridge Plaza and Redman Place. It would be a main through route and therefore have a generous hard landscaped linear path between the buildings. This would be framed by fruit-bearing trees including apple, plum and sweet cherry.
- 7.9. The S9 service road would be located to the southwest of Building S9. The service road would include a separate pedestrian path along the edge of the retaining wall. The path would be on average 1.8m wide and 1.2m at its narrowest. The path would be protected from the service road by a raised kerb and would be partly planted by a crescent of trees to frame the view of the IQL development from East Bank.
- 7.10. The Endeavour Square interface would be located to the southeast of Building S9. The connection between Endeavour Square and Redman Place would be seamless. The roadway would be flush with the pavement and demarked by contrasting granite kerbs. Bollards would be located within the Redman Place access road between the garden and the façade of the S4 building. Car entry to Redman Place would be controlled by the Estate Management Office and restricted to emergency vehicles and blue badge holders. Taxis will be encouraged to drop off at either end of the development in order to maintain a primarily pedestrian environment within Redman Place. An area of planting to visually separate Redman Place and Endeavour Square would be located in this area. The planting would emphasize the connection between spaces.

#### Materials

- 7.11. The coloured bands of sandstone paving used in Endeavour Square would be continued into Redman Place. Similar to Endeavour Square, the paving would be turned on a diagonal using a rhomboid shape that is approximately 420x600mm. The paving will be robust enough to take vehicular loads and within the shared pedestrian and vehicular route, paving stones will be smaller setts 140x450mm using the same specification and colour tone as Endeavour Square.



- Natural Stone Pavers
- Natural Stone Setts
- Bound Gravel
- Buff Coloured Asphalt
- Garden Paving

*Figure 2: Material Palette*

7.12. Grooves would be recessed in the stone to take the stainless steel 'rails' that can be seen in the existing public realm and evoke the railway history of the area and assist with wayfinding. These lines would reflect the flow of people bending to lead visitors toward Redman Square and towards East Bank. The steel lines would be approximately 70mm wide and would be flush with the paving. The route that links Westfield Shopping Centre with the proposed Carpenter's Land Bridge will be paved with the same sandstone to match the colour banding of brown and beige sandstone with grey bands between.



Figure 3: Metal 'railway lines' plan

- 7.13. The paving within the Gallery Garden would be in buff coloured sandstone but cut to rhomboid shapes that are approximately 192x590mm. The paving modules in this location would be interspersed with low level shade tolerant planting in order to soften the character of the hard paving for the garden area.
- 7.14. Timber would be used for the furniture within the garden rooms and within the pavilion buildings in the landscape, including the flooring where undercover. A continuous surface of bound gravel is proposed for the hard landscaping within Bridge Plaza to form an appropriate threshold between IQL South and East Bank. Bound Gravel is also proposed for the pedestrian pavement known as Railway Walk which would run adjacent to the service road along the rear of the building.

#### Furniture and Lighting

- 7.15. Furniture would be integrated with planting. Precast concrete benches would line the planting beds which would contain the planters and trees within Garden Gallery. Solid timber benches would also sit atop precast planters in various locations.
- 7.16. The precast concrete benches would be approximately 500x1800mm modules and would be approximately 400mm high with a profiles finish to allow foot space below the bench. There would be straight and curved modules which would form the diamond shape of the planter which would be in keeping with the examples already installed within Endeavour Square. These would be complemented with a series of 'smart benches' (benches which are equipped with mobile device charging and WiFi connectivity) which are proposed for Gallery Gardens and Orchard Walk.
- 7.17. All street furniture including lighting poles would have a bead blasted steel finish or paint finish which would match in tone and gloss level. All bollards would have a stainless-steel finish with a contrasting 150mm band at the top. The proposed furniture, including waste bins and cycle stands, would be in keeping with the design and finishes of the examples already installed within Endeavour Square.
- 7.18. A range of lighting elements are proposed throughout the public realm and would be in keeping with those installed within the existing public realm. These would include a catenary lighting system suspended above along Orchard Walk. Low level planting would be integrated between planting and inground luminaries would provide up

lighting to trees. High column spotlights, lighting integrated within architectural elements and feature lighting to public art and sculptures is also proposed.

## 8. POLICIES & GUIDANCE

### National Planning Policy Framework

- 8.1. The revised National Planning Policy Framework was published in July 2018. This document sets out the Government's planning policies for England including the presumption in favour of sustainable development. It is a material consideration in the determination of all applications. The policies in the NPPF are therefore material considerations in the determination of applications.
- 8.2. The following NPPF sections are relevant to this planning application:
  4. Decision making
  6. Building a strong, competitive economy
  8. Promoting healthy and safe communities
  9. Promoting sustainable transport
  10. Supporting high quality communications
  11. Making effective use of land
  12. Achieving well-designed places
  14. Meeting the challenge of climate change, flooding and coastal change
- 8.3. For the purposes of S.38(6) of the Planning and Compulsory Purchase Act 2004, the adopted 'Development Plan' for this site current is The London Legacy Development Corporation's Local Plan 2015-2031 (July 2015) and the London Plan (2016).

- 8.4. The most relevant policies are listed below:

### The Draft London Plan (December 2017)

- 8.5. The Mayor of London published, for the purpose of public consultation, a draft new London Plan on 29th November 2017. The policies in the draft new London Plan currently have only very limited material weight when making planning decisions. That weight will increase once the new Plan is submitted for its Examination in Public. This report may make reference to policies within the new London Plan where they are directly relevant to the assessment of the application proposal. However, the relevant development plan policies remain those within the current London Plan (March 2016) and the LLDC Local Plan (July 2015).

### The London Plan (March 2016)

Policy 2.13	Opportunity areas
Policy 2.14	Areas for regeneration
Policy 4.1	Developing London's Economy
Policy 4.12	Improving Opportunities for All
Policy 5.2	Minimising Carbon Dioxide Emissions
Policy 5.3	Sustainable Design and Construction
Policy 5.9	Overheating and Cooling
Policy 5.11	Green Roof and Development Site Environs
Policy 5.12	Flood Risk Management
Policy 5.13	Sustainable Drainage
Policy 5.15	Water Use and Supplies
Policy 6.3	Assessing the Effects of Development on Transport Capacity
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.13	Parking

Policy 7.1	Building London's Communities and Neighbourhoods
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture
Policy 7.14	Improving Air Quality
Policy 7.15	Reducing Noise and Enhancing Soundscapes
Policy 7.19	Biodiversity and access to nature

London Legacy Development Corporation Local Plan (July 2015)

Policy B.2	Thriving town, neighbourhood and local centres
Policy CI.1	Providing new and retaining existing community infrastructure
Policy SP.3	Integrating the built and natural environment
Policy BN.1	Responding to place
Policy BN.3	Maximising biodiversity
Policy BN.5	Requiring inclusive design
Policy BN.8	Maximising opportunities for play
Policy BN.11	Reducing noise and improving air quality
Policy T.2	Transport Improvements
Policy T.4	Managing development and its transport impacts to promote sustainable transport choices and prioritise pedestrians and cyclists
Policy T.5	Street Network
Policy T.6	Facilitating local connectivity
Policy T.9	Providing for pedestrians and cyclists
Policy SP.5	A sustainable and healthy place to live and work
Policy S.1	Health and wellbeing
Policy S.4	Sustainable design and construction
Policy S.5	Water supply and waste water disposal
Policy S.8	Flood risk
Policy SA3.1	Stratford Town Centre West

Other relevant material considerations:

- Mayor of London – Accessible London (2014)
- Mayor of London –Olympic Legacy SPG (2012)

## 9. CONSULTATIONS

9.1 The applications were advertised in the Newham Recorder on 6<sup>th</sup> June 2018 and three site notices were placed in proximity to the site on 14<sup>th</sup> June 2018; letters were sent to statutory and non-statutory consultees notifying of the applications. Details of the consultation responses received are set out in the table and paragraphs below:

Consultee	Response
LB Newham – Planning	No comment to make.
LB Newham – Environmental Health	No objections to the application.
London Fire and Emergency Planning	No objections to the application.
Metropolitan Police	No objection subject to a condition requiring compliance with Secured by Design (or alternatively the Metropolitan Police's written agreement).



	<u>Officer comment:</u> condition included as per recommendation.
Historic England (Archaeology)	No objections to the application.
Historic England (Heritage)	No objections to the application.
Natural England	No comments to make on the application.
Transport for London	No objections to the application.
<p>In addition, the following were consulted and no responses have been received:</p> <p>DLR, EDF Energy, East London Waste Authority, GLA, British Gas, Health Protection Agency, LB Newham (Highways, Transport, Waste, Public Space &amp; Landscape) LLDC - Park Operation &amp; Venues, LLDC – Security and Park Safety, London and Continental Railways Ltd, London Power Networks, London Underground Infrastructure Protection, Sus Trans, Network Rail, National Grid, London Power Networks, London Ambulance Service, Lee Valley Regional Park Authority, Thames Water Authority, Transport for London.</p>	

#### PPDT's Environmental Consultant (Arup)

- 9.2 PPDT's Environmental Consultant (Arup) were consulted on the application and originally sought clarification on landscape and ecology issues. Further information was provided by the applicant on these issues and considered acceptable. It is also noted that Arup originally raised concerns with respect to wind issues including the methodology used in the assessment and the impact of wind within the public realm. Additional information has been subsequently provided and considered acceptable subject to conditions requiring an additional wind study to building entrances and details of any wind mitigation measures to be installed in the public realm. These conditions are included as per the recommendation.

#### PPDT's Transport Consultant (Jacobs)

- 9.3 PPDT's Transport Consultant (Jacobs) were consulted on the application and raised no objections following clarification over the proposed shared surfacing and cycle parking.

#### LLDC Landscape Design

- 9.4 LLDC's Landscape Design Officer originally sought clarification on a number of issues including surface materials, planting and street furniture. Additional information was provided and considered acceptable. No objections are raised subject to conditions securing detailing of planting and tree pits. These conditions are included as per the recommendation.

#### Quality Review Panel

- 9.5 The Quality Review Panel reviewed the landscaping strategy for the wider revised IQL South Masterplan on 14<sup>th</sup> June 2018 – including the details for the revised public realm around Building S9. The panel were supportive of the proposed landscaping scheme and consider that it has evolved well from previous proposals. The panel were supportive of the strategic decisions taken in developing the landscape and public realm strategy and were encouraged by its richness and diversity. The panel repeated their support for the railway line feature and recommended that it be followed throughout IQL South.

## 10. ASSESSMENT OF PLANNING ISSUES

### Principle of Development

- 10.1. The principle of development within IQL South is considered to be established on the basis that the site benefits from outline planning permission by way of the Stratford City OPP (ref: 10/9064/EXTODA). Development of the site is required to be within the approved parameters for Zone 2, including those contained within the approved Zonal Masterplan (ZMP) and accompanying Site Wide Strategies. This includes details of key open spaces such as Carpenter's Square, together with key access arrangements such as circulation and access, pedestrian movements and the road network. This reserved matters application seeks to demonstrate compliance with this parent consent. The parent planning permission includes requirements for the provision of landscaping and public realm throughout the IQL South site and accordingly the principle of the development contained within this application is acceptable.
- 10.2. The proposed development will contribute towards the achievement of strategic objectives contained within the London Plan and the localised regeneration objectives of the LLDC Local Plan. This includes compliance with Policy SA.3.1 (Stratford Town Centre West) which requires key connections to be enhanced across the area, that connectivity routes within private ownership should maintain the format and appearance of public space, and that points where key connections meet shall be gateways for enhancement.
- 10.3. It is acknowledged that an application for reserved matters for the public realm within the area known as Carpenter's Square was previously approved in July 2017 under application ref: 16/00683/REM. However, this approval was not implemented and the landscaping details have been revised to address the proposed use of the ground floor of Building S9 as well as respond to the emerging revised masterplan for the rest of the IQL South site. Whilst one single application was previously submitted in relation to the public realm around Buildings S4 and S9, the revised landscaping details are split over two applications – this application and application ref: 18/00354/REM for Building S4. From a procedural point of view, officers consider that this approach is acceptable and remains within the spirit of the parent planning permission. The details for the landscaping surrounding Building S4 have been submitted and the two applications can be read in conjunction to demonstrate a fully integrated and seamless piece of public realm – now known as Redman Place.
- 10.4. This split approach across two separate applications is also deemed to be acceptable on the basis that S9 is running to a different construction programme to S4. The construction works for Building S9 are now significantly advanced with the building likely to be occupied in summer 2019. As such there is a need for certainty around procurement and to be able to deliver the works so that the building can operate with a significant area of public realm in place when it opens next year.

### Overall Conformity with Parameter Plans, Stratford City OPP and Zonal Masterplan (Including Provision of Open Space)

- 10.5. Condition A4 of the Stratford City OPP requires that all reserved matters applications be submitted in accordance with the approved ZMP. Condition B8(a), requires the applicant to demonstrate that each reserved masterplan accords with the Zonal Masterplan for that Zone, which the applicant has done in the form of a Zonal Masterplan Conformity Statement
- 10.6. In terms of the quantum of public open space, the application is considered to be consistent with the area requirements for Carpenters Square as set out in the Stratford City OPP s.106 Agreement and the approved ZMP. Indeed the overall amount of open space within this reserved matters application is considered to

significantly exceed the minimum requirements of the s.106 and approved ZMP as demonstrated in the following table:

s.106 Requirement		Approved Zonal Masterplan		Reserved Matters Proposals
s.106 Location	Area	Location	Area	Area
Carpenter's Square	0.286ha	POS1	0.286ha	4,765 sqm

*Table 1: Table of proposed area of open space against minimum requirements*

- 10.7. The 4,765 sqm would consist of 1,183 sqm of planted areas in Gallery Gardens and Orchard Walk, together with 3,582 sqm of hardscaping across the remainder of the site. It should also be noted that the above figures relate solely to this reserved matters application. Carpenter's Square, now known as Redman Place, also includes public realm which is included as part of the Building S4 reserved matters (superstructure and landscaping) application. The total public realm provided around Buildings S4 and S9 would be 5,388 sqm, significantly in excess of the minimum requirements envisaged for the area known as Carpenter's Square within the original permission.
- 10.8. It is also acknowledged that this application follows on from previous reserved matters application for Building S9 (ref: 16/00671/REM and 16/00672/REM). Neither the building footprint or the red line boundary for the application has changed and as such it is considered that the same amount of open space is provided under this reserved matters application albeit the design and layout of soft and hard landscaping has changed.
- 10.9. The location and character of the public realm is also considered to be consistent with the principles of the approved ZMP, Open Space Strategy and s106. Gallery Gardens and Orchard Walk would provide a variety of plants and trees whilst the layout of the public realm would also provide key pedestrian connections, including those to the proposed Carpenter's Land Bridge.
- 10.10. The proposals would include a departure from the approved ZMP with respect to the allocation of vehicular plot access. The detail of this is discussed in para. 10.26 however the scale of the departure is minor and is considered to be acceptable in principle noting that Condition A4 of the Stratford City OPP permits minor deviations from the approved ZMP.

#### Landscaping and external appearance

- 10.11. Conditions Q4 and B10 of the Stratford City OPP requires reserved matters applications to specify:
- The location, type, size and species of planting;
  - Details of hard landscaping proposals, including a material palette which includes colours and transitions associated with paved areas and pedestrian routes;
  - The location and strategy for street furniture, lighting and signage; and
  - A strategy for features of artwork.

- 10.12. The proposed planting strategy for the public realm is considered to respond to the character use and nature of each character area within the red line boundary. Gallery Gardens would be the main landscaped space within Redman Place. It would be a linear area of soft landscape with linear planting zones which would respond to the ZMP, the shape of the space between S4 and S9 and also the ground floor gallery/exhibition use of S9. The planting would provide interest throughout seasons through varied bloom and foliage texture. The planting surrounding Bridge Plaza, including the lawn areas, would respond to the sunny character of this part of the site and the proposed use for events. The trees along Orchard Walk would be mature so to suitably respond to the scale of the buildings whilst the fruit bearing specimens would ensure seasonal interest and important habitats for birds and insects. The line of trees to the rear of the building would characterise this part of Railway Walk and provide visual interest when viewed from East Bank and the F10 bridge. As per the comments from LLDC's Landscape Design Officer a condition is attached to secure detail of all planting including trees/lawns/planting plans (including densities). Final details of all tree pits will also be reserved via condition noting concern over the lack of organic material within the indicative tree pits.
- 10.13. With respect to materials, a palette of hard landscape materials is proposed, comprising a variety of sandstone, bound gravel, timber paving and permeable paving. The predominant material within the reserved matters application would be sandstone paving throughout Redman Place, Orchard Walk and parts of Bridge Plaza. The colour of the sandstone pavers would be in keeping with those already installed elsewhere in the site including Endeavour Square and Turing Street. The size of the paving would change to respond to different character areas with the smallest sandstone sets being used within Gallery Gardens and interspersed with low level planting to soften the character of these more intimate spaces. The sets used within the shared vehicle/pedestrian areas would be robust to ensure they can take heavy vehicular loads.
- 10.14. Bound gravel is proposed in Bridge Place and Railway Walk. The use of this material in Bridge Place is intended to provide a suitable threshold into the site and is envisaged to provide a visual connection with East Bank on the opposite side of Carpenter's Land Bridge. Full details of all hard landscaping within the site, including samples, are required to be submitted and approved by the Local Planning Authority under Condition B10 of the parent consent. An informative is attached to advise that the details of the bound gravel as part of this future submission will be expected to match that used within the East Bank site.
- 10.15. The use of the metal 'rail' lines throughout the site is welcomed as per the comments from QRP. These features would help to provide consistency with the public realm already delivered within IQL South and would also assist with wayfinding. The metal rails also evoke memories of the Stratford Railway Works and would help provide a distinct sense of place.
- 10.16. With regards to street furniture, the submitted details are considered to be acceptable with respect to their location, design and functionality. Street furniture would be integrated within the landscaping as much as possible thereby helping to reduce visual clutter within the public realm. This includes precast concrete benches which line planting beds and solid timber benches which sit on top of precast planters to form seats. Lighting fixtures, cycle stands and waste bins would all be in keeping with the furniture already installed within the site.
- 10.17. The submission also includes indicative details of features including smart benches and outdoor workspace shelters. The principle and location of these structures are considered to be acceptable and will assist in activating the public realm, however, full details of their design will be reserved by condition to ensure an acceptable appearance.

- 10.18. In terms of the lighting strategy, illumination would be achieved from a variety of sources including catenary lighting, pole mounted lighting, lighting fixtures to buildings, integrated lighting within architectural features, uplighting and 'Gobo' projections. The proposed lighting is considered to respond successfully to the individual character areas and provide an appropriate level of illumination depending on use. The lighting proposals would provide general illumination and assist with wayfinding and the creation of a sense of place. It has also been designed to maintain a safe public realm and all times of the night. The lighting proposals are considered to be sensitively designed to minimise light spill and ensure there would be no detrimental impact on habitat zones.
- 10.19. With respect to play, the southern end of Gallery Garden has been identified as an area which is suitable for play purposes. The submission provides an indicative play/art piece which would assist with wayfinding, provide activity in this important node within the site and attract people into Gallery Gardens. The principle of this is considered to be acceptable and a condition is recommended to ensure full details are secured by condition.
- 10.20. A condition is also recommended with respect to ongoing management arrangements for the public realm. This will be secured through an Estate Management Plan as required under Condition 7.

#### Inclusive Design and Access

- 10.21. The details for access and circulation are considered to be acceptable and would comply with the requirements of the relevant parameter plans from the Stratford City Outline Planning Permission and the key principles of the approved Zonal Masterplan. The public realm has been designed to accommodate key connections through the site – including a link between Westfield Avenue and the proposed Carpenter's Land Bridge through to the East Bank site. The landscaping and buildings have been designed to assist with wayfinding along these key routes, including the use of the metal 'railway' lines which would be 70mm in width and flush with the ground. The lines, which have already been delivered within the existing IQL public realm and are considered to emphasise key pedestrian routes through the site.
- 10.22. It is also noted that Redman Place would accommodate the required secondary road through the site which would be shared between vehicles, pedestrians and cyclists. Vehicle access to this road would be controlled by drop down bollards and would be limited to essential vehicles such as emergency vehicles or blue badge vehicles to ensure that the space would remain predominantly pedestrian. Vehicular access into the estate would be undertaken by estate management via their onsite security control rooms.
- 10.23. The scheme does not propose any vehicular parking albeit two temporary blue badge spaces will be provided during the phased period as described in para 10.28. These will be relocated once the construction works for Building S4 are completed and the permanent landscaping installed. The principle of no vehicular parking is acceptable noting the high PTAL rating (6b) of the site and the negative effect that parking would have within the public realm. No motorcycle parking is provided within this reserved matters application; however, 8 motorcycle parking spaces would be provided within Building S9 as per the previous approval.
- 10.24. With respect to cycle parking, this application makes provision for 70 cycle parking spaces within the public realm. These would be largely within Orchard Walk and Bridge Plaza and would be provided in the form of Sheffield type stands which would be in keeping with the existing stands within the completed areas of IQL public realm. The provision of 70 spaces is considered to be acceptable noting that the parent planning permission does not have any minimum requirements for cycle parking for individual buildings within IQL.



- 10.25. As per the previous applications for Building S9 (ref: 16/00671/REM) and Carpenter's Square (ref: 16/00683/REM), the building would be serviced from the rear of the site via the S9 Service Road. This in turn would be accessed from Westfield Avenue via Turing Street. Whilst this is a route for servicing vehicles it is considered that the space has been designed to make suitable provisions for pedestrians noting that an approximately 1.8m wide pedestrian path, which would be separated from the service road by a raised kerb and a row of trees, would allow adequate circulation along this part of Railway Walk.
- 10.26. In comparison to the ZMP the primary pedestrian connection from Westfield Avenue to the bridge would be moved from between Buildings S4 and S5 to between Buildings S3 and S4 where there would be no conflict with service vehicles and is a positive change from the previous consent. As per the previous reserved matters approval for Building S9, there would be a further variation from the approved ZMP in that the vehicular route along the entirety of the retaining wall to the rear of Building S9 is not being sought. This is in order to reduce any potential conflict between a vehicular route and the bridge safeguarding area and is therefore a welcome amendment from the parent planning permission.
- 10.27. The proposed landscape design is also considered to take account of inclusive design issues noting that the proposals were presented to LLDC's Built Environment Access Panel (BEAP) and considered to be acceptable subject to minor comments which have been addressed within the submission. The public realm would be appropriately graded to ensure gentle gradients throughout the site with all pedestrian routes considered to be inclusive and designed to be accessible for everyone. Following discussion at BEAP, shared surfaces would have a width of 4.8m to include physical demarcation and contrasting features to delineate wheelchair and pedestrian routes within a 'comfort space' – a safe zone which would be exclusively used by pedestrians. The BEAP session also resulted in an accessible taxi drop off being relocated to the south end of Turning Street. The new location would allow for a raised drop off area within the shared space in order to allow easy ramp deployment by taxis.
- 10.28. The landscaping would be phased in order to provide access to buildings and a suitable amount of public realm during ongoing construction with associated sites. The first stage of this would be constructed by June 2019 with a temporary access route to Building S9. This route would be provided for within the area designated for rain garden planting within Gallery Gardens. Taxis and emergency vehicles would be permitted to enter the site when required with a temporary turning area provided in front of the Building S9 entrance. Two temporary blue badge parking spaces would be provided at the end of the temporary road. Once the works for Building S4 are completed, the landscape surrounding the building, including the shared surface road, would be installed. The rain garden planting can then be completed allowing for the permanent landscape condition of Redman Place in 2021.

#### Environmental Impacts

- 10.29. The Stratford City OPP establishes the height of buildings in the Stratford City area and conditions were attached to ensure that the daylight levels within blocks would be considered further at Reserved Matters Stage. Conditions V1 and V2 of the Stratford City OPP require the development to be designed according to the BRE 'Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice' and the guidance in BS8206: Part II and the Applications Manual: Day Lighting and Window Design – Lighting Guide LG10 (1999).
- 10.30. An assessment has been made in relation to the overshadowing impact on the public realm surrounding Building S9. It is considered to demonstrate that in excess of 50% of the entire of public realm surrounding Building S9 would receive at least 2 hours of direct sunlight exposure on 21<sup>st</sup> March and would therefore be compliant

with BRE standards. The areas within Orchard Walk, Bridge Plaza and Railway Walk would receive the most direct sunlight given they would be unobstructed by buildings. These areas have been designed to take advantage of this direct sunlight with lawns, area for events and external spill-out space from the commercial space within Building S9.

- 10.31. It is acknowledged that Redman Place would be overshadowed during significant parts of the year. However, the height and footprint of the building has not changed since the reserved matters approval for this building and the extent of overshadowing remains consistent with the previous approval. It is acknowledged that the layout and design of Redman Place has changed under these proposals; however, these are considered to be improvements noting that the eastern side of Redman Place, adjacent to Building S4 has been designed to accommodate spill out areas for ground floor cafes and restaurants to take advantage of the good levels of sunlight received in these locations during summer months and to help activate the public realm.
- 10.32. Gallery Gardens, would be located to the western side of Redman Place, would be more heavily overshadowed throughout the year by Building S9. However, the landscaping has been designed to deal with this condition through the use of shade tolerant planting. The art/play structure at the southern end of Gallery Gardens would be located in this position given that it would be the sunniest part of Gallery Gardens with good levels of sunlight in the morning and early afternoon.
- 10.33. With respect to wind, a wind assessment has been undertaken in accordance with Conditions V3 and V4 of the Stratford City OPP. It has examined the wind safety and comfort conditions across a number of points of interest within the public realm including locations which are likely to be used for circulation and locations which are likely to be used for leisure/sitting. PPDT's environmental consultants have reviewed the information and consider that it demonstrates acceptable wind conditions within the areas that have been tested. They have suggested a condition requiring further assessment of wind conditions around building entrances and a condition requiring detail of wind mitigation measures within the public realm.

## **11. HUMAN RIGHTS & EQUALITIES IMPLICATIONS**

- 11.1. Members should take account of the provisions of the Human Rights Act 1998 as they relate to the application and the conflicting interests of the Applicants and any third party opposing the application in reaching their decisions. The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.
- 11.2. In addition the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty inter alia when determining all planning applications. In particular Members must pay due regard to the need to:
  - Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;

- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

11.3 Officers are satisfied that the application material and Officers' assessment has taken into account these issues. Officers consider that the effects of the proposal would not be so adverse as to cause harm and justify a refusal of consent or permission.

## 12. CONCLUSION

12.1. The applications are in conformity with the Stratford City OPP and Zonal Masterplan for Zone 2, subject to only minor deviations, and do not generate any new or different likely significant environmental effects.

12.2. The proposed design and appearance of the landscaping surrounding S9, subject to appropriate conditions, is considered to be of a high quality. The public realm has been designed to take account of inclusive design and address transportation issues and it would also benefit from good levels of sunlight and an acceptable wind performance subject to securing any recommended mitigation measures by condition.

## 13. PLANNING CONDITIONS

### Approved Plans

- 1) The development hereby permitted shall be installed and displayed in accordance with the following details:

(Plan and documents reference numbers to be added)

together with the description of the proposal contained in the application and any other plans, drawings, documents, details, schemes or strategies which have been approved in writing by the Local Planning Authority pursuant to these conditions.

Reason: To ensure that all works are properly implemented and retained.

### Detailed Drawings

- 2) Prior to commencement of the relevant part of the public realm works hereby permitted, detailed drawings (at scales of 1:5, 1:10 or 1:20 where appropriate) of the following features shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be built in accordance with the approved details and retained thereafter. The following details are required:

- a) Amphitheatre: Layout, seating and structures;
- b) Outdoor working space: Layout, seating and structures;
- c) Precast benches;
- d) Play/Art structure and playable space;
- e) Timber bench tops;
- f) Smart benches;
- g) Bollards;
- h) CCTV/WIFI columns;
- i) Catenary lighting system;
- j) Lighting columns;

- k) Drinking fountain;
- l) Wayfinding signage; and
- m) Cycle racks.

Reason: To ensure that the Local Planning Authority is satisfied that the details and approach adopted will secure high quality design and detailing in accordance with London Plan Policy 7.6 and Local Plan Policies BN.1, BN.3, BN.5, BN.8 and BN.10.

#### Planting Details

- 3) Prior to the commencement of the relevant part of the public realm works hereby permitted, a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter carried out in accordance with the approved details within 6 months of the date of occupation of Building S9. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989 and BS4428:1989 (or subsequent superseding equivalent) and current Arboricultural best practice. The submitted details are expected to demonstrate the following:
  - a) The quantity, size, species, position, density and the proposed time of planting of all trees, lawns and planting.
  - b) Details of all tree pits to include organic material within the tree pit/connected system.

Reason: In order to ensure high quality soft landscaping in and around the site in the interests of the ecological value of the site and in the interests of visual amenity in accordance with London Plan Policy 7.6 and Local Plan Policies BN.1, BN.3, BN.5, BN.8 and BN.10.

#### Wind Mitigation Study

- 4) Prior to the commencement of development hereby permitted, a further wind impact assessment (which takes into account the findings of the FD Global IQL Wind Microclimate Assessment: Phase 3 Public Realm Redman Place - 10<sup>th</sup> May 2018) demonstrating suitable wind conditions at all Building S9 ground floor entrances and areas of outdoor seating during the temporary and completed landscaping phases, shall be submitted to approved in writing by the Local Planning Authority.

Reason: In order to ensure a high quality of design and public realm with regards to wind safety and comfort in accordance with Local Plan Policy BN.10.

*Pre-commencement justification: to ensure appropriate measures are taken to ensure appropriate wind conditions.*

#### Wind Mitigation Measures

- 5) Prior to the commencement of development hereby permitted, details of any wind mitigation measures (including any required during temporary landscaping phases) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the proposed mitigation results in acceptable conditions in terms of safety and comfort within and around the development. The development shall be carried out in accordance with the approved details and mitigation measures retained thereafter.

Reason: In order to ensure a high quality of design and public realm with regards to wind safety and comfort in accordance with Local Plan Policy BN.10.

*Pre-commencement justification: to ensure appropriate measures are taken to ensure appropriate wind conditions.*

#### Secure by Design

- 6) The development shall be constructed and operated thereafter to 'Secured by Design Standards' or to an alternative security standard (based on 'Secured by Design' principles) as agreed with the Metropolitan Police. A certificate of accreditation to Secured by Design Standards (or confirmation in writing from the Metropolitan Police to an alternative standard) shall be submitted to the Local Planning Authority for approval in writing prior to the first use of the public realm.

Reason: To ensure that the development maintains and enhances community safety in accordance with London Plan Policy 7.3.

#### Estate Management

- 7) Six months prior to the first use of the public realm hereby approved, a site-specific Estate Management Plan shall be submitted to the Local Planning Authority for approval. The site-specific Estate Management Plan shall include details of the roles and responsibilities to be held by an Estate Management Company for the site, and the location of the Estate Management Company office. The details approved in the submitted Estate Management Plan shall be put in place as part of the operation of the site, prior to first use of the public realm.

Reason: In order to ensure that the outside spaces on the site and the new public realm is maintained and managed appropriately.

### **14. PLANNING INFORMATIVES**

- 1) You are advised that the London Fire Brigade have advised that sprinklers are used within any structures/pavilions within the public realm. Any queries in relation to this should be addressed to Andrew Reeves ([FRS-AdminSupport@london-fire.gov.uk](mailto:FRS-AdminSupport@london-fire.gov.uk) or 020 8555 1200).
- 2) In relation to Condition 6, you are advised to seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.
- 3) You are reminded that Condition B10 of the parent consent (ref: 10/90641/EXTODA) requires full details of hard landscaping materials to be submitted and approved by the Local Planning Authority prior to their use within the site. It is expected that any application pursuant to this condition includes details of the Resin Bound Gravel to be used within Bridge Plaza and that this material shall match the same material used within the East Bank site.

### **Appendices**

- Appendix 1: General Arrangement Plan
- Appendix 2: Phasing Plan
- Appendix 3: Hardscape Plan
- Appendix 4: Tree Plan



- Appendix 5: Planting Plan
- Appendix 6: Landscape Character Areas
- Appendix 7: Landscape Spaces and Uses
- Appendix 8: Gallery Gardens Image
- Appendix 9: Bridge Plaza Image
- Appendix 10: Arrival from Endeavour Square Image
- Appendix 11: QRP Report