

Scale and massing

Maximum building parameters

This addendum to the Design and Access Statement shows the proposals for the illustrative masterplan for 1539 homes, (including 277 homes in Phase A which is fixed through the Detailed Proposals of this hybrid planning application).

The building envelopes within the remaining phases (B – D) of the Outline Proposals are flexible and can be adapted within the maximum parameters set out in the Design Code and on the Parameter Plans, notably:

- Drawing 3663 - LB - ZZ - 00 - DR - A - 000021: Building Plots
- Drawing 3663 - LB - ZZ - 00 - DR - A - 000031: Building Heights

This would allow the capacity of the masterplan to be increased, in line with the maximum parameters, to deliver up to a total of 1565 homes.

Please note: all Parameter Drawings have been updated to remove Building A3 and, where buildings over 18m provide roof-top amenity spaces, the maximum height of access pop-ups has been increased from 80m² to 100m² to allow second stairs to come to roof level. Revision 3 of the Building Heights Parameter Plan reflects these amendments.

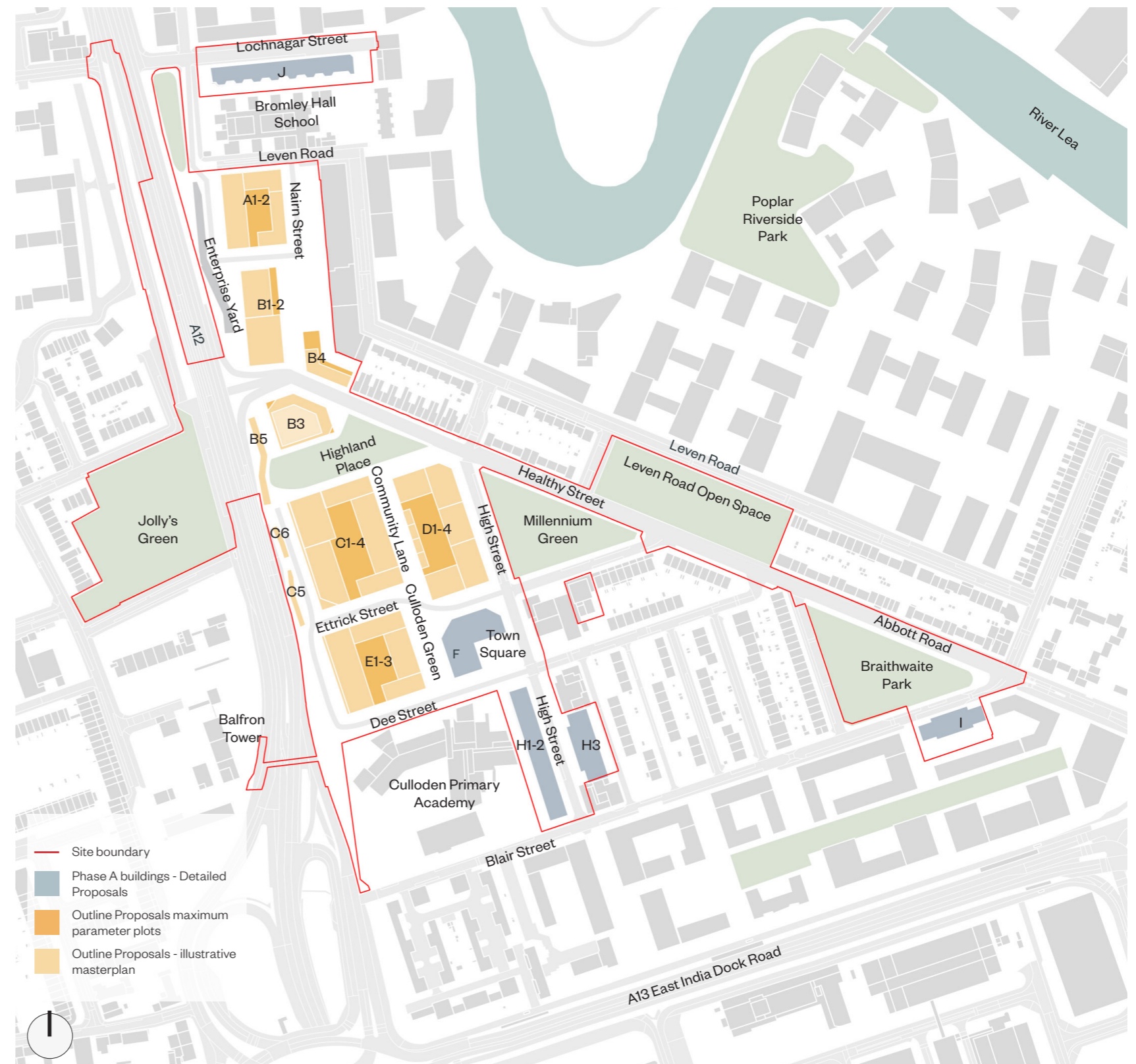


Fig.4 Diagram illustrating the maximum parameters and relationship with the illustrative masterplan

Phase B

Removal of Building A3

Working alongside the London Borough of Tower Hamlets, changes were made to Phase B of the outline masterplan following the planning submission in August 2022 to improve the aspect and outlook of residents of Atelier Court, which sits immediately to the east of the site boundary. Building A3 is replaced with Nairn Park, a new public space. This change was made in advance of the presentation of the scheme at LBTH's Strategic Development Committee (SDC) in February 2023, and was captured in the Design and Access Statement: The Masterplan Addendum Revision D (January 2023), which this document supersedes.

The removal of Building A3 reduces the sense of enclosure likely to be experienced by residents of Atelier Court and will improve the privacy within their homes. The provision of Nairn Park, which incorporates diverse planting types, new trees, and childrens' play spaces, will significantly improve the outlook of these residents, as well as their access to green space. The closest proposed building to Atelier Court is now Building A1-A2 which, at 26m, is significantly further away than the existing buildings on the Nairn Estate (typically 16m), that will be demolished as part of the development.

The nine social rent family homes (8 no. 3 bedroom homes and 1 no. 4 bedroom home) lost as a result of removing Building A3 have been reprovided in Building B1, with intermediate homes in B1 relocated to Building B2. As part of this exercise, an uplift in social rent homes has been provided across this scheme and the mix has been amended to significantly increase the number of family homes. A total of 15.1% of the social rent homes are now four bedroom family homes and 39.2% are three bedroom family homes.

Changes to dwelling numbers, habitable rooms, and residential and non-residential areas resulting from the removal of A3 and re-distribution of affordable homes are reflected in the revised area schedule on page 38 of this document, which also incorporates changes made to accommodate second stairs in Summer 2023.

— — Outline of Building A3, now omitted



Fig.5 Extract of Phase B from the illustrative masterplan

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Site sections

The removal of building A3 is illustrated on Section D-D, adjacent.

Section D-D cuts through the existing Poplar Works building adjacent to the A12 and the existing Atelier Court to the east of the Site, along Leven Road. A robust building of 12 storeys sits along Enterprise Yard, before buildings decrease in scale along Community Lane. With the removal of building A3, these buildings are set back from Atelier Court in order to respect both the scale of the surrounding buildings and for minimal impact on daylight, sunlight and overlooking to Atelier Court.

Further information at the maximum parameters is provided on pages 42 to 45 of the Design Code and on the Parameter Plans Drawing 3663 - LB - ZZ - 00 - DR - A - 000031: Building Heights, Drawing 3663 - LB - ZZ - XX - DS - A - 000040: Parameter Sections-01 and Drawing 3663 - LB - ZZ - XX - DS - A - 000041: Parameter Sections-02.

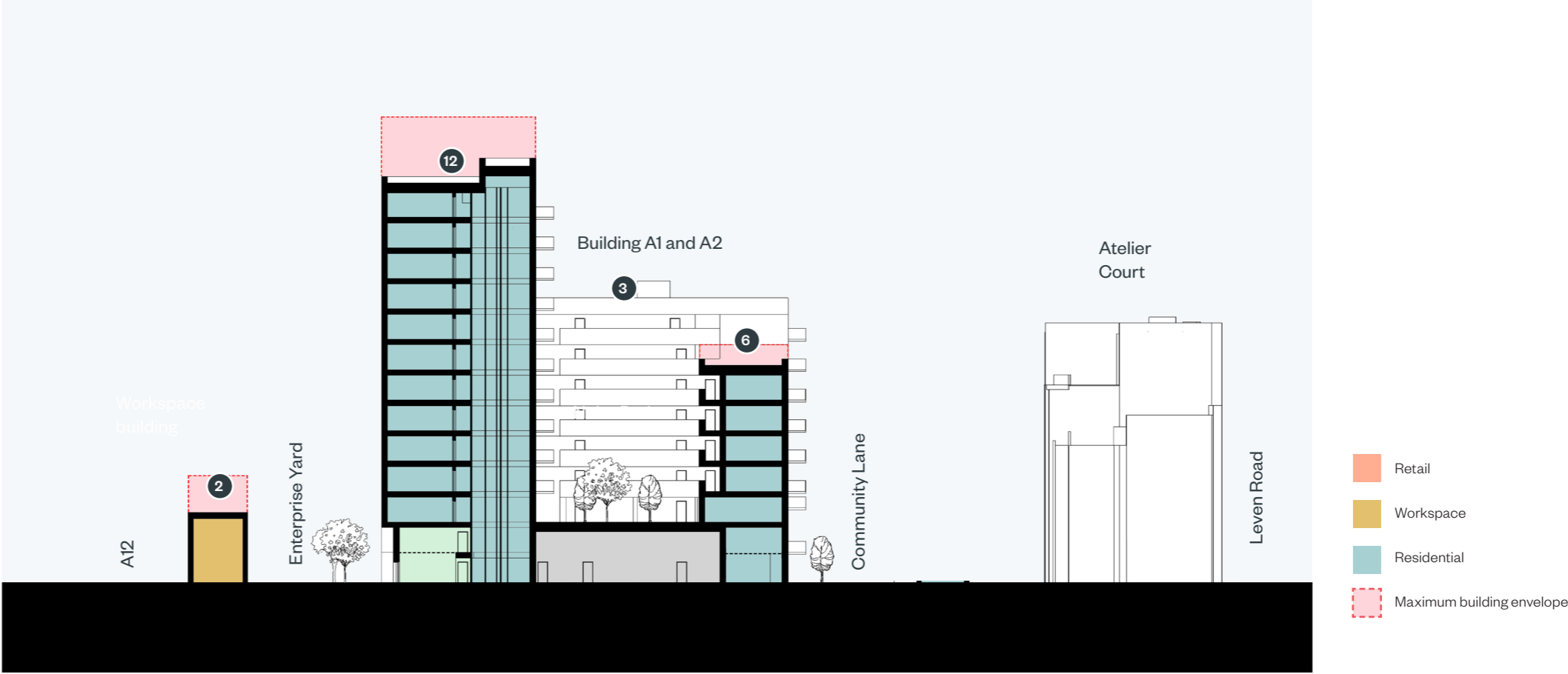


Fig.7 Section D-D cutting east-west through the northern part of the Site - Illustrative Scheme



Fig.6 Key plan showing section cuts

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Community Lane North and relationship with Atelier Court

This page illustrates the section through building A, Community Lane North and Atelier Court. With the removal of building A3, the distance between the Proposed Development and Atelier Court increases significantly, beyond the extent of the existing Nairn Street Estate (shown by the dashed line).

The additional space will be public open space, Nairn Park, providing amenity to both new and existing residents of Aberfeldy and Atelier Court.

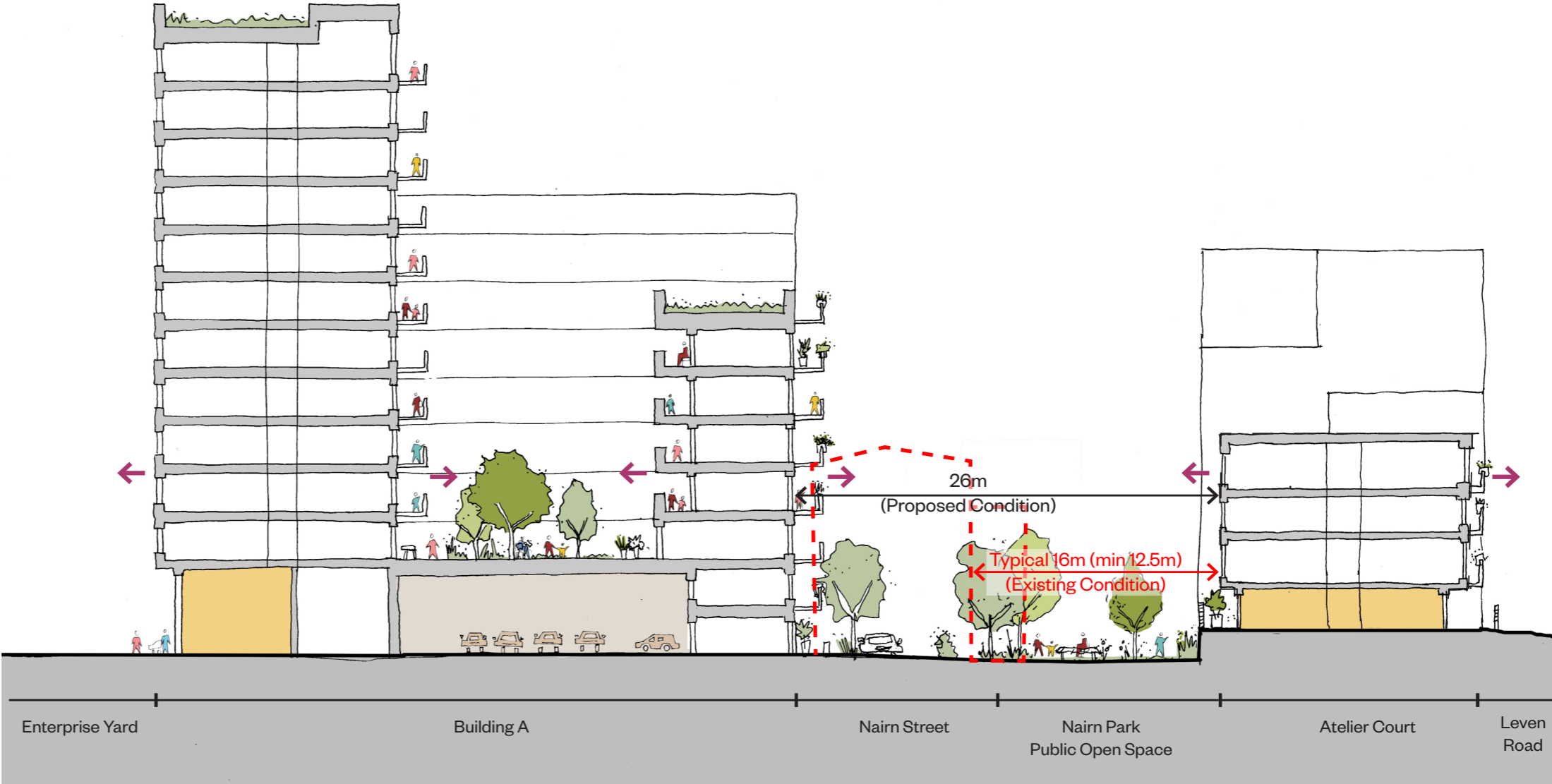


Fig.8 Sketch section cutting east-west through the northern part of the Site - Illustrative Scheme