

DM/HF/DP5373

8 November 2023

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Dear Emily,

HYBRID PLANNING APPLICATION AT LAND TO THE NORTH OF EAST INDIA DOCK ROAD (A13), EAST OF THE BLACKWALL TUNNEL NORTHERN APPROACH ROAD (A12) AND TO THE SOUTH-WEST OF ABBOTT ROAD (GLA REF: 2023/0300/S3).

On behalf of the Aberfeldy New Village LLP ('the Applicant'), please find enclosed updated documents including minor revisions in relation to the above Hybrid Planning Application (GLA Ref: 2023/0300/S3) for the regeneration of the Aberfeldy Estate, Poplar.

Following a resolution to refuse planning permission by the London Borough of Tower Hamlets (LBTH) Strategic Development Committee (SDC) in February 2023, and the subsequent direction that the Mayor of London will act as the local planning authority for the purposes of determining the above Hybrid Planning Application, the application has been amended to accommodate second staircases in all buildings over 18m in height. In addition, the Masterplan has been revised to improve the proposed energy strategy, Urban Greening Factor (UGF), and achieve a greater biodiversity net gain.

In addition to the above, whilst Phase A (the Detailed Element of the Hybrid Planning Application) contains approximately 49% affordable housing, to enable the earlier occupation of market homes it is proposed that a rolling-minimum of 38.8% affordable housing (by habitable room) will be provided throughout the delivery of the Masterplan. This rolling minimum will apply to Phase A notwithstanding that the Hybrid Planning Application, if granted, would permit up to approximately 49% affordable housing in Phase A. This rolling 38.8% minimum provision of affordable housing across the Masterplan will be secured via planning obligations contained in the section 106 agreement.

As a result of these amendments, the Description of Development should be revised as follows:

"Hybrid application seeking detailed planning permission for Phase A and Outline planning permission for future phases, comprising:

Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 140,591 (GEA) of floorspace comprising the following mix of uses: Residential (Class C3); Retail, workspace, food and drink uses (Class E); Car and cycle parking; Formation of new pedestrian



route through the conversion and repurposing of the Abbott Road vehicular underpass for pedestrians and cyclists connecting to Jolly's Green; Landscaping including open spaces and public realm; and New means of access, associated infrastructure and highway works.

In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and open space. This application is accompanied by an Environmental Statement.”

As a result of these amendments, and to reflect the revised Description of Development, the following revised or additional information is provided alongside this letter to reflect the amended proposals:

- Application Forms, prepared by DP9;
- CIL Forms, prepared by DP9;
- Planning Statement, prepared by DP9;
- Development Specification, prepared by DP9;
- Documents and Drawing Schedule, prepared by DP9;
- Decant Strategy, prepared by Poplar HARCA;
- Affordable Housing Statement, prepared by DS2;
- Affordable Housing Viability Updated Appraisal Letter, prepared by DS2;
- Masterplan Design and Access Statement, prepared by Levitt Bernstein;
- Design Code, prepared by Levitt Bernstein;
- Tall Building Statement, prepared by Levitt Bernstein;
- Detailed Design and Access Statement, prepared by Morris & Company;
- Whole Life Carbon Assessment, prepared by Greengage;
- Sustainability Statement, prepared by Greengage;
- Circular Economy Statement, prepared by Greengage;
- UGF Assessment, prepared by Greengage;
- Equalities Impact Assessment – Statement of Conformity, prepared by Greengage;
- Preliminary Ecological Appraisal – Addendum, prepared by Greengage;
- Ecology Addendum Letter, prepared by Greengage;
- Habitat Regulations Screening Letter – Addendum, prepared by Greengage;
- Biodiversity Impact Assessment - Addendum, prepared by Greengage;
- Bat Survey Report, prepared by Greengage;
- Energy Assessment, prepared by Meinhardt;
- Environmental Statement & Health Impact Assessment – Statement of Conformity, prepared by Trium;
- Fire Statement: Outline Proposals, prepared by Elementa
- Fire Statement: Detailed Proposals prepared by Elementa
- Internal Daylight Sunlight Overshadowing Report, prepared by GIA;
- Waste Management Strategy - Statement of Conformity, prepared by Velocity Transport Planning;
- Outline Site Waste Management Plan - Statement of Conformity, prepared by Velocity Transport Planning;
- Transport Assessment - Statement of Conformity, prepared by Velocity Transport Planning;
- Pre-Demolition Audit – Statement of Conformity, prepared by Velocity Transport Planning;
- Construction Environmental Management Plan – Statement of Conformity, prepared by Blue Sky Building;
- Retail Impact Assessment – Statement of Conformity, prepared by AND;



- Commercial Strategy – Statement of Conformity, prepared by AND;
- Flood Risk Assessment, prepared by Parmabrook;
- Drainage Strategy - Statement of Conformity, prepared by Mienhardt;
- Aviation Safeguarding Assessment, prepared by KL Grant Consulting; and
- Statement of Community Involvement, prepared by Lowick.

A summary of the updated deliverables and drawings is additionally provided within the documents and drawings schedule submitted alongside this letter.

For the sake of completeness only, it should be noted that the above referenced amendments follow previous amendments to the Hybrid Application, made prior to its consideration by the LBTH SDC. A summary of the previous changes is provided within this letter, which include the incorporation of Jolly's Green within the red line boundary, the removal of the previously proposed Block A3 and associated increase in open space and play space, an increase in the number of affordable rented family homes, and the inclusion of second staircases in Plots F & I.

Background

On 24 July 2023 the Secretary of State for Levelling Up, Housing and Communities announced the intention to mandate second staircases in new residential buildings above 18m. In order to improve fire safety across the Masterplan, and ensure that the proposals accord with emerging guidance, the Applicant has reviewed all buildings above this threshold and revised the design of the buildings to include a second staircase.

As a result of the amendments to accommodate second staircases, there has been a minor reduction in residential NIA to accommodate larger cores. There has also been a minor increase in residential GIA, occurring at ground floor level to accommodate additional space for circulation and escape associated with second staircases. In addition, there is a minor reduction in workspace and retail GIA as a result of larger cores and escape routes at ground floor level.

Revised Unit Mix

Accordingly, the revised mix of units within both the Illustrative Masterplan and mix set out within the maximum parameter scheme have been amended to reflect the above changes. The revised illustrative mix in both instances is set out overleaf, with the change in number of units since the consideration of the Masterplan by LBTH in February 2023 noted in brackets.



Illustrative Masterplan Unit Mix

Unit Type	Private	Social / Affordable Rent	Intermediate	Total
Studio	140 (+3)	0	0	140 (+3)
1 Bedroom	408 (+6)	73 (+14)	46	527 (+20)
2 Bedroom	526 (-25)	88 (-6)	31	645 (-31)
3 Bedroom	25 (-1)	144 (-2)	0	169 (-3)
4 Bedroom	0	54 (-6)	0	54 (-6)
5 Bedroom	0	0	0	0
6 Bedroom	0	4	0	4
TOTAL	1099 (-17)	363	77	1539 (-17)

Maximum Parameters Unit Mix

Unit Type	Private	Social / Affordable Rent	Intermediate	Total
Studio	127 (-11)	0	0	127 (-11)
1 Bedroom	427 (+18)	76 (+18)	48	551 (+36)
2 Bedroom	536 (-26)	90 (-5)	31	657 (-31)
3 Bedroom	24 (-2)	146 (-3)	0	170 (-5)
4 Bedroom	0	56 (-5)	0	56 (-5)
5 Bedroom	0	0	0	0
6 Bedroom	0	4 (-1)	0	4 (-1)
TOTAL	1114 (-21)	372 (+4)	79	1565 (-17)

Any reference to the maximum number of units, or mix of residential units, referenced within any other document associated with this planning application and which is not included in the list above (and which are set out in the appended Documents and Drawings Schedule, dated November 2023) are superseded by, and should be read as if they refer to, the above stated residential quantum and unit mix.

Revised Design Code

The Design Code has been revised to reflect comments received from the GLA following the Stage 3 Call In.

Revised Energy Strategy

In response to the revised Building Regulations 2021 and updated planning policy, a number of improvements have been made to the scheme to lower energy usage and carbon dioxide emissions including the following:-

- Waste water heat recovery included to residential dwellings in the detailed part of the application;



- Triple glazing included to retail and office space in the detailed part of the application (Blocks F and H);
- Improved air tightness to retail and office space in the detailed part of the application (Blocks F and H);
- Reduced thermal bridging;
- Higher efficiency residential MVHR unit included;
- Lower carbon of heat from the existing heat network achieved (through a higher CHP fraction);
- Additional photovoltaic panels included;
- Efficiency of all photovoltaic panels increased; and
- Efficiency of Block I heat pumps increased.

Using the latest Part L 2021 methodology, the following improvements have been achieved since the application was considered by LBTH:

- 34% lower residential fabric energy demand (efficiency) for the detailed part of the application;
- 8% lower total annual carbon dioxide emissions for the detailed part of the application; and
- 47.5% lower total annual carbon dioxide emissions for the outline part of the application.

Enhanced Urban Greening Factor and Biodiversity Net Gain

Revisions to the landscape proposals have been proposed following the consideration of the application by LBTH to ensure that an Urban Greening Factor (UGF) of 0.4 can be achieved across the Masterplan, in line with London Plan Policy G5. The key changes include:

- Planting typology change from flower rich perennial (introduced shrub in BNG) to semi natural woodland mix (other broadleaved woodland in BNG) in two locations;
- Addition of native climber green walls (ground based green wall in BNG); and
- Planting typology change from amenity grass and flower rich perennial (modified grassland and introduced shrub in BNG) to semi-natural meadow (other neutral grassland in BNG) in two locations.

As a result of the above, the Biodiversity Net Gain across the Masterplan has increased from 21.11% to 30.47%.

Previous Amendments

The above stated amendments are in addition to the following previous amendments made throughout the consideration of the Hybrid application by LBTH following submission of the application in October 2021.

April 2022 Amendments

In April 2022, a number of revisions were made to the previously submitted application. The principal change at this point was associated with an amendment to the red line application boundary to include Jolly's Green, however, a number of linked and additional changes were also made as part of this resubmission.



October 2022 Amendments

Revised proposals were again submitted by the applicant in October 2022, which included the removal of the previously proposed Block A3, which resulted in a reduction of the quantum of proposed residential floorspace within the outline component of the development, and an increase in the proportion of affordable housing.

January 2023 Amendments

Further revised proposals were submitted by the applicant in January 2023, which included an increase in the proposed number of affordable family homes, an increase in the percentage of affordable housing on a habitable room basis from 37.5% to 38.8% (based on the Illustrative Masterplan), and the inclusion of second staircases in Blocks F&I.

Environmental Impact Assessment

The 'Environmental Statement - Statement of Conformity' (SoC) prepared by Trium has been updated to include the above changes. The SoC concludes that the proposed amendments would not result in any new or different likely significant environmental effects when compared to the assessments or conclusions identified within the submitted Environmental Statement (ES), and the findings of the ES remain valid in the context of the proposed amendments set out in this letter. Further, it states the information provided within the SoC is not directly relevant to reaching a reasoned conclusion on the likely significant effect of the proposed development (as the submitted ES remains valid) and it therefore does not constitute 'further information' under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conclusion

A number of the application documents and drawings previously submitted to LBTH in support of the Hybrid Planning Application have been updated to incorporate the illustrative mix of residential units set out above. A schedule providing a summary of the updated deliverables and drawings is provided alongside the submission in the documents and drawings schedule.

Should you have any additional questions or queries, please do not hesitate to contact Holly Farrow, Tylar Vernon or Marcus Stuart at this office.

Yours faithfully

DP9 Ltd.

DP9 Ltd.



Appendix 1 – Documents and Drawing Schedule (November 2023)



Aberfeldy Village Masterplan

**Planning Application Documents and Drawings Schedule To
Ref. 2023/0300/S3**

Aberfeldy Village Masterplan – UPDATE SUBMISSION

November 2023

Planning Document Schedule

		Outline	Detailed	Updated GLA November 2023
Documents for approval in respect of the Outline Proposals	Development Specification prepared by DP9 Revision H (January 2023)	X		Updated Document – Revision I (November 2023)
	Parameter Plans prepared by Levitt Bernstein as detailed in the drawings section below.	X		Updated Where Relevant
	Design Code prepared by Levitt Bernstein Revision C (December 2022)	X		Updated Document – Revision D (November 2023)
Documents for approval in respect of the Detailed Proposals	Proposed drawings prepared by Morris and Company <ul style="list-style-type: none"> • Floor plans • Elevations • Sections • Unit Layouts 		X	Updated Where Relevant
	Landscape drawings prepared by LDA Design as listed in the drawings section below.		X	Updated Where Relevant
Documents submitted in support of the Development	Cover letter prepared by DP9 (January 2023)	X	X	Updated Document (November 2023)
	Application form prepared by DP9 (October 2022)	X	X	Updated Document (November 2023)
	Ownership Certificate prepared by DP9 (October 2022)	X	X	Not amended
	CIL Additional Information Form: Outline Proposals B-D (October 2021)	X		Updated Document (October 2023)

	Planning Statement inc. Draft s.106 Heads of Terms prepared by DP9 - Revision N (February 2023)	X	X	Updated Document – Revision O (November 2023)
	Affordable Housing Statement prepared by DS2 (January 2023)	X	X	Updated Document (November 2023)
	Financial Viability Assessment prepared by DS2 (October 2021)	X	X	Not amended
	Affordable Housing Viability Updated Appraisal Letter (dated 26 January 2023)	X	X	Updated Document (November 2023)
	Design and Access Statement: The Masterplan prepared by Levitt Bernstein and LDA Design (with Inclusive Design chapter prepared by Lord Consultants) - Revision B (August 2022)	X	X	Not amended
	Design and Access Statement: The Masterplan prepared by Levitt Bernstein and LDA Design Addendum – Revision D (January 2023)	X	X	Updated Document – Revision E (November 2023)
	Existing buildings plan/context plans prepared by Levitt Bernstein as listed in the drawing section below	X	X	Not amended
	Illustrative Landscaping Plans prepared by LDA Design as listed in the drawing section below	X	X	Not amended
	Decant Strategy prepared by Poplar HARCA (January 2023)	X	X	Decant Strategy – Revision C (November 2023)
	Retail Impact Assessment prepared by AND (August 2022)	X	X	Statement of Conformity (November 2023)
Commercial Strategy prepared by AND (August 2022)	X	X	Statement of Conformity (November 2023)	

Construction Environmental Management Plan prepared by Blue Sky Buildings Revision A (April 2022)	X	X	Statement of Conformity (November 2023)
Waste Management Strategy prepared by Velocity - Version 2.1 (January 2023)	X	X	Statement of Conformity (November 2023)
Outline Site Waste Management Plan – Version 1.0 (September 2022)	X	X	Statement of Conformity (November 2023)
Statement of Community Involvement prepared by Lowick (August 2022)	X	X	Addendum (November 2023)
Statement of Community Involvement Part 2: Children and Youth Engagement prepared by ZCD Architects (October 2021)	X	X	Not amended
Energy Assessment prepared by Meinhardt – P4 - (October 2022) Overheating Assessment is included as an appendix	X	X	Updated Document – P8 - (November 2023)
Drainage Strategy Report (October 2022)	X	X	Statement of Conformity (November 2023)
Sustainability Statement prepared by Greengage – (October 2022)	X	X	Updated Document – (November 2023)
Equalities Impact Assessment (January 2023)	X	X	Statement of Conformity (October 2023)
Tree Survey and Arboricultural Impact Assessment prepared by Arbeco (October 2021)	X	X	Not amended
Arboricultural Addendum prepared by Tim Moya Associates (April 2022)	X	X	Not amended

Arboricultural Addendum prepared by Tim Moya Associates (October 2022)	X	X	Not amended
Arboricultural Report - CAVAT Assessment (December 2022)	X	X	Not amended
Circular Economy Statement prepared by Greengage (October 2022)	X	X	Updated Document (September 2023)
Whole life-cycle Carbon Assessment with accompanying spreadsheet prepared by Greengage - (October 2022)	X	X	Updated Document – (November 2023)
Preliminary Ecological Appraisal prepared by Greengage (October 2021)	X	X	Addendum (November 2023)
Ecology Addendum Letter (December 2022)	X	X	Updated Document (November 2023)
Urban Greening Factor Assessment prepared by Greengage (October 2021)	X	X	Addendum (November 2023)
A Habitat Regulations Assessment Screening letter prepared by Greengage (August 2022)	X	X	Addendum (November 2023)
BREEAM Ecology Assessment prepared by Greengage (April 2022)	X	X	Not amended
Biodiversity Impact Assessment prepared by Greengage (October 2021)	X	X	Addendum (November 2023)
Bat Survey Report prepared by Greengage (August 2022)	X	X	Addendum (November 2023)
Flood Risk Assessment prepared by Parmabrook and included as part of the Environmental Statement as an appendix (October 2022)	X	X	Updated Document (November 2023)

	Fire Statement: Outline Proposals and form prepared by Elementa (February 2023)	X	X	Updated Document (November 2023)
	Utilities and Foul Sewage Assessment prepared by Meinhardt (October 2022)	X	X	Not amended
	Aviation Safeguarding Assessment prepared by KL Grant Consulting (September 2022)	X	X	Updated Document (November 2023)
	Tall Buildings Statement prepared by Levitt Bernstein and DP9 Revision B – October 2022	X	X	Updated Document – Revision C (November 2023)
	Transport Assessment with appendices: Framework Travel Plan, Delivery and Servicing Plan and Outline Parking Design and Management Plan prepared by Velocity (April 2022)	X	X	Statement of Conformity (November 2023)
	Internal Daylight, Sunlight and Overshadowing Report Revision C (January 2023)	X	X	Updated Document – Revision D (November 2023)
EIA submitted in support of the Development	Chapter 1: Introduction prepared by Trium	X	X	Not amended
	Chapter 2: EIA Methodology prepared by Trium	X	X	
	Chapter 3: Reasonable Alternatives and Design Evolution prepared by Trium	X	X	
	Chapter 4: The Proposed Development prepared by Trium	X	X	
	Chapter 5: Demolition and Construction prepared by Blue Sky Buildings	X	X	
	Chapter 6: Socio-Economics prepared by Hatch	X	X	

	Chapter 7: Traffic and Transport prepared by Velocity	X	X	
	Chapter 8: Air Quality prepared by Entran	X	X	
	Chapter 9: Climate Change prepared by Greengage	X	X	
	Chapter 10: Noise and Vibration prepared by Entran	X	X	
	Chapter 11: Water Resources, Flood Risk and Drainage prepared by Meinhardt	X	X	
	Chapter 12: Archaeology prepared by TVAS	X	X	
	Chapter 13: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare prepared by GIA	X	X	
	Chapter 14: Wind Microclimate prepared by RWDI	X	X	
	Chapter 15: Effect Interactions	X	X	
	Chapter 16: Likely Significant Effects and Conclusions prepared by Trium	X	X	
	Chapter 17: Mitigation and Monitoring prepared by Trium	X	X	
	Chapter 18: Glossary and Abbreviations prepared by Trium	X	X	
	Part 1: Townscape and Visual Impact Assessment prepared by Peter Stewart	X	X	Not amended.
	Part 2: Built Heritage Assessment prepared by KM Heritage	X	X	
	Appendix to Chapter 1: Introduction prepared by Trium			

	Annex 1: EIA Wayfinding		
	Annex 2: Statement of Competence		
	Appendix to Chapter 2: EIA Methodology prepared by Trium		
	Annex 1: EIA Scoping Report		
	Annex 2: EIA Scoping Opinion		
	Annex 3: EIA Scoping Opinion Response		
	Annex 4: Cumulative Schemes list and Map		
	Annex 5: Cumulative Schemes Assessment Matrix		
	Annex 6: Phase 1 Ground Conditions Report		
	Appendix to Chapter 5: Demolition and Construction prepared by Blue Sky Buildings		
	Annex 1: Outline Construction Environmental Management Plan (CEMP)		
	Appendix to Chapter 6: Socio-Economics prepared by Hatch		
	Annex 1: Socio-economics Planning Policy Context		
	Annex 2: Education and Healthcare Facilities within Local Impact Area		
	Appendix to Chapter 8: Air Quality prepared by Entran		
	Annex 1: Glossary		
Annex 2: Traffic Data			
Annex 3: Model Verification Study			

	<p>Appendix to Chapter 9: Climate Change prepared by Greengage</p> <p>Annex 1: TRIUM Climate Change Technical Note</p>			
	<p>Appendix to Chapter 10: Noise and Vibration prepared by Entran</p> <p>Annex 1: Introduction to noise</p> <p>Annex 2: Glossary of Terms</p> <p>Annex 3: Legislation, Policy and Guidance</p> <p>Annex 4: Unattended Survey Results – P1</p> <p>Annex 5: Unattended Survey Results – P2</p> <p>Annex 6: Unattended Survey Results – P3</p> <p>Annex 7: Unattended Survey Results – P4</p> <p>Annex 8: Statistical Analysis of Background Sound Levels – P1</p> <p>Annex 9: Statistical Analysis of Background Sound Levels – P2</p> <p>Annex 9: Statistical Analysis of Background Sound Levels – P2</p> <p>Annex 10: Statistical Analysis of Background Sound Levels – P3</p> <p>Annex 11: Statistical Analysis of Background Sound Levels – P4</p> <p>Annex 12: Daytime Noise Contour, 1.5m</p> <p>Annex 13: Night-time Noise Contour, 1.5m</p>			

	Annex 14: ANC Acoustics Ventilation and Overheating Risk Categories			
	Annex 15: Traffic Data			
	Appendix to Chapter 11: Water Resources, Flood Risk and Drainage prepared by Meinhardt			
	Annex 1: Flood Risk Assessment			
	Annex 2: Drainage Strategy; Annex 3: Thames Water – Potable Water Supply Correspondence Annex 4: SuDS Profoma			
Appendix to Chapter 12: Archaeology prepared by TVAS				
Annex 1: Archaeological Desk Based Assessment				
Appendix to Chapter 13: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare prepared by GIA				
Annex 1 Planning Policy				
Annex 2 Methodology and Baseline Results				
Annex 3 Scenario Overviews and Window Maps				
Annex 4 Daylight and Sunlight Results				
Annex 5 Overshadowing Results				
Annex 6 Solar Glare Results				
Appendix to Chapter 14: Wind Microclimate prepared by RWDI				
Annex 1 : Policy and Guidance				

	Annex 2 : Technical Appendix			
	Appendix to Chapter 13: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare			
	Annex 1: Planning Policy			
	Annex 2: Methodology and Baseline Results			
	Annex 3: Scenario Overviews and Window Maps			
	Annex 4: Daylight and Sunlight Results			
	Annex 5: Overshadowing Results			
	Annex 6: Solar Glare Results			
	Appendix to Built Heritage			
Annex 1: Built Heritage Statement				
Environmental Statement: Non-technical Summary	X	X		
	Health Impact Assessment (April 2022)	X	X	Not amended
	Health Impact Assessment Statement of Conformity (November 2022)	X	X	Not amended
	Health Impact Assessment Statement of Conformity (October 2023)	X	X	New Document (November 2023)
	Environmental Statement Addendum (April 2022)	X	X	Not amended
	Environmental Statement of Conformity (January 2023)	X	X	Updated Document (November 2023)
Documents submitted in support of	Design and Access Statement: Detailed Proposals prepared by Morris and Co and LDA Design (with Inclusive Design chapter		X	Not amended

the Detailed Proposals	prepared by Lord Consultants) - Revision B (October 2022)			
	Design and Access Statement: Detailed Proposals prepared by Morris and Co and LDA Design Addendum Revision A (January 2023)		X	Updated Document – Revision B (November 2023)
	Existing and proposed drawings prepared by Morris and Company as detailed in the drawings section below.		X	Updated where Relevant
	Lighting Impact Assessment Revision P3 (August 2022)		X	Not amended
	CIL Additional Information Form: Detailed Phase A Proposals (April 2022)		X	Updated Document (October 2023)
	Fire Statement: Detailed Proposals and form prepared by Elementa (February 2023)		X	Updated Document – (November 2023) Blocks F, H & I - Stage 3 Fire Strategy
				Updated Document - (November 2023) Block J - Stage 3 Fire Strategy
	Pre-Demolition Audit prepared by Velocity (v1.0 September 2022)		X	Statement of Conformity (November 2023)

Planning Drawing Schedule Outline Proposals

	Drawing number	Drawing Name	Revision number	Updated GLA November 2023
Drawings for approval in respect of the Outline Proposals	3663 - LB - ZZ - 00 - DR - A - 000012	Threads of the Masterplan	-	New Drawing
	3663 - LB - ZZ - 01 - SK - A - SK00188	Potential Winter Garden Locations	1	2
	3663 - LB - ZZ - 00 - DR - A - 000020	Parameter Plan - Extent of Outline and Detailed Proposals	2	3
	3663 - LB - ZZ - 00 - DR - A - 000021	Parameter Plan - Building Plots	2	3
	3663 - LB - ZZ - 00 - DR - A - 000022	Parameter Plan - Proposed Site Levels - Lower Ground Floor	2	3
	3663 - LB - ZZ - B1 - DR - A - 000023	Parameter Plan - Proposed Site Levels - Basement Level	2	3
	3663 - LB - ZZ - 00 - DR - A - 000024	Parameter Plan - Principal Public Realm Areas	2	3
	3663 - LB - ZZ - 00 - DR - A - 000025	Parameter Plan - Access and Circulation	2	3
	3663 - LB - ZZ - B1 - DR - A - 000026	Parameter Plan - Land Use Basement	2	3
	3663 - LB - ZZ - 00 - DR - A - 000027	Parameter Plan - Land Use Lower Ground Floor	2	3
	3663 - LB - ZZ - UG - DR - A - 000028	Parameter Plan - Land Use Upper Ground Floor	2	3
	3663 - LB - ZZ - 01 - DR - A - 000029	Parameter Plan - Land Use First Floor	2	3
	3663 - LB - ZZ - ZZ - DR - A - 000030	Parameter Plan - Land Use Upper Floors	2	3
	3663 - LB - ZZ - ZZ - DR - A - 000031	Parameter Plan - Building Heights	2	3

	3663 - LB - ZZ - XX - DS - A - 000040	Parameter Sections - 01	2	3
	3663 - LB - ZZ - XX - DS - A - 000041	Parameter Sections - 02	2	3
Drawings for information in respect of the Outline Proposals	3663 - LB - ZZ - 00 - DR - A - 000001	Site Location Plan	1	No update.
	3664 - LB - ZZ - 00 - DR - A - 000002	Existing Site Plan	1	No update.
	3665 - LB - ZZ - ZZ - DR - A - 000003	Existing Buildings Plan	1	No update.
	3666 - LB - ZZ - 00 - DR - A - 000004	Existing Site Levels	1	No update.
	3667 - LB - ZZ - XX - DS - A - 000005	Existing Site Sections	1	No update.
	3663 - LB - ZZ - 00 - DR - A - 000010	Demolition Plan	1	2
	3663 - LB - ZZ - 00 - DR - A - 000011	Indicative Construction Phasing	1	3
Drawings for information in respect of the Outline Proposals The Illustrative Masterplan	3663 - LB - ZZ - B1 - DR - A - 000200	Illustrative Scheme - Basement Plan	3	4
	3664 - LB - ZZ - 00 - DR - A - 000201	Illustrative Scheme - Lower Ground Floor Plan	3	4
	3665 - LB - ZZ - UG - DR - A - 000202	Illustrative Scheme - Upper Ground Floor Plan	3	4
	3666 - LB - ZZ - 01 - DR - A - 000203	Illustrative Scheme - First Floor	3	4
	3667 - LB - ZZ - XX - DR - A - 000204	Illustrative Scheme - Typical Intermediate Floor Plan	3	4
	3668 - LB - ZZ - XX - DR - A - 000205	Illustrative Scheme - Typical Upper Floor Plan	3	4
	3669 - LB - ZZ - XX - DR - A - 000206	Illustrative Scheme - Roof Plan	3	4

	3663 - LB - ZZ - XX - DS - A – 001000	Illustrative Scheme - Sections 01	2	3
	3663 - LB - ZZ - XX - DS - A – 001001	Illustrative Scheme - Sections 02	1	3
	3663 - LB - ZZ - XX - DS - A – 001002	Illustrative Scheme - Sections 03	1	2
	3663 - LB - ZZ - XX - DE - A – 001005	Illustrative Scheme - Elevations 01	2	3
	3663 - LB - ZZ - XX - DE - A – 001006	Illustrative Scheme - Elevations 02	1	2
	3663 - LB - ZZ - XX - DE - A – 001007	Illustrative Scheme - Elevations 03	1	2
Drawings for information in respect of the Outline Proposals The Illustrative Masterplan (Landscaping)	AVL-LDA-SBX-XX-XX-DR-L-0010	Urban Greening Factor Illustrative Plan	P04	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0001	Masterplan General Arrangement - Ground Floor	P04	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0002	Masterplan General Arrangement - Podiums	P04	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0003	Masterplan General Arrangement - Roofs	P04	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0004	Illustrative Colour Masterplan	P04	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0006	Illustrative Colour Masterplan for Support (Committed Works)	P02	No update.

Planning Drawing Schedule Detailed Proposals

	Drawing number	Drawing Name	Revision number	Updated GLA November 2023
Drawings for approval in respect of the Detailed Proposals	A303 MCO BF 00 DR A 06110	PLOT F - PROPOSED GROUND FLOOR PLAN	P05	No update.
	A303 MCO BF 01 DR A 06111	PLOT F - PROPOSED FIRST FLOOR PLAN	P06	No update.
	A303 MCO BF 02 DR A 06112	PLOT F - PROPOSED SECOND FLOOR PLAN	P06	No update.
	A303 MCO BF 07 DR A 06117	PLOT F - PROPOSED SEVENTH FLOOR PLAN	P06	No update.
	A303 MCO BF 08 DR A 06118	PLOT F - PROPOSED EIGHTH FLOOR PLAN	P06	No update.
	A303 MCO BF R1 DR A 06122	PLOT F - PROPOSED ROOF PLAN	P03	No update.
	A303 MCO BH 00 DR A 06130	PLOT H - PROPOSED GROUND FLOOR PLAN	P05	P07
	A303 MCO BH 01 DR A 06131	PLOT H - PROPOSED FIRST FLOOR PLAN	P03	P06
	A303 MCO BH 02 DR A 06132	PLOT H - PROPOSED SECOND FLOOR PLAN	P03	P05
	A303 MCO BH 03 DR A 06133	PLOT H - PROPOSED THIRD FLOOR PLAN	P03	P05
	A303 MCO BH 04 DR A 06134	PLOT H - PROPOSED FOURTH FLOOR PLAN	P03	P05
	A303 MCO BH 05 DR A 06135	PLOT H - PROPOSED FIFTH FLOOR PLAN	P03	P05
	A303 MCO BH R1 DR A 06138	PLOT H - PROPOSED ROOF PLAN	P03	P05
	A303 MCO Bi 00 DR A 06150	PLOT i - PROPOSED GROUND FLOOR PLAN	P05	No update.

A303 MCO Bi 01 DR A 06151	PLOT i - PROPOSED FIRST FLOOR PLAN	P05	No update.
A303 MCO Bi 02 DR A 06152	PLOT i - PROPOSED SECOND FLOOR PLAN	P05	No update.
A303 MCO Bi 06 DR A 06156	PLOT i - PROPOSED SIXTH FLOOR PLAN	P06	No update.
A303 MCO Bi 07 DR A 06157	PLOT i - PROPOSED SEVENTH FLOOR PLAN	P06	No update.
A303 MCO Bi 08 DR A 06158	PLOT i - PROPOSED EIGHTH FLOOR PLAN	P05	No update.
A303 MCO Bi R1 DR A 06161	PLOT i - PROPOSED ROOF PLAN	P03	No update.
A303 MCO BJ 00 DR A 06170	PLOT J - PROPOSED GROUND FLOOR PLAN	P03	No update.
A303 MCO BJ 01 DR A 06171	PLOT J - PROPOSED FIRST FLOOR PLAN	P03	No update.
A303 MCO BJ 02 DR A 06172	PLOT J - PROPOSED SECOND FLOOR PLAN	P04	No update.
A303 MCO BJ 03 DR A 06173	PLOT J - PROPOSED THIRD FLOOR PLAN	P04	No update.
A303 MCO BJ 04 DR A 06174	PLOT J - PROPOSED FOURTH FLOOR PLAN	P04	No update.
A303 MCO BJ 05 DR A 06175	PLOT J - PROPOSED FIFTH FLOOR PLAN	P04	No update.
A303 MCO BJ R1 DR A 06176	PLOT J - PROPOSED ROOF PLAN	P03	No update.
A303 MCO BF ZZ DR A 06210	BF - PROPOSED NORTH ELEVATION	P03	No update.
A303 MCO BF ZZ DR A 06211	BF - PROPOSED EAST ELEVATION	P03	No update.
A303 MCO BF ZZ DR A 06212	BF - PROPOSED SOUTH ELEVATION	P03	No update.

A303 MCO BF ZZ DR A 06213	BF - PROPOSED WEST ELEVATION	P03	No update.
A303 MCO BF ZZ DR A 06214	BF - PROPOSED NORTH EAST / NORTH WEST ELEVATION	P04	No update.
A303 MCO BH ZZ DR A 06230	BH1/2 - PROPOSED NORTH / SOUTH ELEVATION	P03	No update.
A303 MCO BH ZZ DR A 06231	BH1/2 - PROPOSED EAST ELEVATION	P03	No update.
A303 MCO BH ZZ DR A 06232	BH1/2 - PROPOSED WEST ELEVATION	P03	P05
A303 MCO BH ZZ DR A 06240	BH3 - PROPOSED NORTH / SOUTH ELEVATION	P03	No update.
A303 MCO BH ZZ DR A 06241	BH3 - PROPOSED EAST ELEVATION	P03	No update.
A303 MCO BH ZZ DR A 06242	BH3 - PROPOSED WEST ELEVATION	P03	No update.
A303 MCO Bi ZZ DR A 06250	Bi - PROPOSED NORTH ELEVATION	P03	No update.
A303 MCO Bi ZZ DR A 06251	Bi - PROPOSED EAST / WEST ELEVATION	P03	No update.
A303 MCO Bi ZZ DR A 06252	Bi - PROPOSED SOUTH ELEVATION	P03	No update.
A303 MCO BJ ZZ DR A 06270	BJ - PROPOSED NORTH / SOUTH ELEVATION	P03	No update.
A303 MCO BJ ZZ DR A 06271	BJ - PROPOSED EAST / WEST ELEVATION	P03	No update.
A303 MCO BF ZZ DR A 06310	BF - PROPOSED SECTION AA	P03	No update.
A303 MCO BF ZZ DR A 06311	BF - PROPOSED SECTION BB	P03	No update.
A303 MCO BF ZZ DR A 06312	BF - PROPOSED SECTION CC	P03	No update.

	A303 MCO BH ZZ DR A 06330	BH - PROPOSED SECTION AA	P03	No update.
	A303 MCO BH ZZ DR A 06331	BH - PROPOSED SECTION BB	P03	No update.
	A303 MCO BH ZZ DR A 06332	BH - PROPOSED SECTION CC	P03	No update.
	A303 MCO Bi ZZ DR A 06350	Bi - PROPOSED SECTION AA	P03	No update.
	A303 MCO Bi ZZ DR A 06351	Bi - PROPOSED SECTION BB	P04	No update.
	A303 MCO BJ ZZ DR A 06370	BJ - PROPOSED SECTION AA / BB / CC / DD	P03	No update.
	A303 MCO BF ZZ DR A 06410	PLOT F - PROPOSED MA UNIT LAYOUTS	P06	No update.
	A303 MCO BF ZZ DR A 06412	PLOT F - PROPOSED MA UNIT LAYOUTS	P06	No update.
	A303 MCO BH ZZ DR A 06430	PLOT H1/H2 - PROPOSED SR UNIT LAYOUTS	P03	P05
	A303 MCO BH ZZ DR A 06431	PLOT H1/H2 - PROPOSED SR UNIT LAYOUTS	P03	P05
	A303 MCO BH ZZ DR A 06440	PLOT H3 - PROPOSED SO UNIT LAYOUTS	P03	No update.
	A303 MCO BH ZZ DR A 06441	PLOT H3 - PROPOSED SO UNIT LAYOUTS	P03	No update.
	A303 MCO BH ZZ DR A 06442	PLOT H3 - PROPOSED MA UNIT LAYOUTS	P03	No update.

	A303 MCO Bi ZZ DR A 06450	PLOT i - PROPOSED SO UNIT LAYOUTS	P03	No update.
	A303 MCO Bi ZZ DR A 06452	PLOT i - PROPOSED MA UNIT LAYOUTS	P03	No update.
	A303 MCO BJ ZZ DR A 06473	PLOT J - PROPOSED SR UNIT LAYOUTS	P03	No update.
	A303 MCO BJ ZZ DR A 06474	PLOT J - PROPOSED SR UNIT LAYOUTS	P03	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0208	Phase A - Temporary Play Space GA – For Support	1	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0209	Phase A - Plot H1 & 2 - Bin Display on Collection Days Diagram	1	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0210	Phase A - Plot F - Church Access	1	No update.
Drawings for approval in respect of the Detailed Proposals landscaping	AVL-LDA-SBX-XX-XX-DR-L-0200	Phase A - Public Realm and Landscape Detail Plan 01 - Plot J	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0201	Phase A - Public Realm and Landscape Detail Plan 02 - Town Square	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0202	Phase A - Public Realm and Landscape Detail Plan 03 - Plot H	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0203	Phase A - Public Realm and Landscape Detail Plan 04 - Plot I	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0204	Phase A - Public Realm and Landscape Detail Plan 05 - Leven Road Open Space	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0205	Phase A - Public Realm and Landscape Detail Plan 06 - Braithwaite Park	2	No update.

	AVL-LDA-SBX-XX-XX-DR-L-0206	Phase A - Roof Terraces GA 01 - Plot F and H3	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0207	Phase A - Roof Terraces GA 02 - Plot I	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0300	Phase A - Sections 01 - Town Square	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0301	Phase A - Sections 02 - The High Street & Kirkmichael Road	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0304	Phase A - Sections 06 - Allotment Gardens	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0305	Phase A - Sections 07 - Roof Terraces	2	No update.
	AVL-LDA-SBX-XX-XX-DR-L-0306	Phase A - Sections 08 - Block I	2	No update.
Drawings for information in respect of the Detailed Proposals	A303 MCO BF 00 DR 05110	PLOT F - EXISTING GROUND FLOOR PLAN	P02	No update.
	A303 MCO BF ZZ DR 05111	PLOT F AND CLINIC - EXISTING GROUND FLOOR PLAN	P02	No update.
	A303 MCO BH 00 DR 05130	PLOT H - EXISTING GROUND FLOOR PLAN	P02	No update.
	A303 MCO Bi 00 DR 05150	PLOT I - EXISTING GROUND FLOOR PLAN	P02	No update.
	A303 MCO BJ 00 DR 05170	PLOT J - EXISTING GROUND FLOOR PLAN	P02	No update.
	A303 MCO BF ZZ DR 05210	PLOT F - EXISTING ELEVATIONS 1	P02	No update.
	A303 MCO BF ZZ DR 05211	PLOT F - EXISTING ELEVATIONS 2	P02	No update.
	A303 MCO BF ZZ DR 05212	PLOT F AND CLINIC - EXISTING ELEVATIONS	P02	No update.
	A303 MCO BH ZZ DR 05230	PLOT H - EXISTING ELEVATIONS 1	P02	No update.

	A303 MCO BH ZZ DR 05231	PLOT H - EXISTING ELEVATIONS 2	P02	No update.
	A303 MCO Bi ZZ DR 05250	PLOT I - EXISTING ELEVATIONS	P02	No update.
	A303 MCO BJ ZZ DR 05270	PLOT J - EXISTING ELEVATIONS	P02	No update.
	A303 MCO BF ZZ DR 05310	PLOT F - EXISTING SECTIONS	P02	No update.
	A303 MCO BH ZZ DR 05330	PLOT H - EXISTING SECTIONS	P02	No update.
	A303 MCO Bi ZZ DR 05350	PLOT I - EXISTING SECTIONS	P02	No update.
	A303 MCO BJ ZZ DR 05370	PLOT J - EXISTING SECTIONS	P02	No update.
	AVL-LDA-SBX-XX-XX- DR-L-0100	Phase A - Retained/ Removed Trees 01	P04	No update.
	AVL-LDA-SBX-XX-XX- DR-L-0101	Phase A - Retained/ Removed Trees 02	P03	No update.
	AVL-LDA-SBX-XX-XX- DR-L-0102	Phase A - Retained/ Removed Trees 03	P03	No update.
	AVL-LDA-SBX-XX-XX- DR-L-0103	Phase A - Retained/ Removed Trees 04	P02	No update.