

# THE GOODSYARD

Environmental Statement Volume 2

September 2019 – Chapter 1 of 21

ballymore.



Hammerson

# CHAPTER 1: INTRODUCTION

# 1.1 PREFACE

- 1.1.1
- This is an Environmental Statement Addendum prepared by Temple Group Ltd (“Temple”).
- 1.1.2
- It is submitted in relation to amendments (“Proposed Amendments”) that are being made to the planning applications and applications for listed building consent (the "Applications") for the redevelopment of Bishopsgate Goodsyard. The Applications as amended by the Proposed Amendments form the "Revised Scheme".
- 1.1.3
- On 21<sup>st</sup> July 2014 Bishopsgate Goodsyard Regeneration Limited (the "Applicant") submitted the Applications to the London Borough of Hackney and the London Borough of Tower Hamlets (the "Boroughs").
- 1.1.4
- On 23rd September 2015 the then Mayor of London directed that he would act as local planning authority for the purposes of determining the Applications.
- 1.1.5
- On 12th April 2016 the then Mayor deferred the determination of the Applications to allow the Applicant to address the issues raised in the Stage III Report.
- 1.1.6
- The Applicant has carefully reviewed the issues raised in the Stage III Report and has liaised closely with the Mayor of London, the Boroughs and other stakeholders and consultees and is now submitting amendments to the Applications to address their feedback.
- 1.1.7
- In broad terms, the Applicant is making the following Proposed Amendments to the Applications:

## Plot 1 (Formerly Plots A and B)

- 1.1.8
- The Proposed Amendments maintain the height of the building and the type of uses, as currently proposed and retains the bridging over the East London Line box. The building massing is proposed to be revised to include setbacks at the upper levels as a result of feedback from the GLA and the Boroughs to address the relationship with adjacent buildings.

## Plot 2 (Formerly Plots F and G)

- 1.1.9
- The Proposed Amendments replace the two tallest residential buildings with a commercial building with retail at the ground floor. The building would extend up to 17 - 29 storeys and would be the tallest building proposed. This building is being submitted with all matters in detail.
- 1.1.10
- The reduction in height of Plot 2 means that no part of the scheme is now visible in views from the South Bastion of Tower Bridge.

## Plot 3 (Formerly Plot K)

- 1.1.11
- The Proposed Amendments maintain the height and footprint of the building and the type of uses, as currently proposed. The Proposed Amendments address design comments in respect of the treatment to Phoenix Street and the listed Oriel Wall along Commercial Street.

## Plot 4 (Formerly Plot C)

- 1.1.12
- The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to 19 storeys.

## Plot 5 (Formerly Plot D)

- 1.1.13
- The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to between 6 -13 storeys.

## Plot 6 (Formerly Plot E)

- 1.1.14
- The Proposed Amendments change the use of this building to a cultural type use with retail use. The height of the building is proposed to be reduced to up to 5 storeys in order to address comments raised by the GLA in respect of daylight and sunlight impacts along Sclater Street and the massing in the north-east part of the site.

## Plots 7, (Formerly Plots H, I, J), 8A, 8B, 8C, 10 and 11 (the Pavilion)

- 1.1.15
- The Proposed Amendments maintain the mix of retail uses within the Oriel as well as the potential for Class D1/D2 uses within the Braithwaite arches with public open space above, as currently proposed (Plot 7). Plot 8 introduces hotel and residential uses with access at ground floor level within a 25 storey building to the west of Braithwaite Street, plus 4 storey buildings on top of the existing arches. The Proposed Amendments introduce residential within Plot 10 with retail at ground floor. The Proposed Amendments introduce retail use within a single storey building in Plot 11.
- Public Open Space
- 1.1.16
- The overall amount of public space as part of the Proposed Amendments would increase at platform level, including an area of consolidated open space at the eastern end of the platform.
- 1.1.17
- The Proposed Amendments, and the rationale for them, are explained fully in the Planning Statement prepared by DP9 Ltd.
- 1.1.18
- The Proposed Amendments to the Applications have required some changes to be made to the Environmental Statement and other documentation originally submitted with the Applications.
- 1.1.19
- Rather than issuing tracked changed documents, the Applicant has issued this ES Addendum which replaces in its entirety that submitted previously.

# 1.2 BACKGROUND TO THE PROPOSED DEVELOPMENT

- 1.2.1
- This ES Addendum has been prepared by Temple Group Ltd (“Temple”) on behalf of Bishopsgate Goods Yard Regeneration Limited (“the Applicant”) is a joint venture between Hammerson Plc and The Ballymore Group, with the objective of bringing forward the redevelopment of land formerly known as Bishopsgate Goods Yard in Shoreditch, in London (‘the site’), see **Figure 1.1**.
- 1.2.1
- The Applicant is seeking to obtain outline planning permission with details submitted in part for a comprehensive mixed-use redevelopment (‘the Proposed Development’) partly located within the London Borough of Hackney (LBH) and partly within the London Borough of Tower Hamlets (LBTH).
- 1.2.2
- Identical planning applications for the Proposed Development were originally submitted on the 21<sup>st</sup> July 2014 to both LBH and LBTH for determination. An Environmental Statement was submitted with the applications.
- 1.2.3
- Following further consultation with LBH and LBTH amendments to the planning applications were submitted in August 2015.
- 1.2.4
- On 15<sup>th</sup> September 2015 the former Mayor received a request to become the local planning authority for the purpose of determining the two planning applications at the Bishopsgate Goods Yard site. On 23<sup>rd</sup> September 2015, having considered a report on the case, the former Mayor notified LBH and LBTH that he would act as the local planning authority for the purposes of determining the planning applications. The Stage 3 report was published on 8<sup>th</sup> April 2016 and a public representation hearing was due to be held in April 2016 for the former Mayor to determine the applications. However, following a request from the Applicant to defer the representation hearing in order to work with Greater London Authority (GLA) officers to satisfactorily address the concerns raised, the former Mayor decided to defer the representation hearing for that purpose.
- 1.2.5
- Since that time, the Applicant has been working with the officers at the GLA, LBTH and LBH with regard to the submission of amendments to the planning applications for determination by the current Mayor.
- 1.2.6
- Following on from the Stage 3 report, changes were made to the Proposed Development by the Applicant to satisfactorily address the concerns raised which has resulted in a number of amendments to the Proposed Development.
- 1.2.7
- The heights of the buildings across the site have been reduced to address concerns raised with regards to Townscape and Daylight and Sunlight. The plot references have changed though the buildings are broadly located in the same positions. The range of the core uses has not changed (residential, business, retail, community uses and public open space) and a hotel use has now been included. The evolution of the Proposed Development is described in detail in **ES Addendum Volume 2, Chapter 4: Alternatives and Design Evolution**.
- 1.2.8
- The Applicant now intends to submit an amended application for the Proposed Development. This amended application is hereafter referred to as the “Revised Scheme”, which seeks permission for the following:
- 1.2.9
- An OUTLINE application for the comprehensive mixed use redevelopment of the site comprising:
  - Residential (Class C3) comprising up to 500 residential units;
  - Business Use (Class B1) – up to 130,940 m² (GIA);
  - Hotel (Class C1) – up to 11,013 m² (GIA)
  - Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 18,390 m² (GIA) of which only 3,678 m² (GIA) can be used as Class A5;
  - Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 6,363 m² (GIA);
  - Public conveniences (sui generis) – up to 298 m² (GIA);

- Basement, ancillary and plant space – up to 21,216 m<sup>2</sup> (GIA);
  - Formation of new pedestrian and vehicular access; means of access and circulation and car parking within the site; and
  - Provision of new public open space and landscaping.
- 1.2.10 The application proposes a total of 10 buildings that range in height, with the highest being 142.4m AOD and the lowest being 19.0m AOD.
- 1.2.11 With all matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on the site and the erection of a building for office (Class B1) and retail use (Class A1, A2, A3, A5) comprising a part 17 / part 29 storey building; and Plot 7 A, B, C and D comprising the use of the ground level of the Braithwaite Viaduct for retail and food and drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).
- 1.2.12 For that part of the site within LB Hackney, the proposed development comprises the following mix of uses:
- Up to 109,599 m<sup>2</sup> (GIA) of Business Use (Class B1);
  - Up to 4,509 m<sup>2</sup> (GIA) of Retail Use (Class A1, A2, A3 and A5), of which only 902 m<sup>2</sup> (GIA) can be used for hot food takeaways (Class A5);
  - Up to 2,254 m<sup>2</sup> (GIA) of Class D1 / D2 use;
  - Up to 12,752 m<sup>2</sup> (GIA) of ancillary and plant space
- 1.2.13 For that part of the site within LB Tower Hamlets, the proposed development comprises the following mix of uses:
- Up to 44,067 m<sup>2</sup> (GIA) of residential use (Class C3);
  - Up to 21,341 m<sup>2</sup> (GIA) of Business Use (Class B1);
  - Up to 11,013 m<sup>2</sup> (GIA) of Hotel Use (Class C1);
  - Up to 13,881 m<sup>2</sup> (GIA) of Retail Use (Class A1, A2, A3, A5) of which only 2,776 m<sup>2</sup> (GIA) can be used for hot food takeaways (Class A5);
  - Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 4,109 m<sup>2</sup> (GIA);
  - Up to 298 m<sup>2</sup> (GIA) of sui generis use;
  - Up to 8,464 m<sup>2</sup> (GIA) of ancillary and plant space.
- 1.2.14 The Revised Scheme also includes works which require listed building consent and therefore revised applications under the Planning (Listed Building and Conservation Areas) Act 1990 for listed building consent, have been submitted for the following:
- Listed Building Consent Application (Plot 7 A)
- “Restoration and repair of the existing Grade II listed oriel and gates and adjoining historic structures to provide a principal western pedestrian gateway into the scheme and to accommodate proposed Class A1/A2/A3/A5/ use into a number of the existing arches at ground floor. Part removal of a section of adjoining structures proposed to provide improved public realm and pedestrian access into the site.”
- Listed Building Consent Application (Plot 7 B, C, D)
- “Restoration and repair of the existing Grade II listed Braithwaite Viaduct and adjoining structures for proposed Class A1/A2/A3/A5/D1/D2 and sui generis use at ground level. Structural interventions proposed to stabilise London Road structure, removal of sections of London Road roof to create openings over proposed new public squares; formation of new shopfront openings, installation of new means of public access up to park level. Part removal of adjoining unlisted wall on Brick Lane to provide improved public realm and pedestrian access into the site.”
- 1.2.15 An Environmental Statement (ES) prepared in line with the 2011 EIA Regulations<sup>1</sup> was submitted in support of the 2014 and 2015 planning applications. To take into account the Revised Scheme this ES Addendum has been produced.
- 1.2.16 In 2017 EIA Regulations<sup>2</sup> have come into force. However, the Revised Scheme amends the existing 'live' applications and therefore in accordance with the GLA's requirements this ES Addendum has been prepared pursuant to the 2011 EIA Regulations.
- 1.2.17 The Applicant, in the interests of best practice and robustness has prepared this ES Addendum to incorporate the requirements of the 2017 EIA Regulations which go over and above those in the 2011 EIA Regulations. All references to the 'EIA Regulations' throughout the document will refer to the 2011 EIA Regulations and any references to the 2017 EIA Regulations will be expressed as such.
- 1.2.18 To ensure that the ES Addendum is presented in a way so that it can be easily understood by the public and all consultees

<sup>1</sup> The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824).

<sup>2</sup> The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571).

<sup>3</sup> [https://www.london.gov.uk/sites/default/files/city\\_fringe\\_oapf\\_adopted\\_dec\\_2015.pdf](https://www.london.gov.uk/sites/default/files/city_fringe_oapf_adopted_dec_2015.pdf)

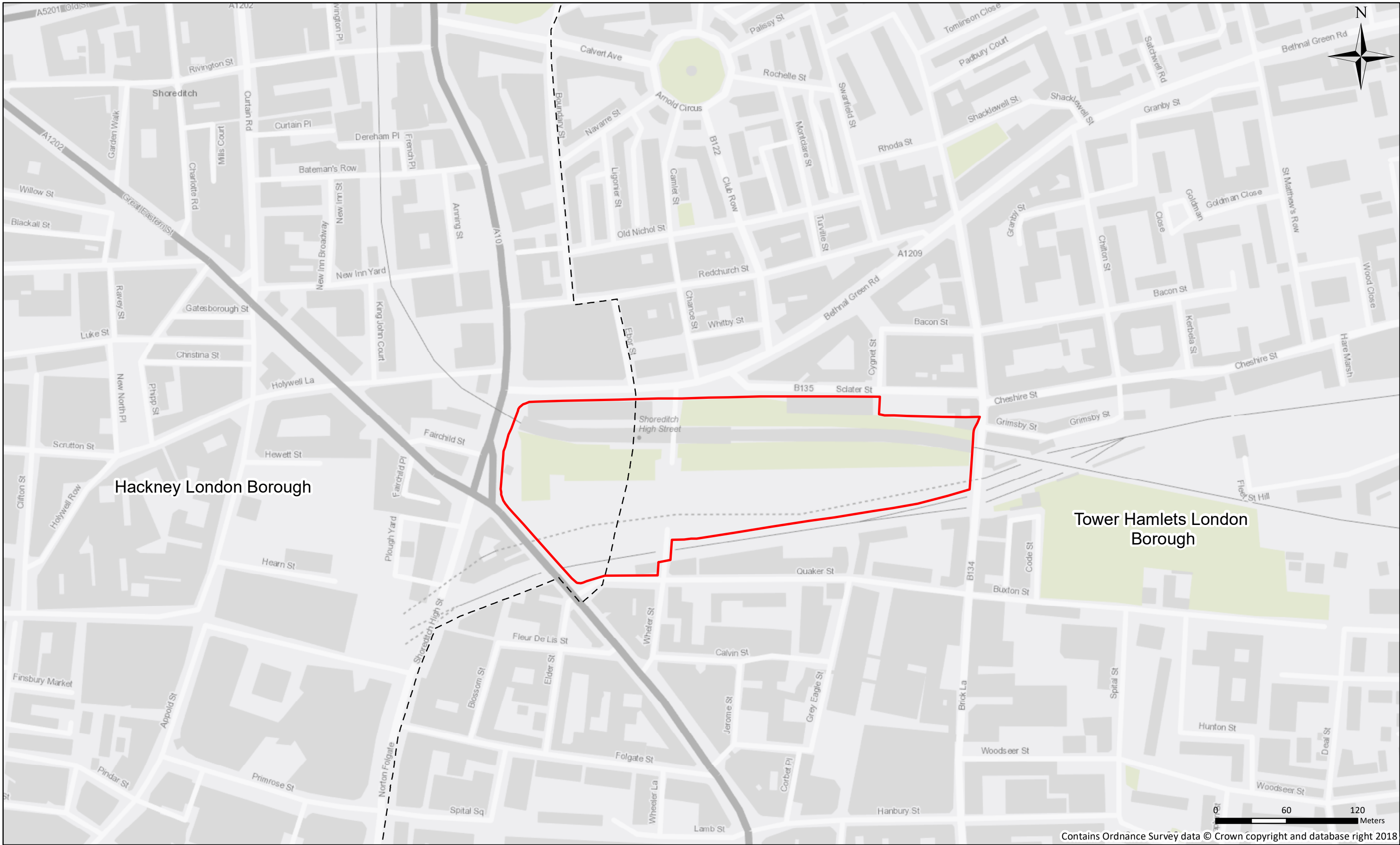
and not complicated by continual cross referencing back to the previous ES, this ES Addendum provides a complete revision of the relevant assessment chapters so that they can be kept “clean” to avoid complication and confusion.

- 1.2.19 It should be noted that references in this document 'ES Volume 2' to 'application' should be taken to read 'applications' reflecting the fact that two identical planning applications were originally submitted – one to the LBH and one to the LBTH with each borough tasked with determining consent for the extent of the Proposed Development that falls within each respective area. Therefore, references to 'planning permission' should be taken to read 'planning permissions' given that two planning permissions will be required for the Revised Scheme to proceed in its entirety.
- 1.2.20 The site is approximately 4.4 hectares (ha) in area and is bounded by Bethnal Green Road to the north, Brick Lane to the east, a rail line (serving Liverpool Street Station) to the south and Shoreditch High Street to the west. Braithwaite Street runs through the site connecting Bethnal Green Road to Commercial Street.
- 1.2.21 The site has been derelict since a fire on the site in the December of 1964 and demolition of the majority of the buildings in 2004. The new Shoreditch High Street Rail Station on the East London Line has opened up in the centre of the site in April 2010, with the 'boxed' East London rail line in the centre of the site providing services to the south east, north London and Canary Wharf. In the north of the site, adjacent to Bethnal Green Road, are number of Power League temporary football pitches and the temporary Box Park Shopping Mall, comprising of shops and cafes, in refurbished shipping containers.
- 1.2.22 The site lies within the City Fringe Opportunity Area (CFOA<sup>3</sup>), as identified and adopted within the London Plan (March 2016). The site is allocated as a mixed-use development site within the LBTH Managing Development Document (MDD) (2013); 1 Bishopsgate Goods Yard and is similarly identified within the LBTH Local Plan 2031 (Regulation19). The site is also identified in LBH's Site Allocations Local Plan (SALP) (2016) as a location requiring '*employment-led mixed use [development, with] supporting uses including residential, retail and public open space*'. No particular reference is made to the site within the LBH Draft Local Plan 2033 (Regulation 18).
- 1.2.23 The Public Transport Access Level (PTAL) of the site is 6b. The nearest transport interchange is Shoreditch High Street station, which is on site. In addition, the site is well served by regular bus services. The 67, 8 and 388 bus routes serve the immediate area around the site along the A10, A1202 and A1209.
- 1.2.24 The immediate surrounding area is predominantly commercial, with the Great Eastern and West Anglia Main Lines to the south and east, an area of industrial and commercial use to the west, beyond the A10, and the Huntingdon estate, industrial and commercial use buildings to the north. Beyond the train lines to the south lies an area of residential properties.

#### Overview of the Revised Scheme



- 1.2.25 A full description of the Revised Scheme can be found in **ES Addendum Volume 2, Chapter 5: The Revised Scheme and Construction Overview**.
- 1.2.26 The Revised Scheme is divided into 10 development plots comprising of 15 buildings and the retail arches, with Plot 7 (retail arches) and Plot 2 covered in detail within the Application, these are outlined in **Figures 1.2 and 1.3**.
- 1.2.27 Plot 7 will consist of ground level retail built within the Grade II listed arches. The arches form two east-west routes through the scheme, including London Road, and create additional public realm. This detailed element also comprises the listed Forecourt Wall, Oriel and, located to the west of the scheme, adjacent to Shoreditch High Street, the location of a new proposed entrance to the site.
- 1.2.28 Of the 8 other development plots, several are mixed use, with retail units on the ground or podium floors and residential or office space above. Plots 1 to 3 contain the majority of the office space within the Revised Scheme. Plot 8 provides a mix of hotel and residential use.





Project: Bishopsgate Goods yard  
Client: Bishopsgate Goods Yard Regeneration Ltd

Figure 1.1 Application Site Boundary

**Legend**  
 Site Boundary  
 Borough Boundary



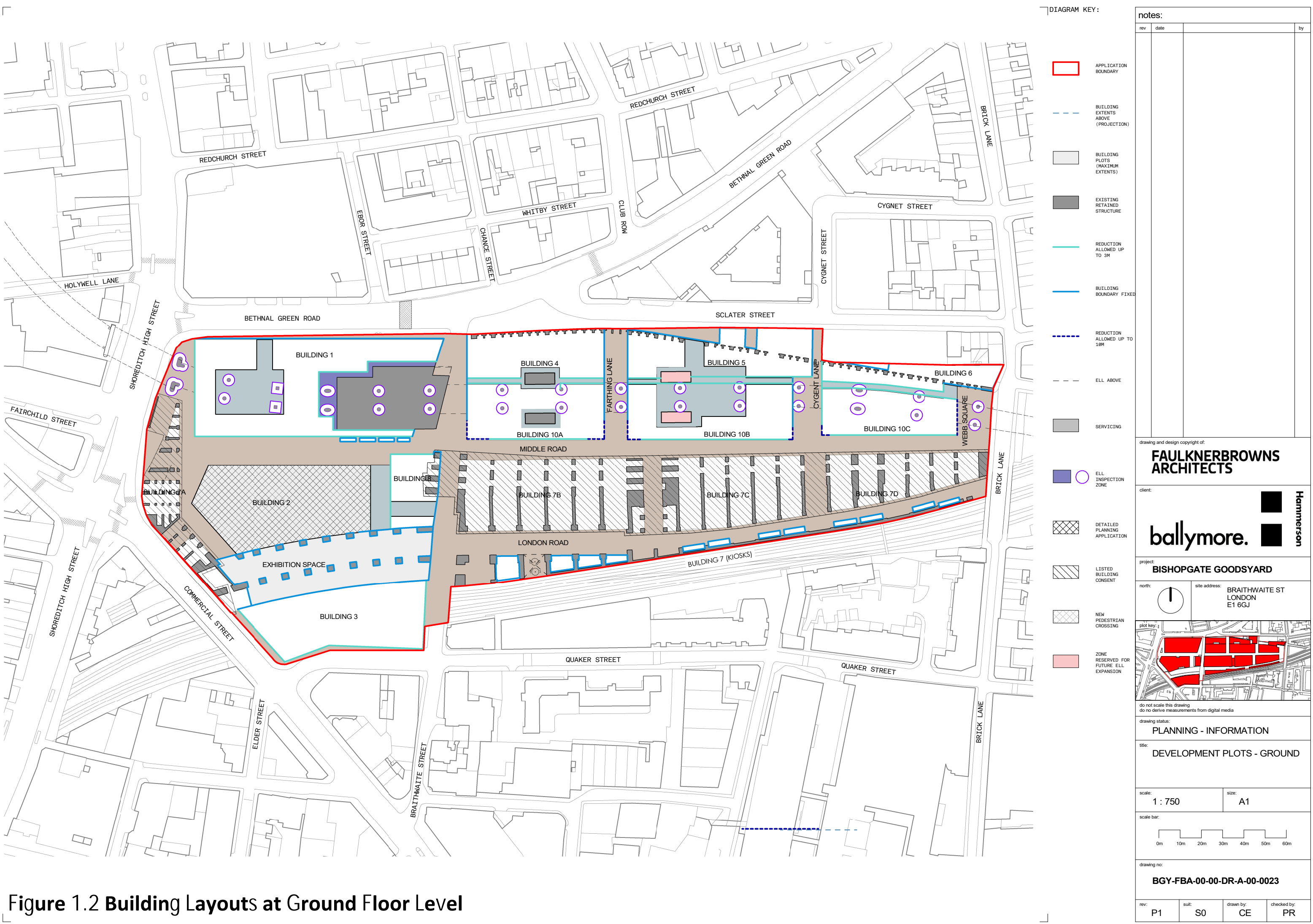


Figure 1.2 Building Layouts at Ground Floor Level



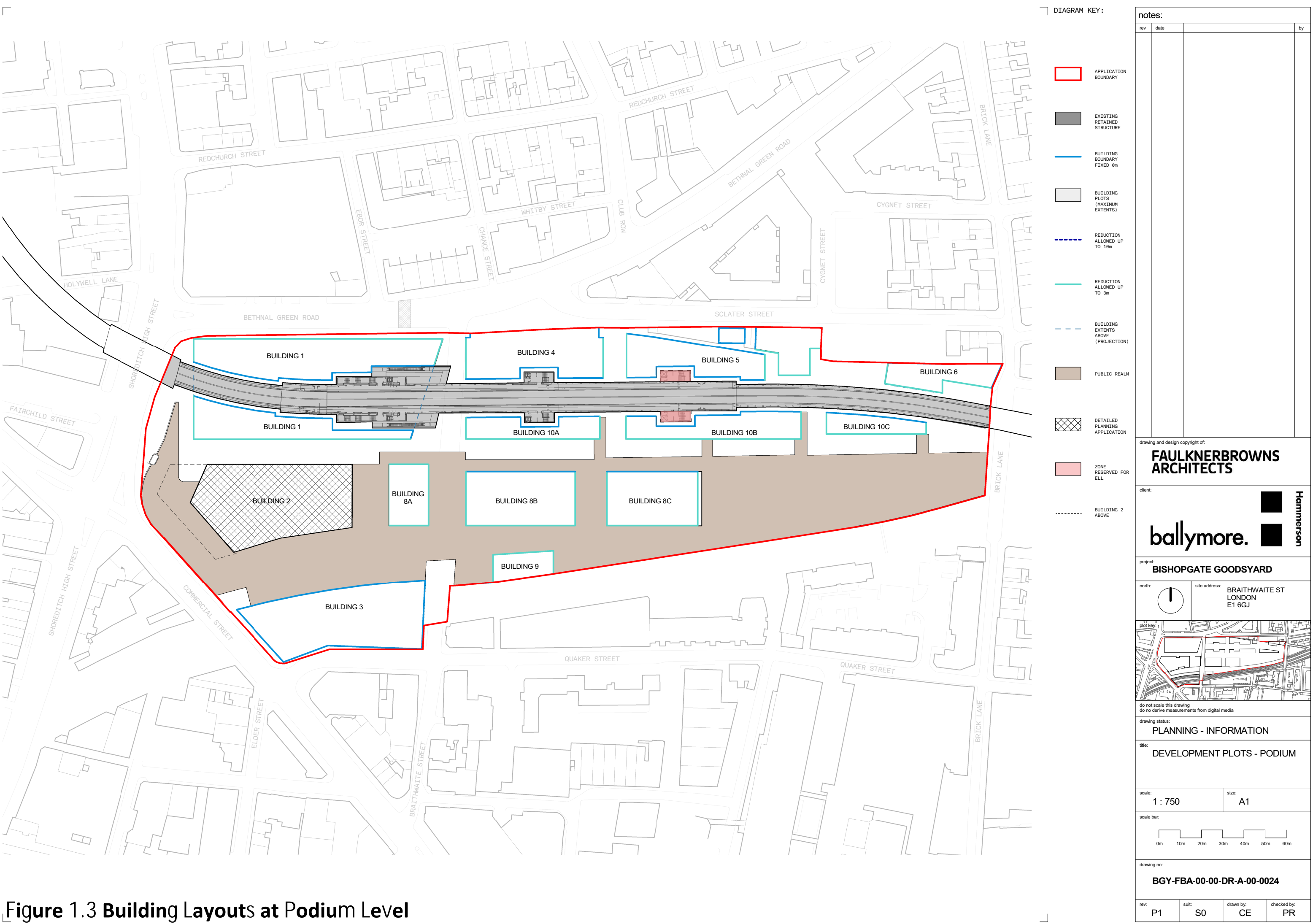


Figure 1.3 Building Layouts at Podium Level

### 1.3 REQUIREMENT FOR ENVIRONMENTAL IMPACT ASSESSMENT

- 1.3.1

The Environmental Impact Assessment (EIA) process is the mechanism by which the likely significant effects of the Revised Scheme on the environment will be assessed.
- 1.3.2

The purpose of the EIA is to establish the nature of the Revised Scheme and the environment in which it is likely to take place, during construction and operational phases, so as to identify its likely significant environmental effects both on its own and in combination with other committed developments. The assessment compares the existing situation prior to the start of work (baseline) with the situation during the development phases (construction and operation). It identifies likely effects and the residual effects once mitigated, as well as the cumulative effects.
- 1.3.3

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011, SI 2011/1824 (the “EIA Regulations”), require that any proposed development falling within the description of a ‘Schedule 2 development’ (as defined within the EIA Regulations), will be subject to an EIA when such development exceeds thresholds and is likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2 (1)).
- 1.3.4

The Revised Scheme fall within a description of development listed within Schedule 2 of the EIA Regulations: 10b Urban Development Projects. The threshold for developments under 10b is:

the overall area of the development exceeds 0.5 ha.
- 1.3.5

The Revised Scheme will exceed 0.5 hectares.
- 1.3.6

Thus, the Applicant recognises that the Revised Scheme will constitute ‘EIA Development’ under the EIA Regulations and has therefore committed to undertaking an EIA. As such, this ES Addendum has been prepared to report the findings of the EIA.
- 1.3.7

Schedule 4 Part 2 of the EIA Regulations specifies the minimum information required for inclusion in an ES. This can be found in the ES Addendum as follows:

A description of the development comprising information on the site, design and size of the development – this can be found in **ES Addendum Volume 2, Chapter 2: The Site** and **ES Addendum Volume 2, Chapter 5: The Proposed Development and Construction Overview**

A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects – this can be found in all **ES Addendum Volume 2** technical chapters (Chapters 6-17) and **Volume 3: Townscape and Visual Impact Assessment**, and is summarised in **ES Addendum Volume 2, Chapter 19: Residual Effects and Conclusions**

The data required to identify and assess the main effects which the development is likely to have on the environment - this can be found in all **ES Addendum Volume 2** technical chapters (Chapters 6-17) and **ES Addendum Volume 3: Townscape and Visual Impact Assessment**

An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for the choice made, taking into account the environmental effects – this can be found in **ES Addendum Volume 2, Chapter 4: Alternatives Considered and Design Iterations**

A non-technical summary of the information provided – this can be found in **ES Addendum Volume 1, Non-Technical Summary** (NTS).

1.3.8

This ES Addendum also incorporates the requirements of the 2017 EIA Regulations as best practice.
- ### 1.4 PROJECT TEAM
- 1.4.1

Details of the project team as set out in **Table 1.1** below.
- Table 1.1     The Project Team
- | Organisation                           | Project Role   |
|--|--|
| Bishopsgate Goodsyard Regeneration Ltd | The Applicant  |
| DP9 Ltd.                               | Planning Consultant  |
| Temple Group                           | EIA Project Managers, ES Addendum Chapters; Socio-economics, Health; Air Quality; Noise, Vibration and Ecology |
| FaulknerBrowns Architects              | Master Planners and Building 4, 6, 7, 8, 10 and 11 Architect   |
- | Organisation              | Project Role   |
|---------------------------|--|
| Buckley Gray Yeoman       | Buildings 1 and 3 Architect  |
| Eric Parry Architects     | Building 2 Architect   |
| Chris Dyson Architects    | Building 5 Architect   |
| KM Heritage               | Heritage Consultant  |
| WSP                       | Structural Engineers and Transport Consultants   |
| Hoare Lea                 | Building Services Engineers  |
| RWDI                      | Wind Microclimate  |
| Gordon Ingram Associates  | Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution Consultant                    |
| Stantec                   | Ground Conditions and Water Resources and Flood risk ES Addendum Chapters, Flood Risk Assessment |
| Trium Environmental       | Waste ES Addendum Chapter, Waste Strategy  |
| Peter Stewart Consultancy | Townscape Consultant   |
| Miller Hare               | Visualisation Consultant   |
| Peter Connell Associates  | Access Consultant  |
| Soundings                 | Community Engagement Advisors  |
- ### 1.5 STATEMENT OF PROFESSIONAL COMPETENCE
- 1.5.1

For the purposes of this ES Addendum the relevant regulations are the EIA Regulations (2011). However as described above this ES Addendum has also been prepared to comply with the 2017 EIA Regulations.

1.5.2

The 2017 EIA Regulations state in Regulation 18 (5) (a & b):

*“In order to ensure the completeness and quality of the environmental statement – a) The developer must ensure that the environmental statement is prepared by competent experts; and*

*b) The environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.”*

1.5.3

In accordance with Regulation 18 (5) (a & b) it is confirmed that the EIA has been undertaken by, and the ES Addendum has been prepared by, competent experts from the organisations listed in **Table 1.1**. A statement of competence for the EIA Coordinators and contributors is provided below.
- #### Temple
- 1.5.4

Temple is one of the UK’s leading independent infrastructure and property consultancies, specialising in environment, planning and sustainability. An Institute of Environmental Management and Assessment (IEMA) EIA Quality Mark member and recognised provider of EIA services on some of the UK’s most high-profile development schemes, Temple was responsible for the coordination and management of the EIA and the preparation of this ES Addendum. The Temple team was led by Mark Skelton, Project Director and James Sanders as Project Manager. More information is contained in **Table 1.2** below.

1.5.5

Each of the technical assessments (ES Addendum Volume 2 **Chapters 6 to 18** and **Volume 3: TVIA**) were provided by experts in their fields and reviewed by Temple. Statements of competence for the technical assessors are provided below.
- 6
- ES Addendum Volume 2
- The Goodsyard



Table 1.2 Competence of Technical Leads by ES Topic

ES Topic	Technical Lead, Company	Statement of Competence
Coordination, Volume 1 NTS, Volume 2 introductory and summary Chapters	Mark Skelton (Project Director)  James Sanders (Project Manager)	Mark is a Chartered Environmentalist, a Member of the Society of Environmental Engineers, and a Member of the Institute of Directors. Mark has over 20 years industry experience.  James has a BA (Hons), MSc in Environmental Design and Engineering, is a practitioner member of IEMA, and a Chartered Town Planner. James has over 14 years industry experience.
Socio-Economics	Erica Ward, Temple	Erica's qualifications include a BA (Hons), and an MSc in Environmental Technology. She is an Associate Member of IEMA. Erica has 9 years of consultancy experience.
Ground Conditions	Joe Gomme, Stantec	Joe has thirty years' experience in contaminated land and hydrogeology. He is an experienced project manager who has managed a range of projects and programmes, both in the UK and in developing countries.
Traffic and Transport	Allan Trulock, WSP	Allan has a BSc (Hons) in Geography and has sixteen years' experience in Transport Planning. Allan has experience working on major planning application in London and the UK.
Wind Microclimate	David Hamlyn, RWDI	David's qualifications include an MA Meng and a PhD, 'Flow and Exchange Processes in Urban Areas' (Cantab). He is also a Chartered Engineer and Member of the Institution of Mechanical Engineers (IMechE). David has 3 years of research and approaching 5 years practical experience of wind flow and dispersion in urban environments, together with 7 years experience of internal airflow / natural ventilation issues.
Daylight, Sunlight and Overshadowing	Charles Kissien-Woolwich, GIA	Consultancy and preparation of over 40 Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution EIA scoping reports and Environmental Statement chapters for GIA's large projects.
Air Quality	Richard Lane, Temple	Richard's qualifications include an Masters in Physics (MPhys) and MRes in Physics of the Earth and Atmosphere. He has memberships with IES and IAQM. Richard has over 9 years of industry experience.
Noise and Vibration	John Fisk, Temple	John's qualifications include a BSc (Hons) in Physics and an MSc in Acoustics. He is a member of the Institute of Acoustics. John has over 8 years of experience in acoustics consultancy.
Water Resources, Drainage and Flood Risk	Bob Sargent, Stantec	Bob's qualifications include a BA (Hons) in Environmental Sciences and an MBA. His professional memberships include CSci, CEnv, and Fellow (Chartered Institution of Water and Environmental Management). He is also a past Honorary President for the Chartered Institution of Water and Environmental Management and a past President of the British Hydrological Society. Bob has 39 years of experience.
Built Heritage	Nick Collins, KMHeritage and Architecture &	Nick Collins BSc (Hons) MSc MRICS IHBC has twenty years experience in the property sector, including most recently as a Director of the Conservation Team at integrated design consultants, Alan Baxter & Associates. Nick spent nine years at English Heritage and

ES Topic	Technical Lead, Company	Statement of Competence
	Planning Consultant	was previously Conservation Officer at the London Borough of Bromley.
Ecology	Sasha Dodsworth, The Ecology Consultancy	Sasha's qualifications include a BSc (Hons) and an MSc in Wildlife Management and Conservation. She is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). She has over 10 years of industry experience.
Climate Change Mitigation and Adaptation	Howard Waples, Temple	Howard's qualifications include a BSc (Hons) in Biological Science and an MSc in Environmental Assessment and Management. He is a full member of the Institute for Environmental Management and Assessment and a Chartered Environmentalist with the Society for the Environment. He has almost 20 years of relevant experience.
Townscape and Visual Impact Assessment	Gareth Jones, Peter Stewarts Consultancy	BA (Hons) MA UD Dip Bldg Cons (RICS) MRTPI IHBC  Gareth Jones is a chartered planner specialising in heritage, townscape and urban design. He has over 20 years' experience across the public and private sectors.

## 1.6 STRUCTURE OF THE ES ADDENDUM

1.6.1 The ES Addendum comprises of four key volumes:

- **ES Addendum Volume 1 Non-Technical Summary:** comprises the standalone non-technical summary (NTS) of the information contained in Volumes 2 to 4 to make it readily understandable to non-specialists;
- **ES Addendum Volume 2 Main Text:** comprises the consideration of related legislation and policy, explanation of assessment methodology and significance criteria, baseline assessments, the proposed mitigation measures and assessment of likely significant environmental effects of the Revised Scheme;
- **ES Addendum Volume 3 Townscape and Visual Impact Assessment (TVIA):** contains the methodology and findings of the TVIA accompanied by a full set of views and verified images; and
- **ES Addendum Volume 4 Technical Appendices:** contain supplementary details of the environmental studies conducted during the EIA including relevant data tables, figures and photographs.

1.6.2 **Table 1.3** sets out the structure of the ES Addendum.

Table 1.3 Structure of the ES Addendum

Chapter No.	Chapter Title	Description
Volume 1	Non-Technical Summary (NTS)	Summary of the ES Addendum in non-technical language.
Volume 2	Main Text	
1	Introduction	Introduction to the ES Addendum, EIA Requirements, details of the project team, ES Addendum organisation and availability.
2	The Site	Description of the site and its surrounding environs.
3	EIA Methodology	Methods used to prepare each chapter (including limitations), description of ES Addendum structure and content, generic significance criteria, scoping and consultation.

Chapter No.	Chapter Title	Description
4	Alternatives Considered and Design Iterations	Description of the main alternatives considered.
5	The Revised Scheme and Construction Overview	Description of the Revised Scheme and details of the construction.
6	Waste and Recycling	Assessment of effects arising from the generation and management of waste.
7	Socio-Economics	Assessment of effects on employment, housing and recreational facilities.
8	Ground Conditions	Assessment of the effects on the ground and groundwater, including contamination, presence of underground structures and unexploded ordnance.
9	Traffic and Transport	Assessment of traffic and transportation effects.
10	Wind Microclimate	Assessment of wind effects, including pedestrian comfort.
11	Daylight, Sunlight and Overshadowing	Assessment of effects of daylight and sunlight levels on habitable rooms within the Revised Scheme and surrounding residential properties, and overshadowing effects on proposed amenity spaces within the Revised Scheme in the surrounding area.
12	Air Quality	Assessment of air quality effects.
13	Noise and Vibration	Assessment of noise and vibration effects.
14	Water Resources, Drainage and Flood Risk	Assessment of effects on water quality, including effects relating to drainage and flood risk.
15	Archaeology	Assessment of effects on below ground heritage assets
16	Built Heritage	Assessment of effects on above ground heritage assets.
17	Ecology	Assessment of effects on habitats and species.
18	Climate Change Mitigation and Adaptation	Assessment of the generation of Greenhouse Gas (GHG) emissions. Assessment of in-combination effects of the Revised Scheme and climate change.
19	Effect Interactions	Assessment of potential for intra and inter project effects.
20	Residual Effects and Conclusions	Summary of the conclusions of the technical chapters of the ES Addendum (including Residual and Cumulative Effects).
21	Limited Development Scenario (LDS)	Summary of the assessment of environmental effects for the LDS, which solely comprises development on the area of the site under London Borough of Tower Hamlets jurisdiction.
Volume 3	Townscape and Visual Impact Assessment	Assessment of effects on townscape and views.
Volume 4	ES Addendum Technical Appendices	Data, figures and photographs to support the chapters in Volume 2.

## 1.7 OTHER DOCUMENTS

- 1.7.1 A number of other documents have been submitted to the GLA in support of the Application as set out below:
- Development Specification;
  - Design and Access Statement (including Design Guidelines;
  - Design Guidelines
  - Planning Statement (including Leasing Prognosis and Marketing Strategy and Retail Management Strategy);
  - Transport Assessment;
  - Regeneration Statement;
  - Masterplan Sustainability Statement;
  - Masterplan Energy Strategy;
  - Retail Assessment;
  - Affordable Housing Statement;
  - Heritage Statement;
  - Operational Waste Strategy;
  - Statement of Community Involvement;
  - Utilities and Services Statement;
  - Structural Engineering Condition Survey; and
  - Hotel Demand Assessment.

## 1.8 ENVIRONMENTAL STATEMENT ADDENDUM AVAILABILITY

- 1.8.1 The ES Addendum is available for viewing by the public during normal office hours at the Planning Department of the GLA at:
- City Hall,  
The Queen's Walk,  
London,  
SE12AA
- 1.8.2 Copies of the NTS, the full ES Addendum and other associated documents are available (subject to availability) to purchase as either hard or digital copies from Temple Group Ltd, The Woolyard, 52-56 Bermondsey Street, London SE1 3UD. Further details, including pricing, available on request.

## 1.9 ALTERNATIVE FORMATS

- 1.9.1 The text size used in this document has been chosen to cut down on the quantity of paper required in its production.

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Hammerson