
Bishopsgate Goodsyrd
Regeneration Ltd

Bishopsgate Goodsyrd Plot 1 RMA
15th December 2023



ENVIRONMENTAL COMPLIANCE REPORT

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Contents

Environmental Compliance Report Main Volume

- Chapter 1: Introduction and Details of Plot 1
- Chapter 2: Scoped Out Topics
- Chapter 3: Climate Change
- Chapter 4: Traffic and Transport
- Chapter 5: Air Quality
- Chapter 6: Noise and Vibration
- Chapter 7: Wind Microclimate
- Chapter 8: Daylight, Sunlight and Overshadowing
- Chapter 9: Built Heritage
- Chapter 10: Cumulative Effects and Conclusions

Townscape and Visual Impact Addendum

- Townscape and Visual Impact Addendum

Appendices

- Appendix A – Scoping Note and GLA Comments
- Appendix B – Preliminary Ecological Appraisal and Bat Survey Report
- Appendix C – Updated Archaeological Desk Based Assessment and Phase 1 Land Contamination Report
- Appendix D – Wind Microclimate Report
- Appendix E – Air Quality Appendix and Air Quality Positive Statement
- Appendix F – Noise and Vibration Appendix
- Appendix G – Heritage Statement Addendum

1.0 Introduction and Details of Plot 1

1.1.1 This document is an Environmental Compliance Report (ECR), prepared on behalf of Bishopsgate Goods Yard Regeneration Limited (“the Applicant”) to support a Reserved Matters Application of Bishopsgate Goodsyard (the “Site”) for Plot 1 of the consented scheme.

Background

1.1.2 The planning description for the Proposed Development as submitted in the 2019 Environmental Statement Addendum (ESA) is as follows:

1.1.3 “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 m² (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.

1.1.4 For that part of the Site within LB Hackney, the Proposed Development comprises the following mix of uses:

- Up to 109,599 m² (GIA) of Business Use (Class B1);
- Up to 4,509 m² (GIA) of Retail Use (Class A1, A2, A3 and A5), of which only 902 m² (GIA) can be used for hot food takeaways (Class A5);
- Up to 2,254 m² (GIA) of Class D1 / D2 use; and
- Up to 12,752 m² (GIA) of ancillary and plant space.

1.1.5 For that part of the Site within LB Tower Hamlets, the Proposed Development comprises the following mix of uses:

- Up to 44,067 m² (GIA) of residential use (Class C3);
- Up to 21,341 m² (GIA) of Business Use (Class B1);
- Up to 11,013 m² (GIA) of Hotel Use (Class C1);

- *Up to 13,881 m² (GIA) of Retail Use (Class A1, A2, A3, A5) of which only 2,776 m² (GIA) can be used for hot food takeaways (Class A5);*
- *Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 4,109 m² (GIA);*
- *Up to 298 m² (GIA) of sui generis use; and*
- *Up to 8,464 m² (GIA) of ancillary and plant space.*

1.1.6 Following further information submitted in 2020, planning permissions for this hybrid application was issued by the GLA in March 2022. References to the 2019 ESA in this report are considered to be inclusive of the 2020 further information unless otherwise stated.

This Application

1.1.7 This Reserved Matters Application seeks approval to the following:

“Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) in respect of Plot 1, pursuant to LB Tower Hamlets outline planning permission ref PA/14/02011; LB Hackney planning permission ref. 2014/2427 (GLA reference GLA/1200cd/13) dated 25/03/2022, for the erection of a building comprising office floorspace (Class B1), retail uses (Use Class A1-A5), plant and ancillary space landscaping, public realm, and all associated works.”

1.1.8 This follows a granted application for non-material amendments related to Plot 1. This sought amendments set out in paragraph 1.5.5 below, to improve the space between the Plot 1 building and the London Overground station box, and to provide recessed facades and curved corners of the building.

1.1.9 This 2023 ECR assesses the extent to which the proposed Reserved Matters Application for Plot 1 is compliant with the likely significant effects as presented in the 2019 ESA, with any changes appropriately assessed and presented.

1.1.10 The ground level plot boundaries and extent of the Plot 1 Reserved Matters Application is shown in **Figure 1.1**.

1.2 Environmental Compliance Report Purpose

1.2.1 The purpose of this 2023 ECR is to:

- Describe the details of the Reserved Matters Application for Plot 1 and other wider changes to the 2019 ES including the changes to the construction timeframes;
- Systematically examine these details and changes against the findings of the 2019 ESA;
- To identify those environmental impacts which have the potential to be materially affected by the confirmation of details for Plot 1 contained within the Reserved Matters Application;
- Use professional judgement, qualitative and / or quantitative technical assessment methods to update assessments where required (including cumulatively with other developments), review the agreed mitigation and identify the need for further mitigation if required, and present the updated residual effects and conclusions; and
- Revise the cumulative assessment to take into account any new applications or approvals since the 2019 ESA.

1.3 Report Structure

1.3.1 The ECR is structured as follows:

- Chapter 1 – Introduction
- Chapter 2 – Scoped Out Topics
- Chapter 3 – Climate Change
- Chapter 4 – Traffic and Transport
- Chapter 5 – Air Quality
- Chapter 6 – Noise and Vibration
- Chapter 7 – Wind Microclimate
- Chapter 8 – Daylight, Sunlight and Overshadowing
- Chapter 9 – Built Heritage
- Chapter 11 – Cumulative Effects and Conclusions
- Townscape and Visual Impact Addendum

1.4 Environmental Compliance Report Availability

1.4.1 This ECR (and the ESA as submitted) is also available for viewing electronically at <https://www.towerhamlets.gov.uk> and <https://www.hackney.gov.uk>. Copies of this ECR, the full 2019 ESA (as submitted) and other associated documents are available (subject to availability) to purchase as either hard or digital copies from Temple Group

Ltd, The Clove Building, 4 Maguire Street, London SE1 2NQ. Further details, including pricing, available on request.

1.4.2 This 2023 ECR should be read in conjunction with the 2019 ESA.

1.5 Description of Plot 1

1.5.1 The Site

1.5.2 Plot 1 is located to the north-west of the Site predominantly within LBH though also falling across the borough boundary into LBTH. It is bound by Bethnal Green Road to the north and Shoreditch High Street to the west. The raised and concrete-encased London Overground line runs east-west through the centre of this plot, as shown in Figure 1.2.

Figure 1.2 Visualisation of Plot 1, showing how the London Overground Line runs through the building.



1.5.3 The Plot 1 Site currently houses temporary uses such as the BoxPark food and retail outlets to the north, the Powerleague sports pitches in the north-west quadrant of the Site and Shoreditch High Street Station.

The Proposed Development

Plot 1 as set out in the 2019 ESA

- 1.5.4 As described in the 2019 ESA, Plot 1 of the Proposed Development will contain a building comprising of office space and ground floor retail floorspace. The 2019 ESA set out maximum and minimum parameters for floorspace as set out in Table 1.1 below.

Table 1.1 Consented maximum and minimum parameters for Plot 1 prior to the 2023 Non-Material Amendments Application

Use Class	Minimum sqm GEA	Maximum sqm GEA
A (Retail)	631	945
B1 (Office)	36,504	54,230
Plant/Ancillary	4,637	7,038
Total	41,772	62,213

Plot 1 as amended by the 2023 non material amendments

- 1.5.5 An application (LBTH reference PA/23/02025 LBH reference 2023/2566) for amendments to the maximum and minimum parameters Plot 1 has been recently consented to enable the delivery of the building. In summary, these minor amendments are as follows:

Extensions beyond the maximum parameters

- Lobby extension at ground floor brought outwards to the east, closer to the London Overground Station, as shown in **Figure 1.3** below.
- Changes to the façade, services, structure and floorplate around the station and railway infrastructure. Previously the maximum parameters included a gap (‘the exclusion zone’) between the Plot 1 building and the overground box. This has been brought down to the top of the overground box to allow the installation of services between the building and the overground box.
- Amendment to the northern façade to align the plinth and upper structure.

Reductions beyond the minimum parameters

- Curved corners onto Shoreditch High Street.
- Recessed façade on the southern side of the Plot 1 building at ground.
- Additional space made for the loading bay at ground level.
- Approximately 400mm insert on the western elevation of levels 6 and 7 inside the minimum parameter.

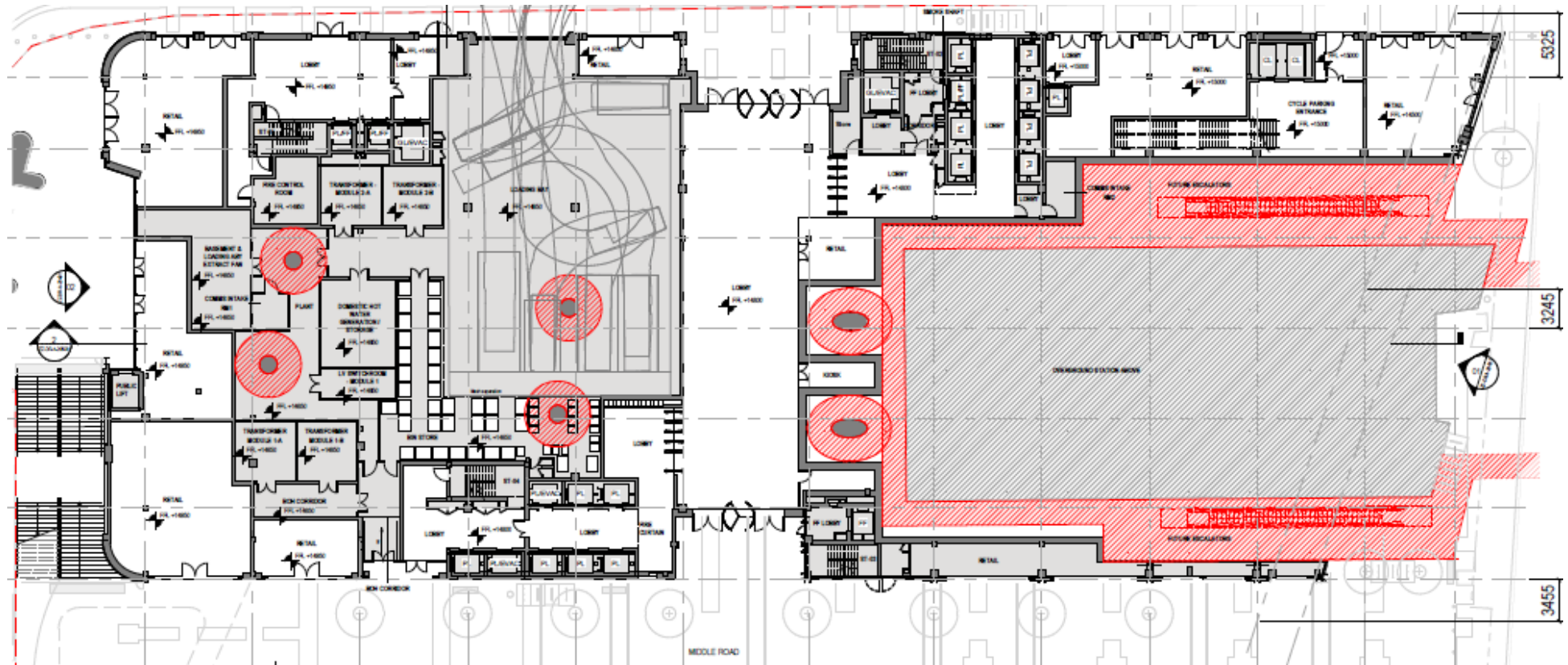
- 1.5.6 These amendments relate to the massing and façade of the building. No changes were sought to the minimum and maximum parameter floorspace areas – these remain as set out in **Table 1.1** above.

- 1.5.7 A Statement of Conformity was issued to accompany this application for non-material amendments. It concluded that the amendments would not have any implications for the findings of the 2019 ESA.

Reserved Matters Application - Details of Plot 1

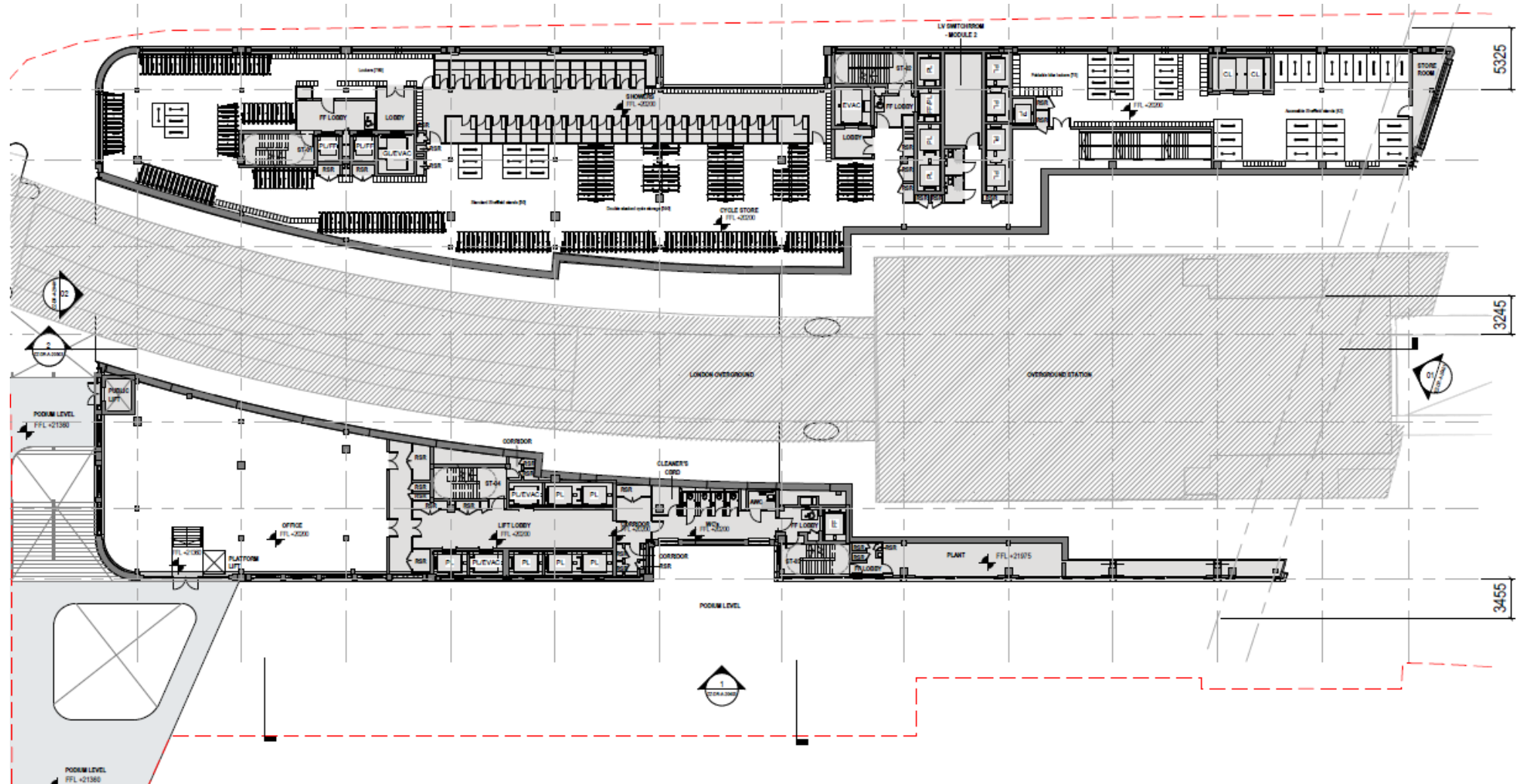
- 1.5.8 Plot 1 will provide 51,820 m² (GEA) of commercial floor space (including 51,032 m² GEA office space and 788 m² GEA retail space) over 17 storeys in a building of up to 71 m AOD in height. This is within the maximum and minimum parameters set out above. **Figure 1.3** shows a plan of Plot 1 at ground floor, underneath the Shoreditch High Street Overground Station block.
- 1.5.9 **Figure 1.4** shows a plan of Plot 1 at Level 2, showing the space allocated to the elevated Overground line running through the building. **Figure 1.5** shows Plot 1 at Level 5, above the transfer between the station box and the building.
- 1.5.10 **Figure 1.6** shows a visualisation of Plots 1 and 2 from Shoreditch High Street.
- 1.5.11 Further plans, sections and elevations are submitted with the planning application.
- 1.5.12 Entrances to Plot 1 are located on Bethnal Green Road, Shoreditch High Street and at ground level within the Proposed Development from the proposed 'Middle Road' running along the southern edge of Plot 1. An internal lobby for the Proposed Development would interface with the entrance to Shoreditch High Street Overground Station.
- 1.5.13 Street trees for Plot 1 would be located on Shoreditch High Street to the west of Plot 1 and the newly created Middle Street to the south of Plot 1. Plot 1 would include a substantial proportion of biodiverse green roof above the 11 storey elements of the scheme on the outer edge of the building. Plot 1 would achieve an urban greening score of 0.15 (with a site-wide urban greening factor of 0.3 anticipated) and a Biodiversity Net Gain of 261.82%. The landscaping plan for Plot 1 is shown in **Figures 1.7-1.9**.

Figure 1.3 Plot 1 at Ground Floor Plan (Below the Shoreditch High Street Overground Station Block)



Plan BGY-GEN-01-00-DR-A-00231

Bishopsgate Goodyard Plot 1 | Bishopsgate Goodyard Regeneration Ltd | Environmental Compliance Report
Figure 1.4 Plot 1 at Level 1 Plan (Alongside the Shoreditch High Street Overground Station Block)



Plan BGY-GEN-01-05-DR-A-00231

Bishopsgate Goodsyard Plot 1 | Bishopsgate Goodsyard Regeneration Ltd | Environmental Compliance Report
Figure 1.6 Visualisation of Plots 1 and 2 from Shoreditch High Street

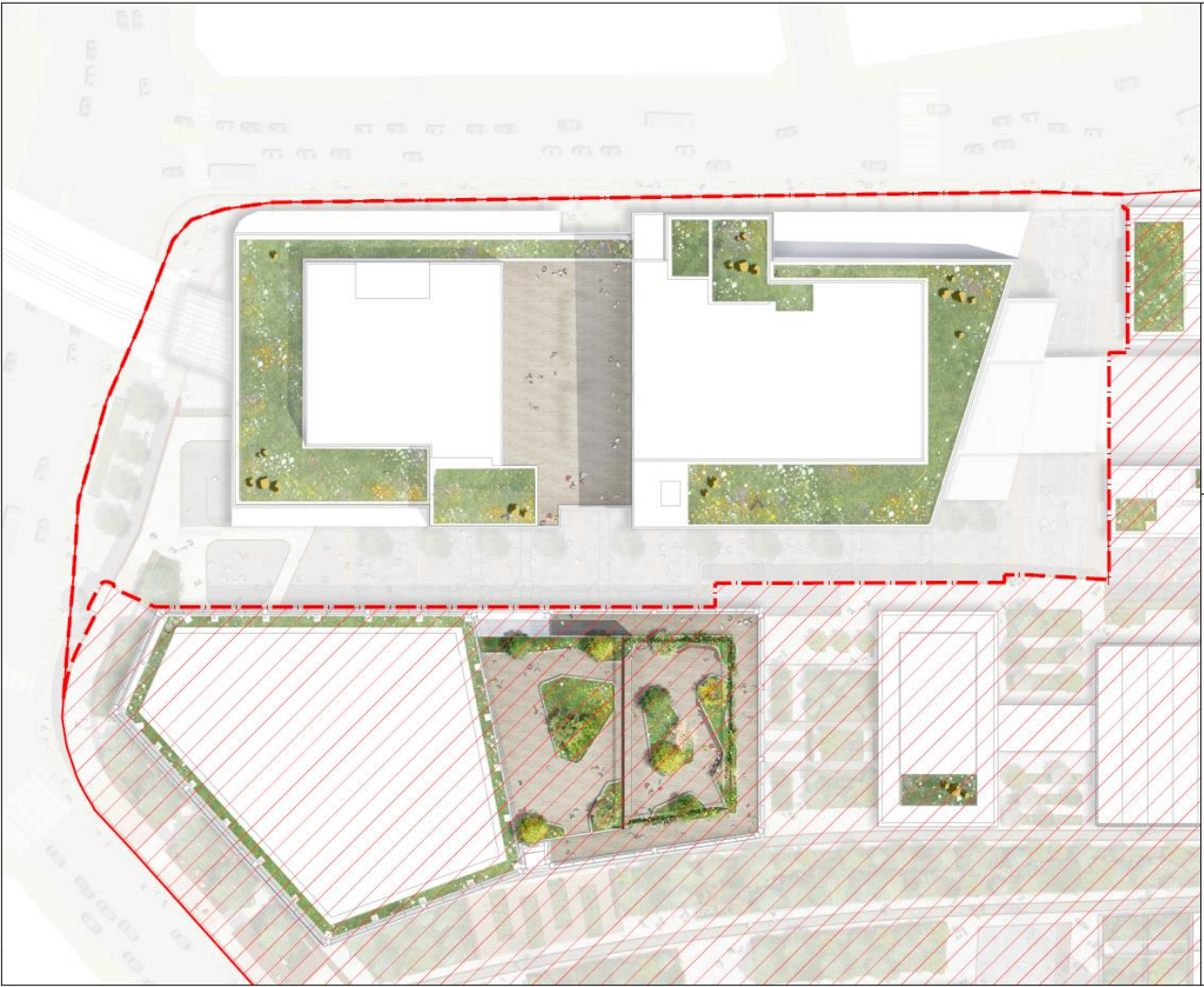


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Figure 1.7 Plot 1 Landscaping Masterplan at ground floor





Figure 1.9 Layout and location of green roofs



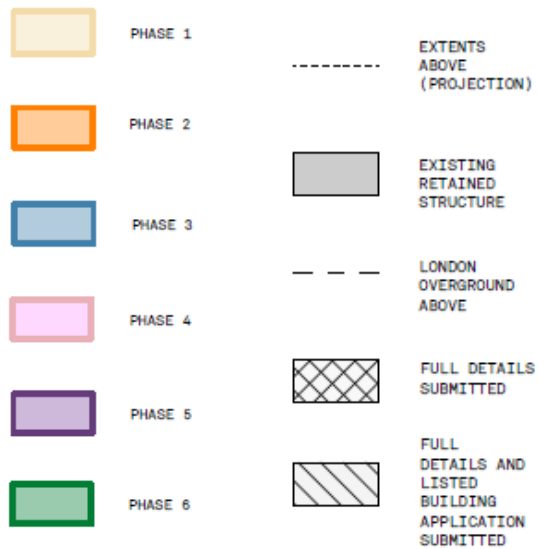
1.6 EIA Methodology

- 1.6.1 The methodology applied in this ECR is unchanged from that outlined in Volume 2 Chapter 3 EIA Methodology of the 2019 submitted ESA.

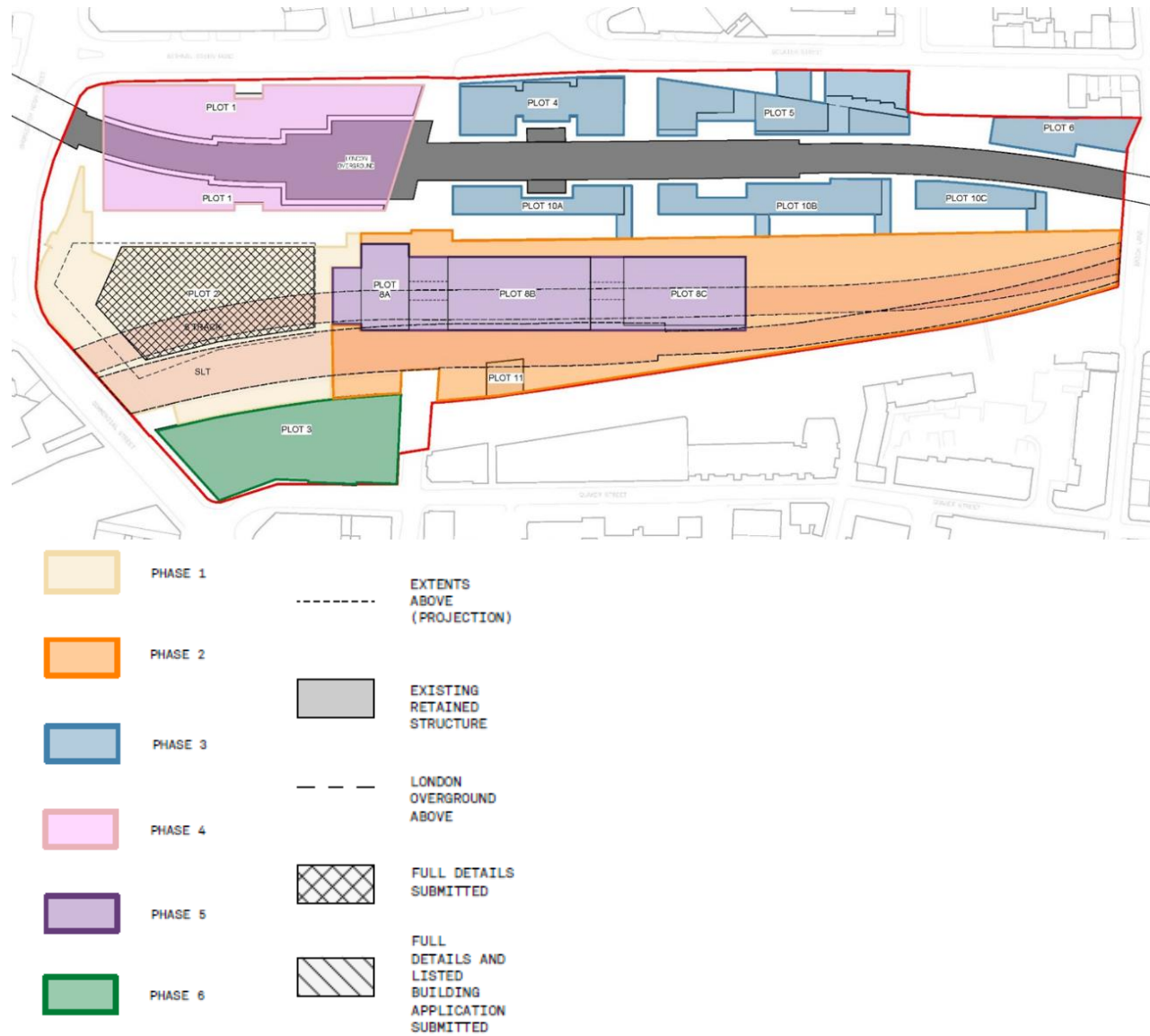
1.7 Construction Programme and Activities

- 1.7.1 The construction programme that formed the basis of assessment of the 2019 ESA was based on a duration of 13 years. It is now anticipated that the demolition and construction of Bishopsgate Goodsyard as a whole will be undertaken over a circa 7-year period between 2024 and 2031. It is currently envisaged that Plot 1 will be constructed over circa 4 years with completion in around 2028. **Figure 1.10** shows the construction programme for Bishopsgate Goodsyard as a whole. **Figure 1.11** shows the phasing plan at ground level while **Figure 1.12** shows it at podium level.
- 1.7.2 The construction programme is significantly shorter than assessed in the 2019 ESA, therefore there is likely to be simultaneous and overlapping construction and a higher volume of construction traffic and activity. Therefore, this ECR updates any topic assessments based on the amended construction traffic and activity.
- 1.7.3 The nature of construction activities remain as set out in the 2019 ESA, with no changes other than the programme of works.

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 Figure 1.11 Proposed Phasing at Ground Floor



Bishopsgate Goodsyard Plot 1 | Bishopsgate Goodsyard Regeneration Ltd | Environmental Compliance Report
 Figure 1.12 Proposed Phasing at Podium Level



1.8 Cumulative Effects

1.8.1 The list of committed developments considered in the 2019 ESA has been revised in line with new planning applications, rejections and approvals, and where schemes have been built out since the 2019 ESA they have been removed. A revised list of committed developments is shown in **Table 1.1** below and their location within **Figure 1.13**.

Table 1.1 Consented and Committed Schemes

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
1 (LBTH)	Block C, Truman's Brewery 91 Brick Lane PA/21/00140/NC PA/21/00145/NC PA/14/02147	Demolition of existing 2 storey element to the north part of the development site and existing second floor bridge links across Former Wilkes Street, extension to existing basement, change of use of upper floors of existing building from B2 (general industry) to a mixed development of B8 (data centre) and B1 (offices) including new 7 storey extension to existing building, external facade alterations and the addition of two new upper floors to Block C and the erection of a new second floor bridge link to Block B across Former Wilkes Street to provide office space and walkway	Granted
2 (LBTH)	Blossom Street Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1 (LPA ref: PA/14/03548, PA/19/01608).	Redevelopment of the former Nicholls and Clarke urban block and adjoining former depot site, Loom Court and land and buildings north of Fleur de Lis Passage and Fleur de Lis Street, including retention and refurbishment of buildings, for commercially led mixed use purposes comprising buildings of between 4 and 14 storeys to provide B1 (office), A1 (retail), A3 (restaurants and cafés), A4 (public house) and 40 residential units; together with new public open spaces and landscaping, new pedestrian accesses, works to the public highway and public realm, the provision of off-street parking, and all necessary ancillary and enabling works, plant and equipment.(AMENDED PLANS RECEIVED showing retention of 12-13 Blossom Street Warehouses as separate buildings) Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1	Under Construction
3 (LBTH)	Huntingdon Industrial Estate Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street PA/20/00557	Demolition of the existing buildings, excluding the façade of 30-32 Redchurch Street, and redevelopment to provide a mixed-use development within a single building rising to three, seven and nine storeys maximum AOD height circa 56m comprising office (up to 14393 sq.m of B1(a)) floorspace, up to 1444 sq.m flexible commercial floorspace (B1(a)/B1(c)), and up to 1181 sq.m flexible retail floorspace (Use Class A1 and A3) along with servicing facilities, cycle parking, vehicle parking and associated works.	Granted

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
4 (LBTH)	Black Lion House, 45 Whitechapel Road (LPA Ref. PA/13/02162)	Change of use, refurbishment and extension to existing office building (Use Class B1), to provide 11, 537m ² / 217 bed hotel (Use Class C1) including an additional 7th, 8th and 9th storey extension. Erection of a single storey office building.	Under construction
5 (LBTH)	Aldgate Place (LPA Ref. PA/13/00218)	Demolition of existing buildings and creation of a mixed use development, comprising three towers of 22, 25 and 26 storeys and a series of lower buildings ranging from 6 to 9 storeys. Provision of 463 private and affordable residential dwellings (use class C3), together with office (use class B1), hotel (use class C1), retail including restaurants, cafes and drinking establishments (use classes A1-A4) and leisure (use class D2) uses; creation of new pedestrianized street, public open spaces, children's play spaces and associated car and cycle parking together with associated highways works and landscaping.	Under construction
6 (LBTH)	130 Whitechapel High Street (LPA Ref: PA/19/00976/A1)	Demolition of the existing building and erection of a part 5/part 8 storey (plus basement) mixed use development comprising basement and ground floor retail (A1/A2/A3) and upper floor office floorspace (Use Class B1a).	Granted
7 (LBH)	Development House 56-64 Leonard Street LONDON EC2A 4LT (2017/4694)	Demolition of existing office building (B1) and construction of new ten storey office building (B1) with flexible retail use (A1/A3) at ground floor, terraces and other associated works.	Granted
8 (LBTH)	11-31 Toynbee Street and 67-69 Commercial Street, London (LPA Ref: PA/16/02878/A1)	Demolition of the existing buildings on site and redevelopment to provide a part three, part four, part five storey building with basement, comprising a flexible workspace area on ground floor and basement (Use Class B1); a fitness tuition facility in basement (Use Class D2); office space on ground floor (Use Class B1); a larger commercial unit on ground floor for flexible A1/A2/A3/A5 use; two smaller commercial units on ground floor for flexible A1/A2/A3/A5/B1 use; an internal commercial unit on ground floor for flexible A1/A2/A3/A5 use; 23 residential units (Use Class C3) ; creation of roof terrace, amenity space and bin store; landscaping works.	Under Construction
9 (LBTH)	Site At 3-11 Goulston Street And 4-6 And 16-22 Middlesex Street (LPA Ref: PA/18/01544)	Demolition of existing substation and construction of a part 8/16/20/24 storey building with basement, including 988 rooms of purpose built student accommodation (sui generis); 488sqm of incubator floorspace and 2,919sqm of affordable workspace (Use Class B1) at ground, first, second and third floor levels; together with cycle parking; landscaping and public realm improvements.	Approved
10 (LBTH)	Enterprise House, 21 Buckle Street, London, E1 8NN (PA/16/03552).	Demolition of existing office building and erection of a 13 storey building (plus enclosed roof top level plant storey) rising to 56.32m (AOD) containing 103 unit aparthotel (C1 Use) with B1 Use Class office workspace at ground and	Under Construction – Superstructure complete

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
		mezzanine level with an ancillary café (A3 Use Class) and hotel reception space at ground floor, together with ancillary facilities, waste storage and associated cycle parking store.	
11 (LBTH)	Site at 2-6 Commercial Street, 98 and 101-105 Whitechapel High Street, carpark to the rear of 95-97 Whitechapel High Street (known as Spreadeagle Yard) and Canon Barnett Primary School (LPA Ref: PA/18/02615/A1)	Demolition of 98 - 105 Whitechapel High Street, 2 - 6 Commercial Street and the western annex of the Canon Barnett Primary School; retention of the façade of 102 - 105 Whitechapel High Street; to facilitate a redevelopment to provide buildings ranging from ground plus 3, 19 storeys, comprising office floorspace (Class B1), retail floorspace (Class A1-A5), educational floorspace (Class D1); relocation and expansion of the existing school playground; associated car and cycle parking, hard and soft landscaping and other associated works.	Approved
12 LBTH	Whitechapel Estate PA/15/02959, PA/20/00370, PA/20/01743/A1	Demolition of all existing buildings and redevelopment to provide 12 buildings ranging from ground plus 2-23 storeys, comprising residential dwellings (Class C3), specialist accommodation units (Class C2), office floorspace (Class B1), flexible office and non-residential institution floorspace (Class B1/D1), retail floorspace (Class A1-A3), car parking, cycle parking, hard and soft landscaping and other associated works.	Granted
13 (LBTH)	Whitechapel Central (Silk District) Site bound by Raven Row, Stepney Way and Sidney Street (LPA references: PA/15/01789/A1, PA/18/00917/A1, PA/16/00784, PA/20/00571)	Demolition of existing buildings and erection of three blocks comprising residential units (Use Class C3), commercial floorspace, off-street car parking spaces, communal courtyards, associated landscaping and associated ancillary works. 698 residential units in buildings up to 26 storeys.	Under Construction
14 (LBH)	The Stage (Plough Yard) Curtain Road/Hewett Street / Great Eastern Street / Fairchild Place / Plough Yard / Hearn Street (LPA Ref: 2012/3871, 2015/3276, 2015/37112015/3453)	Minor material amendment (under Section 73 of the Town and County Planning Act 1990) to planning permission 2012/3871, dated 07/10/2015. The amendment is to vary conditions 1 (approved plans), 55 (floorspace) and 56 (unit mix) in order to provide 27 additional units in Building one (412 residential units in total); the relocation of plant and uses ancillary to the residential building; alterations to the basement of the development; alterations to the floorplans, the cladding material and the elevations of Building one; and, minor increases in A1 - A4, B1 and C3 floorspace. The development is subject to an Environmental Impact Assessment (EIA) in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011.	Under Construction - Part Occupied

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
15 (LBH)	5-29 Sun Street 8-16 Earl Street & 54 Wilson Street (LPA Ref: 2015/0877)	Demolition of 17-29 Sun Street, 1-17 Crown Place and 8-16 Earl Street (excluding front façade) and construction within the eastern part of the site of a 3 level basement plus lower ground, ground level and mezzanine and part 6, part 10 storey podium building above ground level/mezzanine level with two towers of 29 and 33 storeys above ground/mezzanine level. The new building provides flexible office/retail floorspace at lower ground level (Class B1/A1/A3/A4), retail at ground and mezzanine level (Class A1, A3 and A4), office (Class B1) at lower ground, ground, mezzanine and levels 1-6 and 247 residential units (Class C3) at levels 7 - 33. Refurbishment of 5-15 Sun Street with roof extension and three storey rear extension (plus basement) to provide a 32 bed hotel (Class c1), Class A3 restaurant, Sui Generis clubhouse and hotel courtyard. Refurbishment and extension of 54 Wilson Street to provide a 7 storey (plus basement) office building (Class B1) with flexible office/retail (Class b1/A1/A3) at ground floor level. Provision of vehicle access, public courtyard, amenity space, car parking, with associated plant and works.	Under Construction
16. (COL)	1-2 Broadgate EC2M 2QS 18/01065/FULEIA	Demolition of the existing buildings and construction of a building arranged over two basement levels, lower ground, upper ground and 12 upper floors plus rooftop plant to provide flexible retail, leisure and mixed retail/leisure uses (Class A1/A3/A4/D2/Sui Generis) at lower levels (Basement to 2nd floor), restaurant (Class A3) at 7th floor level and office (Class B1) at upper floor levels (3rd to 12th floor); hard and soft landscaping works; outdoor seating associated with ground level retail and other works incidental to the development. (78,020sq.m GEA)	Under Construction – Superstructure complete
17 (LBH)	201-207 Shoreditch High Street (LPA Ref: 2015/2403)	Demolition of existing buildings and structures and erection of a part 7, part 10 and part 30 storey building (plus 2 levels of basement) comprising office (Class B1) and hotel (Class C1) accommodation with ancillary retail, restaurant, event space, lounge and amenity areas; roof terraces; refuse and recycling facilities; cycle parking; servicing and plant; and landscaping.	Under Construction
18 (LBH)	13-14 Appold Street (LPA Ref: 2015/1685)	Demolition of existing building and erection of a 45 storey mixed use office (Use Class B1) and business hotel (Use Class C1) with ancillary retail / restaurant use (A1/A3) at ground and lower ground and ancillary servicing and plant. The application is accompanied by an Environmental Statement pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.	Granted
19 (LBH)	Sans Pere Café 84-86 Great Eastern Street	Demolition of existing buildings on the site and construction of a part twenty two storey (Block A: Ground	Under construction

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
	(Art'otel) (LPA Ref: 2015/1834)	plus twenty one floors) and part five/ part six storey (Block B: Ground plus four/ five floors) building for use as a 346 room hotel (22,174sqm GIA use Class C1 including health and leisure facilities); flexible uses including retail, bar and restaurant, art gallery and art cinema (3,324sqm GIA Use Class A1/ A3/ A4/ D1 and D2); private members club/ hotel use (781 sqm GIA sui generis/ Class C1); Offices (6,734 sqm GIA use Class B1); and public bar and restaurant (662 sqm GIA Use Class A3/ A4); together with ancillary hard and soft landscaping, revised vehicular access/ egress, 130 cycle spaces, 6 disabled vehicular spaces, refuse/ service arrangements, and all other works associated with the development	
20 (LBTH)	Life Sciences Building PA/21/02707	Redevelopment of site involving erection of five buildings and refurbishment and extension of one building for provision of up to 83,786 sq.m (GIA) of Class E(g) space for flexible life science purpose uses and provision of up to 5,933 sq.m (GIA) of flexible use Class E, with associated landscaping; public realm and highway works; re-provision of existing on-street car parking; and erection of a single pavilion building comprising up to 786 sq.m of flexible use class E/F2 set within a new landscaped open square.	Registered
21 (LBTH)	PA/21/01713/A1 26-38 Leman Street, London E1	Demolition of the existing buildings and redevelopment of the site to provide a building ranging from basement, ground plus 19 storeys, comprising office (Class E) and aparthotel (Class C1); associated cycle and car parking, hard and soft landscaping and other associated works. (182 aparthotel units)	Granted
22(LBH)	2021/0406 G F I House, 9 Hewett Street, Hackney, London, EC2A 3RP	Demolition of existing office building and erection of new office building of 8 storeys (plus basement) with roof plant enclosure and erection of building for use as a hotel and associated restaurant facilities of 12 storeys (plus basement) with roof plant enclosure, public realm and other associated work	Granted
23 (LBTH)	PA/19/02717/A1 Marian Place Gasholder Site, Bethnal Green, London, E2 9AP	Demolition of existing substation and construction of a part 8/16/24 storey building with basement, including 913 rooms of purpose built student accommodation (sui generis); 430sqm of exhibition space (Use Class D1); 120sqm of incubator floorspace and 1380sqm of office space (Use Class B1) at ground, first, second and third floor levels; together with cycle parking; landscaping and public realm improvements.	Granted
24 (COL)	2-3 Finsbury Avenue 16/00149/FULEIA	Demolition of existing buildings and construction of a building arranged over three basement floors, ground and 32 upper floors plus mezzanine and three rooftop plant levels (168.4m AOD) to provide office accommodation (Class B1) (61,867sq.m); flexible retail uses (for either class	Under Construction

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
		A1, A2 or A3) at part ground and mezzanine levels (4,250sq.m GIA); cafe/restaurant uses (Class A3) at 13th floor level (1,291sq.m); flexible retail uses (for either class A1 or A3) at part ground floor level (248sq.m); a flexible space for office, conferencing, events and/or leisure use (for either Class B1, D1 or D2) at 13th to 18th floor levels (5,333sq.m) and a publicly accessible roof terrace and associated facilities at 13th floor level; hard and soft landscaping works; servicing facilities; and other works incidental to the development (total floor area 85,378sq.m GIA). 2-3 Finsbury Avenue London EC2M 2PA	
25 (LBI)	Speedfix House and Monmouth House, 19 – 23 Featherstone Street (LPA Ref: P2015/3136/FUL)	Demolition of existing buildings and redevelopment of the site to provide a building of part 10, part 11 storeys fronting City Road and five storeys along Featherstone Street to provide 13,393sq.m. of office space (B1) including affordable workspace; 404sq.m. of retail (A1); together with ancillary hard and soft landscaping, revised vehicular access/egress, 302 cycle spaces, one disabled vehicular space, refuse/service arrangements and all other works associated with the development. This application may affect the character and appearance of a conservation area and the setting of a listed building. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended).	Under Construction
26 (LBI)	Finsbury Leisure Centre Site, Land bounded by Central Street, Mitchell Street, Paton Street, Norman Street and St Luke's Gardens EC1 P2022/3139/EIA	Request for a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as to whether the following proposals constitute Environmental Impact Assessment (EIA) development: Redevelopment in association with the Finsbury Leisure Centre project, including demolition of existing buildings and erection of new leisure centre, health centre, energy centre and up to 200 residential units along with associated landscaping and other works	Registered
27 (LBI)	Castle House, 37 - 45 Paul Street Fitzroy House - 13-17 Epworth Street and 1-5 Clere Street London P2022/2893/FUL	Demolition of the existing buildings and construction of a part 5, part 6 and part 7 storey building with basement, comprising Class E(g)(i) Office floorspace, including the provision of affordable workspace, alongside Class E(a) Retail, Class E(b) Food and Drink and Class E(d) leisure uses at ground, lower ground, and basement levels. The proposals also comprise the delivery of a dedicated off-street servicing yard and the delivery of cycle parking alongside the provision of landscaped roof terraces and wider public realm works at grade, and all associated and ancillary works	Registered
28 (LBI)	20 Ropemaker Street, 101-117 Finsbury Pavement and 10-12 Finsbury Street London EC2Y 9AR	Demolition of the existing buildings and erection of a 27-storey building (part 10, part 15, part 20, part 27 storeys) with 3 basement levels to provide office floorspace (Use Class B1(a)) and flexible retail/ professional services/ restaurant/café floorspace (Use Class A1/A2/A3) along	Under Construction

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
	2017/3103/FUL P2022/0135/NMA	with associated access and servicing arrangements, cycle parking, refuse storage and landscaping works	
29 (LBH)	Shoreditch Village (183-187 Shoreditch High Street, bounded by Holywell Lane, New Inn Yard and rail viaduct) (LPA Ref: 2017/0596)	Demolition of 17 Anning Street, rear of 186 Shoreditch High Street and rear of 187 Shoreditch High Street. Redevelopment to provide 3 mixed-use buildings ranging from 2 to 8 storeys (plus basement), comprising office (B1) use, flexible retail (A1/A3) use and flexible office/retail (B1/A1/A3) use. Works include external alterations and refurbishment of 187 Shoreditch High Street, with change of use to flexible office/retail (B1/A1/A3) use; new public realm and street market; and façade retention of 186 Shoreditch High Street including accommodating new ground floor public access passageway from Shoreditch High Street to new public realm, along with associated landscaping, roof plant, terraces and other works incidental to the proposed development.	Under Construction
30 (LBH)	49-51 Paul Street Hackney London EC2A 4LJ (2018/2104).	Redevelopment of the site by the erection of a building up to 10 storeys in height to accommodate a 145 room hotel (C1 Use Class), and a 147sqm restaurant/café (A3 Use Class) at ground floor level, with roof plant enclosure and other associated works.	Under Construction
31 (LBTH)	281-285 Bethnal Green Road, London, E2 6AH (PA/17/00299/A1).	Demolition of the existing building (Use Classes B8 and B1a) and redevelopment, including the reinstatement and restoration of the principal facade and the former Rex Cinema auditorium, to provide a single screen cinema (Use Class D2) measuring 390 sq.m (GIA), 130 bedroom hotel (Use Class C1) measuring 3,885 sq.m (GIA) and restaurant and bar (Use Class A3), collectively measuring 276 sq.m (GIA), along with 24 no. cycle spaces and 1 no. disabled car park and associated highways works.	Under Construction
32 (LBTH)	140, 146 Brick Lane and 25 Woodseer Street (PA/20/00415)	Redevelopment to include erection of a part five storey office building (Class B1) plus rooftop plant with ground floor and first floor commercial units (Class A1/A3) and two storey basement for provision of plant, servicing, storage and a gym (Class D2) (140 Brick Lane - Plot S1), linked to the reconfigured ground floor of the adjacent building and provision for commercial units (Class A1) (146 Brick Lane - Plot H), refurbishment and two storey extension of the adjacent building (25 Woodseer Street - Plot S2) for office use (Class B1) with ground floor commercial unit (Class A3), plus rooftop plant and external landscaping.	Permit
33 (LBTH)	Central House, 59-63 Whitechapel High Street, London, E1 7PF (PA/18/01914)	Retention, refurbishment, part-four and part-five storey side extension, six storey upward extension and change of use of the vacant, existing building from an education facility (D1 use class) to office accommodation (B1a use class) with flexible units (A1/A2/A3/A4/D1/D2 use classes) at ground floor.	Construction Complete

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
34 (LBTH)	Joiners Arms, 114 - 150 Hackney Road, London (PA/20/00034)	Mixed use redevelopment of site including part demolition, part retention, part extension of existing buildings alongside erection of complete new buildings ranging in height from four to eight storeys above a shared basement, to contain a maximum 9 residential units (Class C3) up to 10,739 m ² (GIA) hotel floorspace (Class C1) up to 3,529 m ² (GIA) employment floorspace (Class B1), up to 358 m ² (GIA) flexible office and retail floorspace at ground level (Class A1, A2, A3 and B1) and provision of Public House (Class A4) along with associated landscaping and public realm improvements, cycle parking provision, plant and storage.	Permit
35 (LBTH)	Sainsbury's, 1 Cambridge Heath Road, London, E1 5SD (PA/21/01682)	Request for an Environmental Impact Assessment (EIA) Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), in respect of the demolition of the existing single storey Sainsbury's store and associated three-storey car park to facilitate the construction of a new replacement Sainsbury's store with up to 150 car parking spaces, approximately 650-680 residential units and 1,675 sqm of retail development in addition to Sainsbury's store. Overall providing approximately 70,000 Sqm Gross Internal Area (sqm GIA) of new floorspace, approximately 18,200 sqm of which would be retail space.	Scoping Opinion Issued
Included for consideration of Townscape and Visual Impact effects only			
36 (COL)	1 Leadenhall Leadenhall Court 1 Leadenhall Street London EC3V 1PP (LPA Ref: 18/00740/FULEIA)	Demolition of the existing building and redevelopment to provide a 36 storey building with 28 floors for office use (Class B1) with retail floorspace (Class A1-A4) at basement, ground and fourth floor, office lobby and loading bay at ground floor, a publicly accessible terrace at fourth floor, 5 floors of plant and ancillary basement cycle parking (63,613sq.m GIA).	Under Construction
37 (COL)	1 Undershaft, London EC3P 3DQ (LPA Ref: 16/00075/FULEIA)	Demolition of the existing buildings and construction of a ground plus 72 storey building (304.94m AOD) for office use (Class B1) [131,937sq.m GEA], retail (Class A1-A3) [2,178sq.m GEA] at ground and lower ground floor, a publicly accessible viewing gallery (Sui Generis) [2,930sq.m GEA] at level 71-72 and a restaurant (Class A3) [1,220sq.m] at level 70. Public Realm improvement works, ancillary basement cycle parking, servicing and plant. [Total 154,100sq.m GEA]	Granted
38 (COL)	100 Leadenhall Street, 100, 106 & 107 Leadenhall Street London EC3A 3BP,	Demolition of the existing buildings and construction of a ground plus 56 storey building (263.4m AOD) for office use (Class B1) [102,043sq.m GEA], retail use (Class A1/A3/A4) [882sq.m GEA] at lower levels, a publicly accessible viewing gallery (Sui Generis) and after hours Restaurant/Bar (Sui Generis) [1,934sq.m GEA] at levels 55	Granted

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
	(LPA Ref: 18/00152/FULEIA)	and 56, new and improved Public Realm, ancillary basement cycle parking, servicing area and plant. [Total Scheme Area: 122,091sq.m GEA]	
39 (COL)	40 Leadenhall Street Site Bounded By 19-21 & 22 Billiter Street, 49 Leadenhall Street, 108 & 109-114 Fenchurch Street, 6-8 & 9-13 Fenchurch Buildings London EC3 (LPA Ref: 13/01004/FULEIA.)	Partial demolition and works of refurbishment and reinstatement to 19-21 Billiter Street; demolition of all other buildings on the site; redevelopment to provide a new building comprising two basement levels and ground plus part 10, 14 and 34 storeys plus plant (total height 170m AOD) containing offices (B1) and flexible retail/financial and professional services/café and restaurant uses (A1/A2/A3) at ground floor level; food and drink (A3/A4) uses at levels 13 and 14; change of use at ground and first floor of 19-21 Billiter Street to retcafécafe and restaurant/bar use (A1/A3/A4); the provision of hard and soft landscaping; alterations to Fenchurch Buildings and other incidental works. (125,699sq.m GIA).	Under construction
40 (COL)	6-8 Bishopsgate (2017)	Demolition of existing buildings and the erection of a new building comprising lower ground level, three basement levels, ground floor plus part 10, 25 and 51 storeys including plant [221.2m AOD] to provide office (Class B1) use [85,892sq.m GEA], flexibcaféhop/cafe and restaurant (Class A1/ A3) uses [445sq.m GEA] at part ground floor and level 1 and flcaféle shop/cafe/restaurant/office (A1/A3/B1) uses [199sq.m GEA] at part ground floor and level 1; The provision of a publicly accessible roof top viewing gallery (Sui Generis) [819sq.m GEA] at level 50 with dedicated entrance at ground floor level; the provision of hard and soft landscaping. [TOTAL 87,355sq.m GEA].	Under Construction

Figure 1.13 Committed Developments Considered in Cumulative Assessment

