

31 July 2024

# Sclater Street buildings, Part of Plot 5, Bishopsgate Goodsyrd, E1

Local Planning Authority: LB Tower Hamlets

Local Planning Authority reference: PA/24/00688

## Reserved Matters application (“RMA”) - Stage 3 referral

Town & Country Planning Act 1990 (as amended); Planning (Listed Building and Conservation Areas) Act 1990; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

## The proposal

Application for all Reserved Matters Approval (Access, Appearance, Landscaping, Layout and Scale) in respect of part of Plot 5 relating to the Sclater Street buildings, (pursuant to LB Tower Hamlets) outline planning permission ref PA/14/02011 (GLA ref. GLA/1200cd/12) dated 25/03/2022, for works comprising the demolition of the part of the existing wall and extensions to the Mission Hall; refurbishment of the Mission Hall for retail / café use (Class A 1 / A3); demolition of the existing extensions to the Victorian building and refurbishment and use of the existing building for retail use (Class A1) with a new shopfront and 3 residential units (Class C3) on the upper floors; restoration and extension to the Weavers Cottages for use within Class B1, refurbishment of existing arches and provision of new gates and pedestrian access routes, new landscaping and all other works shown on the submitted drawings.

## The applicant

The applicant is **Bishopsgate Goodsyrd Regeneration Limited** and the architect is **Chris Dyson Architects**

## Recommendation

The Mayor, acting as Local Planning Authority for the purpose of determining this application;

- i. grants reserved matters approval in respect of application GLA/2024/0177/S3 for the reasons set out in the approval section below.

## **Introduction**

1. This report sets out the matters that the Mayor, acting as Local Planning Authority, must consider in determining whether to grant or refuse reserved matters approval and to guide his decision making. This report includes a recommendation from GLA officers, as set out below.
2. The Bishopsgate Goods Yard scheme was granted hybrid planning permission (part outline and part detailed) and listed building consent by the Mayor of London on 25 March 2022. In granting outline planning permission, the Mayor of London formally resolved to be the Local Planning Authority to determine any reserved matters applications.

## **Officer recommendation - reasons for approval**

3. The Mayor, acting as the local planning authority, has considered the particular circumstances of this application against the Planning Permissions granted in 2022. He has also had regard to observations made from statutory consultees including those made by London Borough of Tower Hamlets and TfL. It is officers' view that the application proposals are fully in line with the parent permissions and the associated control documents namely the parameter plans the design guide and Development Specification. In addition the applicant is also required to submit a series of relevant planning conditions to the local planning authority, which is discussed further below.

## **S106 legal agreement**

4. This reserved matters application does not seek changes to the S106 legal agreement and, therefore, the existing requirements under the outline permission remain applicable.

## **Publication protocol**

5. This report has been published seven clear days prior to the Planning Meeting.

## **Site description and Surrounding Area**

6. The wider site (shown in figure 1) is 4.4 hectares in size and comprises the former Bishopsgate Goods Depot. Historically the site was a goods station and a suburban railway passenger station prior to services moving to Liverpool Street station. The site has been largely vacant following a fire in 1964. Approximately half of the remaining structures on the site were demolished in 2002/3 to allow the construction of the London Overground railway. Approximately 72% of the site is in Tower Hamlets, with the remainder in Hackney.
7. The wider site is currently vacant or in temporary use as football pitches (Powerleague Shoreditch) and BOXPARK Shoreditch, comprising shopping and restaurant uses accommodated in shipping containers. Some of the remaining

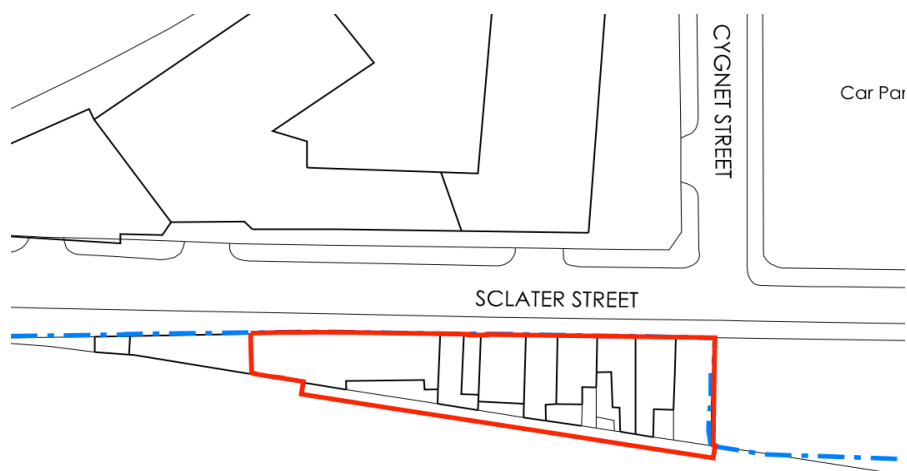
structures are Grade II listed, including the inactive Braithwaite Viaduct, forecourt wall and Oriel Gateway to Shoreditch High Street. These structures are in poor repair and have been placed on the Historic England's Heritage at Risk Register. Also preserved on site are the goods yard's boundary wall to Sclater Street and Bethnal Green Road and, to the north of this, a group of unlisted historic buildings; The Weavers' Cottages (c. 1719), The Mission Hall (c. 1876) and the Victorian Building (c.1877). A small area on the northern edge of the site, including the historic buildings fronting onto Sclater Street, are within the Brick Lane and Fournier Street Conservation Area.

8. The whole of the application site is shown in the image below.



Figure 1: Aerial photograph of site showing borough boundaries

The RMA boundary is shown below edges in red which forms part of the northern boundary of the whole site.



9. The RMA site comprises part of Plot 5 located on Sclater Street. The RMA site is bound to the north by Sclater Street, to the east by a car park, to the south by

the Bishopsgate Goods Yard boundary wall and pedestrianised space at the junction of Sclater Street and Bethnal Green Road, and to the south by the rest of the Bishopsgate Goods Yard site, with the remainder of Plot 5 adjacent.

10. The RMA site includes a section of the boundary wall and comprises three buildings:

- The Mission Hall (no. 64 Sclater Street), a single storey building built in the late 1800s by the Christian Brethren, screened from Sclater Street by a 20th century brick wall;
- The Victorian Building (nos. 66-68 Sclater Street), a four-storey building from the late 1800s, with a modern extension to the south and west; and
- The Weavers Cottages (nos 70-74 Sclater Street), the last remaining of a row of early 1700s terraced houses on Sclater Street used for silk production. These buildings are derelict due to previous fire damage and need urgent repair works.

## Proposal

11. The application proposes the demolition of the part of the existing wall and extensions to the Mission Hall; refurbishment of the Mission Hall for retail / café use (Class A 1 / A3); demolition of the existing extensions to the Victorian building and refurbishment and use of the existing building for retail use (Class A1) with a new shopfront and 3 residential units (Class C3) on the upper floors; restoration and extension to the Weavers Cottages for use within Class B1, refurbishment of existing arches and provision of new gates and pedestrian access routes, new landscaping

12. The images below illustrate the proposed development as existing and once constructed / refurbished / renewed.

### As Existing

Weavers Cottages

Victorian Building

Mission Hall



## As Proposed



13. The proposal seeks to renovate the existing buildings to create a vibrant and active street which builds from and enhances the existing commercial activity on Brick Lane and Sclater Street. The Weavers Cottages will be a co-working office building, the Victorian Building will become a retail unit with apartments above and the Mission Chapel will become a restaurant / cafe unit.

## **Relevant Planning History**

PA/14/02011 & PA/14/02096 (Listed Building Consent) – Permitted on 25/03/2022:

14. An OUTLINE application for the comprehensive mixed use redevelopment of the site comprising (floorspace in Gross Internal Area): Residential (Class C3) comprising up to 500 residential units; Business Use (Class B1) up to 130,940 sq.m.; Hotel (Class C1) up to 11,013 sq.m.; Retail, financial & professional services, restaurants, cafes & hot food takeaways (Class A1, A2, A3, A5) up to 18,390 sq.m. of which only 3,678 sq.m. can be used as Class A5; Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) up to 6,363 sq.m.; Public conveniences (sui generis) up to 298 m<sup>2</sup>; Basement, ancillary and plant up to 21,216 sq.m. Formation of new pedestrian and vehicular access; means of access, circulation and car parking within the site and provision of new public open space and landscaping.
15. The application proposed a total of 10 buildings that range in height, with the highest being 142.4m AOD and the lowest being 29.2m AOD. With all matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on 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 comprising the use of the ground level of the Braithwaite Viaduct for retail and food & drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food & drink uses (A1, A2, A3, A5). (Amended Description).
16. For that part of the site within the London Borough of Tower Hamlets, the proposed development comprised the following: Up to 44,067 sq.m. of residential use (Class C3); up to 21,341 sq.m. of Business Use (Class B1); up to 11,013 sq.m. of Hotel Use (Class C1); up to 13,881 sq.m. of Retail Use (Class A1, A2, A3, A5) of which only 2,776 sq.m. can be used for hot food takeaways (A5); Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2)



– up to 4,109 sq.m.; up to 298 sq.m. of sui generis use; up to 8,464 sq.m. of ancillary and plant space.

## Publicity

17. The GLA carried out a consultation exercise which included consultation letters to statutory bodies and the erection of site notices in and around the site.
18. No neighbour responses were received. Comments have been received from LBTH as per the Table below. In addition, TfL have made comments which are discussed below in the highways and waste section of this report. London City Airport, the Environment Agency and the HSE offered no objections/comments in relation to the proposal.

LBTH Representations	GLA Officer Response
Consideration of new window on west elevation for first floor flat due to concerns with quality of accommodation	This has been incorporated via revised drawings.
Full consideration of mutual overlooking and privacy issues with Plot 5 buildings to the south on each floor resulting in the provision of necessary mitigation measures (these could take place on future Plot 5 buildings)	As highlighted within the report, this could take place on the remaining part of Plot 5.
Confirmation of tenure and accessibility of housing and if office space on this site would be affordable	To be confirmed as not covered by this RMA submission.
Internal and external condition survey of Weavers Cottages to be secured by condition to assess the extent of demolition and ensure that historic materials are reused	Condition 34 on the LBTH planning permission requires details of a programme of historic buildings recording and analysis to be approved prior to demolition. The applications is supported by a 2017 WSP Structural External Inspection Survey. Whilst this has not yet been updated but would be updated once scaffolding is erected on the building. This is to be secured by condition.
Consideration of providing larger glazing panels within the shopfronts of the Victorian Building which would be more appropriate. Top hung fanlights as currently proposed are not appropriate. These elements should be replaced, potentially with a large sash	This has been incorporated with revised drawings.

arrangement, which can be seen on some nearby Cheshire Street properties	
Consideration to introducing pilasters to either end, and perhaps to either side of the central door of the Victorian Building frontage	This has been revised via amended drawings
Plans and visuals provided to assess the visual relationship between the proposals and buildings on the wider Plot 5 to the south	As noted above, this could take place on the remaining part of Plot 5.
Rationalisation of gates on proposed elevation plans to ensure that they are decorative, bespoke and high quality	Condition 77 on the LBTH permission requires details of "Enclosures" which includes items relating to boundary treatment, so details of the design of the gates will need to be submitted and approved pursuant to that condition.
Rationalisation of public realm in terms of cycle parking and HVM	The cycle parking provision complies with London Plan standards.
Suitable native replacement of Quercus robur tree species along with condition requiring submission of tree planting methodology in line with BS 8545 describing the process for planting and maintaining young trees that will result in them successfully establishing in the landscape	<p>This is covered by Condition 77 on the LBTH planning permission that requires details of the soft landscaping scheme including tree species and maintenance.</p> <p>We are aware of Oak Processionary Moth (OPM) and that Tower Hamlets currently has a policy of not permitting oak trees to be planted. Again, this would be secured under condition 77 of the LBTH planning permission where details of "species and sizes of proposed trees and tree pit design" is required to be submitted and approved.</p>
Rationalisation of refuse strategy to include updated swept path plan, commercial storage and presentation details and residential storage suitability.	<p>A swept path plan has been submitted and the Transport Assessment stated waste collection would be via Sclater Street, on the north side of the carriageway where there are existing double yellow lines.</p> <p>Condition 59 on the LBTH planning permission requires details of the waste and recycling strategy, including the design and accessibility of refuse and recycling stores, details of the separation and collection of waste.</p>

## Principal planning issues

19. The primary consideration for the RMA is to meet the requirements of the parent permission (i.e. to ensure compliance with the approved documents and relevant planning conditions) and to ensure that the submitted details are acceptable. The report will then examine relevant planning issues pertinent to this RMA in terms of Access, Appearance, Landscaping, Layout and Scale. In this instance the proposals are also assessed in relation to housing; heritage, amenity and highways and waste.

### Compliance with the Parent Permission

20. The table below shows the total quantum of floorspace for the RMA set within the context of the overall floorspace permitted by the parent permission for Plot 5, and highlights compliance.

Floorspace	Proposed RMA Floorspace (sqm GEA)	Plot 5 Development Specification (sqm GEA)	OPP (sqm GEA)	Compliance
Total Floorspace (sqm GEA)	1,187	12,650		Yes

### Land use

21. The RMA proposes three land uses. The table below sets out how the Proposed Development, by land use, complies with the maximum floorspace in the Development Specification submitted with the parent permission for Plot 5.

Land Use	Proposed RMA Floorspace (sqm GEA)	Plot 5 Development Specification Maximum (sqm GEA)	OPP Compliance
Office (B1)	478	521	Yes
Retail (A1 / A3)	413	1,005	Yes
Residential	296	9,518	Yes

22. The proposal would provide a café/ bar (92sqm) use within the Mission Hall (Chapel). Within the Victorian Building would be a café (84sqm) at ground floor with 3 residential flats (164.7sqm) at upper floors. Within the Weavers Cottages, there would be a café (45sqm) and offices (100sqm) with further office space at upper floor (364sqm) levels.
23. The Planning Compliance Statement demonstrates how the land uses comply with the parent planning permission control documents for this plot which was consented in outline. The office, retail/ café and residential uses proposed within this part of Plot 5 are well within the floor areas designated for Plot 5 within the Development Specification of the parent consent.



24. The parent permission contains a number of planning conditions which require particular details to be submitted at the same time as the submission of an RMA. The Table below highlights which conditions require submission and confirms their submission to LBTH.

<b>Condition</b>	<b>Topic</b>	<b>Submitted</b>
17	Cycle Parking Provision	Yes
25	Sound insulation for residential uses	Yes
36	Air Quality Monitoring	Yes
44	Energy Strategy	Yes
46	Photovoltaics	Yes
51	Circular Economy (Outline Elements)	Yes
55	Urban Greening Factor	Yes
68 b)	Accessible Car Parking	Yes
72	Sustainability Strategy	Yes

25. As set out above, the parent permission requires certain assessments to be submitted with each RMA. In addition, GLA Officers note that submissions demonstrate a policy compliant provision of car and cycle parking and also demonstrate how the urban greening factor has been maximised.

### Appearance, Layout and Scale (Design Considerations)

#### *Victorian Buildings*

26. Within the Victorian Building, 3 residential units are proposed at first, second and third floor levels. Each of the flats would provide in excess of National Minimum internal space standards in terms of floor area. The floor to ceiling height of the third floor flat would be only 2.1m when the standard is 2.5m. The second and third floor flats would meet private open space standards in terms of area for rear balconies albeit the depth of these balconies is slightly below the standard 1.5m, which is regrettable, however Officers view is that the balconies would still be usable for future residents. For the first floor flat, although an outdoor space is not provided, additional equivalent indoor space has been provided, which is acceptable, taking into consideration the heritage constraints of the site and that the existing station wall is in close proximity to the rear (shown in proposed section BB).

27. The properties are in close proximity to the station wall to the rear, the first floor flat would suffer from poor outlook to the south and a sense of enclosure. There would also appear to be poor levels of daylight and sunlight for this unit however a new window on the west elevation has been added to provide better daylight.

28. The 3 new homes would be dual aspect and whilst the outlook to the south would appear to be compromised by the station wall and there would be a degree of mutual overlooking in close proximity between windows and also with terraces with the adjacent plot (yet to be submitted as an RMA). Nevertheless, Officers are satisfied with these relationships especially given the existing site conditions as it would be making the best use of the land available.

29. In conclusion, GLA officers consider the residential accommodation would be of an acceptable standard in relation to the future living conditions of occupants and those living nearby including future residents forming part of this development which will be subject to detailed scrutiny.

### *Weavers Cottages*

30. The proposals for the front façade will result in a high-quality, well-proportioned façade with an exemplar design. Officers support the repairs to the parapet, eastern flank wall and chimney breast, which combined with the removal of the modern infill to the east, enables these historic features to be better revealed.
31. Whilst the current proposals are for the retention of the facade with demolition of everything to the rear of this, it is clear within the DAS and on the drawings that the intention is to keep and reuse as much of the internal fabric as possible. Some temporary works are required to allow an internal condition survey to take place before the exact extent of demolition can be determined and a condition survey is to be conditioned, to enable assessment of what is to be retained.
32. Officers support the removal of the modern infill to the east of the Weavers Cottages as it will improve the north-south pedestrian link from Sclater Street through to Cygnet Lane. Details of soft and hard landscaping interventions proposed for the north-south pedestrian link are secured by condition of the parent consent. The glazed link and Corten rear extension have a scale and mass which provide a sensitive, well-considered, and elegant response to the small Weavers Cottages. The Corten extension has a pitched form that creates a balanced and harmonious addition to the host building. The new rear extension will have extensive areas of Crittall style glazing, which although modern in its materiality and extent, reflects the small pane glazing that would have been found in these buildings.
33. In terms of materials these will be subject to detailed scrutiny pursuant to separate planning condition (7) of the parent permission. The courtyard to the rear (south) of the Weavers Cottages will have a gate separating it from the north-south pedestrian link (Sclater Street to Cygnet Lane) whilst utilitarian is acceptable in design terms.

### *Victorian Building*

34. Officers support the removal of the more recent additions to the south (rear) and west (side) of the Victorian terrace. The shopfront design and the fenestration will create a high-quality heritage-led scheme that would bring these buildings back into use. Changes to the Sclater Street elevation above ground floor are minimal, comprising brickwork cleaning and repairs, repointing, repainting, and new timber sash windows which is supported.
35. On the west elevation, the applicant proposes rebuilding the gable end in London stock bricks which is supported. From the information provided, the rear elevation will be a completely new structure with a contemporary design using modern window frames with a contemporary glazing design to the rear of the

building. Windows to Sclater Street are to be single glazed timber sashes and these are supported.

#### *Chapel (Mission Hall)*

36. The proposals for the Mission Hall will include demolishing later twentieth century additions such as the single storey boundary wall, and the modern extensions, roof coverings and windows. Part of these works include but are not limited to cleaning and repointing the brickwork, retaining some of the existing Gothic window openings, cleaning and repairing the decorative ironwork roof structure. The changes will reveal the original form of the chapel, whilst new interventions such as installing new Crittall windows and extending the building would enable the chapel to be brought back into use.
37. Officers support the proposals to clean, paint, repaint and repoint some of the arches. Proposals to re-purpose the arches by incorporating them into the building, using them for cycle storage and external covered seating provides a clever reuse of what would otherwise be redundant space.

#### *Design Guide compliance*

38. The submission has provided a checklist to show that the proposal has complied with the overarching Design Guide from the parent consent. Originally consented proposals included a new contemporary extension to the east of the Weavers Cottages allowing an undercroft connection to the Cygnet Lane walkway. This feature has been omitted from proposals, which is beneficial, allowing an open walkway to the south, less built massing and better revealing the Weavers Cottages. This approach is strongly supported by GLA Officers

#### *Amenity*

39. The proposed building envelope will not introduce any additional daylight, sunlight, outlook or privacy issues to the nearest existing residential buildings across Sclater Street. Facing Sclater Street, the buildings will be smaller than existing with the removal of the modern side extension to the Victorian Building. As mentioned in the 'Housing' section, there are mutual overlooking and privacy concerns when it comes to the relationship with proposed buildings to the south on the remainder of Plot 5 which can be addressed in any future submission for the remainder of Plot 5.

#### Highways including servicing and waste

40. LBTH as Highway Authority are a statutory consultee which the GLA have consulted. They have no objections. TfL have made comments in respect of potential accessible car parking, cycle provision and servicing arrangements which fall outside the scope of consideration for this RMA and are dealt with either via the submission of details pursuant to a condition, submission to satisfy the s106 obligation or are covered by condition.
41. In terms of Waste LBTH have confirmed that they are generally satisfied with provisions. The Operational waste management strategy has referenced that an on-site management team will need to move the waste bins to the collection

points, which are all within 10m of the LBTH waste collection points however this matter is subject to detailed consideration as part of Condition 27.

### *Car and Cycle Parking*

- 42. As set out above, under conditions attached to the parent permission, each RMA is required to include sufficient detail to demonstrate that a policy compliant level of cycle parking is provided.
- 43. The accompanying Transport Assessment confirms that the number of long-stay cycle parking spaces required are in accordance with the London Plan minimum cycle parking standards and the parent permission. The proposals are therefore acceptable.

### Landscaping and public realm

- 44. In terms of landscaping the existing site is predominantly hard landscaped. In terms of materials, GLA Officers are pleased to see that the applicant proposes to reuse some of the existing natural stone paving, kerbs, and setts, which will be used together with new high quality natural stone footway surface finishes. The landscape strategy shows soft landscaping that can provide variety, colour, and year-round interest.
- 45. GLA Officers also welcome opportunities to incorporate planting with the opportunity to maximise soft landscaping and also note that the proposals do not require the removal of any trees.
- 46. As set out above, each RMA shall demonstrate how urban greening has been maximised, with a target of achieving an Urban Greening Factor score of 0.3. Opportunities to maximise urban greening at the ground level have been maximised, bearing in mind the various constraints such as existing and proposed utilities, light levels, wind, vehicular movements and heritage sensitivities. All existing trees around the site will be retained wherever possible.
- 47. The proposals seek to maximise green infrastructure across the site, whilst maintaining a character of public realm which GLA Officers consider is appropriate for the context and allowing for the proposed functions. The Landscape and Public Realm Strategy sets out how the RMA site achieves a compliant score of 0.30 across the site, despite the considerable constraints and is acceptable.

## **Environmental Impact Assessment**

- 48. The RMA is accompanied by an Environmental Statement Compliance Report. This assesses the extent to which the RMA is compliant with the likely significant effects as presented in the 2019 Environmental Statement Addendum, with any changes appropriately assessed and presented. The submitted Environmental Compliance Report has found that there are no changes to the findings of the 2019 Environmental Statement Addendum as a result of the Proposed Development. There are also no changes to the findings

of the cumulative assessment from those presented in the 2019 ES. This has been verified by the GLA's independent review consultants.

## **Conclusion**

49. This report has considered the material planning issues associated with the proposed development in conjunction with the parent permission and associated control documents as highlighted above. Officers have found that the proposed development is acceptable.
50. Accordingly, it is officers' recommendation that reserved matters approval should be granted.

## Drawing numbers and documents

SUPPORTING DOCUMENT	AUTHOR
Environmental Compliance Report	Temple
Design Overview Statement	Chris Dyson Architect
Planning Compliance Report	DP9
Landscape and Public Realm Strategy	Spacehub
Transport Assessment	WSP
Waste Management Strategy	WSP
Sustainability Strategy	Hoare Lea
Circular Economy	Hoare Lea
Statement of Community Involvement	Cascade Comms

## Planning Drawings

GENERAL ARRANGEMENT PLANS
BGY-CDA-05-00-DR-A-20201 - Proposed Ground Floor Plan 01
BGY-CDA-05-00-DR-A-20210 A1 - Proposed Ground Floor Plan - Mission Hall 1:50 01
BGY-CDA-05-RL-DR-A-20210 A1 -Proposed Roof Plan - Misison Hall 1:50 01
BGY-CDA-05-00-DR-A-20211 A1 - Proposed Ground Floor Plan -Victorian building & Weavers cottages 1:50 01
BGY-CDA-05-B1-DR-A-20211 A1 - Proposed Basement Plan -Victorian building & Weavers cottages 1:50 01
BGY-CDA-05-01-DR-A-20211 A1 - Proposed First Floor Plan -Victorian building & Weavers cottages 1:50 01
BGY-CDA-05-02-DR-A-20211 A1 - Proposed Second Floor Plan -Victorian building & Weavers cottages 1:50 01
BGY-CDA-05-03-DR-A-20211 A1 - Proposed Third Floor Plan -Victorian building & Weavers cottages 1:50 Rev 01
BGY-CDA-05-RL-DR-A-20211 A1 - Proposed Roof Plan -Victorian building & Weavers cottages 1:50 Rev 01
ELEVATIONS
BGY-CDA-05-ZZ-DR-A-20401 A1 - Proposed Front Elevation 1:100 01
BGY-CDA-05-ZZ-DR-A-20411 A1 - Proposed Front Elevation Coloured 1:100 00
BGY-CDA-05-ZZ-DR-A-20411 A1 - Proposed Front Elevation - Victorian building & Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20412 A1 - Proposed Front Elevation - Mission Hall 1:50 00 01



BGY-CDA-05-ZZ-DR-A-20413 A1 - Proposed Elevation - East & West - Mission Hall 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20414 A1 - Proposed Elevation West - Victorian building 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20415 A1 - Proposed Elevation East - Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20416 A1 - Proposed Rear Elevation - Victorian building & Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20401 A1 - Proposed Front Elevation 1:100 01
BGY-CDA-05-ZZ-DR-A-20411 A1 - Proposed Front Elevation Coloured 1:100 00
BGY-CDA-05-ZZ-DR-A-20411 A1 - Proposed Front Elevation - Victorian building & Weavers cottages 1:50 00 01
<b>SECTIONS</b>
BGY-CDA-05-ZZ-DR-A-20510 A1 - Proposed Cross Section AA - Through Mission Hall 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20511 A1 - Proposed Cross Section BB - Through Victorian building 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20512 A1 - Proposed Cross Section CC - Through Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20513 A1 - Proposed Long Section DD - Through Victorian building & Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20514 A1 - Proposed Long Section EE - Through Mission Hall 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20510 A1 - Proposed Cross Section AA - Through Mission Hall 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20511 A1 - Proposed Cross Section BB - Through Victorian building 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20512 A1 - Proposed Cross Section CC - Through Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20513 A1 Proposed Long Section DD - Through Victorian building & Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20514 A1 - Proposed Long Section EE - Through Mission Hall 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20510 A1 - Proposed Cross Section AA - Through Mission Hall 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20511 A1 - Proposed Cross Section BB - Through Victorian building 1:50 00 01
<b>BOUNDARY WALL</b>
BGY-CDA-ZZ-ZZ-DR-A-20410 A1 - Proposed Boundary wall Plan & Elevation 1 of 7 1:50 00
BGY-CDA-ZZ-ZZ-DR-A-20411 A1 - Proposed Boundary wall Plan & Elevation 2 of 7 1:50 00
BGY-CDA-ZZ-ZZ-DR-A-20412 A1 - Proposed Boundary wall Plan & Elevation 3 of 7 (behind VB & Cottages) 1:50 00 01
BGY-CDA-ZZ-ZZ-DR-A-20413 A1 - Proposed Boundary wall Plan & Elevation 4 of 7 (behind Mission Hall) 1:50 00 01
BGY-CDA-ZZ-ZZ-DR-A-20414 A1 - Proposed Boundary wall Plan & Elevation 5 of 7 1:50 00
BGY-CDA-ZZ-ZZ-DR-A-20415 A1 - Proposed Boundary wall Plan & Elevation 6 of 7 1:50 00
BGY-CDA-ZZ-ZZ-DR-A-20416 A1 - Proposed Boundary wall Plan & Elevation 7 of 7 1:50 00

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and engaging all communities in shaping their city.