



PLANNING STATEMENT

WOODSEER STREET, E1 6RU

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1.0 INTRODUCTION

- 1.1 This report has been prepared by DP9 Ltd (DP9) on behalf of Old Truman Brewery Limited (“the Applicant”) in support of a planning application for a mixed use office (Class B1) led development with ground floor retail (Class A1), restaurant (Class A3) uses and a basement gym (Class D2) (“the proposed development”) at the junction of Woodseer Street and Brick Lane (“the Site”).

The Proposed Development

- 1.2 The planning application has been submitted in full to London Borough of Tower Hamlets (“LBTH”) and seeks planning permission for the following proposed development:

‘Redevelopment to include erection of a part four-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 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.’

- 1.3 The proposed development, through the provision of one new modern office building, one refurbished and extended office building, and one partly reconfigured office building, with additional facilities including publicly-accessible retail units, restaurant spaces, gym, and public toilets represents a significant opportunity to deliver the following economic, social and environmental benefits:

- Help to deliver sustainable development in line with the NPPF (2019) and facilitate the maximised economic use of the Site.
- Provision of flexible and modern employment space, recognising the needs of the existing and emerging office market.
- Creation of a significant number of jobs, within the office, retail, restaurant and gym floorspace.

- Provision of flexible A1 space to meet the needs of local residents and workers.
- Provision of flexible A3 space to meet the needs of building tenants, local residents and local workers.
- Delivering a modern, sustainable and high-quality design and landscaping improvements, representing an appropriate response to the character of the area, recognising the historical context of the Site and helping shape the future of the area.
- Building upon the accessible location with an existing good level of public transport and pedestrian and cycle accessibility and introducing design measures including layout and design to encourage enhanced pedestrian and cyclist accessibility and permeability.

1.4 This Planning Statement assesses the planning considerations associated with the proposed development and considers the proposed development in the context of national, regional and local planning policy and guidance. It should be read in conjunction with the plans and drawings submitted as part of the application. In addition to the Planning Statement, the planning application is accompanied by the following documents:

Table Error! No text of specified style in document.-1 Planning Application Supporting Information

Doc Ref	Document	Consultant
-	Completed Application Forms, CIL Forms and Ownership Certificates;	DP9
-	Application Plans and Drawings (see accompanying schedule)	Buckley Gray Yeoman
Doc 1	Design & Access Statement	Buckley Gray Yeoman
Doc 2	Planning Statement	DP9
Doc 3	Air Quality Assessment	GEM Air Quality
Doc 4	Daylight and Sunlight Assessment	Point 2 Surveyors
Doc 5	Energy Assessment	EEP

Doc 6	Foul Sewerage and Utilities Assessment	EEP
Doc 7	Flood Risk and Sustainable Drainage Strategy	HTS
Doc 8	Flues and Ventilation Extraction Details	EEP
Doc 9	Heritage and Townscape Assessment	KM Heritage
Doc 10	Land Contamination Assessment	Applied Geology
Doc 12	Noise Impact Assessment	RBA Acoustics
Doc 13	Statement of Community Involvement	Kanda Consulting
Doc 14	Delivery and Servicing Management Plan	i-Transport
Doc 15	Transport Assessment	i-Transport
Doc 16	Travel Plan	i-Transport
Doc 17	Arboricultural Impact Assessment and Tree Survey	Tamala Trees

1.5 Against this background, this Planning Statement provides an overview of all aspects of the proposed development and an assessment of its appropriateness against the Development Plan (defined in Section 5) and other material considerations. The scope of this Statement is as follows:

- **Section 2** describes the Site, the main features of the surrounding area and the Site's planning history.
- **Section 3** describes the main components and features of the proposed development.
- **Section 4** provides a summary of pre-application discussions and public consultation.
- **Section 5** assesses the proposed development against the provisions of the Development Plan and other planning policy and material considerations.

- **Section 6** provides a summary and our conclusions on the proposed development.

2.0 SITE AND SURROUNDING AREA

2.1 The 0.45 ha Site is located on the northern side of Woodseer Street at the junction with Brick Lane. The Site is currently bounded by a 2.5m high brick boundary wall to the south and in part to the west.

- To the south (on the opposite side of Woodseer Street) the character is mainly residential and in part commercial (retail 'cash and carry').
- To the west the Site neighbours Brick Lane with various commercial use (office, retail, markets and event space) buildings opposite forming part of the Truman Brewery estate.
- To the north lie areas of surface parking and a number of buildings within the Truman Brewery estate, in various commercial uses as offices, markets, retail, restaurant and event space.
- To the east the Site is bound in part by a commercial (workshop) building forming part of the Truman Brewery estate and in part by a residential development on the junction of Spital Street/Woodseer Street.

2.2 The Site currently comprises three distinct parts.

- **140 Brick Lane:** the main south and part west element of the Site is in use as an open surface car park located within the boundary walls of the Truman Brewery estate.
- **146 Brick Lane:** the north and part west elements of the Site comprise parts of an existing building, being part ground floor and first floor bridge link (over Brick Lane), both in office use.
- **25 Woodseer Street:** the east element of the Site comprises an existing three-storey building in office use.

2.3 The Site is within the Brick Lane and Fournier Street Conservation Area. None of the buildings on the Site or immediately adjacent are listed.

2.4 The Site is easily accessible by public transport with several rail and underground stations nearby: Liverpool Street, Shoreditch High Street, Aldgate East and Aldgate stations are all within 500-600 metres away. Bus stops on Commercial Street are even closer. As a result, the overall Site has a Public Transport Accessibility Level (PTAL) of 5, save for the Brick

Lane part of the Site which has a PTAL level of 6B , with the latter being the highest possible.

Site Planning History

2.5 The Site has a relatively limited planning history that we are aware of however, the following applications are of relevance to the current proposals

- PA/07/02182 – 146 Brick Lane. Change of use from event space to office space (Use Class B1), alterations to elevations, creation of roof terrace and installation of plant equipment housing to rear at ground floor level. Full planning permission granted on 23 November 2007. This planning permission was implemented.
- PA/17/00406/A1 – 146 Brick Lane. Removal of existing steps, creation of new openings and change of use to create retail unit. Full planning permission granted on 27 April 2017.
- PA/17/00406/A1 – 146 Brick Lane. Demolition of redundant lean-to and the removal of redundant fire escape staircase at rear of building. Removal of existing steps, creation of new openings and change of use to create retail unit. Full planning permission granted on 27 April 2017. The development was commenced and planning permission secured.
- PA/01/01015 – 23-33 Woodseer Street. Erection of a single storey extension to link two buildings and the use of the ground floor as a restaurant together with an outside seating area and the installation of a ventilation duct. Application refused on 8 April 2002.
- PA/01/00497 – 23-33 Woodseer Street. Change of use from office (B1) and counselling service to restaurant on the ground floor, office use on the first and second floors with ancillary storage in the annexe and the erection of a fume extraction duct. Application refused on 8 November 2002.
- PA/03/00064 – Block S (25 Woodseer Street), Trumans Brewery. Use of the ground, first and second floors as offices (B1). Full planning permission granted on 12 March 2003.

- PA/05/00235 – Junction of Brick Lane and Woodseer Street. Erection of a single storey restaurant on vacant refuse/storage site. Full planning permission granted on 21 September 2005.
- PA/10/02048 – Junction of Brick Lane and Woodseer Street. Renewal of extant planning permission to extend time limit for implementation of PA/05/00235 dated 21/09/2005 for erection of a single storey restaurant on vacant refuse/storage site. Full planning permission granted on 10 December 2010. The development was commenced and planning permission secured.

3.0 THE PROPOSED DEVELOPMENT

3.1 The component parts of the proposed development are set out in Section 1.2 of this Planning Statement, with additional information in the application plans and drawings and Design and Access Statement.

3.2 The proposed development will deliver a number of distinct benefits, representing a significant investment in the area and will provide a substantial increase in employment opportunities and associated direct benefits of this.

3.3 Planning Permission is sought for the following;

- **140 Brick Lane:** - A part two, part four-storey office building (Class B1) plus rooftop plant with ground floor and first floor commercial units (Class A1/A3) and two storey basements for provision of plant, servicing, storage and a gym (Class D2).
- **146 Brick Lane:** - A reconfigured ground floor and provision of commercial units (Class A1), being a change of use from office (Class B1)
- **25 Woodseer Street:** - Refurbishment and two storey upward extension and side extension of the building for office use (Class B1) with a ground floor restaurant unit (Class A3), plus rooftop plant and external landscaping.

3.4 The office floorspace will be arranged to meet modern flexible requirements offering a variety of office space to fulfil the needs of different sized tenants, including the potential use of this space for co-working that will allow companies to take anything from individual desk space to complete floors of the building (as required). Flexibility of space allows businesses to grow and adapt. The offices will have access to outdoor terraces. Careful consideration has been given to the design of these to ensure there is no adverse impact in terms of an increased sense of overlooking and enclosure to existing residents on Woodseer Street.

3.5 Two restaurant units (Class A3) will be provided.

- The first restaurant unit will occupy part of the ground floor frontage of 140 Brick Lane on Brick Lane itself and provide access to further restaurant floorspace on the first floor. This will include the bridge link over Brick Lane which will offer public access and unique views of Brick Lane.
- The second restaurant unit will be provided in part of the ground floor of 25 Woodseer Street. It will open internally to the Truman Brewery estate to a new square (Black Eagle Yard) rather than opening to Woodseer Street. It will also provide outdoor seating in Black Eagle Yard.

3.6 Retail (Class A1) units are proposed:

- Within the ground floor of 140 Brick Lane opening onto Woodseer Street. These will create a newly active frontage on the north side of Woodseer Street, providing natural surveillance, activating a currently sterile blank wall frontage, and reducing antisocial behaviour;
- Within the ground floor of 140 Brick Lane opening to New Dray Walk (internally within the Truman Brewery);
- Within the ground floor of 146 Brick Lane opening both to New Dray Walk and to Black Eagle Yard (both internally within the Truman Brewery); and
- Within the ground floor of 146 Brick Lane opening to the north side of that building and accessible from Brick Lane.

3.7 All deliveries and servicing vehicles will be encouraged to route through the Site via a one-way system from Brick Lane to Buxton Street. Vehicles will be encouraged to enter the Site from Brick Lane and exit via Buxton Street to the north. On certain rare occasions (for example during on-site events in Brick Lane Yard within the Truman Brewery estate) the Buxton Street access may be closed. On these occasions vehicles will be able to exit marshalled via Brick Lane. Current delivery and servicing is carried out on a two way basis in and out from the same Brick Lane access route. A loading area is provided for within the Truman Brewery estate. The swept path drawings located within the Delivery Servicing Management Plan demonstrate delivery and servicing vehicles will be able to enter and exit the Site in forward gear, using the proposed loading area. This will ensure

that servicing is carried out within the Truman Brewery estate, and not on the public highway.

3.8 The proposed development will provide a total of 130 cycle parking spaces across the Site.

These spaces will be provided in the following locations:

- 63 long stay spaces within 140 Brick Lane (Block S1);
- 3 Long stay spaces within 146 Brick Lane (Block H);
- 10 long stay spaces within 25 Woodseer Street (Block S2); and
- 54 short stay visitor spaces at street level across the Site.

3.9 This provision of cycle parking is in accordance with the cycle parking standards set out within the draft LBTH Local Plan 2031. It is noted that the pre-application response from LBTH requested cycle parking to be provided in accordance with the emerging draft London Plan standards. However, as the planning application is not referable to the Mayor, the London Plan standards do not apply. However, the cycle parking is provided in accordance with the draft LBTH Local Plan 2031 standards which are similar to those set out in the London Plan.

3.10 As well as the main plant areas in the basement of 140 Brick Lane plant is proposed on the roof at 5th floor level of both 140 Brick Lane and 25 Woodseer Street. This area has been carefully and efficiently designed to accommodate air handling units and condensers, noting adjacent sensitivities in terms of design and amenity. The design and noise implications of this plant area have been considered and are referred to in the relevant documents with this application.

3.11 As set out in the Design and Access Statement, the proposed development introduces well designed contextual architecture and will utilise high-quality materials to create a visually attractive scheme delivering a positive aesthetic of the Site. This will enhance the Brick Lane and Fournier Street Conservation Area.

3.12 The proposed floorspace is set out below;

Table Error! No text of specified style in document.-2 Existing and Proposed Floor Areas

Use	Existing (GIA sqm)	Proposed (GIA sqm)	Difference (GIA sqm)
Office (B1)	2,204	6,932	4,728
Retail (A1)	0	2,537	2,537
Restaurant (A3)	0	488	488
Gym (D1)	0	1,302	1,302
Total	2,204	11,259	9,055

4.0 PRE-APPLICATION DISCUSSIONS AND PUBLIC CONSULTATION

4.1 Prior to the submission of this application, a number of pre-application discussions have been held with LBTH planning and design officers. The proposed development has also been presented to the Conservation Area Design Advisory Panel (CADAP). The formal pre-application engagement with LBTH was as follows;

- Pre-application meeting 1: - October 2016
- Pre-application meeting 2: - December 2016
- Presentation to the CADAP: - January 2017
- Pre-application meeting 3: - March 2018

4.2 Through these discussions it has been confirmed that the principle of the office, retail, restaurant and gym use is acceptable, and the design and massing is supported.

4.3 In addition to the pre-application meetings with LBTH a local engagement exercise has been completed, involving local residents and businesses, stakeholder groups, local ward councillors, and the Mayor.

4.4 This local engagement and public consultation is summarised below in this Planning Statement. For a more detailed explanation of this consultation process and more information on feedback received please refer to the Statement of Community Involvement prepared by Kanda Consulting.

4.5 A public exhibition was held across two days on 6 March and 7 March 2019. Invitations had been sent to 2,568 addresses. This gave local residents and businesses the opportunity to review and comment on the proposed development. 130 people attended the exhibition with feedback largely positive.

4.6 The key interested groups were identified by LBTH and the applicant and were contacted directly by the applicant. The groups contacted included:

- The Spitalfields Society;
- Spitalfields Community Group;
- The Spitalfields Trust;
- Spitalfields Neighbourhood Planning Forum;
- The East End Preservation Society;
- SPIRE; and
- Brick Lane Restaurateurs' Association

4.7 Each group was contacted via email and letter with a description of the proposed development and offered to meet with each party, and they were invited to review and provide comments on the proposals. The offer of a meeting was accepted by and held with the following groups:

- The Spitalfields Society on 27 March 2019
- The Spitalfields Trust on:
 - 15 May 2019
 - 11 September 2019
 - 28 November 2019
- Spitalfields Community Group Committee meeting on 7 October 2019

4.8 Extensive engagement has also taken place with neighbouring residents living on Woodseer Street itself and opposite the proposed development. Those Woodseer Street residents have been kept up to date with changes to the proposed development and meetings were held with them on:

- 27 February 2019; and
- 30 April 2019.

- 4.9 Ward Councillors were also contacted via email and letter and were kept informed of the progress of the proposals. A meeting was held with two LBTH councillors:
- On 11 April 2019, a meeting was held to discuss the proposed development with Councillor Shad Chowdhury, Spitalfields and Banglatown ward councillor, and Councillor Tarik Khan, who represents the neighbouring St. Peter's ward.
- 4.10 Mayor John Biggs and Deputy Mayor & Cabinet Member for Regeneration & Air Quality Cllr Rachel Blake were also contacted by email and letter. Mayor Biggs requested a written briefing on the proposed development, and this was sent to him on 15 April 2019.
- 4.11 Through the course of the consultation process, a number of changes to the proposed development were made in response to comments received. The changes are broadly as follows:
- Reducing the accessibility of the first-floor level office terrace along Woodseer Street by the creation of a one metre exclusion zone between the accessible edge of the terrace and the edge of the building. This change avoids potential overlooking. Following feedback from Woodseer Street residents.
 - Including public toilets within the proposed development. Following feedback from Woodseer Street residents and The Spitalfields Society.
 - Planting of new trees along Woodseer Street as a further improvement to the public realm. Following feedback from Woodseer Street residents.
 - Introduction of public art to the Brick Lane elevation of the new 140 Brick Lane office building. This is intended to reference and draw upon the history of the Truman Brewery estate and to give this building its own additional identity. Following feedback from The Spitalfields Society.
 - Changes to the design of the shopfronts along Woodseer Street by the introduction of a solid signage panel (replacing the previous glazed signage panel), introduction of front stall riser, and hiding the visible ventilation grills. This change is to make the shopfront design more traditional. Following feedback from The Spitalfields Trust.

- Changes to the design of the Woodseer Street elevation of the new 140 Brick Lane building including. All following changes were following feedback from The Spitalfields Trust:
 - Removal of vertical concrete columns and replacement with brick columns, in order to make the design more traditional.
 - Introduction of protruding columns between each shop front in order to create additional articulation along this elevation, to increase the verticality of the elevation design.
 - Breaking up of the previously continuous single concrete lintel above all of the shop fronts into individual lintels above each shop front, in order to reduce the horizontality of the elevation design.
 - Introduction of a brick border to the sides of the first floor office windows to better frame them and add to the robust appearance of the building.

4.12 Consultation feedback has been broadly positive, and the applicant is committed to continuing to engage with the local community and other key stakeholders following submission of the planning application.

5.0 PLANNING POLICY FRAMEWORK AND ASSESSMENT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the determination of planning applications should be in accordance with the Development Plan, unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with such an application the authority shall have regard to the provisions of the development plan, so far as material to the application, any local finance considerations, so far as material to the application, and any other material considerations.
- 5.2 The provisions set out in the National Planning Policy Framework (NPPF) adopted February 2019 – recognised as material considerations - establish overarching principles of the planning system, including the requirement of the system to *“drive and support development”* and supports *“approving development proposals that accord with an up-to date development plan without delay”*.
- 5.3 The Site is within the London Borough of Tower Hamlets and so the relevant statutory Development Plan for the Site comprises the:
- London Plan (Consolidated with Alterations since 2011) – adopted March 2016 (as amended in January 2017);
 - LBTH Core Strategy (September 2010); and
 - LBTH Managing Development Document DPD (April 2013) (MDD).
- 5.4 In addition, the Draft London Plan, currently going through examination in public, and the provisions of the National Planning Policy Framework are both a material consideration in decision making.
- 5.5 The emerging Tower Hamlets Local Plan 2031 is also at an advanced stage of development having been through Independent Examination in late 2018. Following a final consultation on proposed minor modifications it is proposed that the plan will be adopted. The plan, at this stage does hold material weight in decision making.

- 5.6 This section sets out the planning policy framework relevant to the Site and proposed development.

National Planning Policy Framework

- 5.7 The NPPF was updated in February 2019 and sets out the Government's objectives for achieving sustainable development. The NPPF establishes a presumption in favour of sustainable development; with core planning principles including, amongst others, the requirement to "*drive and support development*". This means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or out of date, granting planning permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development, or specific policies in the NPPF indicate otherwise.
- 5.8 The NPPF sets out the Government's commitment to securing economic growth in order to create jobs. The planning system should encourage and not act as an impediment to sustainable growth, and local authorities should plan proactively to meet the development needs of business.

Site Designations

- 5.9 The Site is identified on LBTH Proposals Map (April 2013) as having the following Site-specific designations:
- Tower Hamlets Activity Areas: City Fringe Activity Area
 - Brick Lane District Centre
 - Brick Lane and Fournier Street Conservation Area
- 5.10 The following section assesses planning policies relevant to the proposed development and provides an assessment of how the proposed development addresses these:

- Land Use;
- Design, Landscaping and Trees;
- Heritage and Townscape;
- Transport and Servicing;
- Daylight and Sunlight;
- Air Quality;
- Noise and Vibration;
- Contaminated Land; and
- Energy and Sustainability

Land Use

Office Accommodation

- 5.11 When making planning decisions, paragraph 11 of the NPPF confirms that there should be a presumption in favour of sustainable development and that planning permission should be granted where development proposals accord with the development plan. This approach is applied in the assessment of the proposed development.
- 5.12 The NPPF makes clear that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. It goes on to state that planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries at a variety of scales and in suitably accessible locations.
- 5.13 The London Plan (2015) policy 4.2 states that the Mayor of London will, and Boroughs and other stakeholders should, support the management and mixed-use development and redevelopment of office provision to improve London's competitiveness and to address

- the wider objectives of this Plan, including enhancing its varied attractions for businesses of different.
- 5.14 The Draft London Plan Policy E1 seeks improvements to the competitiveness and quality of office space of different sizes (for micro, small, medium-sized and larger enterprises) and supports new office provision, refurbishment and mixed-use development. The policy recognises the unique agglomerations and dynamic clusters of world city businesses and other specialist functions of the central London office market, including the CAZ, should be developed and promoted.
- 5.15 The LBTH Core Strategy seeks to deliver a range and mix of employment uses in appropriate and accessible locations across the borough (Objective SO16). In particular Objective SO15 seeks *“to support the thriving and accessible global economic centres of Canary Wharf and the City Fringe which benefit the regional and local economies”*.
- 5.16 Policy SP06 of the Core Strategy states that the Council will deliver these objectives through a number of measures, including:
1. *“Supporting, maximising and promoting the competitiveness, vibrancy and creativity of the Tower Hamlets economy; the three economic anchors; and their role in delivering job growth across the region and sub-region.*
 2. *Focus larger floor-plate offices and intensify floorspace in Preferred Office Locations (POL)”*
- 5.17 Policy DM15 of the Development Plan document states that *“redevelopment of employment sites outside of spatial policy areas will be supported. Development should not result in the loss of active and viable employment uses”*. The policy then goes on to state that *“new employment floorspace should include flexible units to meet the needs of Small and Medium Enterprise (SMEs)”*.
- 5.18 The proposed development will result in 4,728 sqm (GIA) of additional office floorspace, bringing the total office floorspace across the Site to 6,932 sqm (GIA), with a focus on providing space for modern office needs, including the flexibility to accommodate small

and medium sized enterprise (SMEs), with an aspiration for space to be both flexible and affordable in accordance with policy DM15.

- 5.19 The proposed office floorspace will bring significant economic benefits and will complement existing provision in the surrounding area. The proposed development will significantly increase the number of jobs through the redevelopment of the currently underutilised surface car parking area at 140 Brick Lane and sensitive refurbishment and extension of 25 Woodseer Street.

Proposed Restaurant (Use Class A3), Retail (Use Class A1) and Gym (Use Class D2) Space

- 5.20 The NPPF states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation, including allocating a range of sites to meet needs for retail, leisure and other uses in full. Paragraph 86 further states that Local Planning Authorities (LPA's) should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date Local Plan.

- 5.21 Of relevance to the current application, London Plan Policy 4.7 states that in taking planning decisions on proposed retail and town centre development:

- The scale of retail, commercial and culture development should be related to the size, role and function of a town centre and its catchment;
- Retail, commercial and leisure development should be focussed on sites within town centres, or if no in centre sites are available, on sites on the edges of centres that are, or can be, well integrated within the existing centre and public transport; and
- Proposals for new, or extensions to existing edge or out of centre development will be subject to an assessment of impact.

- 5.22 The LBTH Core Strategy LAP 1 & 2 Vision for the Spitalfields area states that *“Spitalfields will continue to be a vibrant, diverse and mixed use area. It will continue to be*

*characterised by its diverse ethnic communities and its specialist offer in fashion, arts **and restaurants**" (our emphasis). This Vision also supports "mixed use continuity across Spitalfields with higher intensities around Brick Lane... Trumans Brewery and along major corridors".*

- 5.23 Policy DM1 within LBTH's Managing Development Document ("MDD") states developments within the Tower Hamlets Activity Areas a mix of uses will be supported. It also states that retail (A1) uses should be protected as a priority and that restaurant (A3) uses should be directed to town centres (such as Brick Lane District Centre). The development proposal provides for 15 new retail units and 2 new restaurants which will significantly increase the number and proportion of retail units at ground floor level, in accordance with the MDD.
- 5.24 In retail terms, the Site is situated within the City Fringe Activity Area and Brick Lane District Centre where active ground floor uses are encouraged.
- 5.25 In the emerging Local Plan 2031 Policy S.TC1 echoes the current policy position in highlighting the Tower Hamlets Activity Areas as places to both support a mix of uses which make a positive contribution to health and well-being and promote active uses at ground floor level. Further the emerging policy states that within district centres (including Brick Lane District Centre) proposals should support the centres as vibrant hubs containing a wide range of shops, services and employment. In addition, new development within district centres will be expected to support the delivery of leisure floorspace to meet identified needs.
- 5.26 Emerging Local Plan 2031 Policy D.TC2 states that within district centres development should contribute to achieving a minimum of 60% of ground floor units as A1 (retail) use and to the activity and vitality of the town centre by offering space to meet and relax. As noted above the Proposed development provides for 16 new retail units and so will contribute to an increased proportion of retail units in Brick Lane District Centre.
- 5.27 Emerging Local Plan 2031 Policy D.TC5 states that cafés and restaurants will be supported within District Centres providing that it can be demonstrated that the overall vitality and

viability of the centre would be enhanced. This is the case with the proposed development where the new restaurants will activate the new public square Black Eagle Yard and will open up to the public previously private views of the Brick Lane District centre from the restaurant located in the bridge over Brick Lane itself.

5.28 The proposed development will include;

- A total of 2,537sqm GIA of Retail (Use Class A1) floorspace on the ground floor of 140 Brick Lane and 146 Brick Lane fronting Woodseer Street, New Dray Walk, Black Eagle Yard and Brick Lane;
- A total of 488 sqm GIA of Restaurant (Use Class A3) floorspace on the ground and first floors 146 Brick Lane (with the entrance to Brick Lane) and on the Ground Floor of 25 Woodseer Street (with the entrance to Black Eagle Yard); and
- A total of 1,302 sqm GIA of Gym (Use Class D2) floorspace in the basement of 140 Brick Lane (with the entrance to Woodseer Street).

5.29 The provision of this floorspace will complement the existing provision within the Brick Lane District Centre. It will also contribute to strengthening the role of the Activity Area and introduce new active ground floor frontages within this part of the District Centre. In accordance with Policy DM1, the restaurant and retail floorspace will enhance local consumer choice, and improve the wider retail offer, enhancing the vitality and viability within this part of the City Fringe.

Design, Landscape and Trees

5.30 The NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

5.31 Planning policies and decisions should ensure that development will function well and add to the overall quality of the area, are sympathetic to local character and history, establish

or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit and optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development

5.32 The NPPF makes clear that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

5.33 Of relevance to the Site, Policy 7.2 of the London Plan seeks to achieve the highest standards of accessible and inclusive design. Policy 7.6 requires such buildings to:

- a. *“be of the highest architectural quality*
- b. *be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm*
- c. *comprise details and materials that complement, not necessarily replicate, the local architectural character*
- d. *not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings*
- e. *incorporate best practice in resource management and climate change mitigation and adaptation*
- f. *provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces*
- g. *be adaptable to different activities and land uses, particularly at ground level*
- h. *meet the principles of inclusive design*
- i. *optimise the potential of sites”*

- 5.34 At local level, the Core Strategy also seeks to promote well designed buildings within LBTH (Policy SO23) that are high quality, sustainable, accessible, attractive, durable and well-integrated with their surrounds (Policy SP10). Within the MDD, Policy DM24 requires development to be designed to the highest quality standards.
- 5.35 Emerging Local Plan 2031 Policy S.DH1 states that development will be required to meet the highest standards of design, layout and construction which respects and positively responds to its context, townscape, landscape and public realm at different spatial scales, including the character and distinctiveness of the borough's 24 places as outlined within the emerging plan. In addition, development should be an appropriate scale, height, mass, bulk and form and should provide coherent building lines and setbacks, roof lines and roof forms, streetscape rhythm and other streetscape elements in its context as well as optimal plot coverages to avoid over-development.
- 5.36 A full explanation of the design approach that has been adopted is contained within the Design and Access Statement. In summary, the objective of the design of the proposed development has been to create a building that is responsive to its context and characterised by excellence in sustainable design. In direct response to the criteria set out in London Plan Policy 7.6, MDD Policy DM24 and emerging policy S.DH1, the proposed development will:
- Restore the urban fabric of the area around the Site which is currently bound by a blank wall;
 - Provide buildings that are of an appropriate scale, mass and bulk to its context
 - Provide sensitively designed buildings on a currently underutilised site;
 - Be a coherent addition to the existing 146 Brick Lane and 25 Woodseer Street buildings and surrounding area, in respect to design, scale and massing;
 - Be complementary to the existing surrounding buildings, providing a sensitive relationship with the existing features;

- Ensure the interaction of the building at ground floor presents a human scale by creating appropriately sized active frontages with access to the retail, restaurant and gym uses;
- Make a positive contribution to the appearance of Brick Lane and Woodseer Street, thereby enhancing the Brick Lane and Fournier Street Conservation Area;
- Set back the existing building line along Woodseer Street by 1.75m, more than doubling the effective pedestrian footway on the north side of Woodseer Street from 1.5m to a total of approximately 3.25m. This will improve the separation distance to the existing residential properties on the south side of Woodseer Street and will increase the available space for pedestrian footfall;
- Set back the existing building line along Brick Lane by 3.2m to the benefit of the Brick Lane streetscape;
- Provide 7 new high-quality trees replacing the existing 7 low quality trees on the Site.
- Open up the Site and the wider Truman Brewery estate, increasing permeability and providing new areas of high quality, publicly accessible space (in particular Black Eagle Yard), which will complement the existing district centre offer.

5.37 The proposed development, designed by the award-winning architectural practice Buckley Grey Yeoman, will use high quality materials that will present coherently within the existing context.

5.38 It is considered that the proposed development provides a scheme of the highest architectural quality, in terms of appearance, layout and massing, and will contribute positively to the townscape of the surrounding area and thereby accords with policies contained within the NPPF, London Plan Policies 7.2-7.6, Core Strategy Policies SO23 and SP10 and the MDD Policies DM23 and DM24. Further information is provided within the supporting Design and Access Statement.

Heritage and Townscape

- 5.39 The NPPF Chapter 16 *“Conserving and enhancing the historic environment”* deals with Heritage Assets describing them as *“an irreplaceable resource”* that *“should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”*. Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.40 The London Plan promotes development of the highest architectural quality:
- Policy 7.6 requires development to respond to the potential of sites and the local context, providing a development that enhances the public realm and complements the local architectural character, while mitigating any potential impacts on residential amenity, and the local environment and microclimate; and
 - Policy 7.8 states that development should conserve the significance of heritage assets by being sympathetic to their form, scale, materials and architectural detail.
- 5.41 The Core Strategy seeks to promote a borough of well-designed buildings that enrich the local environment (Core Strategy Objective SO23). Policy SP10 seeks to ensure that development respects strategic and local views; respects the local context and townscape; contributes / enhances local distinctiveness; is adaptable to change; and uses high architectural quality; and preserves or enhances the heritage value of the immediate and surrounding environment in the wider setting.
- 5.42 The Core Strategy goes on to set out priorities and principles for specific places across the Borough, organised under Local Area Partnerships (LAP). The Site is located within the Spitalfields area within LAP 1 & 2. The priorities for development in the Spitalfields area include being *“...sensitive and responsive to the mixed use, fine urban grain character that*

defines the places in the city fringe. It will conserve the historic fabric and enable the integration of new development to reinforce this unique townscape."

5.43 Policy DM24 within the MDD states that *"development will be required to be designed to the highest quality standards, incorporating principles of good design"*. The policy lists a number of aspects that development proposals should consider in order to achieve the above aim. These include, inter alia:

- *"ensuring design is sensitive to and enhances the local character and setting of the development"*
- *"ensuring the use of 'high-quality building materials and finishes"*
- *"ensuring development is designed to be easily adaptable to different uses and the changing needs of users"*
- *"protecting features of positive value within the site"*

5.44 Furthermore, Policy DM27, *"Heritage and the historic environment"*, states that development should *"protect and enhance the borough's heritage assets, their setting and their significance as key elements of developing the sense of place of the borough's distinctive 'Places'"*.

5.45 Emerging Local Plan 2031 Policy S.DH3 outlines that proposals must conserve or where appropriate enhance the Borough's designated and non-designated heritage assets in a manner appropriate to their significance as key and distinctive elements.

5.46 Emerging Local Plan 2031 Policy D.DH4 states that development will be required to positively contribute to views and skylines that are components of the character of Tower Hamlets. Development will be expected to preserve or enhance the prominence of borough designated landmarks and the skyline of strategic importance in the borough of designated views.

5.47 The Site is located within the Brick Lane and Fournier Street Conservation Area which was designated in July 1969 as *'Fournier Street'*. The Brick Lane and Fournier Street

Conservation Area Character Appraisal and Management Guidelines were adopted by the LBTH in November 2009. The Conservation Area is significant for its role in the history of the development of London's city fringe. It is representative of a wide range of uses which has resulted in a mix of buildings of different ages and types.

5.48 A Townscape, Heritage and Visual Impact Assessment ("THVIA") has been prepared by KM Heritage and is submitted in support of this application. The THVIA states that the development is an opportunity to provide a new mixed-use development in the eclectic, historic environment of Brick Lane. It will provide an active frontage and high-quality commercial space that will:

- Enhance the Brick Lane and Fournier Street Conservation Area via exemplary design;
- Regenerate a vacant site that currently has a negative effect upon the Brick Lane and Fournier Street Conservation Area and nearby listed buildings;
- Create a new and enhanced public realm;
- Create new retail and modern office offerings;
- Improve the economic viability of the site,
- Attracting more visitors and businesses to the area; and
- Improve the highway layout and increases pedestrian permeability.

5.49 In terms of the effects on heritage significance the report states that the cumulative effect of the improvements that the proposed development will deliver will be positive and will not affect the architectural or historic interest of the important group of listed brewery buildings located elsewhere on the Truman Brewery estate a degree that would alter their special interest in any significant way and will certainly preserve that interest. The proposed development will enhance the Brick Lane and Fournier Street Conservation Area. There will be:

- A minor but positive effect on the existing 146 Brick Lane building (Block H);

- A very minor but positive effect on the Brick Lane and Fournier Street Conservation Area; and
- No effect on other listed buildings or heritage assets.

5.50 The THVIA concludes that the proposed development provides clear public, townscape and heritage benefits. It works with the surrounding context and responds to and complements the nearby listed and non-listed buildings. The proposed development will make a positive contribution to the Brick Lane and Fournier Street Conservation Area, activating and enlivening a neglected corner of the Truman Brewery estate, and will complement the setting of the listed buildings within the Truman Brewery estate. Further, the proposed development will not affect the architectural or historic interest of any of the listed buildings either within the Truman Brewery estate or elsewhere within the Brick Lane and Fournier Street Conservation Area to a degree that would alter their special interest in any significant way. Rather, the proposed development will preserve and enhance that interest.

Transport and Servicing

5.51 The NPPF requires new developments to consider local transport capacity and promote sustainable transport choices (Para 102). The London Plan promotes development that will not adversely affect safety on the transport network. The London Plan sets out the following requirements.

- Policy 6.9 seeks secure cycle parking in line with the standards set out in Table 6.3 of the London Plan;
- Policy 6.10 seeks high quality pedestrian environments.

5.52 The LBTH Core Strategy (at Policies SP03 and SP08) seeks to ensure that new development is located in areas where the transport needs generated can be efficiently, effectively and safely accommodated within the existing and proposed transport system, reducing reliance on private vehicles. The MDD sets out requirements for developments in regard to transport as follows:

- Development should be located appropriately depending on its type and scale (Policy DM20);
 - Development will be required to comply (DM22) with the car parking and cycle parking standards set out in Appendix 2, and where development is located in areas of good public transport accessibility LBTH will require it to be permit-free.
- 5.53 Emerging Local Plan 2031 Policy S.TR1 outlines that development will prioritise the needs of pedestrians and cyclists as well as access to public transport, including river transport, before vehicular modes of transport. Emerging Policy TR2 states that major development that is likely to have a significant impact on the transport network will be required to submit a transport assessment as part of any planning application.
- 5.54 A Transport Assessment and Delivery and Servicing Management Plan prepared by i-Transport accompany this application and demonstrates the acceptability of the proposed development in respect of servicing and delivery arrangements, the level of cycle parking provision and the impact of the proposals on the local highway network.
- 5.55 A Travel Plan has also been prepared by i-Transport, setting out the anticipated practical travel activity relating to the proposed development once operational.
- 5.56 The Site is accessible by non-car modes, including excellent levels of access to public transport (the Site has a PTAL rating of 5 save for the Brick Lane part of the site which has a PTAL of 6B) as well as walking and cycling links in the vicinity of the site.
- 5.57 The proposed development is particularly focused towards those traveling by non-car modes. The proposed development will not provide any specific on-site vehicular car parking spaces. The scheme proposes the provision of 76 long-stay cycle parking spaces at basement and ground floor level and a further 54 visitor spaces within the public realm. This provision of cycle parking is in accordance with the cycle parking standards set out within the draft LBTH Local Plan. This is consistent with London Plan Policies 6.9 and 6.10, Core Strategy Policy SP03 and SP08, MDD Policies DM20 and DM22, and emerging Local Plan 2031 Policies S.TR1 and S.TR2.

- 5.58 The estimated net trip attraction to the site is circa 263 additional person trips during a weekday peak hour and some 1,223 additional persons during the weekend peak hour, spread across the whole of the Site's three buildings and various frontages. The vast majority will arrive by public transport, walking and cycling. The site is extremely well served by public transport and within easy access of a number of local cycle routes.
- 5.59 The Delivery and Servicing Management Plan prepared by i-Transport and submitted with this application demonstrates the benefits to the local highways network and proposes an on-site servicing solution. Servicing is to take place within the Truman Brewery estate and not on the public highway.
- 5.60 The proposals have dedicated bin stores at basement level and also a dedicated loading area. As per the existing arrangements for refuse collection on site servicing vehicles will enter from Brick Lane. Servicing vehicles will make deliveries and collections from the loading area. Servicing vehicles will leave via Buxton Street, with all movements being in a forward gear.
- 5.61 On the basis of the assessment undertaken as part of the Transport Assessment, the proposed development is considered to comply with the terms of NPPF, paragraphs 108 and 110 in particular. The proposals are also consistent with key Development Plan policies in the London Plan and Tower Hamlets' Core Strategy and MDD Policies DPD. The proposals are also consistent with the key transport policies in the emerging LBTH Local Plan 2031.

Daylight and Sunlight

- 5.62 National guidelines for daylight and sunlight issues are contained with BRE guidelines, regional and local policy refer to these guidelines as the accepted standard. London Plan policy 7.6 states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings and provide high quality internal spaces. Core Strategy Policy SP10 promotes buildings which prevent the loss of access to daylight and sunlight while Policy DM25 of the MDD 2013 states that development should not result

- in an unacceptable material deterioration of the sunlighting and daylighting conditions of surrounding development.
- 5.63 Development proposals are informed by the BRE document entitled Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice 2011 (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 5.64 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE Guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of a number of planning considerations which the local authority will weigh
- 5.65 A Daylight and Sunlight Report prepared by Point 2 Surveyors accompanies the application and demonstrates the acceptability of the proposed development.
- 5.66 The Daylight and Sunlight Report confirms that the effect on sunlight to all surrounding properties is fully BRE compliant.
- 5.67 As noted in the Daylight and Sunlight Report, in circumstances such as these where an existing development site is undeveloped and some of the neighbours are a short separation distance away, it can be challenging to design a buildable form that responds suitably to both the urban environment and residential neighbours without breaching BRE Guidance, the methodology of which is essentially designed for a two-storey environment in the suburbs. As a result, the BRE Guidelines themselves state at paragraph 1.6:

“The advice given here is not mandatory...Although it gives numerical guidelines, these should be interpreted flexibly... the developer or planning authority may wish to use different target values...a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”

- 5.68 Therefore, as the Site falls directly into this circumstance of being a vacant undeveloped site with some neighbouring properties sitting a short distance away, and as there are photographs available showing the historic massing (until late 1970s/early 1980s) on the site, Point 2 have run their daylight assessments on two scenarios:
- Existing Site vs proposed Site; and
 - Historic Site vs proposed Site.
- 5.69 The Daylight and Sunlight Report confirms that under the first scenario which compares the existing (vacant/undeveloped) Site to the proposed developed Site, while impact on daylight to most of the surrounding properties is negligible/BRE compliant, some properties (those with windows that facing directly across the existing vacant Site) have an impact in excess of BRE guidelines. Nonetheless, this is ultimately considered to be within the tolerance permitted by the BRE on the basis that (i) all surrounding windows are fully BRE compliant in terms of sunlight, (ii) the retained levels of daylight are commensurate with a city-centre location, and (iii) when the proposed development is more realistically compared against the historic massing on the Site the proposed development is (as summarised below) broadly BRE compliant.
- 5.70 The Daylight and Sunlight Report confirms that under the scenario which compares the historic massing on the Site to the proposed developed Site, the proposed development is almost entirely BRE compliant. In fact the development proposals would lead to an increase in daylight to many of the properties opposite the Site.
- 5.71 This extremely favourable assessment of the comparison of the historic vs proposed massing on the Site is a result both of:
- 5.71.1 the new building at 140 Brick Lane being carefully designed with set-backs at upper floors along Woodseer Street; and
 - 5.71.2 setting the building line of the proposed new building along Woodseer Street back by 1.75 metres from the historic building line on the Site. This significant setting back of the entirety of the building has the effect both of improving the impact on daylight to the properties opposite and also improving the public realm

and experience at street level along Woodseer Street to the benefit of those properties lying opposite the Site.

- 5.72 It is also noted that four of the properties sitting directly opposite the Site are in the same ownership as the Site (forming part of the wider Truman Brewery estate) who are comfortable with the proposed development and the limited impact on daylight.
- 5.73 For further detailed analysis of the daylight and sunlight results please refer to the Daylight and Sunlight Report prepared by Point 2.
- 5.74 As such the proposed development complies with Policies 7.6 of the London Plan, SP10 of the Core Strategy and Policy DM25 of the MDD in that it does not cause unacceptable harm to the amenity of the surrounding buildings, and results in internal accommodation receiving appropriate levels of daylight and sunlight.

Air Quality

- 5.75 The NPPF at para 181 seeks that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants and opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.
- 5.76 LBTH MDD requires that major development proposals submit an Air Quality Assessment demonstrating how they will prevent or reduce associated air pollution during construction or demolition. The policy further seeks that development located in the Tower Hamlets Clear Zone will need to demonstrate consideration of the Clear Zone objectives.
- 5.77 An Air Quality Impact Assessment including Air Quality Neutral Assessment has been prepared by GEM Air Quality. The assessment concludes that the proposed development will meet transport emission benchmarks. As such, no mitigation measures are required to reduce these emissions. However, the assessment has shown that the proposed

development will not be air quality neutral in relation to the building emissions. As such, mitigation measures will need to be implemented in order to reduce NOx emissions from the heating and hot water systems.

- 5.78 The change in predicted PM10 and NO2 concentrations at existing receptors in 2022 following completion of the proposed development is considered negligible. Air quality is a low priority consideration with regards to the impact of the proposed development.

Noise and Vibration

- 5.79 Paragraph 180 of the NPPF states that new development should *“avoid noise giving rise to significant adverse impacts”*.
- 5.80 Policy 7.15 (Noise) of the London Plan is consistent with paragraph 180 of the NPPF in requiring new development to avoid *“significant adverse noise impacts on health and quality of life”*. This is echoed in Draft London Plan policy D13.
- 5.81 The Core Strategy (at policies S03 and SP10) seek to ensure new development minimises the impact of noise pollution through design and construction techniques.
- 5.82 MDD policy DM25 seeks to protect surrounding amenity of local residents by not creating unacceptable levels of noise and vibration.
- 5.83 Emerging Local Plan 2031 Policy D.ES9 outlines that development will be required to use the most appropriate layout, orientation, design and use of the buildings to minimise noise and vibration impacts. In addition, identify/outline mitigating measures to manage noise and vibration from new development, including during construction phase. Where there are new noise sensitive land uses in proximity to existing noise-generating uses, development is required to robustly demonstrate how conflict with existing uses will be avoided, through mitigation measures.
- 5.84 There are not considered to be any amenity concerns on neighbouring properties arising from the proposals. Due to the design and orientation of the building, and through

appropriate glazing specifications it is not anticipated that there will be unacceptable noise affects arising from the proposed development.

- 5.85 Where practicable plant equipment required has been at basement level to reduce roof level plant. There are plant areas on the roof of the 140 Brick Lane and 25 Woodseer Street buildings, and full details of the noise impact of the proposed plant and proposed noise limits are set out in the Noise Assessment prepared by RBA Acoustics submitted in support of this planning application.
- 5.86 The proposed development complies with national and local requirements, making the proposed development acceptable against the requirements in Sections 15 of the NPPF, London Plan Policy 7.15, Core Strategy Policy S03 and SP10 and Development Management Policies DPD Policy DM25 and the emerging Local Plan 2031 Policy D.ES9.

Contaminated Land

- 5.87 The NPPF Para 178 seeks to ensure planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 5.88 Tower Hamlets MDD Policy 30 seeks that where development is proposed on contaminated land or potentially contaminated land, a site investigation will be required, and remediation proposals agreed to deal with the contamination before planning permission is granted.
- 5.89 Emerging policy D.ES8 outlines that where development is proposed on contaminated land or potentially contaminated land, a desk study and site investigation in line with current guidance is required and remediation proposals agreed to deal with the contamination before planning permission is granted.
- 5.90 A Desk study/Phase I assessment has been prepared by Applied Geology to support the application. The report concludes that there is low to medium risk of ground contamination with regards to human health and controlled waters.

5.91 In accordance with emerging policy D.ES8, the report recommends that a condition is placed on the permission (if granted) for a ground investigation to be provided to confirm the anticipated ground conditions and to validate the conceptual model.

Energy and Sustainability

5.92 As noted previously, the NPPF establishes a presumption in favour of sustainable development.

5.93 London Plan Policy seeks to secure sustainable development by:

- Requiring developments to demonstrate that sustainable design and construction standards have been integral to a proposal, including minimising carbon dioxide emissions, avoiding internal overheating, efficient use of natural resources, minimising pollution, minimising waste, avoiding impacts from natural hazards, using sustainable construction practices, and promoting biodiversity (Policy 5.3);
- Requiring development to minimise carbon dioxide emissions to achieve an improvement of 35% above Part L 2013 Building Regulations (Policy 5.2); and
- Requiring new development to evaluate the feasibility of CHP (Policy 5.9).

5.94 LBTH expects the design of new developments to be underpinned by the principles of sustainable development, including mitigating the potential impacts of climate change. Core Strategy Objective SO24 states that LBTH aims to *“Achieve a zero carbon borough in the 21st century, with a 60% reduction in carbon emissions by 2025.”* Policy SP11 provides further guidance relating to sustainable development and promotes low and zero carbon energy generation, the reduction of carbon emissions in commercial buildings and requires all new development to provide 20% reduction of carbon dioxide emissions through on-site renewable generation where possible.

5.95 MDD Policy DM29 also provides guidance on achieving the borough’s carbon reduction targets and requires non-residential developments permitted after 2016 to achieve a 45%

reduction in carbon dioxide emissions (rebased). In addition to this, it requires development to demonstrate the potential to connect to a decentralised energy system and ensure climate change mitigate measures are maximised.

5.96 A Sustainability and Energy Statement (“Energy Statement”) prepared by EEP accompanies the application.

5.97 The Energy Statement assesses the different parts of the proposed development, being:

- Partial demolition of an existing wing of 146 Brick Lane to make way for a new seven storey building (including two basement levels), being the new 140 Brick Lane to be used as offices, retail, restaurant and gym.
- Refurbishment of part of the ground floor of the existing 146 Brick Lane, to be used as retail.
- Refurbishment and extension of the existing 25 Woodseer Street with an additional two storeys to be added to the existing three storey building, to be used as office and restaurant.

5.98 In terms of the new build elements of the proposed development (140 Brick Lane) in accordance with building regulations and the targets identified by The London Plan and guidance from the LBTH the following carbon dioxide emissions savings have been achieved for the three energy hierarchy stages:

- Be Lean–2.4%
- Be Clean–27.3%
- Be Green–35.1%,

and the building will achieve the 35% carbon dioxide reductions target set by the London Plan and LBTH guidance.

5.99 In terms of the refurbishment and extension elements of the proposed development (146 Brick Lane and 25 Woodseer Street) a comparison between the existing buildings and the proposed extension and renovation has shown a substantial saving in energy

consumption and carbon dioxide emissions. This is owing to a change to low energy LED lighting, improved thermal performance of the building fabric and the installation of new services. This results in carbon dioxide savings measured at 75.9% .

5.100 The intention is to create an energy efficient and sustainable scheme that is attractive to prospective tenants and users and which is fit for purpose for the lifetime of the buildings. As such, a number of features are introduced to provide a high-performance building in terms of sustainability and energy consumption. Further detail is set out in the Energy Statement. In summary, these include:

- Fabric insulation and glazing specification
- Lighting efficacy and controls
- Efficient mechanical services design strategy
- Combined Heat and Power (CHP)
- Trigenation - combined cooling, heating and power (CCHP)

5.101 As required by the London Plan (particularly Policy 5.2), the proposed development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013.

5.102 As such, the proposed development fully complies with Policies 5.2 of the London Plan, SO24 and SP11 of the Core Strategy and DM29 of the MDD. The proposed development also includes a range of sustainability initiatives which meet the requirements of Policy 5.3 of the London Plan.

6.0 SUMMARY & CONCLUSIONS

6.1 The proposed development represents a substantial and positive investment in the Truman Brewery estate and the wider Brick Lane District Centre and Spitalfields area through the provision of a new, modern flexible mixed-use office led development with additional components including large areas of high quality publicly-accessible urban realm. Moreover, it delivers a contextual and sensitive, high quality design approach, representing an appropriate response to the character of the Site and immediate area. The proposed development has been brought forward with the support of LBTH Officers, representing sustainable development and comprising uses that are expressly supported in national, regional and local policy.

6.2 The proposed development represents a significant opportunity to deliver the following economic, social and environmental benefits:

- Delivery of a development that achieves the highest possible intensity of use compatible with the local context in order to deliver a scale of development which makes the most efficient use of land.
- Provision of flexible and modern employment space, recognising the needs of the existing and emerging office market.
- Significant job creation through the creation of new high quality office, retail, restaurant and gym space.
- Restoration the urban fabric of the Site, replacing an underutilised site currently bounded by a blank brick wall with a well-designed new active building at 140 Brick Lane. This building will give back to the junction between Brick Lane and Woodseer Street a sense of belonging and character, filling in what is currently a 'missing tooth' in the Brick Lane streetscape.
- Improvement of the public realm through:

- The replacement of the blank wall along Woodseer Street and Brick Lane with a well-designed active frontage, providing passive surveillance to reduce antisocial behaviour.
- The setting back of the existing building line along Woodseer Street by 1.75m, more than doubling the effective pedestrian footway on the north side of Woodseer Street from 1.5m to a total of approximately 3.25m. This will improve the separation distance to the existing residential properties on the south side of Woodseer Street and will increase the available space for pedestrian footfall.
- The setting back of the existing building line along Brick Lane by 3.2m, improving the Brick Lane streetscape.
- The planting of 7 new high quality trees. The trees along Woodseer Street will both improve the public realm aesthetically, and act as natural bollards to protect pedestrians.
- A coherent refurbishment and addition to the existing building at 25 Woodseer Street, in terms of design, use and scale.
- Ensuring the interaction of the proposed development at ground floor presents a human scale by creating active frontages with access to the retail, restaurant and gym uses.
- Creation of new retail, restaurant and gym uses to add to the vitality of Brick Lane District Centre, providing additional choice for local residents and workers alike.
- Opening up of the Site and the wider Truman Brewery estate, increasing permeability, and providing new high quality publicly accessible space (in particular the new *Black Eagle Yard*), to complement and enhance the Brick Lane District Centre.
- Creating a new 'quarter' of the Truman Brewery estate which both stand alone in and of itself, and which unlocks other underutilised parts of the Truman Brewery estate for future development.
- Incorporation of sustainable and renewable technologies to deliver a sustainable development.

6.3 On the basis that the supporting documents, including this Planning Statement, submitted as part of the planning application have demonstrated compliance with the requirements of the NPPF and the adopted (and emerging) Development Plan and in the absence of overriding harm, it is therefore appropriate to grant Planning Permission for the proposed development.