

## ADDENDUM REPORT

<b>UDC CASE NUMBER:</b>	LTGDC-07-295-FUL	<b>DATE MADE VALID:</b>	20/12/2007
<b>APPLICATION NUMBER:</b>	07/01359/REG3/LBBD	<b>TARGET DATE:</b>	20/03/2008

<b>APPLICANT:</b>	London Borough of Barking and Dagenham Housing Strategy and Property Services
<b>AGENT:</b>	Halcrow
<b>PROPOSAL:</b>	Erection of 4 / 5 /18 storey building plus basement comprising offices (Class B1), cafe (Class A3) and 70 one and two bedroom flats (Class C3).
<b>LOCATION:</b>	Former site of the Lintons, Linton Road, Barking, Essex

### 1. CABE COMMENTS

1.1 The proposed application, together with the masterplan for the wider Lintons Estate, was the subject of a presentation to CABE's design review panel on 16 January 2008.

1.2 This design review panel meeting was a special meeting to review 6 schemes, both applications and pre-applications, which are proposed for sites in Barking Town Centre in close proximity to each other.

1.3 The comments received assess the overall vision and development strategy for Barking Town Centre, as well as providing comments on the individual scheme.

1.4 In relation to the subject application, CABE has commented as follows:

*"We are generally supportive of the proposed uses in the Barking Business Centre and its location in the overall Lintons masterplan. The combination of a block around an internal street and a tower appears to work well in terms of the character and use of the internal street, the entrance strategy and engagement at street level. However, the relationship of the tower and the block is unsuccessful and this should be reconsidered. There is lack of clarity in the architectural expression of the two built elements, which has detracted from the proportions of the tower. In addition, we are concerned that the tower is positioned to the south with respect to the internal street and the main square and issues of overshadowing need to be carefully mitigated.*

*CABE's view is that tall buildings, given their high profile and impact, should set exemplary standards with regard to sustainability. The local authority's objective to*

*achieve level four or five of the Code of Sustainable Homes sets a high standard, which we support. We are greatly impressed with all the sustainability measures that have been adopted, particularly the innovative use of carbon neutral materials. It is interesting to see that these methods are integral to the design and construction and have informed the evolution of the architecture right from the start. The local authority should carefully condition these aspects of the design and ensure that they are in fact delivered.*

*We think that this scheme makes some promising design decisions and we are generally supportive of the proposal subject to our concerns being adequately addressed. We hope that alongside the information about proposals for the neighbouring sites, this project will benefit from strategic guidance and wider urban design analysis. The aim for each design team should be to create a building which is well designed in its own right as well as one which contributes to the quality of the built environment of Barking as a whole.”*

1.5 The issue of the relationship of the tower with the block is discussed on Page 5 of the main report. Design for London officers have been very involved in discussions regarding the design of the proposed building and support the proposed design.

## **2. RESPONSE TO CRIME PREVENTION DESIGN OFFICER’S COMMENTS**

2.1 In response to the Crime Prevention Design Officer’s concerns that the residential and commercial accesses appear to be shared, the applicant has confirmed that the commercial and residential uses do not share access. Each use has separate ground floor access as well as independent stairwells and lifts.

2.2 The majority of the issues raised by the Crime Prevention Design Officer such as the need for electronic locks, voice and video transfer systems, door chains, and the like are design details that will be specified at the next design stage.

## **3. FURTHER RESPONSE TO GLA COMMENTS**

3.1 In response to the GLA’s request for further information regarding housing provision for the wider Lintons Estate, the applicant has now submitted an Affordable Housing Appraisal for the wider masterplan site which clearly details the approach to affordable housing on the site and provides a thorough justification for the housing tenure mix. 60% of the units will be social housing (37% social rent and 23% intermediate) and 40% private, reflecting housing need in the Town Centre. There are 110 affordable family sized units.

3.2 In response to the GLA’s comments regarding Lifetime Homes and wheelchair accessible housing, the applicant has now provided further information detailing the development’s approach to Lifetime Homes standards and wheelchair accessible housing. Conditions 10 and 13 as proposed in the main report are considered sufficient to ensure that the development meets Lifetime Homes requirements and secures 10% wheelchair accessible housing.

3.3 The applicant has now also submitted further information demonstrating the proposed developments compliance with the Mayor’s SPG on Sustainable Design and Construction as requested by the GLA.

3.4 A response has also been provided in response to the GLA’s comments regarding baseline carbon dioxide emissions, energy-efficiency measures, building design and natural ventilation measures, details of the biomass boiler, renewable energy, and the

Travel Plan.

#### **4. RESPONSE REGARDING SERVICING ARRANGEMENTS**

4.1 A draft outline Travel Plan has now been submitted and LBBB Transportation and Traffic, and TfL will be consulted on this in due course as there has been insufficient time to obtain their comments prior to the Committee meeting. The Travel Plan will be secured by a Section 106 Agreement and this is considered to be an acceptable course of action.

4.2 LBBB Transportation and Traffic requested further information on the servicing arrangements for the site. The applicant has now submitted a ground floor plan detailing the servicing arrangements for both the bio-mass boiler fuel delivery and waste collection from the service lift. Condition 24 proposed in the main report requires the applicant to submit details of the vehicular access and servicing arrangements prior to the commencement of the development and this condition is considered sufficient to ensure that the servicing arrangements for the development will be adequate.

#### **5. UPDATED COMMENTS FROM TRANSPORT FOR LONDON**

5.1 Regarding the disabled parking, Transport for London (TfL) stresses that additional disabled parking spaces should be provided for both this phase and for the overall masterplan area of the development. In line with London Plan standards, one space has been identified for this phase. However, given the quantity of employment space and wheelchair housing provided in this phase, TfL strongly recommends that additional disabled parking spaces be identified and secured.

*The applicant has advised that extra disabled car parking spaces will be provided in the wider Lintons estate proposal.*

5.2 In relation to paragraphs 5.11 and 9.10.9 of the main report, TfL notes that the developer has identified a potential location for a set of bus stops on Linton Road adjacent to the development. However, given ongoing work on East London Transit (ELT) Phase 2 routings in the area, it is unlikely that buses will run along Linton Road. The identified bus stops adjacent to the site are therefore unlikely to be required. TfL would, however, welcome a contribution towards the upgrading of existing bus stops in the vicinity of the site if necessary to meet TfL accessibility standards.

5.3 In relation to paragraph 9.9.8 of the main report, TfL is satisfied with the cycle parking and vehicular servicing arrangements.

5.4 With regards to paragraph 9.10.7 of the main report, TfL requests that this item note that the Travel Plan should cover both the business and residential aspects of the development and should be secured, enforced, monitored, and reviewed through a Section 106 Agreement.

#### **6. UPDATE FROM APPLICANT REGARDING SUNLIGHT / DAYLIGHT MATTERS**

6.1 An initial daylight and sunlight assessment has been carried out. It is recognised that more detailed modelling is required to fully address this issue. This will be submitted as part of the Environmental Impact Assessment for the Phase Two planning application.

6.2 On balance, the applicant does not consider the Barking Business Centre application merits refusal on daylight and sunlight grounds. Furthermore, the London

Borough of Barking and Dagenham are fully aware of their responsibilities as landowners in regards to daylight and sunlight issues.

## **7. CONSULTATION RESPONSE FROM ESSEX WATER**

7.1 Essex and Suffolk Water have now responded to the consultation letter which was sent to them. They have advised that they have mains which appear to be in the vicinity of the proposed development and have provided a plan for the applicants to respond to.