

PLANNING COMMITTEE MEETING: 10th December 2009

**PLANNING APPLICATION FOR DETERMINATION BY THE LTGDC
 REPORT OF THE DIRECTOR OF PLANNING**

UDC CASE NUMBER:	LTGDC-09-067-FUL	DATE MADE VALID:	02/10/2009
APPLICATION NUMBER:	09/00753/FUL	TARGET DATE:	10/12/2009

APPLICANT:	Skill, Learning & Enterprise - London Borough of Barking & Dagenham
AGENT:	GVA Grimley Ltd
PROPOSAL:	Erection of 6 storey, plus plant, Skills Centre building, comprising 3,711m ² (GIA) Educational and training floorspace (Use Class D1) with 507m ² (GIA) of retail (A1) /restaurant and cafe (A3) use at ground floor level . Alterations and extensions to Barking Methodist Church (D1) and the provision of a 2 bed residential unit, associated hard landscaping and cycle parking.
LOCATION:	Part of Market Square, East Street and London Road Barking

1. SUMMARY

1.1 This is an application by the London Borough of Barking and Dagenham (LBB) for a 6 storey Skills Centre building on the north east part of the Market Square between London Road and North Street. It includes substantial alterations to the rear of the existing Methodist church to provide new and improved facilities and a caretaker's flat. The Skills Centre represents the first phase of a two phase Masterplan for the London Road / North Street Site and will enhance the town centre by providing an edge to the Market Square. The delivery of the Skills Centre comprises the important first phase of the delivery of the Masterplan proposals; on 20 February 2007 the LBB Executive agreed (Minute 150) to bring forward the London Road /North Street Master Plan as a framework for the future development of the area. Although the boundary of the Masterplan, as adopted in 2007, has changed, the objectives and principles set out in the Masterplan form a key reference point for the redevelopment of the site.

1.2 Highlighted in the Masterplan was that the site offered regeneration potential given its location in the heart of Barking Town Centre. The Masterplan also set out that the site would be suitable for an educational / learning use and

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

earmarked the site for a permanent market square to complement the planned continued market activity along East Street. The development of the entire London Road / North Street site was originally intended to be as a single scheme. However a successful bid to the DCFS for £5m was made by LBBD. A condition of the funding requires the Skills Centre to be delivered quicker than the retail and housing elements. The development of the London Road / North Street area is therefore to be progressed in two phases; of which the Skills Centre and Methodist Church is the first.

1.3 Phase two of Masterplan will complete the boundaries of the Market Square, respond to the massing of the Skills Centre and the existing residential and commercial properties along East Street and maintain the link between London Road and East Street to the Town Square development and Learning Centre.

1.4 The building will provide 3,711 m² of teaching floorspace as well as 507 m² of associated retail / food and drink units (to include a hair salon and bistro café) at ground and first floor level, where students will be given the opportunity to put their training into practice. The retail uses at ground floor level will provide active frontages onto the public square, which is to form part of the wider Masterplan proposals. The design of the Skills Centre is integrated with the alteration of the Methodist Church.

1.5 The proposal is considered to accord with the Planning Policies contained in Government guidance and the London Plan. It also accords with policies contained within the Unitary Development Plan and the emerging Local Development Framework. The application is therefore **recommended for approval** subject to the attached conditions and the completion of as.106 legal agreement in respect of green energy and travel, renewal of footways and adjacent public square damaged during construction and local labour and supply.

2. SITE AND PROPOSAL

2.1 Description of Site & Surroundings.

2.1.1 The application site is approximately 0.23h in area. The majority of the site is currently vacant and is the north eastern part of the temporary market square behind the McDonalds restaurant at 41 East Street. Directly behind the McDonalds restaurant is a brick built electricity substation, which is to be relocated as part of this scheme. The site also includes the Barking Methodist Church which is approximately three-four storeys equivalent in height, is constructed in red brick and has its main entrance onto London Road. The Church was constructed in the 1950's and has undergone several extensions to the side and rear since its original construction.

2.1.2 The site is bounded to the south and west by properties in East Street and London Road. With the exception of some of the premises directly to the south these are predominantly shops and commercial premises on the ground floor

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

with two floors of residential over. In London Road the residential premises comprise two floor maisonettes accessed via a rear pedestrian deck. In London Road the majority are flats although it appears that some may be in commercial use either separately or in connection with the ground floor use. No 43 East Street, the closest property to the application site, has two flats over. Access to the residential properties in East Street is via a service road to the rear, which exits between 7 and 9 London Road. This is also used by the shops and is subject to some casual parking. These premises and those on London Road form a triangular shape and the remaining area between them is accessed via a road between the Methodist Church and 29 London Road and is where the decked access to the maisonettes descends to ground level. This is separated from the East Street access by a palisade fence and the majority is used for informal parking.

2.1.3 To the west is an area of land that is to form a new public square as part of the London Road / North Street Masterplan proposals. This currently is occupied by a pay and display open car park and the rear yard and access of the former Woolworths unit. Beyond this are the shops and residential units on the London Road North Street. In preparation for the second phase Masterplan development most of the shops and all of the residential units over are vacant.

2.1.4 A small part of the site is located within the Abbey and Barking Town Centre Conservation area. There is an existing planning consent, granted by LBBD, for a new screen wall in this location as part of the temporary square works. This is to screen the rear of McDonalds exposed following the demolition of no 39 East Street when forming the entrance to the new square.

2.2 Description of Proposal

2.2.1 There are three main elements to the submitted application:

- The erection of the Skills Centre itself;
- The alterations to the existing Methodist Church; and
- How the two elements interact at the point they join to share the building envelope.

2.2.2 The Skills Centre is a new concept in education developed by the London Borough of Barking and Dagenham in partnership with Barking College. It will provide high quality vocational learning for the borough's 14-19 year olds by combining school and college provision. The Skills Centre will provide high quality vocational courses in Hospitality and Catering, Hair and Beauty, Construction and IT. Students will also follow a range of other courses including functional skills. Uniquely, a Bistro and Hair and Beauty Salon will be open to the public and operate as businesses within the Skills Centre, giving young people the opportunity to learn alongside real professionals. Adult courses and access to conference facilities will ensure that the wider community also benefit from the Skills Centre.

2.2.3 The new Skills Centre will comprise 6 storeys plus plant to a maximum height of 24 metres. The building will provide a total of 4,630 m² of floorspace

(GIA), comprising 3,711 m² of teaching floorspace. There will also be 507 m² of associated retail / food and drink units (to include the hair salon and bistro café mentioned above) at ground and first floor level, where students will be given the opportunity to put their training into practice. The retail uses at ground floor level will provide active frontages onto the public square, which is to form part of the wider Masterplan proposals. The design of the Skills Centre is integrated with the alteration of the Methodist Church to which it is connected and part of the Skills Centre will be situated above the extension to the southern elevation of the Church.

2.2.4 The Skills Centre comprises a basement, ground floor and five additional floors of educational facilities over. The building is L shaped to fit on the site, is located to the rear of 41 East Street and matches the width of this building. The building is set approximately 3m – 3.5m distant from the rear elevation of No. 41 to allow for a new gated access for construction and maintenance work. The north east elevation runs parallel to the access road servicing the flats for 36m before turning at right angles and linking with the church building rear extension. The elevation fronting the square is angled slightly with the building narrowing as it nears the church and the main entrance will be in the north east corner in the angle between the church extension and the Skills Centre.

2.2.5 In brief the Skills Centre will comprise:

- A basement area providing a plant room and storage area together with a 124 seat lecture theatre.
- On the ground floor is a bistro that faces onto the square. This is a double height glass fronted space and, although open to the public, will form part of the teaching element of the centre, with students working both front and back of house learning all elements of catering, cooking and business. The remainder of the area is also a double height entrance foyer (including the entrance to the first floor hair and beauty salon) and enrolment area. To the rear are the covered cycle stores and refuse and service areas.
- On the first floor is the administration office and the hair and beauty salon, which operates in a similar manner to the bistro and is part of the learning opportunity offered. Part of this first floor is also connected to the church extension and provides floorspace for a caretaker's flat (to be used by the church).
- At second floor level the Skills Centre becomes 'L' shaped as the accommodation also includes the area over the two storey church extensions to the rear of the church. This floor has classrooms, canteen, locker area and demonstration kitchen.
- The third floor has classrooms, staff room beauty training room and a role play hospital room.
- The fourth floor contains an IT room and independent study area plus a hairdressing training room and demonstration room. This floor is set in slightly from the main envelop of the floor below on three sides
- The fifth floor contains the teaching areas for construction and the built environment and has a substantially smaller footprint than the floors below. There is a roof terrace on that part of the building facing East

Street with a set back of 8m to the south east and 6m to the south west. It is also pulled back on the north corner. This is to reduce the impact of the building on the nearby flats. On top of this floor is the roof containing roof lights and the roof area is secured by a parapet wall giving the building its final overall height.

2.2.6 With regard to the Barking Methodist Church the flat roof extension to the west flank will be demolished, as will the rear extensions and the front entrance and window facing London Road. This will leave the church predominantly as originally built. A new front foyer will be built together with an access ramp infilling behind the existing railings. The main element of the new build will be the rear extension, which will link to the Skills Centre building. This wedge shaped extension will provide a new café, foyer and vestry meeting rooms on ground floor. Above this will be new halls and meeting rooms together with a two bedroom caretaker's flat. The church will therefore have a new access onto the square. The only link between the two elements of the building will be a shared fire escape staircase at the point of the wedge in the south west corner. As stated above the remainder of the building above the first floor of the church extension is accommodation for the Skills Centre.

2.2.7 The application refers to, but does not include a new vertical hoarding or similar structure to the flank wall of the McDonalds restaurant at 41 East Street that has recently gained planning permission. This will be similar to the artwork on the opposite side of the square entrance from East Street that has already erected on site by LBBB. This will screen from view the plant and machinery visible on the premises roof.

3. MAIN ISSUES

3.1 List of main issues:

- Principle of Uses
- Siting, Design, Height, & Massing
- Overshadowing
- Sustainability & Energy Matters
- Access
- Transport Matters
- Impacts on Nearby Conservation Areas, Listed Buildings & Archaeology
- Noise
- Biodiversity / Land Contamination
- Landscaping and Market Square
- Section 106 / Planning Obligations

4. RELEVANT SITE HISTORY

- 4.1 Part of the site - 09/00538/REG3 - Use of street as retail market on Tuesdays, Thursdays, Fridays and Saturdays. Approved 10.07.2009
- 4.2 41 East Street - 08/00735/REG3 - Erection of vertical support structures hung with curtains together with hoardings. Approved 17.11.2008
- 4.3 Church - 98/00118/TP - Erection of 1st floor toilets and tea bar and access staircase and ground floor lift motor room and entrance stairs and ramp to church. Approved 30.03.1998
- 4.4 Church - 56/00105/BAR - Erection of Church with ancillary buildings. Approved 10.09.1956.

5. CONSULTATIONS/NOTIFICATIONS

5.1 External Consultees

5.1.1 English Heritage – Buildings

Do not wish to comment in detail, but have made the following observations:

- The scheme counterbalances the nearby Grade II listed Magistrates Court and needs adequate conditions imposed regarding materials and fenestration.
- Note that the rear of 41 is now exposed and feel that work to screen this is important. OFFICER NOTE: As stated above the application does in fact, show a treatment to this façade in the form of a screen to match that opposite, but this was part of a separate planning consent, already granted.
- Restated the importance of the retention of 33-35 as part of the phase II development. OFFICER NOTE: These buildings are not part of the application site, there are no proposals to demolish them and the treatment of the rear and the side of these buildings will be dealt with as part of phase 2 of the development. .

5.1.2 English Heritage – Archaeology

Does not consider that fieldwork needs to be undertaken prior to determination of the application. They have requested that, should consent be granted, the following condition be attached:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

OFFICER NOTE: The proposed condition has been included in the draft decision notice (see suggested condition 7).

5.1.3 Essex & Suffolk Water Co.

No observations

5.1.4 London Fire & Civil Defence (Water)

No additional hydrants or alterations to existing hydrants are required as a result of this development

5.1.5 London Fire & Civil Defence (Fire Safety)

- Note that the building is accessible from all sides, but that any bollards must be accessible by fire appliance crews.
- Originally had some concerns over the caretaker's flat but discussions have showed that the access and distances are acceptable, provided that the appliances can access the rear yard. OFFICER NOTE: Detailed discussions have taken place in respect of the service yard with LBBD highways officers and it has been agreed that this yard can be managed effectively with alterations to the fence line.
- Position of dry riser moved as per request.
- The Brigade recommended that discussions take place with the building management team and the church to work out how the brigade can access the building during call outs without having to damage the fabric. OFFICER NOTE: This concern is not part of the consideration of this application but will be highlighted to the applicant with an informative (see informative 1).

5.1.6 Thames Water

No reply received

5.1.7 Environment Agency

Assessed as low environmental risk and have no comments to make.

5.2 LBBD Consultees

5.2.1 Education

No formal response received to consultation. OFFICER NOTE: They are in effect the applicants for this application so it is presumed they have no objections.

5.2.2 Access Officer

LBBD's Access Officer made detailed comments:

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

- Internal stair handrails and step nosings;
- Accessible toilet furniture and size of these toilets;
- Number of wheelchair spaces in lecture theatre;
- Specification for double doors and all internal doors;
- Accessibility of podium;
- Need for accessible toilets on each floor;
- Spec for platform lift;
- Internal décor colours;
- Accessible toilet required in the bistro;
- Specification for reception counter;
- Location of accessible parking;
- Accessibility of tea/coffee making facilities and water fountains;
- Requirement for induction loop;
- Need for accessible showers and locker facilities;

OFFICER NOTE: Most of these issues have been resolved, however at the time of writing the report discussions were still underway regarding accessible showers and location of accessible toilets in the bistro. A condition has been added requiring an access statement to be submitted and this can be amended accordingly depending on the outcome of these discussions.

5.2.3 Transport & Waste Services

The waste storage for the Skill Centre and Bistro is acceptable. Waste storage area for the church and the caretaker's flat needs to be provided near the access road. OFFICER NOTE: A condition has been placed requiring a site waste management plan to be submitted (see suggested condition 11).

5.2.4 Crime Prevention Design Advisor

Provided detailed comments at the design stage and many of the issues raised were designed out prior to submission. A subsequent meeting was held following submission at which outstanding issues were discussed. As a result the internal arrangement of the reception desk was altered to allow increased surveillance of access areas. This allowed the internal arrangement to be altered to give space to provide an internal link between the bike store and the main building.

5.2.5 Housing & Health Pollution & Environmental Protection.

- The Environmental Protection Team have no objections to the application.
- The Noise Team have requested that a condition be placed to limit the hours of construction. They were also concerned regarding noise transmission to the proposed caretaker's flat and have asked for two conditions to protect the flat from noise. These conditions have been added (see suggested conditions 20 and 21).
- Consultants working for the Local Authority have checked the ground investigation report. They have raised a number of queries with regard to

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

the details of the report which have been passed to the applicant's agents for their consultants to liaise direct. In the interim they have requested the imposition of a standard planning condition for land contamination. OFFICER NOTE: The conclusions of the report are not challenged, just some of the methodology. They ask that the Environment Agency be consulted – which has been done.

5.2.6 Town Centre Manager

No reply received

5.2.7 Planning Policy

- Had some concerns regarding the apparent inclusion in the application of an A5 use. This referred to the Bistro on the ground floor. It has since been confirmed that there is no take away element to this proposal.
- Requested confirmation of the sustainability elements (renewable energy, green/brown roofs and hardstanding area). OFFICER NOTE: this will be covered by a condition and/or a S106 clause.
- Stressed that further details of the materials and the external elevations be submitted. OFFICER NOTE: This will be covered by condition.

5.2.8 Climate Change

Have studied the submitted report and have requested that conditions or S106 clauses be attached to any consent which may be granted, to ensure compliance with the strategy submitted.

5.2.9 Transport Development Management

Discussions held with applicant's highway consultants. It was agreed that methods of control and management would be imposed on the service area. This would allow adequate serving of the building for refuse and also dovetail with the Fire Brigade request. Apart from this the existing service arrangements for the market will be maintained. A condition will be applied requesting a Service Plan to be agreed.

5.2.10 Economic Development

Have requested the inclusion of a comprehensive Local Labour and Local trader clause in the proposed S. 106 legal agreement. In the local labour clauses they would wish to see both employment and apprentices. There has also been a request for a financial contribution to the maintenance of the local supplier development programme

6. APPLICATION PUBLICITY

6.1 Site Notice Expiry: 21.10.2009

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

6.2 Press Notice Expiry: 02.11.2009

6.3 Neighbour Notification:
211 neighbour notification letters were sent on 01.10. 2009.

6.4 Applicants Pre Submission Consultation :
The applicants state that consultation has been undertaken in accordance with the principles set out in Planning Policy Statement 1 (PPS1): Delivering Sustainable Development (2005).

6.4.1 A public consultation exercise was undertaken as part of the preparation of this planning application, with three public exhibitions held in September 2009 to inform the public and local community of the progress of the proposals. The exhibitions were held locally at the Barking Learning Centre on the 8 and 12 September and on 14 September in Vicarage Fields Shopping Centre. Information leaflets were provided at the exhibitions and were posted on the Council's website. These provided images of the proposed scheme and details of the proposals. A Feedback Form setting out a number of questions was provided at the public exhibitions and on the Council's website.

7. REPRESENTATIONS

7.1 A total of 38 responses were received from the public exhibitions, but no representations have been received to date in response to the planning application consultation. Of the comments received at pre application stage 94% were in favour of the development. 83% were in favour of its design and location. A few residents raised concerns and these are noted below.

Individual Comment	Response to Comment
Too congested, too many big buildings, not enough shops.	See report sections on Principle of Uses Design, Height, Massing & Siting
Bit concerned at moment, too many buildings but better than what's there at the moment.	See report sections on Principle of Uses Design, Height, Massing & Siting
Too much trouble in that location – security and safety an issue.	See consultation response from Crime Prevention Design Advisor.
Views from rear properties badly affected, construction and dust must be addressed	See report section on sunlight and daylight. Plans for building have been amended since consultation to reduce impact on neighbouring properties. See Para 9.3

8. RELEVANT PLANNING POLICY

8.1 Planning Policy Guidance

PPS1: Delivering Sustainable Development
PPG4: Industrial, Commercial Development and Small Firms
PPS6: Planning for Town Centres
PPS9 Biodiversity and Geological Diversity
PPS13: Transport
PPG15 Planning and the Historic Environment
PPG16: Archaeology and Planning
PPS22: Renewable Energy
PPS23: Planning and Pollution Control
PPG24: Planning and Noise

8.2 The London Plan (Feb 2004)

Policy 2A.1: Sustainability Criteria
Policy 2A.7: Areas for Regeneration
Policy 2A.8: Town Centres
Policy 3A.18: Protection and Enhancement of Social Infrastructure and
Community Facilities
Policy 3B.1: Developing London's Economy
Policy 3B.11: Improving Employment Opportunities for Londoners
Policy 3C.1: Integrating Transport and Development
Policy 3C.3: Sustainable Transport in London
Policy 3C.21: Improving Conditions for Walking
Policy 3C.22: Improving Conditions for Cycling
Policy 3C.23: Parking Strategy
Policy 3C.24: Parking in Town Centres
Policy 3D.1: Supporting Town Centres
Policy 3D.2: Town Centre Development
Policy 4A.1: Tackling Climate Change
Policy 4A.3: Sustainable Design and Construction
Policy 4A.4: Energy Assessment
Policy 4A.6: Decentralised Energy: Heating, Cooling and Power
Policy 4A.7: Renewable Energy
Policy 4A.14: Sustainable Drainage
Policy 4A.16: Water Supplies and Resources
Policy 4A.17: Water Quality
Policy 4A.18: Water and Sewerage Infrastructure
Policy 4A.19: Improving Air Quality
Policy 4A.20: Reducing Noise and Enhancing Soundscapes
Policy 4B.1: Design Principles for a Compact City
Policy 4B.2: Promoting World-Class Architecture and Design
Policy 4B.3: Enhancing the Quality of the Public Realm
Policy 4B.5: Creating an Inclusive Environment
Policy 4B.8: Respect Local Context and Communities
Policy 4B.10: Large Scale Buildings – Design and Impact
Policy 4B.15: Archaeology

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

Policy 4C.2: Context for Sustainable Growth
Policy 5C.1: The Strategic Priorities for East London

8.3LB Barking and Dagenham UDP & LDF UDP

Strategic Policy E: Employment
Strategic Policy F: Employment
Strategic Policy H: Barking Town Centre
Strategic Policy Q: Design layout
Strategic Policy R: Listed Building & Conservation Areas
Strategic Policy U: Education & Health Facilities
Strategic Policy Y: Transportation and Movement

Policy E4: Access For People With Disabilities
Policy E6: Employment Promotion
Policy S8: Food and Drink Uses
Policy BTC1: Town Centre
Policy BTC9: Office Development
Policy BTC12: Environmental Improvement
Policy G36: Noise and Vibration
Policy G37: Light and Dust Pollution
Policy G46: New Developments
Policy DE1: Urban Design
Policy DE6: Safety and Security
Policy DE8: Views and Vistas
Policy DE9: Energy Conservation
Policy DE16: Hard Landscape
Policy DE17: Soft Landscape
Policy DE36: Development on Sites of Archaeological Significance
Policy DE37: Protection of Archaeological Sites
Policy C2: Premises For Facilities For the Community
Policy C5: Facilities Incorporated in New Developments
Policy C15: Access
Policy C16: Safety and Security
Policy C17: Planning Obligations/Community Benefit
Policy T10: Land Use and Public Transport
Policy T12: Pedestrian Accessibility
Policy T17: Accessible Developments
Policy T19: Provision for Cycling
Policy T32: Service Areas

LDF

Policy CM 1: General Principles of Development
Policy CM 3: Green Belt and Public Open Spaces
Policy CM 4: Strategic Transport Links
Policy CM 5: Town Centre Hierarchy
Policy CR 1: Climate Change and Environmental Management
Policy CR 3: Sustainable Waste Management
Policy CC 3: Social Infrastructure to Meet Community Needs

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

Policy CC 4: Achieving Community Benefits through Developer Contributions
Policy CE 1: Vibrant and Prosperous Town Centres
Policy CP 3 High Quality Built Environment.

8.4 Other Relevant Planning Policies & SPG's

Planning Advice Note 4 – Religious Meeting Places
Pre submission Barking Town Centre Action Area Plan
Guide to Barking Town Centre Energy Action Area

9. ASSESSMENT OF MAIN ISSUES

9.1 Principle of Use

9.1.1 The principle of this type of mixed use community led development is supported by national, regional and local policy. Planning Policy Statement 6 - Planning for Town Centres, states that the viability of centres should be promoted by the provision of a wide range of services and uses. Policy 2A.7 of the London Plan identifies areas for regeneration. These areas are prioritised for action and investment. Policy 2A.8 states that the network of town centres, which includes Barking Town Centre, should be used as the basis for policy development and delivery. Policy 3D.1 states that appropriate health and education uses should be located within town centres. Policy 3A.24 states that policies in Development Plan Documents should reflect the demands for pre-school, school and community learning facilities, and should ensure adequate provision in partnership with the local education authority, local strategic partnership and users. The proposed education facility and extension to the existing church will accord with the London Plan policies by delivering a new facility within an area for regeneration, with good access to public transport and in close proximity to homes and workplaces.

9.1.2 The site is allocated within the Barking Town Centre Area Action Plan (AAP) as site BTCSSA1: London Road / North Street. The AAP sets out a site specific policy allocation for the delivery of a mixed use development at the London Road Site to provide:

- A large food / non-food store of circa 4,500 sq m, together with a number of individual retail units;
- Up to 200 new homes;
- A Skills Centre for young people and adults;
- A 310-space car park;
- Market Square to accommodate stalls relocated because of East London Transit (ELT);
- Extension to the existing Methodist Church

9.1.3 The Skills Centre represents the first phase of a two phase Masterplan for the London Road / North Street Site. The second phase of development of this site will enhance the town centre by providing an edge to the Market Square, a large footprint foodstore as well as smaller commercial units on the periphery to activate all frontages of the site. Above the foodstore will be residential units to

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

ensure that the area is active and of a scale suitable to the town centre location. Although the boundary of the Masterplan, as adopted in 2007, has changed, the objectives and principles set out in the Masterplan form a key reference point for the redevelopment of the site.

9.1.4 Turning to policies contained within the Unitary Development Plan and emerging Local Development Framework. Policy C11 states that new education facilities will normally be approved provided where:

- There is an identified need;
- The proposal will have no significant adverse effect on nearby residential occupiers;
- The proposal meets the Council's car parking standards and does not result in any adverse highway consequences;
- New developments and conversions provide a high standard of design and landscape works; and
- The proposal complies with the access requirements set out in Policy C15.

The Skills Centre complies with these criteria and its impact on nearby residential occupiers will be discussed later in this report in paragraph 9.3. Policy CC3 of the Submission Core Strategy states that support will be given to proposals and activities that protect, retain or enhance existing community facilities, or lead to the provision of additional community facilities. The proposed Skills Centre is to be located within a highly accessible, town centre location and so is in accordance with the criteria outlined in this policy. Not only will the scheme provide high quality learning space, it will also improve the existing Church facilities in accordance with Policy C2 of the UDP and planning Advice Note No. 4 Religious Meeting Places, which identifies the Town Centre as a preferred location for places of worship.

9.1.5 The scheme also includes an element of retail and food and drink uses as part of the church and education functions. This is considered appropriate in this Town Centre location and will make the improved Market Square a destination for shoppers. The Church, in particular, will be able to improve its current community based activities.

9.2 Siting, Design, Height, & Massing

9.2.1 The town centre location has benefits for this large scale educational use; in terms of accessibility with its very good transport links, and with regard to its location near supporting uses such as the library. There is also the proximity to local shops and businesses which will benefit from the presence of the students and faculty. The location is considered both acceptable and beneficial to the continued health of Barking Town Centre. Throughout development of the Masterplan, the site to the west has always been earmarked for mixed use development and residential units as well as the potential for a large footprint retail unit, and the scheme does not prejudice this approach. The location of the site provides opportunities to extend the Church, screen the residential courtyard to the east and in the shorter term allows for the improvement of the

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

existing flank of McDonalds and the screening of the unsightly plant to the rear, with a longer term aim of introducing a new active frontage for this unit facing into the square.

9.2.2 The design and massing of the proposed development was amended following pre application discussions. The proposal was reduced in height by one storey on one part of the building and approximately 0.5m elsewhere and the upper floors have been stepped back by 1.5m to reduce the visual impact of the development and give it a more interesting design. This represents a significant improvement to the massing and yet still retains the accommodation required to make the Centre work as an educational establishment. In Town Centre terms the proposal at 6 storeys is not unduly high, although it is higher than the immediately surrounding buildings. In context however the lower element is the same height as the magistrates court whilst the higher element is approximately of similar height to the clock tower on the court building. It therefore is comparable in scale to the surrounding civic buildings, but substantially lower than the Bath House and Learning Centre. It is considered therefore that in terms of design and massing the building is an appropriate size for the current location and that the original concerns have been overcome.

9.2.3 The building provides the enclosure to two sides of the Market Square and provides a focal point at the junction of the two elements to the building. The entrance to the Skills Centre is accessed from the Market Square. Splaying between the two principal elevations the glass used in the entrance door continues vertically creating a slot between the two facades and is clearly signalled from East Street and Town Square. The ground and first floor of the building provide accommodation for facilities which require interaction between students and the public.

9.2.4 Along the perimeter of the square at ground level entrances are located for the café restaurant (The Bistro), Hair and Beauty Salon and community facilities for the Church. The double height glass frontage and setting back the first floor levels provide visual connections between floors to the square. Sliding / folding doors enable the café facilities at ground level to extend into the South / Southwest facing square. The Skills Centre reception is a large double height space providing an enrolment area which is overlooked by connecting administrative offices. As the Skills Centre is spread over seven floors staircases and strategically located voids are used to connect the building vertically. Although lifts are provided for ease of movement, access and goods, the use of stairs is emphasised through the architectural design of the stair and the use of natural light. The second to fifth levels are for sole use of The Skills Centre providing a range of educational vocational spaces. For the most part the plan utilises a single loaded corridor which wraps around the square, widening at the intersection of the two wings adjacent to where the lift and WC cores are located. Two principal stairs which also provide the means of escape are located at the ends of the circulation routes and provide long and short views over the square.

9.2.5 The Skills Centre has been designed to give a visual presence from East

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

Street, and have an appropriate scale fronting the New Market Square. The building will define a clear route through the site from East Street to London Road, whilst also being mindful of its context and the retained buildings along East Street. The Market Square will continue a series of connected public open spaces from Town Square, East Street, the Market Square linking London Road and the adjacent multi-storey car park.

9.2.6 New church accommodation brings the building closer to the street, providing greater presence and reinforcing the London Road street edge. The rear extension addressing the Market Square gives the Church much needed community facilities and the opportunity to open out to the public space by way of a new entrance and active frontage. It is considered that this entrance may become primary for the church.

9.2.7 The applicants recognise that the predominant material found in the Town centre is brick. This coupled with the brick elevations of the church means that brick will feature in the proposed elevations. The palette of colours has yet to be determined and will be conditioned should consent be granted. Whilst the building presents a public face to the market square, East Street and London Road, consideration should also be given to the more hidden elevation facing the flats. Here the fenestration is more linear and represents the layout of the classes within the building. The building forms the base of a triangle and due to the angles there will be very little direct overlooking. Directly behind this flank are the main service points for the building and also access for the cycle storage areas. This gives opportunities for increased surveillance over common areas and improved lighting and security for the rear of the flat units, without compromising basic privacy issues.

9.2.8 A heritage statement has been submitted that assesses the visual impact of the development on the architectural and historic heritage of the town centre. Part of the site is within the Barking Town Centre Conservation Area (the south western landscaped area). Adjacent to the site are statutory listed and locally listed buildings; Barking Magistrates Court, which faces the site across East Street is listed Grade II; The majority of the buildings to the western part of East Street are locally listed; and the Methodist Church in London Road which is included in the application site and to which the proposed new building adjoins. The proposals will affect the setting of these buildings. The Grade II* listed Curfew Tower, Grade 1 listed St Margaret's Church and Grade II listed and Scheduled Ancient Monument (SAM) ruins of Barking Abbey are nearby. LBBD have identified main views in which these historically and architecturally significant places and the qualities of the Conservation area can be appreciated.

9.2.9 The conclusions reached in the report are that the proposed building can significantly enhance the townscape of the conservation area and will have no detrimental effect on the most historic buildings. In relation to the Magistrates Court the consolidation of a new urban space facing this building, in combination with the high quality of design shown in the proposals will enhance the setting of this building. The proposals will therefore preserve and enhance the character and appearance of the Conservation Area and the setting of

nearby listed buildings and are in accordance with the PPG15 and the local and regional policies in this respect. There is no doubt that this building will dominate the market square and be visible from locations outside the immediate area, but it is not considered to prejudice the historic setting of the town centre.

9.3 Overshadowing

9.3.1 The building massing has been slightly amended following pre application discussions in an effort to overcome any potential impacts on adjacent residential premises on London Road and East Street. No responses have been received as a result of consultation with these residents, however the applicants have submitted a full daylight and sunlight assessment based upon the Building Research Establishment (BRE) guidelines '*Site Layout Planning for Daylight and Sunlight*', which provides the criteria and methodology for calculation in connection with daylight and sunlight and is the standard used by the Local Planning Authority in assessing planning applications.

9.3.2 The report commissioned by the applicant's agents identified 4 groups of residential premises which had the potential to be affected by the development.

- 21-29 (Odd) London Road
- 26-34 (Even) London Road
- 41-47 (Odd) East Street
- 1-5 London Road

Each of these premises was modelled and the impact of the building assessed. The conclusion of the report found that the neighbouring properties have an unusually high level of daylight and sunlight amenity across a relatively undeveloped site in the existing situation. That is to say that the presence of the Market Square to the rear means that they enjoy a higher level of light to the rear windows than is normal in an urban town centre location. There are therefore, localised daylight issues as a consequence of redeveloping the site for the Skill Centre at the height proposed, but this is consistent with an urban location. Those issues are limited to numbers 25-29 (odd) London Road and flats 43A and 43B East Street. In relation to the London Road properties, whilst there are some localised breaches of BRE guidance, in all cases, the retained levels of daylight and sunlight for those habitable rooms which are material for consideration will be very good and in the main substantially exceed BRE and British Standard guidance. Given this, these properties could be defined as BRE compliant despite some small infringements. In relation to the flats at 43 A and B East Street to the south of the site, again these flats have enjoyed an unusually open aspect for a town centre site despite but they have some relatively poorly lit windows and rooms by virtue of their existing design (including the provision of external fire escapes over the windows and extensions to the premises) which have already compromised some of the light received. Three of the windows already breach the BRE guidance and are slightly reduced by the proposed development.

9.3.3 The building will be very visible from the rear of these residential premises and will be very different from the open aspect presently enjoyed. However Members are reminded that there is no right to a view under planning legislation

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

and the report above confirms that there is little impact to the light received to the flats. However this must be tempered with the fact that the flats at present receive a greater degree of light than normal so the impact to the residents may seem greater. On balance however it is considered that it has been demonstrated that light loss is not of sufficient magnitude to warrant refusal of the application. This stance is balanced by the benefits that this development may bring in respect of access and security.

9.4 Sustainability & Energy Matters

9.4.1 The development is within the 'Barking Town Centre Energy Action Area' this stipulates that the building shall achieve a 32% CO₂ saving over a building designed to be compliant with the CO₂ emission limitation imposed by approved document L2A of the Building Regulations. This is achieved with 22% being met by connection to the Community Heating network and 10% from on-site renewable technologies generating electricity. The report submitted with the application states that the Heat Main will provide a reduction of 28.4% which, in itself, is only 3.6% short of the 32% target. The Community Heating Network is, as yet, unavailable for schemes to take advantage of the CO₂ saving benefits and as a consequence high efficiency gas fired boilers, with an efficiency of 97%, are to be installed as a temporary measure. The boilers provide the heating source to the various spaces within the building via underfloor heating, convectors and all air systems appropriate to the space in question. It would seem that the additional 10% from on-site renewable technologies will not be forthcoming as the competing pressures for roof space for plant and education purposes has resulted in the removal of the proposed photo voltaic installation. As such whilst the scheme exceeds the current London Plan requirement of 20%, it does not meet the Action Area targets. A S106 clause and condition have been agreed stating that the development will need to ensure there is connection to the Community Heat Network in order to achieve the 10% target. If this cannot be achieved there is a financial penalty calculated to be the cost of installing a PV array capable of meeting the 10% requirement.

9.4.2 As a major development Policy BR1 states that proposed development should seek a Building Research Establishment's Environmental Assessment Method (BREEAM) Very Good to Excellent rating. The applicants are cognisant of the fact that they have not achieved the required level of CO₂ reduction and, as a result, have opted for a BREEAM Excellent rating. In the circumstances this is considered acceptable.

9.4.3 The applicants state that the building will reduce energy consumption incorporating a high performance building envelope which provides savings both in terms of heating and solar shading, as well as limiting the services within the building, and ventilating only those areas which are likely to overheat if natural ventilation is used solely. The design of the building maximises its use of natural lighting in communal and circulation areas and classroom spaces throughout the year. Artificial lighting will employ highly efficient lamps to minimise power usage, which is a key factor in energy usage. Artificial and automatic lighting control will be designed to minimise energy usage. On areas

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

not being used as terrace space, or with mechanical plant units, a brown or green roof could be included. This will allow habitats for wildlife, and can help towards achieving BREEAM 'Excellent'.

9.5 Transport Matters

9.5.1 The proposal's town centre location means that it can be a car free development as supported by national, regional and local planning policy.

9.5.2 Planning Policy Statement 1 states that new development should be located where users can access the building by public transport and reduce the need to travel by car, whilst Planning Policy Guidance 13 identifies key objectives for the integration of planning and transport by promoting more sustainable transport choices for people; giving accessibility to jobs, shopping, leisure facilities and other services by public transport, walking and cycling; and reducing the need to travel, especially by car. These policies are echoed in the London Plan. At a local policy level the development proposal accords with UDP Policy and in particular Policy BR10 regarding Sustainable Transport and Policy BR11 regarding Walking and Cycling. Policy BR10 specifically aims to reduce the need to travel and encourage modal shift away from the private car. The policy supports development locations that are easily accessed by public transport. The town centre location for the Skills Centre, with excellent access to public transport services also accords with this policy. Policy BR11 aims to improve and protect conditions for cyclists and pedestrians, including those with mobility impairment. It states that new development should provide safe, secure, convenient and direct access for pedestrians and cyclists. It stresses that sufficient, convenient and secure cycle parking should be provided and that showers and changing facilities should be provided where appropriate. The Skills Centre will provide safe and secure cycle parking as well as shower and changing facilities and therefore directly accords with this policy.

9.5.3 Again these policies are reflected in the Local Implementation Plan (LIP) which sets out transport policies and proposals which will implement the Mayor's Transport Strategy at the Borough level. Its time span is from 2006 to 2011 and for the most part, it supersedes the UDP in terms of transport policies and issues. Policy P3 states :

"Land use, design and location of development and transport need to be planned and implemented in an integrated way to reduce the need to travel, and to ensure development/ land uses are served by transport networks that are fit for purpose, of appropriate capacity and sustainable (and include the needs of the community and the environment)"

The Skills Centre proposal adheres to the guidance and policies set out in the LIP in that it will offer a much needed facility to the local and potentially wider community and is very well connected to existing public transport services.

9.5.4 The application site benefits from a Public Transport Accessibility Level (PTAL) of 6a, which is the second highest possible. This means that the existing public transport services operating nearby are 'excellent'. They are also set to improve by the proposed East London Transit route, which is currently

under construction.

9.5.5 In accordance with the key policy guidelines set out above the proposed development will provide zero parking spaces. No drop-off facilities will be provided as part of the proposed development as it is considered that there are sufficient locations for drop-off within the vicinity of the site and the use of the car to travel to the site is not encouraged. The provision of zero parking is entirely justified given the site's excellent PTAL (6a) – which is associated with its location adjacent to the major public transport corridor on London and its proximity to Barking station, which is 350m away. Furthermore, the site's PTAL will improve further in the future with the introduction of East London Transit services which will increase the frequency and quality of public transport services operating within Barking town centre. It is considered that this approach is entirely consistent with the principles laid out in Planning Policy Statement 1 and Planning Policy Guidance 13 (Transport) which seeks that new development should reduce car journeys. It complies with Policy 3c.24 of the London Plan in respect of Town Centre parking. Policy BR9 of the emerging Local Development Framework states that the Council welcomes car free development in Barking Town Centre.

9.5.6 Users will be able to take advantage of the Streetcar car club that was opened in Barking Town Centre during July 2009. The car club currently consists of four vehicles. These cars are located at Axe Street, Abbey Road, Salisbury Avenue and St. Erkenwald Road. The car club will give staff and students of the Skills Centre access to a car at all times without the costs and burdens associated with car ownership. The Streetcar process has been designed to provide simplicity and little administration. The applicants will be required to submit a Green Travel plan outlining how the applicant will encourage staff and visitors to the site to use forms of transport other than the private car.

9.5.7 Although the proposed Skills Centre has been designed to be fully accessible to disabled users, no specific parking provision will be made within the site for disabled users. Disabled people travelling to the site by car will be able to use the designated disabled driver and passenger parking bays located within the London Road car park opposite the site. Disabled driver and passenger bays are located on the ground floor of the multi storey car park and are close to the main pedestrian entrance to the car park opposite the site. This car park is connected to the Skills Centre site by a signalised pedestrian crossing which is located across London Road, directly adjacent to the site. It has also been negotiated that some of the car parking spaces retained in the short term at the existing surface level car park adjacent to the site will be converted to disabled driver and passenger bays.

9.5.8 Secure cycle parking will be provided within the site in accordance with the standards set by Transport for London, adopted by the Borough. This document states that cycle parking for Non- Residential Institutions (D1) should be provided as follows:

- 1 space per 10 staff

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

- 1 space per 10 students

In accordance with these standards, a total of 4 spaces will be provided for the proposed 35-40 staff and 43 spaces for up to 428 students. These spaces will be provided both at ground level with 24 located on site and 20 located in the LBBB owned multi storey car park off London Road directly opposite the Skills Centre. Those on site will be covered and accessed from the service road to the north west of the building. Showers will be provided within the Skills Centre to encourage trips to be made by bicycle, internal alterations have secured an internal door provide a direct access from the bike store to the building. This means that cyclists will have direct access into the building. Cycle parking space is limited and that requires the provision of the required additional spaces in the multi storey car park opposite. Cycle parking already exists on the ground floor of the car park but is substantially underutilised (a mid week site visit revealed only 2 bikes parked). It is understood that these have been recently upgraded and use is beginning to increase. Given that this is a shared facility the full 47 spaces required cannot be guaranteed, but the level is still considered to be acceptable.

9.5.9 A full and detailed review of servicing and delivery options for the Skills Centre has been undertaken by the applicants. Five options were reviewed including the potential to service the Skills Centre from the rear, via London Road, and from the front, via East Street. However the preferred option is to service the Skills Centre from East Street via the new public square that is to be created during the next phase of the London Road Masterplan (and is already in place albeit with temporary landscaping). There is significantly less constraint in terms of space on East Street compared to other servicing options - particularly the access between Barking Methodist Church and 29 London Road. Service vehicles would be managed to arrive and depart outside of peak shopping times and to avoid periods of activity at the public square, e.g. the Barking Market. Deliveries to the Skills Centre will therefore be made outside of peak times. It should also be noted that the existing commercial premises fronting on to East Street are also serviced from East Street and, on this basis, the preferred option would represent no change from the existing situation. Should the application be approved it is proposed to impose a condition requiring a service management strategy to be submitted and approved (see suggested condition 12).

9.5.10 It is proposed to collect refuse generated by the Skills Centre in that same way that it is currently collected from the existing church on London Road, i.e. from the rear of the Skills Centre via the service road between Barking Methodist Church and 29 London Road. This arrangement is similar to that which currently exists to service the residential units above the shops and transport and waste services have been consulted and have no objections. In order for this to work successfully a strategy must be implemented to avoid casual, unauthorised parking in this area which restricts the turning head. This turning head is not within the application site and is often parked up in areas off the main access. The land is, however, within local authority ownership and can be secured or gated, if required. A condition has been placed requiring further

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

information to specify the measures to prevent unauthorized use of this area.

9.5.11 In conclusion, the application site benefits from a high level of public transport accessibility and will encourage travel by walking, cycling and public transport in accordance with measures set out in a Travel Plan. It should not give rise to an unacceptable impact on the surrounding highway network. Should users decide to travel by car the site is well situated in respect of the nearby multi storey car park in London Road, which is available for both long and short term use.

9.6 Conservation Areas, Listed Buildings & Archaeology

9.6.1 The impact of the development on the setting of the town centre and the effect on the conservation area and the nearby historic buildings has been dealt with previously in this report in paragraph 9.2.8, with the conclusion that no harm is perceived as a result of this development.

9.6.2 Planning Policy Guidance Note 16 (PPG16): Archaeology and Planning (1990) sets out guidance on how archaeological remains should be preserved or recorded, and includes the weight to be given to them in planning decisions. The Draft PPS15 is intended to replace both PPG15 and PPG16. This document seeks to protect heritage assets, which include those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. Draft PPS15 is the subject of public consultation at present and accordingly only limited weight can properly be given to it. Policy DE36 of the UDP also states that where any development is proposed on sites of archaeological significance, the Council will seek to ensure that an early evaluation is carried out and that preservation in situ is given first consideration. If, however, preservation in situ is not possible and the nature of the remains does not warrant a planning refusal, the Council will require adequate time, funding and resources to be provided to enable archaeological investigations to take place during the process of development. The most important archaeological remains and their settings are to be preserved in situ, in accordance with Policy DE37.

9.6.3 A desk-based archaeological assessment has been undertaken and accompanies this planning application. This indicates varying degrees of archaeological potential within the site with the highest potential in the undeveloped part of the site to the south. It is recommended that archaeological monitoring may be undertaken of trial trenches and a scope of work will be agreed and carried out in accordance with a Written Scheme of Investigation to be addressed by planning condition. This approach has been confirmed as acceptable with English Heritage and the applicants have agreed the proposed condition (see suggested condition 7).

9.7 Noise

9.7.1 LBBD's Environmental Health officers have requested that limitation be placed on the hours of construction to prevent undue loss of amenity to nearby

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

residential occupiers. This can be done by the imposition of limiting conditions should consent be granted. Given the particularly sensitive position of the building it is proposed that the hours of work be limited to restricting all weekend work and 8.00 am to 6.00 pm weekdays for work audible from the nearby flats. .

9.7.2 Concerns were also raised by LBBD's Environmental Health Officers regarding noise levels within the caretaker's flat and consequently a further condition has been agreed to ensure that noise levels within the unit are kept to acceptable levels.

9.7.3 It is also considered expedient to limit the hours of use of the Skills Centre and Church. Although most of the public areas of both elements face into the market square there is still the potential for noise at unsocial hours. This could be particularly relevant as the church has a new hall at first floor level and this could be hired out for private functions. A 12.00 midnight restriction has been agreed and will be confirmed by condition.

9.8 Biodiversity / Land Contamination

9.8.1 Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation (2005) sets out national planning policies on conserving and enhancing biodiversity. It includes the broad aim that planning, construction, development and regeneration should have minimal impacts on biodiversity and enhance it wherever possible. Policy 3D.14 of the London Plan refers to biodiversity and nature conservation and states that the planning of new development should have regard to nature conservation and biodiversity, and that opportunities should be taken to achieve positive gains for conservation through the form and design of development. Policy CR2 of the Submission Core Strategy states that the Council will seek to preserve and enhance the borough's natural environment, including all sites of ecological or geological value and all protected or priority species.

9.8.2 The ecology report commissioned as part of the application states that the site has limited ecological value at present, but has some potential to support both bats and birds. It does however qualify this with the proviso that nesting birds may well not use the site due to the disturbance from the market and limited foraging nearby. A bat survey is to be undertaken to see if there are any bats at present roosting in the existing church building.

9.8.3 As part of the application a full contamination report was undertaken and submitted as part of the planning application. This identified the pathways for possible contaminants to be

- direct or indirect ingestion
- dermal contact
- inhalation
- leaching and migration of contaminants via groundwater
- migration of mobile contaminants through permeable soils
- uptake by plants.

Four samples from the made ground and one from the natural ground were

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

analysed for their concentrations of a range of commonly occurring contaminants based on the contaminated land exposure assessment model (CLEA), including speciated polycyclic aromatic hydrocarbons (PAH). One of these samples of made ground had leachate derived from it which was subsequently analysed for the same suite of chemical determinants. Three samples from the made ground were screened for the presence of asbestos. Two samples from the made ground were analysed for total petroleum hydrocarbons (TPH) using the basic carbon banding method. Two samples from the made ground from exploratory hole positions in the vicinity of the neighbouring electricity substations were analysed for polychlorinated biphenyls (PCB). The results of these were analysed in accordance with recognised guidance.

9.8.4 The conclusion reached is that there is no risk from contamination to workers at the site during construction or to the end users of the building in the long term. There is also no risk of contamination to the water table. It is noted that there may be wind blown dust from soil attached to vehicles during construction and suggest that precautions are taken to alleviate this. This would also be of concern with the nearby residential properties. A planning condition to control this will be required, if consent is granted.

9.9 Landscaping and External Works to Market Square

9.9.1 Future phases planned for the immediate and wider site have meant the landscape proposals accompanying the Skills Centre are limited to meet the operational needs of the project. Much of the wider landscaping issues will form part of the phase two development identified in the Masterplan. The extent of works proposed with this phase 1 application are:

- Works to provide level access at entrance thresholds and terrace areas
- A paved / setts zone for entrance / terraced areas and to provide sufficient hardstanding for delivery / maintenance vehicles
- Relocation of the electrical substation
- Making good of areas affected by incoming services / service diversions / drainage
- An enclosing fence / gate between McDonalds and The Skills Centre
- Surface drainage design
- External lighting to meet BREEAM targeted credits
- CCTV
- Cycle parking / storage
- Access requirements to Part M of the Building Regulations and Disability Discrimination Act.

9.9.2 The red line boundary has taken into account the aspirations of the wider Masterplan, and the development will not prejudice simultaneous development on the adjacent site. As stated above the landscape treatment has been designed to tie in with the future Masterplan proposals, and it is envisaged that the final landscaping of the Market Square will be completed following construction of the adjacent mixed use development.

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

9.9.3 In the period between completion of the two phases of the London Road Masterplan, the works to the Skills Centre will include a limited landscape proposal which retains as much of the features of the recent Temporary Market Square development as possible. This will include making good any damage caused to the existing Temporary Market Square by the construction process, ground treatments including concrete paviers and tarmac, street furniture and planting along the flank wall of McDonalds.

9.10 Section 106 Requirements

9.10.1 The Planning Obligations Community Benefit Strategy (March 2008) sets out the approach of the LTGDC to securing planning obligations towards infrastructure in the London Thames Gateway area. Whilst there is a set tariff for residential schemes, for non-residential developments such as this proposal, there is no standard charge and the LTGDC will negotiate planning obligations on a case by case basis. The following Heads of Terms have been agreed by the applicants and are to be included in the S106 agreement:

- Compliance with an Energy Scheme to be agreed;
- Green Travel Plan, outlining a package of measures developed to manage the traffic, transport and environmental impacts of the proposed development;
- Local Labour for construction and operation phases;
- Local goods and services clause; and
- Renewal of footways fronting or surrounding the development site required due to the damage of the footway and adjacent public square during the course of construction works.

10. CONCLUSION AND REASONS FOR APPROVAL

10.1 The applicant has demonstrated that the proposed development is in accordance with both development plan policy, good practice guidance, adopted and emerging policy and the current approved Masterplan. These policies are supportive of the mixed-use redevelopment of the site and the proposed education and community uses are compliant with the site specific allocation set out in the Local Development Framework. The proposals will therefore deliver community uses to meet the Local Planning Authority's policy objectives and provide an exemplar education and training facility in the Town Centre. With regard to the extension to the church the alterations and extension of the existing Methodist Church will significantly enhance the community space and facilities provided and visually improve the building with regard to its locally listed status.

10.2 The proposals have been designed to ensure that the building will not have an unacceptable impact on the amenity of surrounding residential properties in terms of sunlight and daylight, overlooking, lighting or noise. In scale it is considered appropriate to the Town Centre location and will not prejudice the nearby conservation area and listed buildings. The negotiated reductions in

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

height have improved the setting of the building and its relationship with existing structures nearby. It is designed to provide a highly sustainable building that will minimise energy, water and waste demands to deliver significant reductions in carbon emissions; and is designed to potentially achieve BREEAM “Excellent” rating, achieving policy targets on sustainability and renewable energy.

10.3 The application site benefits from a high level of public transport accessibility and is an appropriate location for high density development. The proposals will encourage travel by walking, cycling and public transport in accordance with measures set out in a Travel Plan and will not give rise to an unacceptable impact on the surrounding highway network. Should users decide to travel by car the site is well situated in respect of the nearby multi storey car park in London Road.

10.4 The proposals will create a significant number of new local employment opportunities within Barking Town Centre.

11. RECOMMENDATION

11.1 It is therefore recommended that the application be delegated to the Director of Planning to approve subject to:

- Conditions as detailed in section 12, including any minor modifications to their final wording; and
- The negotiation and completion of a S106 legal agreement based on the heads of terms detailed in section 10.1.

12. CONDITIONS AND REASONS

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by S.51 of the Planning and Compulsory Purchase Act 2004)

2. The development hereby approved shall only be undertaken in accordance with the following documents, unless otherwise agreed in writing by the Local Planning Authority:

- Relevant Drawing numbers to be inserted;
- Relevant documents to be inserted.

Reason: The development is acceptable on the basis of the particulars contained within the application and this condition seeks to ensure the development is undertaken in strict accordance with those details as approved.

3. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

approval:

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To prevent pollution of the water environment and in order to quantify any hazards already existing on the site in accordance with Policy G28 of the Unitary Development Plan

4. Prior to the commencement of development a landscaping scheme and management plan, including details of any green/brown roofs, long-term design objectives, management responsibilities, maintenance schedules and regimes shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason: To provide an appropriate level of landscaping and open space to the site and to encourage wildlife and nature conservation in accordance with Policies BR3 and BP5 of the Borough Wide Development Policies Pre Submission Report (2008).

5. No development shall commence until a scheme of hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the areas to be hard landscaped and the details and maintenance arrangements of that hard landscaping. The scheme as approved shall be carried out prior to the occupation of the development and thereafter permanently retained.

Reason: To ensure the development is satisfactorily landscaped in order to improve the visual appearance of the area in accordance with Policy BP11 of the Borough Wide Development Policies Pre Submission Report (2008).

6. Prior to commencement of the relevant phase of development (phase 1 being the main skills centre building and phase 2 being the extension to the church on London Road) details/samples of all facing materials, including windows to be used in the development shall be submitted to and approved in writing by the Local Planning Authority and no facing materials shall be used except those so approved.

Reason: To safeguard the appearance of the development in accordance with Policy BP11 of the Borough Wide Development Policies Pre Submission Report (2008).

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: Significant archaeological remains may survive on the site. The planning Authority wishes to secure the provision of archaeological investigation and subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16

8. The development shall not be commenced until details of all boundary fences, walls, railings and gates have been submitted to and approved by the Local Planning Authority and no part of the development shall be occupied until the approved fences and walls for that part have been provided. The approved fences and walls shall be retained unless the Local Planning Authority gives prior written approval to their removal.

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

Reason: To ensure the satisfactory means of enclosure for the proposed development in the interests of the visual amenity of the area and to accord with Policy BP11 of the Borough Wide Development Policies Pre Submission Report (2008).

9. No development shall commence until a scheme showing the proposed details of the external lighting scheme, including any lighting of the buildings, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the appearance of the development and in the interests of crime prevention and to accord with Policies BP11 and BC7 of the Borough Wide Development Policies Pre Submission Report (2008).

10. No development shall commence until a security management scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of how the development meets the requirements of "Secured by Design" and shall provide details of security management measures including location of CCTV, and concierge services, door entry systems and car park security. The development shall be carried out in accordance with the approved scheme.

Reason: In order to provide a safe and secure development in accordance with Policy BC7 of the Borough Wide Development Policies Pre Submission Report (2008).

11. No development shall commence until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. This shall incorporate details of construction traffic management, detail the use of efficient construction materials and methods to minimise waste, to encourage reuse, recovery and recycling, sourcing of materials, locations and means of storage of materials within the site, craneage and scaffolding height, and timing of noisy operations. Once approved these plans shall be adhered to throughout the construction period of the development.

Reason: In the interests of ensuring sustainable construction practices in accordance with Policy 2A.1 of the London Plan (2008) and Policy BR15 and of the Borough Wide Development Policies Pre Submission Report (2008).

12. Prior to occupation of the development a Delivery Service Plan (DSP) detailing the management of commercial deliveries to improve the safety, reliability of deliveries and reduce congestion and minimise environmental impact shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an effective management of delivery vehicles in accordance

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

with Policy 3C.25 of the London Plan (2008).

13. No development shall commence until an Environmental Code has been submitted to and approved in writing by the Local Planning Authority, in respect of such matters as are likely to cause nuisance to adjoining occupiers. Details should include any demolition, ground works (including decontamination), construction and access to the site, hours of operation, noise, dust, smoke, road cleaning, odour control, wheel washing and any other matters relevant to this particular site. The approved Environmental Code shall be adhered to for the duration of the construction works.

Reason: To ensure that the construction phases do not prejudice the amenity of neighbouring occupiers and to accord with Policies BR15 and BP8 of the Borough Wide Development Policies Pre Submission Report (2008).

14. Prior to commencement of the development an energy assessment shall be submitted containing the details and mechanisms for the use of renewable energy. The scheme shall ensure that there is

- Connection to the London Thames Gateway Heat Main
- A Display Energy Certificate with a minimum rating of B
- An initial BREEAM 'Very Good' rating. Should connection to the Heat main become available and is economically viable then the developer will be required to conduct a BREEAM Post Construction Review to achieve a BREEAM Excellent' rating'

After RIBA Stage E the energy assessment is resubmitted to the Local Planning Authority to ensure that the detailed design satisfies the planning policy requirements. This scheme shall then be installed and thereafter retained unless otherwise agree, in writing, by the Local Planning Authority

Reason: In order to ensure compliance with the submitted energy strategy in accordance with Policies 4A.6 and 4A.7 of the London Plan (2008) and Policy BR2 of the Borough Wide Development Policies Pre Submission Report (2008).

15. Should the development fail to achieve any of the requirements of condition 14 above the building shall be retrofitted with electricity generating renewables capable of achieving a 10% reduction in carbon emissions or pay a financial penalty to the London Borough of Barking & Dagenham calculated to be the cost of installing a PV array capable of meeting the 10% requirement.

Reason: to accord with Policies 4A.6 and 4A.7 of the London Plan (2008) and Policy BR2 of the Borough Wide Development Policies Pre Submission Report (2008).

16. No development shall commence until a detailed access statement has been submitted to and approved in writing by the Local Planning Authority and the development must be carried out in accordance with the approved details. The statement shall include:

(a) details of means of access and egress of buildings, including details of entry

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

systems;

(b) directional way-finding systems (signage);

(c) locations of and details of the lifts and forecourts to the lifts, including their sizes and specifications, 'calling options', height of buttons; details of the maintenance and 'rapid repair' scheme; details of ramps and alternative routes in cases of breakdown and appropriate directional signage;

(d) details and specification of the accessible toilets and disabled changing facilities;

(e) details of colour and contrast of fixtures and fittings, and colour and contrast of signage.

The approved scheme must be implemented prior to occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure safe and convenient access and to ensure that accessible housing is provided in accordance with Policies 3A.4 and 4B.5 of the London Plan (2008) and Policy BC2 of the Borough Wide Development Policies Pre Submission Report (2008).

17 No development shall commence until full details of access control and secure storage measures for the cycle parking has been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided prior to the occupation of the development, and shall be retained thereafter, and used for no other purpose.

Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with Policies 3C.3 and 3C.22 of the London Plan (2008) and Policy BR10 of the Borough Wide Development Policies Pre Submission Report (2008).

18. The development shall not commence until a Habitat Management Plan for the site identifying appropriate roosting sites for bats and nesting boxes for birds have been submitted to and approved in writing by the Local Planning Authority. The submitted Habitat Management Plan shall also identify feeding and watering opportunities for birds, how adverse impact on existing habitat is limited during the construction phase of the development and the maintenance of habitats during the operation phase of the development.

Reason: In the interests of biodiversity and in accordance with policy BR3 of the Local Development Framework Borough Wide Policies.

19. Prior to the occupation of the building a Servicing Management Strategy shall be submitted to and approved by the Local Planning Authority, which shall specify the measures taken to prevent unauthorised use of the service yard to

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

rear.

Reason: To allow clear access for refuse and other service vehicles and maintain a clear access for emergency vehicles.

20. That the dwelling included as part of the overall scheme shall be insulated against noise generated from the internal uses of the remaining part of the scheme before the dwelling is occupied. A scheme providing such insulation shall be submitted to and approved in writing by the Local Planning Authority before any building work commences on the site. The insulation provided shall ensure that the correct noise level within the residential unit does not exceed:

- 30-35dB L_{Aeq} for living rooms
- 30dB L_{Aeq} for bedrooms (23.00 hours – 07.00 hours)
- 45dB L_{Amax} for individual noise events in bedrooms (23.00 hours – 07.00 hours)

Levels contained within BS 8233:1999. Sound insulation and noise reduction for buildings – Code of Practice.

Reason: To ensure that the proposed dwelling is adequately protected from noise sources associated with the remaining part of the scheme.

21. All mechanical plant, machinery/equipment used in conjunction with the use hereby approved shall be so insulated against noise and vibration leaking into the locality. A scheme providing such insulation details shall be submitted to and approved in writing by the Local Planning Authority before any building work commences on the site. The insulation provided shall ensure that the correct noise level from the plant at the nearest noise sensitive boundary does not exceed:

- The current LA90 – 10dB as expressed as L_{Aeq}

And that any vibration from the ducting is not transferred into the neighbouring/adjourning dwellings.

Reason: To ensure that any noise from the proposed mechanical plant does not prejudice the local amenity/noise and vibration sensitive receptors.
Construction hours

22. No external construction works, deliveries, external running of plant and equipment or internal works audible outside the site boundary shall take place on the site other than between the hours of 0800 to 1800 on Monday to Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with Policy G.36 of the Unitary Development Plan.

Meeting: 10 December 2009
Agenda Item: 4
Report No: LTGDC/09/PC55

23. The new church accommodation comprising the café and meeting rooms on the ground floor and the hall and meeting rooms on the first floor shall not be used between 12.00 midnight and 07.00 am.

Reason to protect the amenities of nearby residential occupiers.

INFORMATIVES

1. Discussions should take place between the building management team and the church and the Fire Brigade to agree how the brigade can access the building during call outs without having to damage the fabric of the building.
2. With regard to condition 19 it appears that the existing adjacent service yard is used informally for parking. The servicing management strategy should therefore include ways to prevent this in the future.
3. With regard to condition 14 please refer also to the S106 legal agreement for this site as there are additional requirements regarding the energy strategy.

CASE OFFICER: Amanda Peck

Appendix 1: Site Location Plan

Appendix 2: Proposed Site Layout Plan

Appendix 3: Proposed Elevations