

[REDACTED]

From: [REDACTED]
Sent: 15 November 2013 16:04
To: [REDACTED]
Subject: The Forge, Dacfe Road

Dear [REDACTED]

I will be looking at this proposal next week and will contact you to discuss following that.

Regards,

[REDACTED]

[REDACTED]

Senior Planning Development Manager
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]

[REDACTED]

Web: www.londonlegacy.co.uk

We have a new website. To find out more on the future Queen Elizabeth Olympic Park – Opening from July 2013 – visit: www.noordinarypark.co.uk

[REDACTED]

From: [REDACTED]
Sent: 21 November 2013 17:47
To: [REDACTED]
Subject: RE: The Forge, Dacfe Road

[REDACTED] apologies for the delay. I haven't got to it yet. Do you want to suggest a date to meet on site some time towards the end of next week?

Regards,
[REDACTED]

From: [REDACTED]
Sent: 21 November 2013 12:23
To: [REDACTED]
Subject: Re: The Forge, Dacfe Road

Dear [REDACTED]

Have you had a chance to look at this application yet ?
Sorry to bug you but my clients are very keen to set up a meeting to discuss this project so I have to ask !

Kind regards,

[REDACTED]

On 15 Nov 2013, at 16:04, [REDACTED] wrote:

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I will be looking at this proposal next week and will contact you to discuss following that.

Regards,
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 22 November 2013 16:22
To: [REDACTED]
Subject: RE: The Forge, Dacfe Road

Would next Thursday do, say 2.30pm?

Thanks,

Regards
[REDACTED]

From: [REDACTED]
Sent: 22 November 2013 09:04
To: [REDACTED]
Subject: Re: The Forge, Dacfe Road

Hi [REDACTED]

Thanks for getting back to me.
The client is flexible regards meeting, what time and day would suit you best ?

Kind regards,

[REDACTED]

On 21 Nov 2013, at 17:47, [REDACTED] wrote:

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[REDACTED]

From: [REDACTED]
Sent: 21 November 2013 12:23
To: [REDACTED]
Subject: Re: The Forge, Dacfe Road

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Sorry to bug you but my clients are very keen to set up a meeting to discuss this project so I have to ask !

Kind regards,

[REDACTED]

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I will be looking at this proposal next week and will contact you to discuss following that.

Regards,

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[REDACTED]
Senior Planning Development Manager
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1 Stratford Place, Montfichet Road
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E20 1EJ

Direct: [REDACTED]
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[REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)
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[REDACTED]

From: [REDACTED]
Sent: 26 November 2013 15:13
To: [REDACTED]
Subject: RE: The Forge, Dacfe Road

Hi [REDACTED]

I can't do 9.30 I'm afraid, and I would prefer to view the inside of the premises. I can't now do any other time this week but could do Monday afternoon if that's any good.

Regards,
[REDACTED]

From: [REDACTED]
Sent: 26 November 2013 15:04
To: [REDACTED]
Subject: Re: The Forge, Dacfe Road

Hi [REDACTED]

We are scheduled to meet at the site this Thursday at 2.30.

The artists who are in the building have clients etc there from 10.00 am onwards therefore after this time we will not be able to get access to the inside of the building.

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Please let me know your thoughts.

Kind regards,

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[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 27 November 2013 16:15
To: [REDACTED]
Subject: RE: The Forge, Dacfe Road

[REDACTED] yes I confirm I'll see you at the site tomorrow at 2.30pm.

Regards,
[REDACTED]

From: [REDACTED]
Sent: 27 November 2013 16:10
To: [REDACTED]
Subject: Re: The Forge, Dacfe Road

Hi [REDACTED]

Following my email yesterday I am just writing to confirm that we are meeting on site tomorrow at 2.30.

Kind regards,

[REDACTED]

On 26 Nov 2013, at 15:13, [REDACTED] wrote:

Hi [REDACTED]

I can't do 9.30 I'm afraid, and I would prefer to view the inside of the premises. I can't now do any other time this week but could do Monday afternoon if that's any good.

Regards,
[REDACTED]

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If you are happy with simply walking around the site and getting an external view then we can leave it at 2.30.

Please let me know your thoughts.

Kind regards,



On 22 Nov 2013, at 16:22, [redacted] wrote:

Would next Thursday do, say 2.30pm?

Thanks,

Regards



From: [redacted]
Sent: 22 November 2013 09:04
To: [redacted]
Subject: Re: The Forge, Dacfe Road

Hi [redacted]

Thanks for getting back to me.

The client is flexible regards meeting, what time and day would suit you best ?

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On 21 Nov 2013, at 17:47, [redacted] wrote:

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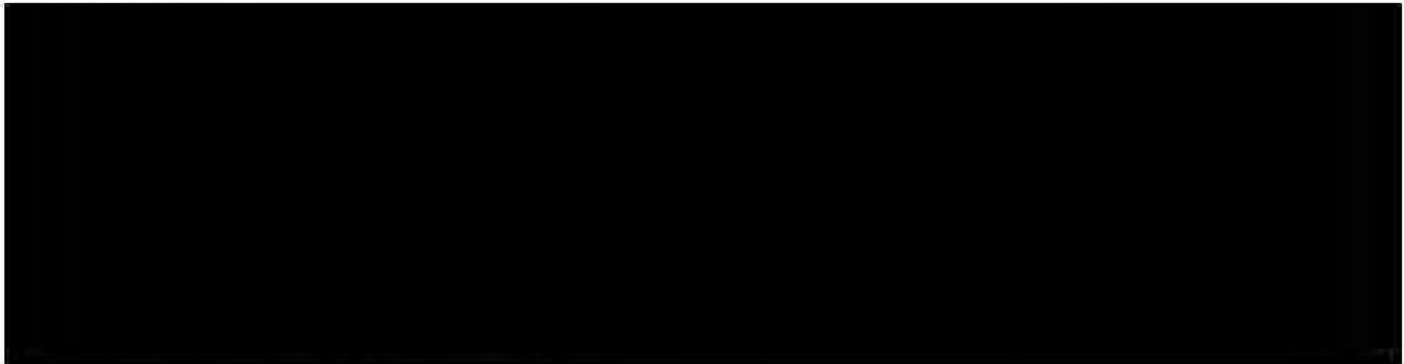
Regards,
[REDACTED]

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[REDACTED]



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Regards,
[REDACTED]

[REDACTED]
Senior Planning Development Manager
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
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E20 1EJ

Direct: [REDACTED]
Mobile [REDACTED]

[REDACTED]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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[REDACTED]

From: [REDACTED]
Sent: 28 November 2013 10:01
To: [REDACTED]
Subject: Dace Road

[REDACTED] could you forward another copy of the design statement?

Thanks

[REDACTED]

Senior Planning Development Manager
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

[REDACTED]

[REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)

Web: www.londonlegacy.co.uk

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[REDACTED]

From: [REDACTED]
Sent: 28 November 2013 11:12
To: [REDACTED]
Subject: Dace Road

Thanks [REDACTED] – will you be bringing a set - mine is with someone else who isn't around at the moment.

[REDACTED]

[REDACTED]

Senior Planning Development Manager
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
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E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]

[REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)
Web: www.londonlegacy.co.uk

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[REDACTED]

From: [REDACTED]
Sent: 29 November 2013 15:43
To: [REDACTED]
Subject: RE: Dace Road

Hi [REDACTED]

I've spoken to the head of design and discussed your proposal. She shares broadly the same concerns I expressed at our meeting. We think the best way forward is for me to write you a letter setting out the issues discussed and with further design input (can be done quite quickly) to distil the issues / concerns. Once you've had a chance to look at that we can set up a further site meeting to include Eleanor to discuss the way forward.

Hope this is OK with you.

Regards,
[REDACTED]

From: [REDACTED]
Sent: 28 November 2013 16:41
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Dace Road

Hi [REDACTED]

It was good to meet today and hear your thoughts on our proposals.
As you suggested, it would be very helpful to meet with [REDACTED] the design and conservation officer to discuss her views on a suitable approach to the site as the clients are very keen to move this project on towards a full application. Next week would be ideal but I will wait to hear back from you.

Kind regards,

[REDACTED]

On 28 Nov 2013, at 11:11, [REDACTED] wrote:

Thanks [REDACTED] – will you be bringing a set - mine is with someone else who isn't around at the moment.

[REDACTED]

██████████
Senior Planning Development Manager
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: ██████████
Mobile ██████████

██████████ [@londonlegacy.co.uk](mailto:██████████@londonlegacy.co.uk)
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[Redacted]

From: [Redacted]
Sent: 28 November 2013 17:07
To: [Redacted]
Cc: [Redacted]
Subject: RE: Dace Road

Hi [Redacted] I'll get back to you (hopefully tomorrow) when I have some potential meeting dates. We'll endeavour to be as prompt as possible.

One thing I forgot to mention was whether there would be any management arrangements for the commercial/artist studio space? - one of the aims for areas such as Fish Island is that workspace/studios remain affordable for creative/cultural/start up enterprises and don't get priced out as property values rise.

Regards

[Redacted]

From: [Redacted]
Sent: 28 November 2013 16:41
To: [Redacted]
Cc: [Redacted]
Subject: Re: Dace Road

Hi [Redacted]

It was good to meet today and hear your thoughts on our proposals.
As you suggested, it would be very helpful to meet with [Redacted] the design and conservation officer to discuss her views on a suitable approach to the site as the clients are very keen to move this project on towards a full application.
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[Redacted]

[Redacted]
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[REDACTED]

From: [REDACTED]
Sent: 16 December 2013 12:29
To: [REDACTED]
Subject: RE: Dace Road

Hi [REDACTED] apologies for the delay. I will get a letter to you this week.

Regards,
[REDACTED]

From: [REDACTED]
Sent: 16 December 2013 11:49
To: [REDACTED]
Subject: Re: Dace Road

Hi [REDACTED]

Just thought I would drop you a line to find out how you are getting on with the feedback ?
It would be really helpful to get something this week if at all possible - please let me know.

Kind regards,

[REDACTED]

On 29 Nov 2013, at 15:43, [REDACTED] wrote:

Hi [REDACTED]

I've spoken to the head of design and discussed your proposal. She shares broadly the same concerns I expressed at our meeting. We think the best way forward is for me to write you a letter setting out the issues discussed and with further design input (can be done quite quickly) to distil the issues / concerns. Once you've had a chance to look at that we can set up a further site meeting to include Eleanor to discuss the way forward.

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[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 16 December 2013 12:31
To: [REDACTED]
Subject: RE: Dace Road

[REDACTED] I should caveat that because I'm dependent on input from my design colleagues which I've been chasing but still awaiting. I'll do everything possible to respond this week.

[REDACTED]

From: [REDACTED]
Sent: 16 December 2013 11:49
To: [REDACTED]
Subject: Re: Dace Road

Hi [REDACTED]

Just thought I would drop you a line to find out how you are getting on with the feedback ? It would be really helpful to get something this week if at all possible - please let me know.

Kind regards,

[REDACTED]

On 29 Nov 2013, at 15:43, [REDACTED] wrote:

Hi [REDACTED]

I've spoken to the head of design and discussed your proposal. She shares broadly the same concerns I expressed at our meeting. We think the best way forward is for me to write you a letter setting out the issues discussed and with further design input (can be done quite quickly) to distil the issues / concerns. Once you've had a chance to look at that we can set up a further site meeting to include Eleanor to discuss the way forward.

Hope this is OK with you.

Regards,

[REDACTED]

From: [REDACTED]
Sent: 28 November 2013 16:41
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Dace Road

Hi [REDACTED]

It was good to meet today and hear your thoughts on our proposals.
As you suggested, it would be very helpful to meet with [REDACTED] the design and conservation officer to discuss her views on a suitable approach to the site as the clients are very keen to move this project on towards a full application.
Next week would be ideal but I will wait to hear back from you.

Kind regards,



On 28 Nov 2013, at 11:11, [REDACTED] wrote:

Thanks [REDACTED] – will you be bringing a set - mine is with someone else who isn't around at the moment.

[REDACTED]

[REDACTED]
Senior Planning Development Manager
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: [REDACTED]
Mobile [REDACTED]

[REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)

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[REDACTED]

From: [REDACTED]
Sent: 19 December 2013 17:51
To: [REDACTED]
Subject: the Forge, Dace Road, Fish Island.

[REDACTED] further to your email, see below some initial design comments:

Design and Heritage

The proportions of the proposed building extension are excessive, and the bulk of the new elements damage the setting of the conservation area and locally listed buildings, and destroy the contribution currently made by the Forge building to its context – in particular the important view towards the Forge across the Lea Navigation. Any new build elements should respect the basic existing relationships of scale, form and proportion between the series of heritage buildings and yard spaces here, and avoid overwhelming the historic elements.

The relationship of the proposed roof extension to the existing pitched roof is awkward and creates a ‘pastiche’ effect because the pitched gable end is merely retained as a decorative element. Any new build elements should seek to sympathetically allow the characteristic silhouette of the building to be seen and understood in key views.

Employment uses

While the retention of the existing employment floor space is welcomed, it is very unclear what uses will be accommodated in the proposed employment spaces. The floor to floor height appears to be significantly reduced from the existing heights to 3.3m – this is unlikely to be suitable for many creative/productive employment uses. No layout of the spaces are shown to demonstrate that the proposals optimise the quality and useability of the employment space provided.

Residential uses and design

The quantum of residential development proposed is considered to be excessive and beyond the physical capacity of this site to accommodate alongside the retained employment space.

There are a number of issues with the design of the residential units as proposed, including:

- *No lifts to the flats from ground floor is shown – this would be a requirement*
- *There are a number of bedrooms shown without windows*
- *In a number of places balconies for separate adjacent units are shown extremely close, causing issues with privacy and overlooking.*

I will endeavour to write up a formal letter tomorrow though I stress given other commitments you may now receive after Xmas. Among the additional points that will be made are demonstrating compliance with the requirements of the Fish Island Area Action Plan; how the scheme takes account of the Fish Island Conservation Area location and the need to preserve and enhance the character and appearance of that area (regard should be had to the Fish Island Conservation Area Character Appraisal 2013); [REDACTED]
[REDACTED] transport: address poor public transport accessibility (are you to provide a travel plan?); is on site parking to be provided, how much, where, layout; blue badge parking provision to London Plan standard; cycle parking to London Plan standard; how are deliveries, servicing, waste movements catered for efficiently and safely.

Regards,

[REDACTED]

Senior Planning Development Manager
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road

London
E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]

[REDACTED]@[londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)
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