

**From:** [Anthony.Hollingsworth](mailto:Anthony.Hollingsworth@londonlegacy.co.uk)  
**To:** [REDACTED]  
**Subject:** RE: Roach Road  
**Date:** 20 August 2019 08:57:53  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Thanks [REDACTED] [REDACTED] will be in touch regarding those dates. [REDACTED]  
[REDACTED]

Regards

Anthony

**Anthony Hollingsworth**  
**Director of Planning Policy and Decisions**  
**Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London**

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

DDI: 020 3288 [REDACTED]  
Mobile: [REDACTED]  
Email: [anthonyhollingsworth@londonlegacy.co.uk](mailto:anthonyhollingsworth@londonlegacy.co.uk)  
Website: [www.QueenElizabethOlympicPark.co.uk](http://www.QueenElizabethOlympicPark.co.uk)



---

**From:** [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
**Sent:** 19 August 2019 20:56  
**To:** Anthony Hollingsworth <[AnthonyHollingsworth@londonlegacy.co.uk](mailto:AnthonyHollingsworth@londonlegacy.co.uk)>  
**Cc:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>; Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Evening Anthony,

I hope that you're well. We would of course be amenable to meeting. If it helps, I am currently available on the below dates over the next couple of weeks. Hopefully one is convenient.

- 21/08. AM.
- 23/08. PM.
- 28/08. All day.
- 29/08. 3pm onwards.
- 30/08. Midday until 2pm.

I should mention that [REDACTED] and so my availability is subject to short notice changes. Colleagues could however meet in my absence (if needed).

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager

**ANDERSON**

t: [REDACTED]  
m: [REDACTED]  
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**From:** Anthony Hollingsworth <[AnthonyHollingsworth@londonlegacy.co.uk](mailto:AnthonyHollingsworth@londonlegacy.co.uk)>

**Sent:** 19 August 2019 16:13

**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>

**Cc:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>; Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>

**Subject:** Roach Road

Hi [REDACTED] thank you for your response to [REDACTED] most recent email. I'd like to meet to discuss progress on the various issues on Roach Road and in particular the lift provision. I can also provide some context to the LLDC's position as per [REDACTED] email of 15<sup>th</sup> August. I hope that is agreeable to you. My p.a. [REDACTED] will be in touch to suggest some meeting dates in the next week or so.

Regards

Anthony

**Anthony Hollingsworth**

**Director of Planning Policy and Decisions**

**Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London**

London Legacy Development Corporation

Level 10

1 Stratford Place, Montfichet Road

London

E20 1EJ

DDI: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: [anthonyhollingsworth@londonlegacy.co.uk](mailto:anthonyhollingsworth@londonlegacy.co.uk)

Website: [www.QueenElizabethOlympicPark.co.uk](http://www.QueenElizabethOlympicPark.co.uk)



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London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London, E20 1EJ.

[www.queenelizabetholympicpark.co.uk](http://www.queenelizabetholympicpark.co.uk)

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Roach Road  
**Date:** 20 August 2019 16:01:45  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

---

Hi [REDACTED]

Many thanks for confirming.

Kind regards.

[REDACTED]

---

**From:** [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
**Sent:** 20 August 2019 15:06  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>; Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED],

I have just accepted the meeting invitation – thanks for sending it through. It will likely just be myself attending.

Kind regards,

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 20 August 2019 13:16  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>; Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Afternoon [REDACTED]

Thank you for sending those dates through.

Friday 30<sup>th</sup> August at 12pm works for the team here so I'll send through a diary invite.

Please could you kindly let me know who will be attending with you.

Many thanks.

[REDACTED]

[REDACTED]

**PA to Anthony Hollingsworth**  
**Director of Planning Policy and Decisions**  
Queen Elizabeth Olympic Park  
(Monday to Thursday)

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

DDI: 020 3288 [REDACTED]  
Website: [www.QueenElizabethOlympicPark.co.uk](http://www.QueenElizabethOlympicPark.co.uk)

---

**From:** [REDACTED] [[mailto:\[REDACTED\]@andersongroup.co.uk](mailto:[REDACTED]@andersongroup.co.uk)]  
**Sent:** 19 August 2019 20:56  
**To:** Anthony Hollingsworth <[AnthonyHollingsworth@londonlegacy.co.uk](mailto:AnthonyHollingsworth@londonlegacy.co.uk)>  
**Cc:** [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>; Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>; [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>  
**Subject:** RE: Roach Road

Evening Anthony,

I hope that you're well. We would of course be amenable to meeting. If it helps, I am currently available on the below dates over the next couple of weeks. Hopefully one is convenient.

- 21/08. AM.
- 23/08. PM.
- 28/08. All day.
- 29/08. 3pm onwards.
- 30/08. Midday until 2pm.

I should mention that [REDACTED] and so my availability is subject to short notice changes. Colleagues could however meet in my absence (if needed).

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager

t: [REDACTED]  
m: [REDACTED]



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**From:** Anthony Hollingsworth <[AnthonyHollingsworth@londonlegacy.co.uk](mailto:AnthonyHollingsworth@londonlegacy.co.uk)>

**Sent:** 19 August 2019 16:13

**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>

**Cc:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>; Catherine Smyth <[CatherineSmyth@londonlegacy.co.uk](mailto:CatherineSmyth@londonlegacy.co.uk)>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>

**Subject:** Roach Road

Hi [REDACTED] thank you for your response to [REDACTED] most recent email. I'd like to meet to discuss progress on the various issues on Roach Road and in particular the lift provision. I can also provide some context to the LLDC's position as per [REDACTED] email of 15<sup>th</sup> August. I hope that is agreeable to you. My p.a. [REDACTED] will be in touch to suggest some meeting dates in the next week or so.

Regards

Anthony

**Anthony Hollingsworth**

**Director of Planning Policy and Decisions**

**Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London**

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

DDI: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: [anthonyhollingsworth@londonlegacy.co.uk](mailto:anthonyhollingsworth@londonlegacy.co.uk)

Website: [www.QueenElizabethOlympicPark.co.uk](http://www.QueenElizabethOlympicPark.co.uk)

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Roach Road  
**Date:** 30 August 2019 14:52:38  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
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[image005.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Hi [REDACTED] thanks for this and I am happy with updated drawing for the first floor playspace.

Regards,

[REDACTED]  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 [REDACTED]**

---

**From:** [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
**Sent:** 20 August 2019 17:19  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Afternoon [REDACTED]

Further to my email of 16/08, please find attached a further sketch in respect of the playspace proposals for the 1<sup>st</sup> floor communal area. In summary, and following further testing, the latest proposals essentially replicate those that have been informally agreed in respect of the 6<sup>th</sup> floor communal area. Specifically, the inclusion of a sand pit. Whilst the extent of mounded artificial turf has been reduced, we do feel that inclusion in part of the space is appropriate as it will allow for both informal play, and for sitting and enjoying the space. We hope that the updated proposals are acceptable. If so, we can then advance the preparation of the planning applications. More than happy to discuss at our meeting on 30/08 if that would be welcomed.

Kind regards,

[REDACTED]  
**From:** [REDACTED]  
**Sent:** 16 August 2019 08:28  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Morning [REDACTED]

Many thanks for confirming that the proposed approach to the 6<sup>th</sup> floor playspace is acceptable. Officers' concern in respect of the proposals for the 1<sup>st</sup> floor playspace are noted, and therefore we will liaise with the architects to determine the feasibility of an alternative approach. Please note that the principal consideration for the design of the 1<sup>st</sup> floor is the constraints of this part of the building, as opposed to a desire for reduced quality. The space is rather tight and feels relatively enclosed – it also has a floor that will not be able to be removed without significant disruption. Notwithstanding this, we will review the approach and send through an updated proposal for consideration.

In respect of the lift works, and specifically the rationale for only one of the two lifts stopping at the 1<sup>st</sup> floor, this is due to structural limitations. The lift shafts are essential to the structural integrity of the building. For reasons that you will be aware, and therefore we will not repeat, the lift shafts were never designed to stop at the first floor. Providing a single additional opening on the 1<sup>st</sup> floor is feasible, although we understand from our structural engineer that it will result in forces which get closer to the margins of acceptability. Providing two openings exceeds acceptable tolerances. We did communicate to you on 24/04 that the proposed works would enable one of the lifts to stop at the 1<sup>st</sup> floor, and you confirmed on 29/04 that this is acceptable. The design has therefore been progressed on the basis. We trust that there has been no change in LLDC's position.

Kind regards,

[REDACTED]  
**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 15 August 2019 12:15

**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Thanks for this. I have discussed this with a colleague from our design team. We are satisfied with the rooftop playspace but have concerns about the first floor playspace.

Our concern is that the first floor playspace is rather joyless and we are not convinced that the mounded artificial turf would realistically be used for play purposes. The first floor playspace is likely to be heavily used due to the higher child yield of the social units and it is important that it is of a suitable quality.

The playspace at first floor level should be of an equal quality to that provided at the roof level and this is not the case here. Can you please therefore add some more playful aspects to the first floor playspace and bring it up to a similar quality to the roof playspace.

I am sure that you will be aware of recent events in the media about segregated playspace and that the Mayor is intending to set out in policy that playspace should not be segregated by tenure. Whilst I appreciate that in the case of this development, the DAS for the application sets out that the first floor occupants were to have their own private amenity space (and thus not have access to the roof), I think it is worth bearing in mind that this matter could resurface.

On another matter, the Director has requested an update on the enforcement proceedings and is concerned that works are only taking place to one of the lifts, whereas the approved drawings show both lifts accessing the first floor. He is concerned that in the event of a lift malfunctioning or being out of service that it would not be possible for first floor tenants to access their properties via the lift. The Director's view is that you should be providing what is shown on the approved plans.

Could you please provide further information on why you are only proposing to provide access from a single lift, and any justification for this. I will need to report back to the Director on this.

Regards,

[REDACTED]  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
Queen Elizabeth Olympic Park  
Direct: 020 3288 [REDACTED]

---

**From:** [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
**Sent:** 15 August 2019 10:24  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Further to our below email trail in respect of the provision of playspace, and your request for an additional image of the proposals for the 1<sup>st</sup> floor communal area, please find attached. We look forward to hearing your views, and that of the design officer.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 06 August 2019 12:54  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

I'm afraid that we did not instruct the architect to prepare an image for the 1<sup>st</sup> floor communal areas as we thought that it was easier to visualise – apologies. The proposal is in essence a series of stepped terraces topped with artificial grass. The existing planters are to be retained. We can of course ask the architect to prepare an image if that would be helpful.

Thank you for confirming in your previous email that the playspace looks ok. We will however wait for any comments from your design colleagues before formally submitting the applications.



Kind regards,

█

---

**From:** █ <█@londonlegacy.co.uk>  
**Sent:** 06 August 2019 12:14  
**To:** █ <█@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi █ further to my previous email, do you have a similar drawing for the first floor play? It would be useful to have that too as it is difficult to see what the playspace actually is from the plan.

Thanks,

█

**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 █**

---

**From:** █ [mailto:█@andersongroup.co.uk]  
**Sent:** 06 August 2019 11:50  
**To:** █ <█@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Morning █

Further to my email below, the architect has prepared the attached eye level sketch of the latest proposals for the play space on the 6<sup>th</sup> floor. We look forward to hearing your thoughts.

We thought it prudent to advise that residents have threatened 'legal action' in respect of the requirement to provide play space on the 6<sup>th</sup> floor. Notwithstanding the merits of this, and we recognise the direction of your email of 8<sup>th</sup> July 2019, however we thought it important to notify you in case residents made contact.

Kind regards,

█

---

**From:** █  
**Sent:** 30 July 2019 17:03  
**To:** █ <█@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi █

Many thanks for the confirming that the proposed 'planning mechanisms' are acceptable in principle. With regards additional information to assist with visualising the revised approach, I will liaise with the architects, and will revert as soon as we are able.

Kind regards,

█

---

**From:** █ <█@londonlegacy.co.uk>  
**Sent:** 30 July 2019 16:08  
**To:** █ <█@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi █

Thank you for the updated drawings. The approach to submitting the applications sounds reasonable to me.

It is a bit difficult to visualise how the proposed play equipment will appear with only drawings in plan form. Do you have any elevations or manufacturers specifications for the play equipment that you can send through?

Regards,

██████████  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 ██████████**

---

**From:** ██████████ [mailto:██████████@andersongroup.co.uk]  
**Sent:** 26 July 2019 16:39  
**To:** ██████████ <██████████@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Afternoon ██████████

Further to my recent email, please find attached the revised drawings which we intend to formally submit to LLDC in respect of the requirement to provide a minimum of 100 sq m dedicated playspace at Legacy House (4 Roach Road). The intention is to create on the first floor a high impact contrast to the existing dark material pallet, appreciating the sense of enclosure that currently exists, through creating a mounded artificial surface that is suitable for both children's play and also for adult's to relax. On the sixth floor, and through retaining the existing planters, the intention is to introduce a sensory walk that leads to a sand pit and gravel garden in the north-eastern section of the roof space. Both designs has been focused on children between 0 and 5 years of age. In total, 122 sq m of playspace is proposed, which exceeds the requirement by 22 sq m. We would be grateful if you could confirm that the proposed approach is acceptable in principle.

With regards to the planning mechanism for facilitating the amendment to the approved scheme, our intention is two-fold: (i) to (re)satisfy the third criterion of condition 10 pursuant to planning permission reference 14/00260/FUL by way of a discharge of condition application; and to (ii) replace approved drawing reference 0205\_SEW\_RR\_1106 Rev 09 through submitting an (S.96A) application for non-material amendments – this drawing is to be prepared following confirmation that the proposed approach to the sixth floor is acceptable, and therefore is not attached to this email. We would be grateful for confirmation that the proposed planning mechanisms are acceptable. In addition, and in respect of item (i) (e.g. the proposed discharge of condition application), would cross-sectional drawings be strictly required?

If you would like to discuss the above in more detail, please do let us know.

Kind regards,

██████████

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**From:** ██████████  
**Sent:** 25 July 2019 16:30  
**To:** ██████████ <██████████@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Afternoon ██████████

Our intention was to provide an update in respect of the ongoing lift works, but your email beat me to it. Regrettably, the lift contractor has informed us in the past few days that a part required to complete the works is delayed. We are working with them to see whether an alternative can be sourced, but it does look likely that there will be a consequential delay to works commencing. Based on the likely timescale provided to us by the lift contractor, the envisaged date for starting works is w/c 2<sup>nd</sup> September – please see the attached updated programme. This is 2-weeks later than previously advised. This will shortly be communicated to residents, although we are just waiting a further update from the lift contractor before doing so.

On a separate note, I will shortly send through under separate cover the proposed drawings for the playspace on the 1<sup>st</sup> and 6<sup>th</sup> floors, together with a suggestion as to the planning mechanism for facilitating the amendments from the approved drawings. This should be with you by cop tomorrow (at the latest). We would very much welcome your thoughts before formally submitting the application.

Kind regards,

██████████

---

**From:** ██████████ <██████████@londonlegacy.co.uk>  
**Sent:** 24 July 2019 08:59  
**To:** ██████████ <██████████@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi ██████████

Cllr Rachel Blake has enquired as to whether works are still on track for the lift. According to the timetable you provided physical

works should start next month. Can you please confirm that this is still the case?

Regards,

██████████  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288** ██████████

---

**From:** ██████████  
**Sent:** 08 July 2019 12:20  
**To:** ██████████ <██████████@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi ██████████

I have discussed this with the Head of DM and the Head of Planning Policy and our view is that your suggestion to provide a contribution to off-site playspace is not appropriate. As per London Plan policies and policy BN.8 of the Local Plan, your development has a requirement to provide on-site playspace. This was secured through the planning condition and referenced in the planning committee report.

Whilst there may be some residents who are not supportive of providing the playspace, had they been familiar with the planning permission then it would have been evident to them that it was a requirement of the consent. The provision of playspace also needs to be considered in the context of the lifetime of the development, rather than the opinion of the current occupants.

On that basis, please proceed with plans for providing the playspace on the roof, as per the requirements of the planning permission.

Please provide the updated plans for review by 31 July. If we don't receive updated drawings by this date then we will look to formalise the breach of the condition.

Regards,

██████████  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288** ██████████

---

**From:** ██████████ [mailto:██████████@andersongroup.co.uk]  
**Sent:** 03 July 2019 10:28  
**To:** ██████████ <██████████@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi ██████████

I hope that you're well.

We were just wondering whether you had opportunity to consider our suggestion regarding potential payment of a financial contribution in lieu of provision of formal play space on the 6<sup>th</sup> floor? Happy to discuss this in more detail if that would be helpful.

Kind regards,

██████████

---

██████████ | Senior Planning Manager

**ANDERSON**

t: ██████████  
m: ██████████  
w: [www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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2-4 JULY 2019 | BOURNEMOUTH

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**From:** [REDACTED]  
**Sent:** 14 June 2019 17:43  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

In addition to those set out in the approved Car Park Management Strategy, we have undertaken further measures to preclude unauthorised parking. This includes revising the white lining in the car parking area, additional signage and amending the access code. We hope that these will result in an improvement, although please do let us know if you hear to the contrary.

We are currently on programme. An order for the lift equipment has been let, and monies deposited on account. We are awaiting confirmation from the lift company of their timescale for undertaking the works to the lift, and we will communicate this accordingly to residents and yourself as soon as it has been provided; Southern Housing Group will also advise their tenants at this point.

In respect of the play provision, it has taken slightly longer than we hoped to instruct a survey company to undertake an assessment of the roof space. This however has now taken place; it was completed earlier in the week. The reason for needing this is to ensure that any revised proposals are deliverable in the context of the existing roof constraints, and also to ensure that due regard is given to health and safety (especially as any play provision will be at height). We have informally communicated the requirement to provide play provision to residents, and the response has not been positive – this is principally due to their being very few children in the building. In this context, would LLDC be amenable to the principle of a financial contribution in lieu of provision on the 6<sup>th</sup> floor if a suitable case can be made? A revised proposal for the communal space on the 1<sup>st</sup> floor is now available, and will be forwarded through for your consideration early next week.

Kind regards,

[REDACTED]

[REDACTED] | Senior Planning Manager  
**ANDERSON** t: [REDACTED]  
m: [REDACTED]  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

Springfield Lodge, Colchester Road, Chelmsford, Essex CM2 5PW

**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 14 June 2019 11:43  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Thanks for the update on this.

I will continue to monitor this and I am sure you are aware that residents are in contact with me too and Councillor Rachel Blake is also involved now. If there continues to be unlawful parking then you may need to install some physical measures to prevent this.

Can you please provide me with an update on the lift programme. Are you still on track as per the timescales that you gave me?

I would also like an update on the rooftop amenity and play spaces. It has been a while since we met and I would have thought that you would have had sufficient time to have updated drawings prepared. If you do not have these drawings please give me a timeframe for this, the submission of updated AOD/NMA application and the completion of the works.

Regards,

██████████  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 ██████████**

---

**From:** ██████████ [mailto:██████████@andersongroup.co.uk]  
**Sent:** 13 June 2019 16:31  
**To:** ██████████ <██████████@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi ██████████

I have been informed by my colleagues that the Zipcar has been removed. I'm just ascertaining whether this is a permanent occurrence, and therefore will shortly provide a further update.

The meeting that was arranged with LBTH has been postponed due to ill health, and will now take place on 18/06. I will let you know the outcome of the discussions after the meeting.

Kind regards,

██████████

---

██████████ | Senior Planning Manager  
**ANDERSON** t: ██████████  
m: ██████████  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

Springfield Lodge, Colchester Road, Chelmsford, Essex CM2 5PW

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---

**From:** ██████████ <██████████@londonlegacy.co.uk>  
**Sent:** 04 June 2019 14:00  
**To:** ██████████ <██████████@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi ██████████

Thank you for the update and confirming that Zipcar will be removing the vehicle by June 30<sup>th</sup> at the latest. Please note that if the Zipcar remains on site after 1 July 2019 then we will be issuing a breach of conditions notice in respect of this matter.

Regards,

██████████  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 ██████████**

---

**From:** ██████████ [mailto:██████████@andersongroup.co.uk]  
**Sent:** 31 May 2019 13:48  
**To:** ██████████ <██████████@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi ██████████

As a further update to my email of 24/05, Zipcar have now confirmed in writing their intention to remove the vehicle. The timeframe for it doing so is currently between 17/06 and 30/06. We understand that the reason for this is in order to fulfil existing bookings. However, we are working with them to identify solutions that mean that the vehicle can be removed sooner. We will keep you updated.

Thank you for confirming your position with regards the car club obligation in the S.106. We are due to formally meet with LBTH on 14/06, and will

provide a further update following this.

Kind regards,

█

---

█ | Senior Planning Manager  
**ANDERSON** t: █  
m: █  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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---

---

**From:** █ <█@londonlegacy.co.uk>

**Sent:** 31 May 2019 09:17

**To:** █ <█@andersongroup.co.uk>

**Subject:** RE: Roach Road

Hi █

Please advise Zipcar that if the car is not removed by 14 June that we will be issuing a Breach of Condition Notice in respect of this matter. We would have to give consideration to naming Zipcar in the notice if they are partly responsible for the breach. I am also happy to raise this with Zipcar directly.

If LBTH are satisfied that a further car parking space in the surrounding street network is not necessary then I would be happy to agree a variation to the legal agreement to reflect this.

Regards,

█  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 █**

---

**From:** █ [<mailto:█@andersongroup.co.uk>]

**Sent:** 24 May 2019 15:36

**To:** █ <█@londonlegacy.co.uk>

**Subject:** RE: Roach Road

Hi █

We thought it prudent to provide an update in respect of our ongoing discussions with Zip Car. In summary, and whilst the contract with Zip Car has now expired, the provider is refusing to remove the Zip Car, or stop advertising its presence on its website. The reason for this is '*...that we have back to back bookings over the next few months and that we cannot cancel these bookings as it would result in us paying significant compensation to the members affected*'. As you will appreciate, this reason is unpalatable to us. This has been communicated to Zip Car in very clear terms, and we are in the process of obtaining legal advice to determine options for the removal of the Car from the site. We will continue to keep you updated.

On a separate, although clearly related, matter, we have informally discussed the requirement set out in Section 7 of Schedule 1 of the S.106 associated with the Planning Permission with LBTH (i.e. the obligation to procure a car club parking space on a road in vicinity of the development, and to procure a car club operator to provide a car club vehicle in the parking space for the life of the development). Given the relative proliferation of car club spaces within close vicinity of Legacy House, it appears that LBTH would be relatively comfortable with removing this obligation. Whilst it is recognised that a formal process would need to be undertaken, would LLDC be amenable to the principle of this?

Kind regards,

█

---

█ | Senior Planning Manager  
**ANDERSON** t: █  
m: █  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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---

**From:** [REDACTED]  
**Sent:** 19 May 2019 07:34  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Our contract with Zipcar has now expired, although the provider is yet to collect the vehicle. We are liaising with them to ensure that this is completed as soon as possible, and if it appears that it will be protracted, then we will arrange for the vehicle to be returned to them. We were not aware that the Zipcar was still being marketed as being available, and will raise this as part of our ongoing discussions with the provider – thank you.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager  
**ANDERSON** t: [REDACTED]  
m: [REDACTED]  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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---

---

**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 17 May 2019 13:42  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]


I am being informed that the Zipcar is still being parked at the site. My understanding was that this was to have ceased by now. It is also apparent that the car can still be booked on the Zipcar website (see below), which I have checked today. Can you please clarify the situation?

Regards,

[REDACTED]

London Search address of area near London

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The Zipcar lives in a dedicated space in the Carpenter's Wharf development car park on Roach Road. E3 2PA

**Nearby**

**Public Transport**

**Petrol Stations**

**vital stats**

Name: Mercedes-Benz A180 "Jessy"

Type: 5 Door, 5 Seatbelts  
Manual transmission

About Me: "Jump in and take the A Class for a spin. Sleek, stylish and smart by the hour, day or week."

Good to Know: medium capacity-bike with wheel off, 6-8 standard file boxes

Cost to Drive:	Monday - Friday	
	hourly	£8
	Saturday - Sunday	
hourly	£9.50	daily £85

Rates displayed include fuel, insurance, and up to 60 miles free per day.

██████████  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 ██████████**

**From:** ██████████ [mailto:██████████@andersongroup.co.uk]  
**Sent:** 16 May 2019 17:17  
**To:** ██████████ <██████████@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi ██████████

Whilst clearly we are disappointed with LLDC's position, it is noted.

I will liaise with my communication colleagues to determine whether residents have been informed, and will revert as soon as I am able. I am however aware that some communication has taken place, however I am not sure as to the extent or nature. I will come back to you.

Yes – we have now received the Decision Notice. Signage had already been ordered, and it is due to arrive onsite early next week. It will therefore be in place very soon after.

In respect of the plays space matter, our architect, SEW, is shortly due to issue revised schemes for both the 1<sup>st</sup> and 6<sup>th</sup> floor amenity spaces. Once we have ensured that they are technically deliverable, we will informally submit them to you for consideration and agreement that the direction of travel is acceptable in principle. We can also at this point discuss the appropriate mechanism for seeking approval for the revised approach, both in respect of the play space and extent of communal space on the 6<sup>th</sup> floor. Hopefully this update is helpful.

Kind regards,

██████████

---

██████████ | Senior Planning Manager



**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 16 May 2019 10:55  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

I have looked into this but our position is that the BCN that we issued is valid and that we do not intend to re-issue the notice. If there are discussions to be held between Constable Homes Ltd and SHG in relation to this matter, our view is that that is a matter between those two parties.

Can you please confirm whether tenants have been informed of the programme for the lift works? Your programmes indicated that they were to be sent a newsletter but I am being advised that this has not been received.

I note that the car parking management plan has now been approved. As discussed, if you could please post signage advising residents that these are for Blue Badge holders only then that would be appreciated.

Regards,

[REDACTED]  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 [REDACTED]**

---

**From:** [REDACTED] [[mailto:\[REDACTED\]@andersongroup.co.uk](mailto:[REDACTED]@andersongroup.co.uk)]  
**Sent:** 29 April 2019 19:16  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** FW: Roach Road

[REDACTED]

I have just received a bounce back in respect of the below, and therefore am re-sending.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager  
**ANDERSON** t: [REDACTED]  
m: [REDACTED]  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

Springfield Lodge, Colchester Road, Chelmsford, Essex CM2 5PW

---

---

**From:** [REDACTED]  
**Sent:** 29 April 2019 19:09  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Not a problem, and many thanks to you also for taking the time to meet Peter and I at Legacy House.

Thank you for confirming that our recent email, including programme that was attached, is acceptable. We will of course keep you updated with progress, including any correspondence that takes place with residents.

You're correct in that BV Investments Limited is the freehold owner of the land. BV Investments Limited has entered into a 125-year lease with

Constable Homes Limited, which is an operating subsidiary of the Anderson Group. Constable Homes Limited are therefore the long-term leaseholder, and also in this instance the developer. Section 187 of the Town and Country Planning Act 1990 permits a Breach of Condition Notice being served on a person who has control of the land, and who has carried out the development. The attached title identifies that a further lease has been entered into between Constable Homes Limited and Southern Housing Group. This relates to Plots 1-9 (inclusive), and the land hatched and edged blue on the associated plan. We attach duplicate plans from the agreement with Southern Housing Group. These clearly show that Southern Housing Group has control of the land which would benefit from, and required to facilitate, the access to the 1<sup>st</sup> floor units. It therefore follows that Southern Housing Group should be stated on the Breach of Condition Notice to ensure that it has optimal consequence (i.e. persons that has control of the land, as well as who has carried out the development).

With regards the provision of play space to both the 1<sup>st</sup> and 6<sup>th</sup> floor amenity spaces, we will provide an update in due course once we have understood in greater detail the technical consequences of complying with the approved drawings. The potential need for a regularisation by way of a 'fresh' discharge of condition application is noted.

It is our intention to shortly provide a sign clarifying that the parking spaces are only to be used by blue badge holders. This has however already been communicated to residents.

Kind regards,

█

---

█ | Senior Planning Manager  
**ANDERSON** t: █  
m: █  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)  
Springfield Lodge, Colchester Road, Chelmsford, Essex CM2 5PW

---

**From:** █ <█@londonlegacy.co.uk>  
**Sent:** 29 April 2019 15:40  
**To:** █ <█@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi █

Thank you for your time today.

I can confirm that the below information regarding the lift is acceptable. Please keep us informed of progress as well as ensuring that this is communicated to all residents of the building.

In terms of the other matters discussed today:

BCN: Land registry details for the site that we obtained earlier this year (attached) state that the freeholder of the land is BV Investments Ltd and the leaseholder is Constable Homes Ltd. Our legal advice was that it was most appropriate to serve the notice against Constable Homes Ltd as the leaseholder and developer of the site. If it is your view that Southern Housing should have been party to the notice we would need evidence to support this.

First floor terrace: The first floor terrace should include play space, and this has not been provided. Please provide a timeframe for providing the approved playspace.

Roof terrace: Playspace is also missing from the roof terrace and this must be provided. It is also apparent that the layout of the roof terrace is different to what was approved. You will need to regularise this through a further condition discharge application as well as providing details of the playspace that is to be provided.

Car parking: I will speak to █ about the current application that you have in for the temporary bridge works. The car parking management strategy application that you have in should be determined within the statutory deadline. As discussed, the parking spaces should be clearly signposted as Blue Badge spaces so that it is clear to all occupants that they are only to be used by Blue Badge holders.

Regards,

█  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 █**

---

**From:** [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
**Sent:** 24 April 2019 17:42  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

We hope that you had a relaxing period of annual leave.

Further to the below email correspondence, and following the meetings that took place in the week commencing 8<sup>th</sup> April 2019, I write to advise of the intention to comply with the Breach of Condition Notice served in respect of the development known as Legacy House (4 Roach Road). This is to be achieved through the creation of an additional opening in the structural core on the first floor, which will enable one of the lifts to provide access between the ground and first floors. Access between the various floors in the building is to be controlled, although we understand from recent correspondence that this is not considered to be a planning matter.

Please find attached a programme which identifies the stages of works and associated timescales. As you will see, the principal factor is the lead in period associated with the new lift equipment – currently the suppliers are advising that there is a 12-week lead-in period. Whilst works associated with forming the opening on the first floor could be undertaken sooner, Southern Housing Group are advising that the preference is to delay works so that there is no break between the forming of the opening and lift adaption works. The rationale for this is to minimise disruption to residents, ensuring safety and also to allow works to be undertaken during the school holidays, which we understand is a preference.

Whilst a non-planning matter, it is worth mentioning that it has not yet been determined whether any residents will need to be relocated during the works. There is a possible risk that the noise resulting from the works, principally the forming of the opening, will breach health and safety guidelines. Once this matter is clearer, it will be communicated to residents – we will also update you for completeness.

We hope that the above is clear. If however you require anything further, please do let us know.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager  
**ANDERSON** t: [REDACTED]  
m: [REDACTED] [www.andersongroup.co.uk](http://www.andersongroup.co.uk)  
Springfield Lodge, Colchester Road, Chelmsford, Essex CM2 5PW

---

**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 08 April 2019 09:58  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED] to confirm, that should be Friday 26<sup>th</sup> April, not 25<sup>th</sup>.

Regards,

[REDACTED]  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 [REDACTED]**

---

**From:** [REDACTED]  
**Sent:** 08 April 2019 09:52  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Thanks for your email. I can confirm that we won't take any further formal action until after your meetings this week.

I will be on leave after Friday, returning on Wednesday 24 April. Our expectation is that by Friday 25 April there should be a

reasonable timetable and programme agreed for the works.

As I mentioned last week, I would like to visit the rooftop amenity space to assess compliance with the playspace and landscaping conditions/drawings. Can you please confirm that will be possible? I have availability for Wednesday this week. I can confirm that we do not consider providing access to the rooftop amenity space to the social tenants to be a planning matter.

I would also like to have your comments regarding the first floor playspace that has not been provided.

Regards,

██████████  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 ██████████**

---

**From:** ██████████ [mailto:██████████@andersongroup.co.uk]  
**Sent:** 05 April 2019 13:04  
**To:** ██████████ <██████████@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi ██████████

Just a quick note to confirm receipt of the below email, and to acknowledge its contents. We are continuing discussions with a number of parties to ensure an acceptable and expedient resolution to this matter. This however is being complicated by matters associated with the current lease between Southern Housing and ourselves, and more generally in respect of understanding the technical capabilities of the structure, procurement and implications for residents during any works. We have arranged meetings next week with a number of sub-contractors on Tuesday, and then with Southern Housing on Friday, in order to identify a way forward. We will provide a further update after these meetings have taken place. Please could you confirm that you will not take any formal steps until we have come back to you after these meetings.

On a separate, although related matter, the timber fence on the 1<sup>st</sup> floor terrace area, together with the associated planters, have now been revised to accord the approved drawings.

Kind regards,

██████████

---

██████████ | Senior Planning Manager  
**ANDERSON** t: ██████████  
m: ██████████  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)  
Springfield Lodge, Colchester Road, Chelmsford, Essex CM2 5PW

---

**From:** ██████████ <██████████@londonlegacy.co.uk>  
**Sent:** 29 March 2019 11:54  
**To:** ██████████ <██████████@andersongroup.co.uk>  
**Subject:** RE: Roach Road

██████████

Your proposal to provide lift access to the first floor tenants through a lift door to the rear of the existing lift at ground floor level is not consistent with the approved drawings and is not acceptable to the Legacy Corporation. We also do not consider it to be appropriate to require the first floor tenants to access this lift via the entrance that is accessed through the car park. Had this been proposed at planning application stage then we do not believe that the application would have been supported by officers or Members.

It is our view that to implement your proposed alternative lift access then you would need to amend your planning permission. However, I must advise that such an application would not be supported by officers. If you were to implement the proposal without the benefit of an amendment to your planning permission then this would be a breach of your planning permission and we would have to give consideration to issuing a further breach of condition notice.

As you will be aware, planning permission was granted on the basis that all floors of the development, irrespective of tenure, would be accessible via the main lift core and this is what is shown on your approved plans. Our view is that there is no

justification for any deviation from the approved plans in relation to this matter and your proposed alternative solution is rejected.

I am sure that you are also aware that the compliance period for the notice ends today. To avoid escalation of the matter please provide a reasonable timetable for the completion of the works.

Regards,

**[REDACTED]**  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**

London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

**Direct:** 020 3288 [REDACTED]  
**Mobile:** [REDACTED]  
**Email:** [REDACTED]@londonlegacy.co.uk



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---

**From:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Sent:** 26 March 2019 15:23  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** Roach Road

[REDACTED]

Further to our discussions at the site visit on 22/03, we would direct you to paragraph 1.3.18 of the Mayor's Housing SPG which is clear in its direction that tenure integration is principally a matter of external appearance, and that in some higher density scheme, separate provision of entrance and circulation spaces for different tenures can enable affordable housing provision which might otherwise have been unviable given high service charges and management arrangements. This is absolutely the case in respect of Roach Road. Furthermore, there are clear examples of this approach having been considered acceptable in other instances within the administrative boundary of LLDC. We therefore look forward to receiving your further thoughts in respect of this matter.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager  
**ANDERSON** t: [REDACTED]  
m: [REDACTED]  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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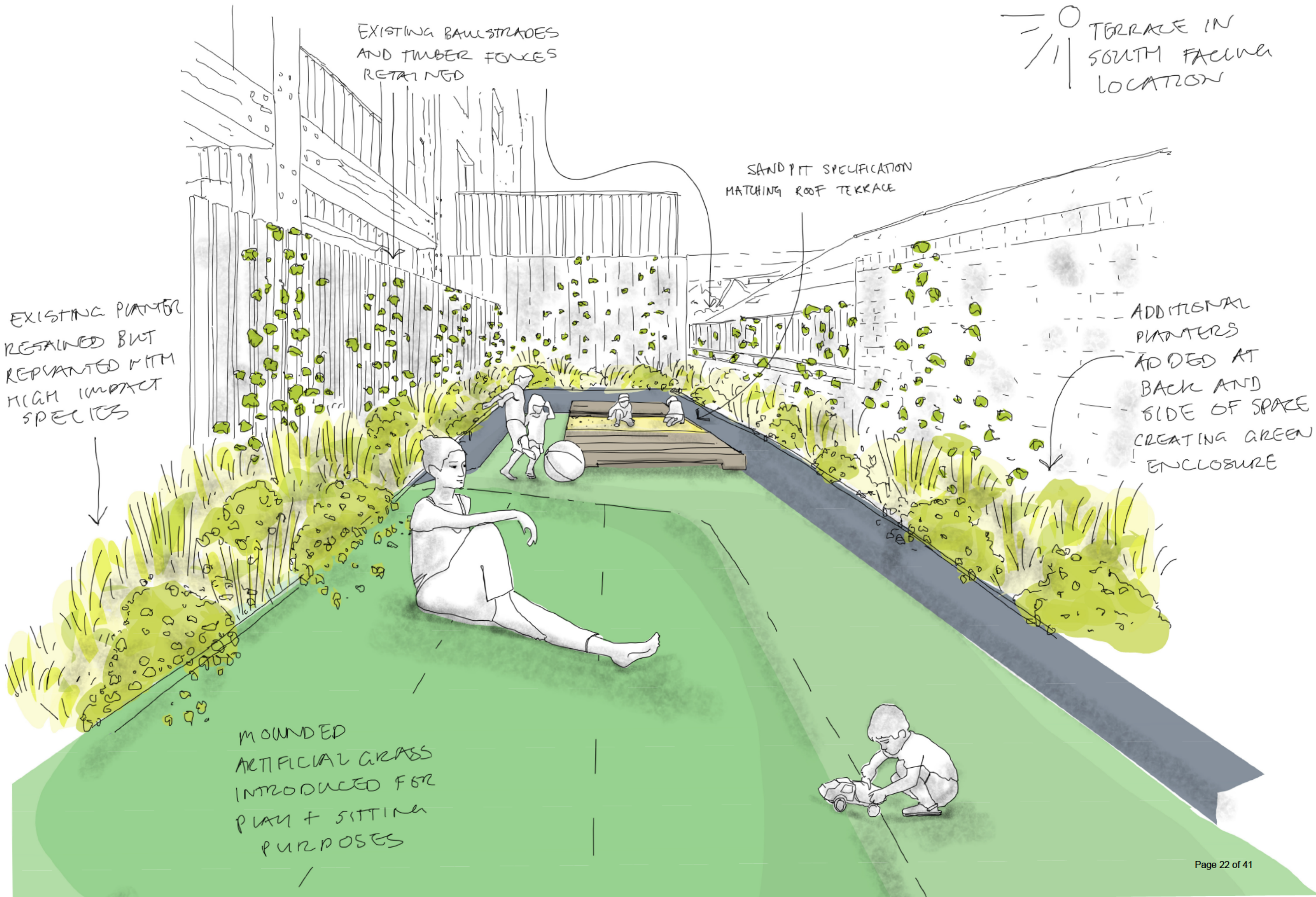
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EXISTING BALUSTRADES  
AND TIMBER FENCES  
RETAINED

TERRACE IN  
SOUTH FACED  
LOCATION

SAND PIT SPECIFICATION  
MATCHING ROOF TERRACE

EXISTING PLANTER  
RETAINED BUT  
REPLANTED WITH  
HIGH IMPACT  
SPECIES

ADDITIONAL  
PLANTERS  
ADDED AT  
BACK AND  
SIDE OF SPACE  
CREATING GREEN  
ENCLOSURE

MOUNDED  
ARTIFICIAL GRASS  
INTRODUCED FOR  
PLAY + SITTING  
PURPOSES

**From:** [Peter Hutley](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 190926 Lift FW: Roach Road  
**Date:** 26 September 2019 14:51:17  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Hi [REDACTED]

I have tried to contact you on the phone to discuss the lift as per yours and [REDACTED] discussions.

[REDACTED] is now on paternity leave and therefore unavailable until w/c 07/10/19 at the earliest, we have a design proposal and are happy to meet with you to discuss prior to any formal application please contact me with available dates as we are keen to progress matters.

Many thanks

[REDACTED]

---

[REDACTED] | Project Manager

**ANDERSON**

t: [REDACTED]  
m: [REDACTED]  
w: [www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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**From:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Sent:** 13 September 2019 14:28

To: [REDACTED]@andersongroup.co.uk  
Subject: FW: Roach Road

---

From: [REDACTED]  
Sent: 13 September 2019 14:18  
To: [REDACTED]  
Subject: RE: Roach Road

Hi [REDACTED] thanks for the update. We look forward to receiving further details at the end of the month.

Regards,

[REDACTED]  
Senior Planning Development Manager  
Planning Policy & Decisions Team  
Queen Elizabeth Olympic Park  
Direct: 020 3288 [REDACTED]

---

From: [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
Sent: 13 September 2019 12:36  
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
Subject: RE: Roach Road

Morning [REDACTED]

We thought it prudent to provide an interim and 'without prejudice' update in respect of the ongoing lift access matter. The team has been initially focusing on the feasibility of providing a distinct lift next to the existing staircase that provides access between ground and first floors, adjacent to the access from Monier Road. Initial findings are that it should be feasible to provide a platform lift in this part of the building. To facilitate this, the existing staircase will need to be removed and replaced with a re-configured version (i.e. a U-shaped staircase as opposed to the existing straight version). Other revisions to internal walls, some of which are structural, will also be needed. We are in the process of considering other implications in respect of this, and matter ii) as set out below. We will provide a further update in due course, and we are on target to issue a substantive response by the 30/09 deadline.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager

t: [REDACTED]  
m: [REDACTED]  
w: [www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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**From:** [REDACTED]  
**Sent:** 05 September 2019 07:26  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Morning [REDACTED]

We are happy to work towards 30/09 as a deadline. I will likely be on paternity for 2-weeks in the new few weeks, but the team are progressing, and can continue to my absence. If it transpires that 30/09 is a little ambitious, we will let you know and will provide a part response.

A productive meeting was held yesterday with members of the design team, although some additional survey work is needed which may slow things up. We are focusing on two options at present: i) the practicability of providing a lift adjacent to the stair core between ground and first floor in close proximity to the Monier Road entrance (i.e. as envisaged in the planning permission); and ii) accessing the main lift core from the rear corridor, with an additional lift opening on the 1<sup>st</sup> floor. We will however consider further alternatives if we feel that better options exist as due diligence advances.

Kind regards,

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 04 September 2019 17:16  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

I think it would be good if we could agree a date whereby you present an alternative solution to the lift access issue for our consideration.

I am going to be on leave w/c 23 September, so do you think that it will be possible to some alternative plans ready for me for when I return from leave on 30<sup>th</sup> Sept?

Regards,

[REDACTED]  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 [REDACTED]**

---

**From:** [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
**Sent:** 03 September 2019 11:27  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Just a quick note to advise that we will shortly be issuing a communication to SHG and private residents advising that the lift works, which were to commence this week, are postponed pending further consideration of options. The letter will reference our recent meeting, but not the nature of discussions, and will also confirm that a more detailed update will be provided in due course. We thought it prudent to let you know given that you may be contacted.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 August 2019 19:24  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Whilst you will be aware following our meeting earlier today, I write to formally advise that the lift works noted below, which were due to commence on 02/09, have been postponed. The principal reason for this is at the request of Southern Housing Group, who we understand have not yet completed the process of engaging with their tenants to determine whether any need to be decanted during the works. Whilst we understand that properties, if required, may possibly be organised in w/c 09/09, this does not simply mean that works can commence immediately due to contractor availability. We are in the process of engaging with the contractors to understand this in greater detail, and will provide an update in due course. We realistically anticipate a postponement of 4 – 6 works being likely. Notwithstanding this, and as we agreed at the meeting, we will investigate other potential solutions to this matter, specifically in the context of the ownership structure. We will provide a further update by cop 06/09, although if you require anything further in the interim, please do not hesitate to contact me.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 25 July 2019 16:30  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Afternoon [REDACTED]

Our intention was to provide an update in respect of the ongoing lift works, but your email beat me to it.

Regrettably, the lift contractor has informed us in the past few days that a part required to complete the works is delayed. We are working with them to see whether an alternative can be sourced, but it does look likely that there will be a consequential delay to works commencing. Based on the likely timescale provided to us by the lift contractor, the envisaged date for starting works is w/c 2<sup>nd</sup> September – please see the attached updated programme. This is 2-weeks later than previously advised. This will shortly be communicated to residents, although we are just waiting a further update from the lift contractor before doing so.

On a separate note, I will shortly send through under separate cover the proposed drawings for the playspace on the 1<sup>st</sup> and 6<sup>th</sup> floors, together with a suggestion as to the planning mechanism for facilitating the amendments from the approved drawings. This should be with you by cop tomorrow (at the latest). We would very much welcome your thoughts before formally submitting the application.

Kind regards,

■

---

**From:** ■ <■@londonlegacy.co.uk>

**Sent:** 24 July 2019 08:59

**To:** ■ <■@andersongroup.co.uk>

**Subject:** RE: Roach Road

Hi ■

Cllr Rachel Blake has enquired as to whether works are still on track for the lift. According to the timetable you provided physical works should start next month. Can you please confirm that this is still the case?

Regards,

■

**Senior Planning Development Manager**

**Planning Policy & Decisions Team**

**Queen Elizabeth Olympic Park**

**Direct: 020 3288 ■**

---

**From:** ■

**Sent:** 08 July 2019 12:20

**To:** ■ <■@andersongroup.co.uk>

**Subject:** RE: Roach Road

Hi ■

I have discussed this with the Head of DM and the Head of Planning Policy and our view is that your suggestion to provide a contribution to off-site playspace is not appropriate. As per London Plan policies and policy BN.8 of the Local Plan, your development has a requirement to provide on-site playspace. This was secured through the planning condition and referenced in the planning committee report.

Whilst there may be some residents who are not supportive of providing the playspace, had they been familiar with the planning permission then it would have been evident to them that it was a requirement of the consent. The provision of playspace also needs to be considered in the context of the lifetime of the development, rather than the opinion of the current occupants.

On that basis, please proceed with plans for providing the playspace on the roof, as per the requirements of the planning permission.

Please provide the updated plans for review by 31 July. If we don't receive updated drawings by this date then we will look to formalise the breach of the condition.

Regards,

**[REDACTED]**  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 [REDACTED]**

---

**From:** [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
**Sent:** 03 July 2019 10:28  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

I hope that you're well.

We were just wondering whether you had opportunity to consider our suggestion regarding potential payment of a financial contribution in lieu of provision of formal play space on the 6<sup>th</sup> floor? Happy to discuss this in more detail if that would be helpful.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager

t: [REDACTED]  
m: [REDACTED]  
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**From:** [REDACTED]  
**Sent:** 14 June 2019 17:43  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

In addition to those set out in the approved Car Park Management Strategy, we have undertaken further measures to preclude unauthorised parking. This includes revising the white lining in the car parking area, additional signage and amending the access code. We hope that these will result in an improvement, although please do let us know if you hear to the contrary.

We are currently on programme. An order for the lift equipment has been let, and monies deposited on account. We are awaiting confirmation from the lift company of their timescale for undertaking the works to the lift, and we will communicate this accordingly to residents and yourself as soon as it has been provided; Southern Housing Group will also advise their tenants at this point.

In respect of the play provision, it has taken slightly longer than we hoped to instruct a survey company to undertake an assessment of the roof space. This however has now taken place; it was completed earlier in the week. The reason for needing this is to ensure that any revised proposals are deliverable in the context of the existing roof constraints, and also to ensure that due regard is given to health and safety (especially as any play provision will be at height). We have informally communicated the requirement to provide play provision to residents, and the response has not been positive – this is principally due to their being very few children in the building. In this context, would LLDC be amenable to the principle of a financial contribution in lieu of provision on the 6<sup>th</sup> floor if a suitable case can be made? A revised proposal for the communal space on the 1<sup>st</sup> floor is now available, and will be forwarded through for your consideration early next week.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager  
t: [REDACTED]  
m: [REDACTED]  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 14 June 2019 11:43  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Thanks for the update on this.

I will continue to monitor this and I am sure you are aware that residents are in contact with me

too and Councillor Rachel Blake is also involved now. If there continues to be unlawful parking then you may need to install some physical measures to prevent this.

Can you please provide me with an update on the lift programme. Are you still on track as per the timescales that you gave me?

I would also like an update on the rooftop amenity and play spaces. It has been a while since we met and I would have thought that you would have had sufficient time to have updated drawings prepared. If you do not have these drawings please give me a timeframe for this, the submission of updated AOD/NMA application and the completion of the works.

Regards,

██████████  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 ██████████**

---

**From:** ██████████ [mailto:██████████@andersongroup.co.uk]  
**Sent:** 13 June 2019 16:31  
**To:** ██████████ <██████████@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi ██████████

I have been informed by my colleagues that the Zipcar has been removed. I'm just ascertaining whether this is a permanent occurrence, and therefore will shortly provide a further update.

The meeting that was arranged with LBTH has been postponed due to ill health, and will now take place on 18/06. I will let you know the outcome of the discussions after the meeting.

Kind regards,

██████████

---

██████████ | Senior Planning Manager  
t: ██████████  
m: ██████████  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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**From:** ██████████ <██████████@londonlegacy.co.uk>  
**Sent:** 04 June 2019 14:00  
**To:** ██████████ <██████████@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Thank you for the update and confirming that Zipcar will be removing the vehicle by June 30<sup>th</sup> at the latest. Please note that if the Zipcar remains on site after 1 July 2019 then we will be issuing a breach of conditions notice in respect of this matter.

Regards,

[REDACTED]  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 [REDACTED]**

---

**From:** [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
**Sent:** 31 May 2019 13:48  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

As a further update to my email of 24/05, Zipcar have now confirmed in writing their intention to remove the vehicle. The timeframe for it doing so is currently between 17/06 and 30/06. We understand that the reason for this is in order to fulfil existing bookings. However, we are working with them to identify solutions that mean that the vehicle can be removed sooner. We will keep you updated.

Thank you for confirming your position with regards the car club obligation in the S.106. We are due to formally meet with LBTH on 14/06, and will provide a further update following this.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager  
t: [REDACTED]  
m: [REDACTED]  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 31 May 2019 09:17  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Please advise Zipcar that if the car is not removed by 14 June that we will be issuing a Breach of Condition Notice in respect of this matter. We would have to give consideration to naming Zipcar in the notice if they are partly responsible for the breach. I am also happy to raise this with Zipcar directly.

If LBTH are satisfied that a further car parking space in the surrounding street network is not necessary then I would be happy to agree a variation to the legal agreement to reflect this.

Regards,

**[REDACTED]**  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 [REDACTED]**

---

**From:** [REDACTED] [[mailto:\[REDACTED\]@andersongroup.co.uk](mailto:[REDACTED]@andersongroup.co.uk)]  
**Sent:** 24 May 2019 15:36  
**To:** [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>  
**Subject:** RE: Roach Road

Hi [REDACTED]

We thought it prudent to provide an update in respect of our ongoing discussions with Zip Car. In summary, and whilst the contract with Zip Car has now expired, the provider is refusing to remove the Zip Car, or stop advertising its presence on its website. The reason for this is '*...that we have back to back bookings over the next few months and that we cannot cancel these bookings as it would result in us paying significant compensation to the members affected*'. As you will appreciate, this reason is unpalatable to us. This has been communicated to Zip Car in very clear terms, and we are in the process of obtaining legal advice to determine options for the removal of the Car from the site. We will continue to keep you updated.

On a separate, although clearly related, matter, we have informally discussed the requirement set out in Section 7 of Schedule 1 of the S.106 associated with the Planning Permission with LBTH (i.e. the obligation to procure a car club parking space on a road in vicinity of the development, and to procure a car club operator to provide a car club vehicle in the parking space for the life of the development). Given the relative proliferation of car club spaces within close vicinity of Legacy House, it appears that LBTH would be relatively comfortable with removing this obligation. Whilst it is recognised that a formal process would need to be undertaken, would LLDC be amenable to the principle of this?

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager  
t: [REDACTED]  
m: [REDACTED]  
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**From:** [REDACTED]  
**Sent:** 19 May 2019 07:34  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Our contract with Zipcar has now expired, although the provider is yet to collect the vehicle. We are liaising with them to ensure that this is completed as soon as possible, and if it appears that it will be protracted, then we will arrange for the vehicle to be returned to them. We were not aware that the Zipcar was still being marketed as being available, and will raise this as part of our ongoing discussions with the provider – thank you.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager  
t: [REDACTED]  
m: [REDACTED]  
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**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 17 May 2019 13:42  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

I am being informed that the Zipcar is still being parked at the site. My understanding was that this was to have ceased by now. It is also apparent that the car can still be booked on the Zipcar website (see below), which I have checked today. Can you please clarify the situation?

Regards,

[REDACTED]

[REDACTED]  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 [REDACTED]**

---

**From:** [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
**Sent:** 16 May 2019 17:17  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Whilst clearly we are disappointed with LLDC's position, it is noted.

I will liaise with my communication colleagues to determine whether residents have been informed, and will revert as soon as I am able. I am however aware that some communication has taken place, however I am not sure as to the extent or nature. I will come back to you.

Yes – we have now received the Decision Notice. Signage had already been ordered, and it is due to arrive onsite early next week. It will therefore be in place very soon after.

In respect of the plays space matter, our architect, SEW, is shortly due to issue revised schemes for both the 1<sup>st</sup> and 6<sup>th</sup> floor amenity spaces. Once we have ensured that they are technically deliverable, we will informally submit them to you for consideration and agreement that the direction of travel is acceptable in principle. We can also at this point discuss the appropriate mechanism for seeking approval for the revised approach, both in respect of the play space and extent of communal space on the 6<sup>th</sup> floor. Hopefully this update is helpful.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager  
t: [REDACTED]  
m: [REDACTED]  
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**From:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Sent:** 16 May 2019 10:55  
**To:** [REDACTED] <[REDACTED]@andersongroup.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

I have looked into this but our position is that the BCN that we issued is valid and that we do not intend to re-issue the notice. If there are discussions to be held between Constable Homes Ltd and SHG in relation to this matter, our view is that that is a matter between those two parties.

Can you please confirm whether tenants have been informed of the programme for the lift works? Your programmes indicated that they were to be sent a newsletter but I am being advised that this has not been received.

I note that the car parking management plan has now been approved. As discussed, if you could please post signage advising residents that these are for Blue Badge holders only then that

would be appreciated.

Regards,

[REDACTED]  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 [REDACTED]**

---

**From:** [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]  
**Sent:** 29 April 2019 19:16  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** FW: Roach Road

[REDACTED]

I have just received a bounce back in respect of the below, and therefore am re-sending.

Kind regards,

[REDACTED]

---

[REDACTED] | Senior Planning Manager  
t: [REDACTED]  
m: [REDACTED]  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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**From:** [REDACTED]  
**Sent:** 29 April 2019 19:09  
**To:** [REDACTED] <[REDACTED]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [REDACTED]

Not a problem, and many thanks to you also for taking the time to meet Peter and I at Legacy House.

Thank you for confirming that our recent email, including programme that was attached, is acceptable. We will of course keep you updated with progress, including any correspondence that takes place with residents.

You're correct in that BV Investments Limited is the freehold owner of the land. BV Investments Limited has entered into a 125-year lease with Constable Homes Limited, which is an operating subsidiary of the Anderson Group. Constable Homes Limited are therefore the long-term leaseholder, and also in this instance the developer. Section 187 of the Town and Country Planning Act 1990 permits a Breach of Condition Notice being served on a person who has control of the land, and who has carried out the development. The attached title identifies that a further lease has been entered into between Constable Homes Limited and Southern Housing Group. This relates to Plots 1-9 (inclusive), and the land hatched and edged blue on the associated plan. We

attach duplicate plans from the agreement with Southern Housing Group. These clearly show that Southern Housing Group has control of the land which would benefit from, and required to facilitate, the access to the 1<sup>st</sup> floor units. It therefore follows that Southern Housing Group should be stated on the Breach of Condition Notice to ensure that it has optimal consequence (i.e. persons that has control of the land, as well as who has carried out the development).

With regards the provision of play space to both the 1<sup>st</sup> and 6<sup>th</sup> floor amenity spaces, we will provide an update in due course once we have understood in greater detail the technical consequences of complying with the approved drawings. The potential need for a regularisation by way of a 'fresh' discharge of condition application is noted.

It is our intention to shortly provide a sign clarifying that the parking spaces are only to be used by blue badge holders. This has however already been communicated to residents.

Kind regards,

█

---

█ | Senior Planning Manager

t: █  
m: █  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

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---

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**From:** █ <█@londonlegacy.co.uk>

**Sent:** 29 April 2019 15:40

**To:** █ <█@andersongroup.co.uk>

**Subject:** RE: Roach Road

Hi █

Thank you for your time today.

I can confirm that the below information regarding the lift is acceptable. Please keep us informed of progress as well as ensuring that this is communicated to all residents of the building.

In terms of the other matters discussed today:

BCN: Land registry details for the site that we obtained earlier this year (attached) state that the freeholder of the land is BV Investments Ltd and the leaseholder is Constable Homes Ltd. Our legal advice was that it was most appropriate to serve the notice against Constable Homes Ltd as the leaseholder and developer of the site. If it is your view that Southern Housing should have been party to the notice we would need evidence to support this.

First floor terrace: The first floor terrace should include play space, and this has not been provided. Please provide a timeframe for providing the approved playspace.

Roof terrace: Playspace is also missing from the roof terrace and this must be provided. It is also apparent that the layout of the roof terrace is different to what was approved. You will need to

regularise this through a further condition discharge application as well as providing details of the playspace that is to be provided.

Car parking: I will speak to Josh about the current application that you have in for the temporary bridge works. The car parking management strategy application that you have in should be determined within the statutory deadline. As discussed, the parking spaces should be clearly signposted as Blue Badge spaces so that it is clear to all occupants that they are only to be used by Blue Badge holders.

Regards,

**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288**

---

**From:** [redacted] [mailto:[redacted]@andersongroup.co.uk]  
**Sent:** 24 April 2019 17:42  
**To:** [redacted] <[redacted]@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi [redacted]

We hope that you had a relaxing period of annual leave.

Further to the below email correspondence, and following the meetings that took place in the week commencing 8<sup>th</sup> April 2019, I write to advise of the intention to comply with the Breach of Condition Notice served in respect of the development known as Legacy House (4 Roach Road). This is to be achieved through the creation of an additional opening in the structural core on the first floor, which will enable one of the lifts to provide access between the ground and first floors. Access between the various floors in the building is to be controlled, although we understand from recent correspondence that this is not considered to be a planning matter.

Please find attached a programme which identifies the stages of works and associated timescales. As you will see, the principal factor is the lead in period associated with the new lift equipment – currently the suppliers are advising that there is a 12-week lead-in period. Whilst works associated with forming the opening on the first floor could be undertaken sooner, Southern Housing Group are advising that the preference is to delay works so that there is no break between the forming of the opening and lift adaption works. The rationale for this is to minimise disruption to residents, ensuring safety and also to allow works to be undertaken during the school holidays, which we understand is a preference.

Whilst a non-planning matter, it is worth mentioning that it has not yet been determined whether any residents will need to be relocated during the works. There is a possible risk that the noise resulting from the works, principally the forming of the opening, will breach health and safety guidelines. Once this matter is clearer, it will be communicated to residents – we will also update you for completeness.

We hope that the above is clear. If however you require anything further, please do let us know.

Kind regards,

█

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█ | Senior Planning Manager

t: █  
m: █  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

Springfield Lodge, Colchester Road, Chelmsford, Essex CM2 5PW

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**From:** █ <█@londonlegacy.co.uk>

**Sent:** 08 April 2019 09:58

**To:** █ <█@andersongroup.co.uk>

**Subject:** RE: Roach Road

Hi █ to confirm, that should be Friday 26<sup>th</sup> April, not 25<sup>th</sup>.

Regards,

█

**Senior Planning Development Manager**

**Planning Policy & Decisions Team**

**Queen Elizabeth Olympic Park**

**Direct: 020 3288 █**

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**From:** █

**Sent:** 08 April 2019 09:52

**To:** █ <█@andersongroup.co.uk>

**Subject:** RE: Roach Road

Hi █

Thanks for your email. I can confirm that we won't take any further formal action until after your meetings this week.

I will be on leave after Friday, returning on Wednesday 24 April. Our expectation is that by Friday 25 April there should be a reasonable timetable and programme agreed for the works.

As I mentioned last week, I would like to visit the rooftop amenity space to assess compliance with the playspace and landscaping conditions/drawings. Can you please confirm that will be possible? I have availability for Wednesday this week. I can confirm that we do not consider providing access to the rooftop amenity space to the social tenants to be a planning matter.

I would also like to have your comments regarding the first floor playspace that has not been provided.

Regards,

██████████  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**  
**Direct: 020 3288 ██████████**

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**From:** ██████████ [mailto:██████████@andersongroup.co.uk]  
**Sent:** 05 April 2019 13:04  
**To:** ██████████ <██████████@londonlegacy.co.uk>  
**Subject:** RE: Roach Road

Hi ██████████

Just a quick note to confirm receipt of the below email, and to acknowledge its contents. We are continuing discussions with a number of parties to ensure an acceptable and expedient resolution to this matter. This however is being complicated by matters associated with the current lease between Southern Housing and ourselves, and more generally in respect of understanding the technical capabilities of the structure, procurement and implications for residents during any works. We have arranged meetings next week with a number of sub-contractors on Tuesday, and then with Southern Housing on Friday, in order to identify a way forward. We will provide a further update after these meetings have taken place. Please could you confirm that you will not take any formal steps until we have come back to you after these meetings.

On a separate, although related matter, the timber fence on the 1<sup>st</sup> floor terrace area, together with the associated planters, have now been revised to accord the approved drawings.

Kind regards,

██████████

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██████████ | Senior Planning Manager  
t: ██████████  
m: ██████████  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

Springfield Lodge, Colchester Road, Chelmsford, Essex CM2 5PW

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**From:** ██████████ <██████████@londonlegacy.co.uk>  
**Sent:** 29 March 2019 11:54  
**To:** ██████████ <██████████@andersongroup.co.uk>  
**Subject:** RE: Roach Road

██████████

Your proposal to provide lift access to the first floor tenants through a lift door to the rear of the existing lift at ground floor level is not consistent with the approved drawings and is not acceptable to the Legacy Corporation. We also do not consider it to be appropriate to require

the first floor tenants to access this lift via the entrance that is accessed through the car park. Had this been proposed at planning application stage then we do not believe that the application would have been supported by officers or Members.

It is our view that to implement your proposed alternative lift access then you would need to amend your planning permission. However, I must advise that such an application would not be supported by officers. If you were to implement the proposal without the benefit of an amendment to your planning permission then this would be a breach of your planning permission and we would have to give consideration to issuing a further breach of condition notice.

As you will be aware, planning permission was granted on the basis that all floors of the development, irrespective of tenure, would be accessible via the main lift core and this is what is shown on your approved plans. Our view is that there is no justification for any deviation from the approved plans in relation to this matter and your proposed alternative solution is rejected.

I am sure that you are also aware that the compliance period for the notice ends today. To avoid escalation of the matter please provide a reasonable timetable for the completion of the works.

Regards,

[REDACTED]  
**Senior Planning Development Manager**  
**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**

London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

Direct: 020 3288 [REDACTED]  
Mobile: [REDACTED]  
Email: [REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)

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From: [REDACTED] <[\[REDACTED\]@andersongroup.co.uk](mailto:[REDACTED]@andersongroup.co.uk)>  
Sent: 26 March 2019 15:23  
To: [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>  
Subject: Roach Road

[REDACTED]



Further to our discussions at the site visit on 22/03, we would direct you to paragraph 1.3.18 of the Mayor's Housing SPG which is clear in its direction that tenure integration is principally a matter of external appearance, and that in some higher density scheme, separate provision of entrance and circulation spaces for different tenures can enable affordable housing provision which might otherwise have been unviable given high service charges and management arrangements. This is absolutely the case in respect of Roach Road. Furthermore, there are clear examples of this approach having been considered acceptable in other instances within the administrative boundary of LLDC. We therefore look forward to receiving your further thoughts in respect of this matter.

Kind regards,

■

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■ | Senior Planning Manager

t: ■  
m: ■  
[www.andersongroup.co.uk](http://www.andersongroup.co.uk)

Springfield Lodge, Colchester Road, Chelmsford, Essex CM2 5PW

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[www.queenelizabetholympicpark.co.uk](http://www.queenelizabetholympicpark.co.uk)

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