

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 191002 Lift FW: Roach Road
Date: 08 October 2019 11:03:15
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image507467.png](#)
[image035676.png](#)
[image642209.png](#)
[image289985.png](#)
[image148021.png](#)
[image894270.png](#)

Thanks [REDACTED]

It will likely just be myself, although I will let you know in advance if I will be accompanied by colleagues.

Kind regards,

[REDACTED]

[REDACTED] | Senior Planning Manager

ANDERSON

t: [REDACTED]
m: [REDACTED]
w: www.andersongroup.co.uk

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From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Sent: 08 October 2019 11:57

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

Cc: [REDACTED] <[REDACTED]@andersongroup.co.uk>; [REDACTED]
<[REDACTED]@andersongroup.co.uk>

Subject: RE: 191002 Lift FW: Roach Road

Hi [REDACTED],

I have booked a room at our offices for 2pm on Friday 18 October.

Can you confirm who from Anderson will be attending?

Thanks,

[REDACTED]

[REDACTED]

Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

From: [REDACTED] [mailto:[REDACTED]@andersongroup.co.uk]

Sent: 08 October 2019 11:47

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Cc: [REDACTED] <[REDACTED]@andersongroup.co.uk>; [REDACTED] <[REDACTED]@andersongroup.co.uk>

Subject: RE: 191002 Lift FW: Roach Road

Hi [REDACTED]

I hope that you're well. I have now [REDACTED] and therefore am reverting to your principal point of contact. I'm afraid that I already have a commitment on 17/10 (lunchtime) – I am at [REDACTED]. I could however meet later in the day (i.e. 2pm onwards). Would that work?

We are intending to share information in advance of the meeting.

Kind regards,

[REDACTED]

[REDACTED] | Senior Planning Manager

ANDERSON

t: [REDACTED]
m: [REDACTED]
w: www.andersongroup.co.uk

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From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Sent: 08 October 2019 11:22
To: [REDACTED] <[REDACTED]@andersongroup.co.uk>
Cc: [REDACTED] <[REDACTED]@andersongroup.co.uk>; [REDACTED] <[REDACTED]@andersongroup.co.uk>
Subject: RE: 191002 Lift FW: Roach Road

Thanks [REDACTED].

How about 17 October at 12 noon at our offices? There is a room available that I can book.

Are you able to share the proposal in advance of our meeting please?

Regards,

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

From: [REDACTED] [[mailto:\[REDACTED\]@andersongroup.co.uk](mailto:[REDACTED]@andersongroup.co.uk)]
Sent: 02 October 2019 16:20
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@andersongroup.co.uk>; [REDACTED] <[REDACTED]@andersongroup.co.uk>
Subject: 191002 Lift FW: Roach Road

Hi [REDACTED]

I have put the 18/10/19 in [REDACTED] calendar as this appears to be earliest available date we will ensure that we issue our proposal prior to the meeting.

Kind regards

[REDACTED]

[REDACTED] | Project Manager

ANDERSON

t: [REDACTED]
m: [REDACTED]
w: www.andersongroup.co.uk

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From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Sent: 02 October 2019 09:36
To: [REDACTED] <[REDACTED]@andersongroup.co.uk>
Cc: [REDACTED] <[REDACTED]@andersongroup.co.uk>; [REDACTED] <[REDACTED]@andersongroup.co.uk>
Subject: RE: 190926 Lift FW: Roach Road

This Message originated outside your organization.

Hi [REDACTED],

Thanks for your email. I am available Tuesday 8th or Wednesday 9th next week or on the 16th, 17th or 18th the following week.

As discussed, it would be great if you could share the proposals with me for our consideration (on a without prejudice basis).

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: 26 September 2019 14:51
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@andersongroup.co.uk>; [REDACTED] <[REDACTED]@andersongroup.co.uk>
Subject: 190926 Lift FW: Roach Road

Hi [REDACTED]

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

██████████ is now ██████████ 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

██████████

██████████ | Project Manager

ANDERSON

t: ██████████
m: ██████████
w: www.andersongroup.co.uk

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From: ██████████ <██████████@andersongroup.co.uk>

Sent: 13 September 2019 14:28

To: ██████████@andersongroup.co.uk

Subject: FW: Roach Road

From: ██████████

Sent: 13 September 2019 14:18

To: ██████████

Subject: RE: Roach Road

Hi ██████████, thanks for the update. We look forward to receiving further details at the end of the month.

Regards,

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

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] | Senior Planning Manager

t: [redacted]
m: [redacted]
w: 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 [REDACTED] 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 1st 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 30th 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,

■

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

Hi ■

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,

■

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 2nd 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 1st and 6th 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 6th floor? Happy to discuss this in more detail if that would be helpful.

Kind regards,

██████████

██████████ | Senior Planning Manager

t: ██████████
m: ██████████
w: www.andersongroup.co.uk

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

Hi ██████████

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 6th floor if a suitable case can be made? A revised proposal for the communal space on the 1st floor is now available, and will be forwarded through for your consideration early next week.

Kind regards,

█

█ | Senior Planning Manager

t: █
m: █
www.andersongroup.co.uk

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

From: █ <█@londonlegacy.co.uk>

Sent: 14 June 2019 11:43

To: █ <█@andersongroup.co.uk>

Subject: RE: Roach Road

Hi █

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,

[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: 13 June 2019 16:31
To: [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>
Subject: RE: Roach Road

Hi [REDACTED]

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,

[REDACTED]

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

From: [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>
Sent: 04 June 2019 14:00
To: [REDACTED] <[\[REDACTED\]@andersongroup.co.uk](mailto:[REDACTED]@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 30th 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](mailto:[REDACTED]@andersongroup.co.uk)]

Sent: 31 May 2019 13:48

To: [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[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

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

From: [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>

Sent: 31 May 2019 09:17

To: [REDACTED] <[\[REDACTED\]@andersongroup.co.uk](mailto:[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]
Sent: 24 May 2019 15:36
To: [REDACTED] <[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]
www.andersongroup.co.uk

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

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,

█

█ | Senior Planning Manager

t: █
m: █
www.andersongroup.co.uk

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

From: █ <█@londonlegacy.co.uk>

Sent: 17 May 2019 13:42

To: █ <█@andersongroup.co.uk>

Subject: RE: Roach Road

Hi █

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,

Russell

█
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 1st and 6th 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 6th floor. Hopefully this update is helpful.

Kind regards,

█

█ | Senior Planning Manager

t: █
m: █
www.andersongroup.co.uk

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

From: █ <█@londonlegacy.co.uk>

Sent: 16 May 2019 10:55

To: █ <█@andersongroup.co.uk>

Subject: RE: Roach Road

Hi █

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,

█

Senior Planning Development Manager

Planning Policy & Decisions Team

Queen Elizabeth Olympic Park

Direct: 020 3288 █

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

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 1st 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 1st and 6th 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

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

Hi ██████████

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 8th 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,

██████████

██████████ | Senior Planning Manager
t: ██████████
m: ██████████
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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 26th April, not 25th.

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,

[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: 05 April 2019 13:04
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: Roach Road

Hi [REDACTED]

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 1st floor terrace area, together with the associated planters, have now been revised to accord the approved drawings.

Kind regards,

[REDACTED]

[REDACTED] | Senior Planning Manager
t: [REDACTED]
m: [REDACTED]
www.andersongroup.co.uk

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

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

[REDACTED]

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,

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
Mobile: 07970 381 602
Email: @londonlegacy.co.uk

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

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,

██████████ | Senior Planning Manager

t: ██████████
m: ██████████
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London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London, E20 1EJ.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Catherine Smyth](#)
Subject: RE: Legacy House
Date: 01 November 2019 18:16:32
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image297200.png](#)
[image246211.png](#)
[image104279.png](#)
[image951979.png](#)
[image984366.png](#)
[image786713.png](#)
[G.F. Construction-Resident Access.pdf](#)

Hi [REDACTED]

Further to our below correspondence, we are continuing to test whether it is possible to undertake the required works to facilitate the lift without the access from Monier Road being available. Following a period of engagement with a specialist in health and safety, it does appear that there could be a solution that would allow works to take place in advance of the bridge being completed. Please find attached a plan which seeks to illustrate this. Whilst there would need to be shared use of the 'rear corridor' by both residents (if they decide not to use the main lift core) and construction workers (e.g. for the access and egress of construction material), we feel that this could potentially be managed through having a permanent supervisor in the corridor. This needs to be confirmed through a formal risk assessment, which we will shortly be undertaken. The principal concern is ensuring an appropriate egress in the event of a fire (when the main lift core will not be operational). Once this has been completed, we will be able to be more definitive, and will therefore provide an update by the deadline identified in your email of 21/10.

For clarity, access to the main lift core would not be effected by the works, save for a period when blockwork within the corridor will need to be removed to enable additional steels to be located – this will form the structure for the lift. This also assumes that first floor residents will move out for the duration of the works.

In parallel to the above, we are also giving some thought to an appropriate and realistic timescale for the works to take place. This will include sufficient time for the planning process. This will form part of our forthcoming update.

Related to this, have you managed to determine whether there is an up-to-date programme for the bridge works, and if this could be shared with us? Access into the building from Monier road for a short period would be very helpful, principally to enable the construction materials, including the lift equipment, to be moved into the building, negating any significant conflicts with residents (and other non-construction workers).

Kind regards,

[REDACTED]

[REDACTED] | Senior Planning Manager

ANDERSON

t: [REDACTED]
m: [REDACTED]
w: www.andersongroup.co.uk

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From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Sent: 25 October 2019 17:01
To: [REDACTED] <[REDACTED]@andersongroup.co.uk>
Cc: [REDACTED] <[REDACTED]@andersongroup.co.uk>; [REDACTED] <[REDACTED]@andersongroup.co.uk>; Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>
Subject: RE: Legacy House

Hi [REDACTED]

Thanks for your email and confirmation on the lift overrun.

With respect to the 'planning mechanism', I am satisfied that an NMA is the appropriate means of securing this. I look forward to your further update.

Regards,

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

From: [REDACTED] [[mailto:\[REDACTED\]@andersongroup.co.uk](mailto:[REDACTED]@andersongroup.co.uk)]
Sent: 24 October 2019 18:46
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@andersongroup.co.uk>; [REDACTED] <[REDACTED]@andersongroup.co.uk>; Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>
Subject: RE: Legacy House

Hi [REDACTED]

Many thanks for confirming in writing that the proposal is acceptable.

You're understanding is correct. The lift overrun has not been provided, and consequently the apartments on either side have been increased in size from 70.0 sq m and 103.0 sq m to 70.8 sq m and 104.8 sq m (accordingly). It is possible to provide a lift without the lift overrun being in place, and this has been taken into account as part of the detailed design (which has been progressed in parallel with our discussions).

We are continuing to test whether it is possible to undertake the works without the access to Monier Road

being available. I have been advised by colleagues that it is unlikely to be possible, principally due to the supporting structures needed within the building, however I have asked for further details as to why this is the case – we will provide an update in respect of this by the deadline set out in your email. To assist with our considerations, would it be possible to obtain a detailed programme for the bridge works? The reason for the request is to determine whether there is any prospect of using the closed space for access (i.e. a joined-up approach; if there is a window when works to the bridge were focused on a part not adjacent to Legacy House). If there is the possibility of some access, even for quite a small window, this could potentially expedite the works for installing the lift.

In respect of the 'planning mechanism' required to facilitate the revisions to the approved drawing, our proposal is to seek this by way of a non-material amendment, specifically through substituting the requisite approved drawings. We would be grateful if you could confirm that this is acceptable. We will advise of timescales for submission of this, together with the applications related to the first and sixth floor communal areas, as part of the forthcoming update.

Kind regards,

■

■ | Senior Planning Manager

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From: ■ <■@londonlegacy.co.uk>

Sent: 21 October 2019 16:14

To: ■ <■@andersongroup.co.uk>

Cc: ■ <■@andersongroup.co.uk>; ■

<■@andersongroup.co.uk>; Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>

Subject: RE: Legacy House

Hi ■

Thank you for meeting with us on Friday.

I can confirm that we are satisfied with the proposed solution to provide much needed lift access

to the first floor via a new lift, to be accessed from the social tenants entrance at Monier Road. Our view is that this is broadly in accordance with what was approved under the original planning permission (ref 14/00260/FUL) and the proposal is therefore acceptable.

I do have a technical query on this approach. The original second floor plans (see attached) for the development show a void for a lift overrun, however it is my understanding that as the ground to first floor lift was never installed, that this lift overrun is longer in place and instead forms part of the floorspace of one of the second floor flats.

Can you please clarify whether this is the case, and if so, whether it is technically feasible to install the lift without an overrun?

Also, we would like you to provide us with an updated timeframe for the lift works. Due to likely delays with the delivery of the Monier Road bridge, we are concerned that this delay would have a flow on effect of delaying delivery of the lift. As you will appreciate, first floor residents are very keen to have this matter resolved as soon as practicable. I would appreciate you providing an updated timeframe by Friday the 8th of November.

It would also be helpful if you could advise an anticipated submission date for the AOD and NMA applications that you will be submitting.

Regards,

Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

From: [redacted] [[mailto:\[redacted\]@andersongroup.co.uk](mailto:[redacted]@andersongroup.co.uk)]

Sent: 16 October 2019 07:43

To: [redacted] <[redacted]@londonlegacy.co.uk>

Cc: [redacted] <[redacted]@andersongroup.co.uk>; [redacted] <[redacted]@andersongroup.co.uk>

Subject: Legacy House

Hi [redacted]

Further to our meeting on 30/08, we have been progressing options for enabling lift access between the ground and first floors at Legacy House, 4 Roach Road. The purpose of this email is to provide a 'without prejudice' update and to assist discussions at our forthcoming meeting on 18/10. We would therefore request that its contents are treated confidentially.

Approved Vs Construction Drawings

As you will be aware, Condition 2 pursuant to Planning Permission Reference 14/00260/FUL requires the development to be carried out in accordance with the details and plan numbers stated on the Decision Notice. This includes, inter alia, 0205_SEW_RR_1100 Rev 14 and 0205_SEW_RR_1101 Rev 13 (both attached), which are the ground and first floor plans for the development.

Subsequently, in November 2017, an (S.96A) application for non-material amendments (reference

17/00528/NMA) was submitted to LLDC which sought, inter alia, to revise the approved details to ensure that the development accorded with statutory requirements in respect of services, specifically electric and gas through the creation of independent 24-hour access by way of a separate fire proof door. The application proposed, inter alia, to substitute the 0205_SEW_RR_1100 Rev 14 with 0205_SEW_1100 Rev C14 (attached) – this is essentially the construction issue ground floor drawing. Whilst it does not appear that the application has been formally determined, it demonstrates clear transparency in respect of the construction of the development.

Notwithstanding this, please find attached drawings 0205_SEW_SK0289 and 0205_SEW_SK0290 (both attached). These drawings have been prepared by SEW to illustrate the development of Legacy House; they are in essence ‘as built’ drawings, and broadly accord with the construction drawing previously submitted, albeit they have had a number of layers removed to assist with interpretation. A proposed lift is identified between the ground and first floors, although as a consequence the stair core shown is not accurate (in terms of its winding) in the context of what has been delivered – I will shortly return to this point. Whilst the S.96A application remains live, and principally given the interest in this matter from a number of parties, it is our proposal that a ‘fresh’ application is submitted to rationalise the changes from the approved drawings. This would include the consequential changes to the approved elevations. Extensive engagement would be undertaken before the submission of any application. We can discuss this matter further on Friday.

Lift Access Options

As noted above, drawings 0205_SEW_SK0289 and 0205_SEW_SK0290 includes a distinct lift that would serve the first floor. This accords with the principle of the approved drawing and planning permission in that the lift would be for the sole use of first floor residents. To facilitate this, the existing stair core will need to be removed and replaced, with the consequential impact for residents, specifically those living on the first floor whom will need to be relocated whilst works take place. This option is our preference for a number of reasons which we can discuss at our meeting, but include (inter alia) maintaining the principles established by the planning permission; is more easily accommodated by the existing structure (i.e. there is less strain through not needing to create additional openings on structural elements); less disruption for all residents (although first floor residents will need be moved our during specific works); less distance for residents of the first floor to travel to use the lift.

The principal alternative is the creation of a new opening from the rear corridor into the existing lift core. Due to non-planning matters (i.e. the leases), access to this would still be from the entrance on Monier Road. Whilst this alternative is technically possible, it would necessitate 2 x additional openings in the structural wall. This would result in significant disruption to all residents, principally through vibration moving through the building. It is for this reason, together with the feasibility given legal matters and the likely preferences of residents, which means that this option is not preferred.

Programme

Please find attached an indicative programme for the works taking place. We suspect that the key question will be why works are not proposed to take place until the works to the Monier Road bridge have been completed (currently understood to be April 2020). This is simply due to fire regulation implications. With the building not currently being accessible from Monier Road, the building can only be entered from either the main access or the car park, both of which need to use the corridor to the rear of the lifts to reach the main stair core (i.e. which currently provides access to 2nd floor and above). If works were to take place prior to the access with Monier Road being available, the main stair core would be compromised. This is because construction material (i.e. removal of the existing stair which provides access between ground and first floors) would at times block access to the main stair core. This is simply not appropriate in the context of fire regulations. Whilst this delay is clearly not ideal, it will however provide ample time for appropriate engagement with all interested parties, together with the planning process being undertaken.

Playspace

Finally, planning applications related to the playspace are now ready to be submitted. However, and principally given wider sensitives and that further planning applications are proposed (i.e. above), our suggestion is that we hold-off submitting those related to the play space requirements to enable all applications to be submitted in parallel. Again, let's discuss on Friday.

Ps. I will be accompanied on Friday by my colleague [REDACTED] Director. He has been directly involved with discussions with Southern Housing Group and residents, and therefore will be best placed to communicate the latest position etc.

We look forward to catching up on Friday.

Kind regards,

[REDACTED]

[REDACTED] | Senior Planning Manager

ANDERSON

t: [REDACTED]
m: [REDACTED]
w: www.andersongroup.co.uk

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



General Notes
 The drawings are prepared for the proposed development. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

Notes
 ALL INTERNAL LAYOUTS ARE INDICATIVE SUBJECT TO DETAILED DESIGN

KEY

- Site Boundary
- Cafe (A3)
- Workspace (B1) / Exhibition Space
- Plant and services
- Private Ancillary Space (C3)
- Social Rented Ancillary Space (C3)
- 1 Bed Apartment (C3)
- 2 Bed Apartment (C3)
- 3 Bed Apartment (C3)

Rev	Date	Reason for Issue	CHK
10	07.07.14	Planning Issue	SEW
09	09.06.14	Additional Detail	SEW
08	23.05.14	Revised Layout	SEW
07	09.05.14	Additional Detail	SEW
06	22.05.14	Additional Detail	SEW
05	25.04.14	Revised Windows	SEW
04	22.04.14	Updated Utility Cupboards	SEW
03	08.04.14	Revised Layout	SEW
02	11.03.14	Revised Layout	SPS
01	17.03.14	Revised RESI Mix and Comp	SPS
00	10.03.14	First Issue	SPS

Keyplan

sew
 Sew Consultancy Group
 48 Complex St
 London SE17 8BD
 0207 543 1732

Client
 Constable Homes Limited

Project
 No. 4 Roach Road

Drawing Title
 Proposed Second Floor Plan

Project Number 0205	Status PLANNING
Scale at A1 (A3) 1:100	Date 10.03.14
Drawn by SPS	Checked by SEW
Drawing Number 0205_SEW_RR_1102	Revision 10



- General Notes**
 All internal layouts are indicative and subject to detailed design.
 ALL INTERNAL LAYOUTS ARE INDICATIVE SUBJECT TO DETAILED DESIGN.
- Notes**
- KEY**
- Site Boundary
 - Cafe (A3)
 - Workspace (B1) / Exhibition Space
 - Private and residential
 - Private Ancillary Space (C3)
 - Social Rented Ancillary Space (C3)
 - 1 Bed Apartment (C3)
 - 2 Bed Apartment (C3)
 - 3 Bed Apartment (C3)

Rev	Date	Reason for Issue	CHK
13	24.02.18	Levels & Planning Update	SEW
12	22.02.18	Additional Detail	SEW
11	21.01.18	Planning Update	SEW
10	07.07.14	Planning Issue	SEW
09	23.06.14	Additional Detail	SEW
08	23.06.14	Revised Layout	SEW
07	19.05.14	Additional Detail	SEW
06	22.05.14	Additional Detail	SEW
05	22.04.14	Revised Windows	SEW
04	22.04.14	Updated Utility Cupboards	SEW
03	08.04.14	Revised Layout	SEW
02	01.03.14	Revised Layout	SEW
01	17.03.14	Revised Core	SEW
00	10.03.14	First Issue	SEW

Keyplan

Scale Bar



Client
 Constable Homes Limited

Project
 No. 4 Roach Road

Drawing Title
 Proposed First Floor Plan
 (All Modes Bridge - Option 01)

Project Number	Status
0205	PLANNING
Scale at A1 (A3)	Date
1:100	10.03.14
Drawn by	Checked by
SPS	SEW
Sheet Number	Revision
0205_SEW_RR_1101	13

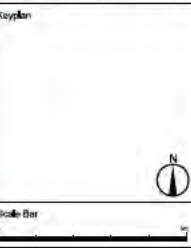


General Notes
 ALL INTERNAL LAYOUTS ARE INDICATIVE
 SUBJECT TO DETAILED DESIGN

KEY

- Site Boundary
- Cafe (A3)
- Workspace (B1) / Exhibition Space
- Plant and service
- Private Ancillary Space (C3)
- Social Rented Ancillary Space (C3)
- 1 Bed Apartment (C3)
- 2 Bed Apartment (C3)
- 3 Bed Apartment (C3)

Rev. No.	Rev. Date	Reason for Issue	CHK
14	04.02.15	Level & Planning Update	SEW
13	21.01.15	Planning Update	SEW
12	07.07.14	Planning Issue	SEW
11	05.06.14	Additional Detail	SEW
10	28.05.14	Additional Detail	SEW
09	09.05.14	Additional Detail	SEW
08	02.05.14	Additional Detail	SEW
07	25.04.14	Revised Planning Submission	SEW
06	15.04.14	Revised Layout and Access	SEW
05	11.04.14	Revised Plant Room	SEW
04	08.04.14	Revised Ancillary Locations	SEW
03	01.03.14	Revised Layout	SEW
02	17.03.14	Revised Ancillary Locations	SEW
01	13.03.14	Revised Plant Room	SEW
00	10.03.14	First Issue	SEW

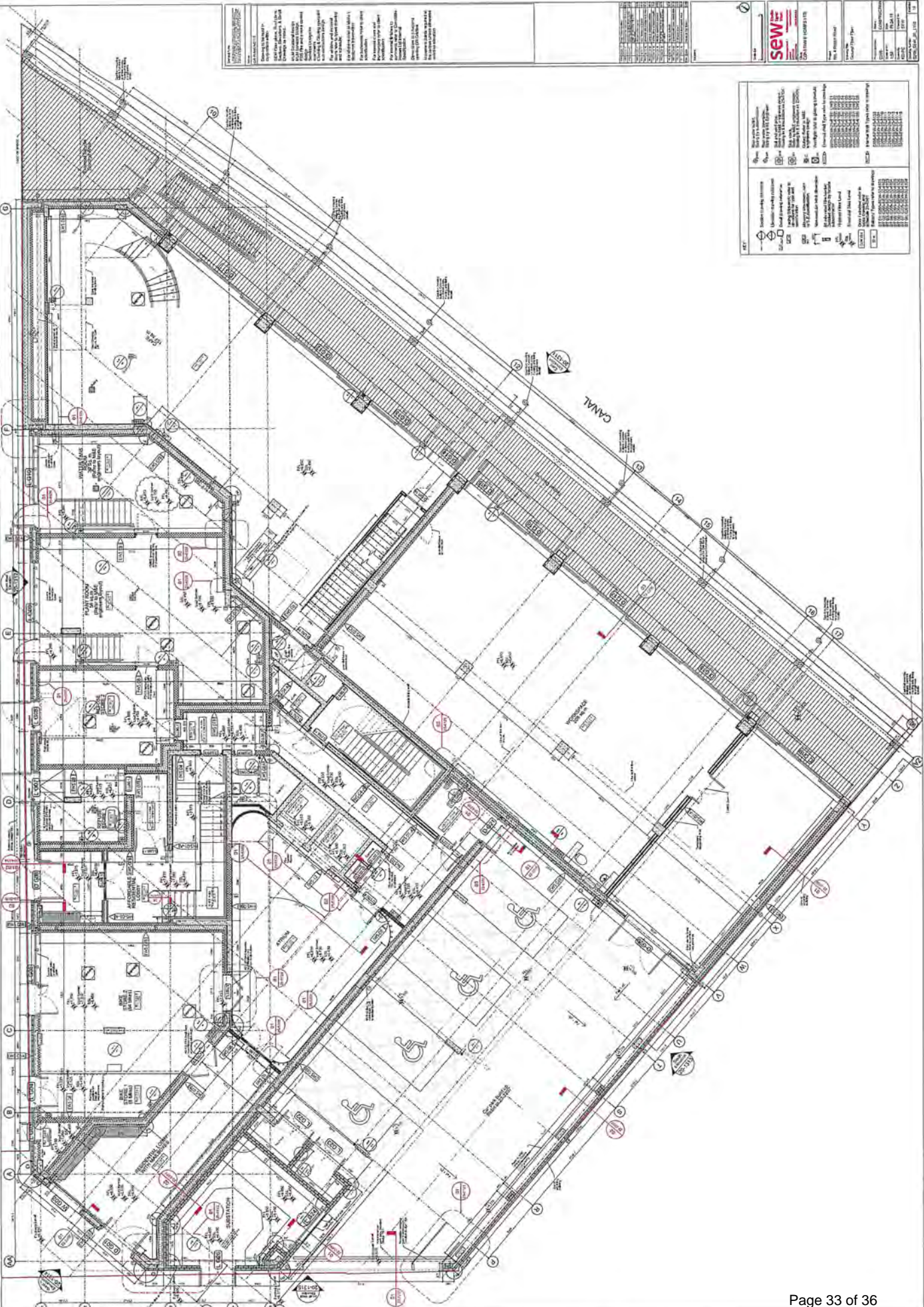


Client
 Constable Homes Limited

Project
 No. 4 Roach Road

Drawing Title
 Proposed Ground Floor Plan
 (All Modes Bridge - Option 1)

Project Number 0205	Status PLANNING
Scale at A1 (A3) 1:100	Date 10.03.14
Drawn by SPS	Checked by SEW
Drawing Number 0205_SEW_RR_1100	Revision 14



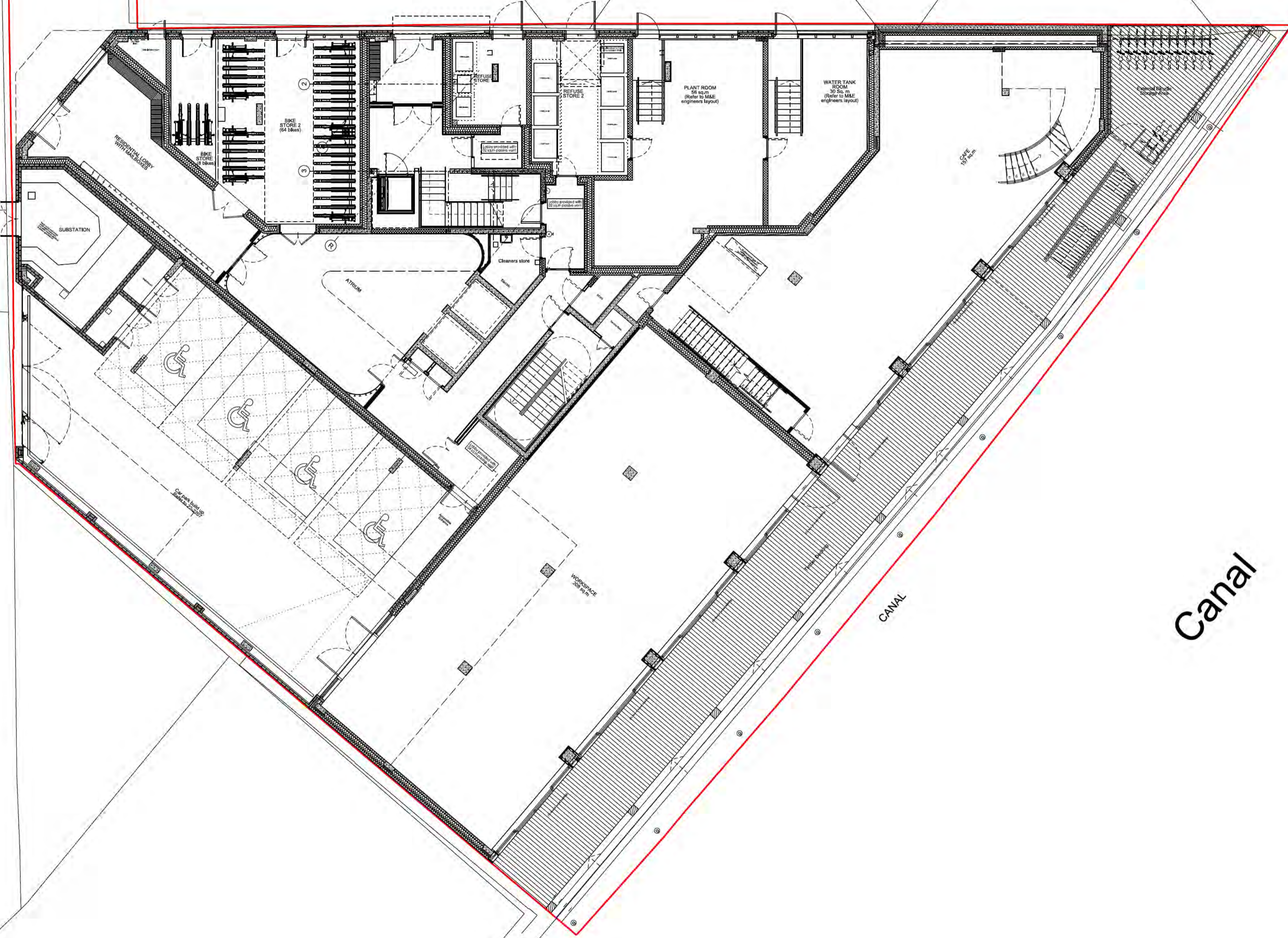
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS (CNS) AND THE CANADIAN CODES OF PRACTICE (CCP).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS (CNS) AND THE CANADIAN CODES OF PRACTICE (CCP).
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 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS (CNS) AND THE CANADIAN CODES OF PRACTICE (CCP).
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 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS (CNS) AND THE CANADIAN CODES OF PRACTICE (CCP).

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2010
2	ISSUED FOR PERMIT	10/15/2010
3	ISSUED FOR PERMIT	10/15/2010
4	ISSUED FOR PERMIT	10/15/2010
5	ISSUED FOR PERMIT	10/15/2010
6	ISSUED FOR PERMIT	10/15/2010
7	ISSUED FOR PERMIT	10/15/2010
8	ISSUED FOR PERMIT	10/15/2010
9	ISSUED FOR PERMIT	10/15/2010
10	ISSUED FOR PERMIT	10/15/2010
11	ISSUED FOR PERMIT	10/15/2010
12	ISSUED FOR PERMIT	10/15/2010

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PROJECT NO.	10000000000000000000
DATE	10/15/2010
SCALE	AS SHOWN
DRAWN BY	10000000000000000000
CHECKED BY	10000000000000000000
APPROVED BY	10000000000000000000

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2010
2	ISSUED FOR PERMIT	10/15/2010
3	ISSUED FOR PERMIT	10/15/2010
4	ISSUED FOR PERMIT	10/15/2010
5	ISSUED FOR PERMIT	10/15/2010
6	ISSUED FOR PERMIT	10/15/2010
7	ISSUED FOR PERMIT	10/15/2010
8	ISSUED FOR PERMIT	10/15/2010
9	ISSUED FOR PERMIT	10/15/2010
10	ISSUED FOR PERMIT	10/15/2010
11	ISSUED FOR PERMIT	10/15/2010
12	ISSUED FOR PERMIT	10/15/2010




General Notes
The drawings shall be read in conjunction with the specification and the contract documents. All dimensions shall be to the centre of lines unless otherwise stated. The contractor shall be responsible for the accuracy of the dimensions and shall be liable for any errors. The contractor shall be responsible for the accuracy of the dimensions and shall be liable for any errors.

Notes
Please see only the notes of the drawings and not the notes and other notes.

Rev	Date	Reason for Issue	CHK

Keyplan



Scale Bar

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Client
Constable Homes Limited

Project
No. 4 Roach Road

Drawing Title
Ground Floor Plan

Project Number 0205	Status Sketch
Scale at A1 (A3) 1:100 (200)	Date 14.10.19
Drawn by TH	Checked by GJ

Drawing Number
0205_SEW_SK0289

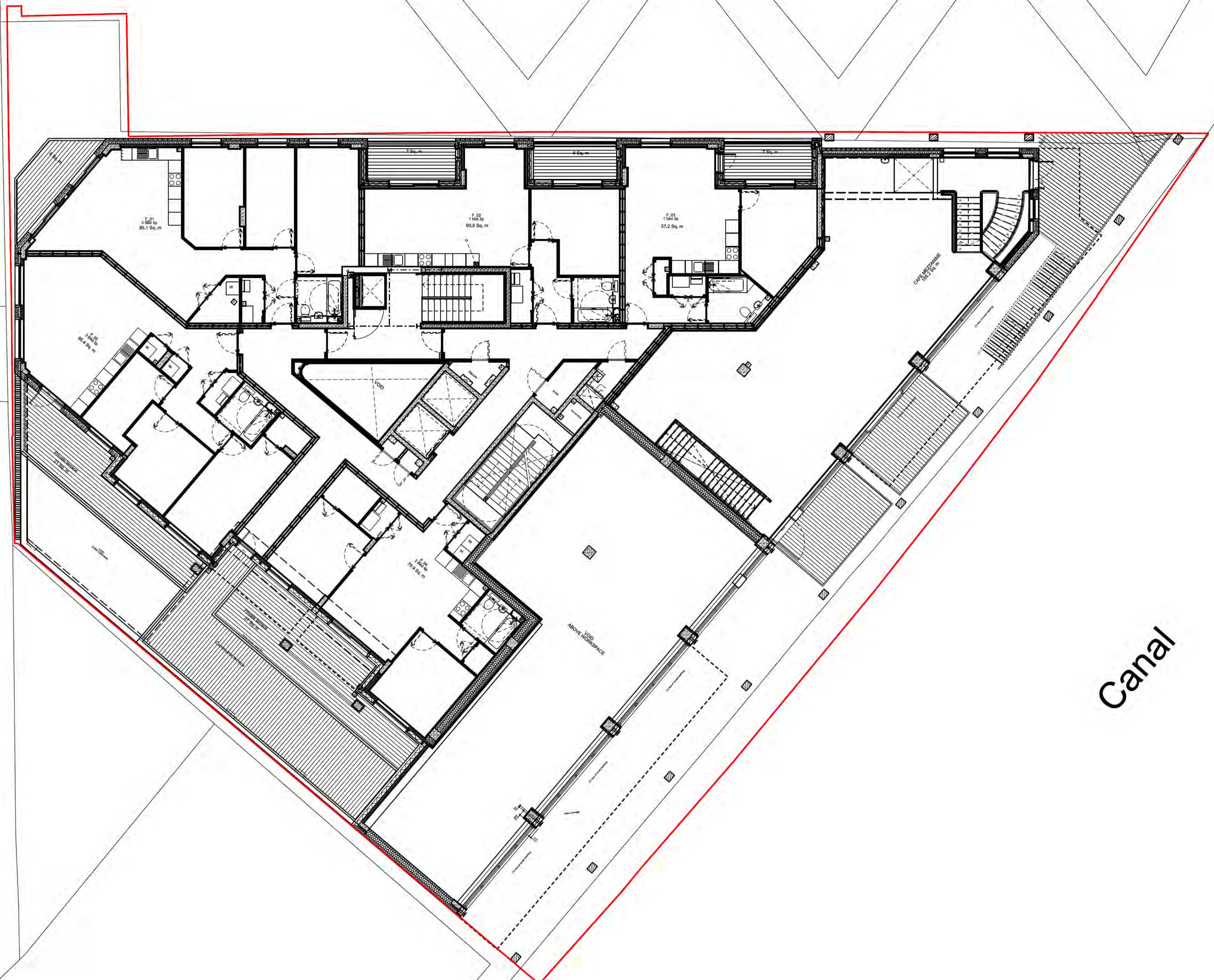
Revision
00

General Notes
 The drawings shall remain the property of the designer and shall not be used for any other purpose without the prior written consent of the designer. All dimensions are to be taken from the centre lines of walls and doors unless otherwise stated. The drawings shall be interpreted in accordance with the British Standard BS 1192:2014. The drawings shall be read in conjunction with the Bill of Materials and the Construction Details. The drawings shall be read in conjunction with the Bill of Materials and the Construction Details. The drawings shall be read in conjunction with the Bill of Materials and the Construction Details.

Notes
 Structural steel only indicative of available load. Consult Engineer and contractor.

Roach Road

Canal



Rev	Date	Reason for Issue	CHK

Keyplan

Scale Bar

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 segretwest.com
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Client
 Constable Homes Limited

Project
 No. 4 Roach Road

Drawing Title
 First Floor Plan

Project Number 0205	Status Sketch
Scale at A1 (A3) 1:100 (200)	Date 14.10.19
Drawn by TH	Checked by GJ
Drawing Number 0205	Revision 00

