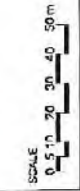


KEY
 [Red Outline] PLANNING APPLICATION BOUNDARY

REV DATE
 00 05/05/15 For Planning

PLAN 1 SITE PLAN.



NOTE
 1. All extensions to be shown as site by the contractor and, both above and below ground, to be shown and dimensioned to the architect's satisfaction.
 2. Report of drainage, sewer, ventilation and other services to be submitted to the architect in accordance with the architect's requirements.
 3. Unapproved CAD format to enable others to use it on background files will be accompanied by the original files in a separate folder with each attribute and setting to be used.
 4. All drawings are to be submitted to the architect in accordance with the architect's requirements.
 5. All drawings are to be submitted in accordance with the architect's requirements.
 6. All drawings are to be submitted in accordance with the architect's requirements.



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD
 84-85 STREET, LONDON EC1Y 8JQ
 TEL: 020 7511 0011 FAX: 020 7511 5321 WWW: WWW.AHM.CO.UK

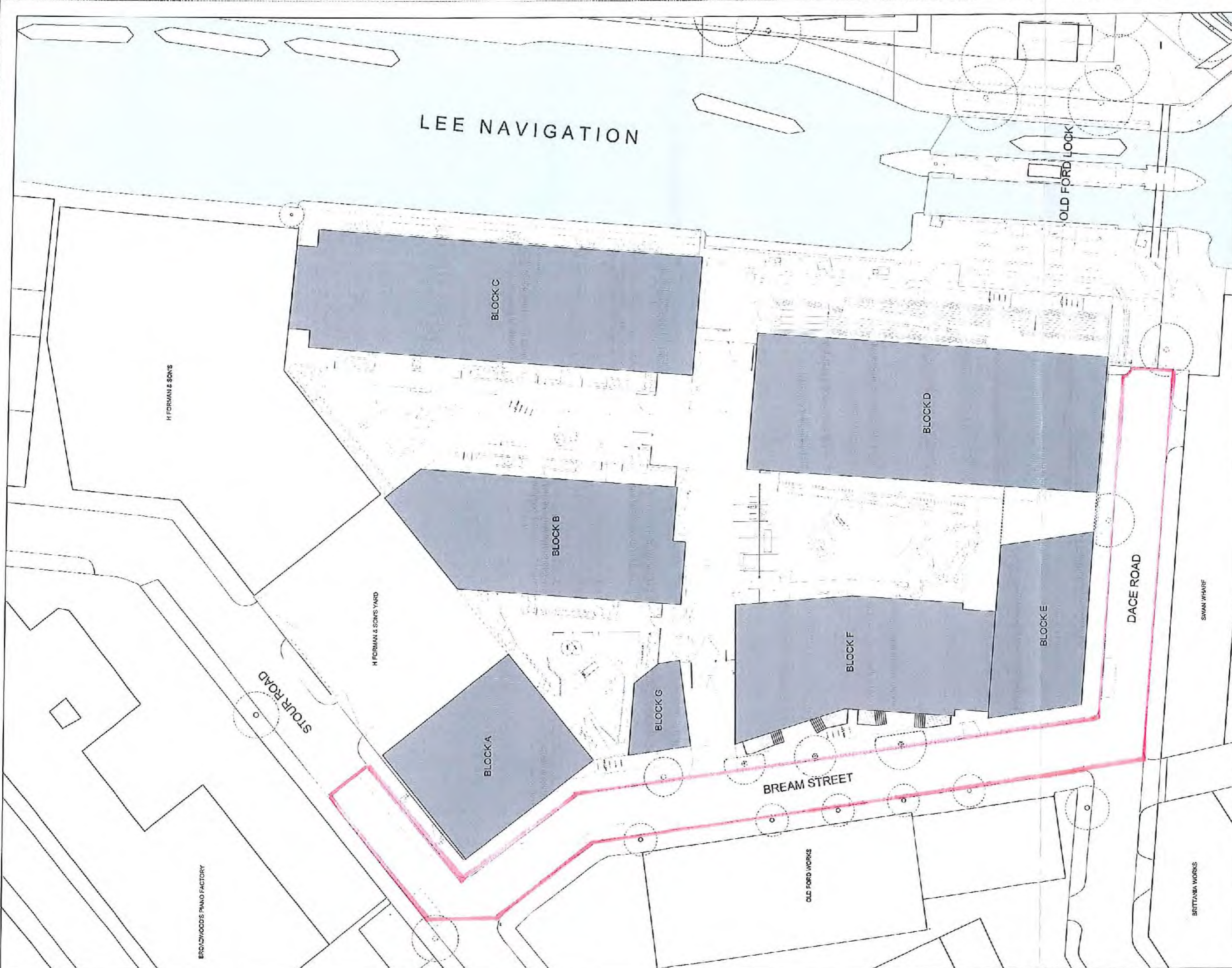
FOR THE: BREAM STREET, FISH ISLAND, LONDON

drawing title: location
 SITE LOCATION PLAN
 APPLICATION SITE

drawn by	checked	scale	status
AT	AG	1:1250(A1): 1:2500(A3)	information
sheet	1 of 1	date	drawing no.
14039 X	-	(00)	P001 00

Appendix 2

PLAN 2



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD 100 OLD STREET, LONDON, E1W 7YU
 TEL: 020 7271 5200 FAX: 020 7271 5225 WWW: WWW.AHM.CO.UK

DATE: 08/08/08 PROJECT: BREAM STREET, FISH ISLAND, LONDON

DRAWING NO: 14039 X - (00) P003 00

SCALE: 1:200

REV DATE DESCRIPTION

08 08/08/08 Per Planning

Cow Club
PLAN 2

KEY:

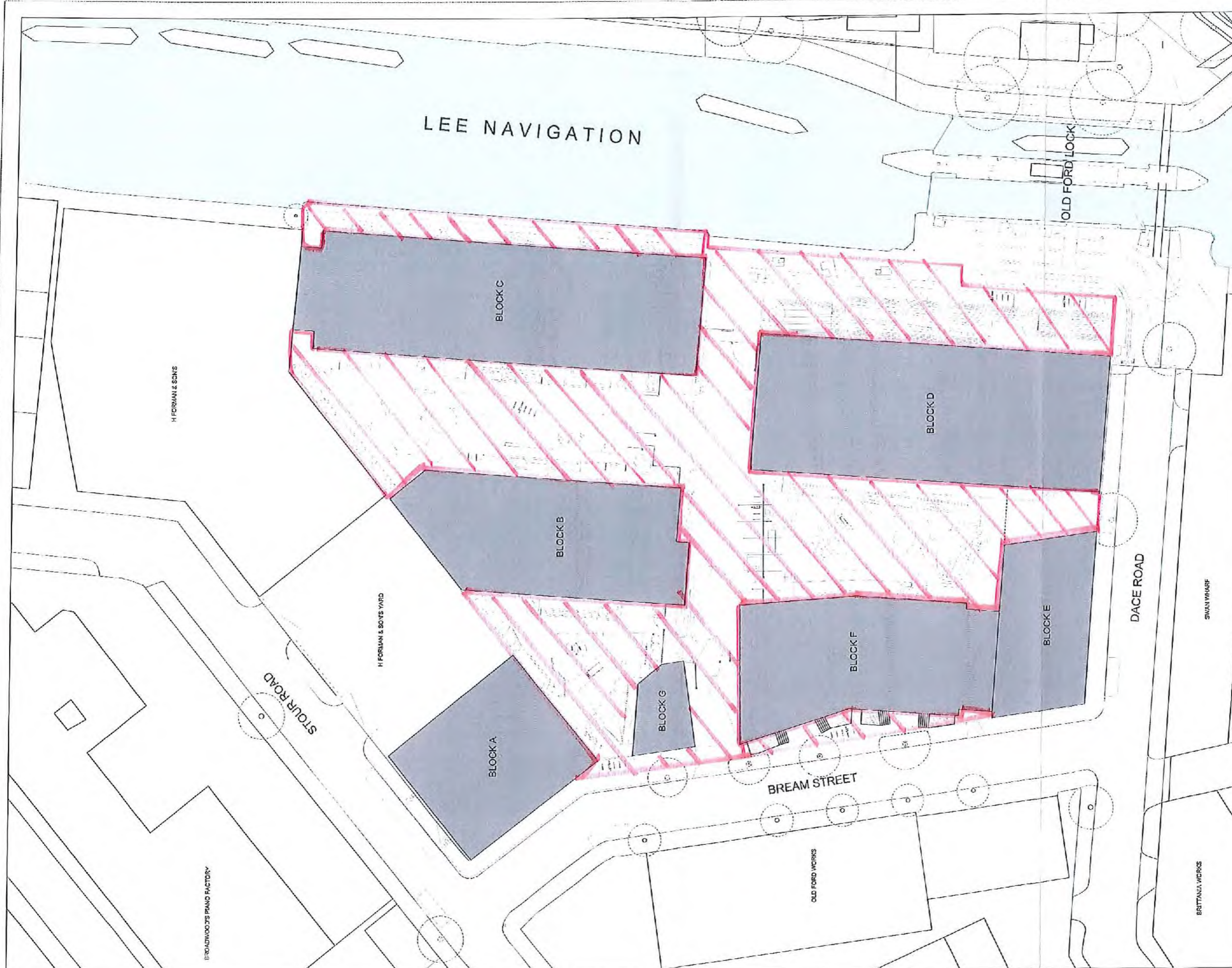
NOTE

- All dimensions to be checked on site by the contractor and such dimensions shall be used for construction.
- Report of surveying work, including any discrepancies to the architect, shall be submitted to the architect.
- Unrecorded CAD items to which there is no background information shall be shown in red on the drawing.
- Red lines will be used to indicate any such alterations and additions to the background information.
- All work shall be subject to the background information or other out of date information or other information of which the architect is not aware.
- Dimensions of all items being built.

LOCATION

Appendix 3

PLAN 3



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD
 100, OLD FORD ROAD, LONDON, E11 1AB
 TEL: 020 7253 1234 FAX: 020 7253 1235 WWW: ALLFORDHALLMORRIS.CO.UK

Job No: BREM STREET, FISH ISLAND, LONDON
 Drawing No: PROPOSED BLOCK PLAN

Drawn by	Checked by	Date	Scale	Sheet
SP	AG	1:2500@A1	1:500@A3	FOR APPROVAL
Project	Zone	Phase	Calculation	Drawing No.
14039	X	-	(00)	P003 00



NOTE

- All drawings to be prepared on A3 paper, unless otherwise stated.
- Drawings to be prepared on a grid, unless otherwise stated.
- This document may be issued for information only, and does not constitute an offer of any services. It is the responsibility of the client to ensure that the drawings are used for the purposes intended.
- Any such amendments or additions to the drawings shall be made in accordance with the instructions of the client, and shall be accompanied by a written note explaining the reasons for such amendments and additions.
- AMM/MJM accepts no liability for any such amendments or additions to the drawings, or for any errors or omissions which may occur, or for any loss or damage which may result from the use of the drawings.

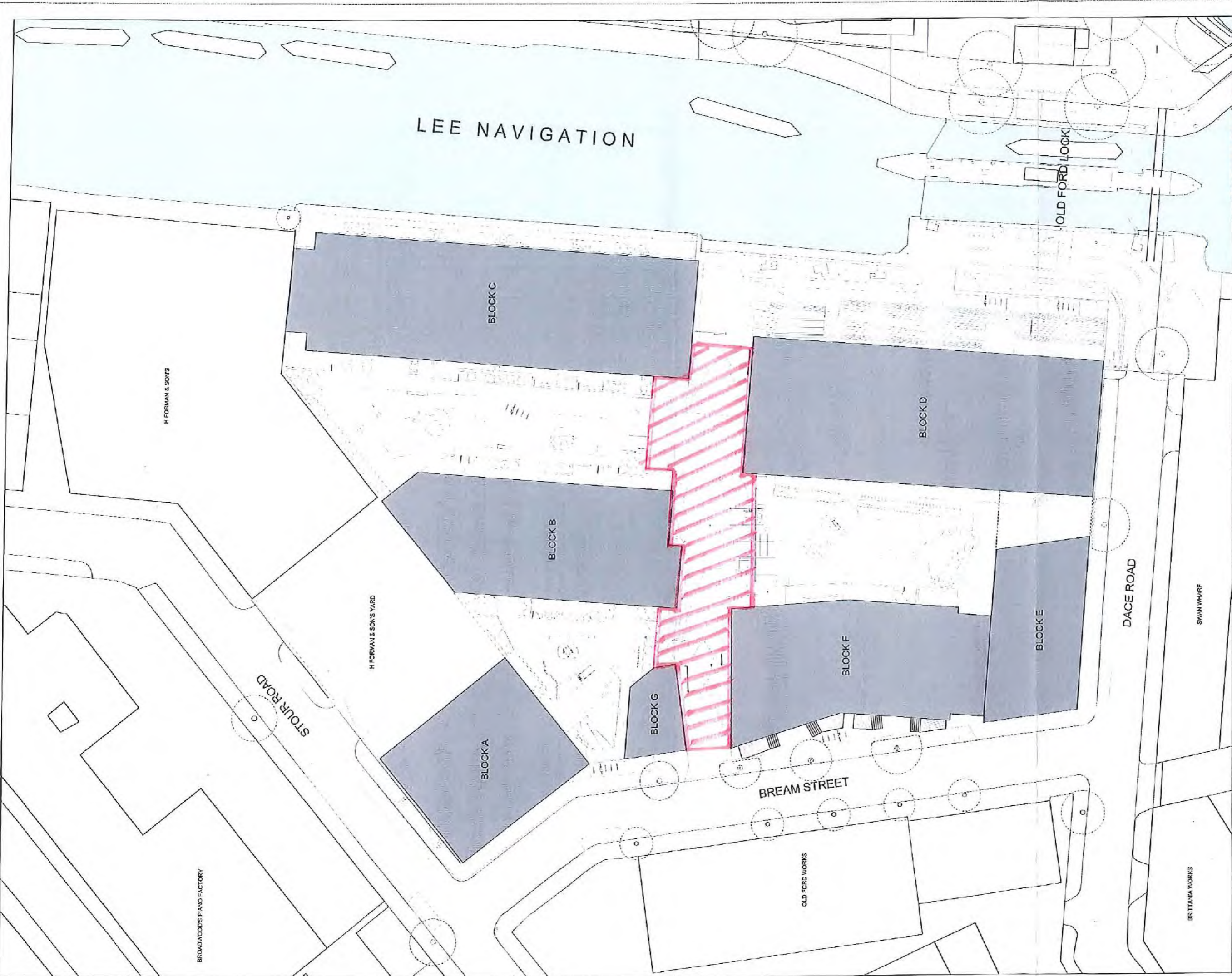
REV	DATE	DESCRIPTION
00	10/06/15	For Planning

Plan 3 - Common Areas.

SCALE: 0 1 2 4 6 8 10

Appendix 4

PLAN 4



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS
 3-5 OLD STREET LONDON EC1Y 1PL
 TEL: 020 7511 1231 FAX: 020 7511 3134 WWW.HMM.CO.UK

PROJECT: BREAM STREET, FISH ISLAND, LONDON
 DRAWING TITLE: PROPOSED BLOCK PLAN

DATE	NO.	BY	CHKD.	SCALE	REVISION
14/03/09	X	AG	AG	1:500@A1: 1:500@A3	FOR APPROVAL
					(00) P003 00

LOCATION

NOTE

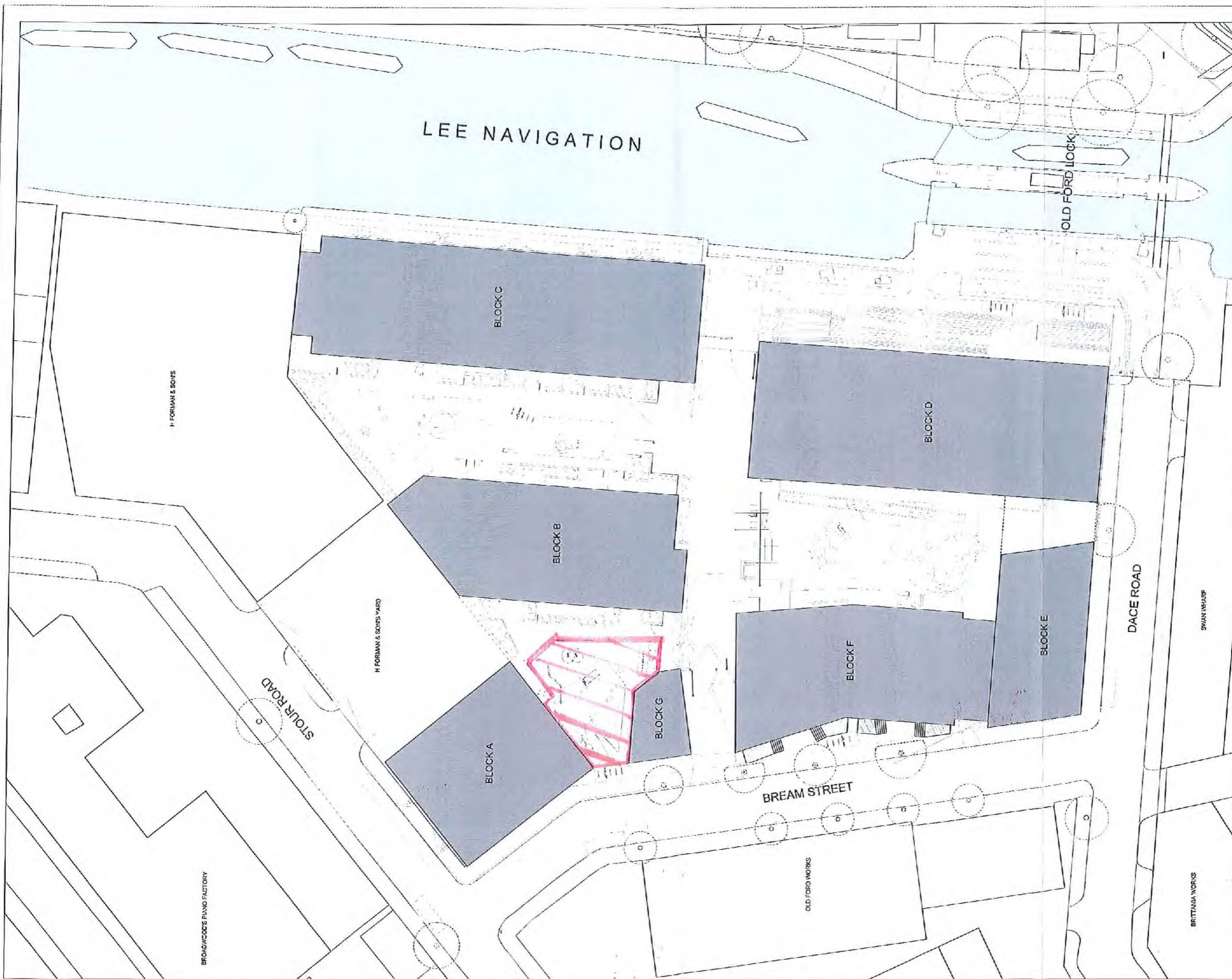
- This plan is to be approved in accordance with the provisions of the Building Act 1984 and the Building Regulations 2000. It is intended to be used for the purposes of a building notice or full planning application and does not constitute a contract.
- This document may be issued in an electronic form. It is intended to be used in conjunction with the printed version. It is to be printed on A1 paper. It is to be printed on one side only. It is to be printed in black ink. It is to be printed on a standard printer. It is to be printed on a standard printer. It is to be printed on a standard printer.

REV DATE
 00 14/03/09
 East - West Road

SCALE
 0 1 2 4 6 8 10

Appendix 5

PLAN 5



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD
 10 OLD STREET LONDON EC1Y 1PL
 TEL: 020 7553 3030 FAX: 020 7553 3031 WWW: ALLFORDHALL.COM

PROJECT: BREAM STREET, FISH ISLAND, LONDON
 DRAWING NO: PROPOSED BLOCK PLAN

Drawn by: SP	Checked by: AG	Date: 12/05/04	Scale: 1:500	Sheet: 03	Total: 03
Project: 14039	Phase: X	Revision: -	Drawn by: (00)	Checked by: (00)	Total: P003 00

NO 1:
 1. All dimensions to be checked on site by the contractor and such as to be the responsibility of the contractor.
 2. All dimensions to be checked on site by the contractor and such as to be the responsibility of the contractor.
 3. All dimensions to be checked on site by the contractor and such as to be the responsibility of the contractor.
 4. All dimensions to be checked on site by the contractor and such as to be the responsibility of the contractor.
 5. All dimensions to be checked on site by the contractor and such as to be the responsibility of the contractor.
 6. All dimensions to be checked on site by the contractor and such as to be the responsibility of the contractor.
 7. All dimensions to be checked on site by the contractor and such as to be the responsibility of the contractor.
 8. All dimensions to be checked on site by the contractor and such as to be the responsibility of the contractor.
 9. All dimensions to be checked on site by the contractor and such as to be the responsibility of the contractor.
 10. All dimensions to be checked on site by the contractor and such as to be the responsibility of the contractor.

REV: DATE: 00 10/05/04
 PLAN 5
 Play area

SCALE: 0 2 4 6 8 10

Appendix 6

PLAN 6



ESK
 PROJECT NO: 10578
 PROJECT NAME: STRATFORD CITY
 DRAWING NO: D204-FAB-M04-00003
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 08/15/2015
 SCALE: 1:1
 DRAWING TYPE: MASTER PLAN
 LEGACY COMMUNITIES SCHEME
 SITE NAME: STRATFORD CITY
 ILLUSTRATIVE MASTER PLAN
 FOR APPROVAL
 ECS-DWG-AL-045-004-01-000

EAST WICK & SWEETWATER
 LEGACY DEVELOPMENT CORPORATION
 LEGACY DEVELOPMENT CORPORATION

SHEET: 01 OF 04
 DATE: 08/15/2015
 AUTHOR: [Name]

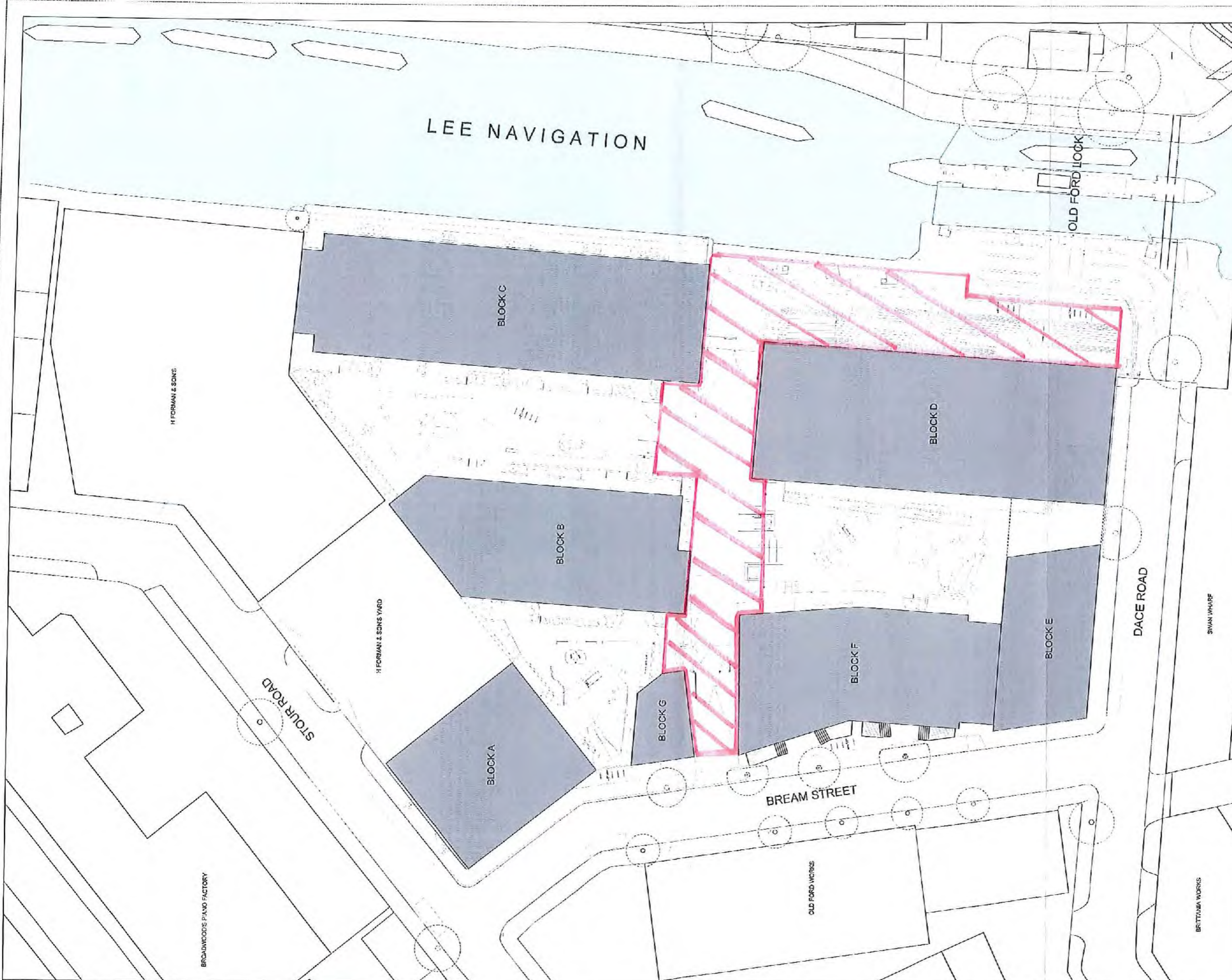
Notes:
 1. Refer to the master plan for overall site context.
 2. Refer to the master plan for overall site context.
 3. Refer to the master plan for overall site context.

KEY:
 Proposed Development
 Existing Development

Plan 6 Off site Play area

Appendix 7

PLAN 7



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS
 3-5 OLD STREET LONDON EC1Y 4JE
 TEL: 020 7521 7400 FAX: 020 7521 0152 WWW.AHM.CO.UK

PROJECT: BREAM STREET, FISH ISLAND, LONDON
 DRAWING NO: PROPOSED BLOCK PLAN

Drawn by	Checked by	Date
SP	AG	1.5.00
Scale	Author	Contractor
1:400		
14039	X	- (00)
		P003 00



NOTE:
 1. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
 2. Any discrepancies in the method of measurement shall be the contractor's responsibility.
 3. All dimensions shall be taken to the centre of the line unless otherwise stated.
 4. The contractor shall be responsible for the accuracy of the dimensions shown on this plan and shall be liable for any errors or omissions.
 5. The contractor shall be responsible for the accuracy of the dimensions shown on this plan and shall be liable for any errors or omissions.
 6. The contractor shall be responsible for the accuracy of the dimensions shown on this plan and shall be liable for any errors or omissions.
 7. The contractor shall be responsible for the accuracy of the dimensions shown on this plan and shall be liable for any errors or omissions.
 8. The contractor shall be responsible for the accuracy of the dimensions shown on this plan and shall be liable for any errors or omissions.
 9. The contractor shall be responsible for the accuracy of the dimensions shown on this plan and shall be liable for any errors or omissions.
 10. The contractor shall be responsible for the accuracy of the dimensions shown on this plan and shall be liable for any errors or omissions.

REV DATE

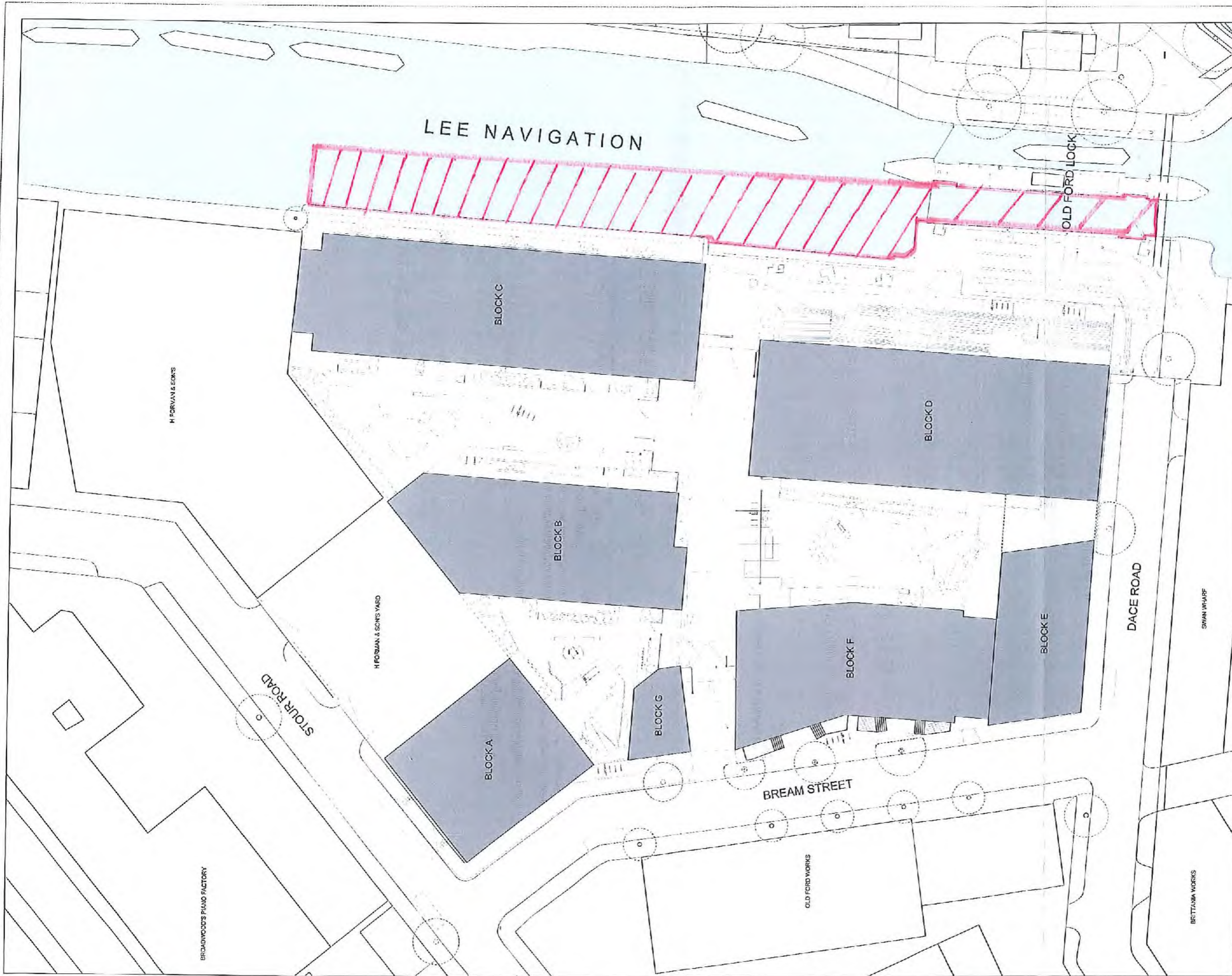
09 10/09/15 For Planning

Plan 7

SCALE

Appendix 8

PLAN 8



NOTE

- All drawings to be checked or signed by the contractor and such drawings shall be the responsibility of the contractor.
- Revised drawings shall be marked and dated and shall be the responsibility of the contractor.
- Unauthorized CAD items to be removed from the drawings and the contractor shall be responsible for ensuring that they are removed by a suitably qualified person.
- The drawings shall be checked by a suitably qualified person and signed by the contractor.
- ANNULIUM accepts no liability for any such alterations or additions to drawings or drawings not shown out of changes to background information at addressable sites.

KEY

10 10000's Fertile/ing
Water way
Appendix 8

LOCATION

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD
 100 OLD STREET LONDON EC1Y 9PE
 TEL: 020 7557 3801 FAX: 020 7557 3132 WWW.MORRIS.CO.UK

PROJECT BREAM STREET, FISH ISLAND, LONDON

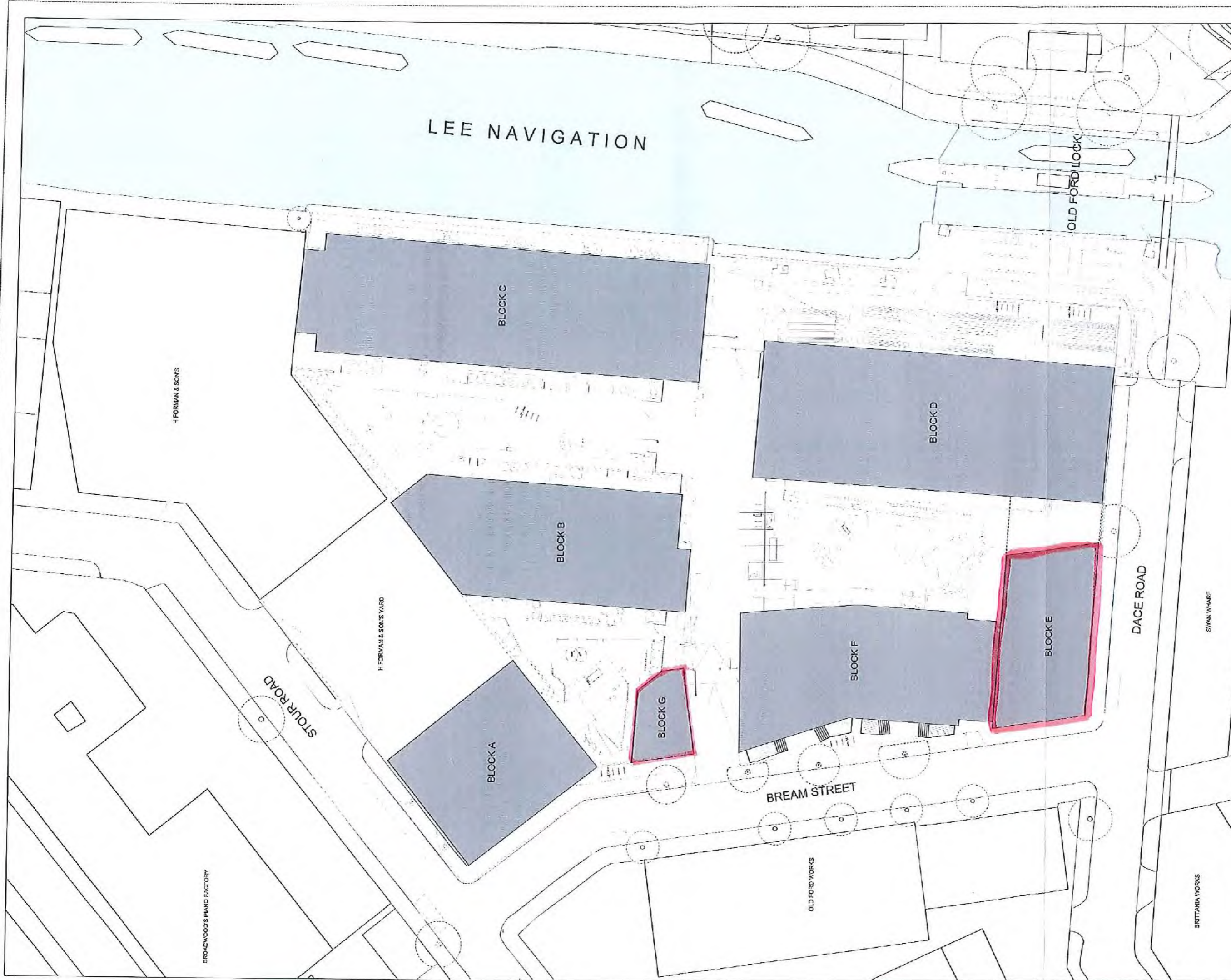
PROPOSED BLOCK PLAN

Drawn by	Checked by	Date	Scale
SP	AG	1.250@A1	1:500@A3
Project	Task	Revision	Quantity no.
14039	X	-	(00)
			P003 00

SCALE

Appendix 9

PLAN 9



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD
 100 BROADWOODS, 200 OLD STREET, LONDON EC1Y 9WJ
 TEL: 020 7521 2521 FAX: 020 7521 5223 WEB: WWW.AHM.CO.UK

PROJECT: BREAM STREET, FISH ISLAND, LONDON
 DRAWING: PROPOSED BLOCK PLAN

DATE: 11.11.10
 SCALE: 1:500 @ A1; 1:500 @ A3
 DRAWN BY: SP
 CHECKED BY: AG
 PROJECT NO: 14039
 SHEET NO: X
 OF: -
 REVISION: (00) P003 00

NOTE:
 1. All dimensions to be checked on site by the contractor. High accuracy is required for this responsibility.
 2. Check all dimensions for accuracy and discrepancies before construction.
 3. All dimensions are to be taken from the unexcavated ground level unless otherwise stated.
 4. All dimensions are to be taken from the unexcavated ground level unless otherwise stated.
 5. All dimensions are to be taken from the unexcavated ground level unless otherwise stated.
 6. All dimensions are to be taken from the unexcavated ground level unless otherwise stated.
 7. All dimensions are to be taken from the unexcavated ground level unless otherwise stated.
 8. All dimensions are to be taken from the unexcavated ground level unless otherwise stated.
 9. All dimensions are to be taken from the unexcavated ground level unless otherwise stated.
 10. All dimensions are to be taken from the unexcavated ground level unless otherwise stated.

LOCATION:

KEY: 00 1000000 1000000

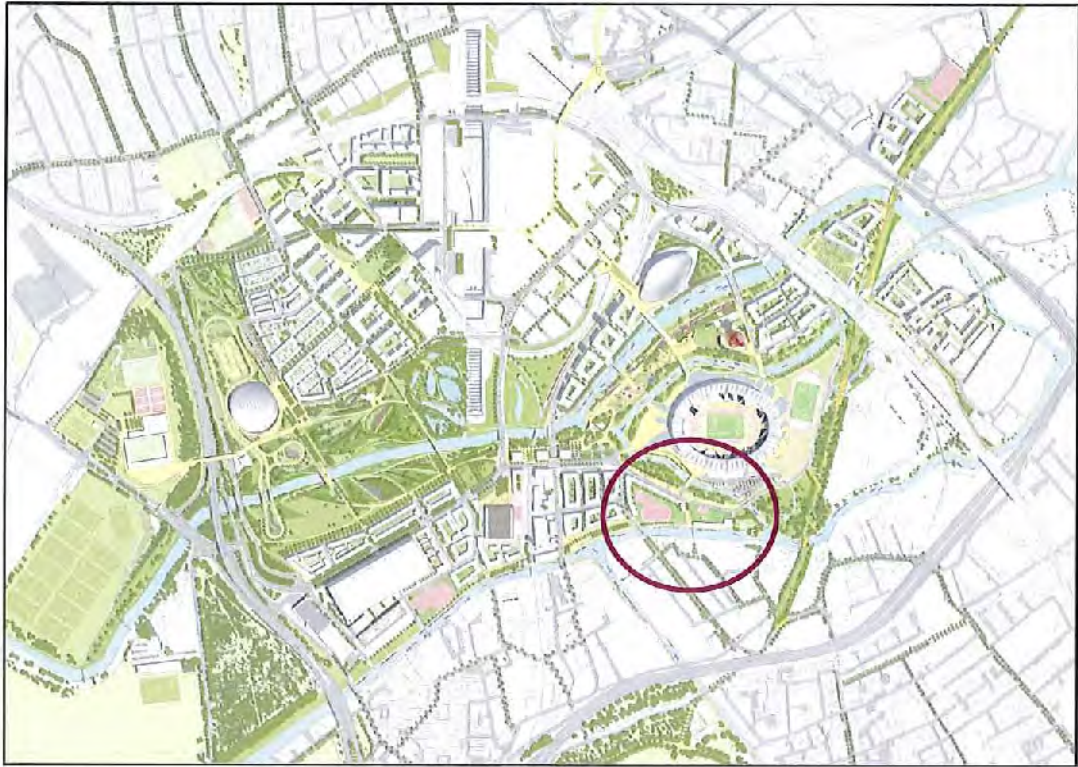
PLAN 10

SCALE: 1:500 @ A1; 1:500 @ A3

Appendix 10

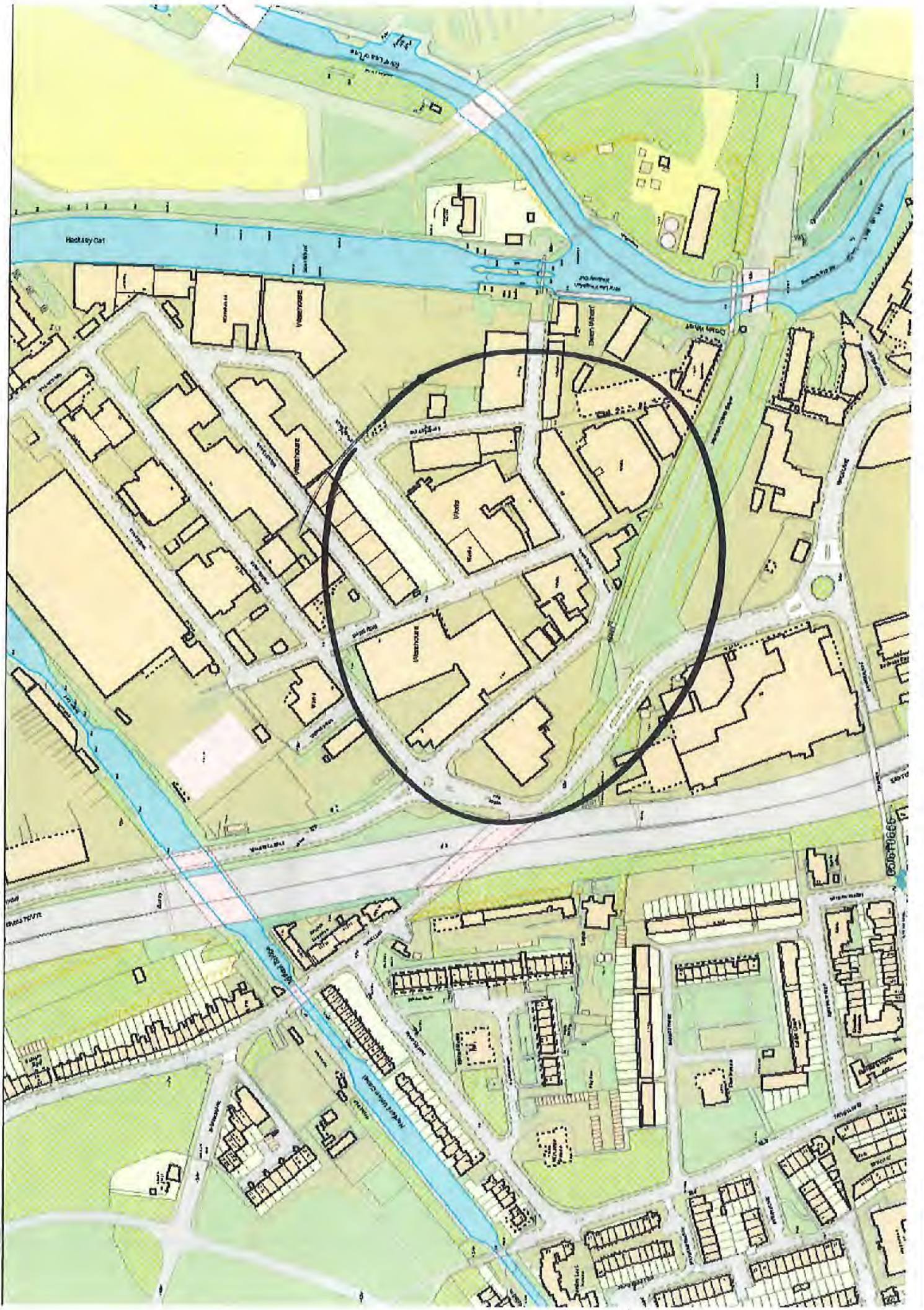
PLAN 10

Wayfinding Plan



Appendix 11

PLAN 11



Appendix 12
PLANNING PERMISSION

FULL PLANNING PERMISSION APPROVAL

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Please see notes at the end of this notice

Applicant

London & Quadrant Housing Trust, c/o Agent

Agent

Matthew Sherwood
Quod Limited
Ingeni Building
17, Broadwick Street
London
W1F 0AX

Part I - Particulars of Application

Date of Application: 23-Jun-2015

Application No: 15/00278/FUL

Proposal: Demolition of existing building, existing structures, removal of existing trees and associated site clearance to enable a mixed use development of 7 buildings and basement to provide up to 24,465m² of floorspace (GIA) comprising employment (Use Classes B1-B8), residential (Use Class C3) (up to 202 units), retail (Use Classes A1 and A3) and exhibition/leisure uses (Use Class D1/D2), parking and servicing space, hard and soft landscaping, public realm, creation of new vehicular access and other associated works.

Location: Land at Bream Street at the junction of Stour Road & Dace Road, Fish Island, London

Part II - Particulars of Decision

In pursuance of the powers under the above Act and Order the London Legacy Development Corporation hereby gives notice that **PLANNING PERMISSION HAS BEEN APPROVED** for the carrying out of the development referred to in Part I hereof and as described and shown on the application and plan(s) submitted, subject to the following conditions and notes:

1. Time limit

The development shall be commenced before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1991

2. Works in accordance with approved details

Unless minor variations have been agreed by the Local Planning Authority and to the extent that it does not deviate from this permission, the development shall be carried out in accordance with the following details and plan numbers:

14039_X_(00)_P001; 14039_X_(01)_P002; 14039_X_(00)_P002; 14039_X_(00)_P003; 14039_X_(01)_P100;
14039_X_(01)_P101; 14039_X_(01)_P102; 14039_X_(01)_P103; 14039_X_(01)_P110; 14039_X_(01)_P111;
14039_X_(01)_P200; 14039_X_(01)_P300; 14039_X_(12)_P110; 14039_X_(12)_P111; 14039_X_(12)_P200;
14039_X_(00)_P099; 14039_X_(00)_P100; 14039_X_(00)_P101; 14039_X_(00)_P102; 14039_X_(00)_P103;
14039_X_(00)_P104; 14039_X_(00)_P105; 14039_X_(00)_P106; 14039_X_(00)_P107; 14039_A_(00)_P100;
14039_A_(00)_P101; 14039_A_(00)_P102; 14039_B_(00)_P100; 14039_B_(00)_P101; 14039_B_(00)_P102;
14039_C_(00)_P100; 14039_C_(00)_P101; 14039_C_(00)_P102; 14039_C_(00)_P103; 14039_C_(00)_P104;
14039_D_(00)_P100; 14039_D_(00)_P101; 14039_D_(00)_P102; 14039_D_(00)_P103; 14039_D_(00)_P104;
14039_E_(00)_P100; 14039_E_(00)_P101; 14039_F_(00)_P100; 14039_F_(00)_P101; 14039_F_(00)_P102;
14039_F_(00)_P103; 14039_F_(00)_P104; 14039_G_(00)_P100; 14039_X_(00)_P150; 14039_X_(00)_P151;
14039_X_(00)_P152; 14039_X_(00)_P153; 14039_X_(00)_P200; 14039_X_(00)_P201; 14039_A_(00)_P200;
14039_B_(00)_P200; 14039_C_(00)_P200; 14039_C_(00)_P201; 14039_D_(00)_P200; 14039_D_(00)_P201;
14039_D_(00)_P202; 14039_E_(00)_P200; 14039_F_(00)_P200; 14039_G_(00)_P200; 14039_A_(00)_P210;
14039_B_(00)_P210; 14039_C_(00)_P210; 14039_D_(00)_P210; 14039_E_(00)_P210; 14039_F_(00)_P210;
14039_X_(00)_P300; 14039_X_(00)_P301; 14039_X_(00)_P302; 14039_A_(00)_P300; 14039_B_(00)_P300;
14039_C_(00)_P300; 14039_D_(00)_P300; 14039_D_(00)_P301; 14039_E_(00)_P300; 14039_F_(00)_P300;
14039_G_(00)_P300

and the description of development contained in the application and any other plans, drawings, documents, details, schemes or strategies which have been approved by the Local Planning Authority pursuant to these conditions.

Reason: To ensure that all works are properly implemented and retained.

3. Notice of Commencement

The development shall not be commenced until written notice of intention to commence the development has been given to the Local Planning Authority. The notice required by this condition shall only be given where there is a genuine prospect of development being commenced within 21 days of the notice and the notice shall confirm and provide evidence that this is the case.

Reason: To ensure satisfactory compliance with this planning permission.

4. Code of Construction Practice

The Development shall not be commenced until a Code of Construction Practice has been submitted to and approved by the Local Planning Authority. The Code of Construction Practice shall be in accordance with all relevant legislation in force and substantially in accordance with all policy adopted and best practice guidance published at the time of submission. The Code of Construction Practice shall include proposals for the following:

- Safeguarding of buried services
- Location and height of any proposed stock
- Construction dust assessment in accordance with "The Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance" (2014).

The Development shall be carried out in accordance with the approved details.

Reason: To ensure that the construction of the Development uses best practicable means to minimise adverse environmental impact

Pre commencement justification: Submission required prior to commencement to enable that the Local Planning Authority to ensure that the impact of the construction is appropriately mitigated.

5. Construction Management Plan

The development shall not be commenced until a construction management plan (CMP), has been submitted to and approved by the Local Planning Authority. The Construction Management Plan and the updates thereto shall be in accordance with all relevant legislation in force and substantially in accordance with all policy adopted and best practice guidance published at the time of submission. The CMP shall include as a minimum the following information:

- The arrangements for liaison with the relevant highway authorities;
- The parking of vehicles of site operatives and visitors;
- The loading and unloading of plant and materials including a construction logistics plan;
- The storage of plant and materials use in constructing the development;
- The erection and maintenance of security hoardings;
- Measures to control the emission of dust and dirt during construction;
- A scheme for recycling and disposing of waste resulting from demolition and construction work;
- Dealing with complaints and community liaison;
- Attendance as necessary at the LLDC Construction Transport Management Group (CTMG) and or Construction Coordination Group;
- Details of routes and access for construction traffic. Including lorry holding areas; and
- Guidance on membership of the Fleet Operator Recognition Scheme and implementation of vehicle safety measures and driver training including cycle awareness and an on road cycle module.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the construction of the development uses best practicable means to minimise adverse environmental impacts.

Pre commencement justification: To ensure that the Local Planning Authority can assess whether the development would generate any unacceptable environmental impacts through construction that would require appropriate mitigation.

6. Construction Waste Management Plan

The Development shall not be Commenced until a Construction Waste Management Plan (CWMP) has been submitted to and approved by the Local Planning Authority. The objectives of the CWMP shall be to ensure all waste arising from the construction works are managed in a sustainable manner, maximising the opportunities to reduce, reuse and recycle waste materials. The CWMP shall also detail the compliance and assurance requirements to be maintained on the Site during all phases of construction. The CWMP shall include as a minimum the following information:

- Classification of all waste including hazardous waste according to current legislative provisions;
- Performance measurement and target setting against estimated waste forecasts;
- Reporting of project performance on quantities and options utilised;
- Measures to minimise waste generation;
- Opportunities for re-use of recycling;
- Provision for the segregation of waste streams on the Site that are clearly labelled;
- Licensing requirements for disposal sites;
- An appropriate audit trail encompassing waste disposal activities and waste consignment notes;
- Measures to avoid fly tipping by others on lands being used for construction;
- Return policies for unwanted materials;
- Measures to provide adequate training and awareness through toolbox talks; and
- Returns policies for unwanted materials.

The development shall be carried out in accordance with the approved details.

7. Piling method statement

No piling including impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for impact on ground water, damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

8. Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

9. Contamination

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall be commenced until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority:

- 1) A preliminary risk assessment which has identified: all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on a detailed assessment of the risk to all receptors that may be affected, including those off site.

- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A validation plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer- term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented in full as approved.

Reason: To protect the water environment, including groundwater. The desk study indicates the potential presence of contamination from the previous uses.

Pre-commencement Justification: Remediation methods should be agreed and completed prior to the use commencing on occupation of the site to ensure a safe environment for employees and residents/ occupants.

10. Validation Report

No occupation of any part of the permitted development shall take place until a validation report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, a maintenance timetable and arrangements for contingency action arising from the maintenance plan shall be implemented in full as approved.

11. Unexpected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved by the Local Planning Authority in writing detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

12. Drainage

Prior to the installation a drainage strategy, detailing any on and/or off site drainage works, shall be submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. The drainage works referred to in the approved strategy shall be implemented in full and no discharge of foul or surface water from the site shall be accepted into the public system until the said drainage works have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

13. Surface water drainage

No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect the water environment, including groundwater.

14. Water Supply

Development shall not be commenced other than demolition until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any additional capacity required in the system and a suitable connection point.

15. Archaeological Investigation

- A) No development other than demolition to existing ground level shall take place until (i) a programme of archaeological evaluation has been submitted to and approved by the Local Planning Authority in writing (ii) the approved archaeological evaluation programme has been implemented and (iii) a report on that evaluation has been submitted to the Local Planning Authority.
- B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences (i) a Written Scheme of Investigation shall be submitted to and approved by the Local Planning Authority in writing.
- C) No development or demolition other than demolition to existing ground level shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B) and archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.
- D) The development shall not be occupied until a site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

16. Residential standard – internal noise levels

All residential premises shall be designed and constructed in accordance with WHO 1999 and BS8233: 2014 'Sound insulation and noise reduction for buildings- Code of Practice' to attain the following internal noise levels:

Bedrooms- 30dB LAeq,T* and 40dB LAfmax

Living rooms- 30dB LAeq, D*

*T- Night-time 8 hours between 23:00-07:00

*D- Daytime 16 hours between 07:00-23:00.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources.

17. Sound insulation and noise mitigation details - Residential

Prior to the installation of acoustic insulation measures for the development hereby approved details shall have been submitted to and approved in writing by the Local Planning Authority for a scheme of acoustic insulation and any other necessary means of ventilation provided. The scheme shall include a glazing specification for all windows to ensure a good standard of internal noise can be achieved during day time and night time in accordance with the guideline levels of BS8233 2014: "Sound insulation and noise reduction for buildings – code of practice" or an equivalent standard. The residential units hereby permitted shall not be occupied until the noise attenuation scheme, including glazing specification, has been implemented in accordance with the approved scheme and thereafter permanently retained.

Reason: To ensure an adequate standard of residential amenity.

18. Sound insulation and noise mitigation details – Residential and Non Residential

The Development shall not be occupied until details of the proposed sound insulation scheme to be implemented between the residential accommodation and any non-residential uses have been submitted to and approved in writing by the Local Planning Authority. Details should include airborne and impact sound insulation. The Development shall not be occupied until the noise mitigation measures approved as part of the sound insulation scheme have been installed. The approved scheme is to be completed prior to occupation of the Development and thereafter permanently retained.

Reason: To protect the amenity of future occupants and/or neighbours.

19. Secured by Design

No residential units on the development shall be occupied until Secured by Design accreditation to a minimum of Part 2 has been achieved and written evidence of the accreditation has been submitted to the Local Planning Authority.

Reason: In the interests of the safety and security of residents of the development.

20. Accessible housing

90% of the residential units hereby permitted shall be designed and constructed in accordance with Optional Requirement M4 (2) Category 2 of Part M of the Building Regulations.
10% of the residential units hereby permitted shall be designed and constructed as wheelchair accessible, or easily adaptable in accordance with the Wheelchair Housing Design Guide 2006 (2nd Edition) as set out in the Design and Access Statement.

The actual number of units to be provided in accordance with this condition will be the number of whole units that is as near as arithmetically possible to the specified percentage and 0.5 or above shall be rounded up to the nearest whole.

Reason: To ensure adequate accessible housing is provided

21. Refuse storage

Before the first occupation of the Development hereby permitted, the refuse and recycling storage arrangements shown on the approved drawing/s shall be provided and made available for use by the occupiers of the Development and the facilities provided shall thereafter be retained for the life of the Development and neither they nor the space they occupy shall be used for any other purpose unless it can be demonstrated that these facilities are no longer required or can be reduced in size without affecting recycling rates, to be agreed in writing by the Local Planning Authority.

Reason: To ensure that that the refuse will be appropriately stored within the site in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance.

Pre commencement justification: To ensure there are refuse storage arrangements in place in advance of the use commencing to avoid highway and safety issues.

22. Approval of road works necessary

Before construction above ground level of any building details of the following works to the highway shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Works to the highway shall only be carried out by the Highway Authority:

- The provision of an on street loading bay
- The provision of 1 car club space
- The installation of new crossovers and reinstatement of footways where existing crossovers are being blocked up

The building hereby permitted shall not be occupied until these works have been consented in accordance with the approved details.

23. Deliveries and servicing management plan

Prior to occupation of the development hereby approved a delivery and servicing management plan (DSMP) detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority. The DSMP shall be prepared in accordance with TfL's online guidance on delivery and servicing plans found at <http://www.tfl.gov.uk/info-for/freight/planning/delivery-and-servicing-plans#on-this-page-1> or such replacement best practice guidance as shall apply at the date of submission of the DSMP. The approved DSMP shall be implemented from first occupation and thereafter for the life of the development.

24. Cycle Storage and Facilities – details to be submitted

The development shall not be occupied until details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles (for both residential and commercial elements) and on site changing facilities and showers (for the commercial element) have been submitted to and approved in writing by the Local Planning Authority. The relevant part of the development shall be carried out in accordance with the approved details and the facilities provided shall be retained for the life of the development and the space used for no other purpose.

25. Renewable energy

The development shall be constructed and operated in accordance with the submitted MLM Energy Statement dated June 2015 (or any variations agreed in writing with the Local Planning Authority) and achieve reductions in regulated CO₂ emissions through the use of on-site renewable energy generation sources approved as part of this development.

Reason: To ensure a high standard of sustainable design and construction.

26. BREEAM

Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM Design Stage certificate of building performance) which demonstrates unless otherwise agreed in writing with the Local Planning Authority that a minimum 'Excellent' rating has been achieved shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. Within three months of occupation of any commercial premises hereby permitted, a certified Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority confirming that the agreed standards above have been met.

27. Smart metering and reduction of energy demand

All residential units and non-residential units constructed as part of the Development shall have installed at the time of construction smart meters (meaning a meter and any associated or ancillary devices which enables information to be communicated to or from it, using an external electronic communications network) for measuring the supply of electricity, gas and water consumption which shall as a minimum be designed to inform the occupants and owners of each residential unit and non-residential units (as appropriate) of the level of their usage by way of a digital display showing total power consumption and figures for cost and CO₂ emissions and comparison of energy use on a daily, weekly or monthly basis.

Reason: To optimise the standards of sustainable design and construction.

28. Air Quality Condition

No Combined Heat and Power unit (CHP) shall be installed until full details of the design and specification of the equipment has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall set out the CHP impacts following the IAQM guidance "Combined Heat and Power and Air Quality Guidance for Local Authorities" (2012) and shall include the location, design and specification of all ventilation intakes and outlets. The CHP shall be installed and retained thereafter in accordance with the approved details.

Reason: In order to determine impacts and where to locate ventilation intakes in the interest of air quality.

29. Development Energy demand reduction

Prior to first Occupation of the Development a scheme setting out measures to encourage reduced energy demand by the occupiers and owners of the Development shall be submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted pursuant to this condition shall consider and include the use of marketing materials, education, distribution of information on energy saving methods, tips and advice, promotion of energy efficient appliances and installation of the same where appliances are to be installed as part of the original construction and fit out of buildings. The scheme shall be implemented during the marketing of the Development.

Reason: To optimise the standards of sustainable design and construction.

30. Material samples

Before construction above ground level of any each building which forms part of the development hereby approved, a scheme detailing brick bonding(s) where appropriate and samples of materials and finishes to be used on the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development. A sample panel(s) of brickwork of not less than 1m x 1m showing mortar mix, bonding and pointing type shall be constructed for the Local Planning Authority to inspect and approve and shall be retained on site until completion of the works, and the brickwork shall be constructed in accordance with the approved panel(s).

Reason: To ensure the satisfactory appearance of the development

31. Detailed Drawings

Prior to commencement of the above ground works of the relevant part of the development the following detailed drawings including sections 1:50 and 1:10 (or any other scale agreed in writing with the Local Planning Authority)) shall be submitted to and approved in writing by the Local Planning Authority:

- Commercial façade details (ground level shopfronts and entrances): Elevations and sections through shopfronts, including details of doors, windows and signage and junctions with new pedestrian space;
- Residential façade details (including elevations facing the internal courtyard): Elevations and

sections annotated with materials and finishes of all windows (including reveals and sills), entrances, external bin stores, balconies, and balustrades, pipework and parapets; and all openings adjacent to the highways.

The development shall not be carried out otherwise than in accordance with the approved drawings.

Reason: In order to ensure a high quality of design and detailing is achieved.

Pre-commencement justification: To ensure that the Local Planning Authority is satisfied with the quality of the detail proposed, prior to the construction of the development and to ensure that the development will not have an adverse impact on the character of the surrounding area in terms of the appropriateness and quality of finish.

32. Green roof

Prior to the construction of the relevant part of the development, details of the biodiverse roofs (including a specification and maintenance plan) and living walls / vertical gardens to be used in the carrying out of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity.

33. Landscaping Plan

Prior to the construction of the relevant part of the development the following information shall be submitted to and approved in writing by the Local Planning Authority:

- i. Detailed drawings 1:50 and 1:10 (or any other scale agreed in writing with the Local Planning Authority) of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings and roof terrace areas (including boundary treatments, surface materials of any parking, access, or pathway layouts, materials and edge details and material samples of hard landscaping);
- ii. Full details of the treatment of site boundaries (including bollards)
- iii. Details of all existing trees on and adjacent to the land, and details of any to be retained, together with measures for their protection, during the course of development;
- iv. Waterside landscaping;
- v. Planting schedules;
- vi. Sections through street tree pits;
- vii. Species mix;
- viii. Details of biodiversity enhancements (bird and bat nesting boxes etc);
- x. Details including plans, elevations and specifications of any play equipment to be provided; and
- xi. Details of parapet/balustrade and planting buffer around the roof terrace.

The planting, seeding and/or turfing shall be carried out as approved in the first planting season following completion of building works comprised in the development and any tree or shrub that is found to be dead, dying, severely damaged or diseased within two years of completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 'Code of Practice for general landscaping operations', BS:3996 'Nursery stock specification', BS:5827 'Trees in relation to construction' and BS:7370 'Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance organisations and for design considerations related to maintenance'. All other works including hard surface materials and play equipment shall be carried out prior to the occupation of the relevant part of the development.

34. Overheating

Before the construction of the façades of the development, an assessment of the internal temperature in summer of the development shall be submitted to the Local Planning Authority, so as to demonstrate compliance with the requirements of the Building regulations 2010 (Schedule 1, Part L) such assessment must use the method of calculation set out in the SAP 2012 (Appendix P) (or any subsequent edition of the SAP as may amend or replace the 2012 edition, as published by BRE). The assessment shall include details of any mitigation measures that are proposed to be used to reduce overheating, which shall include without limitation and where appropriate design of the façades; provision of ventilation; and internal layout. The mitigation measures shall be approved in writing by the Local Planning Authority. Following approval of the mitigation measures the building shall be constructed in accordance with the approved details and maintained in this condition thereafter, unless other minor variations are agreed in writing by the Local Planning Authority.

Reason: To ensure a comfortable level of amenity for residents of the development and in the interests of visual amenity.

35. Photovoltaics

Prior to commencement of the relevant part of the development full details of photovoltaic (PV) panels and a strategy for their installation on site shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. The approved details shall be implemented prior to the first use of the building and shall thereafter be permanently maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development meets a high standard of sustainable design and construction and incorporates renewable technologies.

36. Land Use

Notwithstanding the provisions of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) the commercial premises hereby approved shall only be used for the purposes specified in the application (being use class B1 to B8 as defined in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended at the date of this permission)

Reason: To ensure a suitable quantum of workspace on the site.

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

37. Hours of Use

The A1 – A3 and D1 / D2 use class commercial use at Building D shall not operate outside the hours of 0800 to 2300 hours on any day.

Reason: In the interests of residential amenity

38. A3 Use External Alterations

No external flue, ventilation equipment or any other external alteration shall be installed in relation to the A3 use without the written approval of the Local Planning Authority.

Reason: In the interest of visual and resident amenity.

39. Extract Ventilation

Before the A3 use commences suitable equipment to remove and/or disperse odours and odorous material should be fitted to the extract ventilation system in accordance with a scheme to be approved in writing by the Local Planning Authority. Thereafter, the equipment shall be properly maintained and operated during normal working hours.

Reason: To protect the amenity of occupiers of nearby premises.

40. Noise Transmission

Before the A3 use commences a scheme to control the transmission of noise and vibration from any mechanical ventilation system installed shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the permitted use commencing. Thereafter, the equipment shall be properly maintained and operated during normal working hours.

Reason: To protect the amenity of occupiers of nearby premises

41. Business Use Size Limit

The floorspace of the B1 – B8 use class hereby approved on this site shall be 2,040m².

Reason: To reprove employment floorspace in accordance with Local Plan policy B1 to ensure no net loss of employment space

42. Retail Unit Size Limit

The A1-A3 use class hereby approved shall not be provided in a single unit larger than 175m², and the maximum amount of A1, A2, and A3 floorspace shall be in accordance with the following table:

Proposed Use	Maximum floorspace (m ²)
Commercial A1	124
A2/A3	663

Reason: To ensure the vitality and viability of the neighbourhood and local centres, small-scale shops and facilities.

43. Demolition

The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of development of the site including site preparation and construction works has been made and confirmation of such, has been made to the Local Planning Authority together with a programme for construction.

Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area

44. Fencing

Before the development hereby approved is commenced, details of the form and position of fencing, which shall comply in full with BS587:2012. Trees in relation to design, demolition and construction – Recommendations, for the protection of those trees, shrubs and natural features not scheduled for removal shall be submitted and be to the written approval of the Local Planning Authority, and such fencing shall be erected in the positions approved before the development is commenced and thereafter retained until such completion of the development, to the approval of the Local Planning Authority

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area.

Pre commencement justification:

To ensure that existing trees are protected and not damaged.

45. Lighting

No architectural lighting, security lighting or other external means of illumination of the site shall be provided, installed or operated in the development, except in accordance with a detailed scheme which shall provide for lighting that is low level, hooded and directional, and has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of ecology and local amenity. shall be implemented in accordance with the approved details and retained thereafter.

46. Material details

Prior to the construction of the relevant part of the development, details of all new materials at a scale of 1:10 or any other scale agreed in writing with the Local Planning Authority, including

- i. Windows
- ii. roof lights
- iii. doors
- iv. balconies and balustrades
- v. railings
- vi. barge boards
- vii. porches
- viii. canopy brackets and
- ix. posts

Shall be submitted to and approved in writing by the Local Planning Authority, including elevations and sections through eills, frames and opening lights, including glazing bars and mullions, showing the relationship to the structure and only those approved details shall be employed within the development and retained thereafter.

Proactive and Positive Statement

In accordance with the National Planning Policy Framework and with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the following statement explains how the LLDC as Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with this planning application:

Following submission of the planning application to LLDC, the local planning authority continued to work with the applicant in a positive and proactive manner. The planning application complies with planning policy as stated above and was determined in a timely manner.

The applicant has been kept informed of the progress of the application and has been given the opportunity to respond to and address any problems arising.

Dated this: XX-May-2020

A Hollingsworth

Anthony Hollingsworth
Director of Planning Policy and Decisions
London Legacy Development Corporation

DRAFT

Appendix 13
AFFORDABLE HOUSING PROVIDERS

Appendix 13

List of Affordable Housing Providers

- A2Dominion
- AmicusHorizon Ltd
- Ability Housing Association
- Access Homes Housing Association Limited
- Anchor Trust
- Arhag Housing Association Limited
- ASRA Greater London Housing Association Limited
- Belgrave Street Housing Co-operative Limited
- Carr-Gomm
- Circle Thirty Three Housing Trust Limited
- Community Housing Association Limited
- Co-operative Development Society Limited
- East Thames Housing Group
- Eastend Homes
- Family Mosaic Home Ownership Limited
- Family Mosaic Housing
- Gallions Housing Association Limited
- Gateway Housing Association
- Glenkerry Co-operative Housing Association
- Grand Union Housing Co-operative Limited
- Guinness South
- Habinteg Housing Association Limited
- Home Group Limited
- Lien Viet Housing Association Limited
- London & Quadrant Housing Trust
- Look Ahead Housing and Care Limited
- Metropolitan Housing Trust Limited
- Metropolitan Support Trust
- Network Stadium
- Newlon Housing Trust
- Notting Hill Home Ownership Limited
- Notting Hill Housing Trust
- Old Ford Housing Association
- One Housing Group
- Orbit Group Limited
- Origin Housing
- Peabody Trust
- Places for People Homes Limited
- Poplar HARCA Limited
- Providence Row Housing Association

- Salvation Army Housing Association
- Sanctuary Housing Association
- Seymour Housing Co-operative Limited
- Shaftesbury Housing Association
- Southern Home Ownership Limited
- Southern Housing Group Limited
- Southwark and London Diocesan Housing Assoc Ltd
- Spitalfields Housing Association Limited
- St Margaret's House
- Swan Housing Association Limited
- The Industrial Dwellings Society (1885) Ltd
- The Mile End Housing Co-operative Limited
- The Riverside Group Housing Limited
- Tower Hamlets Community Housing Limited
- Veterans Aid
- Wilfrid East London Housing Co-operative Limited