

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: NIAB pre-app summary note
Date: 17 July 2020 12:55:00
Attachments: [image001.jpg](#)

Dear [REDACTED],

This note provides a summary of our design discussions on 9 July. This was an interim discussion following on from our earlier meeting on 17 June and follow-up written advice. The purpose of the workshop was to discuss the constraints in more detail and the requirements for additional information to inform the next stage of the design development.

Your design team presented an initial proposal in response to our previous comments. This was not shared with officers before the meeting. Officers views given at the meeting and in this email are therefore based on limited review. This feedback is not acceptance of the proposals as presented, but is given to help to inform your next submission package. This feedback is informal and must be fully tested and developed.

The scheme presented retained large deep-plan blocks which were understood to contain double-banked corridors. No information was presented on typical floor plans for the emerging typologies, although your design team commented that around 60% of dwellings would be single aspect. Single aspect dwellings are more difficult to naturally ventilate and are more likely to overheat; north facing single aspect dwellings make it difficult to achieve good levels of daylight.

We acknowledge the changes tabled and your email from earlier this week, however this proportion of single aspect dwellings remains too high. The provision of dual aspect dwellings should be maximised to create internal living environments that perform well and have a positive effect on the wellbeing of future occupants. You must address the concerns raised in our previous comments and provide alternative floor plan layouts.

In addition to this, I do remain concerned about the scale and massing of the blocks and whether these can be successfully mitigated through the architecture. The context of this site in a more residential area, its relationship to the BLIs and its position on LWR have been well-rehearsed and make it important that the perceived scale and massing at street level is got right. You should refer to examples of BTR schemes located outside of London that are more appropriate to the context of the NIAB site.

Notwithstanding this, in addition to the requirements which must be provided in your next submission pack as set out in my letter, the following points also need to be addressed based on the scheme presented at the workshop to allow officers to properly assess your proposal:

NIAB building and southern blocks

- Officers could see how our feedback on the envelope of the southern block

and how it relates to the BLI have been taken on board, as well as the feedback on extending the landscaping around the BLI along LWR and Howes Place. More work needs to be done to test options for the layout of the southern block and how this would be perceived in from the street to allow this to be properly assessed by officers.

- The proposal to implement the prior approval for the NIAB building to convert it to residential is a change to the scheme presented at the earlier meeting. This needs to be given full consideration in terms of how the residential and apart-hotel uses relate to each other, including how access and other functional needs of both are met, and how the space between the BLI and the apart-hotel buildings is treated.
- The other implications of implementing the prior approval scheme for the NIAB building need to be considered, including the quality of the residential accommodation (the homes should meet the housing standards while the approved scheme falls short) and the provision of private and communal amenity space to ensure a high quality development. The NIAB building and new blocks need to be considered as one whole site.
- More work needs to be done on the roofscape of the blocks which should relate to the NIAB building and Howes Place and form a transition with the LWR and DG developments. The next submission must include testing options for gables, hipped, flat and a mix of roofscapes through 3D modelling at street level. The proposed set piece around Howes Place also needs to be tested at street level.
- We need to arrange a site visit for the next week or so to view the rear of the NIAB building and to look at Howes Place and the surrounding area before officers can give further advice on the treatment of the BLI and the design response for the southern blocks.

Central and northern parts of the site

- Officers can see how feedback about the north-eastern has been considered in terms of front-to-back relationships. The relationship between the proposal and the BDW1 plots and Howes Place properties needs to be further examined in terms of overbearing, overlooking, overshadowing, loss of daylight/sunlight impacts on the neighbouring gardens. Sections and shadow studies must be provided.
- There needs to be a clear hierarchy of open spaces and a distinction between public and private spaces throughout the site (including the southern part), which should be shown on a plan. This needs to explore the character of each of these spaces, and how the spaces relate to access and flow through the site, and how they are read as gaps in the street frontages.
- Key arrival points and routes to front doors and to clusters, as well as access for servicing the blocks, needs to be considered from a functional and place-making perspective. This will also test the concept of the internal north-south axial route through the site and how the blocks relate to one another,

the open spaces and wider connections.

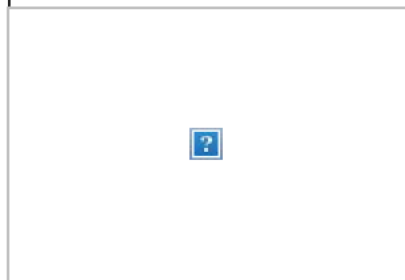
- More options need to be tested for how the northern-most block relates to the BDW1, including avoiding a front-facing-back relationship, how the scheme relates to the frontage established by BDW1 along LWR, and assessing any impact from overbearing, overshadowing or overlooking.
- Sections must be provided to assess the scale and massing of the buildings in the context of LWR, Howes Place, DG and the BLI.
- Views need to be provided using basic 3D modelling to understand the massing and roof scapes and how the key spaces are read at street level. This should include a series of views to show the evolving massing along LWR, from key points along LWR and from BDW1 towards the scheme, and views along and from within Howes Place towards the proposed blocks and open space.

If you have any queries then please do not hesitate to contact me. A full detailed response and updated traffic light tracker will be provided following review of the next submission package and meeting. This officer advice is informal and given without prejudice.

Best wishes,

[Redacted signature]

[Redacted contact information]



t: [Redacted] **m:** [Redacted] (office hours) **e:**

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