

Cllr. Emma Daniel

BH2018/02751- Enterprise Point & 16-18 Melbourne Street

09/10/2018:

First, please can I reserve a space to speak on this item when it comes to committee and be notified as far in advance as possible that it is coming to committee?

I would like to present these concerns to planning committee and to ask them to take them into consideration with this item please.

I am not opposed to this site being redeveloped, it is currently an eyesore and a realistic plan to create a safer and better built environment is welcome. I also would say that I appreciate the work the company has done to engage the councillors and community and respond to issues. I want to start with the positive aspects before asking that committee work to reduce the concerns that the community have presented to me and that I share.

I welcome the design where the windows open internally to a horseshoe design into the centre of the site. This is thoughtful and reduces noise and an impact of privacy and prevents rooms directly overlooking the school playground that the site neighbours. I hope that this design feature is maintained if the committee asks the company to resubmit following the feedback from the community.

I also appreciate the fact that they are seeking to create a green barrier between the site of trees and planting and the school which will be much better for health and the environment than what is there now. I would like to see this as a condition of planning consent. They have also offered to resurface and landscape the playground as a compensation for the disruption and noise during the day the school will experience during works. If this can be a condition, I would appreciate that.

They have also assured me and residents of the area that the site will have 24 management and that any nuisances can therefore be dealt with immediately. I would like to see this as a condition of planning.

I also praise them for considering the location and impact by designing in space for deliveries and drop-offs. This is practical and necessary given the narrow single lane nature of the street.

Concerns I present on behalf of residents that I would ask committee to please reject the current plans and ask that these concerns are tackled prior to the scheme approval:

1. Whilst the site itself is large, the street it is on is incredibly narrow single lane with narrow pavements. I believe that residents will suffer significant loss of amenity in terms of onstreet

noise and traffic and I would therefore urge committee to reject the plans and ask for a project with a lower density that reflects this.

2. Residents feel the design is too close to the street and would cause an oppressive atmosphere and lack of privacy and unreasonable additional noise for existing residents in Viaduct Lofts. They would urge that the scheme is reduced and moved further back from the narrow pavement.
3. They would want to see a detailed report from transport on how they anticipate the additional pedestrian and delivery traffic to be managed safely. This street is one way and has two blind corners as it is a U-shape. In addition small children aged 3 upwards use this road to access their school. **I would recommend that a transport officer reports on this so it can be presented to committee with the application.**
4. Its vital that the management of the project is safe and considerate of neighbours – concerns about managing dust, construction noise and how trucks and heavy equipment access the site, given the nature of the street. We would ask that there is named person that residents can contact in the event of a site issue. We have concerns in particular about consistent emergency services access and two people at least, have very serious health issues that require frequent hospital visits. Residents want reassurance on this point too.

We note too, that the neighbouring site is also in the early stages of submitting a planning application and community concerns are that potentially two major sites are developed simultaneously with heavy vehicles blocking the street. We would like to understand how these projects could be managed if developed simultaneously in terms of site management and traffic.

To conclude, this is a scheme whose developers have done a lot of the right things, residents recognise that and they don't oppose on principle a scheme going forward for students on the site. They do urge you to reject the scheme until it is lower density and the right conditions are in place to protect them from avoidable nuisance and loss of amenity.

06/03/19:

First, I would like to state that I am in favour of this site being redeveloped. It is currently an eye sore and badly needs redevelopment. However, balancing all the different considerations I would ask that you reject this scheme.

Recently, other sites nearby have been developed as purpose built student accommodation on the Lewes Road and I haven't put any objections in as it is my view those sites were not suitable for permanent accommodation (situated right on the main road on small sites and not impinging on residents amenities).

However it is my view that this site is best developed for permanent homes rather than for students. It has space for decent sized units and I believe a profitable business plan could be made to achieve a significant level of affordable housing as well.

Whilst I do think that the applicants have done an excellent job of engaging the community and councillors and have modified their designs as a result of this feedback, residents still believe the loss of amenity in terms of height and risk of overlooking into their homes is high.

Whatever is developed here in a very confined one way street with access to a primary school and two wheelchair users already resident on this street, must have accompanying plans using the s 106 to completely redesign the current layout and make it safer for the users of the street.

The applicants have ensured there is space for inevitable deliveries and move in and out of tenants but the parking is still potentially too limited. Equally, it is my view the rest of the street would not be safe with increased deliveries/ taxis and general access traffic without a really intensive redesign especially to keep the very young children who access the school safe. The nursery age is 3 years old.

What is good about the design is the thought about impact on the school and the introduction of a green wall which has been used in Tower Hamlets to improve playground air quality. I would like to see both primaries on the Lewes Road corridor at Lewes Road level have these as we know air quality due to the "bowl" geography is an issue. These schools in my ward are St Martins (adjacent to the development) and Fairlight) a few streets along.

The applicants have reduced the height and sense of overbearing of the building but as you can see from the feedback from residents - in terms of design they still consider it too high and too close to their current boundaries.

I hope this letter is useful in terms of making the decision on this application.

