



Tybalds Estate Regeneration

Variation of a condition
application

Supporting note
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1 Introduction

This statement supports the submission of an application for the variation of Condition 2 of planning permission **2013/1014/P** which was granted on 13th May 2014 and proposed the following:

“Mixed use development to provide 93 mixed tenure residential units (Class C3), alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities (Class D1) an energy centre, refuse, cycle and caretakers facilities and associated landscape and public realm improvement works. The provision of a new internal access road and the reorganisation of car parking within the site and the surrounding area.”

Condition 2 of this permission relates to the approved drawings. This application seeks minor material amendments via Section 73 to the approved scheme through the variation of the above condition to change the approved application plans and drawings.

This amendment is sought to allow the following alterations to the proposed buildings:

- 1. Relocation of an electricity sub station and subsequent rearrangement of three proposed mews houses.**
- 2. Provision of an additional external staircase and associated building works to the Falcon block Tenant and Resident Association (TRA) hall.**

The approved drawings have been revised and submitted as part of this application to accommodate the above amendments and their new revision numbers and a brief description of the changes are as follows:

Masterplan drawings:

- LL434-100-0001 revision B (revised to show relocated sub-station, rearranged mews houses and new staircase to Falcon TRA hall)
- LL434-100-0002 revision A (revised to show relocated sub-station and rearranged mews houses)
- LL434-100-0003 revision A (revised to show new staircase to Falcon TRA hall)

Drawings revised to show relocation of sub station and subsequent rearrangement of three proposed mews houses:

- 1211_A186-001 revision B
- 1211_A186-002 revision B
- 1211_A186-010 revision D
- 1211_A186-011 revision D
- 1211_A186-012 revision D
- 1211_A186-013 revision C
- 1211_A186-Z1-031 revision C
- 1211_A186-Z1-032 revision C
- 1211_A186-Z1-033 revision C
- 1211_A186-Z1-034 revision C

- 1211_A186-Z1-051 revision P02
- 1211_A186-Z1-052 revision B
- 1211_A186-Z1-053 revision B
- 1211_A186-Z1-070 revision B

Drawings revised to show additional staircase to Falcon TRA hall:

- 12026-PL-0B-GA-201 revision A
- 12026-PL-0B-GA-202 revision A
- 12026-PL-6A-EL-201 revision A
- 12026-PL-6A-GA-301 revision B
- 12026-PL-6A-GA-302 revision B

This application is submitted at the same time as a non material amendment for other minor changes to the scheme. The relevant areas are bubbled and referenced on the revised planning drawings.

2 The proposed amendments

The following section provides background and explains the proposed changes.

Sub station relocation and mews rearrangement

Background

There is an existing sub-station at the corner of Orde Hall Street to the rear of properties on Great Ormond Street. In order to accommodate new development the permitted scheme proposed to move the existing sub-station to the corner of Dombey Street and Orde Hall Street, to allow for a more logical and efficient form of development along the back wall of Great Ormond Street. At the time of the original application the relocation of the sub station was discussed and agreed with UKPN.

Subsequently, UKPN have stated that the existing sub station can only be moved some 10m from its original location meaning that it is not feasible to move the sub station to the location within the current planning permission. In addition UKPN have confirmed that development in the wider area has used the remaining capacity of the existing sub station and an additional sub station would be required to serve the permitted scheme.

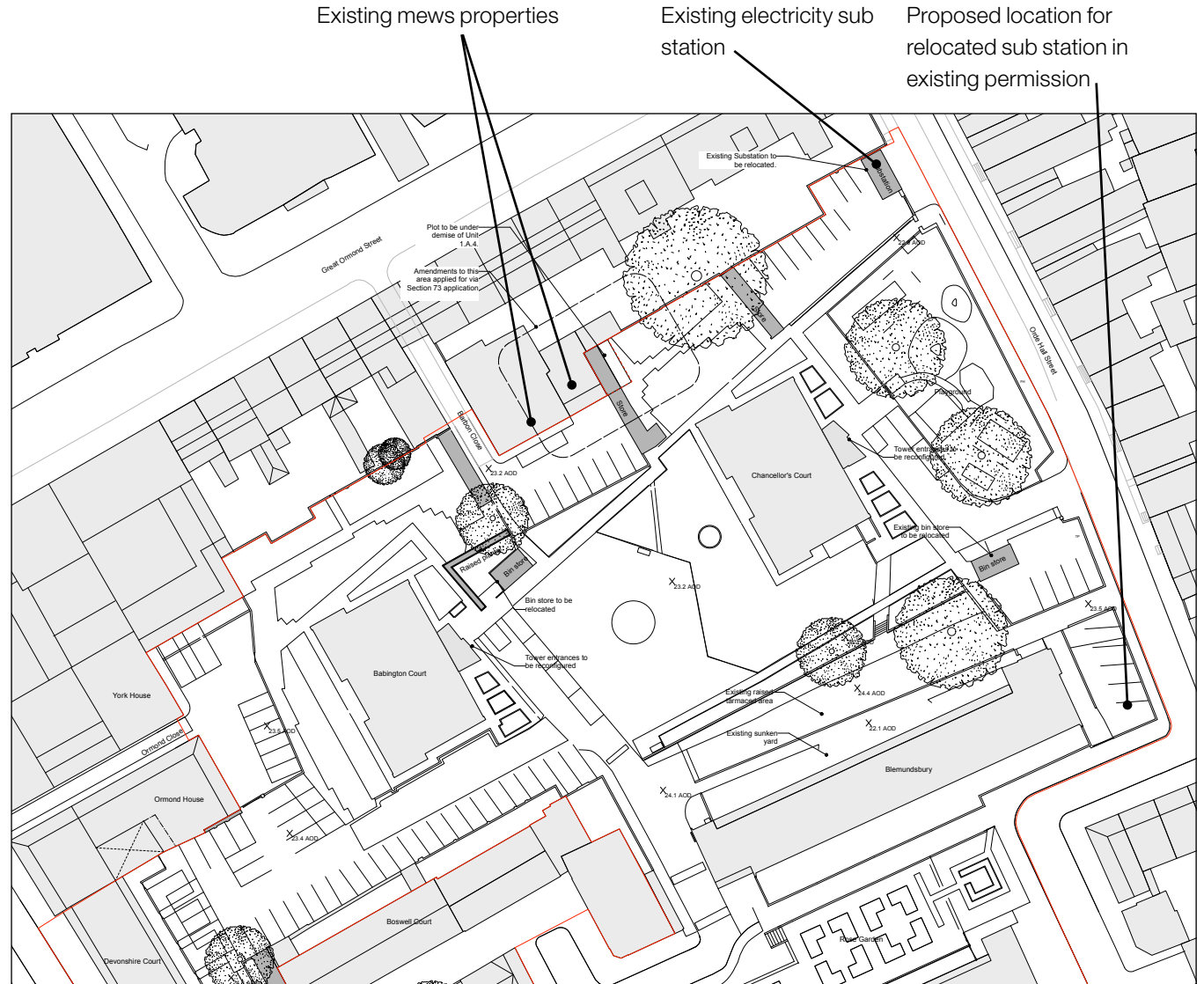


Fig 2.1 Existing site plan

Description of the proposed amendment

This amendment application proposes to relocate the existing sub station a short distance from where it is now and realign the proposed mews houses to the rear of Great Ormond Street. The proposed sub station at Dombey Street and Orde Hall Street will remain in place and will be the 'new' sub station required to serve the new development.

In order to accommodate moving the substation the three proposed mews houses must be shifted further west (units 1.A.4, 1.A.5 and 1.A.6). There is a small piece of land to the east of two existing mews properties at Barbon Close which was left vacant as part of the original application. At the time of the original planning submission the owner of the eastern mews house had expressed an interest to purchase this area of land so that an extension to this property could be built. Since the application was submitted the offer to buy this land has been removed and the land will now lie vacant. The piece of land lies within the existing site application area (drawing number 5357_41_001) and in order to allow for the rearrangement of the proposed mews houses it is proposed that the houses shift east to occupy this space and make room for the sub-station.

The proposed amendments do not result in a change in the tenure mix or unit sizes from the original application.



Fig 2.2 Permitted scheme



Fig 2.3 Proposed amendment

New substation

Mews houses shifted down to occupy space next to existing mews house

Additional sub station remains as per original permission

Tree root protection area

There is an existing tree situated in the rear garden of one of the existing properties along Great Ormond Street. The proposed mews house unit 1.A.5 will now sit within a larger proportion of the root protection area of this tree than in the permitted scheme. An Arboricultural Statement was submitted as part of the original application material (SD14) which identified this tree as a category B tree (tree number 18 within the survey). Further advice has been sought from an arboriculturist in relation to the proposed amendment and the retention of this tree, the following advice was given:

“the proposal is unlikely to impact significantly upon the health of tree number 18. The root spread from the tree is likely to have been restricted in the area affected by the proposals by the presence of the boundary wall, its foundations, and due to previous development in the affected area. Some pruning works to the crown of the tree may be required to accommodate the development”

A full addendum to the original tree report has been commissioned and is submitted in support of this amendment application to elaborate further on this matter.

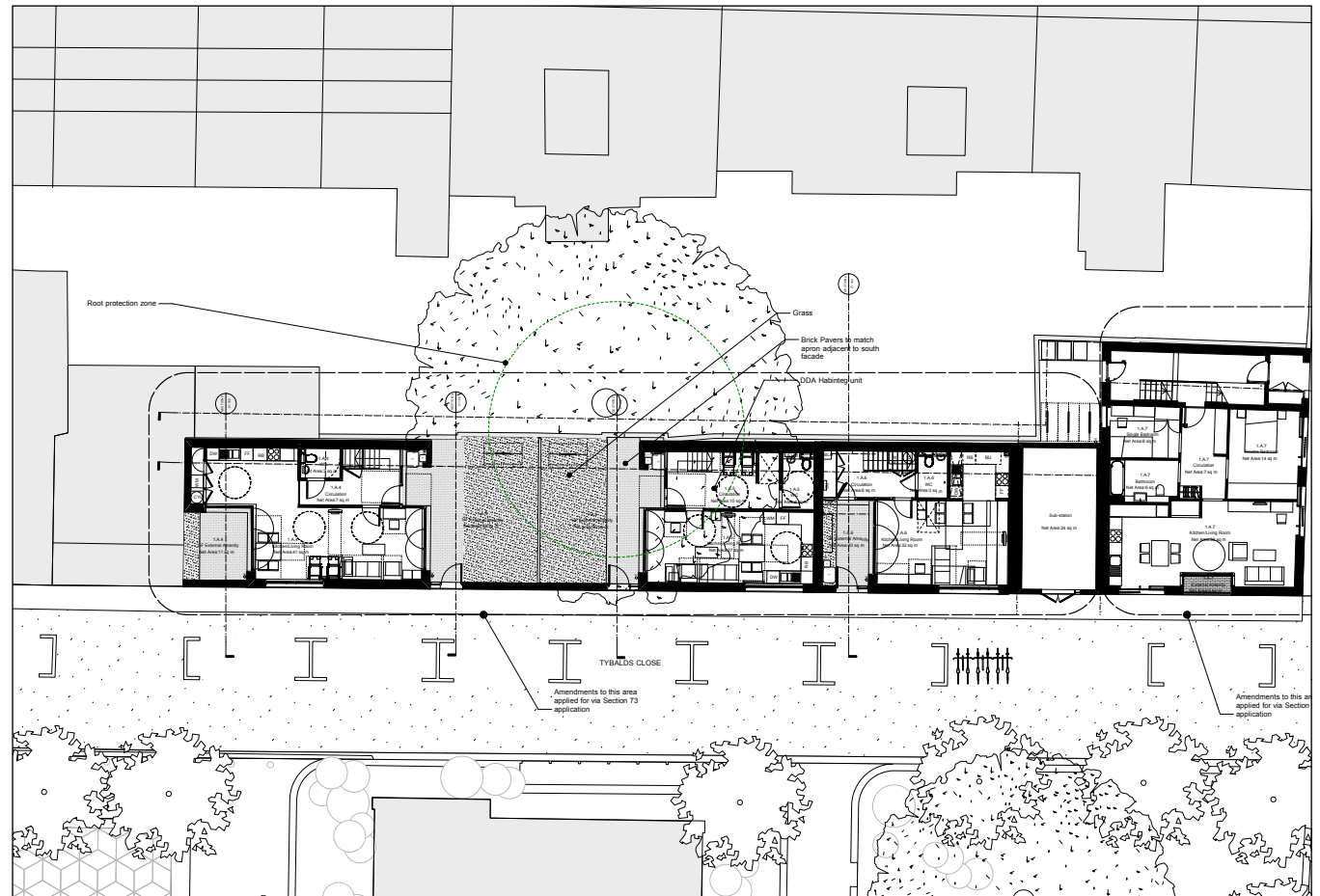


Fig 2.4 Proposed ground floor showing encroachment on tree 18 root protection area

Provision of an external staircase at Falcon TRA hall

Background

The consented scheme includes an extension and upgrade of the Falcon TRA hall. The hall is located in the lower ground floor of the main residential block.

Access to the hall is currently provided via the two main entrances to the block at either end of the building off Old Gloucester Street. Once inside the building the hall is then accessed directly off the courtyard space. Both residential entrances are fobbed and have buzzers and a speaker phone system for access. They provide access to a stair and lift core that serves the upper levels of the building and the lower level courtyard. The northern entrance also provides a ramped access to the courtyard space for wheelchair access from Boswell Street.

The main entrance to the existing hall is off the courtyard space via lockable double doors that open directly onto the courtyard. There is no other access at present. The only means of access to the hall is to ring the hall's internal intercom and be buzzed in through either of the main residential entrances. Once users are buzzed into the block they are free to move around all floors of the building.

The hall is used extensively throughout the day and most days of the week for a number of different purposes. Many of the users of the hall do not live within the Falcon block. The current system of buzzing visitors into the block means that all floors of the block are able to be accessed by non-residents somewhat compromising the security of the residential accommodation.

Extended and upgraded TRA hall
(part of permitted scheme) with main
access from courtyard area)

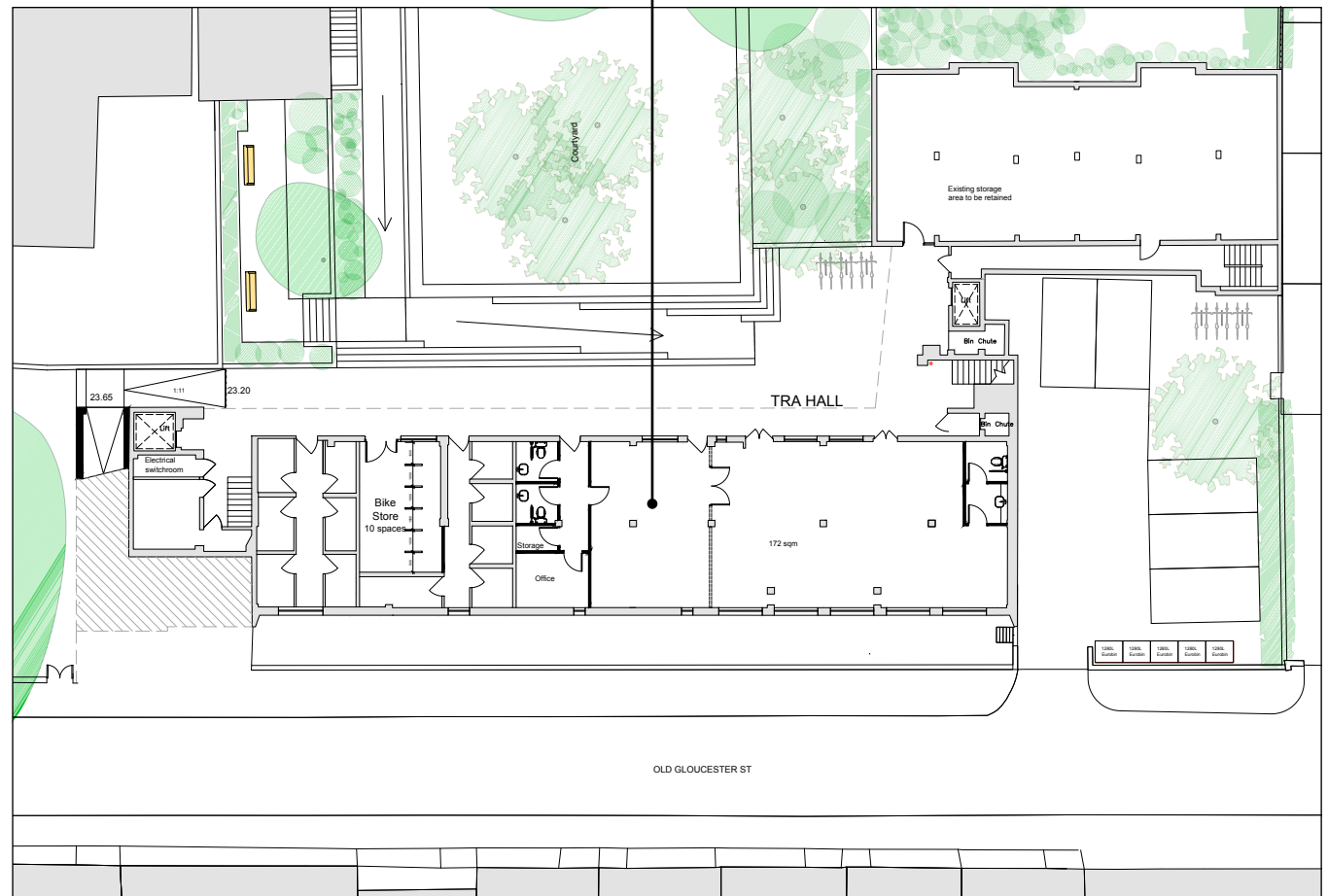


Fig 2.4 Lower ground floor plan of permitted scheme showing main access to TRA hall from courtyard area.

Application proposals

This application is for a new external staircase and entrance to the TRA hall space on the Old Gloucester Street side of the Falcon block. The new stair will be accessed via a small lockable gate off the existing Falcon parking area on Boswell Street and only provide access to the TRA hall. This proposal means that the hall can be accessed directly without the need to use the two main residential entrances to the block. This will reduce the number of non-residents that will have access to the building and increase security.

Disabled access to the hall would still be provided via the ramp at the northern residential entrance. This entrance is being remodelled as part of the washroom extensions and the ramp will be remodelled to comply with the latest standards.

This application is not applying for any amendments to the internal layout or size of the hall, this proposals for the hall will remain as the consented scheme and may be subject to further consultation with hall users and residents.

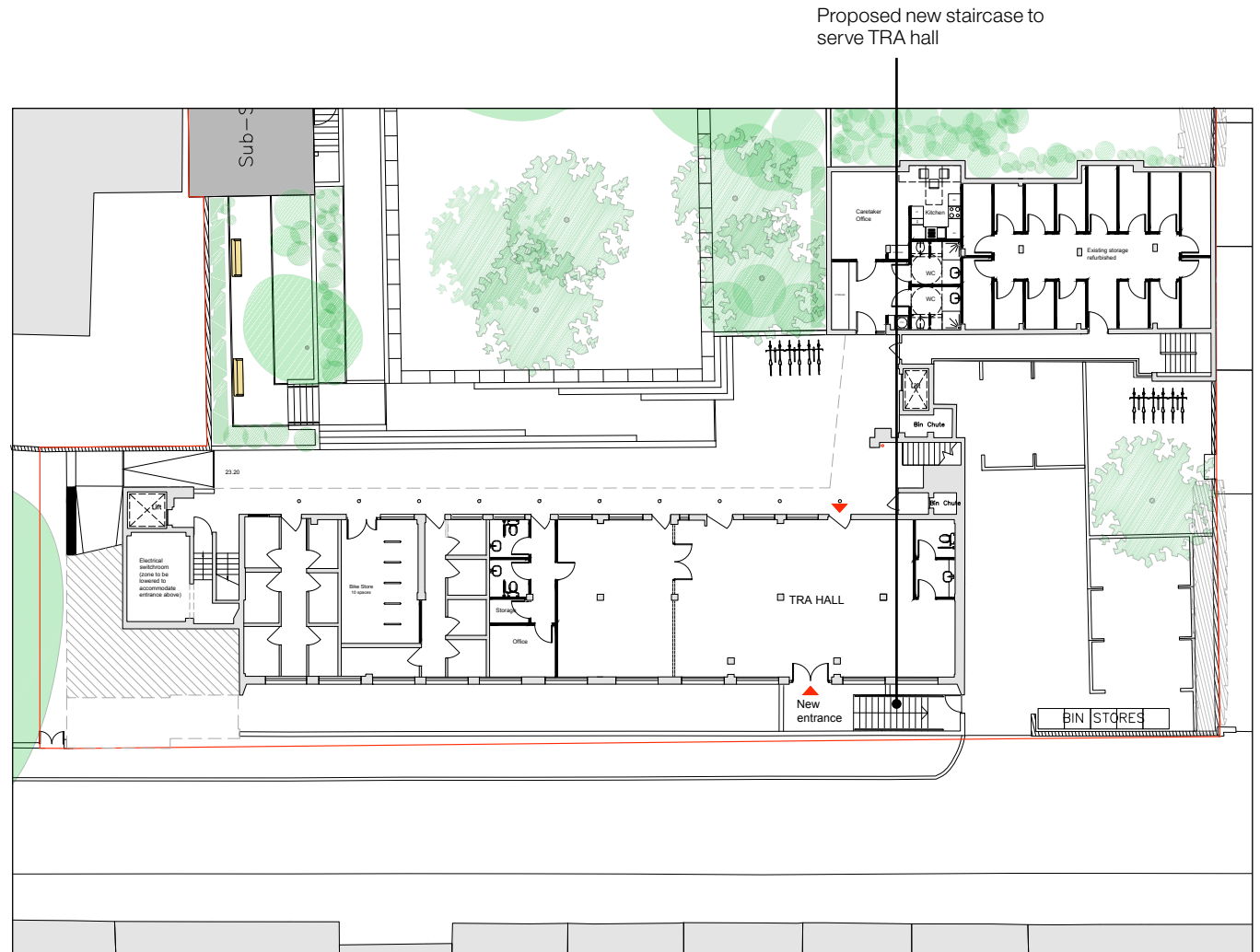


Fig 2.5 Lower ground floor plan of proposed amendment indicating new staircase and door to provide direct street access to the hall.

