

13th October 2015

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Dear Charles,

Tybalds Estate NMA 2015/3303/P additional information

A non-material amendment (NMA) application (2015/3303/P) was submitted earlier this year applying for amendments to planning permission 2013/1014/P granted on 13th May 2014. Since submission a request for additional information relating to the provision of private amenity space for the units affected by the amendments has been requested.

The NMA application proposes the following changes that will impact on private amenity space for some of the proposed units:

- 1 removal of pop-up access to the roof space to five social rented units at the new build Blemundsbury block; and
- 2 amendments to the layouts of private units to reduce balcony size in the two bookend blocks.

You have asked for clarification that these units will still have access to private amenity space that is of a suitable size and quality to meet relevant policy requirements. Each case is discussed individually below:

1. Removal of 'pop-up' access to private amenity space (Blemundsbury)

There are five units located in the new Blemundsbury block where we are applying for the removal of their rooftop access. The block consists of a row of terraced houses located off the new Tybalds Square and accessed via the proposed loop road. The five affected units are provided in the following mix and size in the current permission:

Unit no.	Dwelling type	Tenure	Hab rooms	Private amenity space sq.m (permitted scheme)	Floor area sq.m (GIA)
2.A.6	3b5p house (W)	SR	5	26.8	113.2
2.A.7	3b5p house	SR	5	26.0	100.1

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2.A.8	3b5p house	SR	5	26.0	100.1
2.A.9	3b5p house	SR	5	26.0	100.1
2.A.10	3b5p house	SR	5	26.0	100.1

Policy requirements for private amenity space:

The London Plan (Housing SPG 2012 standard 4.10.1) stipulates that dwellings should have a minimum of 5sq.m of private outdoor space for a 1-2 person dwelling and an additional 1sq.m of space should be provided for each additional occupant above this. This means that a 3b5p unit should provide 8sq.m of private amenity space in order to be in accordance with this standard.

In the permitted scheme external private amenity was provided through a combination of access to the roof terrace and also a ground floor terrace at the rear of the properties. Although the affected units will be losing access to the roof top amenity space the units will still have access to individual private terraces at ground floor level. The terraces are the following sizes and dimensions:

Unit no.	Area of private terrace at ground floor (sq.m)	Dimensions of terrace
2.A.6	9.6	6.0m x 1.6m
2.A.7	8.1	5.5m x 1.8m
2.A.8	8.1	5.5m x 1.8m
2.A.9	8.1	5.5m x 1.8m
2.A.10	8.1	5.5m x 1.8m

The ground floor terraces meet the space standards (and other requirements such as a minimum depth of 1.5m) set out in the London Plan Housing SPG. This means that these units will be in accordance with the London Plan following the removal of the access to the rooftop.

2. Reduction in balcony sizes to the bookend blocks

The amendment application proposes a reduction in balcony size for the two private flatted blocks that face on to Orde Hall Street. The units in these blocks are provided in the following mix and size in the existing permission:

Unit no.	Dwelling type	Tenure	Hab rooms	Private amenity space sq.m (permitted scheme)	Floor area sq.m (GIA)
Mews bookend					
1.A.7	2b3p flat	P	3	5.6	68.6
1.A.8	2b4p flat	P	3	5.6	75.8
1.A.9	2b3p flat	P	3	14.0	67.4
Blemundsby bookend					
2.A.11	1b2p flat	P	2	5.2	56.4
2.A.12	1b1p studio	P	1	4.4	37.8
2.A.13	1b2p flat	P	2	5.2	55.1
2.A.14	1b2p flat	P	2	5.2	50.8
2.A.15	2b3p flat	P	3	5.2	67.6
2.A.16	1b2p flat	P	2	5.2	50.8

Policy requirements for private amenity space:

The London Plan Housing SPG 2012 (standard 4.10.1) states that dwellings on upper floors should all have access to a terrace, roof garden, winter garden, courtyard garden or balcony. It also states that a dwelling for 1 to 2 people should have a minimum of 5sq.m of private outdoor space and that an additional 1sq.m of space should be provided for each additional occupant above this.

At the mews bookend 2 of the units are 3 person units meaning they have a requirement for a 6sq.m external space per unit and one unit is a 4 person unit requiring 7sq.m of external space to meet the standards. This totals a requirement for the block to provide 19sq.m of external private space.

The proposals for this block include a roof terrace provided for the sole use of the residents of the block, the terrace measures 44.9sq.m in area. As such the proposals are deemed to be in accordance with the London Plan requirements.

At the Blemundsby bookend 5 of the units are 1 or 2 person units with a requirement for 5sq.m of external space per unit and 1 unit is a 3 person unit with a requirement for 6sq.m of external space, this means the total for the block is 31sq.m of external space. The new Blemundsby block has a roof terrace that measures 82.8sq.m, meaning that the proposals for this block are also deemed to be in accordance with the London Plan standards.

In addition to the communal roof spaces all of the units in these blocks have a recessed balcony. The design for the balconies has been amended to provide a more usable living space for these units which were previously 'cut in two' by large recessed external spaces. The new design aim for the recessed balconies is that they seamlessly connect with the living spaces through large openable doors meaning that the whole living area can be opened up.

I trust that the contained information is sufficient to answer your queries but should you require any further information please do not hesitate to contact me.

Yours sincerely
For Tibbalds Planning and Urban Design



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