

SUPPLEMENTARY 2

PLANNING COMMITTEE

Monday, 30 November 2020

Agenda Item 5. Gascoigne Estate East (Pages 1 - 4)

Contact Officer: John Dawe
Senior Governance Officer
Telephone: 020 8227 2135
E-mail: John.dawe@lbbd.gov.uk

This page is intentionally left blank

Working in partnership


**Barking &
Dagenham**

ADDENDUM REPORT

Barking and Dagenham Council Planning Committee addendum report		Date: 27/11/2020
Application No:	20/01866/REM	Ward: Gascoigne Ward
Address:	Gascoigne Estate East King Edwards Road, Barking, Barking and Dagenham	
Development:	Application for the approval of all reserved matters (relating to Phases 2B and 2C) following outline approval 19/00310/FUL-Details in relation to the development comprising 526 dwellings, up to 822 sqm of commercial floorspace (Use Classes A1, A2, A3, and B1) a public square, and associated access roads, car parking and landscaping.	
<p>Summary: ADDENDUM</p> <p>Further to the publication of the committee report, the list of documents to condition 2 approved drawings and documents has been updated and a change to condition 14 (adaptable units) has been agreed to confirm the provision for Block F2. The revised conditions are listed below.</p> <p>Condition 2: Approved drawings:</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p><u>Plans:</u></p> <p>GEP2-WAB-C1-01-DR-A-1001 P09 FIRST FLOOR, GA PLAN GEP2-WAB-C1-02-DR-A-1001 P09 SECOND FLOOR, GA PLAN GEP2-WAB-C1-03-DR-A-1001 P09 THIRD FLOOR, GA PLAN GEP2-WAB-C1-04-DR-A-1001 P09 FOURTH FLOOR, GA PLAN GEP2-WAB-C1-05-DR-A-1001 P09 FIFTH FLOOR, GA PLAN GEP2-WAB-C1-06-DR-A-1001 P09 SIXTH FLOOR, GA PLAN GEP2-WAB-C1-GF-DR-A-1001 P09 GROUND FLOOR, GA PLAN GEP2-WAB-C1-RF-DR-A-1001 P08 ROOF, GA PLAN GEP2-WAB-C1-XX-SK-A-6028 P03 BLOCK C1 - PLANNING ELEVATIONS GEP2-WAB-C1-ZZ-DR-A-2001 P07 SECTION A-A & B-B, GA SECTION GEP2-WAB-DR-A-0101 P04 SITE LOCATION PLAN GEP2-WAB-DR-A-0102 P04 SITE PLAN-EXISTING GEP2-WAB-DR-A-0103 P05 SITE PLAN-PROPOSED GEP2-WAB-E1-01-DR-A-1001 P02 BLOCK E1 - FIRST FLOOR GEP2-WAB-E1-02-DR-A-1001 P02 BLOCK E1 - SECOND FLOOR GEP2-WAB-E1-03-DR-A-1001 P02 BLOCK E1 - THIRD FLOOR GEP2-WAB-E1-04-DR-A-1001 P02 BLOCK E1 - FOURTH FLOOR GEP2-WAB-E1-05-DR-A-1001 P02 BLOCK E1 - FIFTH FLOOR</p>		

GEP2-WAB-E1-06-DR-A-1001 P02 BLOCK E1 - SIXTH FLOOR
 GEP2-WAB-E1-07-DR-A-1001 P02 BLOCK E1 - SEVENTH FLOOR
 GEP2-WAB-E1-08-DR-A-1001 P02 BLOCK E1 - EIGHTH FLOOR
 GEP2-WAB-E1-09-DR-A-1001 P02 BLOCK E1 - NINTH FLOOR
 GEP2-WAB-E1-10-DR-A-1001 P02 BLOCK E1 - TENTH FLOOR
 GEP2-WAB-E1-11-DR-A-1001 P02 BLOCK E1 - ELEVENTH FLOOR
 GEP2-WAB-E1-12-DR-A-1001 P02 BLOCK E1 - TWELFTH FLOOR
 GEP2-WAB-E1-13-DR-A-1001 P02 BLOCK E1 - THIRTEENTH FLOOR
 GEP2-WAB-E1-GF-DR-A-1001 P02 BLOCK E1 - GROUND FLOOR
 GEP2-WAB-E1-RF-DR-A-1001 P02 BLOCK E1 - ROOF PLAN
 GEP2-WAB-E1-XX-DR-A-2001 P02 BLOCK E1 - SECTION A-A B-B
 GEP2-WAB-E1-XX-DR-A-3001 P02 BLOCK E1 - NORTHWESTERN AND SOUTHEASTERN ELEVATIONS
 GEP2-WAB-E1-XX-DR-A-3002 P02 BLOCK E1 - NORTHEASTERN AND SOUTHWESTERN ELEVATIONS
 GEP2-WAB-E2-01-DR-A-1001 P05 BLOCK E2 - FIRST FLOOR PLAN
 GEP2-WAB-E2-02-DR-A-1001 P05 BLOCK E2 - SECOND FLOOR PLAN
 GEP2-WAB-E2-03-DR-A-1001 P05 BLOCK E2 - THIRD FLOOR PLAN
 GEP2-WAB-E2-04-DR-A-1001 P05 BLOCK E2 - FOURTH FLOOR PLAN
 GEP2-WAB-E2-05-DR-A-1001 P05 BLOCK E2 - FIFTH FLOOR PLAN
 GEP2-WAB-E2-06-DR-A-1001 P05 BLOCK E2 - SIXTH FLOOR PLAN
 GEP2-WAB-E2-07-DR-A-1001 P05 BLOCK E2 - SEVENTH FLOOR PLAN
 GEP2-WAB-E2-08-DR-A-1001 P05 BLOCK E2 - EIGHTH FLOOR PLAN
 GEP2-WAB-E2-09-DR-A-1001 P05 BLOCK E2 - NINTH FLOOR PLAN
 GEP2-WAB-E2-GF-DR-A-1001 P05 BLOCK E2 - GROUND FLOOR PLAN
 GEP2-WAB-E2-RF-DR-A-1001 P05 BLOCK E2 - ROOF PLAN
 GEP2-WAB-E2-XX-DR-A-2001 P06 BLOCK E2 SECTION A-A & SECTION B-B
 GEP2-WAB-E2-XX-DR-A-2002 P04 BLOCK E2 - SECTION C-C AND D-D
 GEP2-WAB-E2-XX-DR-A-3001 P05 BLOCK E2 NE & SW ELEVATION
 GEP2-WAB-E2-XX-DR-A-3002 P05 BLOCK E2 NW & SE ELEVATION
 GEP2-WAB-E2-XX-DR-A-3003 P05 BLOCK E2 COURTYARD ELEVATIONS
 GEP2-WAB-E2-XX-DR-A-3101 P03 BAY STUDIES - FACADE TYPE 1
 GEP2-WAB-E2-XX-DR-A-3102 P03 BAY STUDIES - FACADE TYPE 2
 GEP2-WAB-E2-XX-DR-A-3103 P01 BAY STUDIES - COURTYARD ELEVATION
 GEP2-WAB-F1-01-DR-A-1001 P05 BLOCK F1 FIRST FLOOR
 GEP2-WAB-F1-02-DR-A-1001 P06 BLOCK F1 SECOND FLOOR
 GEP2-WAB-F1-03-DR-A-1001 P05 BLOCK F1 THIRD FLOOR
 GEP2-WAB-F1-04-DR-A-1001 P05 BLOCK F1 FOURTH FLOOR
 GEP2-WAB-F1-05-DR-A-1001 P05 BLOCK F1 FIFTH FLOOR
 GEP2-WAB-F1-06-DR-A-1001 P05 BLOCK F1 SIXTH FLOOR
 GEP2-WAB-F1-07-DR-A-1001 P05 BLOCK F1 SEVENTH FLOOR
 GEP2-WAB-F1-08-DR-A-1001 P05 BLOCK F1 EIGHTH FLOOR
 GEP2-WAB-F1-09-DR-A-1001 P05 BLOCK F1 NINTH FLOOR
 GEP2-WAB-F1-10-DR-A-1001 P05 BLOCK F1 TENTH FLOOR
 GEP2-WAB-F1-11-DR-A-1001 P05 BLOCK F1 ELEVENTH FLOOR
 GEP2-WAB-F1-12-DR-A-1001 P05 BLOCK F1 TWELTH FLOOR
 GEP2-WAB-F1-GF-DR-A-1001 P05 BLOCK F1 GROUND FLOOR
 GEP2-WAB-F1-RF-DR-A-1001 P05 BLOCK F1 ROOF PLAN
 GEP2-WAB-F1-XX-DR-A-2001 P04 BLOCK F1 SECTION A-A AND B-B
 GEP2-WAB-F1-XX-DR-A-3001 P05 BLOCK F1 NORTHEAST AND SOUTHWEST ELEVATIONS

GEP2-WAB-F1-XX-DR-A-3002 P05 BLOCK F1 NORTHWEST AND SOUTHEAST ELEVATIONS
 GEP2-WAB-F1-XX-DR-A-3003 P05 BLOCK F1 NORTHEAST AND SOUTHWEST COURTYARD
 ELEVATIONS
 GEP2-WAB-F1-XX-DR-A-3004 P05 BLOCK F1 NORTHWEST AND SOUTHEAST COURTYARD
 ELEVATIONS
 GEP2-WAB-F1-XX-DR-A-3101 P03 BAY STUDIES - FACADE TYPE 1
 GEP2-WAB-F1-XX-DR-A-3102 P03 BAY STUDIES - NORTHWESTEREN DETAIL ELEVATION
 1 AND 2 FACADE TYPE 2
 GEP2-WAB-F1-XX-DR-A-3103 P03 BAY STUDIES - NORTHWESTEREN DETAIL ELEVATION
 3 FACADE TYPE 2
 GEP2-WAB-F1-XX-DR-A-3104 P02 BAY STUDIES - COURTYARD ELEVATION - FACADE
 TYPE 2
 GEP2-WAB-F1-XX-DR-A-3105 P02 BAY STUDIES - COURTYARD ELEVATION - FACADE
 TYPE 1
 GEP2-WAB-F2-01-DR-A-1001 P02 BLOCK F2 - FIRST FLOOR PLAN
 GEP2-WAB-F2-02-DR-A-1001 P02 BLOCK F2 - SECOND FLOOR PLAN
 GEP2-WAB-F2-03-DR-A-1001 P02 BLOCK F2 - THIRD FLOOR PLAN
 GEP2-WAB-F2-GR-DR-A-1001 P02 BLOCK F2 - GROUND FLOOR PLAN
 GEP2-WAB-F2-RF-DR-A-1001 P02 BLOCK F2 - ROOF PLAN
 GEP2-WAB-F2-XX-DR-A-2001 P02 BLOCK F2 - SECTIONS
 GEP2-WAB-F2-XX-DR-A-3001 P03 BLOCK F2 - ELEVATIONS
 GEP2-WAB-F2-XX-DR-A-3101 P03 BLOCK F2 - DETAIL ELEVATION
 GEP2-WAB-XX-ZZ-SA-A-6144 P12 ACCOMODATION SCHEDULE

Landscape Plans

GEP2-WAB-C1-GF-DR-L-1001 P03 LANDSCAPE PLAN - BLOCK C1 AND GASCOIGNE PARK
 GEP2-WAB-C1-GF-DR-L-1002 P03 PLANTING PLAN - BLOCK C1 AND GASCOIGNE PARK
 GEP2-WAB-E1-GF-DR-L-1001 P03 LANDSCAPE PLAN - BLOCK E1
 GEP2-WAB-E1-GF-DR-L-1002 P03 PLANTING PLAN - BLOCK E1
 GEP2-WAB-E2-GF-DR-L-1001 P03 LANDSCAPE PLAN - BLOCK E2
 GEP2-WAB-E2-GF-DR-L-1002 P03 PLANTING PLAN - BLOCK E2
 GEP2-WAB-F1-GF-DR-L-1001 P03 LANDSCAPE PLAN - BLOCK F1
 GEP2-WAB-F1-GF-DR-L-1002 P03 PLANTING PLAN - BLOCK F1
 GEP2-WAB-FX-ZZ-SP-L-1000 P01 PLANTING CONCEPT - BLOCKS F1 AND F2
 GEP2-WAB-ZZ-XX-DR-L-0100 P03 LANDSCAPE PLAN
 GEP2-WAB-ZZ-XX-SP-L-1000 P01 PLANTING LIST

Documents:

Design and Access Statement (prepared by White Arkitekter).
 Planning application form and ownership certificates.
 Planning Statement (prepared by Be First).
 Acoustic Report (prepared by MACH).
 Air Quality Assessment and Air Quality Neutral Assessment (prepared by Air Quality
 Consultants).
 Construction Logistics Plan (prepared by Willmott Dixon).
 Construction Management Plan (prepared by Willmott Dixon).
 Preliminary Ecological Appraisal (prepared by Greengage).
 Living Roof Strategy (prepared by Greengage).
 Energy Statement (prepared by MACH).
 Sustainability Statement (prepared by MACH)

Overheating Assessment (prepared by MACH)
 Desk-based Archaeological Assessment (prepared by AOC Archaeology).
 Flood Risk Assessment and Drainage Strategy (prepared by Civic Engineers).
 BREEAM pre-assessment (prepared by Energy Council).
 Landscaping Strategy, (prepared by White Arkitekter).
 External Lighting Assessment (prepared by Kane)
 Phase 1 and Phase 2 Land Contamination Assessment (prepared by Land Science).
 Remediation Method Statement (prepared by Land Science).
 Infiltration test results (prepared by Land Science).
 Sunlight, Daylight and Overshadowing Assessment (prepared by MACH).
 Sunlight, Daylight and Overshadowing – Assessment on existing neighbours (prepared by MACH).
 Transport Statement (prepared by Civic).
 Outline Parking Management Report (prepared by Civic)
 Framework Travel Plan (prepared by Civic)
 Tree Survey and Arboricultural Impact Assessment (prepared by Sharon Hosegood Associates).
 Statement of Community Involvement (prepared by Be First).

Reason: For the avoidance of doubt and in the interests of proper planning

Condition 14: 90% M4(2) Accessible and adaptable dwellings and 10% M4(3) Wheelchair adaptable dwellings_

Ninety percent (90%) of the residential units hereby permitted shall be constructed to achieve Building Regulation M4(2) 'Accessible and adaptable dwellings' standards and ten percent (10%) of the residential units hereby permitted shall be constructed to achieve Building Regulation M4(3) 'Accessible and adaptable dwellings' standards (wheelchair adaptable units). 4no. Dwellings within block F2 will be constructed to achieve Building Regulation M4(1) 'Accessible and adaptable dwellings'

The final layout of all the M4(3) is to be approved in writing by the Local Planning Authority for that Phase/Sub-Phase prior to any above ground development within that Block.

A. The details submitted under condition 20/00423/CDN are considered sufficient in respect of Phase 2 Block C1

The development shall then be carried out in accordance with the approved details. Minor variations may be agreed in writing by the Local Planning Authority.

Reason: To ensure that accessible housing is provided.

Recommendation:

1. The Officer recommendation remains unchanged.

<p>Contact Officer Nasser Farooq</p>	<p>Title: Principal Development Management Officer</p>	<p>Contact Details: Tel: 020 8227 5834 E-mail: nasser.farooq@befirst.london</p>
---	---	--