

LOCKSLEY (D) ESTATE NEW HOMES BULLETIN

November 2018

Many residents will be aware of the council's intention to build new affordable homes for council tenants on the parcel of land next to the Grand Union Canal at Salmon Lane Bridge, adjacent to 1-12 Parnham St, Locksley Estate. You may also be aware that a planning application for the site was submitted to the council's Local Planning Authority. This application for planning permission was considered by the Development Committee on 11th Oct 2017. At the committee members were minded not to accept officer recommendation for approval.

The Council has more than 19,000 people on its waiting list for housing with nearly 10,000 of those in acute housing need. The council has embarked on a new build programme to deliver affordable homes for local people. One of the ways we are doing this is to build new homes on land that the council owns.

Since the Development Committee the council has spent several months reviewing the scheme and looking at ways to reduce impacts considered to be a concern, by making changes to the proposals. We have now completed this process of amendments and a fresh application has been submitted and is being considered for planning approval.

A number of changes have been made to the plans which we believe will create a significantly improved scheme and bring benefits to the Locksley Estate with wider public realm and biodiversity enhancements.

View from the canal (Current proposal)



Wildlife Wall on the Canal Tow Path

03.5 Wildlife wall

The north eastern facade of the building will have a trellis system with climbers growing all over it. Within the grid of the trellis will be a series of different nesting and habitat boxes for a variety of wildlife.



Previous Proposal



- Building is 6 storeys and 9 storeys tall.
- Western facade is aligned with canal towpath wall.
- Building has windows and balconies facing 1-12 Parnham Street.
- Providing 17 new Council Homes for rent 50% to be let at Social Rents and 50% of the homes at Tower Hamlets Living Rents, including 2 Wheel Chair Accessible homes.

Revised Current Proposal



- The building reduced in height to 5 storeys and 8 storeys tall.
- Western facade is moved back 1 meter away from canal towpath wall.
- Windows and balconies facing 1-12 Parnham Street are moved to the Western facade.
- There are no windows or balconies on the wall nearest to 1-12 Parnham Street.
- Providing 17 new Council Homes for rent 50% to be let at Social Rents and 50% of the homes at Tower Hamlets Living Rents, including 2 Wheel Chair Accessible homes.

We have also addressed the items below raised at the Development Committee:

1. **'The impact on the setting of the Canal tow path and the Regents Canal Conversation Area'** – We had previously pulled the building back from the canal edge by 1.5m. As part of the works since the application we have added further planting visible from the towpath by the bridge the southern edge of the site. We will also be providing additional bat boxes on the canal side elevation in line with the canal's biodiversity.
2. **'Loss of publicly open space'** – Planning officers have noted this is not publicly accessible open space. The new proposal will not reduce the level of accessibility to this site; in fact more residents will have access. Further landscape and public realm improvements are proposed across the Locksley Estate.

If you would like to view the application and its associated documents, you can do so on the council's website using the following link:

<https://development.towerhamlets.gov.uk/online-applications/>

The planning application number for this scheme is **PA/18/03347** from this webpage you can type in the planning application number into the search function to locate the application.

To get in touch with the Project Team, please contact Enamul Goni on 0207 364 5000 (email: council.newbuild@towerhamlets.gov.uk)