

# ERSG Zoom Presentation Notes

Date of presentation Thursday 11 June 2020

## ERSG Members Present

Tony Wright (TW)  
Ann Ahern (AA)  
Steve Willmott (SW)  
Eric Wright (EW)  
Rothna Begum (RB)  
India Cummins (IC)  
Chris Kilby (CK)

## Project Team Present

### Communities First

Ian Simpson

### Swan Housing

Jeremy Arnold  
Caroline Richardson  
Mamnun Rahman  
Elaine Navin  
Sean Kelly

### Four Communications

Sam Nolan  
Vaishnavi Bongale

### Levitt Bernstein

Mark Keagan  
Padraic Larkin

### Barton Willmore

Greg Pitt

## Questions and Comments

### Questions and comments during the presentation

- IC - When will we see a completed plan of the green spaces?

*A: The green space is being developed in tandem with the footprint of the new buildings.*

*We see the landscape proposals as an integral component of the new development therefore the final designs will be finished along with the building designs.*

- RB - Will all green spaces / outdoor space be step-free?

*A: The intention is for the external space to be step free wherever possible, we want the outside space to be equally accessible to all*

- SW - There is an existing issue of Open Reach vans parking on Exmouth Street which could cause future issues.

*A: This will need consultation with Open Reach when the plans are more developed. However, the current proposals do not incorporate any changes to this area of the site and access and parking arrangements will remain the same.*

- **RB** - How is the project team proposing to incorporate the new buildings with the existing ones on the Estate? The use of gates already makes parts of the Estate feel separated.

*A: The next round on consultation on Massing and Heights will start to look at the relationships between the existing and the proposed buildings. Future presentations on façade and materials will also show how we will be working to integrate new buildings with old.*

- **SW** - Will the questions sent in before the meeting be answered soon?

*A: The questions submitted by ERSG members prior to the presentation have been addressed during the presentation. We are working on forming a Frequently Asked Questions (FAQs) document which will be provided to the whole estate ahead of the next public consultation.*

- **RB** - Will there be 3D images / models used in the future to give residents a better understanding of what is being proposed?

*A: A physical model may be built. It may be better to use a 3D-modelling program, which allows a virtual “walkthrough” tour of the proposed development.*

- **SW** - What is the timescale of the planning and built-out of the new development? There needs to be a consideration of those living on Brayford Square.

*A: The intention is to apply for planning permission by the end of the year. Preparations to begin any type of work on site would take around a year. The current thoughts on how to phase a build of this nature would not see any direct impact to residents on Brayford Square until somewhere in 2024.*

*Decanting of residents, including negotiations to buy back owners’ homes, will need to take place prior to this date but we hope this give some indication on the timescale for the process. It is worth noting that dates are indicative at the moment and subject to change, but Brayford Square residents will be advised of key dates.*

- **IC** - What stage are the architects at with the development of the proposals, the design process must be pretty advanced to be submitting an application by the end of the year?

*A: The work is currently at RIBA Stage 2, which is the “concept design” stage of the project. The next stage will be a “developed design” (Stage 3), followed by a more detailed design at Stage 4.*

*The RIBA stages are*

### **Stage 1**

*This stage deals with developing the initial project brief and any related feasibility studies to help enable the development of the concept design.*

### **Stage 2**

*Here, the initial concept design is further developed in line with the design brief established in stage 1.*

### **Stage 3**

*The concept design from stage 2 is finalised. Once completed, the planning drawings and documents will be drafted and submitted to the local authority for approval.*

*Once approved, the building services and structural engineers design will begin development.*

#### **Stage 4**

*The structural and building services designs are further refined, such as sustainable energies. The architect will consult with the local building regulations officer and prepare the detailed design package.*

*At the end of this stage, traditionally the project will be issued to the chosen group of contractors/builders for tender.*

*See link below for an explanation of the RIBA work stages*

*<https://www.architecture.com/-/media/GatherContent/Test-resources-page/Additional-Documents/2020RIBAPlanofWorktemplatepdf.pdf>*

*We have agreed a schedule of pre-application meetings with the Council, which will begin soon.*

- SW - Is there any conflict with the development on Cornwood Drive/Jubilee Street?

*A: No, these are separate projects and they are independent of each other. Each scheme can be developed without the other going ahead.*

- IC - Can the team confirm the proposals are still car-free?

*A: Yes, Tower Hamlets will probably insist that all the additional homes are car free, apart from the additional disabled parking that will be a requirement.*

#### **Comments on the use of Zoom**

- IC - The process would work better with video enabled for everyone.
- SW - The format worked well but some panellists were difficult to hear at times.
- EW - Was difficult to hear at times, but the format of the meetings worked more effectively than some face-to-face ERSG meetings.

#### **Actions**

- Circulate a link to members to the relevant LBTH open space policy.

*Policy H3 in LBTH's Local Plan seeks to resist the net loss of open space. The Local Plan can be viewed via the link below:*

*[https://www.towerhamlets.gov.uk/lgnl/planning\\_and\\_building\\_control/planning\\_policy\\_guidance/Local\\_plan/local\\_plan.aspx](https://www.towerhamlets.gov.uk/lgnl/planning_and_building_control/planning_policy_guidance/Local_plan/local_plan.aspx)*

- Circulate a link to members to the RIBA Plan of Work stages, with an explanation of where the project team are in the process.

*This is provided above.*

- Explore how video may be enabled for all members at the next meeting.