



Planning and Transportation Committee

Date: TUESDAY, 16 NOVEMBER 2021

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

4. 115-123 HOUNDSDITCH LONDON EC3A 7BU

For Decision
(Pages 3 - 14)

Item received too late for circulation in conjunction with the Agenda.

John Barradell
Town Clerk and Chief Executive

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Mark Lemanski

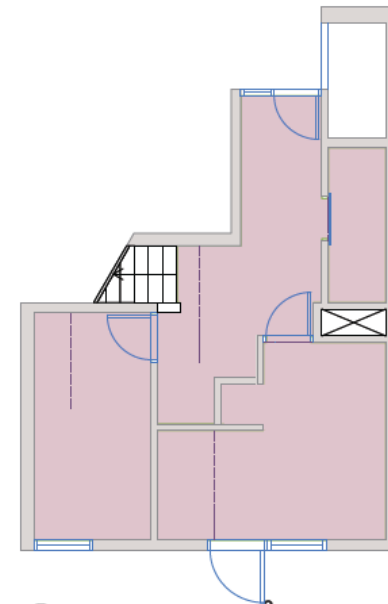


Sunlit outdoor spaces compensate for deficient indoor space.

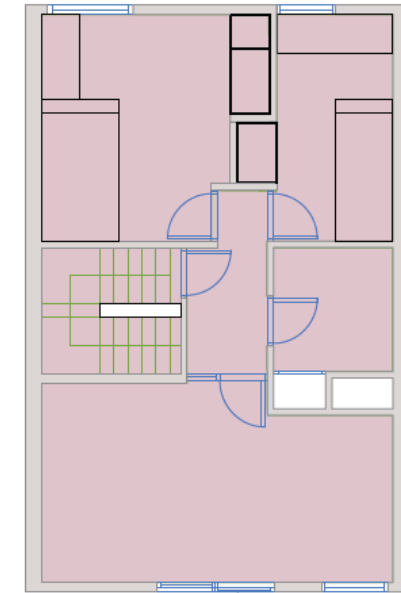
4.0	Dwelling Space Standards		
4.1	Internal Floor Area		
4.1.1	All developments should meet the following minimum space standards.		
		Dwelling type (bedroom/ persons)	Essential GIA (sq.m)
Single storey dwelling	1b2p	50	
	2b3p	61	
	2b4p	70	
	3b4p	74	
	3b5p	86	
	3b6p	95	
	4b5p	90	
Two storey dwelling	4b6p	99	
	2b4p	83	
	3b4p	87	
	3b5p	96	
	4b5p	100	
Three storey dwelling	4b6p	107	
	3b5p	102	
	4b5p	106	
	4b6p	113	

London Housing Desing Guide
GLA, August 2010

87m²



Lower Floor 26m²



Upper Floor 42m²

68m²



Sunlight makes good public spaces...

“In the City of London, sunlit open spaces are at a premium due to the dense urban fabric, but they are highly valued by urban dwellers. Many of the City’s open spaces are small, so they are especially vulnerable to overshadowing by buildings.

Recent research has highlighted the health benefits of sunlight. Bright light during the day helps synchronise the body clock, improving sleep patterns. The UV rays in outdoor sunlight generate Vitamin D, essential for healthy bones. Exposure to bright light as children grow helps avoid the risk of them developing short-sightedness.

Sunlight also has an important effect on mood. Sunlit spaces are perceived as more attractive and pleasant to spend time in. In the UK climate, the warmth of the sun increases the duration of time for which

it is comfortable to sit outside. The bright light from the sun also improves the visual appeal of outdoor spaces and the city as a whole. **All these factors encourage people to spend more time outdoors.**

[...]

Where possible, playgrounds should be situated in well sunlit areas. If only a shady space is available [...], the playground **may end up being underused compared to similar facilities in sunny locations.**”

Planning Advice Note Sunlight

Guidelines and best practice for assessing sunlight in the City of London, July 2017

...and good public spaces make Healthy Children.

Sunlight is essential for human health and well-being. The health benefits of sunlight for children include:

- Sunshine Helps Kids Make Vitamin D
- Going Outside Is Critical to Serotonin Production
- Outdoor Play Helps Develop the Musculoskeletal System
- Sunshine and Going Outdoors Boosts Immune Function
- Unstructured Play Aids in Emotional Development

More than 1 in 3 British teenagers obese or overweight

More than one in three British teenagers are overweight or obese, according to a new study which lays bare the [...]



...d viewing habits is the biggest of its kind. (Photo: Getty)

Health

UK teens hit by mental health crisis during the pandemic, as rates of depression and anxiety more than double

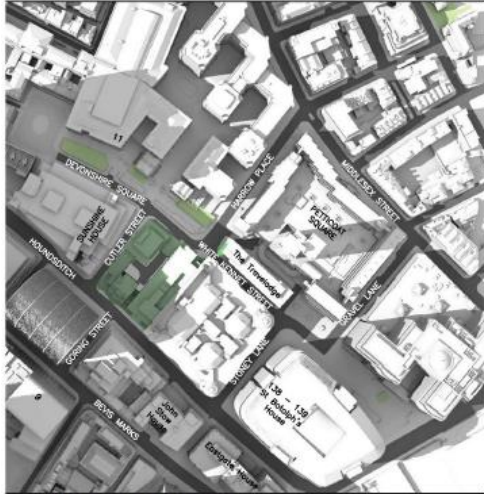
Research is the latest in a series of studies to highlight how Covid-19 is widening inequality in society



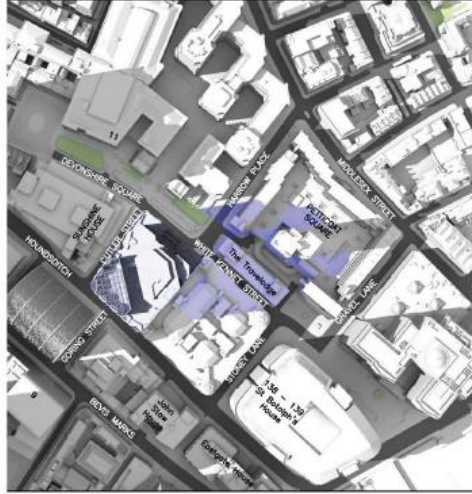
There has been an 80 per cent increase in mental health issues among young people, according to a new study by Gabriel Byrne.

The proposed highrise building would dramatically diminish the quality of communal public spaces.

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Existing 05:00pm

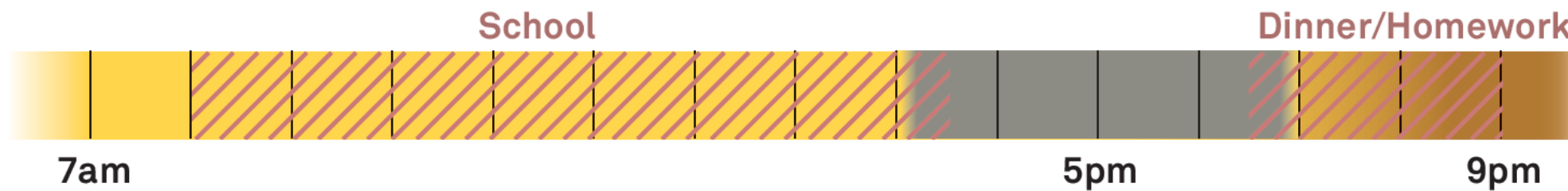


Proposed 05:00pm

In the best-case scenario in June, the proposed development would completely deprive the two dedicated play spaces of sun in the late afternoon.

At any other time of the year, an even larger area would be shaded.







to reject this planning application
means to **protect:**

- **community cohesion**

- **amenity and play space**
in an area lacking alternatives

- **active and healthy lifestyle**
amidst an obesity crisis

- **children's physical health**

- **children's mental health**
amidst a mental health crisis

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