

Planning Applications Sub Committee 11<sup>th</sup> June 2024 – Addendum

Agenda Item 4 – 1-8 Long Lane (23/01417/FULMAJ)

1. Letters of representation

Support

Since the publication of the Agenda an additional 8 letters of support have been received, which are summarised below:

- The design of the proposed building is sympathetic in the area.
- The proposed hotel use would be welcomed in this area which will be attracting a large number of visitors.
- Support the proposed pocket park, as an opportunity to provide green space.
- Welcome the activation at street level.

2. Planning Obligations and Community Infrastructure Levy

Please note the following addition to the Heads of Terms.

- Blue badge parking bay in the vicinity of the site together with associated valet service.

3. Please note the following minor amendments to the text of the Agenda report:

- Paragraph 11:
  - The total area of the green roof measures 237sqm.
  - The substation is at ground floor level.
- Paragraph 16: Following amendments the short stay parking spaces are now located on site.

4. Step free access to Barbican Station

Since the publication of the Agenda the Applicant has submitted Note regarding the provision of a step free access to the Barbican Station. It is noted that the TfL's step-free access improvements included the now built lift access to the westbound only at the Barbican Station.

Although the TfL has been consulted as part of this application has raised no comments regarding the provision of an additional step-free access at the Barbican Station, the Applicant's highway consultants have explored whether one can be provided. Two options have explored for a lift platform positioned within the site, one providing access from the pocket garden and one through an extension of the lift core of the proposed hotel.

Option A

Location A explores positioning a lift at the boundary wall at the pocket garden. Should a lift be installed at the pocket garden, this would align with the existing platform bridge. In order for lift

access to be provided to both east and westbound platforms, the station itself would need to be redesigned to facilitate at-platform lift provision from the main concourse, which is currently not provided. Furthermore, the implementation of a lift would be likely to interfere with the existing staircase to the disused platform and also the necessary movement control installations into the Station would remove the pocket garden provision.

#### Option B

Location B would see the hotel lifts extended to a deeper basement level to provide a tunnel connection to platform level. This platform level would only provide access to the disused westbound platform of the old

Thameslink service platform, which has been out of operation since 2009 and is to remain so indefinitely. To gain access to other platforms, a lift would need to be provided to the bridge level and then each platform would need subsequent lifts. The provision of a new level crossing over the redundant platforms to the south would not provide a benefit, given that the westbound already benefits from a lift from the Farringdon Station and as noted above, the TfL has not improvement plans for the provision of a lift to the eastbound. This option would also require extensive excavation works, additional concrete and piling to support a deeper basement. Furthermore, TfL have highlighted the sensitivity of the retaining wall that supports the station trainline cutting. The provision of a new access location would also require new gate-line for those arriving through the lifts. This would require internal layout redesign and should be a TfL-led study.

In light of the above, it is considered that consideration has been given to the provision of a step free access from the Applicant and it has been demonstrated that the provision of such access from the Site would not be practically feasible. Moreover, any step-free improvements shall be TfL-led.

#### 5. Daylight and Sunlight

##### Lauderdale Place

Correcting information has been received from independent reviewer confirming that all windows and rooms assessed will meet BRE criteria when assessed against the VSC and NSL daylight methodologies and APSH sunlight methodology.

#### 6. Please note the following additional/amended conditions.

##### Condition 16

Before any construction works hereby permitted are begun details of rainwater harvesting ~~and grey water recycling systems~~ shall be submitted to and approved in writing by the local planning authority.

REASON: To improve sustainability and reduce flood risk by reducing potable water demands and water run-off rates in accordance with the following policy of the Local Plan: CS18. These details are required prior to construction work commencing in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

#### Condition 76

The pocket garden to the east of the proposed building shall be designed to be accessible and available to the general public at all times and in its entirety and be retained as such in the perpetuity of the development.

REASON: To ensure that accessible and inclusive open space to meet the needs of residents and users is provided in accordance with Core Strategic Policies CS5 and Cs10 and Policies DM 10.1 and DM 10.8 of the Local Plan.

#### Condition 77

The WC facilities at ground floor within the retail unit hereby approved shall be made available to the general public at all times of the operation of the unit for the lifetime of the development. Appropriate signage shall be installed informing the general public of the public toilet facilities onsite.

REASON: To ensure the provision of public toilet facilities to meet the needs of the public in accordance with Policy DM22.2 of the Local Plan.

#### 7. Please note the following background papers:

- Point2 response to objection, dated 8 May 2024
- Design Addendum – Accessibility Response Part 2
- Proposed Section 278 Agreement – General Arrangement – 5220 100 Rev E
- Thermal Comfort Initial Planning Assessment, dated 3 May 2024
- Cultural Strategy Addendum, dated 29 April 2024
- Estate agent details regarding 6-8 Long Lane, date 29.07.2021
- Interest schedule re 6-8 Long Lane, dated April 2024
- Daylight, Sunlight and Overshadowing, gia, third party review, dated 08.03.2024
- Façade Materials, dated April 2024
- CoL and TfL Transport Response Note, dated 10 April 2024
- Financial Viability Assessment, dated April 2024
- Preliminary Ecological Appraisal, Biodiversity Net Gain Assessment and BREEAM, dated December 2023
- Health Impact Assessment, Appendix 1: Healthy City Planning Checklist
- Security Needs Assessment, dated 4 December 2023
- The Statutory Biodiversity Metric Calculation Tool – spreadsheet
- Acoustic Statement, dated December 2023

- Air Quality Assessment, Revision 01, dated 5 December 2023
- Air Quality Positive Statement, Revision 01, dated 5 December 2023
- Archaeological desk-based assessment, dated December 2023
- Circular Economy Statement, dated December 2023
- Delivery, Servicing and Waste Management Plan, dated December 2023
- Financial Viability Assessment, dated December 2023
- Fire Statement, dated December 2023
- Flood Risk Assessment
- Outline Construction Logistics Plan, dated December 2023
- Phase 1 Geo-environmental Preliminary Risk Assessment, dated November 2023
- Statement of Community Involvement, dated December 2023
- Transport Statement, dated December 2023
- Travel Plan, dated December 2023
- Wind Microclimate Planning Assessment, dated December 2023
- Hotel Needs Assessment, dated December 2023
- Landscape Design and Access Statement, dated December 2023
- Daylight, Sunlight and Overshadowing Report, dated December 2023
- Whole Life Cycle Carbon Assessment, dated December 2023
- Design and Access Statement, dated December 2023
- Cover Letter, dated 21 December 2023
- Sustainable Drainage Strategy, dated 20 December 2023
- Energy Strategy, dated 14 December 2023
- Sustainability Statement, dated December 2023
- Planning Statement, December 2023
- Heritage, Townscape and Visual Impact Assessment, dated December 2023
- Plant rooms and services distribution plan – 11246 EPR ZZ B1 DR A TP-0199
- MEP strategy – Plant rooms and services distribution - 11246 EPR ZZ 09 DR A TP-0209
- Landscape Design and Access Statement Addendum, dated May 2024
- BREEAM tracker – Version 2
- Energy Strategy Addendum – rev 2
- Circular Economy Statement – spreadsheet
- Email regarding EUI sent on 22 May 2024
- Email responding to Sustainability Queries sent on 10 May 2024
- WLCA third-party review, revision 2, dated April 2024
- Email regarding Energy Strategy queries, dated 23 May 2024

