

Hi s40

Thank you forwarding s40 comments in relation to the M4(3)/wheelchair units in Phase 2.

We have provided a response in red below.

I hope this is helpful, but please get in touch should there be any further questions. We can also arrange a con call or similar with our client in case you have any queries re delivery, programme, timescales.

Kind regards

s40

s40

Associate Director

Turley

8th Floor
Lacon House
84 Theobald's Road
London WC1X 8NL

T s40

M s40

D s40

All Turley teams are now [remote working](#) wherever possible in line with Government guidance.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance. We are doing all we can to maintain client service during this challenging time.

turley.co.uk

[Twitter](#)

[Linkedin](#)

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From: s40 [mailto:s40@towerhamlets.gov.uk]

Sent: 23 March 2020 15:45

To: s40

Cc: s40 s40 s40 s40 londonlegacy.co.uk

Subject: 200323_Imperial Street - Wheelchair units/OT comments

Hi s40

Imperial Street - Wheelchair units/OT comments

Thank you for sending us the 1:50 drawing (attached).

Please see the comments from our OT below. We'd appreciate if you can answer our queries and confirm if the comments can be accommodated at this stage?

Take care, thanks.

s40

From: s40 <s40@towerhamlets.gov.uk>
Sent: 23 March 2020 13:22
To: s40 <s40@towerhamlets.gov.uk>
Cc: s40 <s40@towerhamlets.gov.uk>
Subject: RE: 200210_Imperial Street - Wheelchair units

Hi s40

Please see my comments below

For the units above the ground floor will there be tow wheelchair accessible lifts? And the communal and first fore door needs to be fully automated. There are two wheelchair accessible lifts provided to each core.

Please can you point out where the requirement for those doors to be fully automated comes from and/or whether this is aspirational? No decision on the door types has been made yet, but our client is reviewing this at detailed design stage.

Was there going to be 3 bedrooms wheelchair units in this development? Phase 2 provides 2b3p and 1b2p wheelchair units. There are 16x 3-bed M4(3) units in Phase 1.

Is there car parking for the wheelchair units??? In line with the original planning permission (and the one for Phase 1), this NMA seeks to retain 5% car parking, all blue badge. No allocation to specific units has been made yet.

1B 2P Unit type 1

Hallway – need to have double sockets for W/c charging point – Yes this will be incorporated.

Bathroom – convert to part M wet room, have a 1500mm x 1500mm wet floor shower area, have a high adjustable hand basin, the toilet should project 750mm from back wall to the midline of the toilet, clear of boxing. Please provide part M pack including wall mounted shower seat, drop down rail and rails, these will be installed once applicants have signed up to the unit. – All the M4(3) unit types have allowed for the part M wheelchair accessible bathroom set out in diagram 3.16A.

Kitchen – have a fully wheelchair accessible kitchen (<https://www.symphony-group.co.uk> for kitchen design that we recommend) – All the M4(3) unit types are designed to meet M4(3)

wheelchair accessible guidance.

Balcony – ensure its level access – Yes.

1B 2P Unit type 2

Hallway – need to have double sockets for W/c charging point – As above.

Bathroom – appears to be on the small size? As above.

convert to part M wet room, have a 1500mm x 1500mm wet floor shower area, have a high adjustable hand basin, the toilet should project 750mm from back wall to the midline of the toilet, clear of boxing. Please provide part M pack including wall mounted shower seat, drop down rail and rails, these will be installed once applicants have signed up to the unit.

Kitchen – have a fully wheelchair accessible kitchen (<https://www.symphony-group.co.uk> for kitchen design that we recommend) As above.

Bedroom – very good size

Balcony – ensure its level access As above.

1B 2P Unit type 4

Hallway – wheelchair charging point too small, not suitable for side transferring. Please consider relocating the utility to the wall where the wheelchair store is and relocating the w/c charging point to the utility space – Not clear on what is being asked. The wheelchair charging point provision in unit type 4 is the same as provided in all other M4(3) units.

Kitchen – have a fully wheelchair accessible kitchen (<https://www.symphony-group.co.uk> for kitchen design that we recommend) As above.

Bathroom - convert to part M wet room, have a 1500mm x 1500mm wet floor shower area, have a high adjustable hand basin, the toilet should project 750mm from back wall to the midline of the toilet, clear of boxing. Please provide part M pack including wall mounted shower seat, drop down rail and rails, these will be installed once applicants have signed up to the unit. As above.

Bedroom – very good size

Balcony – ensure its level access As above.

2B 3P Unit type 8

Hallway – please ensure the wheel chair charging meets the requirement for side transferring from one wheelchair to another. As above.

Kitchen – have a fully wheelchair accessible kitchen (<https://www.symphony-group.co.uk> for

kitchen design that we recommend) **As above.**

Bedrooms – is it possible to reduce the size of the double bedroom and increase of the single bedroom to have a 2bedroom 4 persons unit?? **The double bedroom has been designed to meet the M4(3) requirements and can therefore not be reduced in size.**

Bathroom - convert to part M wet room, have a 1500mm x 1500mm wet floor shower area, have a high adjustable hand basin, the toilet should project 750mm from back wall to the midline of the toilet, clear of boxing. Please provide part M pack including wall mounted shower seat, drop down rail and rails, these will be installed once applicants have signed up to the unit. **As above.**

Balcony – ensure its level access **As above.**

Overall the units are good size, if we can make the changes recommended then we will have very good units that could be use a good news story once completed

Kind Regards

s40



Specialist Community Occupational Therapist- Housing Options
Lettings Section
Place Directorate
London Borough of Tower Hamlets
2nd Floor, Albert Jacob House
62 Roman Road
London E2 0PG

Ph: **s40**

E-mail: **s40** [towerhamlets.gov.uk](mailto:s40@towerhamlets.gov.uk)

Website: <http://www.towerhamlets.gov.uk>



From: [Richard McFerran](#)
To: s40 s40 s40
Cc: s40 s40
Subject: RE: Leaside Lock blue badge car parking
Date: 30 April 2024 11:04:00
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)
[image008.jpg](#)

Hi s40

Thanks and noted. I've only recently been made aware that the s278 had not yet been agreed. s40 will be joining the call from Guinness so we can press him for an update on this today.

Regards

Richard

From: s40 <s40@towerhamlets.gov.uk>
Sent: Tuesday, April 30, 2024 10:56 AM
To: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>; s40
<s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>
Cc: s40 <s40@towerhamlets.gov.uk>; s40
<s40@towerhamlets.gov.uk>
Subject: RE: Leaside Lock blue badge car parking

Hi Richard,

s40 from Parking has received the disabled bay enquiry via a Mayoral Enquiry. I am not involved in parking matters apart from any changes required by our Parking Dept when I carry out the S278 highway works.

I am primarily concerned with what seem to me to be planning breaches with regard to the public highway works carried out illegally (and shoddily) by the developer and the overdue S278 agreement.

Regards

s40

From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Sent: Tuesday, April 30, 2024 9:10 AM
To: s40 <s40@towerhamlets.gov.uk>; s40
<s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>
Cc: s40 <s40@towerhamlets.gov.uk>; s40
<s40@towerhamlets.gov.uk>
Subject: RE: Leaside Lock blue badge car parking

Hi s40

There is a Teams meeting arranged for 3pm this afternoon to discuss this situation further. Let me know if you want to attend and I will forward you the invite.

s40 - can I just check – is this a further enquiry about a disabled bay to the one received from s40

Regards

Richard

Richard McFerran (he/him)

Team Leader

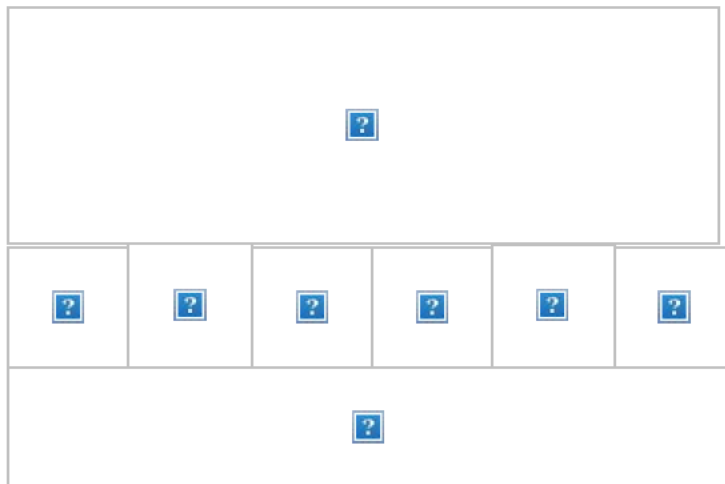
Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London

London Legacy Development Corporation
Level 9
5 Endeavour Square
London
E20 1JN

Mobile: s40

Email: richardmcferran@londonlegacy.co.uk

Website: www.QueenElizabethOlympicPark.co.uk



****The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from midnight on the 30th November 2024. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated Transfer of Planning Powers webpage - <https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.***

From: s40 <s40@towerhamlets.gov.uk>

Sent: Thursday, April 25, 2024 3:31 PM

To: s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>

Cc: s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>; Richard McFerran

<RichardMcFerran@londonlegacy.co.uk>

Subject: FW: Leaside Lock blue badge car parking

Hi s40

We do have a contact in the planner at the LLDC who would be helpful in this matter e-mail address:- 'RichardMcFerran@londonlegacy.co.uk'. I have not seen the original enquiry as there was no attachment provided within the e-mail chain but Richard at the LLDC would be really helpful here as the LLDC were the planning authority that consented this planning permission with Tower Hamlets being a consultee here. I have copied Richard in for ease of reference in hope that can provide you with specific information on the highway blue badge parking issue mentioned below.

Kind Regards

s40 Cert CIH

Place Directorate.

s40

Development Officer

Housing Supply

Place Directorate

London Borough of Tower Hamlets

2nd Floor

160 Whitechapel Road

London

E1 1BJ

Tel: s40

Email: s40 towerhamlets.gov.uk

Fridays are my non working day.

This advice is an informal officer opinion, it is not a complete assessment, and does not prejudice the future decision of the Council or any other authority

From: s40 <s40 towerhamlets.gov.uk>

Sent: Thursday, April 25, 2024 3:18 PM

To: s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>

Cc: s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>

Subject: RE: Leaside Lock

Hi All,

This is a general needs applicant she bid on the property and excepted. The development is a car free zone.

The applicant is not on Project 120. Car parking on this development is for the wheelchair applicants

I will not be getting involved with this issue.

Kind Regards

s40

0 *Bsc(hons) MRCOT, HCPC Registered*

Specialist Community Occupational Therapist- Housing Options

Lettings Section

Place Directorate

Tower Hamlets Town Hall

160 Whitechapel Road

London

E1 1BJ

London, E14 2BG

*Ph: **s40***

*E-mail: **s40** towerhamlets.gov.uk*

Website: <http://www.towerhamlets.gov.uk>



From: **s40** <**s40** towerhamlets.gov.uk>

Sent: Thursday, April 25, 2024 12:00 PM

To: **s40** <**s40** towerhamlets.gov.uk>

Cc: **s40** <**s40** towerhamlets.gov.uk>; **s40**

<**s40** towerhamlets.gov.uk>

Subject: FW: Leaside Lock

Hi **s40**

Can you pick this matter up please. As I feel that you will know the resident that is referred to in the e-mail below. Please can you copy me in.

Kind Regards

s40 Cert CIH

Place Directorate.

s40

Development Officer

Housing Supply

Place Directorate

London Borough of Tower Hamlets

2nd Floor

160 Whitechapel Road

London

E1 1BJ

Tel: s40

Email: s40 [towerhamlets.gov.uk](mailto:s40@towerhamlets.gov.uk)

Fridays are my non working day.

This advice is an informal officer opinion, it is not a complete assessment, and does not prejudice the future decision of the Council or any other authority

From: s40 <s40@towerhamlets.gov.uk>

Sent: Thursday, April 25, 2024 11:52 AM

To: s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>

Subject: FW: Leaside Lock

Hi All

Any view?

s40

Head of Housing Supply

London Borough of Tower Hamlets

Town Hall

160 Whitechapel Road – 2nd Floor

London

E1 1BJ

s40

(or via Teams)

Please note that I usually work a nine-day fortnight, so may be unavailable one day a fortnight.

From: s40 <s40@towerhamlets.gov.uk>

Sent: Thursday, April 25, 2024 10:51 AM

To: s40 <s40@towerhamlets.gov.uk>

Cc: s40 <s40@towerhamlets.gov.uk>; s40

<s40 towerhamlets.gov.uk>

Subject: Leaside Lock

Good morning s40

My name is s40 I work for Highways and Transportation. We are currently trying to arrange a section 278 agreement with the developers of the recently constructed housing which abuts Imperial Street E3.

We have had a Mayoral enquiry about a potential resident of the Leaside Lock area who needs a disabled bay and Guinness Partnership have informed her that it would be on the public highway, this was a surprise to us (and to Parking) as the planning agreement was carried out by the LLDC and we had no knowledge of this arrangement.

The attached email is from the LLDC on this subject and mentions that LBTH Housing is involved in the lettings process. I would be grateful if you could let me know who here at LBTH we can speak to about this matter.

Regards

s40

0

Principal Engineer, Local Schemes
Design and Delivery, Highways and Transportation

Communities Directorate
London Borough of Tower Hamlets
Tower Hamlets Town Hall
160 Whitechapel Road
London E1 1BJ

Mobile: s40

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From: s40
To: Richard McFerran; s40
Cc: s40
Subject: RE: Imperial Phase 2 Highways Meeting
Date: 02 May 2024 08:56:29
Attachments: [image010.jpg](#)
[image011.jpg](#)
[image012.jpg](#)
[image013.jpg](#)
[image014.jpg](#)
[image015.jpg](#)
[image016.jpg](#)
[image017.jpg](#)

Morning Richard,

Thanks for the note below. I agree it's prudent to complete works asap. Unallocated disabled bays are better than no disabled bays in the interim.

In terms of the two disabled bays within TGP's demise, we have agreed with LBTH to allocate on a first come first served basis. How do you propose TGP advertise the lettings? The only way can I see it working is that they are advertised with no parking. However, we identify immediately two tenants who will get the bays. @s40 are you happy with this approach? I believe you already have one nomination earmarked for an allocated bay.

Kind regards,

s40
Senior Development Manager – Major Projects

I'm #MadeByDyslexia – expect different thinking and small typos.

The Guinness Partnership, 30 Brock Street, Regent's Place, London, NW1 3FG
Tel: s40
Email: s40 [guinness.org.uk](mailto:s40@guinness.org.uk) Website: www.guinnesshomes.co.uk

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From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Sent: Wednesday, May 1, 2024 8:08 PM
To: s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>
Subject: RE: Imperial Phase 2 Highways Meeting

Hi again,

Further to the below – I have been advised that the scope of public realm improvement works do cover Imperial Street. However this is not going to be implemented until after Phase 3 is completed so the works aren't damaged by construction traffic.

Given the urgent issues raised by LBTH yesterday in relation to safety there would need to be

some interim works at the very least to fill this gap in programme.

Hope that helps clarify.

Regards

Richard

From: Richard McFerran

Sent: Wednesday, May 1, 2024 4:08 PM

To: s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 guinness.org.uk>

Subject: Imperial Phase 2 Highways Meeting

Hi all,

Thanks again for your time yesterday and it was encouraging to hear that there might be a way forward on the delivery of these bays. Please do keep me in the loop on the progress of the s278.

In the meantime, there were two actions at my end:

1. LLDC led highway/connection improvements and relationship with Imperial St – I am waiting for a colleague to confirm whether the scope of these works include Imperial Street. I will update once I have had a response on this. My understanding is that the proposals do not involve this section of Imperial Street outside Phase 2.
2. The consultation notifications from LLDC to LBTH Highways. I attach a series of screenshots which include the list of consultees on each of these applications and the date that these were sent to LBTH. These were sent electronically. I can ask Planning Support colleagues to see if the actual emails are still on our system but I'm not sure this is the best use of their time. The attached demonstrated that LBTH Highways were consulted on these applications.

Kind regards

Richard

Richard McFerran *(he/him)*

Team Leader

Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London

London Legacy Development Corporation

Level 9

5 Endeavour Square

London

From: s40
To: s40 s40 s40 s40 Richard McFerran
Cc: s40
Subject: RE: Move to 102 Bullrush Court (BLE16/2)
Date: 03 July 2024 15:23:09
Attachments: [image004.jpg](#)
Importance: High

s40

Firstly, s40 is a manager. Secondly, the tone of your email is unacceptable. Future correspondence will be via myself, not s40 and I suggest the tone is softened.

The request for an electronically adjustable worktop was discussed on site with s40 (I was present with s40). It was dismissed mainly due to risk of failure. Such systems are not intended to be raised and lowered frequently as the motor will fail. The system would also fail in the event of power failure. A manual winder is more robust and can be adjusted more frequently. This was agreed on-site and s40 was kept informed on progress and works are now completed.

The Guinness Partnership were under no obligation to make these changes. However, we agreed to carry out the works and cover the costs as we're keen to assist LBTH in occupying these homes.

I will pick up with s40 outside of this email chain.

Kind regards,

s40

Senior Development Manager – Major Projects

I'm #MadeByDyslexia – expect different thinking and small typos.

The Guinness Partnership, 30 Brock Street, Regent's Place, London, NW1 3FG

Tel: s40

Email: s40 [guinness.org.uk](mailto:s40@guinness.org.uk) Website: www.guinnesshomes.co.uk

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From: s40 <s40@bindmans.com>

Sent: Wednesday, July 3, 2024 2:51 PM

To: s40 <s40@guinness.org.uk>; s40 <s40@towerhamlets.gov.uk>; s40 <s40@guinness.org.uk>; Richard McFerran <RichardMcFerran@londonlegacy.co.uk>;

s40 <s40@guinness.org.uk>

Cc: s40 <s40@towerhamlets.gov.uk>

Subject: RE: Move to 102 Bullrush Court (BLE16/2)

Importance: High

Dear s40

As indicated in s40 email below dated 20 May 2024, s40 requested an electronically operated unit:

*"Can I request that **he will be provided with an electric operated high adjustable worktop, secondary to his hand dexterity, using a winder mechanism will be too difficult to use.**"*
(emphasis added)

Please can you explain why you believed that a manual operating winder was required in spite of the clear instructions above and confirm that it will be replaced by an electric operated worktop as a matter of urgency?

Given the amount of time we have been waiting for a response on this, this is incredibly disappointing. I would be grateful if this matter could please be escalated to a manager. Please can you provide their contact details in response to this email?

Kind regards

s40



[Redacted]

Solicitor

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D +44 s40

236 Gray's Inn Road, London WC1X 8HB

bindmans.com



From: s40 <s40@guinness.org.uk>

Sent: Wednesday, July 3, 2024 2:33 PM

To: s40 <s40@towerhamlets.gov.uk>; s40 <s40@guinness.org.uk>; s40 <s40@bindmans.com>; Richard McFerran <RichardMcFerran@londonlegacy.co.uk>; s40

<s40@guinness.org.uk>

Cc: s40 <s40@towerhamlets.gov.uk>

Subject: RE: Move to 102 Bullrush Court (BLE16/2)

Hi s40

I can confirm it is a manual operating winder as we discussed.

Thanks

s40

[Redacted]

Development Manager

The Guinness Partnership, 30 Brock Street, Regent's Place, London, NW1 3FG

Mob: s40

Email: s40@guinness.org.uk

Website: www.guinnesspartnership.com

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From: s40 <s40@towerhamlets.gov.uk>

Sent: Wednesday, July 3, 2024 1:22 PM

To: s40 <s40@guinness.org.uk>; s40 <s40@bindmans.com>; Richard McFerran <RichardMcFerran@londonlegacy.co.uk>; s40 <s40@guinness.org.uk>; s40

<s40@guinness.org.uk>

Cc: s40 <s40@towerhamlets.gov.uk>

Subject: RE: Move to 102 Bullrush Court (BLE16/2)

Thanks for the email, s40

Are you saying the high adjustable worktop is completed with an electric operating system?

Kind Regards

s40

0 Bsc(hons) MRCCOT, HCPC Registered

Specialist Community Occupational Therapist- Housing Options
Lettings Section
Place Directorate
Tower Hamlets Town Hall
160 Whitechapel Road
London
E1 1BJ
London, E14 2BG
Ph: s40

E-mail: s40 towerhamlets.gov.uk

Website: <http://www.towerhamlets.gov.uk>

From: s40 <s40 guinness.org.uk>

Sent: Wednesday, July 3, 2024 1:17 PM

To: s40 <s40 towerhamlets.gov.uk>; s40 <s40 bindmans.com>; Richard
McFerran <RichardMcFerran@londonlegacy.co.uk>; s40 <s40 guinness.org.uk>; s40
<s40 guinness.org.uk>

Cc: s40 <s40 towerhamlets.gov.uk>

Subject: RE: Move to 102 Bullrush Court (BLE16/2)

Hi s40 & s40

I spoke to s40 on the phone last week, I did advise the kitchen surface is complete, and that I would check on the parking and he also required information regarding level access to the bin stores.

I have an answer for s40 regarding the bin stores, but the parking approval is still with LBTH. I'll contact him this week with an update.

Once we have the parking approval, I will set a date for his tenancy to start and contact him directly.

s40 please contact me regarding updates on tenancy start date etc.

Kind regards

s40

Acting Lettings Team Manager New Builds

The Guinness Partnership,
Bower House, 1 Stable Street, Hollinwood, Oldham, OL9 7LH

DD: s40

Email: s40 guinness.org.uk Website: www.guinnesspartnership.com

Great Service, great homes and a great place to work

From: s40 <s40@towerhamlets.gov.uk>
Sent: Wednesday, July 3, 2024 1:01 PM
To: s40 <s40@bindmans.com>; Richard McFerran <RichardMcFerran@londonlegacy.co.uk>;
s40 <s40@guinness.org.uk>; s40 <s40@guinness.org.uk>
Cc: s40 <s40@guinness.org.uk>; s40 <s40@towerhamlets.gov.uk>
Subject: RE: Move to 102 Bullrush Court (BLE16/2)

Hi s40 s40

Can you please provide a update on the adaptations to the kitchen and the allocated car parking. The applicant has been waiting for a response since I last had correspondence on the 20th of May, email chain below.

If we could get a replay as a make of urgency, that would be very helpful in managing any anxieties caused by the delay in responding.

I await your response.

Kind Regards

s40

0 Eschons) MRCOT, HCPC Registered

*Specialist Community Occupational Therapist- Housing Options
Lettings Section
Place Directorate
Tower Hamlets Town Hall
160 Whitechapel Road
London
E1 1BJ
London, E14 2BG
Ph: s40*

E-mail: s40@towerhamlets.gov.uk

Website: <http://www.towerhamlets.gov.uk>

Error! Filename not specified.

From: s40 <s40@bindmans.com>
Sent: Tuesday, July 2, 2024 3:30 PM
To: s40 <s40@towerhamlets.gov.uk>; Richard McFerran <RichardMcFerran@londonlegacy.co.uk>; s40 <s40@guinness.org.uk>; s40 <s40@guinness.org.uk>
Cc: s40 <s40@guinness.org.uk>; s40 <s40@towerhamlets.gov.uk>
Subject: Move to 102 Bullrush Court (BLE16/2)

Dear s40 s40 and s40

I hope you're all well. I remain instructed by s40 in relation to his community care matter. I am emailing to ask whether the works requested below have been completed and, if not, by when you anticipate they will be. Further, please confirm that s40 will be issued with his own allocated disabled parking space.

Further, s40 instructs that he has been informed that moves are due to start from 24 June 2024

onwards and will be staged. He was told that priority groups would be first, then one-bedroom properties and then two-bedroom properties. As you may know, he is currently in accommodation which the local authority has acknowledged is unsuitable and has been since April 2024. He needs to be moved as a matter of urgency. As such I would be grateful if you could all please confirm that s40 is in the "priority moves" category.

We would also appreciate if you could please confirm the date on which s40 will be able to move as soon as possible please. Further, pursuant to section 211 of the Housing Act 1996, the local authority has a duty to protect the belongings of homeless applicants. We would be grateful if the local authority could please confirm that it will provide s40 with logistical and/or financial assistance with the move in compliance with its statutory duties.

Kind regards

s40



Solicitor

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D +44 s40

236 Gray's Inn Road, London WC1X 8HB

bindmans.com



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From: s40 <s40 towerhamlets.gov.uk>

Sent: Monday, May 20, 2024 12:10 PM

To: s40 <s40 bindmans.com>; Richard McFerran

<RichardMcFerran@londonlegacy.co.uk>; s40 <s40 guinness.org.uk>; s40

<s40 guinness.org.uk>

Cc: s40 <s40 guinness.org.uk>; s40

<s40 towerhamlets.gov.uk>

Subject: Re: works to 102 Bullrush Court

Hi

Hi s40 s40

Further to my email looking for confirmation on the provision of the high adjustable worktop. Can I request that he will be provided with an electric operated high adjustable worktop, secondary to his hand dexterity, using a winder mechanism will be too difficult to use. Can we also have confirmation the applicant will be issued with his own allocated car parking space.

If you could please confirm in writing the above it would be appreciated.

Kind Regards

s40

0 Bsc(hons) MRCOT, HCPC Registered

Specialist Community Occupational Therapist- Housing Options

Lettings Section
Place Directorate
Tower Hamlets Town Hall
160 Whitechapel Road
London
E1 1BJ
London, E14 2BG
Ph: s40

E-mail: s40 towerhamlets.gov.uk
Website: <http://www.towerhamlets.gov.uk>



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From: s40
To: Richard McFerran
Subject: RE: Imperial Phase 2 Interim Parking & Car Club Provision
Date: 08 July 2024 14:23:56
Attachments: image001.png
image002.png
image003.png
image004.jpg
image640240.png
image771119.png
image050571.png
SPA - Phase 2 Disabled spaces, tracking and hoarding line.pdf

Hi Richard,

Further to our call, please see attached plan with the hoarding line marked on, showing the space still works in this location with space for the refuse truck to still pass safely. If you're happy with this we'll get this submitted ASAP for a re-submission for Condition 24B along with a cover letter explaining the change.

Many thanks,

s40

Senior Planner

Turley

Mobile: +44 s40

Office: s40

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From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>

Sent: Tuesday, May 28, 2024 9:29 AM

To: s40 <s40@turley.co.uk>

Subject: RE: Imperial Phase 2 Interim Parking & Car Club Provision

Hi s40

Yes – there have been quite significant issues here with Blue Badge parking unfortunately so we are going to have to be careful about how this is managed. Can Lovell show how the space to the east works with the hoarding line? On the face of it, it's in a very unusual location.

Thanks

Richard

From: s40 <s40@turley.co.uk>
Sent: Friday, May 24, 2024 7:04 AM
To: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Subject: RE: Imperial Phase 2 Interim Parking & Car Club Provision

Hi Richard,

I hope you're well?

You may remember that last year (email below) we temporarily relocated 2 disabled parking bays for Phase 2 whilst construction works were ongoing from the east of the block to the south. Unfortunately, now Lovell have taken over following Henry's administration, they have reviewed the proposed location and do not consider these to be safe during Phase 3 construction works. Consequently, Guinness would like to move the spaces again to the locations shown in yellow on the attached.

To confirm, these remain on Guinness' land ownership therefore they are able to still allocate these to specific tenants through their lease (as I'm aware of the issues regarding the spaces on Imperial Street on LBTH's ownership).

Could you please advise if you would be amenable to a relocation of the spaces to these locations, and secondly that another re-discharge of Condition 24 to address the temporary relocation again would be fine to regularise this?

Many thanks,

s40

s40
Senior Planner

Turley

Mobile: +44 s40
Office: s40

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Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.



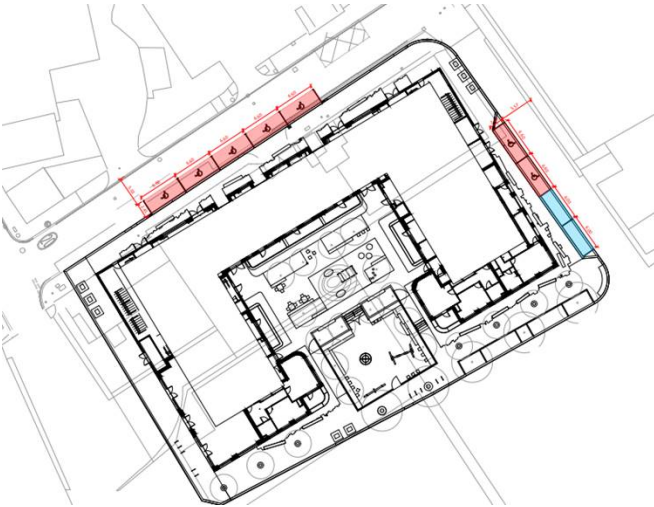
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From: s40
Sent: Monday, March 27, 2023 6:00 AM
To: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Cc: s40 <s40@turley.co.uk>
Subject: Imperial Phase 2 Interim Parking & Car Club Provision

Hi Richard,

Further to our call a few weeks ago, please find attached the car parking addendum for the delivery of the 2 Phase 2 blue badge car parking spaces during construction of Phase 3. To confirm this is an addendum to the CPMP already submitted under 22/00492/AOD for Condition 24B. Due to the construction access requirements of Phase 3, the two blue badge spaces on the eastern edge of Phase 2 (shown below) will not be operational on handover of the building.



However to ensure the 5% provision is delivered for handover of the Phase 2 building, it is proposed that the two accessible bays to the south of Phase 2 (that will ultimately form part of the Phase 3 blue badge allocation) will be utilised in the interim. At occupation of Phase 3 all spaces will be delivered for use by the correct phase.

Also as discussed, the construction of Phase 3 also inhibits the access to the two Phase 2 car club spaces shown in blue. The current wording of the S106 allows flexibility on the location and delivery of these spaces subject to agreement in writing with the LPA. ZipCar (the provider of the Phase 1 car club spaces) has issued the attached letter of recommendation confirming capacity for Phase 2 to use the existing bays delivered under Phase 1, with further provision of car club bays only required following delivery/occupation of Phase 3. This proposal would still offer one-year free memberships for residents of Phase 2 following occupation inline with S106 requirements.

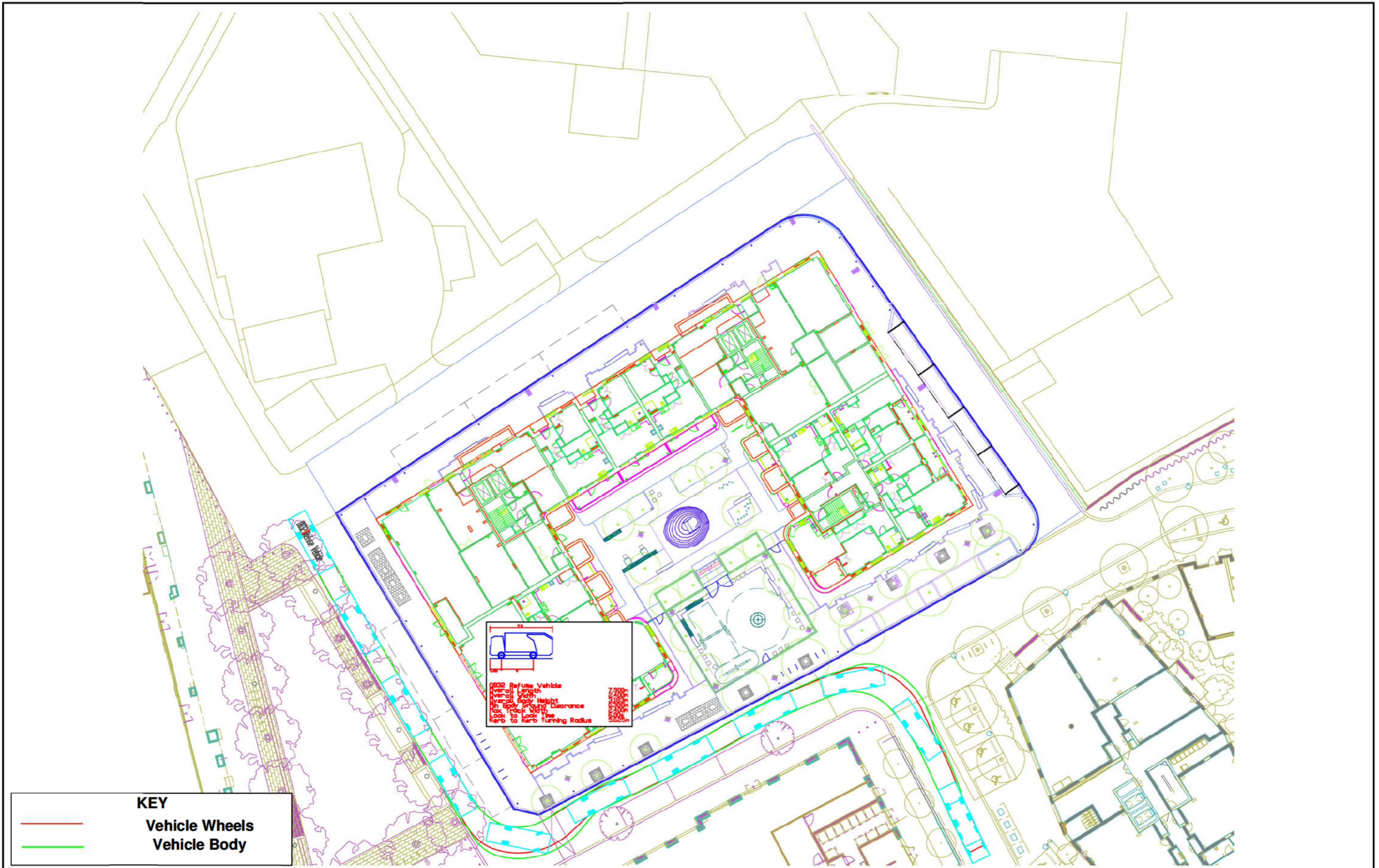
This is backed up the attached second proposal from Enterprise who propose up to 2 car club bays at occupation of Phase 3. Please note both of these proposals should be treated as P&C due to the sensitive commercial nature of each.



If you're happy that this demonstrates there is no demand for additional car club spaces until occupation of Phase 3, are you able to confirm the proposed delivery of the spaces at occupation of Phase 3 in writing please?

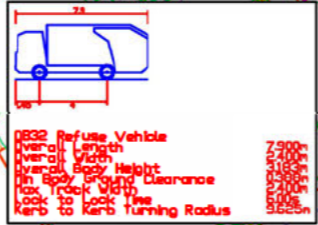
Many thanks,

s40

Disclaimer



	KEY
	Vehicle Wheels
	Vehicle Body




SB CIVIL ENGINEERING
SMART GROUNDWORK SOLUTIONS



Imperial
Phase 2
VSP



TGL
Traffic Guarding & Logistics
TGL Group Ltd

Units 3, 4 & 5 River Moles Business Park
Mill Mead Road, Esher,
Surrey KT10 8BJ
Tel: 0800 6444 114
Web: www.tglgroup.co.uk
Email: tmdrawings@tglgroup.co.uk

- 1) TEMPORARY TRAFFIC MANAGEMENT TO BE SET OUT IN ACCORDANCE WITH CHAPTER 8 AND SAFE WORKING PRACTICES.
- 2) ALL BUS, PARKING AND LOADING BAYS SHOULD BE SUSPENDED WITH THE RELEVANT AUTHORITY PRIOR TO COMMENCEMENT OF WORK.
- 3) WORKS VEHICLES TO BE PARKED WITHIN WORKS AREA.

DATE DRAWN	09.05.24	Drawing No.
DRAWN BY	TGL CL	1187.32
CHECKED BY	TGL LE	
SCALE	N.T.S.	

From: s40
To: Richard McFerran; s40 (LPLON)
Cc: s40
Subject: FW: Imperial Phase 2 - Relocation of Disabled bays - Temporary measure during Phase 3 build
Date: 15 July 2024 12:57:30
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.jpg](#)
[SPA - Phase 2 Disabled spaces, tracking and hoarding line.pdf](#)

Hi Richard,

Appreciate you'd like to discuss the relocation of Ph2 disabled bays in more detail, in particular the bay along the Ph3 hoarding line. However, are you comfortable with the bay located in front of Ph1, Block E?

@s40 (LPLON) can you kindly provide Richard with confirmation of the proposed bay size to ensure compliance etc.

Flat 102 (who will be given a dedicated bay) will be moving in on 19th July and whilst he's accepted he may need to wait for his bay, it would be great if the bay was available from point of occupation.

Kind regards,

s40
Senior Development Manager – Major Projects

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The Guinness Partnership, 30 Brock Street, Regent's Place, London, NW1 3FG
Tel: s40
Email: s40@guinness.org.uk Website: www.guinnesshomes.co.uk

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From: s40 (LPLON) <s40@lovell.co.uk>
Sent: Thursday, June 27, 2024 3:52 PM
To: s40 <s40@turley.co.uk>
Cc: s40 <s40@guinness.org.uk>
Subject: RE: Imperial Phase 2 - Relocation of Disabled bays - Temporary measure during Phase 3 build

Hi s40

Please see attached as to confirm the agreed location of the two temporary disabled parking spaces for Phase 2, showing the tracking and hoarding line as design confirmation.

I trust this is what you required, but any comments, please keep me informed.

Many thanks,

s40
Senior Design Manager



M: **s40**
100 St. John Street, London, EC1M 4EH
lovell.co.uk



From: **s40** (LPLON) <**s40** [lovell.co.uk](mailto:s40@lovell.co.uk)>
Sent: 18 April 2024 15:40
To: **s40** <**s40** [turley.co.uk](mailto:s40@turley.co.uk)>
Cc: **s40** (LPLON) <**s40** [lovell.co.uk](mailto:s40@lovell.co.uk)>; **s40** (LPLON) <**s40** [lovell.co.uk](mailto:s40@lovell.co.uk)>
Subject: Imperial Phase 2 - Relocation of Disabled bays - Temporary measure during Phase 3 build

Hi **s40**

Please see attached as discussed, thus if we can get this processed and back in for acceptance, would be much appreciated.

Many thanks,

s40
Senior Design Manager



M: **s40**
100 St. John Street, London, EC1M 4EH
lovell.co.uk



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From: s40
To: [Richard McFerran](mailto:RichardMcFerran)
Subject: RE: Update
Date: 07 August 2024 15:46:31
Attachments: [image010.jpg](#)
[image011.jpg](#)
[image012.jpg](#)
[image013.jpg](#)
[image014.jpg](#)
[image015.jpg](#)
[image016.jpg](#)
[image017.jpg](#)
[FW Imperial Phase 2 - Bin Disposal.msg](#)

Hi Richard,

See attached with reference to the bins. We are comfortable with provisions on site and whilst one of the bins may be tight on space between that and the kerb, the bins in the alternate locations provide adequate room.

I have chased our consultant re. the AHMS and also chased the contractor for a clarification as requested re. debris netting over the disabled parking spaces.

Thanks

s40

Kind regards,

s40

Senior Development Manager – Major Projects

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The Guinness Partnership, 30 Brock Street, Regent's Place, London, NW1 3FG

Tel: s40

Email: s40 [guinness.org.uk](mailto:s40@guinness.org.uk) Website: www.guinnesshomes.co.uk

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From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>

Sent: Wednesday, August 7, 2024 3:18 PM

To: s40 <s40@guinness.org.uk>

Subject: Update

Importance: High

Hi s40

I'm making a site visit tomorrow at midday to view brick selection for Phase 3. Ahead of this I have agreed to meet s40 at 11am. I'd really appreciate an update on the following ahead of this:

- The accessible refuse information that was requested last time we spoke.
- Affordable housing management plan.

- Car parking revisions.

Thanks

Richard

Richard McFerran (*he/him*)

Team Leader

Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London

London Legacy Development Corporation

Level 9

5 Endeavour Square

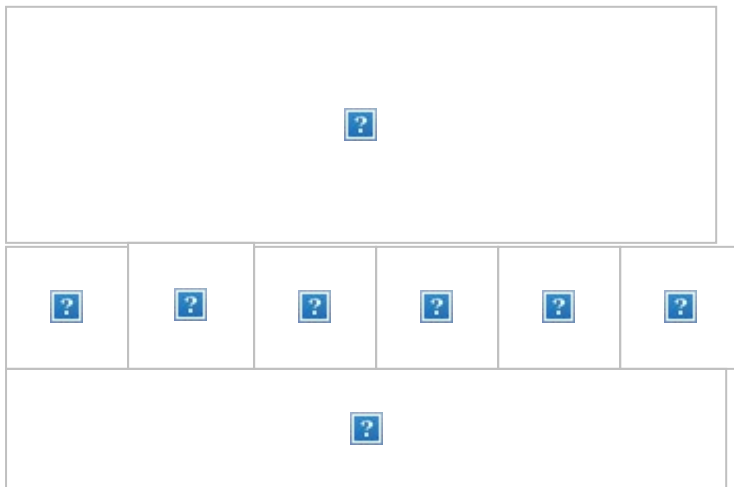
London

E20 1JN

Mobile: s40

Email: richardmcferran@londonlegacy.co.uk

Website: www.QueenElizabethOlympicPark.co.uk



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From: s40 [REDACTED] (LPLON)
To: s40 [REDACTED]
Cc: s40 [REDACTED] (LPLON); s40 [REDACTED] (LPLON)
Subject: FW: Imperial Phase 2 - Bin Disposal
Date: 24 July 2024 08:20:45
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[external.png](#)



Good morning s40 [REDACTED]

Please see the helpful comments/confirmation in the emails below as confirms that the Bins are designed to be accessible, but the preference would be to ensure each resident is to confirm their capabilities of disposing their own waste, as this may at least significantly reduce or hopefully remove the need for assisted waste transfer for residence that may require this service.

I would also suggest if a must and can't be eliminated, possibly looking at an area or position where accessible waste bins could be placed for ease of resident disposal, thus reduce assisted waste collection times if absolutely necessary for any of the remaining residence that may require assistance.

I trust this supports.

s40 [REDACTED]
Senior Design Manager



M: s40 [REDACTED]
100 St. John Street, London, EC1M 4EH
lovell.co.uk



From: s40 [REDACTED] <s40 [REDACTED]@steergroup.com>
Sent: 23 July 2024 18:23
To: s40 [REDACTED] (LPLON) <s40 [REDACTED]@lovell.co.uk>
Subject: RE: Imperial Phase 2 - Bin Disposal

Hi s40 [REDACTED]

Had a chat to colleagues and I understand they are designed to be accessible albeit that

installation doesn't look particularly flush I'd agree.

If feasible perhaps best bet to safeguard an area and discuss with residents that may not be able to access. Presumably facilities management could then transfer any waste for the small no. of units that could require it.

Kind Regards,

s40

s40

Associate



London office

Direct +44 20 s40

Switchboard +44 20 7910 5000

www.steergroup.com

From: s40 (LPLON) <s40@lovell.co.uk>

Sent: Tuesday, July 23, 2024 2:47 PM

To: s40 <s40@steergroup.com>

Subject: RE: Imperial Phase 2 - Bin Disposal

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Hi s40

It's the bottom metal plate that surrounds the bin that is a concern as it lips up and is quite steep, so we need to ensure that this is acceptable for wheelchairs access.



Can you take a look and confirm that this lip/ramp is wheelchair compliant/acceptable as much appreciated.

I need to confirm absolute as the Client is looking at bin refuse option for wheelchair users and need to confirm absolute as much appreciate your support on this one.

Many thanks, and I look forward to your confirmation in response to this email.

s40

Senior Design Manager



M: s40

100 St. John Street, London, EC1M 4EH

lovell.co.uk



From: s40 <s40@steergroup.com>

Sent: 23 July 2024 14:40

To: s40 (LPLON) <s40@lovell.co.uk>

Subject: RE: Imperial Phase 2 - Bin Disposal

Afternoon s40

Hope all is well, in short I believe they are accessible for wheelchairs given the height of the units, I'll also do a bit of research and ask around the team.

Pitman Tozer might be your best bet otherwise, we weren't involved in the delivery rather just defining the required capacities and gathering information from LBTH as per the email chain.

Have Lovell taken over Phase 2 from Guinness? We're currently working with s40 s40 on a bid up in Grahame Park.

Kind Regards,

s40



Associate



London office

Direct +44 20 s40

Switchboard +44 20 7910 5000

www.steergroup.com

From: s40 (LPLON) <s40@lovell.co.uk>

Sent: Tuesday, July 23, 2024 1:58 PM

To: s40 <s40@steergroup.com>

Subject: Imperial Phase 2 - Bin Disposal

You don't often get email from **s40** [lovell.co.uk](mailto:s40@lovell.co.uk). [Learn why this is important](#)

Hi **s40**

Please can you support as a comment has been made in support with regards to the underground refuse system and with the plate cover lip, is this wheelchair accessible as your confirmation would be much appreciated.

I have attached the information to confirm the bins installed.

Look forward to your response with your best urgency.

Much appreciated.

s40

Senior Design Manager



M: **s40**

100 St. John Street, London, EC1M 4EH

lovell.co.uk



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From: s40
To: s40 [Richard McFerran](#)
Subject: Leaside Ph2 updates
Date: 23 August 2024 11:19:44

Both,

See below updates re. Leaside Ph2

Parking – the bays will be completed by 27th September. Any betterment will be shared
Refuse Strategy – I have the architect visiting site next week with our contractor and EA. I will share a response in due course. In the meantime, the estates team are on site to assist as per the strategy

Dropped kerbs – temp rubber ramps will be installed next week. A mark-up will be shared.

Kind regards,

s40
Senior Development Manager – Major Projects

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The Guinness Partnership, 350 Euston Road, Regent's Place, London, NW1 3AX

Tel: s40
Email: s40 [guinness.org.uk](mailto:s40@guinness.org.uk) Website: www.guinnesshomes.co.uk

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From: s40
To: s40 [RichardMcFerran](mailto:RichardMcFerran@londonlegacy.co.uk)
Cc: s40 s40 s40 s40 s40 s40 s40
(LPLON)
Subject: RE: LLDC / LBTH highways - Leaside contact
Date: 02 October 2024 17:47:50
Attachments: [image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.jpg](#)
[image017.jpg](#)
[image018.jpg](#)
[image019.jpg](#)
[image020.jpg](#)
[image021.jpg](#)
[image022.jpg](#)
[image023.jpg](#)

s40

The silver bollards are to prevent unauthorised vehicle access on to the market square, we request that these remain for obvious reasons.
@RichardMcFerran@londonlegacy.co.uk can you kindly offer support for this? The bollards were part of the LLDC approved landscaping strategy. Unauthorised vehicular access on to the market square offers a significant health and safety risk to area of public realm. Removal would also put the area at risk of traveller occupation.

Happy with the timings and the estate will be made aware there will be no vehicular access into Dipper Drive after the waste collection.

Can you kindly confirm by way of marked drawings where this boundary line falls.

Kind regards,

s40
Senior Development Manager – Major Projects

I'm #MadeByDyslexia – expect different thinking and small typos.

The Guinness Partnership, 350 Euston Road, Regent's Place, London, NW1 3AX

Tel: s40
Email: s40 [guinness.org.uk](mailto:s40@guinness.org.uk) Website: www.guinnesshomes.co.uk

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From: s40 <s40@towerhamlets.gov.uk>
Sent: Wednesday, October 2, 2024 5:36 PM
To: s40 <s40@guinness.org.uk>; RichardMcFerran@londonlegacy.co.uk
Cc: s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>; s40 <s40@towerhamlets.gov.uk>; s40 <s40@guinness.org.uk>; s40 (LPLON) <s40Russell@lovell.co.uk>

Subject: RE: LLDC / LBTH highways - Leaside contact

Hello s40 Richard,

Please be informed that, due to recent changes to our works programme, the works on the estate crossover will commence on Tuesday 8th October, after the waste collection. The works are expected to take approximately 3-4 days to complete.

Regarding the other vehicle access, as there are no approved details for this, we will proceed with constructing the adjacent footway to our standard specification. Additionally, the silver bollards will be removed as these are currently located on the public footway.

Furthermore, the back edge along the boundary line in the remaining section of the works will be raised to allow for a crossfall. Subsequently you will need to readjust the pavements in these areas once our works are completed.

Kind regards,

s40
Design & Delivery Engineer
Directorate of Place | London Borough of Tower Hamlets

- s40
- s40 towerhamlets.gov.uk
- Town Hall, 160 Whitechapel Road, London, E1 1BJ

From: s40 <s40 guinness.org.uk>
Sent: Tuesday, September 24, 2024 1:17 PM
To: s40 <s40 towerhamlets.gov.uk>;
RichardMcFerran@londonlegacy.co.uk
Cc: s40 <s40 towerhamlets.gov.uk>; s40
<s40 towerhamlets.gov.uk>; s40 <s40
<s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>;
s40 <s40 guinness.org.uk>; s40 (LPLON)
<s40Russell@lovell.co.uk>
Subject: RE: LLDC / LBTH highways - Leaside contact

Hi s40

Thanks for confirming the finish detail to raise your kerb line. Our contractors will be lifting the pavements within TGP's demise to meet the new level you have installed. I met with our engineer and contractor on site this morning and our operatives are mobilised and ready to commence works as soon as your contractors have completed this area – speaking to them on site this morning they're projecting this area to be completed on Friday.

With regards to the potential vehicle cross-over point into the market square, I can confirm this is **not** for vehicular access and can be completed to the same spec has the other walkways.

Finally, the vehicle crossover point into Dipper Drive. LBTH collect the waste on Tuesdays. If you can commence your works on a Wednesday, this will provide adequate time to complete works. The Leaside estate team will communicate to residents that the road will be out of service (please confirm date). The contractor will however need cover any excavations with steel sheets when not working to allow for emergency vehicle access.

Kind regards,

s40
Senior Development Manager – Major Projects

I'm #MadeByDyslexia – expect different thinking and small typos.

The Guinness Partnership, 350 Euston Road, Regent's Place, London, NW1 3AX

Tel: **s40**
Email: **s40** [guinness.org.uk](mailto:s40@guinness.org.uk) Website: www.guinnesshomes.co.uk

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From: **s40** <**s40** [towerhamlets.gov.uk](mailto:s40@towerhamlets.gov.uk)>
Sent: Monday, September 23, 2024 5:42 PM
To: RichardMcFerran@londonlegacy.co.uk; **s40** <**s40** [guinness.org.uk](mailto:s40@guinness.org.uk)>
Cc: **s40** <**s40** [towerhamlets.gov.uk](mailto:s40@towerhamlets.gov.uk)>; **s40** <**s40** [towerhamlets.gov.uk](mailto:s40@towerhamlets.gov.uk)>; **s40** <**s40** [towerhamlets.gov.uk](mailto:s40@towerhamlets.gov.uk)>; **s40** <**s40** [towerhamlets.gov.uk](mailto:s40@towerhamlets.gov.uk)>; **s40** <**s40** [towerhamlets.gov.uk](mailto:s40@towerhamlets.gov.uk)>
Subject: RE: LLDC / LBTH highways - Leaside contact

Hi Richard,

Thank you for your email.

Please refer to the attached email thread regarding the ongoing S278 works.

As part of traffic management, our contractor is providing alternative pedestrian access. However, for this site, the situation with managing access has been particularly challenging due to the development being occupied prior to the completion of the S278 works, coupled with the issue of the finished levels being lower than the public highway.

To address the level discrepancy, we are currently raising the footway, which will create a lip. This lip will be protected by our contractor for approximately one week. After that period, Guinness/the development owner will be responsible for managing the trip hazard and the subsequent adjustments of the paving levels behind the boundary line.

Additionally, I've asked Guinness to provide information regarding the two vehicular access points, including the approved emergency access, service and delivery and waste management plans. Given that highway works are active on-site, we need to finalise this element of the

highway design so it can be promptly programmed in.

As such, in the instance where these documents are not provided, we will proceed by building the footway to our standard specification. This section will also be monitored and enforced post-completion to ensure that no vehicles access/egress the site via the public footway.

I hope this clarifies the situation. Please let me know if you require further details.

Kind regards,

s40
Design & Delivery Engineer
Directorate of Place | London Borough of Tower Hamlets

- **s40**
- **s40** towerhamlets.gov.uk
- Town Hall, 160 Whitechapel Road, London, E1 1BJ

From: **s40** <**s40** towerhamlets.gov.uk>
Sent: Monday, September 23, 2024 3:21 PM
To: **s40** <**s40** towerhamlets.gov.uk>; **s40** <**s40** towerhamlets.gov.uk>
Subject: FW: LLDC / LBTH highways - Leaside contact

Hi both,

Please look into this matter and draft a reply.

Regards

s40

From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Sent: Monday, September 23, 2024 2:46 PM
To: **s40** <**s40** towerhamlets.gov.uk>; **s40** <**s40** towerhamlets.gov.uk>; **s40** <**s40** towerhamlets.gov.uk>; **s40** <**s40** towerhamlets.gov.uk>
Cc: **s40** <**s40** guinness.org.uk>
Subject: RE: LLDC / LBTH highways - Leaside contact

Hi all,

Apologies to reopen this email trail. I've received a complaint earlier today from a resident (wheelchair user) in Bullrush Court, Leaside Lock, who claims that the level of ongoing pavement works on Imperial Street is creating a 'small step' with the existing level access to the building entrances.

Can someone please advise? Clearly that all access arrangements to this block, where the affordable wheelchair units are located, will be need to be Part M compliant.

It would also be useful to have an update on the s278. Has this now been agreed and can the details be shared with me?

Thanks

Richard

Richard McFerran (*he/him*)

Team Leader

Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London

London Legacy Development Corporation

Level 9

5 Endeavour Square

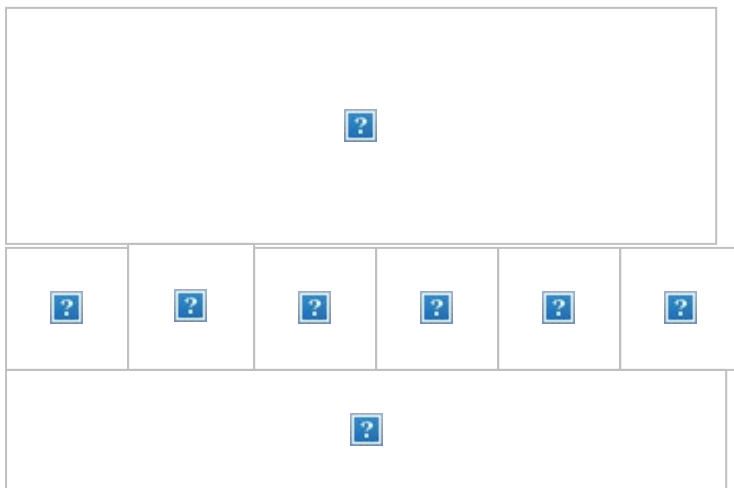
London

E20 1JN

Mobile: s40

Email: richardmcferran@londonlegacy.co.uk

Website: www.QueenElizabethOlympicPark.co.uk



****The LLDC Planning Policy & Decisions Team (PPDT) will cease its function as local planning authority for the LLDC area from midnight on the 30th November 2024. The statutory responsibility will then be handed back to the relevant local authorities. For up to date information please see PPDT's dedicated Transfer of Planning Powers webpage -***

<https://www.queenelizabetholympicpark.co.uk/planning-authority/transfer-of-planning-powers>.

From: s40 <s40 towerhamlets.gov.uk>
Sent: Wednesday, April 24, 2024 1:41 PM
To: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 londonlegacy.co.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>
Cc: s40 <s40 guinness.org.uk>; s40 <s40 towerhamlets.gov.uk>
Subject: RE: LLDC / LBTH highways - Leaside contact

Hi Richard,

I have accepted your meeting invite and also forwarded it on to s40 from Legal as we have all been involved in this as well as the unsigned S278 agreement and illegal footway constructions carried out by the developer.

Regards

s40

From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Sent: Wednesday, April 24, 2024 1:35 PM
To: s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 londonlegacy.co.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>
Cc: s40 <s40 guinness.org.uk>; s40 <s40 towerhamlets.gov.uk>
Subject: RE: LLDC / LBTH highways - Leaside contact

Thanks s40 and noted. I'll circulate the invite now.

Regards

Richard

From: s40 <s40 towerhamlets.gov.uk>
Sent: Wednesday, April 24, 2024 8:34 AM
To: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 londonlegacy.co.uk>; s40 <s40 towerhamlets.gov.uk>; s40 <s40 towerhamlets.gov.uk>
Cc: s40 <s40 guinness.org.uk>; s40 <s40 towerhamlets.gov.uk>
Subject: RE: LLDC / LBTH highways - Leaside contact

Hi Richard,

Thank you for the update and we look forward to the meeting.

However, I would like to take this opportunity to raise the issues we are about to encounter with the Disabled bay application prior to the meeting, with aim to resolve the following issues:

- Clearly there has been an oversight into the boundary demarcation between the Leaside Lock land and LBTH public highway, and the attached plans reflect this.
- LBTH has it's own criteria to make application and approve a personalised disabled parking bay, and it's not an automatic entitlement for any occupant when they become tenanted -
https://www.towerhamlets.gov.uk/lgnl/transport_and_streets/Parking/Terms_and_conditions/Personalised-disabled-bay-eligibility-criteria.aspx
- Each allocated disabled bay is installed on the uptake of the successful application (subject to parking space available), and not a bank of parking rolled out immediately which would be an inefficient use of parking space.
- There are costs attached to provide this free service for the applicant. However, this cost is normally down to the developer, they would normally pay a bond to cover the changes to the Traffic Management Orders (currently at £4600) on each occasion when there is an installation, removal and change to each parking bay.

Please, can you send out the invite to **s40** (my manager) – **s40** towerhamlets.gov.uk who can advise further and approve the Personalised disabled bays (PDB's).

Kind regards,

s40
Parking Development Officer
Parking and Mobility Services
Place
London Borough of Tower Hamlets.
585-593 Commercial Road
London E1 0HJ
www.towerhamlets.gov.uk

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We value your feedback please fill out our [Parking Mobility Survey](#)

From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Sent: Tuesday, April 23, 2024 12:16 PM
To: **s40** <**s40** towerhamlets.gov.uk>; **s40** <**s40** londonlegacy.co.uk>; **s40** <**s40** towerhamlets.gov.uk>; **s40** <**s40** towerhamlets.gov.uk>

Cc: s40 <s40@guinness.org.uk>

Subject: RE: LLDC / LBTH highways - Leaside contact

Importance: High

Hi all,

Thanks for looping me in on this.

LBTH colleagues – as s40 has mentioned I am leading on the Leaside lock scheme from the planning side of things at LLDC. I received a potential planning enforcement complaint last week from a prospective resident of Phase 2 of the development last week.

The complainant is a wheelchair user and it appeared that their offer of an affordable rent home at Leaside Lock was being withdrawn on the basis that the unit was now considered unsuitable for their needs, including a lack of car parking.

I have subsequently received correspondence from LBTH Housing that the housing offer is now *not* being withdrawn in order to provide some time to try and resolve these issues and ensure that the person can avail of this home after a long time on the housing waiting list.

From a parking perspective, the scheme includes 7 Blue Badge spaces for Phase 2 – so there should be sufficient availability. We have approved the attached car parking management plan (plus addendum) which sets out the general approach to managing these spaces and how permits would be allocated to Blue Badge holders with vehicles registered at the development. However, what the document fails to do is address that some of the spaces fall within LBTH ownership and some fall within Guinness' ownership. I'd therefore like to arrange a meeting with all parties to discuss if we can apply a consistent approach to the management of all spaces and get some comfort that the complainant will be allocated a permit, ideally on Imperial Street which would be immediately adjacent to their entrance to the Phase 2 building.

Could we therefore agree to a Teams meeting next week to discuss? I'm free on either Tuesday 30th (PM) or Wednesday 1st (PM) if either of those dates are suitable? I'll circulate an invite if so. I've cc'd s40 from Guinness so he is also kept in the loop on this and can attend the meeting.

Kind regards

Richard

Richard McFerran (*he/him*)

Team Leader

Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London

London Legacy Development Corporation

Level 9

5 Endeavour Square

London

E20 1JN

From: s40
To: [Richard McFerran](#)
Cc: s40
Subject: RE: Leaside Lock - Ph2 disabled bays
Date: 03 October 2024 12:05:46
Attachments: [image003.png](#)

Our operatives are standing by on site and waiting to get the ok from LBTH's contractors. They'll start mobilising immediately once the contractors give them the nod.

Kind regards,

s40
Senior Development Manager – Major Projects

I'm #MadeByDyslexia – expect different thinking and small typos.

The Guinness Partnership, 350 Euston Road, Regent's Place, London, NW1 3AX

Tel: s40
Email: s40 [guinness.org.uk](mailto:s40@guinness.org.uk) Website: www.guinnesshomes.co.uk

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From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Sent: Thursday, October 3, 2024 12:02 PM
To: s40 <s40@guinness.org.uk>
Cc: s40 <s40@guinness.org.uk>
Subject: RE: Leaside Lock - Ph2 disabled bays

Thanks s40

I'll double check the address.

I also forgot to add, is there an update on when the paving will be raised on the Imperial St side to match the work undertaken by LBTH? If there is a delay to this can temp ramps be provided to help wheelchair users navigate the lip?

Appreciate the update on the gate – that is good news.

Regards

Richard

From: s40 <s40@guinness.org.uk>
Sent: Thursday, October 3, 2024 11:56 AM
To: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Cc: s40 <s40@guinness.org.uk>
Subject: RE: Leaside Lock - Ph2 disabled bays

Hi Richard,

Do you have the flat number for s40 ?

Automation to the external dates has already been instructed – I'm awaiting an install date and expect it to be within the next week or so. Will keep you posted.

s40

Kind regards,

s40

Senior Development Manager – Major Projects

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The Guinness Partnership, 350 Euston Road, Regent's Place, London, NW1 3AX

Tel: s40
Email: s40@guinness.org.uk Website: www.guinnesshomes.co.uk

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From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Sent: Thursday, October 3, 2024 9:58 AM
To: s40 <s40@guinness.org.uk>
Cc: s40 <s40@guinness.org.uk>
Subject: RE: Leaside Lock - Ph2 disabled bays

Thanks s40

Appreciate you turning this around so quickly. We are supportive of this. As discussed yesterday, the Blue Badge holder in question is s40 .E3 3EA, whose carers at times cannot visit him due to the parking issues. It would seem he has a very valid case for this space being allocated to him. Can you confirm if someone in your team will be reaching out to him?

As I say, we appreciate you engaging positively on this, however one outstanding concern remains regarding the access from the bays to the Phase 2 building. As discussed on site, this necessitates using the external courtyard gate, which in my view is not M4(3) compliant. The regs (para 3.15) clearly state that every communal door or gate, along an approach route should be power assisted (where the opening force requires it). Without undertaking any technical analysis of the opening force, it was very obvious that a wheelchair user would struggle, and I was not convinced by the potential attachment you referenced on site.

In my view this needs to be converted to a power assisted gate, particularly given it is now the main point of access for the Blue Badge parking. I think this would also significantly help address the complaint regarding the failure to provide on Imperial Street, as there is a clear narrative that Guinness have sought to mitigate by re-providing spaces and improving the access arrangements noting the change in location. Can this please be factored into the public realm improvement works that Lovells are undertaking?

Happy to discuss.

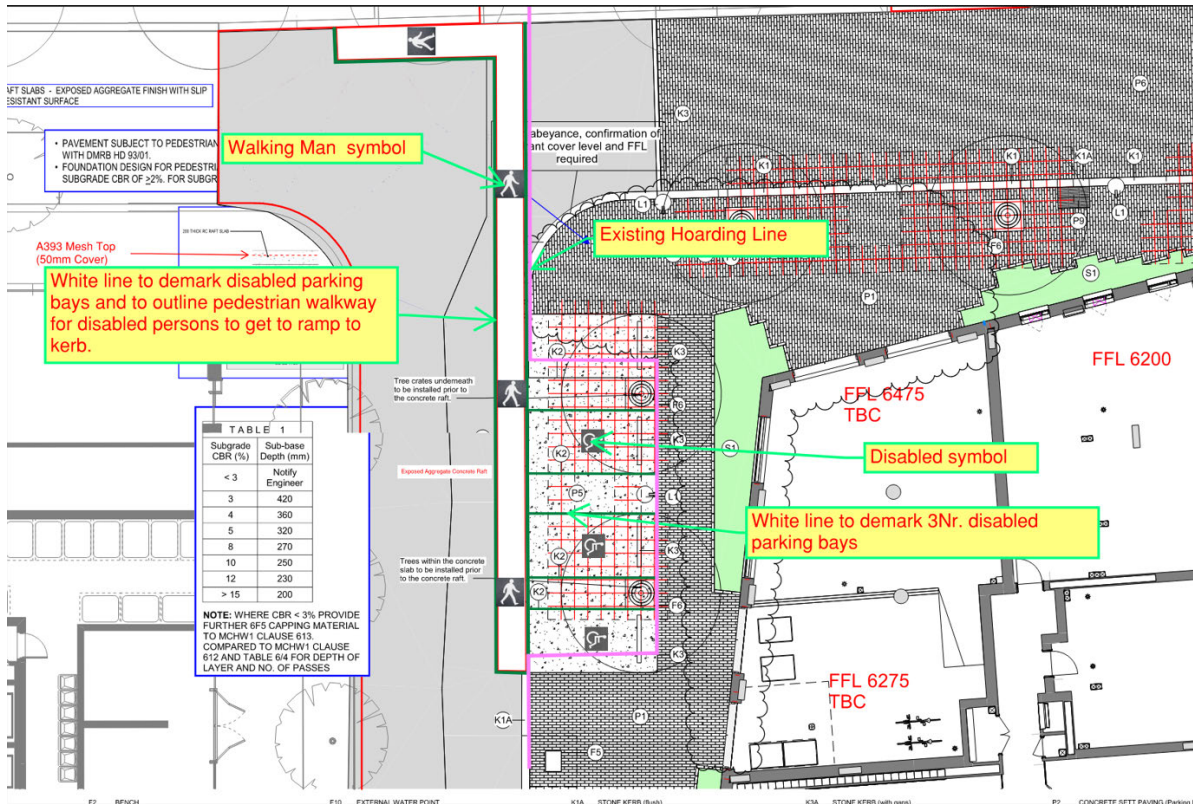
Thanks

Richard

From: s40 <s40@guinness.org.uk>
Sent: Thursday, October 3, 2024 8:14 AM
To: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Cc: s40 <s40@guinness.org.uk>
Subject: Leaside Lock - Ph2 disabled bays

Richard,

See below mark-up as discussed. Please confirm you're happy for TGP to proceed



Kind regards,

s40
Senior Development Manager – Major Projects

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The Guinness Partnership, 350 Euston Road, Regent's Place, London, NW1 3AX

Tel: s40
Email: s40@guinness.org.uk Website: www.guinnesshomes.co.uk

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From: s40
To: s40 Richard McFerran; s40
Subject: FW: Leaside Lock - Ph2 disabled bays
Date: 04 October 2024 12:18:04
Attachments: [image001.png](#)
Importance: High

Hi Guys,

Can you get the ball rolling with allocation of the x3 Ph2 disabled bays.

Richard has kindly confirmed one of the users details below.

[@Richard McFerran](#) can you kindly confirm to whom the other permits will be issued?

Thanks

Kind regards,

s40
Senior Development Manager – Major Projects

I'm #MadeByDyslexia – expect different thinking and small typos.

The Guinness Partnership, 350 Euston Road, Regent's Place, London, NW1 3AX

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From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Sent: Thursday, October 3, 2024 2:59 PM
To: s40 <s40@guinness.org.uk>
Cc: s40 <s40@guinness.org.uk>
Subject: RE: Leaside Lock - Ph2 disabled bays

Hi s40

To confirm it is 11 Imperial Street. His s40, has power of attorney and can be contacted on s40.

Thanks

Richard

From: Richard McFerran
Sent: Thursday, October 3, 2024 12:02 PM
To: s40 <s40@guinness.org.uk>
Cc: s40 <s40@guinness.org.uk>
Subject: RE: Leaside Lock - Ph2 disabled bays

Thanks s40

I'll double check the address.

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Sent: Thursday, October 3, 2024 11:56 AM
To: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Cc: s40 <s40@guinness.org.uk>
Subject: RE: Leaside Lock - Ph2 disabled bays

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s40

Kind regards,

s40

Senior Development Manager – Major Projects

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Email: s40@guinness.org.uk Website: www.guinnesshomes.co.uk

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From: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Sent: Thursday, October 3, 2024 9:58 AM
To: s40 <s40@guinness.org.uk>
Cc: s40 <s40@guinness.org.uk>
Subject: RE: Leaside Lock - Ph2 disabled bays

Thanks s40

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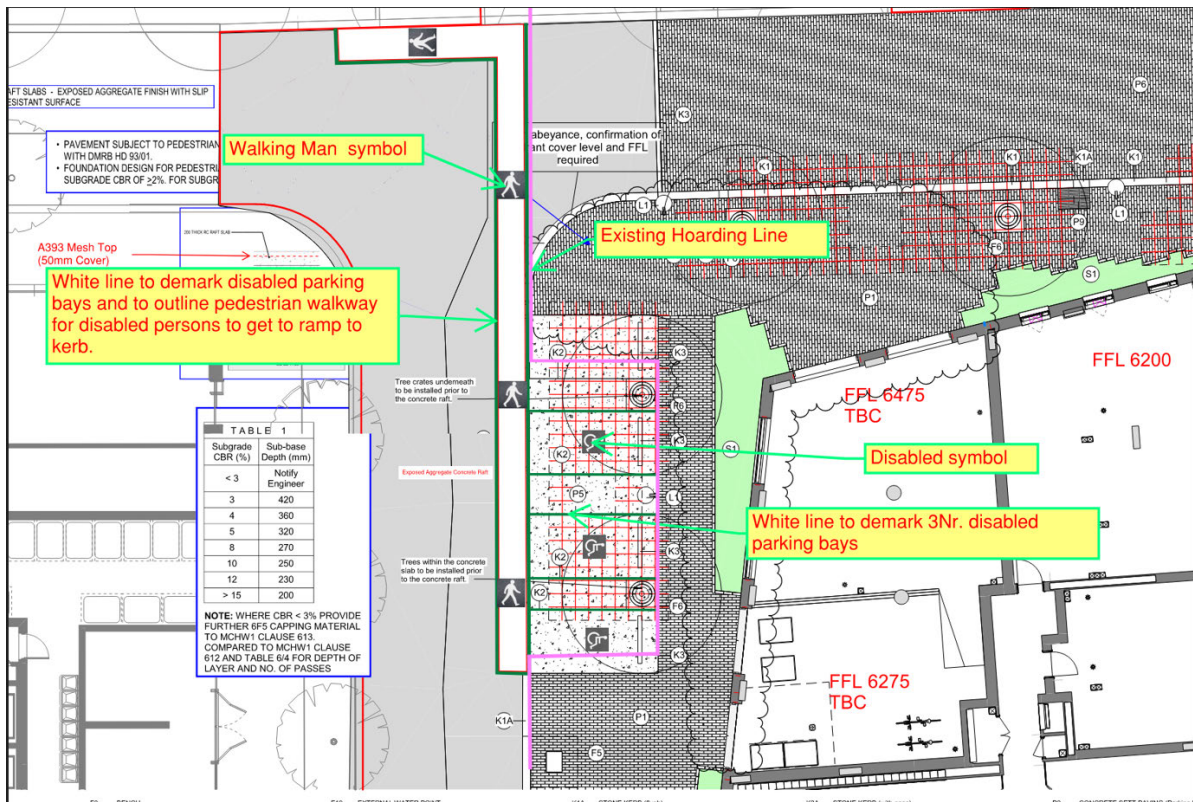
Thanks

Richard

From: s40 <s40@guinness.org.uk>
Sent: Thursday, October 3, 2024 8:14 AM
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Cc: s40 <s40@guinness.org.uk>
Subject: Leaside Lock - Ph2 disabled bays

Richard,

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Kind regards,

s40
Senior Development Manager – Major Projects

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