



# 6.0

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Compliance with Design Principles

# 6 Compliance with Design Principles

## 6.1 Parameter Plans Compliance

The development of the residential blocks and the public realm is governed by the Parameter Plans that form part of the Outline Planning Permission.

Horizontal and vertical limits of deviation are set by the parameter plans, as are uses and active frontages and servicing strategies.

The residential blocks proposals conform to the Parameter Plans as described in the following table.

### T5073-ZZ-FCB-XX-DR-A-0200-P03-Parameter Plan-Site Location Plan

The proposal sits within the site location plan and complies with the parameter.

### T5073-ZZ-FCB-XX-DR-A-0201-P03-Parameter Plan-Existing Buildings To Be Demolished

Not applicable to phase 2b works. The existing leisure centre has now been demolished.

### T5073-ZZ-FCB-XX-DR-A-0202-P03-Parameter Plan-Existing Street Levels

The proposal complies with the parameter.

### T5073-ZZ-FCB-XX-DR-A-0203-P04-Parameter Plan-Detailed Application Plan

Refer to drawing T5073-ZZ-FCB-RL-DR-A-0230 for Reserved Matters Application boundary

### T5073-ZZ-FCB-XX-DR-A-0204-P04-Parameter Plan-Proposed Development Zones

The proposed blocks sit within the limit deviations set out in the Parameter Plan.

### T5073-ZZ-FCB-XX-DR-A-0205-P03-Parameter Plan-Proposed Site Levels

The proposed blocks sit within the limit deviations set out in proposed street levels Parameter Plan.

### T5073-ZZ-FCB-XX-DR-A-0206-P03-Parameter Plan-Proposed Max Development Heights

The proposed block sit with the vertical limits set out in the Parameter Plans.

Block Parameter Plans Vertical limits Proposed Level as noted in the following table

	Parameter Plans Vertical limits	Proposed Level
H3	35.00 AOD (+/- 2m)	35.625 (top of parapet)
H4	54.00 AOD (+/- 2m)	55.975 AOD (top of stair core parapet)
H5	108.00 AOD (+/- 2m)	108.445 AOD (top of core parapet)
H6	92.00 AOD (+/- 2m)	92.695 AOD (top of core parapet)

### T5073-ZZ-FCB-XX-DR-A-0207-P03-Parameter Plan-Land Use Ground Floor

C3, A1, A3, B1 maximum area of 400 sq.m (GEA ) non-residential floorspace within use of classes A1/A3/ B1 should be included at the ground floor of residential Blocks H4, H5 or H6, distributed at least across two of these buildings.

The proposed A1/A3/B1 use classes are included within Blocks H4 and H6 as described in the Parameter Plans.

### T5073-ZZ-FCB-XX-DR-A-0208-P03-Parameter Plan-Land Use Typical Floor

The Upper floors use classes is C3 as defined in the parameter plan.

### T5073-ZZ-FCB-XX-DR-A-0209-P03-Parameter Plan-Frontages Plan

Locations of Primary Active Frontages and Secondary Frontages has been considered and are as defined in the Parameter Plans.

### T5073-ZZ-FCB-XX-DR-A-0210-P03-Parameter Plan-Play Space

The proposed play space are as set out in the Parameter Plans.

### T5073-ZZ-FCB-XX-DR-A-0211-P03-Parameter Plan-Movement and Access

Street widths and Access are as defined in the Parameter Plans

### T5073-ZZ-FCB-XX-DR-A-0212-P03-Parameter Plan-Street Widths

Minimum Street Width – 14m (Façade to Façade). The street width between Buildings is 14m.

### T5073-ZZ-FCB-XX-DR-A-0213-P03-Parameter Plan-Façade Alignment

Façade alignments are as defined in the Parameter Plan.

### T5073-ZZ-FCB-XX-DR-A-0214-P03-Parameter Plan-Construction Phasing Plan

The proposed blocks and public realm phasing area is as defined in the Parameter Plans.

### T5073-ZZ-FCB-XX-DR-A-0215-P03-Parameter Plan-Basement Plan

Basement Levels have not been proposed.



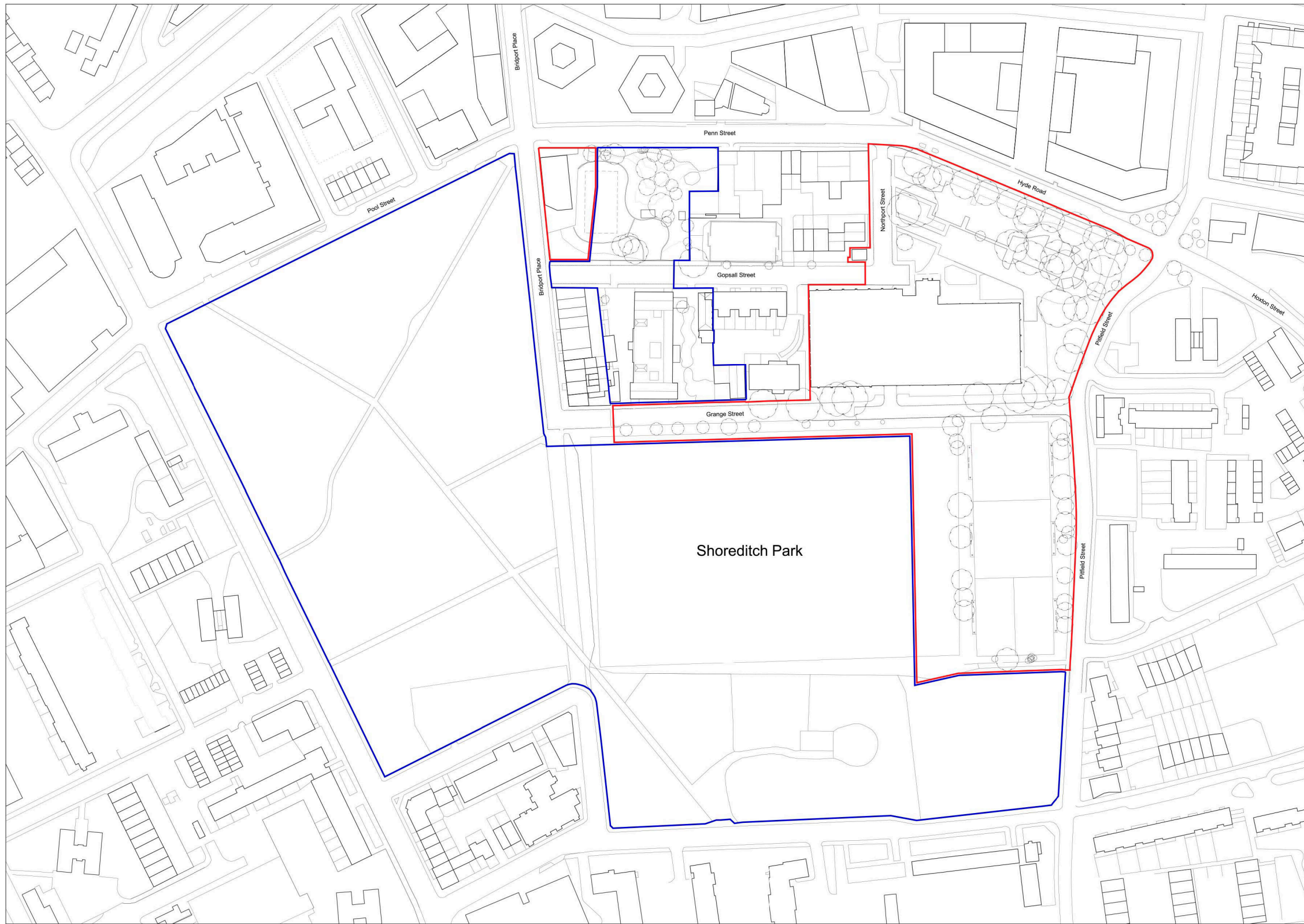




# Appendix A

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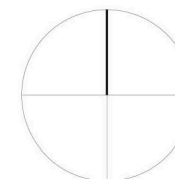
The Parameter Plans



KEY: — Application Boundary  
— Other Land Owned by LB Hackney  
 (Shoreditch Park and Shoreditch Park Primary School)  
 Information Inside Application Boundary Based on  
 Survey by Terra Measurement July 2016



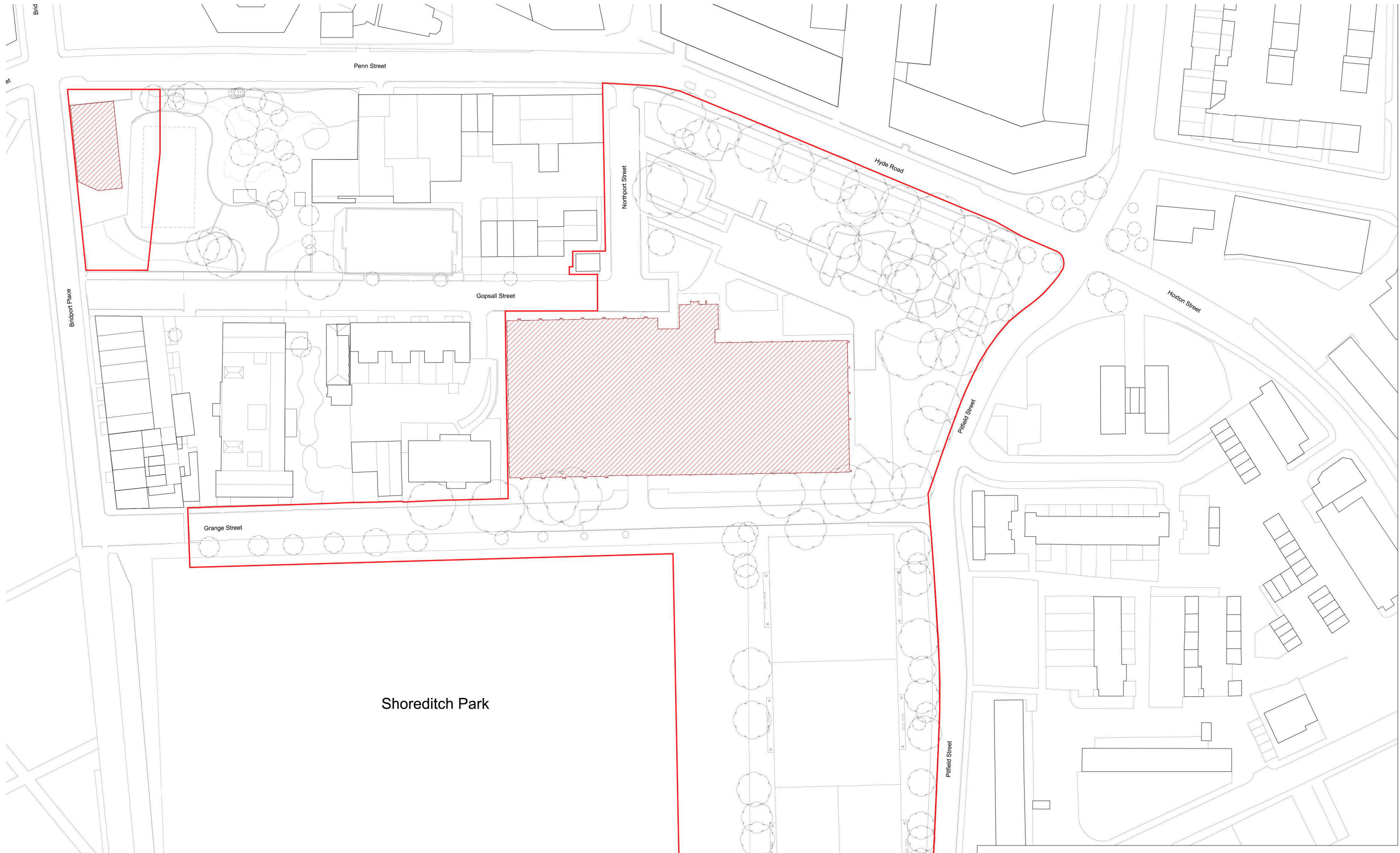
# PLANNING ISSUE



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D5 Sta	P03 Revision	PLANNING ISSUE Description	March 2018 Date
Project Title:		BRITANNIA, HACKNEY N1 5JU	Job/Drawing No: T5073-ZZ-FCB-XX-DR-A-0200
Drawing Title:		PARAMETER PLAN SITE LOCATION PLAN	Drawing Status: D5 Revision: P03 Scale 1:2000 (1:1000 @ A1) Date Drawn GSG
Do not scale		All dimensions to be checked on site	
Original printed at A1		FCBS project reference: 1884	





- Application Boundary  
 - Existing Buildings To Be Demolished  
 Information Inside Application Boundary Based on Survey by Terra Measurement July 2016

0 5 10 20m 50m

**PLANNING ISSUE**

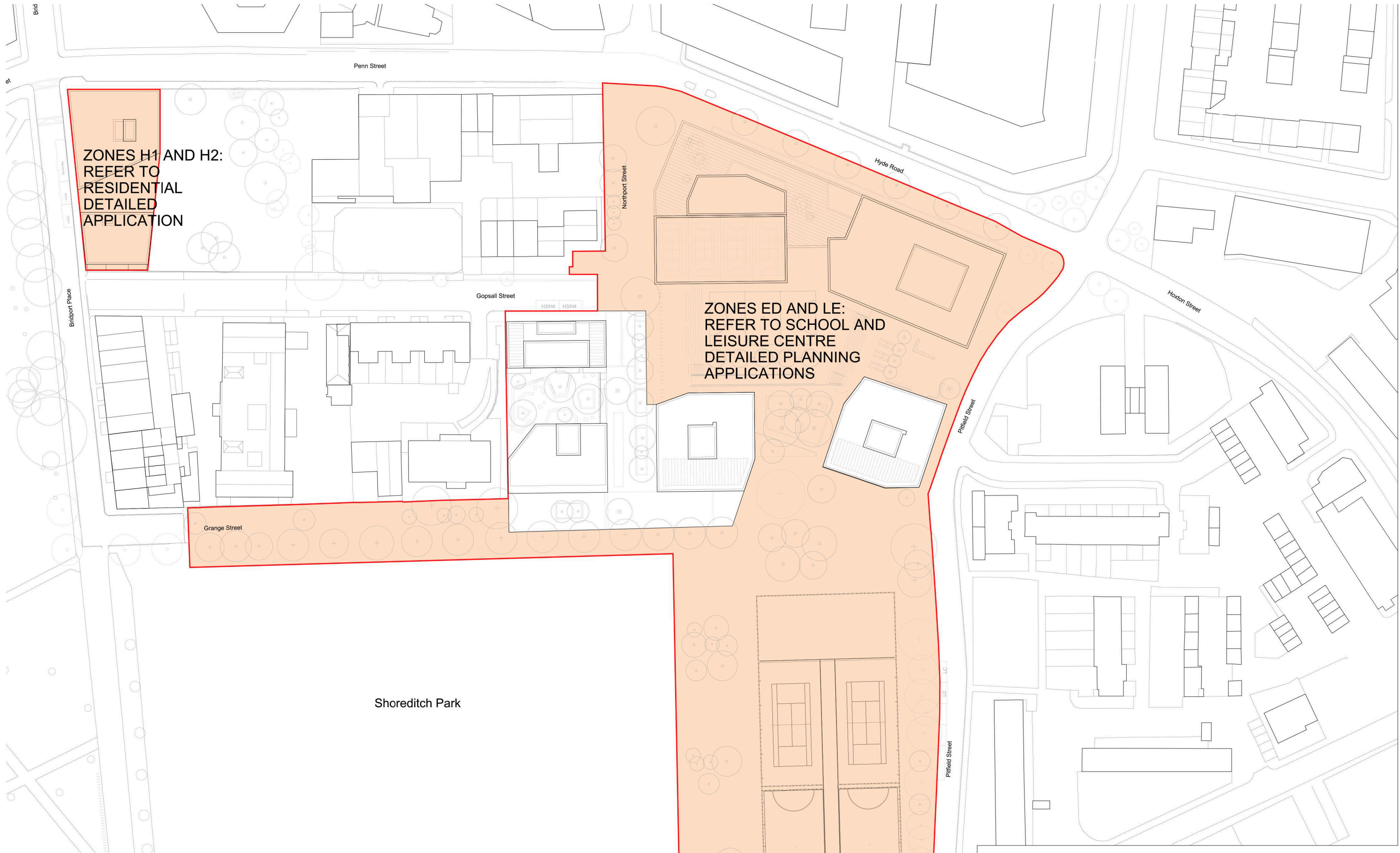
<b>FeldenCleggBradleyStudios</b> LLP Twenty Tottenham Street London W1T 4RG t 020 73235737 f 020 73235720 e london@fcbstudios.com	D5 P05 Sta Revision Description	PLANNING ISSUE Description	March 2018 Date
	Project Title: BRITANNIA, HACKNEY N1 5JU	Job/Drawing No: T5073-ZZ-FCB-XX-DR-A-0201	
	Drawing Title: PARAMETER PLAN	Drawing Status: D5 Revision: P02 Scale 1:500 (1:1000 @ A3) Date Feb 2018 Drawn GSG	
	EXISTING BUILDINGS TO BE DEMOLISHED Do not scale	All dimensions to be checked on site	

Original printed at A1 FCBS project reference: 1884









ZONES H1 AND H2:  
REFER TO  
RESIDENTIAL  
DETAILED  
APPLICATION

ZONES ED AND LE:  
REFER TO SCHOOL AND  
LEISURE CENTRE  
DETAILED PLANNING  
APPLICATIONS

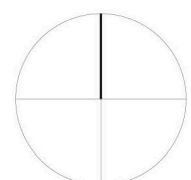
Shoreditch Park

- Application Boundary
- Existing Buildings
- Detailed Component of Application



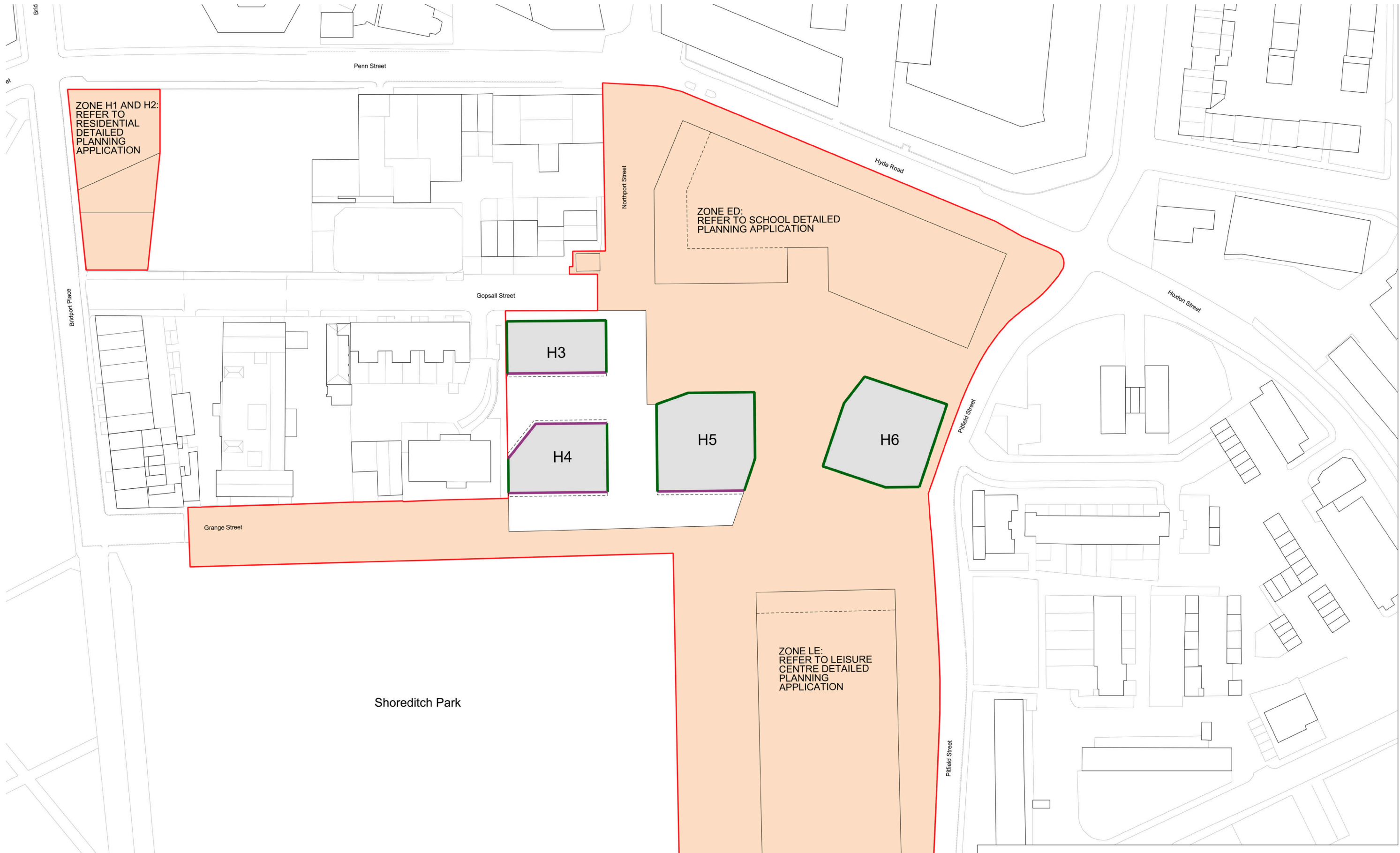
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D5 Sta	P04 Revision	PLANNING ISSUE Description	March 2018 Date
Project Title:		BRITANNIA, HACKNEY N1 5JU	Job/Drawing No: T5073-ZZ-FCB-XX-DR-A-0203
Drawing Title:		PARAMETER PLAN DETAILED APPLICATION ZONE PLAN SHOWING DETAILED AND ILLUSTRATIVE ROOF AND LANDSCAPE PLANS	Drawing Status: D5 Revision: P04 Scale 1:500 (1:1000 @ A3) Date Feb 2018 Drawn GSG
Do not scale		All dimensions to be checked on site	
Original printed at A1		FCBS project reference: 1884	





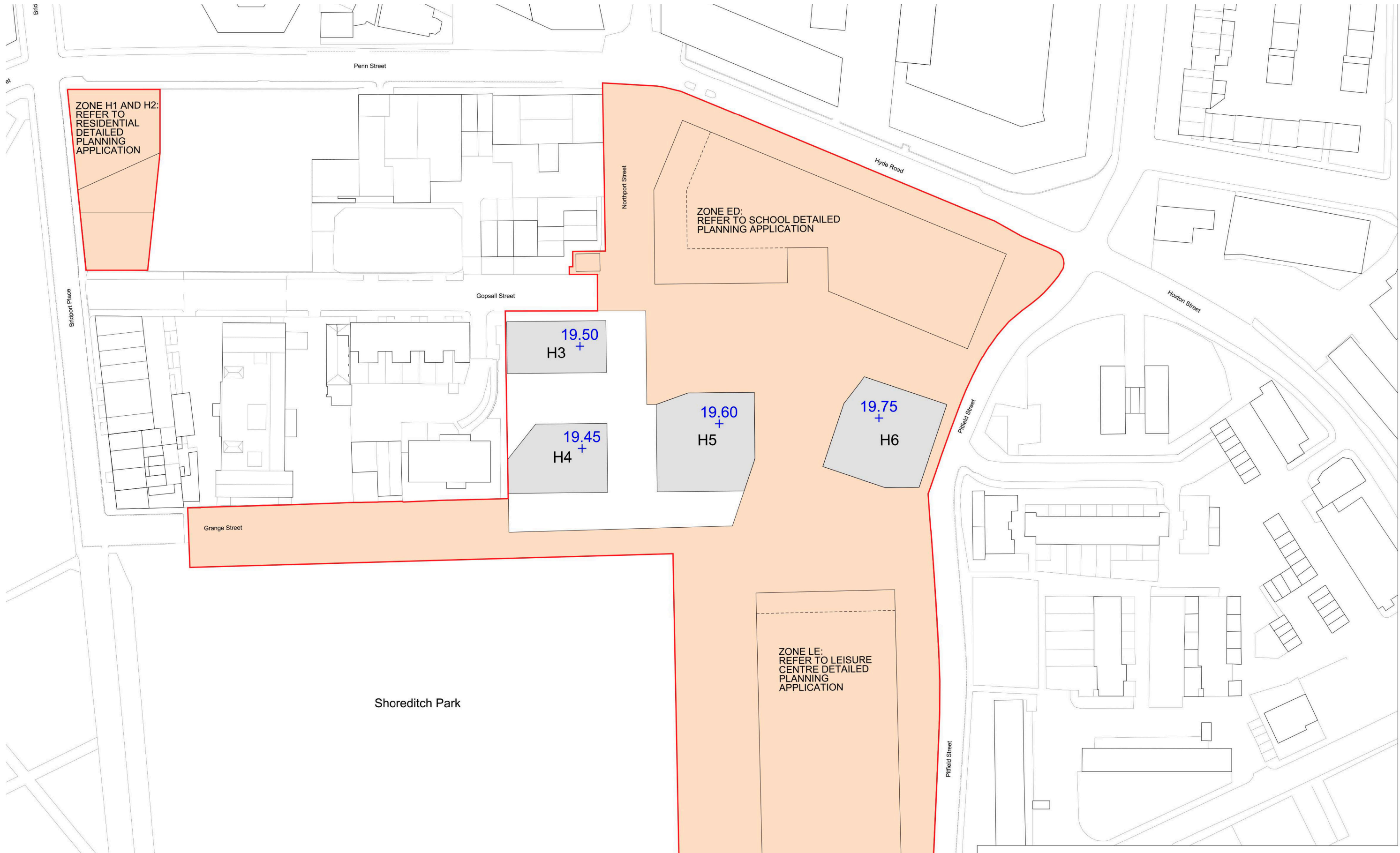
- Application Boundary  
 - Existing Buildings  
 - Detailed Component of Application  
 - Proposed Development Zones  
 - Facade Deviation Zone +/- 1.0m  
 - Facade Zone Without Outward Deviation

0 5 10 20m 50m

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D5	P04	PLANNING ISSUE	March 2018
Sta	Revision	Description	Date
		Project Title: BRITANNIA, HACKNEY N1 5JU	Job/Drawing No: T5073-ZZ-FCB-XX-DR-A-0204
		Drawing Title: PARAMETER PLAN PROPOSED DEVELOPMENT ZONES	Drawing Status: D5 Revision: P04 Scale 1:500 (1:1000 @ A3) Date Feb 2018 Drawn GSG
		Do not scale	All dimensions to be checked on site
		Original printed at A1	FCBS project reference: 1884



ZONE H1 AND H2:  
REFER TO  
RESIDENTIAL  
DETAILED  
PLANNING  
APPLICATION

ZONE ED:  
REFER TO SCHOOL DETAILED  
PLANNING APPLICATION

ZONE LE:  
REFER TO LEISURE  
CENTRE DETAILED  
PLANNING  
APPLICATION

19.50  
H3 +

19.45  
H4 +

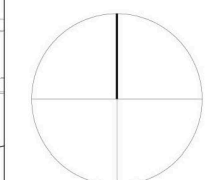
19.60  
H5 +

19.75  
H6 +

- Application Boundary
- Existing Buildings
- Detailed Component of Application
- Proposed Development Zones
- + Proposed Levels (+/- 0.3m)



## PLANNING ISSUE



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D5 Sta	P03 Revision	PLANNING ISSUE Description	March 2018 Date
Project Title:		BRITANNIA, HACKNEY N1 5JU	Job/Drawing No: T5073-ZZ-FCB-XX-DR-A-0205
Drawing Title:		PARAMETER PLAN	Drawing Status: D5 Revision: P03
		PROPOSED SITE LEVELS	Scale 1:500 (1:1000 @ A3)
Do not scale			Date Feb 2018
			Drawn GSG
			All dimensions to be checked on site
Original printed at A1			FCBS project reference: 1884