

# **Barking Town Centre Area Action Plan DPD: Inspector's Report, 2010**

## **Schedule 2**

### **Essential Changes relating to tall buildings and key views – Proposed by the Council and Recommended by the Inspector**

#### **Contents**

- 1. Schedule of Post-Hearing Changes to the Barking Town Centre Area Action Plan; Tall Buildings**
- 2. Addendum to 1.**
- 3. Proposed Changes to reflect the Post-Hearing Consultation on the Barking Town Centre Area Action Plan: Tall Buildings**

**London Borough of Barking and Dagenham**

**Schedule of Post-Hearing Changes to the  
Barking Town Centre Area Action Plan:  
Tall Buildings**

**June 2010**



## **Introduction**

This document is a Schedule of Advertised Post-Hearing Changes to the Submission Barking Town Centre Area Action Plan. It has been prepared by the Council and includes a number of changes that may be incorporated, at the Inspector's discretion, into the Barking Town Centre Area Action Plan.

The changes in this document relate specifically to tall buildings and are further proposed changes in response to the Hearing which took place on the Barking Town Centre Area Action Plan from 11–14 May 2010.

This document should be read alongside the Schedule of Hearing Changes to the Submission Barking Town Centre Area Action Plan (May 2010), the Schedule of Further Proposed Changes to the Submission Barking Town Centre Area Action Plan (May 2010) and the Schedule of Advertised Proposed Changes to the Submission Barking Town Centre Area Action Plan (February 2010) which was consulted on between 05 February 2010 and 05 March 2010.

## **Structure of the Document**

This document is arranged across six columns:

- The first column shows the Main Matter and question number that is being referred.
- The second column highlights which section of the Barking Town Centre Area Action Plan is being referred to.
- The third column details the question put forward by the Inspector in the Main Matters.
- The fourth column – n/a
- The fifth column contains the Council's proposed changes. The deleted text shown in ~~strikethrough~~ and the additional text shown as underlined refer to changes made in the Further Proposed Changes Schedule (May 2010). Where the Council is proposing to make a change to either the Advertised or Further Proposed Changes Schedules the deleted text is shown as ~~double-strikethrough~~ and the additional text is shown as a double underline.
- The final column – n/a

**Schedule of Post-Hearing Changes to the Barking Town Centre Area Action Plan**

Reference	Section	Inspectors Main Matter Question / Textual clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representer / Outstanding Concerns
Main Matter 1	Chapter 5	1.23: Chapter 5. The Vision and Objectives could apply to many areas? How could the objectives be made more specific to Barking Town Centre? In the CS the objectives, policies, indicators and implementation strategies and agencies have all been linked together in the Monitoring and Implementatio	n/a	<p><b><u>Post-Hearing Change 1</u></b></p> <p><b><u>Further Proposed Change 27</u></b></p> <p><b>Objective 5: Urban Design &amp; <u>and</u> the Public Realm</b></p> <p>To <del>protect</del> protect local character and visual quality by ensuring that new development and improvements to the <del>public Realm</del> public Realm are of <del>are of the same</del> are of the same high quality design as the award winning Town Square and create a safe and secure environment accessible to all, <del>by protecting and enhancing the historic environment</del> <u>by</u> <del>protecting and enhancing the historic environment</del> <u>Raise awareness</u> <u>Conserve, invest and increase access to Barking's heritage assets and wider history and heritage</u> <u>historic environment, including especially the Abbey and Barking Town Centre and Abbey Road Riverside Conservation Areas, which should be preserved or enhanced.</u> and by raising awareness of Barking's history and heritage.</p>	n/a

Reference	Section	Inspectors Main Matter Question / Textural clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representor / Outstanding Concerns
		<p>n Framework. Should this be done here? Should additional matters be included in the objectives (eg safeguarding land for future transport schemes, provision for servicing, mitigating the impacts of road based freight and promoting alternatives)?</p>			
Main Matter 2	Chapter 6 Policy BTC17	2:6: Why the distinction between tall buildings and particularly tall buildings?	n/a	<p><b><u>Further Proposed Change 60</u></b></p> <p><b><u>Post-Hearing Change 2</u></b></p> <p><b>POLICY BTC 17: TALL BUILDINGS</b></p>	n/a

Reference	Section	Inspectors Main Matter Question / Textual clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representor / Outstanding Concerns
		What is the basis for this?		<p><del>The Council considers the King William Quarter development (see BTCSSA 4) and the area around Barking Station (see BTCSSA 3 and BTCSSA 10) to be appropriate for particularly tall buildings (15 or more storeys) because they are within the heart of the Town Centre, have good public transport accessibility and will have no significant impact on important local heritage and views.</del></p> <p>The Council regards the following locations in the AAP area '<u>sensitive</u>', <u>but as potentially suitable others where for tall buildings would be appropriate:</u></p> <ul style="list-style-type: none"> <li>• <u>The area near the junction of London Road and North Street site (see BTCSSA1)</u></li> <li>• <u>Northern end of the Fresh Wharf Estate (see BTCSSA 2)</u></li> <li>• <u>Around Barking Station (BTCSSA3). Suitable locations will be defined in the Barking Station Masterplan and will need to <del>conserve or preserve</del> <u>enhance the setting of the Grade II listed Barking Station and the Grade II Listed Barking Baptist Tabernacle</u></u></li> <li>• <u>Within the King William Quarter (see BTCSSA4)</u></li> <li>• <u>The Gascoigne Estate (see BTCSSA 6)</u></li> <li>• <u>The <del>northern end of the</del> Abbey Retail Park and the existing Tesco site at the junction of London Road and the A406 (see BTCSSA7)</u></li> <li>• <u>The Cultural Industries Quarter (see BTCSSA9)</u></li> <li>• <u>Vicarage Fields (BTCSSA 10) on the station parade frontage</u></li> </ul> <p><u>Proposals for any tall building must:</u></p> <ul style="list-style-type: none"> <li>• <u><del>Conserve or Preserve or enhance the character or appearance</del> <u>significance of the area's heritage assets and their settings such as listed buildings, Scheduled Ancient Monuments, Abbey Road Riverside and Abbey and Barking Town Centre Conservation Areas, and other townscape features of local distinctiveness and</u></u></li> </ul>	

Reference	Section	Inspectors Main Matter Question / Textural clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representor / Outstanding Concerns
				<p><u>heritage value</u></p> <ul style="list-style-type: none"> <li>• <del>Preserve the setting of listed buildings</del></li> <li>• <u>Be of exemplary high quality design</u></li> <li>• <u>Take account of <del>existing and other proposed tall buildings</del> natural topography, scale, height, urban grain, streetscape and built form, open spaces, rivers and waterways, and proposals for other tall buildings</u></li> <li>• <del>Preserve</del> <u>Conserve or enhance important views of and skylines including key townscape features such as the Town Hall tower</u></li> <li>• <u>Where they are close to the River Roding, minimise any adverse impact on the biodiversity and amenity value of the river and riverside walk</u></li> </ul> <p><del>Apart from the Fresh Wharf Estate where a single particularly tall building at the northern end of the site may be appropriate, 14 storeys will be regarded as the maximum permitted height in these locations unless exceptional regeneration or townscape benefits can be demonstrated.</del></p> <p><del>The Council acknowledges that the London Road/North Street site broadly shares the same public transport accessibility benefits as the King William Quarter development and the area around Barking Station but, because of its current low rise surroundings, its partial location within the Abbey and Barking Town Centre Conservation Area and proximity to important listed buildings, considers that the 14 storey limit should apply to it.</del></p>	

Reference	Section	Inspectors Main Matter Question / Textual clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representor / Outstanding Concerns
				<p><del>In addition a</del> <b>All proposals should comply with policy BP4 of the Borough Wide Development Policies and will need to have regard to the Barking Town Centre AAP Urban Design Guidance SPD and (for the station area) the Barking Station Interchange Masterplan SPD. <u>Proposals must also address the evaluation criteria as set out in English Heritage / CABE Guidance on Tall Buildings (2007).</u></b></p> <p><b>Elsewhere in the AAP area, tall buildings will be resisted unless particular proposals can demonstrate significant regeneration or townscape benefits <u>and do not cause harm to the historic significance of Barking Town Centre and its component parts.</u></b></p>	
Main Matter 2	Chapter 6 Policy BTC17	2:6: Why the distinction between tall buildings and particularly tall buildings? What is the basis for this?	n/a	<p><b><u>Further Proposed Change 61</u></b></p> <p><b><u>Post-Hearing Change 3</u></b></p> <p>The Council propose to amend the Reasoned Justification as follows:</p> <p><b>REASONED JUSTIFICATION</b> For the purposes of this policy, a tall buildings <del>is</del> are defined, in line <u>with CABE / English Heritage Guidance (2007)</u>, as ‘<u>buildings which are significantly taller than their neighbours and/or which significantly change the skyline</u>’. <del>policy BP4 of the Borough wide Development Policies as “of 6 or more storeys (15-18 metres tall), which is significantly higher than its neighbours or which recognisably changes the skyline”.</del></p> <p>In the <del>right</del> <u>appropriate</u> place, tall buildings can be excellent works of architecture in their own right and individually, or in groups, they affect the image and identity of a city as a whole. In the right <u>location</u> <del>place</del> they can serve as beacons of regeneration, and stimulate further investment. Conversely however, by virtue of their size and prominence, such buildings, if poorly designed or located, can also harm the qualities that people value about</p>	

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				<p>a place.</p> <p><u>This policy draws on the Barking Town Centre Urban Design Principles Guidance (2006) and the Conservation Area Appraisals for Abbey and Barking Town Centre and Abbey Road Riverside Conservation Areas. The Barking Town Centre Urban Design Principles Guidance (2006) sets out the evolution of Barking, its urban grain, significant views, skylines, streetscape and the scale and height of existing buildings in the area. The design principles established in the document form the basis of the vision of how Barking should be developed to create a distinctive Town Centre which respects and recognises its existing historic character.</u></p> <p>Consequently, <del>this policy</del> BTC17 identifies those locations within the AAP area where tall buildings are, in principle, considered acceptable. However, in all cases tall buildings will need to be of exemplary design quality if they are to be approved.</p> <p><u>The 'Urban Design Principles' includes specific guidance for tall buildings. It recognises that at present tall buildings appear to be located randomly within the Action Plan area. In establishing a strategy for tall buildings it identifies four main factors:</u></p> <ul style="list-style-type: none"> <li>• <u>Buildings should be lower in the historic areas of the town and work with the scale of existing streets where historic buildings are maintained.</u></li> <li>• <u>Around the Town Hall views of the Town Hall tower should be protected by buildings generally below 6 stories</u></li> <li>• <u>Buildings could be higher around the station and close to the river around the rim of the town centre</u></li> <li>• <u>Buildings could be higher where sites are adjacent to the major access roads and railways where they would act as landmarks</u></li> </ul>	

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				<p><u>It is in response to this advice that the Council has identified the appropriate locations for tall buildings in the Town Centre. This policy aims to establish a group of tall buildings around Barking Station, and landmark buildings at the River Roding Gateway entrances to Barking Town Centre. This will both signify these gateways to Barking and also to help tie the Town Centre and riverside zone together. A more detailed justification for each of the appropriate locations for tall buildings set out in this policy is provided below including the London Road/North Street (BTCSSA1) and Gascoigne Estate (BTCSSA6) locations which fall outside of the Barking Station Grouping and River Roding Gateways zones.</u></p> <p><b><u>The Barking Station Grouping</u></b></p> <p><u>The Station Gateway area comprises Barking Station (BTCSSA1), King William Quarter (BTCSSA4) and Vicarage Field (BTCSSA10). Here there is the opportunity to create higher density development including a grouping of tall buildings to reflect the status of this area as the main arrival point into Barking Town Centre. The area is currently characterised by physical and visual clutter and low quality building stock. The area already includes a number of tall buildings including the Foyer, Crown House, Roycroft House and Maritime House. The Area Action Plan provides the opportunity to create a more coherent and legible skyline. This is particularly the case in the area around the station which contains elements of poor townscape quality and impacts negatively on the setting of the Grade II Listed Station.</u></p> <p><u>BTCSSA3: Barking Station</u>  <u>Tall buildings within the Barking Station Interchange site [(BTCSSA3)] will should be designed to increase the legibility of the Town Centre and signify the status of this location as the Borough's principal public transport interchange. The introduction of tall buildings on this site will be considered in terms of the effect on the setting of the Grade II Listed Station and the Abbey and Barking Town Centre Conservation Area. Tall buildings at the key</u></p>	

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				<p><del>entrances into the town centre will help define their status as gateways into Barking whilst those on the sites adjacent to the River Roding will help give a sense of place to the regeneration area and to provide visual signposts to it from the town centre are not acceptable on or immediately adjacent to the Station concourse. This and further specific guidance on the appropriate location of tall buildings in BTCSSA3 is to be contained in the Barking Station Masterplan SPD.</del></p> <p><u>BTCSSA4: King William Quarter</u>  <u>There is an opportunity to site a tall building to the north of the King William Quarter, on the frontage towards Linton Road, to act as a marker to the development. A tall building on the site could also be introduced on the frontage towards George Square and Linton Road. These buildings should be considered as part of the Barking Station group.</u></p> <p><u>BTCSSA10: Vicarage Field</u>  <u>There is a potential for a tall building to be sited over the top of the existing Station Parade service access as part of the Barking Station Group. Whilst the existing building is of low architectural merit, the building could become refreshed with a new skyline and improved entrances and active edges. The scale of buildings elsewhere on the site should respect the scale and character of neighbouring residential streets. Any development should preserve or enhance the significance including the setting of the St Margaret's Vicarage Grade II listed building and preserve or enhance the setting of the Abbey and Barking Town Centre Conservation Area.</u></p> <p><b><u>River Roding Gateways</u></b></p> <p><u>The River Roding has great historical significance, with Barking having developed from Roman times as a village on its banks and more recently the fishing fleet fuelling Barking's</u></p>	

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				<p><u>growth. It also acts as a defining feature for the two eastern entrances to the town along London Road and Highbridge Road and the proposed new Gateway at the Creative Industries Quarter. The regeneration of this area will increase access to the area's significant heritage interest and ensure that the riverside is a more utilised destination befitting its pivotal role in Barking's development. <del>these</del> Tall buildings on the sites adjacent to the River Roding could help give a sense of place to the regeneration area, help act as gateways to the town centre and provide visual signposts to it from the 'Town Centre'.</u></p> <p><del>The principle of a particularly tall building (14 storeys+) A tall building on the Fresh Wharf site is acceptable since it can will create an attractive landmark, act as a catalyst for regeneration and enable a visual connection between the river area and the 'Town Centre'.</del></p> <p><u>BTCSSA2: Fresh Wharf</u></p> <p><u>The Fresh Wharf site enjoys an extensive frontage onto the River Roding. A tall building at the northern end of the site would create an attractive landmark and act as a catalyst for regeneration, enabling a visual connection between the riverside and the Town Centre and signposting this important historical entrance to the town. The provision of a tall building to the northern end of the site would unlock this currently under-realised location and act as a focal point, drawing people to the nearby heritage assets. Any development should preserve or enhance the settings of listed and locally listed buildings on the River Roding. It must also preserve or enhance the setting of both Abbey Road Riverside and Abbey and Barking Town Centre Conservation Areas.</u></p> <p><u>BTCSSA7: Abbey Retail Park</u></p> <p><u>Currently, the buildings on this site are not of particular architectural merit and do not enhance the setting of Abbey Green, the River Roding or the adjoining heritage assets. The most appropriate location for a tall building is to the north of the site, acting as a marker and</u></p>	

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				<p><u>to improve the perception of Barking Town Centre as people approach from the west along London Road. Buildings fronting Abbey Green should create a defining edge whilst being sensitive to the historic significance and setting of the Scheduled Ancient Monument and the open nature of the Green.</u></p> <p><u><b>BTCSSA9: Creative Industries Quarter</b></u>  <u>This site includes the Abbey Road Riverside Conservation Area. Development of this site should bring the two existing nineteenth century buildings (the Malthouse and the Granary), back into active use and re-establish the importance of these heritage assets. These Locally Listed buildings are key to the redevelopment of this site. The site also includes the proposed bridge across the River Roding for the new Barking to Royal Docks Bus Corridor. Any tall buildings in this location must conserve or enhance the significance of the areas heritage assets and their settings and help signify this new Gateway into Barking.</u></p> <p><u><b>Tall buildings outside the Barking Station Grouping and River Roding Gateways</b></u></p> <p><u><b>BTCSSA1: London Road/North Street</b></u>  <u>This site is sensitive to views of the town hall tower and therefore in line with the advice in the 'Urban Design Principles Guidance' buildings here should not exceed 10 storeys (a storey is considered to be 2.5 - 3 metres). The most appropriate location for a building up to 10 storeys is near the junction of London Road and North Street as this will better define this prominent corner. Buildings fronting Abbey Green should create a defining edge whilst being sensitive to the Scheduled Ancient Monument and the open nature of the Green. Generally buildings on this site should respect the Grade II Listed Magistrates Court, improve the setting of the Methodist Chapel and conserve or enhance the Abbey and Barking Town Centre Conservation Area.</u></p> <p><u><b>BTCSSA6: Gascoigne Estate</b></u></p>	

Reference	Section	Inspectors Main Matter Question / Textual clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representor / Outstanding Concerns
				<p><u>The Gascoigne Estate comprises a significant number of tall buildings. The regeneration of the estate provides the opportunity to significantly improve the areas townscape and to better integrate the estate into the Town Centre through the disposition of uses and scale, massing and height of development. Therefore the east of the Gascoigne site is considered more appropriate for denser urban development and taller buildings, aligned with the character of the Town Centre. In addition to satisfying the criteria of this policy any tall building element which seeks to replace the existing tall buildings on the estate should be designed to create safe and attractive spaces around their entrances.</u></p> <p><del>More detailed guidance on this and on how the policy will be interpreted and on the implementation of this policy is provided in the Barking Town Centre AAP Urban Design Guidance SPD and (for the station area) in the Barking Station Interchange Masterplan SPD. Applicants are also encouraged to refer to the guidance CABE/English Heritage publication 'Design Guidance for Tall Buildings' 'Guidance on Tall Buildings' (2007).</del></p>	
Main Matter 2.2	Chapter 7 BTCSSA1	2.6: Consideration of each site in turn with particular regard to the comments of EH. SPD contents. Progress on each scheme?	n/a	<p><b><u>Further Proposed Change 72</u></b></p> <p><b><u>Post-Hearing Change 4</u></b></p> <p>The Council propose to amended the wording of the fourth bullet point of BTCSSA1 Design Requirements as follows:</p> <ul style="list-style-type: none"> <li>• Restricts building heights to a maximum of 44 <u>10 storeys at the junction of London Road and North Street</u></li> </ul>	n/a

Reference	Section	Inspectors Main Matter Question / Textual clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representor / Outstanding Concerns
Main Matter 2.2	Chapter 7 BTCSSA2	2.6: Consideration of each site in turn with particular regard to the comments of EH. SPD contents. Progress on each scheme?	n/a	<p><b><u>Further Proposed Change 77</u></b></p> <p><b><u>Post-Hearing Change 5</u></b></p> <p>The Council propose to amended the wording of the sixth bullet point of BTCSSA2 Design Requirements as follows:</p> <ul style="list-style-type: none"> <li>• <del>No more than one tall building of greater than 14 storeys is included and this is</del> <u>potentially, includes a tall building but only if it is of exemplary design, is located at the northern end of the site and it fully respects the <del>character</del> significance and setting of the adjacent Abbey and Barking Town Centre Conservation Area and the Grade II Listed Granary on the Town Quay. It must also respect the amenity and biodiversity value of the river. and the character of the adjacent Conservation Area.</u></li> </ul>	n/a
Main Matter 2.2	Chapter 7 BTCSSA2	2.6: Consideration of each site in turn with particular regard to the comments of EH. SPD contents. Progress on each scheme?  3.9: What	n/a	<p><b><u>Further Proposed Change 80</u></b></p> <p><b><u>Post-Hearing Change 6</u></b></p> <p>The Council proposes to amend the seventh paragraph of the Reasoned Justification as follows:</p> <p>The principle of a tall building <del>a particularly tall building (14+ storeys)</del> on the Fresh Wharf site <u>may be acceptable as long as it conserves or enhances the significance of the areas heritage assets. Since it</u> Such development has the potential to create a landmark and <del>one</del> <u>which would</u> act as a catalyst for regeneration enabling a visual connection between the River Roding and Barking Town Centre.</p>	n/a

Reference	Section	Inspectors Main Matter Question / Textural clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representor / Outstanding Concerns
		about the need to take into consideration of the noise from the A406 and the setting of significant local buildings?			
Main Matter 2.2	Chapter 7 BTCSSA3	2.6: Consideration of each site in turn with particular regard to the comments of EH. SPD contents. Progress on each scheme?	n/a	<p><b><u>Further Proposed Change 84</u></b></p> <p><b><u>Post-Hearing Change 7</u></b></p> <p>The Council proposes to amend the Design Requirements for BTCSSA3 as follows:</p> <ul style="list-style-type: none"> <li>Respects <u>and conserves the scale, height status and setting</u> of the <del>Listed Building status</del> existing <u>Grade II Listed station building and the Grade II Listed Baptist Tabernacle</u> and the character and setting of the Abbey and Barking Town Centre Conservation Area.</li> <li><del>Site on or immediately adjacent to the station concourse are unlikely to be not</del> suitable for tall buildings <del>above 40 storeys</del>, taking into account CABE and English Heritage 'Guidance on Tall Buildings' (2007), in order to respect <u>historic significance and setting of the Grade II Listed station building.</u></li> </ul>	n/a

Reference	Section	Inspectors Main Matter Question / Textural clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representor / Outstanding Concerns
				<ul style="list-style-type: none"> <li>Any tall buildings are of the highest design quality</li> </ul>	
Main Matter 2.2	Chapter 7 BTCSSA3	2.6: Consideration of each site in turn with particular regard to the comments of EH. SPD contents. Progress on each scheme?	n/a	<p><b>Further Proposed Change 85</b></p> <p><b>Post-Hearing Change 8</b></p> <p>The Council proposes to amend the Reasoned Justification to BTCSSA3 as follows:</p> <p>The Council will require a scheme of very high quality design in order to deliver the change of character, environment and image of the area that it seeks. <del>Tall buildings above 10 storeys</del> are unlikely be acceptable on or immediately adjacent to the station concourse. CABE and English Heritage 'Guidance on Tall Buildings' (2007) will be taken into account when considering development proposals for tall buildings in the site allocation area. All buildings should be of exemplary high design, take account of existing and other proposed tall buildings. Development should <del>preserve</del> conserve or enhance the character significance including the setting of the Barking Town Centre Conservation Area and views of the Town Hall tower. It must deliver a significant improvement in townscape and the pedestrian environment. The Council considers this to be a location particularly suitable to include one or more land mark building (15+ storeys) (see policy BTC18) but will also be keen to ensure that any scheme respects the Listed Building status of the existing station building.</p>	n/a
Main Matter 2.2	Chapter 7 BTCSSA4  5 <sup>th</sup> bullet point of Design Requirements	Textural clarification		<p><b>Further Proposed Change 88</b></p> <ul style="list-style-type: none"> <li>Provides some tall buildings (15+ storeys)</li> </ul>	n/a

Reference	Section	Inspectors Main Matter Question / Textural clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representer / Outstanding Concerns
Main Matter 2.2	Chapter 7 BTCSSA6	2.6: Consideration of each site in turn with particular regard to the comments of EH. SPD contents. Progress on each scheme?  3.20: Why no mention of tall buildings in the policy?		<b><u>Further Proposed Change 97</u></b>  The Council proposes to include the following bullet point under the Design Requirements to BTCSSA6: <ul style="list-style-type: none"> <li>• <u>Any tall buildings are of the highest design quality and create safe and attractive spaces around their entrances.</u></li> </ul>	n/a
Main Matter 2.2	Chapter 7 BTCSSA7	2.6: Consideration of each site in turn with particular regard to the comments of EH. SPD contents. Progress on	n/a	<b><u>Further Proposed Change 103</u></b>  The Council proposes to include reference to tall buildings and will amend BTCSS7 as follows: <ul style="list-style-type: none"> <li>• <u>Demonstrates that any tall buildings are of the highest design quality</u></li> </ul>	n/a

Reference	Section	Inspectors Main Matter Question / Textual clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representor / Outstanding Concerns
		each scheme?  3.27: Why no mention of tall buildings in the policy?			
Main Matter 2.2	Chapter 7 BTCSSA9	4.3: Policy BTC recognises that the CIQ is appropriate for a tall building? This conflicts with the supporting text to BTCSSA9		<p><b><u>Further Proposed Change 111</u></b></p> <p>The Council proposes to amend the Reason Justification as follows:</p> <p><del>The CIQ site is not one which Policy BTC17 regards as appropriate for tall buildings. However, it is acknowledged that, <u>Apart from its historic significance</u> the current townscape value of the CIQ site is very low and would be greatly enhanced by a high quality scheme which includes sympathetic refurbishment of and extension to the Malthouse and Granary Buildings. It is further acknowledged that a successful and thriving cultural industries quarter can make a very significant contribution to the regeneration of the riverside area and Barking Town Centre. On this basis, it is likely that <del>should any scheme include tall buildings, the exceptional circumstances note in policy BTC17 would be met and well-designed and appropriate tall buildings could be acceptable</del> <u>on this site.</u></del></p>	n/a
Main Matter 2.2	Chapter 7 BTCSSA10	n/a	n/a	<p><b><u>Advertised Proposed Change 24</u></b></p> <p><b><u>Post-Hearing Change 9</u></b></p> <p>The Council propose to insert the following bullet point under the design requirements</p>	n/a

Reference	Section	Inspectors Main Matter Question / Textural clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representor / Outstanding Concerns		
				section of BTCSSA10: <ul style="list-style-type: none"> <li>• <del>Preserves</del> <u>Conserve or enhance</u> the significance including its setting of St Margaret's Vicarage (Costco House), a Grade II Listed Building</li> <li>• <del>Preserves</del> <u>Conserve or enhance</u> the significance including its setting, and views in and out of the Abbey and Barking Town Centre Conservation Area</li> </ul>			
Formatting	Glossary of terms	Textural Clarification	n/a	<b>Further Proposed Change 118</b> <table border="1" data-bbox="869 772 1951 906"> <tr> <td><b>Tall Building</b></td> <td>A building which is significantly taller than their neighbours and/or which significantly changes the skyline. <del>A building which is 6 or more storeys (15-18 metres tall), significantly higher than its neighbours or which recognisably changes the skyline.</del></td> </tr> </table>	<b>Tall Building</b>	A building which is significantly taller than their neighbours and/or which significantly changes the skyline. <del>A building which is 6 or more storeys (15-18 metres tall), significantly higher than its neighbours or which recognisably changes the skyline.</del>	n/a
<b>Tall Building</b>	A building which is significantly taller than their neighbours and/or which significantly changes the skyline. <del>A building which is 6 or more storeys (15-18 metres tall), significantly higher than its neighbours or which recognisably changes the skyline.</del>						