

## Safety in your building

14 October 2022

Vantage Point,  
Homerton,  
E9

The Hive  
22 Wembley Park Boulevard  
Wembley  
HA9 0HP

[www.networkhomes.org.uk](http://www.networkhomes.org.uk)

customerservice@  
networkhomes.org.uk  
0300 373 3000

Dear residents,

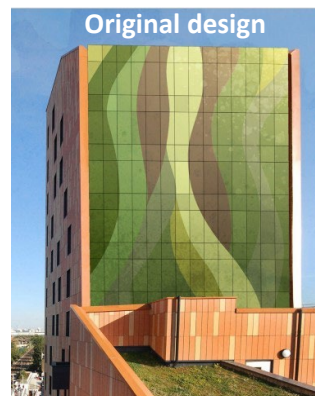
### Vantage Point Building Safety Update

When we last wrote to you, we let you know that we were hiring an ecologist and a planning consultant to ensure we could satisfy the demands of Hackney Council's planning team.

#### Green wall replacement

We met with Hackney during the pre-application process to get their feedback before considering and submitting a new planning application for the green wall, where they said:

- They understand why the green wall must be replaced and cannot be re-provided. They are likely to accept this subject to confirmation from Hackney Building Control.
- They do not support making the green wall look like other elevations i.e., orange shade terracotta.
- They did not like the option we first presented which replicated the appearance of original design of the green wall (left) and they preferred another option we considered which was an extruded tile option (right). They liked the depth this created to the elevation and would like something that achieves this. We will need to consider the glare to approaching train drivers and if this tile is available in a matt option and continue to work on this with the team.



#### A summary of this letter

Hackney Council planning team has let us know their preferred design for the green wall replacement.

Measures to enhance biodiversity have been agreed in principle.

#### Biodiversity changes

As the green wall replacement will see a reduction to biodiversity on the site, we have provided some options to Hackney for their consideration. They have said in principle the biodiversity mitigations seem acceptable which is good news, however there are still some further investigations to be undertaken regarding this. We will provide a fully worked up plan with species (indigenous preferred) and design during the next planning application. Options being considered to improve biodiversity are:

- Adding some plant life in dedicated planters on the roof (current – left, option – right)



- Replacing timber fences with hedges at the back of the building (current – left, option – right)



- Remodelling the mound at the front of the building to provide another amenity space and to introduce some trees (current – left, option – right)



- Adding some additional plant life in dedicated planters to the front courtyard area (right)
- Improvements away from the building to other spaces could be considered as a last resort, however their strong preference for improved biodiversity to be at Vantage Point.



### Further info

We'll provide further information when this has been worked through by our design team. We also welcome your feedback on any of the above changes we have taken to Hackney Council, so please get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk).

If you need further support, you can:

- Go to the London Fire Brigade's website, which is offering a free online tool which guides you through a fire risk assessment of your home (home visits are available for more vulnerable residents): <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>
- Visit our website where we have a building safety section with lots of information and frequently asked questions: <https://www.networkhomes.org.uk/buildingandfiresafety/>
- View resources which may help: <https://www.networkhomes.org.uk/buildingsafetyresources/>
- Remind yourself of our top fire safety tips, including not using BBQs on balconies: <https://www.networkhomes.org.uk/advice/health-and-safety/fire-safety-top-tips/>
- Check our document library for your building's letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/vantagebuildingsafety/>.

Kind regards

Raj Gandecha  
Head of Resident Management (Building Safety)