

Committee: Strategic Development	Date: 25 th April 2017	Classification: Unrestricted
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Report of: Director of Place	Title: Applications for Planning Permission
Case Officer: Piotr Lanoszka	Ref No: PA/16/02956
	Ward: Canary Wharf

1.0 APPLICATION DETAILS

Location: 10 Bank Street, London, E14
(eastern part of the site known as Heron Quays West)

Proposal: Construction of a building of 166m AOD comprising 124,734sqm (GIA) of office (Use Class B1) and 293sqm (GIA) of retail (Use Class A1-A5) along with a decked promenade to the West India Dock South, access and highways works, landscaping and other associated works.

2.0 BACKGROUND

- 2.1 The application for planning permission for the proposed development was considered by the Strategic Development Committee on 23rd March 2017. The original report and the update report are appended.
- 2.2 The Committee voted to defer the determination of the application and requested further information about the proposal's impact on water space and about the applicant's proposed "Water Space Strategy".

3.0 FURTHER INFORMATION AND CLARIFICATIONS

Further information

- 3.1 The applicant has not made any changes to the scheme, subject of the planning application, but has submitted two letters providing clarifications and further information. Both of the letters have been appended to this report for Member's information.
- 3.2 Within the first letter, Sir George Iacobescu CBE, Chairman and Chief Executive Officer of Canary Wharf Group, seeks to address confusion over the applicant's commitment to future proofing the design of the public realm within the 1 and 10 Bank Street developments. Sir George confirms that the applicant is fully committed to designing the public realm around 1 and 10 Bank Street having regard to the Water Space Strategy. In particular, provision will be made for services, such as water and electricity, to allow for the potential for a future water taxi service mooring. Details would be secured by condition.
- 3.3 In the second letter, Richard Archer, Managing Director – Offices at Canary Wharf Group, seeks to provide more background on why the applicant considers that the

current proposal with its larger and more functional floor plates is necessary to secure a successful pre-letting and ultimate viability and deliverability of the site.

- 3.4 Mr Archer confirms that a pre-let of between 40-60% of floorspace is necessary to secure funding to deliver a building of this size and that the market increasingly requires large and highly efficient floor plates with clear leasing spans suitable for open plan high density occupation and with staff located on as few floors as possible to create a more collaborative working environment. According to Mr Archer, the proposal is for a far superior floor plate than the currently approved scheme and is more appropriate for the requirements of today's large occupiers to allow Canary Wharf Group to better compete for large pre-let occupiers in order for the office building to be delivered.

Role of the Water Space Strategy

- 3.5 The Water Space Strategy is being prepared by the applicant pursuant to one of the planning obligations secured in the S106 legal agreement associated with the planning permission for the Quay Club, ref PA/16/00900, dated 31/03/2017. The agreement sets out a process for the draft Water Space Strategy to be submitted to the Council for review and comments.
- 3.6 The Water Space Strategy currently only exists in draft, has not been finalised, has not been endorsed by the Council, and does not have any formal planning status. At this stage there is no intention to give the Water Space Strategy any formal planning status (e.g. a supplementary planning document), however the Council may review this position in the future.
- 3.7 Officers conclude that the Water Space Strategy can be afforded little weight in the determination of the development proposals for 10 Bank Street and is only relevant in so far as it might influence the detail of the landscape and public realm works secured pursuant to the proposed landscaping condition that would be attached if permission is granted.
- 3.8 Should permission be granted, the wording of the landscaping condition would include provisions to require details of additional measures to maximise the public benefits of the dock edge, including measures to enhance access to the water, enhance pedestrian access, and future proof the dock edge to allow for moorings, water taxi use and other potential water uses.
- 3.9 Notwithstanding the potential additional measures which would be informed by the Water Space Strategy, the current indicative design for the dockside promenade is of a significantly higher quality than the dockside promenades constructed elsewhere on the Canary Wharf estate in the 1990s and 2000s and that the new promenade would provide significant public benefits through creation of a high quality public accessible open space with public seating and opportunities for enjoyment of and better interaction with the water space.

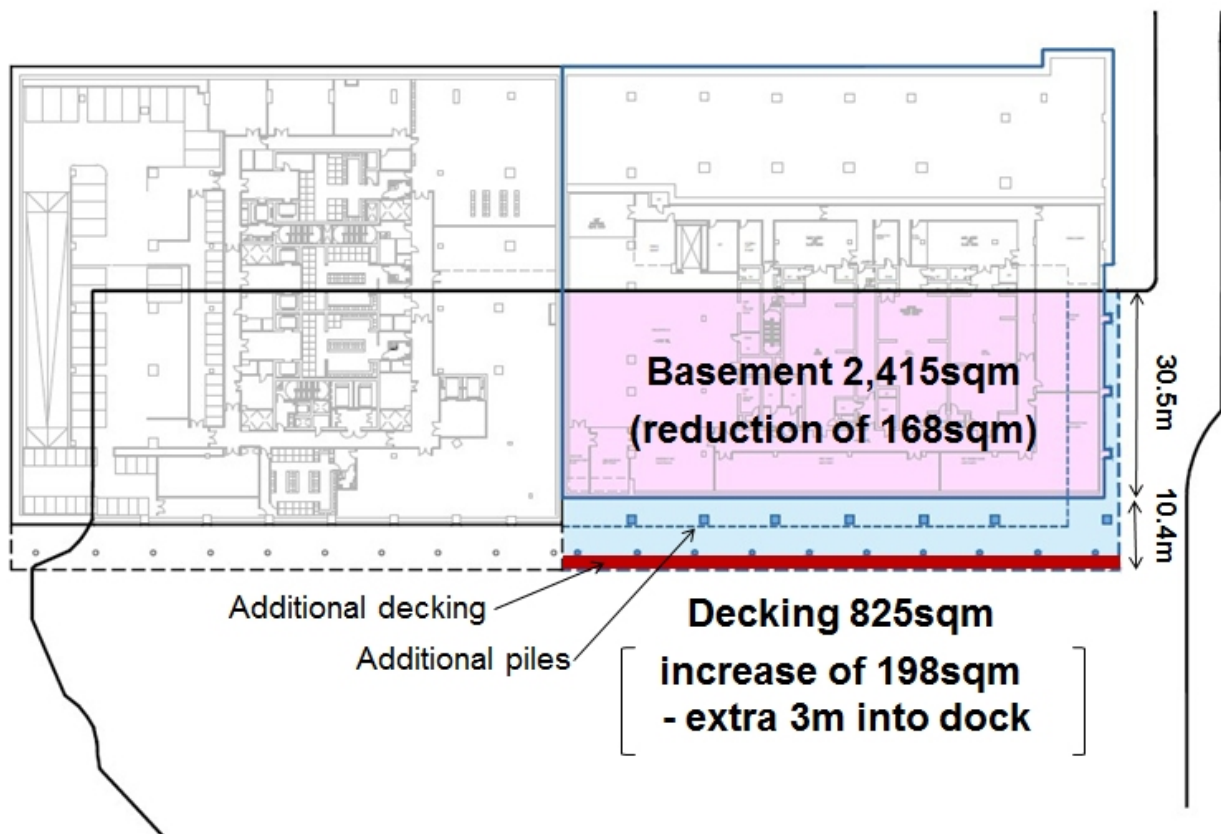
Impact on water space

- 3.10 The below table compares the scheme to the approved outline planning permission and reserved matters schemes.

	Outline permission	Reserved matters	As proposed
Basement extension	30.5m	30.5m	30.5m

into dock			
Area of water displacement by basement	2,583sqm	2,415sqm	2,415sqm
Area of water displacement by piles	Not restricted	4sqm	14sqm
Extent of decking over dock	7.4m	6.4m	10.4m
Area of decking	627sqm	508sqm	825sqm

- 3.11 The extent of decking over the dock would be increased by 3m compared to the outline permission and 4m compared to the reserved matters. The total area of additional decking would be increased by 198sqm compared to the outline permission and 317sqm compared to the reserved matters.
- 3.12 As the outline planning permission represents the worst scenario and the maximum extent of decking as approved by the Council, it constitutes the most appropriate baseline. The below drawing illustrates the changes to the water coverage in the context of the adjoining 1 Bank Street site which is currently under development.



- 3.13 The additional decking (additional 3m width and 198sqm in comparison to the outline scheme) would allow for creation of larger, more functional and more efficient office floor plates which would raise the site's employment capacity and most likely make the development more attractive to potential occupiers thus increasing the likelihood of the office floor space being delivered.
- 3.14 Given that the site is within the Preferred Office Location and that the increase in quality and quantity of large floor plate offices would support the strategic function of Canary Wharf the improvements to the office accommodation being proposed would constitute a significant public benefit of the scheme, particularly as they would

increase the likelihood of a substantial pre-let necessary to allow the development to be implemented. This should be weighed against the harm caused by the increase in the area of the decking.

3.15 In terms of urban design and place making, the additional decking would also allow for:

- unified building line between 1 and 10 Bank Street
- unified dock edge promenade linking with 1 Bank Street
- higher quality promenade due to lack of overhang and/or columns to support the office floors above
- sufficient internal space at ground floor level to allow for provision of retail units within the southern building frontage to animate the dockside promenade

3.16 These improvements, in particular with regard to the quality and usability of the public realm, constitute public benefits of the scheme, weighing in favour of the application proposal.

3.17 The biodiversity impact of the proposal would be fully mitigated with a net biodiversity benefit achieved in the long term through creation of new and improved habitats.

4.0 RECOMMENDATION

4.1 Officers' recommendation to grant planning permission remains unchanged. For completeness the proposed wording of the landscaping details condition is set out below.

4.2 Suggested indicative wording of the landscaping condition:

Notwithstanding the approved drawings, no landscaping works shall take place until all of the following details have been submitted to and approved in writing by the Local Planning Authority.

- a) details of additional measures to maximise the public benefit of the dock edge promenade and the dock edge itself - such measures shall include but not be restricted to enhancements to water access and future proofing including provision of services and mooring points to allow for mooring of vessels, water taxi use and other potential water uses;
- b) details of soft landscaping including number, size, species and location of plants;
- c) on-going five year maintenance and watering provisions for soft landscaping;
- d) details and samples of hard landscaping including ground surfaces, kerbs, planters and edges;
- e) details of bollards and access control measures;
- f) details of railings and balustrades;
- g) details of furniture including benches and litter bins;
- h) details of CCTV;
- i) details of lighting, including measures to minimise light spill onto the dock;
- j) details of ground levels and thresholds, including inclusive access provisions;
- k) details of external cycle parking stands;
- l) details of public art and
- m) details of a wayfinding scheme.

All of the above shall be completed, erected and/or planted in accordance with the approved details no later than during the first planting season following practical completion of the development and retained for the lifetime of the development.

Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years of first occupation of the development shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

Reason: To ensure a high quality of the public realm (including through providing appropriate appearance, quality of materials, legibility, access and opportunities for interaction with the Blue Ribbon Network, inclusive access, safe & secure environment and biodiversity) and to mitigate for the loss of water space resulting from the proposal in accordance with policies SP04, SP09, SP10 and SP12 of the Core Strategy (2010) and DM10, DM11, DM12, DM23 and DM24 of the Managing Development Document (2013).