

Development & Renewal

Mr Steve Stride
Chief Executive
Poplar HARCA
167a East India Dock Road
London E14 OEA

Head of Planning & Building Control

Planning & Building Control
Mulberry Place (AH)
PO Box 55739
5 Clove Crescent
London E14 2BG
Tel 020 7364 5314
Fax 020 7364 5412

owen.whalley@towerhamlets.gov.uk

16th July 2010

Dear Steve,

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
Re: Regeneration of Bartlett Park, Poplar

Further to my letter of 3rd June 2010, our meeting of 21st June 2010 and my meeting with Neil Hunt on 15th July 2010 and as agreed at that meeting, I am writing to confirm the Council's position regarding the regeneration of the Bartlett Park area and in particular in respect of the opportunities arising from the demolition of 1 to 94 Cotall Street. This follows extensive discussions with Lead Members following my later letter to you of the 3rd June.

Members have indicated they wish to ensure the regeneration of Bartlett Park and associated development opportunities accords with the principles set out in the Council's Local Development Framework (LDF) Core Strategy. To this end Members have requested that Officers work with Poplar HARCA to evolve proposals that are compliant with the LDF Core Strategy's vision, priorities and principles for the 'Poplar Place', which includes Bartlett Park.

To this end I have re-provided below the key development principles directly relating to regeneration opportunities at Cotall Street and Stainsby Road as originally set out in my June letter.

Development Sites

The Council wishes to promote residential development on two sites (see enclosed plan):

- (i) At the south western end of the Park, currently comprising the changing rooms and low grade park land
- (ii) At the north western end of the Park, extending residential development from the existing Stainsbury Road Block up to a maximum of half of the existing Cotall Street footprint

The Council will resist development on any other areas of the park, including the northeastern corner at the junction of Cotall Street and Upper North Street.

Design Principles

Development must preserve and enhance the existing character of Bartlett Park and the Limehouse Cut Conservation Area, defined by low to medium rise building heights immediately adjacent to the park, with larger buildings set back away from the park. The Council considers that any tall building immediately adjacent to the park will be detrimental to both the setting and character of the park, as well as its future usability and intended function.

This means that on the identified development sites, the Council will be seeking buildings predominantly of 4 up to 6 storeys in height, with no buildings in excess of 30 metres.

Priorities for the Park

Development should result in a net increase in public open space and open up the park to the Limehouse Cut.

Redevelopment shall secure new opportunities for sports and recreation prioritising the re-provision of modern changing areas, with the potential to provide small sized ancillary facilities, such as a small café, to serve local leisure and recreational activities in the Bartlett Park.

The Council will not support a leisure or community centre either co-located or built as stand alone structure in and/or around Bartlett Park. In accordance with LDF Core Strategy Policy, such facilities should be appropriately located in nearby Town Centres.

Housing Provision

In terms of new housing, the Council has the following key requirements

- a 'reasonable' increase on the existing number of homes (94 units existing)
- 50% affordable housing (intermediate and social rented)
- 30% family housing across all tenures (IPG compliant housing mix)
- 10% wheelchair accessible housing units with ground floor access
- Policy compliant levels of private amenity space
- Parking spaces for wheelchair units and larger family homes
- emerging London Plan space standards
- maximise the number of double aspect homes
- achieve a minimum of code for sustainable homes level 4

Officers applied similar principles in negotiations on the New Festival Quarter development, which was approved by the Council's Strategic Development Committee last month, subject to completion of the S106 agreement which will secure contributions totalling £1.13m towards improvements to Bartlett Park.

Officers consider that a residential development meeting the key principles set out above could result in a scheme of approximately 140 to 150 new homes, subject to detailed design and environmental testing. A scheme of this size and quality will meet key LDF Policy requirements and, together with other major development sites in the area including the New Festival Quarter development, provide the basis to secure a comprehensive programme of phased park improvements.

If these discussions do not result in a scheme that Officers consider accords with the LDF Core Strategy then this matter will need to be subject to further discussion with Lead Members.

I trust the above makes the Council's position clear and I look forward to working in partnership with Poplar HARCA and partners over the coming months.

Yours sincerely

A handwritten signature in black ink, appearing to read 'O. Whalley', with a large, stylized flourish extending from the end of the name.

Owen Whalley
Head of Planning and Building Control