

Committee: Strategic Development Committee	Date: 18 th April 2013	Classification: Unrestricted	Agenda Item Number: 6.1
Report of: Director of Development and Renewal		Title: Town Planning Application	
Case Officer: Katie Cooke		Ref: PA/12/03318	
		Ward: Blackwall and CubittTown	

1 Application Details

Location:	The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street.
Existing Use:	Residential properties (Use Class C3), public house (Use Class A4), office, storage and light industrial units (Use Classes B1, B2 and B8), a faith building (Use Class D1) together with commercial car parking and a car washing facility (sui generis)
Proposal:	Submission of reserved matters for Woolmore School (Development Zone 1, Building Parcel R) relating to access, appearance, landscaping, layout and scale of replacement school following outline planning permission dated 30 th March 2012, reference PA/12/00001)

Submission Documents and Drawings

Architecture Initiative

- WOO-ARI-PLN-000002 Revision B - Location Plan & Existing Site Plan
- WOO-ARI-PLN-000003 Revision A - Demolition Plan
- WOO-ARI-PLN-000004 Revision B - Access Plan
- WOO-ARI-PLN-000010 Revision D - Ground floor plan
- WOO-ARI-PLN-000011 Revision D - First floor plan
- WOO-ARI-PLN-000012 Revision D - Second floor plan
- WOO-ARI-PLN-000013 Revision D - Third floor plan
- WOO-ARI-PLN-000014 Revision D - Roof plan
- WOO-ARI-PLN-000015 Revision A - Overall Build Scheme Dimensions
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- Clarification of School Dimensions Statement, Revised, Issue No.2 (Urban Initiatives Studio), dated February 2013

Applicant:	London Borough of Tower Hamlets Children's School and Families Directorate
Owner:	Various
Historic Building:	N/A
Conservation Area:	The Naval Row Conservation Area partly falls within the outline

application site (albeit not Building Parcel R). The All Saints Conservation Area is within close proximity of the application site

2. BACKGROUND

2.1 This application was reported to the Strategic Development Committee on the 6th of March 2013 with an Officers recommendation for **APPROVAL**. The Committee resolved **NOT TO ACCEPT** officers' recommendation to GRANT planning permission (subject to conditions) for the approval of reserved matters relating to WoolmoreSchool.

2.2 Officers recorded that Members were minded to refuse planning permission for the following reason:

2.3 1. Concerns over the loss of the existing school building, due to its heritage value.

2.4 During the preceding discussions relating to the proposal, Members requested further information regarding the other options for redevelopment of the site, which included the retention of the existing school building.

3.0 PROPOSED REASON FOR REFUSAL

3.1 Officers have drafted a reason for refusal below to cover the issue raised.

3.2 *By virtue of the loss of the existing school building, the proposed reserved matters application fails to conserve the heritage value of the subject site, and is therefore contrary to part 12 of the National Planning Policy Framework (2012).*

Consideration

3.3 It is the view of officers that a reason for refusal based upon the loss of the existing school building would not be successful at appeal, and in planning terms, is an inappropriate decision for Members to come to.

3.4 Within the NPPF a 'Designated Heritage Asset' is defined as: "A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefields or Conservation Area designated under the relevant legislation"

3.5 Similarly, a 'Heritage Asset' is defined as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)".

3.6 The existing school building is neither statutorily nor locally Listed, and does not fall within a Conservation Area. Accordingly, it is not a 'Designated Heritage Asset' as defined in the National Planning Policy Framework 2012 (NPPF). Through the consideration of this application officers consider that this is a non-designated heritage asset. The NPPF sets out that the Council should consider the effect of an application on the significance of a non-designated heritage asset and that this should be taken into account in determining an application.

3.7 Built between 1912 and 1918 it is an example of a London County Council, simplified Neo Georgian school, with seven tall brick air vents, which have the appearance of chimneys along the southern elevation. The building suffered bomb damage in the second world war, and has a rear addition. The interior of the school has been altered and original window frames, an important feature of former London Board schools, have been removed and less sympathetic replacement windows installed.

3.8 Paragraph No. 135 of the NPPF notes:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”

3.9 Paragraph No. 169 of NPPF and the practice guide for PPS5 requires the Local Planning Authority to have up-to date evidence of the historic environment and use this to identify and then assess the significance of heritage assets.

3.10 Accordingly, in assessing the planning application being considered, the significance of the existing school in terms of its heritage value must be understood, and weighed up against the benefits of the proposed new school.

3.11 WoolmoreSchool is recorded in the Survey of London and has been inspected by the Borough Conservation Officer and measured against relevant national best practice. It is the Design and Conservation officer’s view that the building is not of sufficient heritage value to be recommended for inclusion on the Borough’s local list and is not of such significance that its retention would outweigh the merits of new development on the site. It is his view that sufficient consideration has been given to arguments for retention of the existing structure within the studies commissioned by the Council.

3.11 It is therefore considered that the loss of the existing building is outweighed by the substantial public benefit of providing a high quality new three form entry school.

3.12 The current school building does not meet the current Department for Education standards or performance requirements.

- Typical classroom sizes are too small;
- Access is not DDA compliant (indeed the Council’s access officer was unable to access the building at a recent site visit);
- The school dining hall is sub-standard with a number of columns breaking up the space;
- The means of escape does not meet modern day standards;
- Energy performance is poor and the building is naturally ventilated;
- Sound transmits through the building and from outside resulting in a noisy operating environment; and
- There are issues of glare, poor lighting and daylighting to some areas and the school provides a poor environment for IT.

3.13 In order to bring the existing building up to current standards, the majority of internal walls would need to be removed, together with some structural walls, and the building cores.

3.14 Members asked for further information regarding alternative options for the retention of the existing building, and further details of this are given in paragraphs 3.17 – 3.26 of this report.

3.15 However, outside of the consideration of alternative proposals, the scheme before Members should be considered on its own merits. The existing building does not have statutory protection, and accordingly, it could be demolished outside of this planning process at any time.

3.16 Accordingly, the public benefit of delivering a purpose-built high quality new school with modern facilities, designed with the support of the school and accommodating an additional 480 pupils, is considered by officers to outweigh the loss of the existing building.

Options Appraisal

3.17 As set out in the original report before Members in March, a ‘Justification for Demolition’ statement was produced by the applicants, which set out options which were explored for the retention of the existing school building.

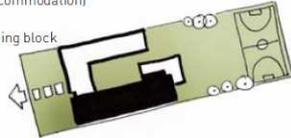
3.18 Six options were proposed which looked at alternative layouts. Three of which retained the existing building, and three involved the demolition of the existing building. These are set out in Diagram 1.

Diagram 1

EARLY OPTIONS THAT RETAIN EXISTING SCHOOL

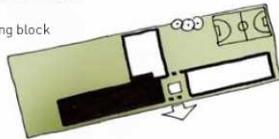
OPTION A

- Existing school building retained (subject to major remodelling internally to suit 3.F.E. teaching accommodation)
- New BB99 compliant sports hall
- New admin and three storey teaching block
- Main entrance off Bullivant Street



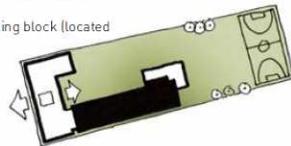
OPTION B

- Existing school building retained (subject to major remodelling internally to suit 3.F.E. teaching accommodation)
- New BB99 compliant sports hall
- New admin and three storey teaching block
- Main entrance off Woolmore Street



OPTION C

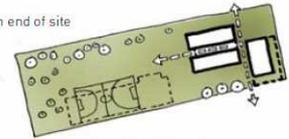
- Existing school building retained (subject to major remodelling internally to suit 3.F.E. teaching accommodation)
- New BB99 compliant sports hall
- New admin and three storey teaching block (located on Bullivant Street once closed)
- Main entrance directly off new community square



EARLY OPTIONS THAT PROVIDE A NEW SCHOOL

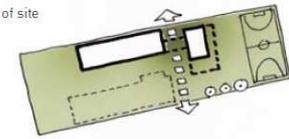
OPTION D

- Existing building demolished
- New four storey 3.F.E school to eastern end of site
- Maximises external play space
- Main entrance off Woolmore Street
- New building can be constructed while existing in use.



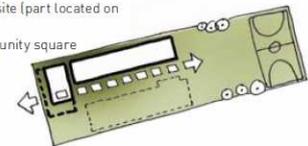
OPTION E

- Existing building demolished
- New three storey 3.F.E school to north of site
- Main entrance off Ashton Street



OPTION F

- Existing building demolished
- New 3 storey 3.F.E school to west of site (part located on Bullivant street once closed)
- Main entrance directly off new community square

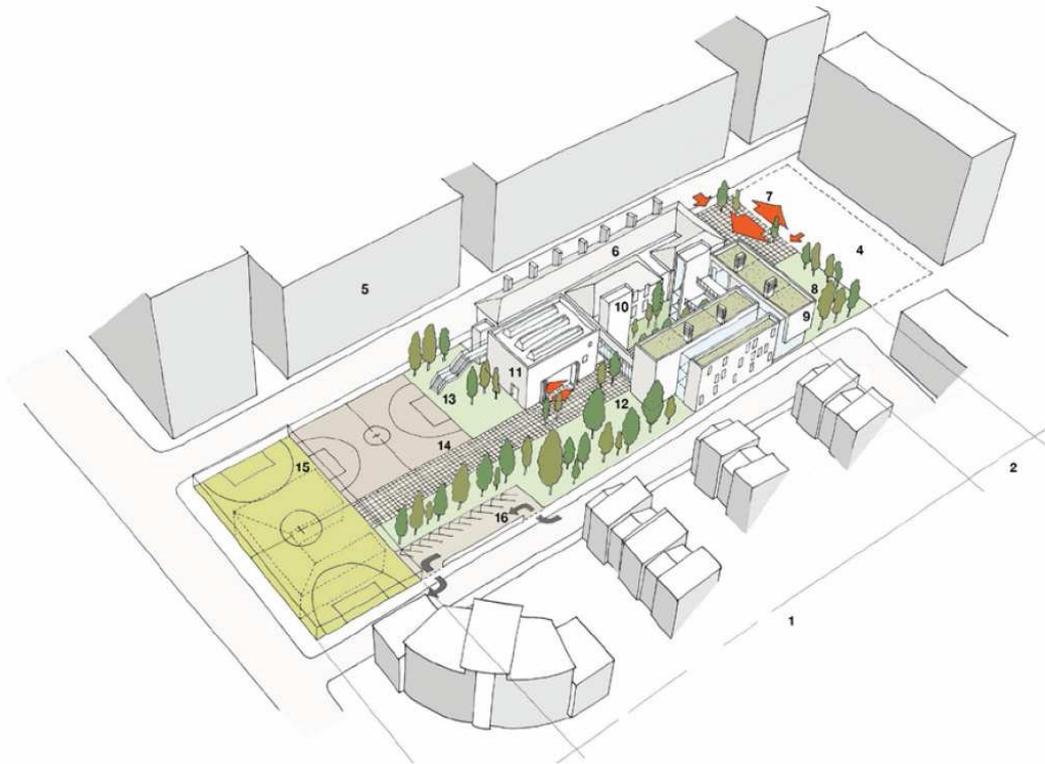


Options A to D are discussed further within this report.

Option A

3.19 This first option proposed the retention of the existing school building, a new sports hall and three storey teaching block and main entrance of Bullivant Street, a sketch view of which is shown below.

Diagram 2



Option A - Sketch view

3.20 This option was discounted as viable for a number of reasons:

1. Combined footprint of the existing and proposed school buildings reduces the area of external space available, and does not meet the playspace requirements for a 3FE school as set out in Building Bulletin 99 (BB99). BB99 is a document prepared by the Department for Education and Skills, as briefing project for primary school projects. It sets out simple, realistic non-statutory area guidelines for primary school buildings.;
2. Primary access from Bullivant required, which would result in disruptive modification to access when the land to the west (Phase 1A of the wider Blackwall reach scheme) becomes available as an extension to the playground;
3. Orientation of the site is such that much of the resultant playspace would be in continuous shadow or in close proximity to the Blackwall Tunnell approach where noise and air quality issues are most pronounced;
4. The construction would need to be multi-phased, impacting on delivery of education, with an overall construction programme of 33 months. With limited available space during construction, the site would be congested with little available space for external play;
5. Extensive remodelling of existing building, as outlined in paragraph 3.12 of this report;
6. Extended construction period and significant remodelling works of the existing school building would have budgetary implications.

Option B

3.21 This option also retained the existing school building, and provides a new teaching wing aligned along Woolmore Street. A new hall is proposed in the centre of the site, linking the two teaching wings, as shown in the sketch below.

Diagram 3



3.22 This option was discounted as viable for a number of reasons:

1. This option would involve building over a sewer which runs through the centre of the site. The Isle of Dogs low level sewer was built in the early 1990's, and passes beneath the site at a depth of approximately 14 to 15 metres, and has a nominal diameter of 3 metres.

The sewer was tunnelled rather than excavated from above, meaning it imposes constraints on the sub-structure (foundation) designs. The factors which play a part in this are the load from the new building, ground conditions (ie, load bearing capacity) and depth of the sewer. In the case of the subject site, the prevailing ground is poor.

This means that unless the new building can be carried on shallow foundations with vibro stone piling or similar specialist ground improvement, full piling will be required.

Thames Water require piling to be set down to at least the level of the bottom of the sewer and kept well clear to each side. This means that whilst in theory it is possible to bridge over the sewer by piling on both sides and bridging over, the space to the east of the existing school building is inadequate to accommodate this, and some demolition of the eastern end of the building would be required.

The requisite costs associated with building over the sewer are likely to render the project unviable.

2. As with option A, the combined footprint of the existing and proposed school buildings reduces the area of external space available, and does not meet the playspace requirements for a 3FE school as set out in Buidling Bulletin 99. Furthermore the playspace would be split into two distinct sections by the central community hub;

3. Orientation of the site is such that much of the resultant playspace would be in continuous shadow or in close proximity to the Blackwall Tunnell approach where noise and air quality issues are most pronounced;

4. The linear plan is inefficient and difficult to manage:

- The plan involves extended extended travel distances;
- The movement of a large number of pupils around the linear corridor arrangements would be problematic;
- Common activities which need to be accessible are isolated;
- The linear form precludes the development of an integrated school.

4. The construction would need to be multi-phased, impacting on delivery of education, with an overall construction programme of 31 months. It would involve several disruptive decants of students and staff.

5. Extensive remodelling of existing building, as outlined in paragraph 3.12 of this report;

6. Extended construction period and significant remodelling works of the existing school building would have budgetary implications.

Option C

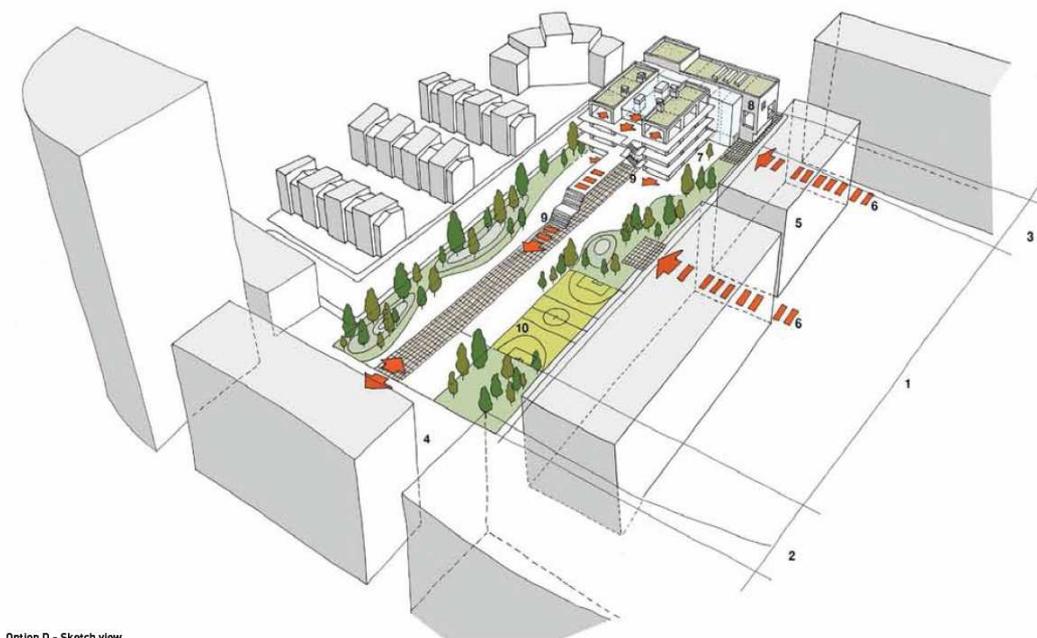
3.23 This option explored the potential for reworking Option A with the new build element positioned to the west of the existing building on land currently occupied by Bullivant Street and a part of the site immediately to the west of Bullivant Street.

3.24 This option was discounted at an early stage as not only does it exhibit similar issues to Option A, but it utilises the land at Bullivant Street which will not be available until 2016/2017. The uplift in school places is needed earlier than this, to provide for the growing demand for primary school places in the Borough, as well as the wider Blackwall Reach regeneration project.

Option D

3.25 This is the preferred option, which proposes a new school building to the eastern end of the site, and the demolition of the existing Woolmore School building.

Diagram 4



3.26 This option is considered the most suitable for the site for the following reasons:

1. The proposal is the only option which achieves Building Bulletin 99 standards.

2. The construction programme for this option is 26 months, with the new building completed in month 15, decant from the existing school by month 17 and demolition of the existing school in month 19. It would not involve several phases of decanting for students and teaching, and thus would have less of an impact upon continuity of education.

3. A new build solution offers considerably reduced life cycle costs both in terms of on-going maintenance, energy costs and facilities management, all of which are very important to the school ensuring their finances are focused on educational outcomes rather than building maintenance.

4. An amalgamated continuous play area which is shielded from the Blackwall Tunnel approach by the new school building which is designed to a high environmental standard and that can function to an excellent acoustic standard is proposed.

5. The proposed floor plans are compact and functional, with children progressing up through the building as they grow, from nursery on ground floor up to year 6 on the top floor. This also means that children of similar ages are grouped together appropriately.

4.0 ADDITIONAL REPRESENTATIONS

4.1 Since the decision of the Committee on the 6th of March 2013, the Council has received twenty six letters of support including with 15 proforma letters of support, and a letter from the school signed off by 38 staff and pupils. A petition in support of the proposal with 236 signatures (with local postcodes) has also been submitted. The reasons for support are as follows:

- The option will be the least disruptive to children
- The school will have modern technology
- Parents concerned that their child's education will suffer as a result of disruptions if the existing building is maintained
- Playground set away from Blackwall Tunnel approach
- Parents voted for the current option
- The current building is costly to heat and maintain and unsuitable for increasing number of children with disabilities
- Four floor building means a large playground area is achievable
- It will be easier to collect children from a single building as opposed to children in different years split into different buildings

4.2 One further letter of objection was received from an original objector as noted in the March officers report, requesting that the existing school building be Locally Listed by the Council , noting:

4.3 *"The principal elevation on Woolmore Street is distinguished by its eight sets of superimposed classrooms, served and delineated by seven massive upper-stage vent stacks. Each stack rising through the sprocketed slope of the range's long east-east roof slope. Its equally long overhanging eaves providing a horizontal contrast to the verticality of the vent stacks. And the regularly spaced convex eaves and gutter brackets delineating the three bays in each set of superimposed classrooms. The three bays also indicated by the semicircular relieving arches over the three ground-floor window openings, with the middle arch distinguished by a slightly recessed tympanum. The semicircular relieving arches are complemented by the convex brackets and both provide a contrast to the strong vertical and*

horizontal elements in this simple but impressive neo-Georgian elevation”

- 4.4 The Borough Conservation Officer has carefully considered the submission made on the matter and investigated the building, undertaking research including looking at the Survey of London and comparing it against other schools in the Borough (including those mentioned in the submission requesting local listing). He concludes that the school has only low historical, communal and aesthetic value and thus does not meet the required standard to be recommended as an addition to the local list.

5.0 IMPLICATIONS OF DECISION

Should Members decide to re-affirm their previous resolution and refuse planning permission there are a number of possibilities open to the Applicant. These would include (though not be limited to):-

- Resubmit an amended scheme to attempt to overcome the reasons for refusal.
- Lodge an appeal against the refusal of the scheme. Planning Inspectorate guidance on appeals sets out that:

“Planning authorities are not bound to accept the recommendations of their officers. However, if officers’ professional or technical advice is not followed, authorities will need to show reasonable planning grounds for taking a contrary decision and produce relevant evidence on appeal to support the decision in all respects. If they fail to do so, costs may be awarded against the Council”.

There are two financial implications arising from appeals against the Council’s decisions. Firstly, whilst parties to a planning appeal are normally expected to bear their own costs, the Planning Inspectorate may award costs against either party on grounds of “unreasonable behaviour”.

6.0 CONCLUSION

- 6.1 Officers consider that reason for refusal no. 1 is highly unlikely to be successfully defended at appeal, given that the existing building is not a designated heritage asset, has already been turned down for listing by English Heritage, and the Council’s Conservation officer supports the proposal.
- 6.2 With no statutory protection, the building could be demolished at any time.
- 6.3 Referring back to Paragraph 3.8 of this report, and Paragraph No. 135 of the NPPF, the existing building is not considered to be of such significance to warrant the refusal of the proposed planning application on the basis of heritage value.
- 6.4 The proposed new school has been designed to Building Bulletin 99 standards, as required by the Outline Planning Permission granted for the wider Blackwall Reach Regeneration project, and an options appraisal undertaken ascertained that a scheme retaining the school would fail to achieve these standards.
- 6.5 The public benefit of the proposed new building is considered to outweigh the loss of the existing building.
- 6.6 The onus is on the Council to deliver school places to meet the demand of new residential developments in the pipeline, and the Councils’ education department together with the school have confirmed that they are supportive of the proposal. Furthermore, the two most viable options to retain the existing school (Options A and B) fail to achieve the standards set out in Building Bulletin 99 due to the footprint required to deliver 3FE and lack of outdoor playspace to accommodate the uplift in pupils.

7.0 OFFICER RECOMMENDATION

- 7.1 Officers have drafted one reason for refusal based on the resolution of Members at the meeting on the 6th of March 2013 and this is set out at paragraph 3.2 of this report.
- 7.2 Notwithstanding the above, there has been no change in circumstances of policy since the referral of the appended report to Members on the 6th of March 2013. Officers consider that on balance the proposal is acceptable for the reasons set out in paragraph 2 of the appended report and therefore the officer's recommendation for **APPROVAL** remains unchanged.

8.0 APPENDICES

- 8.1 Appendix One – Report to Strategic Development Committee 6th March 2013
- 8.2 Appendix Two – Update report to Strategic Development Committee 6th March 2013

Appendix One – Report to Strategic Development Committee 6th March 2013

Committee: Strategic Development	Date: 7 th March 2012	Classification: Unrestricted	Agenda Item No:
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Case Officer: Katie Cooke		Ref No: PA/12/03318	
		Ward(s): Blackwall and Cubitt Town	

1. APPLICATION DETAILS

Location: The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street

Existing Use: Residential properties (Use Class C3), public house (Use Class A4), office, storage and light industrial units (Use Classes B1, B2 and B8), a faith building (Use Class D1) together with commercial car parking and a car washing facility (sui generis)

Proposal: Submission of reserved matters for Woolmore School (Development Zone 1, Building Parcel R) relating to access, appearance, landscaping, layout and scale of replacement school following outline planning permission dated 30th March 2012, reference PA/12/00001.

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Owner: Various

Historic Building: N/A

Conservation Area: The Naval Row Conservation Area partly falls within the outline application site (albeit not Building Parcel R). The All Saints Conservation Area is within close proximity of the application site

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 Officers have considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan 1998, (Saved policies); associated Supplementary Planning Guidance, the London Borough of Tower Hamlets adopted Core Strategy (2010), Managing Development DPD Submission Version and Modifications (2012); as well as the London Plan (2011) and the relevant Government Planning Policy Guidance, and has found that:

- It is considered that the proposed scale of the buildings would be in accordance with the scale parameters and accord with policies DEV1 and DEV2 of the Council's Unitary Development Plan (1998), policy SP10 of the Core Strategy 2010, policy DM25 of the Managing Development DPD Submission Version and Modifications (2012) and policies DEV1 and DEV2 of Council's Interim Planning Guidance (2007), which seek to ensure appropriate scale of developments in order to maintain the amenity, character and context.
- It is considered that the proposed appearance of the scheme would maintain a high quality environment and be in accordance with the Design Code and accord with policies 7.2, 7.3, 7.4, 7.5 and 7.6 of the London Plan (2011), policies ST17 and DEV1 of the UDP (1998), policies DM24 of the Managing Development DPD Submission Version and Modifications (2012), policy SP10 of the Core Strategy (Adopted 2010) and DEV2 of the IPG (2007), which seek to ensure high quality design and appearance of developments.
- It is considered that the proposed landscaping associated with Building Parcel R would maintain a high quality environment and accord with policies DEV1 and DEV12 of the UDP (1998), policies SP09 and SP10 of the Core Strategy (Adopted 2011), policy DM25 of the Managing Development DPD Submission Version and Modifications (2012), policies DEV2 and DEV13 of the IPG (2007), which seek to ensure high quality design and appearance of landscaping in developments.
- It is considered that the access arrangements for Building Parcel R accord with policies 6.1, 6.3, 6.9, 6.10 and 6.13 of the London Plan (2011), policies T16 and T18 of the Council's Unitary Development Plan (1998), policy SP09 of the Core Strategy (2010), policies DM20 and DM22 of the Managing Development DPD Submission Version and Modifications (2012) and policies DEV18 and DEV19 of the Council's Interim Planning Guidance (2007), which seek to ensure developments minimise parking and promote sustainable transport options
- On balance the proposals indicate that the scheme can provide acceptable space standards and layout. As such, the scheme is in line with policy DM18 (d) part (ii) of the Managing Development DPD Submission Version and Modifications (2012) which requires schools to comply with the relevant standards.

3. RECOMMENDATION

3.1 That the Committee resolve to **GRANT** reserved matters consent.

3.2 That the Corporate Director Development & Renewal is delegated authority to recommend the following conditions and informatives in relation to the following matters:

3.3 Conditions

- District Heat Network Connection
- BREEAM
- Bat Survey
- School Travel Plan
- Construction Logistics Plan
- Secure By Design statement
- S.278

Informatives

- 3.4
- To be read in line with PA/12/0001
 - S.278
 - Thames Water public sewer
 - Bats European Protected Species licence
 - Caretaker/site manager to control gates

- 3.5 Any other informative(s) considered necessary by the Corporate Director Development & Renewal

4.0 RESERVED MATTERS

- 4.1 Reserved matters applications are applications that follow approval of Outline planning permission where details have not been previously agreed.

- 4.2 A reserved matters application deals with some or all of the outstanding details of the outline application proposal, including:

- *Appearance* - aspects of a building or place which affect the way it looks, including the exterior of the development
- *Means of access* - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site
- *Landscaping* - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
- *Layout* - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
- *Scale* - includes information on the size of the development, including the height, width and length of each proposed building

- 4.3 The details of the reserved matters application must be in line with the outline approval, including any conditions attached to the permission.

- 4.4 In the case of Woolmore School, all matters were reserved as part of the outline consent, planning reference: PA/12/0001 (this is addressed in further detail in Section 5 of this committee report).

- 4.5 A copy of the Committee Report for PA/12/0001 has been appended to this report for background information.

- 4.6 The Reserved Matters application has been submitted in accordance with condition H2 of the

outline consent which states:

'For Building Parcel R, the details of reserved matters of the layout, scale, design and appearance of the buildings, the means of access thereto and the landscaping as well as details of vehicular and cycle parking provision and details pursuant to the approved Parking Management Plan, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the Development within that Building Parcel.

Reason: To ensure that the Local Planning Authority has control of those matters that have been reserved from the grant of this outline planning permission and in accordance with DEV1 of the London Borough of Tower Hamlets Unitary Development Plan, Policy SP01 of the London Borough of Tower Hamlets Core Strategy and policies 7.6 and 7.7 of the London Plan 2011.'

5.0 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

The wider Blackwall Reach site

- 5.1 Blackwall Reach comprises an area of 7.7 hectares and comprises of the Robin Hood Gardens, together with land parcels to the north and south. The application site is bounded by East India Dock Road (A13) to the north, Blackwall Tunnel Approach Road (A12) to the east, Cotton Street (A1260) to the west and Preston's Road roundabout/Aspen Way (A1261) to the south. The southern boundary is also marked by the elevated DLR tracks and the Blackwall DLR station. The application site can be seen overleaf in Figure 1.
- 5.2 The site is located within the London Borough of Tower Hamlets.
- 5.3 The Robin Hood Gardens Estate is the largest land parcel within the development area and comprises an existing social housing estate containing 214 residential units set around a landscaped area known as the Millennium Green. The estate was built in 1972 and constructed in concrete, however has decayed over recent years. The buildings are not listed and have been exempt from listing for 5 years from May 2009 by the Secretary of State.
- 5.4 The northernmost part of site contains a further 22 maisonettes located in Anderson House and 16 terraced house and flats between Robin Hood Gardens and Woolmore Street. Poplar Mosque & Community Centre, Woolmore School and the All Saints NHS health centre building are located to the north of Woolmore Street, whilst the north-west are of the application site contains a small number of poor quality buildings.
- 5.5 The southern part of the site between Poplar High Street and Blackwall DLR station contains a number of light industrial units and temporary buildings, together with commercial car parking facilities. Some of the former industrial buildings are presently in use for community and non-residential institution purposes. Immediately adjacent to the DLR station is a TfL bus stand and turnaround.
- 5.6 The south-eastern area of the site also includes part of the Naval Row Conservation Area. This L-shaped conservation area wraps around the former East India Docks, whose perimeter dock walls, railings and steps are Grade II listed and immediately adjacent to the application site boundary. The bridge parapet above the entrance to the Blackwall Tunnel, together with the East India Dock pumping station are also Grade II listed.

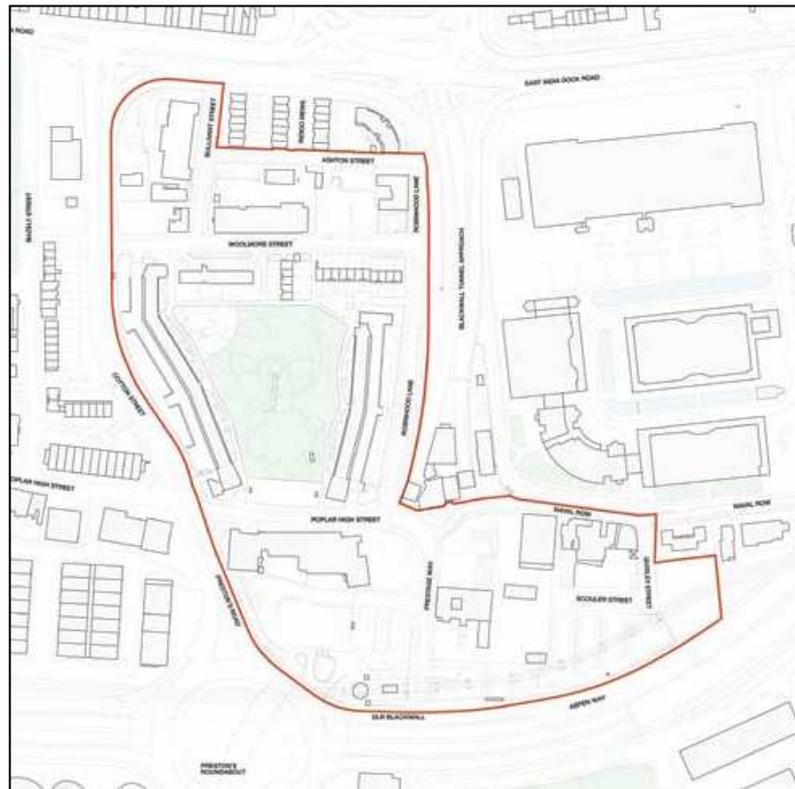


Figure 1: The application site (as existing)

- 5.7 The scale of the buildings within the site varies from 3-storey town houses immediately to the north, whilst Robin Hood Gardens rise to 7 and 10 storeys. In the south it is generally single or 2 storey industrial units rising to 3 storeys for the Steamship public house and 4 storeys for the residential block adjacent to the site boundary.

Surroundings

- 5.8 The scale of buildings beyond the site boundary contrast with those within. Within East India Dock immediately to the east of the application site are 10 storey commercial buildings, whilst to the south residential buildings of 25-35 storeys in height exist at New Providence Wharf and Wharfedale Point South. On the opposite side of Prestons Road roundabout, there is an extant planning permission at 2 Trafalgar Way for two residential-led mixed use buildings of 29 and 35 storeys in height.
- 5.9 There are a number of conservation areas within close proximity of the application site. As mentioned above, the Naval Row Conservation Area is partially located within the site boundary. All Saints Conservation Area is located opposite the site to the west, on the opposite side of Cannon Street, the focus of which is the Grade II* listed All Saints Church, its churchyard and Grade II listed rectory on the opposite side of Newby Place. The St Mathias Church Poplar and Lansbury Conservation Areas are located further to the west. To the north of the application site to the north of East India Dock Road lie St Frideswide's and the Balfron Tower Conservation Areas.

Transport infrastructure and connectivity

- 5.10 The site has a good public transport accessibility level (PTAL) ranging from 3 to 5 with an average across the site of 4 (1 being poor and 6 being excellent). The A12, A13 and A1261 highways that surround the site area all part of the Transport for London Road Network (TLRN). Blackwall DLR station within the southern part of the application site provides services on the Beckton and Woolwich Arsenal branches. Furthermore, All Saints DLR is within reasonable walking distance of the site and provides services on the Stratford to

Lewisham branch. Seven bus routes are within walking distance from the site; D6, D7, D8, 15, 108, 115 and 277. The bus stand and turnaround presently located in Ditchburn Street adjacent to the DLR station acts as the terminus for the route 15 bus. Cycle superhighway route 3 (CS3) runs through the site along Poplar High Street to Naval Row. However, pedestrian connectivity is generally poor given that the site is surrounded by heavy traffic routes and poor permeability through the site.

Outline planning consent (PA/12/0001)

5.11 Outline planning permission was granted on 30th March 2012 for alterations to and demolition of existing buildings, site clearance and ground works and redevelopment to provide the following uses:

- Up to 1,575 residential units (up to 191,510sq.m GEA - Use Class C3);
- Up to 1,710 sq.m (GEA) of retail floorspace (Use Class A1-A5);
- Up to 900 sq.m of office floorspace (Use Class B1);
- Up to 500 sq. m community floorspace (Use Class D1);
- Replacement school (up to 4,500 sq.m GEA - Use Class D1);
- Replacement faith building (up to 1,200sq.m - Use Class D1);
- An energy centre (up to 750 sq.m GEA); and
- Car parking (up to 340 spaces in designated surface, podium, semi-basement and basement areas and on-street)

5.12 All matters associated with details of appearance, landscaping, layout and scale and access are reserved for future determination, however, matters of detail have been submitted in respect of certain highway routes, works and/or improvements for the use by vehicles, cyclists and pedestrians.

5.13 Conservation Area Consent (Reference: PA/12/0002) was also granted which included the demolition of a warehouse building adjacent to and on the east side of the Steamship Public House, Naval Row. The building is located within the Naval Row Conservation Area.

Reserved Matters Application

5.14 The Woolmore School site is located in the London Borough of Tower Hamlets on a site surrounded by major roads: the A102 Blackwall Tunnel Northern Approach to the east, the A13 East India Dock Road to the north, the A1206 Cotton Street to the west, and the A1261 Aspen Way to the south. The block within which the existing and new school sits is bounded to the south by Woolmore Street, to the east by Robin Hood Lane, to the north by Ashton Street, and to the west by Bullivant Street.

5.15 The land uses surrounding the school site are characterised by largely residential development, although this is both of variable character, and in the process of change. Three-four storey accommodation on both Woolmore Street and Ashton Street is contrasted with the Robin Hood Gardens estate just to the south, which comprises two ten storey 'walls' of flats.

5.16 As detailed within the Outline Planning Permission, all proposals are to be managed through the use of the three control documents (in line with condition A4), as follows:

- **Parameter Plans:** These define the extent of the streets, spaces and buildings across the site against a series of minimum and maximum dimensions, which identifies each of the development blocks (A1 to R) within development zones (DZ 1-4) (see Outline Planning Application

Parameter Plans 512/7008/RevA, 512/7101/RevA and 512/7105/RevA). The parameter plans also control the broad arrangement of blocks, land uses, open spaces, transport routes and building heights and the respective limits of deviation.

- **The Development Specification:** This document sets out a written account of the parameter plans and details the description of the proposed development and the quantity of development that could arrive within each development parcel.
- **The Design Code:** This document provides a further level of detail beyond the parameter plans such as architectural detail and key design objectives and standards and subdivides the site into 4 character areas/urban quarters. These are entirely consistent with the 4 development zones as detailed above.

5.17 This Reserved Matters application is part of Development Zone 1 (DZ1) and one of the first phases of development to come forward and comprises all land and buildings within 'Parcel R' (as shown in Figure 2) of the Outline Planning Application (as set out in the Parameter Plan – Development Zone 1 512/7101/RevA of the Outline Planning Application). This includes Woolmore School; land to the east of the existing school which currently houses a vacant Primary Care Trust building; and land westwards (encompassing a stopped up Bullivant Street and a strip of land immediately to the west). Reserved Matters consent was granted for Phase 1a on 24/12/12 which is to the west and northwest of the Woolmore School site.

5.18 Figure 2 shows one of the submitted parameter plans, which identifies each of the development blocks (A1 to R) within the development zones (D.Z 1-4). The parameter plans also control the broad arrangement of blocks, land uses, open spaces, transport routes and building heights and the respective limits of deviation

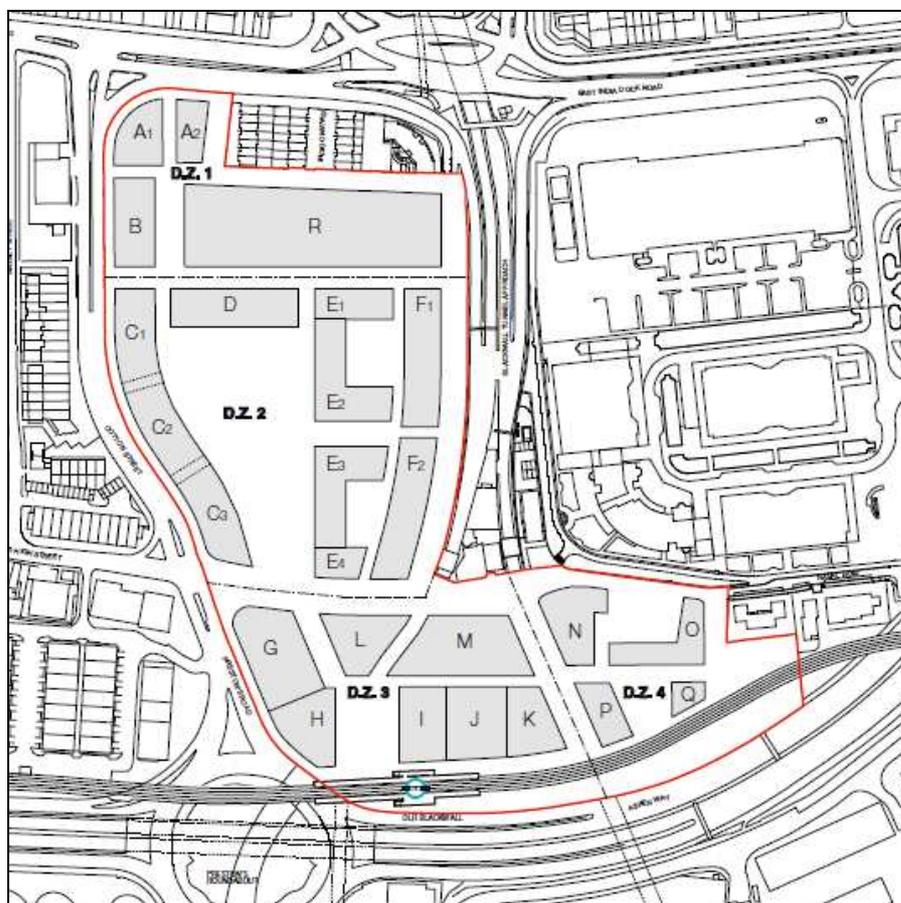


Figure 2: The Development Zones and blocks as presented in the parameter plans

- 5.19 Parcel R is greater in extent than the existing school grounds and encompasses the vacant health centre building to the east of the existing school playground and a stopped up Bullivant Street together with a strip of land to its west on the western boundary of the school. This extended school site covers an area of 6,055sqm. Immediately to the west is the Community Square (as identified in the Outline Planning Application).
- 5.20 The existing Woolmore School building is located in the southwest part of the block described above. This is due to be demolished, with the new main building located in the northeast part of the block. The land west of the new buildings will be reconfigured to provide a playground and other facilities for the school. The existing western boundary of the school site, Bullivant Street, is due to be closed and relocated further to the west, taking the form of a shared space street (as set out with the Swan Housing Group Reserved Matters application - reference: PA/12/02752).
- 5.21 In addition to this Reserved Matters Application, the remainder of DZ1 was approved submitted under a separate application which was made by Swan Housing for Phase 1A (Reference: PA/12/02752). It comprised:
- Community Square;
 - Three buildings;
 - Office floorspace;
 - Mosque
 - Residential (second floor and above within building A1 and within the whole of Building B); and
 - Associated and ancillary development including access, servicing, car parking, open space and landscaping.
- 5.22

In the short term, whilst the Swan Housing Group complete their construction the western most portion of Parcel R will not be available to the school as it will be utilised by the Swan Housing Group for their construction works. The school playground proposals have however been designed to allow the playground to be extended to take in this land once Swan Housing Group have completed their construction works (post 2015). Refer to ZonalMasterplan Completed Parcel R (drawing WOO-CUD-PLN-002 Rev D).

Reason for the School's Demolition

- 5.23 As part of the outline application, planning permission was granted for the expansion from a one-form entry to a three-form entry school which would assist with providing sufficient school places for the local community, including families living in new homes in the area. This is within the context of the Council needing to increase primary school places in the Borough overall, particularly in the south eastern area of the borough, to meet the needs of the rising population.
- 5.24 During the outline application process, various objections were received from the Twentieth Century Society and various residents regarding the loss of the building.
- 5.25 Whilst Woolmore School is not listed (nationally or locally) or located within a Conservation Area, a document has been prepared by Urban Initiatives Studio which explores the heritage value of the existing buildings on site and provides justification for their demolition, in line with Condition B1 of the Outline Planning Permission which has since been approved. This document has been submitted as part of this Reserved Matters Application in order to set out the background, reasons and justifications for the school's removal.

5.26 The heritage value of the existing school, building has also been assessed. Woolmore School is an example of an L.C.C. simplified Neo Georgian school that retains many of the Arts and Crafts elements inherited from the architect's housing traditions including simple stock brick, gaunt vent stacks, vernacular relieving arches and the cottage-like top floor windows expressed as dormers. However Woolmore School is not listed and the council's design and conservation officers consider it does not reach the required standard to be considered worthy of listing. It is not in a Conservation Area and the extensive alterations have deprived this relatively simple building of much of its original character. Furthermore significant modifications would be required to ensure that the building can meet the required standards including removal and replacement of staircases and a high proportion of the internal walls. The assessment outlines that there are no significant heritage issues in demolishing the existing school building to allow a new school to be built.

5.27 In addition to the above, the current school building provides approximately 1,300 sqm of accommodation but does not meet the current DfE standards or performance requirements:

- Typical classroom sizes are too small;
- Access is not DDA compliant (indeed the Council's access officer was unable to access the building at a recent site visit);
- The school dining hall is sub-standard with a number of columns breaking up the space;
- The means of escape does not meet modern day standards;
- Energy performance is poor and the building is naturally ventilated;
- Sound transmits through the building and from outside resulting in a noisy operating environment; and
- There are issues of glare, poor lighting and daylighting to some areas and the school provides a poor environment for IT.

5.28 Having reviewed the information submitted as part of this reserved matters application,
5.29 particularly the 'Justification for Demolition' Statement produced by Urban Initiatives Studio,.
Officer's consider the erection of a new school building at the eastern end of the site (as Option Two) to be the best option for the following reasons:

- Ensures that the new school can be designed in accordance with best practice and to meet the recommendation of Building Bulletin 99: Briefing Framework for Primary School Projects (DfES);
- Ensures that the new school can be provided to meet the highest performance standards providing a more energy efficient building that reducing future costs to run and is 'sealed' to reduce noise (an important issue in this location);
- Allows for the new school building to be constructed whilst the existing school remains in operation.
- Results in a reduced footprint and therefore ensuring more playspace for children.

5.30 No details were available on how the school facility would be delivered at the outline stage. This was a reserved matter that would be decided during the reserved matters stage. In the minutes of the Committee Meeting, it was agreed that this reserved matters application would be taken back to Committee so that Members could be assured that their views on the matters were sought.

Relevant Planning History

5.31 **PA/12/0001-** Outline consent was granted on 30th March 2012 for: 'Outline application for alterations to and demolition of existing buildings, site clearance and ground works and

redevelopment to provide:

- Up to 1,575 residential units (up to 191,510 sq.m GEA - Use Class C3);
- Up to 1,710 sq.m (GEA) of retail floorspace (Use Class A1-A5);
- Up to 900 sq.m of office floorspace (Use Class B1);
- Up to 500 sq. m community floorspace (Use Class D1);
- Replacement school (up to 4,500 sq.m GEA - Use Class D1);
- Replacement faith building (up to 1,200 sq.m - Use Class D1)

5.32 The application also proposes an energy centre (up to 750 sq.m GEA); associated plant and servicing; provision of open space, landscaping works and ancillary drainage; car parking (up to 340 spaces in designated surface, podium, semi-basement and basement areas plus on-street); and alterations to and creation of new vehicular and pedestrian access routes.

5.33 All matters associated with details of appearance, landscaping, layout and scale and (save for the matters of detail submitted in respect of certain highway routes, works and/or improvements for the use by vehicles, cyclists and pedestrians as set out in the Development Specification and Details of Access Report) access are reserved for future determination and within the parameters set out in the Parameter Plans and Parameter Statements'

PA/12/0002- Conservation Area Consent was granted on 30th March 2012 for : 'Demolition of building adjacent to and on east side of Steamship Public House, Naval Row.'

5.34 **PA/12/2740** - Approval of details were permitted on 7th December 2012 in relation of Phase 1A for 'Conditions, C1, (Decentralisation), D1, (Parking management), D3, (Sitewide phasing), E1, (Zonalmasterplan), E2, (Affordable housing strategy), E3, (Play space), E4, (Micro wind climate) & E7, (Site wide phasing), of Planning Permission dated 30 March 2012, Ref: PA/12/00001.'

5.36 **PA/12/2752-** Reserved Matters consent was granted on 24th December 2012 for Submission of reserved matters pursuant to condition E5 of outline planning permission dated 30th March 2012, reference PA/12/00001 for 98 new homes; 500 sqm community centre; 838 sqm office space and a 954 sqm mosque (ie for building parcels A1, A2 and B within Development Zone 1, excluding Parcel R 'Phase 1A') comprising layout, scale and appearance of the buildings, the means of access thereto and the landscaping as well as approval of details of vehicular and cycle parking provision, servicing and refuse collection and associated ancillary development.

6. POLICY FRAMEWORK

6.1 For details of the status of relevant policies see the front sheet for "Planning Applications for Determination" agenda items. The following policies are relevant to the application:

Government Policy:

NPPF

London Plan 2011:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.6 Children and Young People's Play and Informal Recreation Facilities
- 3.7 Large Residential Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.10 Definition of Affordable Housing

- 3.11 Affordable Housing Targets
- 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
- 3.13 Affordable Housing Thresholds
- 3.14 Existing Housing
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care Facilities
- 4.12 Improving Opportunities for All
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.5 Decentralised Energy Networks
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.14 Water Quality and Wastewater Infrastructure
- 5.15 Water Use and Supplies
- 5.22 Hazardous Substances and Installations
- 6.1 Strategic Approach to Integrating Transport and Development
- 6.3 Assessing the Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.7 Location and Design of Tall and Large Buildings
- 7.9 Access to Nature and Biodiversity
- 7.14 Improving Air Quality
- 7.15 Reducing Noise and Enhancing Soundscapes
- 7.19 Biodiversity and Access to Nature

Adopted Core Strategy 2010:

- SP01 Refocusing on our town centres
- SP02 Urban living for everyone
- SP03 Creating healthy and liveable neighbourhoods
- SP04 Creating a green and blue grid
- SP05 Dealing with waste
- SP06 Delivering successful employment hubs
- SP07 Improving education and skills
- SP08 Making connected places
- SP09 Creating attractive and safe streets and spaces
- SP10 Creating distinct and durable places
- SP11 Working towards a zero-carbon borough
- SP12 Delivering Placemaking
- SP13 Planning Obligations

Unitary Development Plan 1998 (saved policies):

- DEV1 Design Requirements
- DEV2 Environmental Requirements

DEV3	Mixed Use Developments
DEV4	Planning Obligations
DEV8	Protection of Local Views
DEV9	Control of Minor Works
DEV12	Provision Of Landscaping in Development
DEV15	Tree Retention
DEV17	Siting and Design of Street Furniture
DEV50	Noise
DEV51	Contaminated Soil
DEV55	Development and Waste Disposal
DEV56	Waste Recycling
DEV57	Nature Conservation and Ecology
DEV63	Green Chains
DEV69	Efficient Use of Water
EMP1	Promoting Economic Growth & Employment Opportunities
EMP3	Change of use of office floorspace
EMP6	Employing Local People
EMP7	Enhancing the Work Environment & Employment Issues
EMP8	Encouraging Small Business Growth
EMP10	Development Elsewhere in the Borough
HSG4	Loss of Housing
HSG7	Dwelling Mix and Type
HSG13	Internal Space Standards
HSG15	Residential Amenity
HSG16	Housing Amenity Space
T7	Road Hierarchy
T10	Priorities for Strategic Management
T16	Traffic Priorities for New Development
T18	Pedestrians and the Road Network
T21	Pedestrians Needs in New Development
OS9	Children's Playspace
SCF8	Encouraging Shared Use of Community Facilities
SCF11	Meeting Places

Interim Planning Guidance (October 2007):

LS25	Blackwall Reach
LS26	St Mathias Centre
L1	Leaside spatial strategy
L2	Transport
L3	Connectivity
L5	Open Space
L6	Flooding
L9	Infrastructure and services
L10	Waste
L34	Employment uses in East India North sub-area
L35	Residential and retail uses in East India North sub-area
L36	Design and built form in East India North sub-area
L37	Site allocations in East India North sub-area

Interim Planning Guidance – Other

Blackwall Reach Project Development Framework 2008

Managing Development: Development Plan Document (Submission Version 2012) and Modifications:

DM3	Delivering Homes
DM4	Housing Standards and amenity space

DM8	Community Infrastructure
DM9	Improving Air Quality
DM10	Delivering Open space
DM11	Living Buildings and Biodiversity
DM13	Sustainable Drainage
DM14	Managing Waste
DM15	Local Job Creation and Investment
DM20	Supporting a Sustainable Transport Network
DM21	Sustainable Transport of Freight
DM22	Parking
DM23	Streets and Public Realm
DM24	Place Sensitive Design
DM25	Amenity
DM26	Building Heights
DM27	Heritage and Historic Environment
DM28	World Heritage Sites
DM29	Zero-Carbon & Climate Change
DM30	Contaminated Land

London Plan Supplementary Planning Guidance/Documents

Lower Lea Valley Opportunity Area Planning Framework 2007
London Housing Design Guide 2010
Interim Housing SPG
London View Management Framework 2010
Housing
Land for Transport Functions 2007
East London Green Grid Framework 2008
Sustainable Design & Construction 2006
Accessible London: Achieving an Inclusive Environment 2004
Providing for Children and Young People's Play and Informal
Recreation 2008
Draft All London Green Grid 2011
Draft Housing 2011
Draft London World Heritage Sites – Guidance on Settings 2011
Draft London View Management Framework 2011
Draft Shaping Neighbourhoods: Children and Young People's Play
and Informal Recreation 2012

Government Planning Policy Guidance/Statements

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS4	Planning for Sustainable Economic Growth
PPS5	Planning for the Historic Environment
PPS9	Biodiversity and Geological Conservation
PPS12	Local Spatial Planning
PPG14	Transport
PPS22	Renewable Energy
PPS23	Planning and Pollution Control
PPG24	Noise
PPS25	Flood Risk

Community Plan The following Community Plan objectives relate to the application:

A better place for living safely
A better place for living well
A better place for creating and sharing prosperity
A better place for learning, achievement and leisure
A better place for excellent public services

7. CONSULTATION RESPONSE

7.1 The views of officers within the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

7.2 The following were consulted regarding the application:

LBTH Biodiversity

7.3 The applicant's Ecological Appraisal identifies the existing school building as of medium potential to support roosting bats and recommends emergence and re-entry surveys, which have to be undertaken between May and September. The Council's Biodiversity Officer commented that as a pre-1914 (albeit only just pre-1914) building with a slate roof, there is potential for roosting bats. Guidance states that surveys for European protected species should be undertaken before planning permission is granted. However, in this case, outline planning permission has already been granted, and thus permission for the demolition already exists. The reserved matters do not directly affect the likelihood or nature of impacts on bats. Therefore it makes little difference whether the bat survey is undertaken before or after granting permission for the landscaping and other reserved matters, provided it is undertaken before demolition begins. Therefore a condition should be attached stating that, before demolition begins, precautionary bat surveys, consisting of 2 emergence surveys and one dawn re-entry survey, are undertaken. If bats are found, a European Protected Species licence will have to be secured before demolition begins to prevent a breach of the law.

The proposed landscaping includes a wildflower area and several mixed native hedges. This will ensure an overall gain in biodiversity, assuming no bats are present on the site. I note that no green roofs are proposed. Biodiverse green roofs would provide additional biodiversity benefits.

(OFFICER COMMENT: A condition will be attached regarding the bat survey)

LBTH Building Control

7.4 No comments received.

LBTH Access Officer

7.5 No comments received.

LBTH Education

7.6 No objection

LBTH Transportation and Highways

7.7 No objections subject to a condition being attached requiring the applicant to submit a School Travel Plan

LBTH Arboriculturalist

7.8 No objections.

LBTH Sustainability & Renewable Energy

7.9 The Council's Energy Officer has reviewed the information submitted and has stated the following:

'The proposals are considered in accordance with the consented outline energy strategy and it is recommended that the energy strategy is secured by Condition and the scheme is delivered in accordance with the outline consent. An appropriately worded Condition should be attached to any permission to include the submission of details of the connection to the district system.

In terms of sustainability, the submitted information commits to achieving a BREEAM Excellent and a pre-assessment has been submitted to demonstrate how this level is deliverable. It is recommended that achievement of the BREEAM Excellent rating is secured through an appropriately worded Condition with the final certificate submitted to the Council within 3 months of occupation. '

(OFFICER COMMENT: Conditions have been attached as requested)

LBTH Waste Management

7.10 No comments received

LBTH Secure by Design

7.11 No objections subject to a Secure by Design being attached

(OFFICER COMMENT: A suitably worded condition will be attached)

English Heritage (Statutory Consultee)

7.12 No objection

Transport for London (Statutory Consultee)

7.13 No objection

Environment Agency (Statutory Consultee)

7.14 No objection subject to the conditions which were requested were attached to the outline consent.

(OFFICER COMMENT: These conditions were attached to the outline consent, namely condition H6 and D18)

Greater London Authority (Statutory Consultee)

7.15 No comments received

(Officer Comment: The GLA do not get consulted on Reserved Matters applications)

Thames Water

7.16 No objections subject to an informative being attached.

(OFFICER COMMENT: This informative will be attached to the decision notice)

London Fire and Emergency Planning Authority

7.18 No Comments received

Crossrail Charging Zone

7.19 No comments received

SPLASH Residents Association

7.20 No comments received

Association of Island Communities

7.21 No comments received

Twentieth Century

7.22 No comments received

(OFFICER COMMENT: This organisation were consulted late in the process and any comments/objections received will be included within an Update Report)

8. LOCAL REPRESENTATION

8.1 A total of 4,878 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised in East End Life and on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses:	3	Objecting:	1	Supporting:	1	Neither:	1
No of petitions received:	none						

8.2 One comment received related to a resident writing to the Council thanking them for the opportunity to view the applicant and the consultation process.

In Support

8.3 The letter of support was received from the Chair of Governors which accepted that the existing building has its own merits, however appreciates that it does not have capacity to meet the needs of the current demand.

8.4 The letter also stated that the project will be of great benefit to the students and surrounding community.

8.5 Furthermore the school is seen as an educational landmark.

In Objection

8.6 The objection received related to the following issues which are material to the determination of the application, and they are addressed below.

8.7 Due to the nature of the comments, various comments have been clustered together with an officer comment at the end of the points where they are considered to be related.

8.8 Design & Heritage

- The representations comprised several corrections (points 1- 5) to the architectural description of the school within the applicants 'Justification for Demolition' document.

(OFFICER COMMENT: This is not considered to be a material consideration. However, it is important to note that the objector's comments are based on the draft 'Justification for Demolition' document and some of the comments raised in respect of history and heritage value were amended in the version submitted to discharge the B1 condition and this reserved matters application. Equally this amended version includes further details of options that were considered by Architecture Initiative in arriving at the final proposal. It would appear that the objector has not had sight of these options.)

- The objection noted two reasons as to why the building is not listable and various design issues.
- The building is only one of 33 surviving examples of a 1912-1918 elementary school with highly visible and very distinctive line of seven massive upper- stage vent stacks.
- Unlike many of the other 13 surviving schools with white boxed eaves, the white boxed eaves at Woolmore retain their original lath and plaster soffits on particularly fine of original wrought- iron eaves and gutter brackets.
- Together with 5 of the schools in London Borough Tower Hamlets, Woolmore is a unique member of London's largest and most representative group of 1912-1928 Neo-Georgian LCC elementary and special school buildings.
- Although Woolmore School is not listable, it is nevertheless a historic school building which should be retained and refurbished in line with published advice from English Heritage and the Department for Children, Schools and Families.

(OFFICER RESPONSE: Woolmore School is not listed, nor is it is not located within a Conservation Area. The Council has however sought to carefully consider the value of the existing building in heritage terms as part of the development process. As required by Condition B1 of the Outline Planning Permission, a document has been submitted entitled 'Justification for Demolition to Support Discharge of Condition B1'. This document includes an assessment of the efforts made to retain the existing structure. Officers consider that the justification is correct in demonstrating that it has not proved possible to retain the building.

In summary, the Council has demonstrated that the loss of the building has been very carefully considered, especially, given that the building is not a heritage asset as defined in NPPF.)

- The objector stated that it is felt that all of the shortcomings listed in paragraph 3.2 in the 'Justification for Demolition' document could easily be overcome. Furthermore the post WW2 part of the building could be demolished and replaced by a linking block between the adopted and refurbished old school building and a modern new school building to the east (as set out in their letter January 2012). However it is felt that this has not been taken on board.

(OFFICER COMMENT: This option was considered (refer to Justification report page 16 – Option development – Option B) and was dismissed by the School community (including LBTH Department for Children, Schools and Families) because it divided the year groups and compromised the educational delivery. It is also worth noting that to ensure the building meets current statutory requirements (DDA / Part M access and movement in buildings) this option required extensive re-modelling of the existing building.

- Instead of drawing up an option based on this suggestion, the applicant's architect has produced an option which deliberately places a new school building on the north side of the old school building

(OFFICER COMMENT: The options worked up in more detail were collectively chosen by the School and LBTH Department for Children, Schools and Families as feasible solutions. These schemes were developed with the current educational, and future

educational demands in mind.)

- The objection indicates that rather than demolishing the building in its entirety, the applicant could have done the following:
 - Made large openings in some of the dividing walls (rather than demolish them between the existing classrooms;
 - Rather than demolish the 'existing hall/dining room' for a large double height multi-functional hall/sports hall and dining room, it would have been better to have an assembly hall/sports hall and a separate dining hall next to a new kitchen in a new school building.

(OFFICER COMMENT: Two hall options were considered however they were dismissed on the basis that the external play areas would not achieve the BB99 inner city school guidance and would not be acceptable by LBTH Department for Children, Schools and Families as a viable solution.

- The new school building could be to the east of the old school building. It could be a two-storey building along the eastern side of Woolmore Street. In doing so, the WW2 part of the building could be retained.

(OFFICER COMMENT: This option was reviewed with the Head of Woolmore School, the Governors and other teaching staff members and was not supported.)

- The architect has been obliged to plan and design a replacement school simply because a new school and a new mosque were promised as part of the demolition of Robin Hood Gardens. Given the demolition of these flats, school and adjacent former manual training centre, a retained and refurbished Woolmore Primary School is needed at the heart of the Blackwall Reach regeneration area (...) this historic school building would continue to serve its purpose for another hundred years.

(OFFICER COMMENT: The new build option on the eastern side of the site was chosen by the School, Governors and LBTH (Department for Children, Schools and Families). Furthermore the design has progressed with full engagement and support from the School community and local community.)

9. MATERIAL PLANNING CONSIDERATIONS

9.1 This is the second reserved matters application for the Blackwall Reach project which was granted outline consent (PA/12/0001) on 30th March 2012. It is imperative to note that the principle of development has been established and this application deals with the reserved matters set out in Condition H2 of the outline consent.

9.2 The main planning issues raised by this application that the committee are requested to consider are:

- Appearance
- Layout
- Scale
- Landscaping
- Access

9.3 Each issue is examined in more detail in the report below.

APPEARANCE

9.4 The outline planning permission established a series of design principles for the proposed development which were communicated in both the Design and Access

Statement and the Design Codes which accompanied the outline proposals.

- 9.5 As previously mentioned in this report, the heritage value of the existing school building has been assessed. Woolmore School is an example of an L.C.C. simplified Neo Georgian school that retains many of the Arts and Crafts elements inherited from the architect's housing traditions including simple stock brick, gaunt vent stacks, vernacular relieving arches and the cottage-like top floor windows expressed as dormers. However Woolmore School is not listed and the council's design and conservation officers consider it does not reach the required standard to be considered worthy of listing. It is not in a Conservation Area and the extensive alterations have deprived this relatively simple building of much of its original character. On this basis, it is considered that the existing school building should be demolished to allow a new school to be built. The main entrance into the proposed school is on the southern elevation facing Woolmore Street. The materials emphasise the solidity and strength of the building volume as a barrier to the Blackwall Tunnel approach, therefore a dark rough brick is proposed, adding density and weight to the form.
- 9.6 To provide the dynamic cut along the main atrium and to open up the building to its context, full height curtain walling has been employed to give a clean definition between the two main volumes of the building, each clad in their own individual brick. As the function changes, so does the brick and the teaching block employing a more muted buff colour. This tone of brick references the masonry of local industrial buildings and is much softer in appearance.
- 9.7 As part of the submission materials, the applicant submitted the following material samples:
- Ibstock Brick – Himley Ebony Black (0354);
 - Danehill Yellow Facing s Brick
 - Eternit Samples – Cool Grey (N292), Anthracite (N251) and Grey (N282)
- 9.8 Officers have since reviewed these samples and are happy with the proposals.
- 9.9 With regard to the teaching blocks, and the main atrium, curtain walling has been used to allow natural light in. On the west elevation it is used to create a clear visual link from the external play to the internal atrium link bridges.
- The main entrance curtain walling will be mainly glazed, with the occasional solid panel.
- 9.10 These panels will add different levels of reflectiveness and transparency to the extruded glazed atrium.
- 9.11 The applicant had originally proposed to use glazed bricks along the north elevation along Robin Hood Lane by way of introducing patternation to this frontage, however as the scheme has progressed, this is no longer proposed. Instead, the applicant proposes to create a patternation of bricks on the SE corner of this elevation to add some detail to the façade. In addition, the proposals comprise 4 of the larger windows to have coloured reveal trims set behind the outer leaf as shown on drawing ref:WOO-ARI-ELE-400010 Revision A– Materials
- 9.12 In light of the above, the proposed detailed design is considered acceptable within the context of the site and would preserve the character of the All Saints Church. As such the proposals are in accordance with policies 7.1, 7.6, 7.7, 7.10 and 7.11 of the London Plan (2011), policies DEV1 and DEV2 of the IPG (2007), DEV 1 and DEV2 of the UDP (1998), policy DM25 of the Managing Development DPD (Submission Version, 2012) and policy SP10 of the Core Strategy (Adopted 2010) which seek to ensure appropriate scale of developments in order to maintain the amenity, character and context.

SCALE

- 9.13 The detailed design set out within this reserved matters application would not extend beyond the upper limits in terms of footprint, height and bulk of the approved outline application PA/12/0001. The proposed detailed design and amount of development would not materially deviate from the approved outline application PA/12/0001.
- 9.14 As mentioned previously, the Parameters Plan which was submitted as part of the Outline application established the following parameters for Building Parcel R:

Building Parcel R	Height AOD (m)		Width (m)		Length (m)	
	Min	Max	Min	Max	Min	Max
	17	21	82	90	38	46

Figure 3: Parameter dimensions for Building Parcel R.

- 9.15 The documents submitted as part of this Reserved Matters application largely comply with the principles established in the outline permission.
- 9.16 The width of the proposed school building is below the minimum identified in the parameters plans, whilst the length and height are within the range identified. The school building indicated in the outline approval occupies approximately two thirds of the Parcel R site and assumes that the school site can be extended westwards to include land currently occupied by Bullivant Street.
- 9.17 The applicant has confirmed that the design team explored a number of options for the school (as set out in the B1 report) and the proposal submitted responds to the following important considerations:
- The requirement for continuity of education;
 - The location of a significant sewer that crosses the site in a north - south orientation (this makes a building of width 82m - the minimum dimension in the parameter plan - impossible to deliver without building across the sewer); and
 - The unavailability of the land to the west of the school occupied by Bulivant Street, in the short term.
- 9.18 The new school is located to the eastern end of the site where it can be built whilst the existing school continues to function. In this location it avoids the sewer and allows for the extension of the school playground to the west as a later phase. Importantly the new school building is within the parameters for height and the GEA of the proposed school is 3,973sqm which accords with the maximum floorspace of 4,500sqm, and the entire footprint of the building still remains within the school land parcel (Land Parcel R)
- 9.19 Given the changes above, this application is considered a 'subsequent application' under the EIA Regulations, and therefore officers have considered the requirements of Regulation 8 – '*Subsequent applications where environmental information previously provided*'.
- 9.20 This reserved matters application is in relation to a Schedule 1/ 2 development, and has not itself been the subject of a screening opinion and is not accompanied by an ES. Officers have considered the supporting environmental information submitted with the application and conducted a review of the Environmental Statement submitted with the outline application (PA/12/00001), and consider the information adequate.
- 9.21 The original outline permission is conditioned (Condition A4) such that detailed

schemes as a result of Reserved matters Applications have to comply with the parameter plans approved as part of the outline application. In this instance the proposal, if implemented, would be in breach of that condition, however, should this proposal be approved, it would render any enforcement action in relation to that breach not expedient to pursue for the reasons for approval set out in this report. It has been recommended to the applicants that a s.96a application is made to amend that condition prior to implementation of this proposal.

LAYOUT

- 9.22 This section deals with a number of issues which all work together to portray how the layout has been designed and how it is acceptable in planning terms.
- 9.23 The Parameter Plans establishes the maximum and minimum dimensions for the site in which this scheme complies with (as set out in the above 'Scale' section of this report).
- 9.24 The proposals comprise a 3- 4 storey building which is broken into three sections. The applicant has demonstrated that the height of the building is within the established parameters set.
- 9.25 Within the control documents, it specifies that the Woolmore School site must also accommodate a multi-use games area (MUGA), the indicative dimensions of which are 35m by 30m (Development Specification). Requirement R6-73 establishes that the MUGA and associated changing facilities must be accessible and available to the wider community after school hours. Requirement R6-72 also states that the MUGA should be provided at the eastern end of the site unless an alternative location is proven to be preferable within the parameters and design objectives of the scheme. The proposed scheme submitted as part of this Reserved Matters Application locates the MUGA at the western end of the site. The proposed MUGA is 33m x 18.5m. Whilst this is smaller than the MUGA suggested in the Development Specification it is sized based on the specific request of the school and with the support of LBTH Directorate for Children Schools and Families.
- 9.26 The outline planning application did not stipulate whether or not the existing school buildings should be retained. The exact location and layout of the school buildings and the MUGA were also not fixed. Whilst there was a recommendation that the school building should have a positive and active relationship with the new community square, with the MUGA located to the east, the design development process has resulted in an alternative proposal that has significant benefits for the school.
- 9.27 The layout of Parcel R is considered to be a well-designed space with good connection routes both north-south and east-west. Due to the site's constraints (the location of the existing properties on Ashton Street and a 132kV electricity cable running along Woolmore Street), it has not been possible to expand the site to the north or south.
- 9.28 The new building has been designed to take up minimum site area and release a maximum play area for the school and improved visual amenity for the surrounding

residential properties. The building is located at the eastern edge of the site and helps separate the site and surrounding landscape from the Blackwall Tunnel approach which runs adjacent to the development area, as required in the Design Code document.

9.29 The access to and servicing for the school are also located at the eastern edge of the site, away from the landscaped areas and pupil activity. The play spaces have been designed to provide the appropriate requirement for each year group, with entrances linked to the separate spaces. A MUGA is located along the southern boundary adjacent to Woolmore Street, where it can also be easily accessed by the local community as a shared facility, as required within R6-73 of the Outline Planning Design Code.

9.30 In terms of the buildings on site, the building form is broken into three sectors to maximise flexibility within the spaces, create an attractive teaching environment, provide a positive relationship with outdoor spaces and to ensure that certain areas of the building can be utilised out of hours for community use securely. The three spaces include:

- The hall/community hub/admin and staff functions: are grouped in the large form;
- The main teaching accommodation is located in a linked four storey form around a central atrium space; and
- Public entrance and link, via a glazed atrium spine.

9.31 Additional external teaching space is provided at roof level above the social hub facilities, which will be used by the older children and specialist functions located on the higher building levels.

9.32 A major feature stair located at the end of the teaching wing provides the main channel for pupil circulation from the higher building levels into the landscaped areas at site level.

9.33 Notably the site is constrained by the different levels, the architects have designed a successful area at the base of the stair which has facilitated structured arrangements of play spaces both immediately around the building and within the broader site landscape.

9.34 Discussed below are other issues which relate to the layout of Phase 1.

i) Building Bulletin 99

9.35 The Council does not have any policies to control the size and layout of school spaces. However, in this instance, Building Bulletin 99 was used by the applicant as for guidance for recommended areas.

9.36 Building Bulletin 99 (BB 99) provides simple, realistic, non-statutory area guidelines for primary school buildings, by providing minimum areas for all types of space in primary schools. It also offers area ranges over and above this minimum to allow schools flexibility in the design of their buildings and the way in which they use them.

9.37 The applicant has submitted a document as part of the reserved matters application showing how the proposed areas respond to the BB99 Guidelines.

9.38 Officers are happy with the quantum of play space provided as well as the quantum of internal spaces given that the proposed areas meet the requirements of the school.

9.39 In this instance, it is considered that that the proposals comply with policy DM18 (d) part

(ii) of the Managing Development DPD Submission Version and Modifications (2012) which requires schools to comply with the relevant standards.

ii) **Substation**

9.40

The sub-station indicated in the north-east corner of the Woolmore School site is to be provided in response to a request by UK Power Networks to provide power for the new school.

iii) **Secure by Design**

9.41

There has been regular dialogue between the applicants and the Crime Prevention Officer (CPO) to ensure an acceptable scheme is delivered at both the outline and this reserved matters phase.

9.42

Below are the comments raised the CPO and the response in light of a meeting between the applicant and CPO to address these issues:

- The CPO sought a minimum of 3M high perimeter fencing to all boundaries.

Response: In response to the comment made for 3m high fencing throughout, the applicant observed that LBTH PFI schools utilise a 2.8m min height. The CPO agreed to this subject to the fencing not being climbable, both in the spec of the mesh and the details such as flush to any dwarf walling and with no gaps within the 2.8m height.

The perimeter varies according to location and the following points were discussed.

- Weld mesh fencing, typically on Woolmore Street frontage.
- Railings on dwarf walls adjacent to the (west of the) front entrance and the majority of the Robin Hood Lane frontage and (beyond the new substation and bin store) the service yard onto Ashton Street.
- The school building will form the secure perimeter from the railing adjacent to the front entrance doors the staff cycle store area.
- Weld mesh Fencing on Aston Street from the Service Yard through to the existing masonry wall on Ashton Street.
- Retained existing Masonry Wall for approx the western half of Ashton Street and round the corner to continue for the majority of Bullivant Street.
- Weld mesh fencing starts at the south end of the masonry wall and meets that on Woolmore Street.

- The CPO sought for the secure cycle store to be moved to within the school, so that it is more central and therefore more visible.

Response: The Staff cycle parking is accessed via a controlled gate (same system as the building entrances) and within the 2.8m high perimeter. The area is over looked by staff offices and thus the passive surveillance at early and late times of the school day is improved. On balance it was agreed that the provision is adequate but that it would be better if a closure detail could be provided (in the fencing) to reduce the gap to the overhanging building so that no opportunity to scale over the fence is available. The overhang provides natural shelter for the cycle parking .

Visitor cycle parking is adjacent to the staff cycle parking (same overhang and passive surveillance, but outside the secure perimeter fencing. It was agreed that this is adequate.

- The CPO sought details of how the applicants plan to secure each area, as it will be essential to keep each zone separate and secure.

Response: The 'zones' within the school grounds, as submitted, were there for educational reasons in terms of space and pupil management, however the on-going dialogue has now lead the team to the conclusion that less constrained

treatment is required. It was agreed that this would not be an issue for SBD concern

- The car park has separate access and egress gates. The CPO would prefer ONE access/egress gate please.

Response: As a result of the design and site's constraints, this has to the need to entrance and egress gates as there is not sufficient area available to provide adequate vehicle turning space to meet the Highways requirement of using a forward gear for both entering and leaving the site.

The specification and type of gate has been discussed with the CPO since his comments. As a result of on-going dialogue with the school since the application, the applicant is expecting to bring forward a proposal for an electrically operated sliding gate at both locations. This type of gate is preferred by the CPO, and it was observed that the suggestion that the exit gates will probably be operated by induction loop in the paving should be reconsidered, as it is vulnerable to interference. The alternative of remote control to match that of the entrance gate was strongly promoted. This was accepted by the applicant.

- Requests that Full SBD achievement be a planning condition for this proposal due to the location of the school.

Response: This shall be conditioned to the consent.

- Concerns are had regarding the overhang

Response: In the light of the significant cantilevered overhang on to the Robin Hood Lane frontage, the CPO concern raised are about the temptation that the shelter may offer to individuals to hang around on evening and weekends. To some extent this is offset by the existing passive surveillance from the residences on the south side of Woolmore Street. It was agreed that upon the subsequent phase(s) of the Blackwall Reach Regeneration being completed that this is not likely to be a concern. However it was raised that the construction period of the development on the south side of Woolmore Street is likely to be the most vulnerable time for the front entrance of the school. This is understood to be at approximately late 2015 or later. From a design point of view the overhang is a result of the size of the school hall which would not fit at ground floor.

Also the nature of the stepped and ramped access in combination with the overhang presents an impossible challenge to provide subtle perimeter fencing. On balance it was recognised that given the positive experience with similar designs for school entrances in Tower Hamlets that it will be subject to a watching brief. The CPO has agreed that this should be looked at in the long term to see if it works and agree that should there be any crime/ASB issues in the future an agreed protocol should be to create a secure perimeter to the external part of this overhang, using security railings/fencing at 2.8M.

The CPO will require clear white (low energy lighting) with good colour rendering to be used on the area as this in conjunction with the school CCTV coverage will be a deterrent.

- The applicant is to forward details what gates, fencing, doors, windows, lighting, CCTV prior to purchase for the CPO's comments as part of the Secure by Design statement.

9.43 In conclusion it is considered that the proposed development complies with Strategic policy SP10 of the CS and DM23 and DM24 of the MD-DPD, which seek to ensure that buildings and neighbourhoods promote good design principles to create buildings, places and spaces that are high-quality, sustainable, accessible, attractive, durable and well-integrated with their surrounds. Saved UDP policies DEV1 and DEV2 seek to ensure that all new developments are sensitive to the character of their surroundings in terms of design, bulk, scale and use of materials.

LANDSCAPING

9.44 The Landscape Zonal Masterplan sets out the different areas of external space.

9.45 The positioning of the school has created a natural divide between the car park and service yard, ensuring that the pupil circulation is safely segregated from any vehicle movement within the site.

9.46 External space has been divided into a range of different types and scales to provide the opportunity for large and small group teaching and social activities, which includes:

- Nursery and Reception Play: including a dedicated entrance, ground floor classrooms providing direct access to their outdoor spaces, including covered outdoor play areas, areas of soft flooring;
- Key Stage 1 and 2 Play Areas: drop off and pick up zone and facilities for cycle and scooter parking, joint direct access to the MUGA (meeting Design Code requirement R6-73), terraced landscape and split level play; and
- 3rd Floor External Terrace: A controlled environment to provide a shared kitchen garden resource to encourage connections with nature and understanding of domestic crops with health and nutrition which can also be used as an extended teaching space and quiet reading area.

9.47 Bullivant Street presents an opportunity to extend the school's external facilities and provide a larger area for adventure play and a natural resource for flexible role play. The proposals include a planted edge providing a green connection between the school and the Swan Housing Group proposals including the community square.

9.48 As part of the submission documents, a Biodiversity Statement was submitted. The council's biodiversity officer reviewed this document and noted that the report identifies the existing school building as of medium potential to support roosting bats and recommends emergence and re-entry surveys, which have to be undertaken between May and September.

9.49 As a pre-1914 (albeit only just pre-1914) building with a slate roof, the biodiversity officer agrees there is potential for roosting bats. Guidance states that surveys for European protected species should be undertaken before planning permission is granted. However, in this case, outline planning permission has already been granted, and thus permission for the demolition already exists. Therefore the bat surveys must be carried out before demolition begins. A condition will be attached to the consent to regulate this.

9.50 If bats are found, a European Protected Species licence will have to be secured before demolition begins to prevent a breach of the law.

9.51 In addition to the above, an arboricultural report was submitted as part of the reserved matters application. It identifies 12 existing trees on site, of which 9 are to be removed. The Council's arboricultural officer has reviewed the application documents and has no objections to the proposals given that none have a Tree Protection Order on them and

that the proposed replanting and wider landscaping enhancements outweigh the loss.

- 9.52 It is noted that there are no green roofs for the proposals; however the applicant has confirmed that this is a result of the roof area being largely devoted to the teaching roof terrace, the PV array or the mechanical ventilation equipment, either the air handling units or their associated ductwork. Consequently the opportunity to introduce a useful area of green roof does not arise.
- 9.53 Furthermore, the roof area as a proportion of the building GIA is relatively low for a primary school (due to the number of storeys) combined with the unusual amount of ventilation provision in a way which means the roof area is a busy area.
- 9.54 Given the high quality landscape which is proposed elsewhere on the site, including wildflower area and several mixed native hedges. This will ensure an overall gain in biodiversity, and officers consider this outweighs the lack of green roofs.

ACCESS

- **Access**

- 9.55 Consideration has been given to the accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site.
- 9.56 As part of the submitted documents, the applicant submitted a Transport Statement which was produced by Urban Movement.
- 9.57 With regard to walking, basic arrangements will remain unchanged and the key issues are therefore to ensure continuing safe and convenient pedestrian access both across and along Woolmore Street, and also across Cotton Street via the signalised facility linking to Bazely Street. The applicant proposed that 'School Keep Clear' markings should be located against the northern kerb of Woolmore Street in a continuous stretch across the two main pupil entrance points (KS1/KS2 and Reception/Nursery) and possibly extended to cover the main school entrance further to the east.
- 9.58 However having reviewed the proposals, the Council's highways officer does not support this notion as the borough's experience of school keep clear zones is that rather than creating a vehicle free buffer between the school and the carriageway, they offer clear kerbside space for vehicle drop off and pickups. While officers do not object to the loss of parking spaces, Highways is concerned that extending the zone will simply create a larger area of pick up/ drop off parking and encourage car trips to the site. Thus officers do not support increasing the school keep clear zone at this point and this element of the proposal has been omitted.

- 9.59 Below is a review of the highway information submitted as part of this application.

- **Servicing and delivery**

- 9.60 Site access by large vehicles for deliveries and servicing will be provided to ensure that, as far as possible, such activity takes place off the public highway.
- 9.61 It is proposed that vehicles will enter the site from Robin Hood Lane, turn left onto Ashton Street and then left into the site. In order to exit the site, vehicles will turn right out onto Robin Hood Lane.
- 9.62 As part of the highway officer's original comments, they sought confirmation that that the vehicle to pedestrian visibility splay of 1.5m x 1.5m must be achieved at the vehicular access points to the car park. The applicant has since demonstrated that this

will be provided.

9.63 Whilst officers are happy with these proposals in principle, further details will be provided at a later stage. For example, condition D2 of the outline consent requires details of a detailed Estate Management Plan to be submitted. This includes details of servicing and deliveries. In addition transport and traffic management improvement measures will be submitted as part of the discharge of conditions D1 and D10.

9.64 The highways officer has requested that a Construction Logistics Plan be attached to this consent. This will be conditioned.

- **Vehicle and cycle parking**

9.65 In order to encourage cycling by both staff and children cycle parking facilities will be provided as follows:

- Staff: 5 stands for 10 bikes
- Pupils: 16 stands for 32 bikes
- Visitor: 3 stands for 6 bikes

9.66 Whilst the proposed staff spaces are welcomed, it is noted that the proposed student spaces equate to 1 space per 20 students, short of the 1 in 10 cycle spaces per pupil as set out in the London Plan and London Borough of Tower Hamlets. However, as part of pre-application discussions, this short fall was agreed between the applicant and officers on the basis that provision would increase to 1 in 10 cycle spaces per pupil should demand require it. Should this be the case, additional space on-site is reserved specifically for this purpose and this will be monitored through the school travel plan which has been conditioned to be provided.

9.67 An area of the school playground has been safeguarded for additional cycle parking provision should this be required in the future. This allows for a further 20 cycle stands providing 40 cycle parking spaces. This provides for an overall provision of 72 spaces (ie allowing for 10% of the 720 school pupils to arrive by cycle).

9.68 The majority of safeguarded spaces are located in the KS1/KS2 playground (adjacent to the entrance On Woolmore Street (19 stands / 38 spaces) with one additional stand (2spaces) proposed in the Reception Playground. Further to the highways original comments, the applicant has marked these additional

9.69 spaces on the submitted plans WOO---ARI---PLN---000004 Rev B – Access Plan and

WOO---CUD---PLN---000003Rev C – Landscape Proposals Interim.

9.70 Sustainable modes of transport have been adopted in this scheme by virtue that the existing nine on-site parking spaces will be replaced by just six new spaces, two of which are for 'blue badge' holders only. This parking is intended for use by members of staff only, and car sharing will be encouraged. This is compliant with IPG Policy CP40 and Managing Development Policy DM20, the use of cars for travel to and from the school will be discouraged. As part of this approach.

9.71 Furthermore, the existing bus and DLR services provide the school with a good level of

public transport accessibility. The likely increase in demand for travel by public transport to and from the new school will not be sufficient, in itself, to justify improvements in bus or DLR services, or directly associated infrastructure. However, the quality of walk routes to and from the DLR stations and the nearest bus stops will be kept under review as part of the process of improving conditions for pedestrians generally.

9.72

The Council's Highways Officer has requested that a s.278 agreement is entered into in connection with this permission to ensure the works respect the highways land. This will be dealt with through a condition.

9.73

- ***Trip Generation***

The expansion of Woolmore School to provide three form entry will increase trips to and from the site. An analysis of the number and mode split of trips for the expanded school is not provided in the Transport Statement. However, information on trips for the existing school on the site is given, showing 18% of pupils currently access the site by car.

9.74

Applying this proportion to the expanded school, c.130 car trips would be made daily to the school. If this were the case, the roads approaching the school would likely become congested during the school 'peak' periods (the start and end of the school day).

9.75

Although it is expected that car travel to the school will be suppressed by the limited vehicle access to the site and the proximity of the new intake to site (thus encouraging walking), robust measures must be implemented by the school to minimise the level of additional car trips to the site. To achieve this, the highways officer has requested a School Travel Plan to be conditioned to the consent should it be approved.

The highway's officer has also requested that the School Travel Plan includes details on how the two access points will be managed (i.e KS1/ KS2 and Reception/Nursery).

9.76

It is considered that, subject to the submission and approval of a school travel plan, the proposed parking, servicing and access arrangements are in accordance with policies 6.3, 6.8 to 10, 6.12 and 6.13 of the London Plan (2011), policies T16, T18, T19 and T21 of the UDP (1998), policies DEV17 and DEV19 of the IPG (2007), policies SP08 and SP09 of the Core Strategy (2010) and policies DM20 and DM22 of the Managing Development DPD (Submission Version and Modifications, 2012) which seek to ensure that sustainable transport networks are provided in addition to appropriate parking provision.

9.77

OTHER ISSUES

Whilst not forming part of the required reserved matters topics, the applicant has also provided details in relation to energy and amenity. Officers have considered these in order to assess the full details of the proposals. These are set out below.

Energy

9.78

At a national level, the National Planning Policy Framework sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure. At a strategic level, the climate change policies as set out in Chapter 5 of the London Plan 2011, London Borough of Tower Hamlets Core Strategy (SO24 and SP11) and the emerging Managing Development DPD Policy DM29 collectively require developments to make the fullest contribution to the mitigation and adaptation to climate change and to minimise carbon dioxide emissions.

9.79

The London Plan sets out the Mayor's energy hierarchy which is for development to be designed to:

- Use Less Energy (Be Lean);
- Supply Energy Efficiently (Be Clean); and
- Use Renewable Energy (Be Green).

9.80

The Managing Development 'Development Plan Document' emerging Policy DM29 includes the target to achieve a minimum 35% reduction in CO2 emissions above the Building Regulations 2010 through the cumulative steps of the Energy Hierarchy. Emerging Policy DM 29 also requires sustainable design assessment tools to be used to ensure the development has maximised use of climate change mitigation measures. The current requirement of the policy is for BREEAM Excellent development.

9.81

Policy SO3 of the Core Strategy (2010) seeks to incorporate the principle of sustainable development, including limiting carbon emissions from development, delivering decentralised energy and renewable energy technologies and minimising the use of natural resources. The London Borough of Tower Hamlets Core Strategy Policy SP11 requires all new developments to provide a reduction of carbon dioxide emissions through on-site renewable energy generation.

9.82

In addition to the policy requirements, the outline application permitted energy strategy set the parameters for all developments to link into the district heating system proposed for the site and for all schemes to meet the BREEAM excellent rating.

9.83

The submitted Energy Strategy for Woolmore School sets out the proposals to maximise CO2 emission reductions through energy efficiency measures and renewable energy technologies (9kW PV array). The anticipated CO2 savings are a 26% compared to building regulation 2010 requirements. This exceeds the London Plan CO2 emission reduction requirements but falls significantly short of DM29 policy requirements.

9.84

However, these emission reductions are considered acceptable as the proposals include the installation of a temporary energy system to supply the space heating and hot water requirements prior to the delivery of the Blackwall district heating system. Once the connection to the district system is realised the CO2 emissions of the scheme will be further reduced due to the carbon intensity factor of the district CHP compared to the temporary gas system.

9.85

Connectivity to the wider district system is a requirement of the outline permission and it is anticipated that this will occur when phase 3 has been completed and the CHP commissioned. The proposals are considered in accordance with the consented outline energy strategy and it is recommended that the energy strategy is secured by Condition and the scheme is delivered in accordance with the outline consent. A condition will be attached to any permission to include the submission of details of the connection to the district system.

9.86

In terms of sustainability, the submitted information commits to achieving a BREEAM Excellent and a pre-assessment has been submitted to demonstrate how this level is deliverable. The Council's energy officer has recommended that achievement of the BREEAM Excellent rating is secured through an appropriately worded Condition with the final certificate submitted to the Council within 3 months of occupation. This is to ensure the highest levels of sustainable design and construction in accordance with Policy 5.3 of the London Plan 2011 and Policy DM29 of the London Borough of Tower Hamlets Draft Managing Development DPD. As such, should reserved matters be granted, a condition will be attached.

Amenity

9.87

Details of private amenity have been considered as part of the decision. The applicant has submitted a number of documents addressing various amenity aspects, including a wind and microclimate reports, daylight/sunlight, and air quality reports which are examined in further detail below.

9.88

(i) Daylight Sunlight

9.89

Officers are satisfied that the proposed development would not have an unduly detrimental effect on the adjoining properties daylight and sunlight amenity.

9.90

Daylight Assessment

The daylight analysis indicates that the impact on existing surrounding properties arising from the proposed development will be well within acceptable limits.

Out of the 28 windows, 4 windows passed the 25 degree line test. All the remaining existing windows had VSC levels of greater than 27%.

Impact on daylighting levels for the proposed buildings as part of a masterplan south of the Woolmore Primary School site were also found to be acceptable:

9.91

- VSC assessment was carried out for two facades on buildings within the masterplan proposed for the south of the site.
- Assessment results indicate that VSC levels for majority of the area on these two facades will be greater than 27%.
- The slight loss in daylight at the ground and first floors are not considered to be of concern as VSC levels are still above 20%.

9.92

Sunlight Assessment

A total of 28 south facing windows (within 90 degrees of south) were assessed for annual and winter sunlight hours. Only 4 of the 28 windows passed the 25 degree line test; all of the remaining windows received at least 25% of annual probable sunlight hours and 5% of winter probable sunlight hours under the proposed condition.

9.93

In summary, all of the assessed existing windows pass the relevant BRE tests for daylight and sunlight access. Two facades on the proposed building to the south of the site will experience a slight loss on daylight access, but this is not considered to be of significant concern in an urban environment.

9.94

The report confirms that the proposed Woolmore Primary School building will not result in significant negative impact to daylight and sunlight access for surrounding properties.

9.95

(ii) Wind Microclimate

The wind study which was produced by BMT Fluid Mechanics Ltd demonstrates that the wind conditions within and around the proposed site are expected to be suitable, in terms of pedestrian comfort and safety, for all users throughout the year.

9.96

Condition H4 of the outline consent deals with the microclimate strategy. This information was submitted and approved under separate cover (PA/12/3317).

9.97

(iii) Air Quality

An Air Quality report, produced by Capita Symonds was submitted as part of this application. The report notes that the proposed scheme has adopted a suitable approach to reduce the exposure of users within the design. The proposed school buildings will be sealed and the air drawn into them by mechanical ventilation via inlets on the roof.

9.98

9.99

The document states that at the detailed planning stage of the school, emissions from the proposed boilers should be assessed to ensure that emissions will be drawn into proposed ventilation inlets.

9.100 Overall, subject to detailed assessment of the boilers, the scheme is expected to comply with the Environmental Statement.

9.101

This document is necessary to discharge condition D16 of the outline consent and should be formally submitted to the planning department under separate cover.

(iv) Noise

This was considered as part of the outline consent which was subsequently approved.

9.102 The outline application was accompanied by a noise and vibration assessment and it was concluded that the proposals were acceptable subject to the imposition of conditions restricting construction hours and noise emissions and requesting the submission and a Construction Management Plan. The applicants have submitted an Environmental Noise survey in relation to this proposal that has not attracted any objections from the Councils Environmental Health officers. The information contained within the survey will require formal discharge in relation to condition A15 of the outline permission.

9.103

In summary, the proposals are considered to be consistent with policy SP10 of the Core Strategy (2010), Policy DEV2 of the UDP (1998), Policy DEV1 of the IPG (2007) and Policy DM25 of the Managing Development DPD (Submission Version, 2012) which seek to protect the amenity of local residents and the environment in general.

9.104

(v) Land Contamination

9.105 A Land Quality Statement was produced by Campbell Reth and submitted as part of this application. However this was dealt with as part of the outline consent through the assessment of the Environmental Statement.

This detail is not relevant to this reserved matters application and is required to be submitted under separate cover to discharge condition D11 which deals specially with land contamination.

(vi) Waste

A waste management strategy was submitted as part of the application documents, however this will be assessed as part of the approval of details for the outline consent via condition D9.

Section 106 Agreement

9.106 Section 106 contributions were secured as part of the outline scheme (these can be viewed in the attached committee report for PA/12/0001 and PA/12/0002).

9.107 In summary the requested contribution was approximately **£14.48million**.

9.108 The outline application approved the principle of development, including all relevant planning obligations necessary to make the development acceptable and it is not considered necessary to seek, any further S106 contributions.

Equalities Act Considerations

9.109 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and the Committee must be mindful of this duty inter alia when determining all planning applications. In particular the Committee must pay due regard to the need to:

1. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
2. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
3. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.110 The contributions towards various community assets/improvements and infrastructure improvements (such as access to playspace and contributions to transport improvements and education) addresses, in the short-medium term, the potential perceived and real impacts of the construction workforce on the local communities, and in the longer term support community wellbeing, improving the quality of education facilities within the Borough and social cohesion.

9.111 Furthermore, the requirement to use local labour and services during construction enables local people to take advantage of employment opportunities.

9.112 The recreation and leisure related uses and contributions (which will be accessible by all), such as the improved public open spaces and play areas, help mitigate the impact of real or perceived inequalities, and will be used to promote social cohesion by ensuring that sports and leisure facilities provide opportunities for the wider community.

9.113 The contributions to affordable housing along with commitments to re-house existing residents support community wellbeing and social cohesion.

10.0 Conclusions

10.1 All other relevant policies and considerations have been taken into account. Reserved matters approval should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Appendix Two – Update report to Strategic Development Committee 6th March 2013

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

6th March 2013

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
6.1	PA/11/03617	Skylines Village, Marsh Wall	<p>Proposed demolition of all existing buildings within Skylines Village and the erection of buildings with heights varying from 2 to 50 storeys in height, comprising of the following:</p> <ul style="list-style-type: none">• 764 residential units (Use Class C3);• 1,982 sq.m (GIA) of flexible retail floor space (Use Class A1-A5/B1);• 4,480 sq.m (GIA) of office floor space (Use Class B1)• 2,250sq.m (GIA) of community floor space (Use Class D1);• A two-level basement containing associated car parking spaces, motorcycle spaces, cycle parking, associated plant, storage and refuse facilities <p>The application also proposes new public open space, associated hard and soft landscaping.</p>

7.1	PA/12/3318	The Robin Hood Gardens Estate together with land south of Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street	Submission of reserved matters relating to access, appearance, landscaping, layout and scale of replacement school following outline planning permission dated 30th March 2012, reference PA/12/00001.
7.2	PA/12/00637	Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, London	Redevelopment of the site to provide a residential led mixed use development, comprising the erection of part 6 to 22 storey buildings to provide 223 dwellings and 129 sqm of new commercial floorspace falling within use classes A1, A2, A3, A4, B1, D1 and/or D2, plus car parking spaces, cycle parking, refuse/recycling facilities and access together with landscaping including public, communal and private amenity space.

Agenda Item number:	6.1
Reference number:	PA/11/03617
Location:	Skylines Village, Marsh Wall
Proposal:	<p>Proposed demolition of all existing buildings within Skylines Village and the erection of buildings with heights varying from 2 to 50 storeys in height, comprising of the following:</p> <ul style="list-style-type: none"> • 764 residential units (Use Class C3); • 1,982 sq.m (GIA) of flexible retail floor space (Use Class A1-A5/B1); • 4,480 sq.m (GIA) of office floor space (Use Class B1) • 2,250sq.m (GIA) of community floor space (Use Class D1); • A two-level basement containing associated car parking spaces, motorcycle spaces, cycle parking, associated plant, storage and refuse facilities <p>The application also proposes new public open space, associated hard and soft landscaping.</p>

1.0 CLARIFICATION AND CORRECTIONS

- 1.1 The Strategic Development Committee is requested to note the following clarifications and corrections to the report circulated with the agenda.
- 1.2 The following amendments to the submission documents reference numbers are required.

Submission Documents

- ~~SKY2_PA_05_15A Proposed Landscape Plan~~
- SKY2_PA_05_15B Proposed Landscape Plan
- 130207 Summary of Open Space Functions - Skylines Landscape Strategy Diagram (NTS) February 2013

2.0 CONSULTATION RESPONSES

Drug & Alcohol Action Team (DAAT)

- 2.1 The DAAT have confirmed in writing (see Appendix 1 below) that an offer from the developer has been received that specifies the applicant's proposal to assist and rehouse existing drug and alcohol service currently residing at Skylines Village. The DAAT have agreed to the proposal and consider it to be equitable in ensuring continuity of service delivery, whilst also supporting future service delivery aspirations. The agreed terms of this offer will be secured as additional financial and non-financial planning obligations.

3.0 RECOMMENDATION

- 3.1 Officer's recommendation remains as per the original subject to the amendments set out in Section 1 of this Update Report.

Appendix 1



Communities, Localities & Culture

Tim Ross
Planning and Building Control
Mulberry Place
Clove Crescent
London
E14 2BG

Drug & Alcohol Action Team
Tower Hamlets Town Hall
6th Floor, Mulberry Place
5 Clove Crescent
London E14 2BG
Enquiries to:

Tel: 020 7364 4755
Email: ali.akhtar@towerhamlets.gov.uk

www.towerhamlets.gov.uk

Your ref: PA/11/03617
Date: 6th March 2013

Dear Tim,

RE: DAAT Response to Applicant's offer for drug and alcohol services located at Skylines

I am writing to inform you the Drug and Alcohol Action Team (DAAT) has received an offer from the developer (26th February) that specifies the applicant's proposal to assist and rehouse existing drug and alcohol service currently residing at Skylines Village.

Within this offer, the applicant has agreed to:

- Confirm that community support services (or replacement services) can remain on the site until the start of the site redevelopment;
- Assist in relocating the services (or replacement services) by paying for move costs and any uplift in rent over and above existing levels during the build period;
- Reserve replacement floor space within the community element of the new Skylines development and pay relocation costs for the services (or replacement services) to return back into the development;
- Identify alternative and suitable accommodation for the Community Alcohol Team and pay for move costs and rental uplifts during the interim period (which may include existing properties from the applicant's portfolio for use for the interim period);
- Provide each service two years rent free in the new scheme
- Ensure rent pay levels (within new development) remain equivalent to rent currently paid at Skylines (+CPI), which is secured for 20 years (with appropriate break clauses included);
- Agree to transfer the arrangement to any new provider commissioned by the DAAT;
- Provide an additional discrete space within the community facility (at no cost) to enable external providers (including Alcoholics and Narcotics Anonymous and Al-Anon UK) to deliver services

Please note the DAAT welcome and agree the proposal and consider it to be equitable in ensuring continuity of service deliver, whilst also supporting future service delivery aspirations (identified at this time).

Yours sincerely,

Ali Akhtar
DAAT Business Manager

Agenda Item number:	7.1
Reference number:	PA/12/3318
Location:	The Robin Hood Gardens Estate together with land south of

	Poplar High Street and Naval Row, Woolmore School and land north of Woolmore Street bounded by Cotton Street, East India Dock Road and Bullivant Street
Proposal:	Submission of reserved matters relating to access, appearance, landscaping, layout and scale of replacement school following outline planning permission dated 30th March 2012, reference PA/12/00001.

1.0 FURTHER CLARIFICATIONS

- 1.1 The committee report stated that 6 car parking spaces were to be provided; this should read as 5 spaces (3 no. standard spaces and 2 no. disabled spaces).

2.0 FURTHER REPRESENTATIONS

- 2.1 Since the time of publishing the committee report, a further letter of objection was received from Twentieth Century Society. The objections are discussed below:

- 2.2 The organisation maintain their objection to the demolition of this historic school building as it is felt that it is a positive contributor to the local townscape.

(OFFICER COMMENT: Woolmore School is not listed, nor is it is not located within a Conservation Area. The Council has however sought to carefully consider the value of the existing building in heritage terms as part of the development process.)

- 2.3 Despite the replacement fenestration, it is considered that the main neo-Georgian part of this building makes a positive contribution to the townscape. It is argued that it is the only example of neo-Georgian architecture in this part of Tower Hamlets – particularly relevant as the associated former Woolmore Street Infants School (1914) which has been derelict for some time, is also due to be demolished.

(OFFICER COMMENT: The applicant submitted a 'Justification for Demolition' document as part of the submission which includes an assessment of the efforts made to retain the existing structure. Officers consider that the justification is acceptable in demonstrating that it has not proved logistically viable to retain the building.)

In summary officers are of the view that given that the building is not a heritage asset, the loss of the building has been very carefully considered and justified.

- 2.4 The organisation are disappointed that the applicant has rejected options to retain the primary school building, and they are not convinced that more imaginative solutions to preserve it have been explored.

(OFFICER COMMENT: Officers are satisfied that the design team has explored all the possible options to maintain the building. This is further support by the fact that the site is not listed or in a conservation area. The new build option was chosen by the School, Governors and LBTH (Department for Children, Schools and Families). Furthermore the design has progressed with full engagement and support from the School community and local community.)

3 RECOMMENDATION

- 3.1 Officers recommendations remain unchanged.

Agenda Item number:	7.2
Reference number:	PA/12/00637
Location:	Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, London E14
Proposal:	Redevelopment of the site to provide a residential led mixed use development, comprising the erection of part 6 to 22 storey buildings to provide 223 dwellings and 129 sqm of new commercial floorspace falling within use classes A1, A2, A3, A4, B1, D1 and/or D2, plus car parking spaces, cycle parking, refuse/recycling facilities and access together with landscaping including public, communal and private amenity space.

1.0 TYPOGRAPHICAL ERRORS

1.2 The committee report at paragraph 8.43 states:

*As detailed in table 1 below, the overall indicative proposal includes 22.2% affordable housing provision by habitable room, **or 223 units.***

This should read:

*As detailed in table 1 below, the overall indicative proposal includes 22.2% affordable housing provision by habitable room, **or 34 units.***

1.2 Table 4 at paragraph 8.56 contains an error in the proposed POD rent levels for the 2 bed units (£151.00 as opposed to £168.17). A revised table is shown below with the correction underlined in italics.

	1 bed (pw)	2 bed (pw)	3 bed (pw)	4 bed (pw)
Proposed development POD levels/E4 POD rent levels	£151.00 (inc service charge)	<u>£168.17</u> (inc service charge)	£187.00 (inc service charge)	£229.00 (inc service charge)
Social Target Rents (for comparison Only)	£157.57 (including estimated £30 service charges)	£165.06 (including estimated £30 service charges)	£172.57 (including estimated £30 service charges)	£180.07 (including estimated £30 service charges)

1.3 The committee report at paragraph 8.6 states:

*The application proposes the provision of 129 (NIA) square metres of ground floor commercial space fronting **Mile End Road.** This could be used for uses falling within Classes A1 – Retail Shops; A2 – Financial and Professional services; A3 – Restaurants/Cafes; A4 – Drinking Establishments; B1 – Offices; D1 – Non-Residential Institutions and/ or D2 – Assembly and Leisure.*

This should read:

*The application proposes the provision of 129 (NIA) square metres of ground floor commercial space fronting **Carmen Street.** This could be used for uses falling*

within Classes A1 – Retail Shops; A2 – Financial and Professional services; A3 – Restaurants/Cafes; A4 – Drinking Establishments; B1 – Offices; D1 – Non-Residential Institutions and/ or D2 – Assembly and Leisure.

1.4 The committee report at paragraph 8.85 states:

*This site is located directly to the south of the application site and comprises a **16** storey residential led development with a commercial unit located at ground floor level. The development presently receives very good levels of natural daylight, well above the BRE recommendations.*

This should read:

*This site is located directly to the south of the application site and comprises a **15** storey residential led development with a commercial unit located at ground floor level. The development presently receives very good levels of natural daylight, well above the BRE recommendations.*

2.0 RECOMMENDATION

2.1 Officers recommendation remains unchanged.