

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

13th June 2013

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
9.1	PA/12/00637	Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, London E14.	Redevelopment of the site to provide a residential led mixed use development, comprising the erection of part 5 to 22 storey buildings to provide 206 dwellings and 129 sqm of new nursery space falling within use class D1, plus car parking spaces, cycle parking, refuse/recycling facilities and access together with landscaping including public, communal and private amenity space.
9.2	PA/12/03248	City Pride Public House, 15 Westferry Road, London, E14 8JH	Erection of residential (Class C3) led mixed use 75 storey tower (239mAOD) comprising 822 residential units and 162 serviced apartments (Class C1), and associated amenity floors, roof terrace, basement car parking, cycle storage and plant, together with an amenity pavilion including retail (Class A1-A4) and open space.
9.3	PA/12/03247	Island Point, Site At 443 To 451, Westferry Road, London	Erection of buildings ranging in height from 3 to 5 storeys with rooftop pavillions rising to 6 storeys, providing 173 residential units (Use Class C3) with underground parking, open space, plant and associated community building (Class D1).

Agenda Item number:	9.2
Reference number:	PA/12/03248
Location:	City Pride Public House, 15 Westferry Road, London, E14 8JH
Proposal:	Erection of residential (Class C3) led mixed use 75 storey tower (239m AOD) comprising 822 residential units and 162 serviced apartments (Class C1), and associated amenity floors, roof terrace, basement car parking, cycle storage and plant, together with an amenity pavilion including retail (Class A1-A4) and open space.

1.0 TYPOGRAPHICAL ERRORS

- 1.1 The Strategic Development Committee is requested to note the some of the drawing No.s in the committee report contain typographical errors. A full list of the correct No.s are shown below and should replace the list shown on page 135.

11018-E-E-C645-001 East Elevation A1 1:500 C
 11018-E-S-C645-001 South Elevation A1 1:500 C
 11018-E-W-C645-001 West Elevation A1 1:500 C
 11018-E-N-C645-001 North Elevation A1 1:500 C
 11018-E-01-C645-001 Context Elevation East A1 1:1250 A
 11018-CE-S-C645-001 Context Elevation South A1 1:1250 A
 11018-CE-W-C645-001 Context Elevation West A1 1:1250 A
 11018-CE-N-C645-001 Context Elevation North A1 1:1250 A
 11018-E-BS1-C645-001 Bay Study - Ground to Second Floors A1 1:100 D
 11018-E-BS2-C645-001 Bay Study - Typical Floors A1 1:100 C
 11018-E-BS3-C645-001 Bay Study - Amenity Floor 1 A1 1:100 C
 11018-E-BS4-C645-001 Bay Study - Amenity Floor 2 A1 1:100 C
 11018-E-BS5-C645-001 Bay Study - Penthouse/Roof terrace A1 1:100 C
 11018-D00-C645-001 Detailed Bay Study-Reception A1 1:20 A
 11018-D01-C645-001 Detailed Bay Study-Typical Level - E&W A1 1:20 A
 11018-D02-C645-001 Detailed Bay Study-Amenity Level - E&W A1 1:20 A
 11018-D03-C645-001 Detailed Bay Study-Typical Level - S&N elev A1 1:20 A
 11018-D04-C645-001 Detailed Bay Study-Roof Terrace - E&W A1 1:20 A
 11018-S-EW-C645-001 East West Section A1 1:500 C
 11018-S-NS-C645-001 North South Section A1 1:500 C
 11018-P-LC-C645-001 Landscape Context Plan A1 1:500 B
 11018-P-L-C645-001 Landscape Plan A1 1:200 B
 11018-P-AM-C645-001 Amenity Pavilion Plans A1 1:200 B
 11018-P-AM-C645-002 Amenity Pavilion Elevations and Sections A1 1:200 B

- 1.2 Paragraph 3.3a: Intermediate Housing should say 28%, as opposed the stated 29%.
- 1.3 Paragraph 4.5: the total units are 822, not 752 page 78 as quoted in the report.
- 1.4 Paragraph 4.6: The total cycle spaces provided is 887 not 904 as quoted in the report. This error is repeated at paragraph 9.180 on page 124 where wrong number of cycle spaces is quoted as 988.

- 1.5 Paragraph 5.1 - The extant scheme has 203 hotel rooms, not 209 as quoted in report
- 1.6 Paragraph 5.2 - The extant scheme is 210m AOD, not 215 as quoted in the report.
- 1.7 Paragraph 9.180 - The total cycle spaces provided is 929 not 988 as quoted in the report.
- 1.8 There has been an error in the calculation of the s.106 as page 130 of the report. The correct s.106 calculations are as stated on Page 75 of the report.
- 1.9 Paragraph 9.100 says: *"In terms of the intermediate provision the development provides a higher than policy compliant provision of 1 bed units and a below policy requirement provision of family sized units (4% as opposed to 25%). So why is this acceptable?"*

This should be amended to say: *"In terms of the intermediate provision the development provides a higher than policy compliant provision of 1 bed units and a below policy requirement provision of family sized units (4% as opposed to 25%)."*

2.0 RECOMMENDATION

- 2.1 Officer's recommendation remains unchanged.

Agenda Item number:	9.3
Reference number:	PA/12/03247
Location:	Island Point, Site At 443 To 451, Westferry Road, London
Proposal:	Erection of buildings ranging in height from 3 to 5 storeys with rooftop pavillions rising to 6 storeys, providing 173 residential units (Use Class C3) with underground parking, open space, plant and associated community building (Class D1).

1 TYPOGRAPHICAL ERRORS

- 1.1 The Strategic Development Committee is requested to note the some of the drawing No.s in the committee report contain typographical errors. A full list of the correct No.s are shown below and should replace the list shown on page 135.
- 1.2
 - 11018-P-B2-C645-001 Basement 2 Plan A1 1:200 E
 - 11018-P-B1-C645-001 Basement 1 Plan A1 1:200 E
 - 11018-P-00-C645-001 Ground Floor Plan A1 1:200 F
 - 11018-P-01-C645-001 1st Floor Plan A1 1:200 F
 - 11018-P-T0A-C645-001 2nd to 10th Floor Plan A1 1:100 D
 - 11018-P-T0B-C645-001 11th to 12th Floor Plan A1 1:100 D
 - 11018-P-T1A-C645-001 13th Floor Plan A1 1:200 B
 - 11018-P-T1B-C645-001 14th to 26th Floor Plan A1 1:200 B
 - 11018-P-T2-C645-001 28th to 29th Floor Plan A1 1:200 E
 - 11018-P-T3-C645-001 30th to 55th Floor Plan A1 1:200 E
 - 11018-P-AM1-C645-001 27th Floor Plan (Amenity 1) A1 1:200 E
 - 11018-P-AM2-C645-001 56th Floor Plan (Amenity 2) A1 1:200 E
 - 11018-P-T4-C645-001 57th & 58th Floor Plan A1 1:200 E
 - 11018-P-T5-C645-001 59th to 64th Floor Plan A1 1:200 F

11018-P-T6-C645-001 65th to 73rd Floor Plan A1 1:200 F
11018-P-T7-C645-001 74th Floor Plan A1 1:200 E
11018-P-75-C645-001 75th Floor - Roof Terrace Plan A1 1:200 E
11018-P-76-C645-001 Roof Plant Plan A1 1:200 E
11018-P-R-C645-001 Roof Plan A1 1:200 E
11018-P-SL-C645-001 Site Location Plan A1 1:1250 A
11018-P-S-C645-001 Site Plan A1 1:500 B
11018-E-JA-E-C645-001 Context Elevation East A1 1:500 A
11018-E-JA-S-C645-001 Context Elevation South A1 1:500 A
11018-E-JA-W-C645-001 Context Elevation West A1 1:500 A
11018-E-JA-N-C645-001 Context Elevation North A1 1:500 A
11018-P-TY-D811_001 Typical Apartment Layout -Disabled 2Bed, 3 A1 1:50 A
11018-P-TY-D811_002 Typical Apartment Layout -Studio, 1Bed , 2 Bed A1 1:50 A

- 1.3 Paragraph 3.4a: Intermediate Housing should should say 28%, as opposed the stated 29%.
- 1.4 Paragraph 4.9: The report states that there are 52 car parking spaces. This should read 55 parking spaces.
- 1.8 A more detailed breakdown of the S.106 Head Of Terms is provided at page 137 than is provided on page 185, however the overall financial contribution is identical.
- 1.9 There is an error in the number of additional habitable rooms quoted in paragraph 5.8 on page 145. This should state 81 as opposed to 52. This error is repeated in paragraph 9.14 on page 160.
- 2.0 The OFFICER COMMENT at Paragraph 7.19 should be amended to say.

“(OFFICER COMMENT: Planning obligations have been negotiated which meets the request for capital contributions. The revenue contributions have not been secured as the contribution from planning gain is able to find the spaces needed for health care provision but not the on-going funding to operate the facility. Funding for this provided through other sources including central government)”

2.0 RECOMMENDATION

- 2.1 Officer’s recommendation remains unchanged.