

STRATEGIC DEVELOPMENT COMMITTEE

Thursday, 10 March 2016 at 7.00 p.m.

Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove
Crescent, London, E14 2BG

UPDATE REPORT

This meeting is open to the public to attend.

Contact for further enquiries:

Zoe Folley, Democratic Services

1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, E14 2BG

Tel: 020 7364 4877

E-mail: Zoe.Folley@towerhamlets.gov.uk

Web: <http://www.towerhamlets.gov.uk/committee>

Scan this code for
electronic agenda:



7 .2 Update report

PAGE NUMBER(S)	WARD(S) AFFECTED
1 - 10	

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

10 March 2016

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal / Title
6.2	PA/15/02104	Jemstock 2, South Quay Square, 1 Marsh Wall, London, E14	Erection of building facades to existing structure on site to create a mixed use development comprising 206 serviced apartments (Class C1), 1,844 sqm of office floorspace (Class B1) and 218sqm of cafe floorspace (Class A3).
6.3	PA/15/02527	34-40 White Church Lane and 29-31 Commercial Road, E1	Demolition of existing buildings at 34-40 White Church Lane and 29-31 Commercial Road and erection of a ground floor plus 18 upper storey building (75.5m AOD metre) with basement to provide 106sq.m flexible use commercial space (B1/A1/A3 Use Class) at ground floor and 42 residential units (C3 Use Class) above with basement, new public realm, cycle parking and all associated works
6.4	PA/14/03494 PA/14/03495	Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place, London E14	See main agenda
7.1	n/a	n/a	S106 Planning Obligations, Allocation of financial contributions and project spend between 2010-2015

Agenda Item number:	6.2
Reference number:	PA/15/02104
Location:	Jemstock 2, South Quay Square, 1 Marsh Wall, London, E14
Proposal:	Erection of building facades to existing structure on site to create a mixed use development comprising 206 serviced apartments (Class C1), 1,844 sqm of office floorspace (Class B1) and 218sqm of cafe floorspace (Class A3).

1 Drawings

- 1.1 An additional drawing has been submitted by the applicant which will need to be included within the drawing list as follows:

'Potential Accessible Parking Spaces – EPR mark-up dated 4th January 2016'

2 Conditions/heads of terms

- 2.1 The 'Car Park Management Plan' should now form one of the heads of terms rather than being controlled by condition. The reason for this is detailed below.
- 2.2 In addition, the carbon offsetting obligation has been amended based on the discussions with Barkantine.
- 2.3 The condition regarding Piling Method Statement to be submitted is not considered appropriate as the structure is currently on site and piling work is not required. This condition should be removed from the list of conditions.
- 2.4 The heads of terms should read as follows:

Financial Obligations:

- (a) A contribution of £144,200.80 towards providing employment & training skills for local residents.
- (b) A contribution towards carbon offsetting (in accordance with the planning obligations SPD and the updated Energy Strategy)
- (c) A £3,500 contribution towards monitoring and implementation (based on a charge of £500 per principle clause).

Total: £147,700.80

Non-Financial Obligations:

- (a) Employment and Training Strategy including access to employment (20% Local Procurement; 20% Local Labour in Construction).
- (b) 9 apprenticeships and work placements (8 apprenticeships during the construction phase and 1 apprenticeship at the end user phase for first three years of full occupation)
- (c) On-street parking permit free development.
- (d) Travel Plan

(e) Car Park Management Plan

(f) Any other planning obligation(s) considered necessary by the Corporate Director Development Renewal.

3 Further planning history

- 3.1 It should be noted that the planning history of the Jemstock 2 site is complex with the buildings at South Quay having been granted as part of the Enterprise Zone consent on 23rd March 1989. It is understood that Jemstock 2 was used as offices and shops. The estate was badly damaged by the 1996 IRA bomb and remained as a partially clad skeleton until reconstruction commenced in 2004.
- 3.2 T/96/0218 – use as a hotel and casino involving external alterations and additions. Approved 21st October 1997 by LLDC.

4 Car Park Management Plan

- 4.1 The applicant has submitted further detail relating to the Car Park Management Plan. It should be noted that the existing car park is a shared basement car park between Jemstock 1- 3 which is managed by PL Management Ltd.
- 4.2 Two accessible car parking spaces are provided on site to the west of the Jemstock 2 boundary at the upper basement level directly behind the plant area. These are provided within the red line plan of the Jemstock 2 site.
- 4.3 In order to fully address TfL's comments regarding the provision of wheelchair accessible parking space on site, the applicant has been in further negotiations with the owners and managing agent. A further seven wheelchair accessible spaces have been identified within the basement area which can be used for the visitor's to the proposed hotel. Access to the shared basement area will remain from Admiral's Way as per the existing arrangement. An effective management strategy of the demand and use of the wheelchair accessible spaces is required and therefore it is recommended a Car Park Management Plan is secured which will provide details on how these spaces will be managed including access arrangements to/from the car parking area.
- 4.4 It is recommended that the Car Park Management Plan is included within the Heads of Terms given this lies outside the red line plan for the Jemstock 2 site.

5 Energy

- 5.1 As detailed in the committee report, an update is to be provided on the energy matters and in particular an update on Barkentine discussions in accordance with London Plan policy 5.6 (district heating considerations).
- 5.2 The submitted 'Jemstock 2' Energy Strategy has broadly followed the principles of the Mayor's energy hierarchy and seeks to focus on using less energy and integration of renewable energy technologies.
- 5.3 The applicant has looked into the potential for connecting to a district heating system and have actively engaged in discussions with the Barkantine district heating company (Barkantine). Both the applicant and Barkantine consider a

connection to the site to be feasible, and discussions are on-going into the delivery of a connection from the Barkantine network to serve the 'Jemstock 2' development.

5.4 The energy strategy submitted with the application does not demonstrate that the CO2 emission reduction requirements of the MDD Policy DM29 can be delivered. Current policy requirements are for a 45% reduction in CO2 emissions against Building Regulations 2013. Through a connection to Barkantine, it is considered the proposed 'Jemstock 2' development will increase the anticipated CO2 emission reductions from 14%. It is therefore recommended that an updated strategy be submitted prior to commencement to determine the potential to make further CO2 emission reductions and this is secured by way of a condition.

5.5 In terms of the actual carbon offsetting contribution, this should be based on the updated energy strategy and will be secured through the s106 contribution.

6 RECOMMENDATION

6.1 Officers' original recommendation to APPROVE planning permission remains unchanged.

Agenda item no	Reference no	Location	Proposal / Title
6.3	PA/15/02527	34-40 White Church Lane and 29-31 Commercial Road, E1	Demolition of existing buildings at 34-40 White Church Lane and 29-31 Commercial Road and erection of a ground floor plus 18 upper storey building (75.5m AOD metre) with basement to provide 106sq.m flexible use commercial space (B1/A1/A3 Use Class) at ground floor and 42 residential units (C3 Use Class) above with basement, new public realm, cycle parking and all associated works

1.0 Correction

Executive Summary

- 1.1 Paragraph 2.7 should state "55% of the units (23) benefit from triple aspect with and 18 out of the remaining 19 units double indicative of a good standard of amenity for the future residents aspect" and not 75% of the units benefit from triple aspect
- 1.2 Paragraph 3.2 should state "estimated total financial contributions:£130,952" and not £45,952 as stated.

Proposal

- 1.3 Paragraph 4.8 should state "the flexible use commercial space at ground floor occupies 106sq.m" and not 155sq.m.

Housing Mix

- 1.4 Paragraph 9.52 Table 3 should record 4 not 6 three bedroom affordable rent units and record 2 not zero three bedroom market units.
- 1.5 Paragraph 9.54 should state "the private mix is focussed towards studio units and 1 and 2 bed units with 2 family sized units" and not state " no larger family sized [market] units." zero

Quality of residential accommodation

- 1.6 Paragraph 9.57 should state "with 18 double aspect units" and not 20 units.

Daylight

- 1.7 Paragraph 9.60 should state "93 out of 98 living and bedrooms will achieve the BRE daylight distribution guidance and not 97 out of 98 rooms". The same sentence should also state 97 out of 98 rooms will achieve the BRE Average Daylight Factor guidance and not the stated 93 rooms.
- 1.8 Paragraph 9.83 the cumulative winter sunlight failings should read 2 failings classified of minor significance, and not 3.

Child Play Space

- 1.9 Paragraph 9.68 should state the play space room "provides 40sq.m" and not 48sq.m

2.0 Typographical Error

- 2.1 Same paragraph numbers (Nos. 9.35 to 9.44) are duplicated in the report on Pages 21 and 22 and Pages 23 – 24. The content of the sentences is not duplicated, they contain different content.

3.0 RECOMMENDATION

- 3.1 Officers' original recommendation to APPROVE planning permission remains unchanged.

Agenda Item number:	6.4
Reference number:	PA/14/03594 & PA/14/03595
Location:	Hercules Wharf Castle Wharf And Union Wharf, Orchard Place, London, E14
Proposal:	<p>Demolition of existing buildings at Hercules Wharf, Union Wharf and Castle Wharf and erection of 16 blocks (A-M) ranging in height from three-storeys up to 30 storeys (100m) (plus basement) providing 804 residential units; Retail / Employment Space (Class A1 – A4, B1, D1); Management Offices (Class B1) and Education Space (Class D1); car parking spaces; bicycle parking spaces; hard and soft landscaping works including to Orchard Dry Dock and the repair and replacement of the river wall.</p> <p>The application is accompanied by an Environmental Impact Assessment</p> <p>Listed Building Consent application - Works to listed structures including repairs to 19th century river wall in eastern section of Union Wharf; restoration of the caisson and brick piers, and alteration of the surface of the in filled Orchard Dry Dock in connection with the use of the dry docks as part of public landscaping. Works to curtilage structures including landscaping works around bollards; oil tank repaired and remodelled and section of 19th century wall on to Orchard Place to be demolished with bricks salvaged where possible to be reused in detailed landscape design.</p>

1.0 Additional Consultation responses

New Model School Company LTD

- 1.1 The Chief Executive officer of New Model School (NMS) who manages Faraday School, which is on Trinity Buoy Wharf indicate their on-going broad support for the application being made by Ballymore.

Lea Valley Regional Park Authority

- 1.2 A request that a proportion of CIL (community facilities and public open space) which will be accrued from the development of this site and other sites currently under construction in the area space be directed to the regeneration of East India Dock Basin to achieve the outcomes which both the Borough and the Park Authority desire. This will support the delivery of the Lea River Park.
- 1.3 The Lee Valley Regional Park Authority has during the last few years worked with a range of partners including the London Boroughs of Newham and Tower Hamlets to secure the delivery of the Lea River Park. This is designed to extend south from the Queen Elizabeth Olympic Park to the Thames. The new park will comprise a new dedicated cycle and pedestrian link, (a section of this will be opened in the summer) to connect with the Royal docks and a series of existing open spaces. Some of these already lie in the Regional Park and include Bow Creek ecology park and East India Dock Basin. Others will be created.

- 1.4 East India Dock Basin lies within 100m of the site of the planning application. This is an area of open space deficiency and whilst the current planning application scheme adheres to adopted 'play standards' the Basin could be regenerated to form a valuable area of open space, enabling access to the wider parkland to the north. It is only one of two Sites of Metropolitan Interest for Nature Conservation in the Borough and is designated MOL. However, it requires significant capital investment to reduce the amount of siltation, improve the the listed lock gates and include facilities such as a classroom to enable education visits for local children to access and understand nature.

2.0 Typographical errors

Proposal

- 1.1 Paragraph 4.3 Line 2 page 5 should state 'range in height from 3 – 29 storeys' not 'range in height from 3 – 16 storeys'

Density and level of development

- 1.2 Paragraph 8.161 should state '(2041 habitable rooms)' not '(2037 habitable rooms)'.

3.0 Clarifications

Applicant

- 3.1 The applicant is Ballymore (Hayes) Limited and not Clearstorm Ltd

Ownership

- 3.2 Ballymore (Hayes) Limited is also one of the land owners

Proposal

- 1.3 Paragraph 8.189 should be deleted in its entirety. The Gateway House (block A) would not comprise of any affordable rent units.

Other Material Considerations

Paragraph 5.4 'English Heritage Guidance on Tall Buildings' should be replaced with 'Design Council – Guidance on Tall buildings'

Loss of Employment

- 1.4 Paragraph 8.34 Line 2 – 'The new employment space include retail provision, management offices and education spaces' should read 'The new floorspace includes 1,912sqm of employment space, 428sqm of management space and 223sq.m education space'

Affordable Housing

- 1.5 Paragraph 8.291 should state 'the affordable housing is being delivered at a 76:24 spilt between affordable-rented units and shared ownership units, respectively' and not 'the affordable housing is being delivered at a 66:34 spilt between affordable-rented units and shared ownership units, respectively'

4.0 Update on Affordable Rent Housing

- 4.1 The proposed 101 affordable rent units would comprise of the 1 and 2 bedrooms delivered at Borough Framework rents, and the 3 and 4 bedrooms delivered at Social Rent Levels.

5.0 Update on Faraday School extension

- 5.1 The Faraday school is not yet confirmed as the eventual operator of the proposed education space.

- 5.2 The applicant and Faraday School however remain in discussion regarding the possibility of Faraday school operating the proposed educational space.

6.0 RECOMMENDATION

- 6.1 Officers' original recommendation to GRANT planning permission and listed building consent remains unchanged.

10