

Strategic Development Committee

Agenda

Wednesday, 16 February 2022 6.30 p.m.
**Council Chamber - Town Hall, Mulberry Place, 5
Clove Crescent, London, E14 2BG**

UPDATE REPORT

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Agenda Item 6.2

UPDATE REPORT, STRATEGIC DEVELOPMENT COMMITTEE. 16th February 2022

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/21/00952	Ensign House, 17 Admirals Way, Isle of Dogs, London, E14 9XQ	<p>Demolition of the existing building (Use Class E) and the comprehensive redevelopment of the site to provide a single tall building (205m AOD to the top of the building and 230m AOD to the top of the spire) providing residential accommodation (Use Class C3) along with a mix of flexible commercial uses (Use Class E) at ground floor level with associated hard and soft landscaping including the delivery of a new pocket park providing general public realm improvements.</p> <p>The Application is accompanied by an Environmental Impact Assessment.</p>

1.0 CORRECTION

- 1.1 Paragraph 7.108 states that the site falls within the Millwall Inner Dock TBZ and sets out the design principles associated with the Millwall Inner Dock TBZ. Paragraph 7.108 should state the following:
- 1.2 The site falls within the Canary Wharf (Isle of Dogs) Tall Building Zone (TBZ). The design principles for the Canary Wharf TBZ requires the following:
- a) Development within this location will be expected to positively contribute to the skyline of strategic importance and maintain the iconic image and character of Canary Wharf as a world financial and business centre.
 - b) Individual buildings should be integrated into urban super blocks set in the public realm.
 - c) Building heights within the Canary Wharf cluster should step down from the central location at One Canada Square.
- 1.3 The above correction does not impact on the assessment of the proposal as a tall building and the associated townscape impacts as set out in the committee report.

2. RECOMMENDATION

- 2.1 The committee are invited to note the correction. There are no changes proposed to the officer recommendation to grant planning permission.

Agenda item no	Reference no	Location	Proposal / Title
6.1	PF/21/00192	Former Hatton House, Queen Mary University, Westfield Way, London, E1	Redevelopment of the former Hatton House site to provide Education and Teaching Floorspace (Use Class F.1)

1.0 CONSERVATION AND DESIGN ADVISORY PANEL (CADAP)

- 1.1 The proposal was presented to the Council's Conservation and Design Advisory Panel (CADAP) on 14th February 2022 to test the design and appearance of the proposal.
- 1.2 Set out below are high level summary points of the feedback received from panel members. This is an officer summary only and does not represent the formal CADAP minutes which have not yet been agreed.
- 1.3 The Panel welcomed the following elements:
- Reduction in height and scale; and the retention and reuse of No. 357 Mile End Road;
 - The direction of the landscaping proposals, particularly the green canal edge, floating pontoons and urban greening;
 - The widening of the canal-side path;
 - The projecting entrance along Westfield Way;
 - The use of the Lock Keeper's Cottage as a café and the potential activity that this use could bring to the canal and square.
- 1.4 The Panel paid particular attention to refinements on the east and south elevations, these being the key elevations in the proposals – i.e. removal of horizontal banding is preferred to improve contextual design; and more presence needed on the south elevation. Discussion was also had on the design of the extension to No. 357 Mile End Road which seemed unresolved.
- 1.5 Other comments included:
- Questioning the use of grey brickwork and its impact on the retained heritage assets;
 - Microclimate of the Lock Keepers Square including wind impact and overshadowing;
 - Hours of public access to the canal-side path; and the legibility/visibility of this public access, including disabled access.
 - Additional greening to large areas of hard landscape.