

Strategic Development Committee

**Wednesday, 18 October 2023 at 6.30 p.m.
Council Chamber - Town Hall, Whitechapel**

UPDATE REPORT

5 .2 (PA/22/00210) Ailsa Wharf, Ailsa Street, London, E14 (Pages 3 - 6)

Contact for further enquiries:

Democratic Services To view the meeting on line:<https://towerhamlets.public-i.tv/core/portal/home>,

Justina.Bridgeman@towerhamlets.gov.uk

Tel: 020 7364 4854

Town Hall, 160 Whitechapel Road, London, E1 1BJ

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Agenda Item 5.2

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/22/00210	Ailsa Wharf, Ailsa Street, London, E14	<p>Redevelopment of the Site for a mixed-use scheme providing 952 residential units; 1,555 sqm GIA commercial floorspace (Use Class E) within a series of buildings up to 23 storeys; the creation of a new access road and the realignment of Ailsa Street; the provision of safeguarded land for a bridge landing; the provision of cycle and car parking spaces; and associated site-wide landscaping and public realm works.</p> <p>This application is accompanied by an Environmental Statement.</p>

1. CLARIFICATIONS AND CORRECTIONS

1.1 A clarification is provided to the first paragraph of the Executive Summary and paragraph 7.15 of the report to clarify that the overall amount of commercial floorspace is 1,555 sqm, as referenced in the description of the development.

1.2 A clarification is provided to the referenced heights in the report, which were all above ground level heights. This clarification relates to the third paragraph in the Executive Summary relating to the tallest building, and paragraphs 2.9 and 2.10. For the avoidance of doubt, the following are the AOD heights of the proposed blocks in Phase 2:

- Block A – 76.7m
- Block B – 79.9m
- Block C – 78.5m
- Block M – 45.4m

1.3 A correction is provided to the description of the consented Islay Wharf planning permission in paragraph 3.2, which should read as follows:

Demolition of existing warehouse building and redevelopment of the site for mixed use development comprising two blocks ranging in height between 12 storeys and 21 storeys, accommodating 351sqm of flexible uses classes (Class A1, A2, B1, D1, D2) on ground floor and mezzanine with associated public realm works and residential accommodation (Class C3) on the upper floors providing 133 residential units.

1.4 Table 1 in paragraph 7.21 should be read as follows with the deleted figures stroke through and added figures in bolded:

Unit Size/ Tenure	Market	Intermediate	Affordable rented	Total
Studio	139	0	0	444
				139

1-bedroom unit	195	55	24	274
2-bedroom unit	238	23	75	335 336
3-bedroom unit	91	28	67	185 186
4-bedroom unit	4	3	10	17
Total	667	109	176	952

Table 1. Proposed housing mix.

- 1.5 Tables 2 and 3 in paragraph 7.23 should be read as follows with the deleted figures stroke through and added figures in bolded:

Unit Size/ Tenure	Market	Intermediate	Affordable rented	Total
Location of Blocks	F1, F2, G, H I, J1, K, L	E, J2	I, J1, K, L F1, F2, G, H	Phase 1
Studio	25 24	0	0	25 24
1-bedroom unit	64	24	24	112
2-bedroom unit	37 38	22	40	99 100
3-bedroom unit	18	21	37	76
4-bedroom unit	4	3	10	17
Total	148	70	111	329

Table 2. Proposed housing mix in Phase 1.

Unit Size/ Tenure	Market	Intermediate	Affordable rented	Total
Location of Blocks	M A, B, C, C2	B2	A, B, C, C2 M	Phase 2
Studio	116	0	0	116

	115			115
1-bedroom unit	131	31	0	162
2-bedroom unit	204	0	35	236
	200	1		
3-bedroom unit	74	8	30	409
	73	7		110
4-bedroom unit	0	0	0	0
Total	519	39	65	623

Table 3. Proposed housing mix in Phase 2.

- 1.6 A correction is provided to paragraph 7.52 which should state that the proposed development would provide 11.6% of wheelchair user dwellings which would meet M4(3) standards, and this would amount to 111 units. Table 6 in the same paragraph should read as follows with the deleted figures stroke through and added figures in bolded:

	Affordable rented	Intermediate	Private
Phase 1	48	14	40
	16		11
Phase 2	10	7	53
Total	28	21	63
	26		64

Table 6. Proposed wheelchair unit tenure distribution.

- 1.7 Table in paragraph 7.53 providing details on the number and location of 2-bedroom and 3-bedroom units should read as follows:

Tenure	Location	Number of 2-bedroom units	Number of 3-bedroom units
Private	Blocks A, B, C, I, K	11	53
Intermediate	Blocks J2 and B2	6	43
		7	14
Affordable	Blocks F1, F2 and M	16	10

- 1.8 In the first sentence of paragraph 7.75, the reference to 'standard meteorological data' should read as 'local meteorological data'.

1.9 In the first sentence of paragraph 7.76, the reference to 'absolute daylight illuminance' should read as 'median daylight illuminance'.

1.10 The first sentence in paragraph 7.89 should read as follows with the deleted text stroke through and added text in bolded:

With regards to living areas, ~~464~~ **491** out of 918 spaces representing ~~51%~~ **53.4%** of living/kitchen/dining, living rooms and studio flats, would meet at least the minimum requirements.

1.11 A clarification is provided to the following non-financial obligation which would incorporate the maintenance of the relevant landscaping part within the secured landing area safeguarded for the future bridge connection. As such, the non-financial obligation should read as follows:

- Safeguarded land for the bridge, delivery and **management** of landscaping within the safeguarded area.

3. RECOMMENDATION

3.1 As per the original recommendation to GRANT conditional planning permission subject to planning conditions and obligations set out the Committee Report and in this report.