



Application for Planning Permission

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Reference	PA/22/00591
Site	56 - 58 Marsh Wall, London E14 9TP
Ward	Canary Wharf
Proposal	Demolition of existing buildings and construction of building up to 46 storeys (151.905 m AOD) comprising up to 795 co-living units in sui generis use together with communal facilities, non-residential floor space (class E use) and public realm improvements including landscaping, access and highways works; together with other associated works in respect of the development.
Summary Recommendation	Grant planning permission with conditions and planning obligations
Applicant	Ilona Ltd
Architect/agent	Rio Architects/DP9
Case Officer	Kevin Crilly
Key dates	<ul style="list-style-type: none">- Application registered as valid on 28/03/2022- First consultation on 26/04/2022- Amendments submitted on 30/09/2022- Second Consultation on 10/10/2023

EXECUTIVE SUMMARY

The application site is approximately 0.217 hectares in size and comprises of a three-storey office building and associated car parking. The Site is bounded by Marsh Wall to the North, Byng Street to the South and Mastmaker Road to the East.. The application site falls within the Isle of Dogs and South Poplar Opportunity Area and the Marsh Wall West Site Allocation. The site does not fall within a Conservation Area nor does it include any listed buildings and the proposal will not impact on the setting of any heritage assets likely to be affected by the proposal including the Maritime Greenwich World Heritage Site and Tower Bridge World Heritage Site. The proposal will not impact on any strategic views contained within the London View Management Framework.

This application relates to the demolition of the existing office building and the comprehensive redevelopment of the site to provide a single tall building of 46 storeys in height with an AOD height of 151.9m. delivering 795 co-living residential units alongside associated internal and

external residential amenity spaces. The arrangement of the co-living units is grouped around smaller “communities” or clusters of rooms sharing cooking and living facilities on three adjacent floors with each cluster formed of 57 units across three floors.

The proposed co-living development would deliver an alternative form of housing focused on single occupiers and provide an alternative form of communal living to existing HMO housing. Given the type of housing proposed there would be no on site affordable housing and in line with the requirement of London Plan policy a payment towards offsite affordable housing is sought. The proposals include a significant payment in lieu of £47.909m towards off site affordable housing to be reviewed in full prior to the first occupation of the development.

The height, scale, massing, form, architectural appearance and design are considered to be of a high-quality and appropriate in scale for the sites location within the tall building zone, the building would respond positively to and would not undermine in townscape terms the Canary Wharf cluster of buildings.

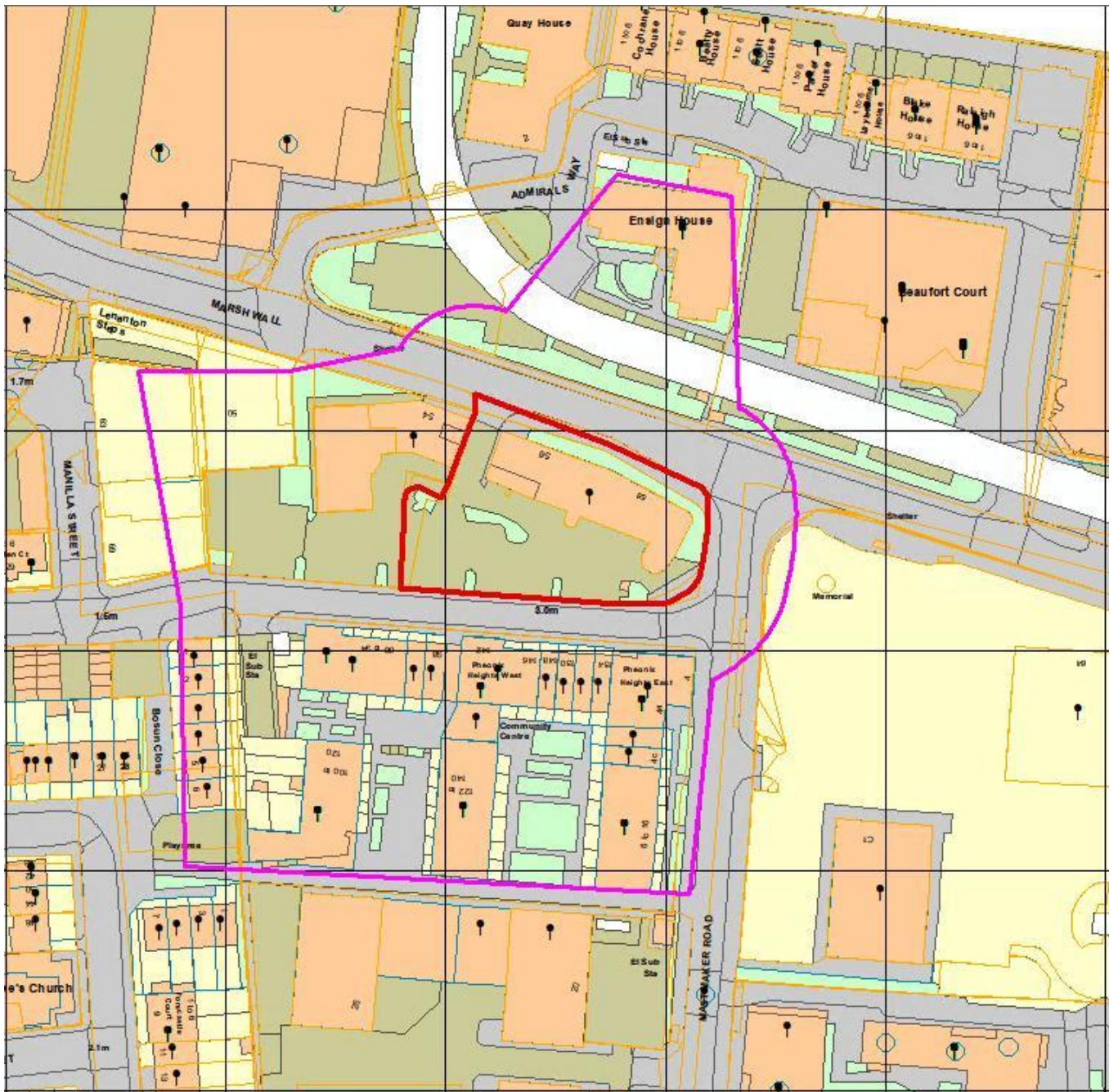
The Proposed Development would be ‘car free’ in accordance with local and strategic planning policy with no general car parking proposed for residents with one blue badge disabled parking space delivered on-site. The development would provide improved pedestrian connections across the site and deliver enhancements to the public realm. Delivery and servicing for the development will take place on site from Byng Street. Full details of this will be secured via a condition.

The application has been accompanied by an Environmental Statement (ES), which has been reviewed by Council Officers in conjunction with external consultants and has been found to be adequate. Appropriate mitigation measures identified within the ES will be secured via condition.

In terms of fire safety, the application includes a Fire Statement which has been amended to address the comments raised by HSE as part of the consultation process of this application and is now considered acceptable.

The application has been considered against the Council’s adopted planning policies contained in the London Borough of Tower Hamlets Local Plan 2031: Managing Growth and Sharing the Benefits (January 2020), the London Plan (2021), the National Planning Policy Framework and all other material considerations.

Officers recommend the proposed development be granted planning permission, subject to conditions and obligations identified to be secured via a S106 agreement.



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- Planning Application Site Boundary
- Other Planning Applications
- Consultation Area
- ↑ Land Parcel Address Point
- Locally Listed Buildings
- Statutory Listed Buildings

Planning Applications Site Map PA/20/02128

This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning Application Process



**London Borough
of Ter Hamlets**

Scale: 50m grid squares

Date: 28 March 2023

1. SITE AND SURROUNDINGS

- 1.1 The application site is approximately 0.217 hectares in size and comprises of a three-storey office building and associated car parking. The Site is bounded by Marsh Wall to the North, Byng Street to the South and Mastmaker Road to the East. To the immediate west of the site is the development site at 54 Marsh Wall currently occupied by a three storey office building.
- 1.2 Existing car and pedestrian access to the site is from Marsh Wall in the north-west corner with further pedestrian access from Byng Street in the south-east corner.



- 1.3 The site does not lie within a Conservation Area and neither are there any listed buildings within the site boundary. The Coldharbour Conservation Area lies approximately 650 metres to the north-east, the West India Dock Conservation Area lies some 600 metres to the north-west, the Chapel House and Island Gardens Conservation Areas lie some 1200 metres and 1600 metres to the south-east respectively and the Narrow Street Conservation Area lies some 800 metres to the north-west. There are no listed buildings within the immediate vicinity of the site, however there are a number of listed buildings/structures located within the periphery of the Isle of Dogs including but not limited to; Grade II listed Cascades, Grade II listed Former St Pauls Presbyterian Church, Grade II listed The Ferry House Public House, Grade II listed Millwall Fire Station, Grade II* Christ Church and The Gun Public House and Grade II listed Dock walls.
- 1.4 The site has a PTAL (Public Transport Accessibility Level) of 3-4 which ranges between moderate and good on a scale of 0-6b where 0 is the worst. The site is situated approximately 500 metres north-west of South Quay DLR station, 350 metres south-east of Heron Quays DLR station and 500 metres south-west of Canary Wharf Underground station with both Heron Quays and Canary Wharf stations located on the northern side of South Dock.
- 1.5 The site is located within the Millwall Inner Dock Tall building Zone and in an area of high-density developments with a number of nearby buildings recently approved and under construction alongside existing buildings of varying heights. Immediately to the south of the site is the Phoenix Heights residential development which includes building heights between 3 and 23 storeys. 54 Marsh Wall, abutting the site to the west, was granted planning permission in November 2018 for 41 and 16 storey residential towers over a two storey

basement. Further to the west is the Alpha Square development which includes a residential tower of 65 storeys. To the north of the site are development sites with recent planning permission approval at Ensign House (56 storey residential development) and Quay House (35 storeys hotel and serviced apartments). To the north west is the recently completed Wardian development which includes two residential towers up to 55 storeys. To the east of the site across Mastmaker Road is the Millharbour development which includes several residential buildings up to 45 storeys in height currently at the construction phase

Adjacent are photographs and CGI's of tall buildings which are under currently under construction, consideration, approved or recently completed within the vicinity of the site, illustrating a recent surge in tall building developments within the surrounding area.

1. Wardian – 55 storeys
2. Novotel – 39 storeys
3. Consort Place – 65 storeys
4. 54 Marsh Wall – 41 storeys
5. Phoenix Heights – 23 storeys
6. Millharbour West – 45 storeys
7. South Quay Plaza – 68 storeys
8. Harbour Central – 42 storeys
9. Pan Peninsula – 48 storeys
10. Millharbour East – 45 storeys
11. Quay House – 35 storeys
12. Ensign House – 56 storeys

- Site
- Construction
- Approved
- Complete
- Consideration



1.6 The site is approximately 370 m. east of the River Thames. It lies within Flood Zone 3 (High Risk) i.e. greater than 0.5% per annum (less than 1:200 probability a year) but is protected by local river wall defences and the Thames Barrier to 1 in a 1,000 year probability (Low Risk).

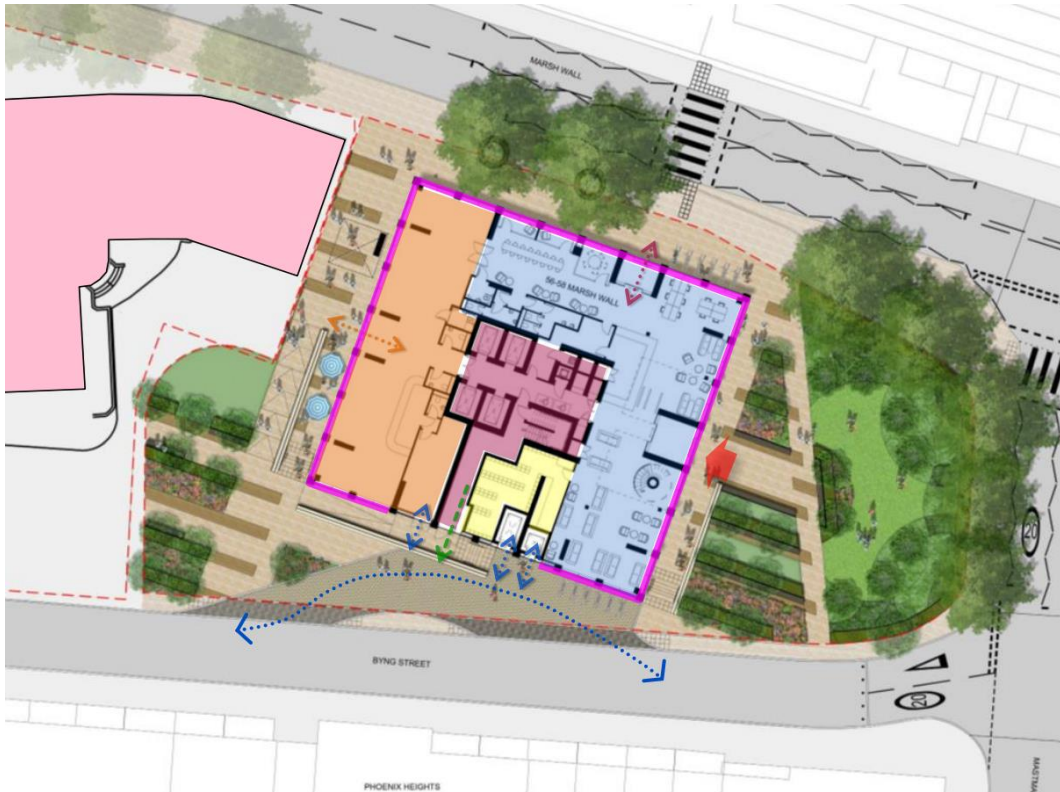
1.7 The key relevant designations for the site are as follows:

- LBTH Local Plan Site Allocation 4.6: Marsh Wall West
- Millwall Inner Dock Tall Buildings Zone (D.DH6)
- Borough-wide Air Quality Management Area (AQMA)
- Isle of Dogs and South Poplar Opportunity Area (SD10)
- Sub Area 4: Isle of Dogs and South Poplar (S.SG1)
- Neighbourhood Planning Area: Isle of Dogs (D.TC2)
- Archaeological Priority Area: Tier 3 (S.DH3)
- Flood Risk Zone 3 (D.ES4)
- Green Grid Buffer Zone (DOWS3)
- Critical Drainage Area
- Area of Deficiency of Access to Nature: Millwall

2. PROPOSAL

2.1 This application relates to the demolition of the existing office building and the comprehensive redevelopment of the site to provide a single tall building of 46 storeys in height with an AOD height of 151.9m.

- 2.2 The building will comprise of 795 co-living residential units alongside associated internal and external residential amenity spaces. The arrangement of the co-living units is grouped around smaller “communities” or clusters of rooms sharing cooking and living facilities on three adjacent floors. There would be on average 19 rooms per floor with each cluster of 3 floors consisting of 57 units sharing the communal facilities.
- 2.3 The proposed distribution of the accommodation is set out below by floor
- Basement – Servicing, plant, refuse and cycle storage.
 - Ground – Access to the co-living space on upper storeys and a café and co-working space is proposed across the ground floor. This will be available for all residents, as well as accessible to members of the public
 - First Floor – Cinema, Gym and well-being studio
 - Second to Fortieth Floor – 57 co-living studio units spread over sets of three floors (19 units per floor, across 39 floors i.e. a total of 741 co-living studio units) with three levels for kitchen, living and dining space to each respective floor.
 - Level 41 to 42 – 38 co-living studio units over two floors with two levels of kitchen, living and dining space
 - Level 43 to 44 – 16 co-living studio units over two levels with two levels of kitchen, living and dining space
 - Level 43 to 45 –communal space with lounge, dining and roof terrace at level 45
- 2.4 The proposals include seven different types of units (all of which are single occupancy), ranging in size from 21.8sqm to 32.1sqm. Of these, 82 units would be wheelchair accessible rooms, equating to more than 10% of the total co-living studio units proposed. Each room is equipped with furniture from the outset, including sofa, bed, storage, desk, table and chairs, kitchenette and en-suite shower room.
- 2.5 At the ground level, both co-working (205sqm) and retail (237sqm) spaces (Class E) are proposed. These would be accessible to members of the public as well as all residents.



- 2.6 The remainder of the site would be laid out as hard and soft landscaping with public access to both the west of the site adjacent to 54 Marsh Wall and to the east on the junction of Marsh Wall and Mastmaker Road.

3. RELEVANT PLANNING HISTORY

Application site

- 3.1 PA/22/00089 – Temporary Creation of new crossover to south side of Byng Street in relation to relocation of access and closure of existing Marsh Wall crossover. Permitted 08/09/2022

Neighbouring sites

- 3.2 PA/20/02128 (Cuba Street) - Erection of single tower block accommodating a high density residential led development (Use Class C3) with ancillary amenity and play space, along with the provision of a flexible retail space at ground floor (Use Class E), the provision of a new publicly accessible park and alterations to the public highway. Permitted 21/12/2022
- 3.3 PA/20/02588: 30 Marsh Wall - Demolition of existing building and erection of a 47 storey building (plus basement and lift pit) to provide 1,069 student accommodation bedrooms and ancillary amenity spaces (Sui Generis Use) along with 115sqm of flexible retail / commercial floorspace (Use Class E), alterations to the public highway and public realm improvements, including the creation of a new north-south pedestrian route and replacement public stairs. Permitted 28/07/2022
- 3.4 PA/20/02649 (Quay House) - Demolition of the existing building and redevelopment to provide a mixed use development comprising a hotel (Class C1) and serviced apartments (Class C1) with ancillary gym, retail, parking, landscaping and public realm works.

Minor Material Amendments to Planning permission Ref: PA/19/01462, Dated 01/06/2020:
Amendments proposed: Variation of condition 2 (Approved Plans) to allow for amendments to the design of the building including

- A reduction in the height of the building by 5 storeys
- An increase in the width of the building at levels 3 and above of approximately 1.5m
- Amendment to the design of the lower levels of the building involving omission of the 2-storey deck and lowering of the tower massing.

- A reduction in the footprint of the building at ground floor level through the inset of the elevations by 1.4m at the west and 2m at the north.
- A reduction in the size of the basement by approximately 500sqm;
- Internal reconfiguration and layout changes

Permitted 06/08/2021.

- 3.5 PA/19/01462 (Quay House) – Demolition of the existing building and redevelopment to provide a mixed use development comprising a hotel (Class C1) with ancillary gym, retail, parking, landscaping and public realm works. Permitted 01/06/2020.
- 3.6 PA/16/01637: 54 Marsh Wall - Demolition of the existing building and construction of two new linked buildings of 41 and 16 storeys (over double basement) comprising 216 residential units; two ground floor commercial units (Use Classes A1-A3, B1) totalling 174 sqm GIA fronting on to Marsh Wall; basement car parking and servicing; and landscaped open space including a new pedestrian route linking Marsh Wall and Byng Street. Permitted 15/11/2018.
- 3.7 PA/16/00139 (Arrowhead Quay/Wardian) - Application for variation of condition no. 2 (consented plans) and removal of condition 22 (cooling) of planning permission dated 19/02/2015, ref: PA/12/03315 which gave consent for the erection of two buildings of 55 and 50 storeys to provide 756 residential units (Use Class C3) and ancillary uses, plus 701sqm. ground floor retail uses (Use Classes A1 -A4), provision of ancillary amenity space, landscaping, public dockside walkway and pedestrian route, basement parking, servicing and a new vehicular access.

Amendments proposed: Increase in residential units from 756 to 764 units. Amendments to Marsh Wall frontage, western garden layout and landscaping changes. Reduction in resident's health club from 1835sqm to 1209sqm. Increase in retail space from 701sqm to 850sqm. Cinema and business lounge to be relocated to west tower. Increase in cinema size from 113sqm to 124sqm. Play space and amenity provision. Layout changes to basement affecting car parking, cycle parking and amended refuse/recycling strategy. Changes to building heights, consented tower facade, sky garden and pool and dockside changes.

Permitted 13/01/2017.

- 3.8 PA/15/02671: 50 Marsh Wall/63-69 and 68-70 Manilla Street (Alpha Square) - Application for demolition of all buildings on site at 50 Marsh Wall, 63-69 and 68-70 Manilla Street to enable redevelopment to provide three buildings of 65 (217.5m AOD), 20 (79.63m AOD) and 34 (124.15m AOD) storeys above ground comprising 634 residential units (Class C3), 231 hotel rooms (Class C1), provision of ancillary amenity space, a new health centre (Class D1), a new school (Class D1), ground floor retail uses (Class A3), provision of a new landscaped piazza, public open space and vehicular access, car parking, cycle storage and plant. Retention of 74 Manilla Street as North Pole public house (Class A4). Permitted 27/03/2017.

4. PUBLICITY AND ENGAGEMENT

Pre-application

- 4.1 The submitted Statement of Community Involvement sets out the non-statutory consultation undertaken by the applicant. This included neighbour letters, an online web presence and virtual Q&A events.
- 4.2 Through the Q&A events a total of 17 households engaged with the process.

Statutory application consultation

- 4.3 In terms of the Council's statutory consultation process 230 neighbour letters were sent to nearby residents on 26th April 2022.
- 4.4 A second consultation process via neighbour letters was undertaken on 10th October 2022.

4.5 There were no responses received on the application.

5. CONSULTATION RESPONSES

5.1 Below is a summary of the consultation responses received from both external and internal consultees.

External responses

Cadent/National Grid

5.2 No comment

Environment Agency

5.3 No objections

Greater London Archaeological Advisory Service (GLAAS)

5.4 No objection subject to conditions

Historic England

No comment

Health and Safety Executive (HSE)

5.5 Following amendments to the scheme to incorporate a second staircase, HSE is satisfied with the fire safety design, to the extent that it affects land use planning.

Mayor of London (Stage 1 Report)

5.6 Summary of the Stage 1 report

Land Use Principles: The proposed land uses meet with those identified as being suitable within the opportunity area and raise no strategic concern.

Urban Design and Co-living: The site has been identified as suitable for a tall building. The proposal includes a Payment in Lieu towards affordable housing, the GLA's viability team are currently scrutinising the viability information to ascertain whether this is the maximum level of affordable housing contribution that can be achieved. In terms of internal layout, the proposal generally meets with the co-living requirements of the London Plan. The architecture, site layout and public realm raises no strategic concern. The proposal will not result in harm to nearby heritage or harm the OUV of the Greenwich WHS.

Transport: The car free development is generally supported, however the applicant is urged to look at options for providing at least one blue badge space (with EVCP). To support the enhanced access and decision making by pedestrians, a contribution towards wayfinding should be secured. An impact assessment on the London Underground is also required and a contribution maybe required. The trip generation assessment needs to be based on more than one other co-living development. The proposed long stay cycling facilities do not meet with London Plan requirements and further discussion about the cycle 'pool scheme' is also required in terms of how it would be managed, secured and monitored.

Sustainability and Environment: The scheme will meet with urban greening and biodiversity requirements. Further information on energy, WLC is required, and mitigation measures on flood risk and air quality should be secured by condition

Metropolitan Police (Designing Out Crime Officer)

5.7 No comment

Natural England

5.8 No objection

Thames Water

5.9 No objections subject to conditions

DLR

5.10 No objection subject to conditions

London City Airport

5.11 No objection subject to a condition regarding crane methodology

LB Southwark

5.12 No comment

Port of London Authority

5.13 No objection

NATS

5.14 No objection.

Internal responses

LBTH Biodiversity

5.15 No objection subject to conditions securing biodiversity enhancements

LBTH Energy Efficiency/Sustainability

5.16 No objections subject to inclusion of carbon offset payment requirement in the s106

LBTH Environmental Health (Contamination)

5.17 No objection subject to conditions

5.18 LBTH Environmental Health (Noise)

5.19 No objection subject to a number of conditions requiring noise mitigation and a verification report.

LBTH Environmental Health (Air Quality)

5.20 No objection subject to conditions

LBTH Health Impact Assessment Officer

5.21 No comments

LBTH Viability

5.22 The viability has been reviewed and is considered to be the maximum reasonable.

LBTH Transportation & Highways

Car Parking

5.23 The proposals are for a car free development. This is welcomed as is in line with policy. The current use has a circa 65 space private car park which will be removed and this, in turn will contribute to a cleaner environment within the site as a result of a reduction in vehicle movement. The application should include blue badge parking within the site.

Cycle Parking

- 5.24 The applicant is proposing a cycle provision which is below the London Plan minimum numbers. The justification put forward is that they are providing a paid cycle loan scheme. A paid scheme would be unacceptable to LBTH highways as it offers no incentive to entice residents to cycle.

Officer comments: Free hire bikes for residents are now being proposed and will be secured through s106.

Servicing

- 5.25 It is proposed to service the site off street from Byng Street. In principle this is acceptable. Marsh Wall cannot be used as a stopping area (although this may become less likely if the proposed crossing facility is provided). A Service Management Plan is required as a condition outlining how all the servicing associated with the site will be managed. We will also expect a commitment to a zero carbon approach to servicing where possible and an encouragement to use environmentally friendly vehicles, such as cargo bikes

Travel Plan

- 5.26 A draft Travel Plan has been submitted but a full plan which aspires to meet the London Mayor's targets for active travel will be required prior to occupation

Construction

- 5.27 A draft CMP has also been submitted but a full one will be required prior to any works taking place on site. This should detail how the effect on the public highway will be minimised. All vehicles associated with the development must be able to access / egress the site from/to the public highway in forward gear. The parking or stacking of vehicles on the public highway will not be permitted, neither will loading / unloading from the public highway. The cumulative effects of development in the area must be considered and consolidation with other developments must be considered. The use of alternate fuel vehicles for demolition and construction must be considered. A pro-forma of requirements for the CMP is on the Council's website. Any basement works which may affect the integrity of the public highway will require technical approval from the Highways Structures team before any works begin and the use of cranes will also require technical approval and potentially licensing.

LBTH Waste Policy & Development

- 5.28 A waste compaction ration of 1:2 is acceptable subject to conditions regarding bin weight and details of how collection would be managed by the building operators to limit the manoeuvring distances for waste collectors.

LBTH Drainage

- 5.29 No comment

6. RELEVANT PLANNING POLICIES AND DOCUMENTS

- 6.1 Legislation requires that decisions on planning applications must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise.

- 6.2 In this case the Development Plan comprises:

- The London Plan 2021 (LP)
- Tower Hamlets Local Plan 2031
- Isle of Dogs Neighbourhood Plan

- 6.3 The key development plan policies relevant to the proposal are:

Growth (spatial strategy, healthy development)

- London Plan policies: SD1, SD10
- Local Plan policies: S.SG1, S.H1, D.SG3

Land Use (residential, employment)

- London Plan policies: H1, E1
- Local Plan policies S.H1, S. EMP1, D. EMP2

Housing (housing supply, affordable housing, housing mix, housing quality, fire safety, amenity)

- London Plan policies: GG2, H1 H4, H5, H7, H16
- Local Plan policies: S.H1, D.H2, D.H3,

Design and Heritage (layout, townscape, massing, height, appearance, materials, heritage)

- London Plan policies: D1, D2, D3, D4, D5, D8, D9, HC1, HC3, HC4
- Local Plan policies: S.DH1, D.DH2, S.DH3, D.DH4, D.DH6, D.DH7
- IOD Neighborhood Plan – Policy D1- Infrastructure, D2- High Density

Amenity (privacy, outlook, daylight and sunlight, noise, construction impacts)

- London Plan policies: D3, D9, D14
- Local Plan policies: D.DH8
- IOD Neighborhood Plan: CC2, CC2, CC3

Transport (sustainable transport, highway safety, car and cycle parking, servicing)

- London Plan policies: T1, T2, T4, T5, T6, T6.1, T7, T8
- Local Plan policies: S.TR1, D.TR2, D.TR3, D.TR4

Environment (air quality, biodiversity, contaminated land, flooding and drainage, energy efficiency, noise, waste, fire)

- London Plan policies: G1, G4, G5, G6, D12, SI1, SI2, S13, S14, SI5, SI7, SI8, SI12, SI13
- Local Plan policies: S.ES1, D.ES2, D.ES3, D.ES4, D.ES5, D.ES6, D.ES7, D.ES8, D.ES9, D.ES10, S.MW1, D. OWS3, D.MW3
- IOD Neighborhood Plan – SD1

6.4 Other policy and guidance documents relevant to the proposal are:

- National Planning Policy Framework (2021)
- National Planning Practice Guidance (as updated)
- LBTH Planning Obligations SPD (2021)
- LBTH High Density Living SPD (2020)
- LBTH Community Infrastructure Levy (CIL) Charging Schedule (2020)
- LBTH Development Viability SPD (2017)
- The Mayor's Good Practice Guide to Estate Regeneration (2018)
- LP Affordable Housing and Viability SPG (2017)
- LP Housing SPG (updated 2017)
- LP Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)
- Building Research Establishment's Site Layout for Daylight and Sunlight: A Guide to Good Practice (2011)
- LBTH Reuse, Recycling & Waste (July 2021)

7. PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- i. EIA
- ii. Land Use
- iii. Co-living
- iv. Design & Heritage
- v. Neighbour Amenity
- vi. Transport
- vii. Environment
- viii. Infrastructure
- ix. Local Finance Considerations
- x. Equalities and Human Rights

Environmental Impact Assessment (EIA)

7.2 The planning application represents Environmental Impact Assessment (EIA) EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) and is accompanied by an Environmental Statement (ES) co-ordinated by Ramboll.

7.3 Regulation 3 prohibits the council from granting planning permission without consideration of the '*environmental information*' that comprises the ES, including any further information submitted following request(s) under Regulation 25 and any other information, any representations made by consultation bodies or by any other person about the environmental effects of the development.

7.4 The Council issued an EIA Scoping Opinion on 11/02/2022. The submitted Environmental Statement (ES) accords with this Opinion and assesses the environmental impacts of the development under the following topics:

- Demolition and Construction
- Socio-Economic
- Health
- Transport and Accessibility
- Noise and Vibration
- Air Quality
- Wind Microclimate
- Daylight, Sunlight and Overshadowing
- Archaeology
- Townscape, and Built Heritage
- Climate Change
- Greenhouse Gas Emissions
- Mitigation and Monitoring

7.5 The Council appointed Temple Group Consulting to independently examine the ES, to prepare an Interim Review Report (IRR) and to confirm whether the ES satisfies the Regulations. The Council's EIA Officer and the Council's Appointed EIA Consultants have confirmed that the submitted ES (including the subsequent ES submissions as set out above) meets the requirements of the EIA Regulations.

7.6 The ES has informed the planning assessment and relevant issues are discussed in the body of this report and adverse environmental effects have been identified. If planning permission

was to be granted mitigation measures could be secured by planning conditions and/or planning obligations as appropriate except where considered unsurmountable.

Land Use

- 7.7 The National Planning Policy Framework ('NPPF') promotes a presumption in favour of sustainable development through the effective use of land driven by a plan-led system, to ensure the delivery of sustainable economic, social and environmental benefits. Planning policies and decisions should promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 7.8 Objective GG2 of the London Plan requires that to create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must amongst other things, enable the development of brownfield land, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as utilising small sites.
- 7.9 Policy SD1 of the London Plan identifies the Isle of Dogs as a designated Opportunity Area. The London Plan recognises Opportunity Areas as being the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and capacity. The policy expects development proposals within Opportunity Areas to amongst other things, support wider regeneration, maximise the delivery of affordable housing, support the creation of employment opportunities and the creation of mixed and inclusive communities and integrate development proposals to the surrounding areas for regeneration.
- 7.10 Table 2.1 to Policy SD1 indicates that the Isle of Dogs Opportunity Area is capable of accommodating an indicative capacity of 29,000 new homes and 110,000 new jobs up to 2041. The Isle of Dogs and South Poplar Opportunity Area Planning Framework (*hereinafter referred to as the OAPF*) was formally adopted in September 2019. The OAPF establishes a plan for delivering housing and jobs through Good Growth in the OAPF area which benefits all residents and delivers improved links between existing and future communities and identifies that the Isle of Dogs Opportunity Area is capable of delivering 31,000 new homes and 110, 000 new jobs up to 2041.
- 7.11 The Tower Hamlets Local Plan 2031 (*the Local Plan*) identifies that the application site lies within 'Sub-area 4: Isle of Dogs and South Poplar'. The overarching vision for this sub-area is that by 2031, the Isle of Dogs and South Poplar will have a cohesive mix of housing, employment and leisure uses within distinctive, inclusive and vibrant neighbourhoods, which have a strong sense of place.
- 7.12 The application site also lies within Site Allocation 4.6 'Marsh Wall West' which identifies Housing and Employment as being appropriate land uses for this site. The Site Allocation also seeks infrastructure requirements in the form of small open space, a Primary school and a Health facility. Site Allocation 4.6 measures 6.39 hectares and comprises a number of sites at various stages of development.
- 7.13 Co-living would provide a form of residential accommodation and would contribute towards the Councils housing targets which would be in line with the land use requirements of the Site Allocation. Given the site's location in an Opportunity Area, the redevelopment of the site to contribute to the delivery of growth is supported in principle subject to all other relevant Development Plan policies being adhered with.

Loss of Employment

- 7.14 Policy E1 of the London Plan seeks to amongst other things, retain existing viable office floorspace outside of town centre locations or designated office locations. The policy also seeks improvements to the quality, flexibility and adaptability of office space of different sizes through the facilitation of new office provision, refurbishment and mixed-use development.

- 7.15 Policy S.EMP1 of the Local Plan seeks to protect and enhance the role and function of the Borough's designated employment locations and maximise the provision of employment floorspace to contribute towards the Borough's target of creating 125,000 new jobs over the period to 2031. The application site falls within the Isle of Dogs Activity Area. The policy goes on to identify that the Tower Hamlets Activity Areas, District Centres and larger Neighbourhood Centres also provide opportunities for purpose-built office buildings with ground-floor retail and leisure uses.
- 7.16 Policy D.EMP3 of the Local Plan seeks to protect employment floorspace within Preferred Office Locations, Local Industrial Locations, Strategic Industrial Locations and Local Employment Locations. Outside of designated employment areas, development should not result in the net loss of viable employment floorspace except where they:
- a) provide evidence of active marketing over a continuous period of at least 24 months at a reasonable market rent which accords with indicative figures, or
 - b) provide robust demonstration that the site is genuinely unsuitable for continued employment use due to its condition; reasonable options for restoring the site to employment use are unviable; and that the benefits of alternative use would outweigh the benefits of employment use.
- 7.17 The proposal would result in the loss of employment floorspace as a result of the demolition of the 1980's office building (1,666 sqm GIA). The Applicant has submitted a supporting note to demonstrate that the site is no longer suitable for continued employment use due to its condition and that the benefits of the proposal would mitigate the loss of employment floorspace.
- 7.18 The applicants report indicates that the building is in poor condition and lacking in modern facilities required to attract tenants at a viable rent level. Given the refurbishment costs required to keep the building in lettable standard are prohibitive it unlikely to attract the necessary investment to facilitate the retention of the current employment floorspace.
- 7.19 The applicant has summarised a number of economic and regeneration benefits (included below) of the proposed scheme which are detailed further in the Socio-economic chapter within the ES.
- 7.20 Economic Benefits
- Supporting the local economy through the construction and supply chain related jobs
 - Construction training opportunities and apprenticeships;
 - Provision of non-residential mixed use commercial floor space, including co-working
- Environmental Benefits
- Delivery of high-quality architecture
 - Redevelopment of a previously developed, brownfield site
 - Delivery of high-quality landscaping and public realm spaces, revitalising the existing streetscape;
 - Provide much improved routes and connections, contributing to permeability within this part of Marsh Wall;
 - A highly sustainable building
 - Carbon offset payment towards a net zero carbon building.
- 7.21 Officers agree that there are clear planning benefits from the proposal which would deliver wider regeneration benefits that would outweigh the need to retain the existing employment floorspace in this location where significant levels of modern employment floorspace exists or is planned at Canary Wharf.
- 7.22 Overall, Officers consider that the loss of employment floorspace is accepted and appropriately justified given the site-specific characteristics and wider regeneration benefits proposed. Officers are satisfied that there is limited prospect of the site being reused for employment purposes.

Proposed flexible ground floor commercial uses

- 7.23 Policy S.TC1 of the Local Plan requires development to support the role and function of the Borough's town centre hierarchy and the provision of town centre uses. For the Tower Hamlets Activity Areas, development is required to amongst other things support the delivery of new retail and leisure floorspace to meet identified needs and promote active uses at ground floor level.
- 7.24 The proposed development would provide flexible commercial floorspace at the ground floor level in the form of a café space alongside a co-working space available to both residents and members of the public. The development would provide a total of 442 sqm (GIA) of floorspace with uses falling within the new Use Class E (Commercial, Business and Service). The proposed provision of co-working and café space at ground floor is in line with the role and function of the Isle of Dogs Activity area in that active uses have been promoted at ground floor level and these units would help to provide a transition from the Canary Wharf Metropolitan Centre to the surrounding area.
- 7.25 The proposals would not only assist in meeting the needs of future occupiers of the development, but also provide additional facilities and services to meet the immediate needs of wider local residents. The provision of flexible commercial uses to support the residential-led development is considered to be acceptable.

Principle of Co-Living

- 7.26 The NPPF seeks the delivery of a wide choice of quality homes which meet identified local needs, in accordance with the evidence base, and to create sustainable, inclusive, and mixed communities. Paragraph 119 of the NPPF specifically sends a core message to ensure that previously developed land (brownfield land) is effectively reused in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Chapter 11, paragraph 120, part c) of the NPPF emphasises that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.
- 7.27 The London Plan emphasises that there is a pressing need for more homes in London and that providing a range of high quality, well-designed, accessible homes is important to delivering Good Growth, ensuring that London remains a mixed and inclusive place in which people have a choice about where to live. Strategic objective GG4 states that to create a housing market that works better for all Londoners, those involved in planning and development must, amongst other things, under part (c) create mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing.
- 7.28 Policy H1 of the London Plan sets a ten-year target for net housing completions that each Local Planning Authority should plan for. As such, the Borough is required to deliver 34,730 (3,473 per year) new homes between 2019/20 and 2028/29. The accompanying text to policy H1 also sets out how to calculate the contribution non-self-contained communal accommodation make towards meeting housing targets.
- 7.29 Co-living is an emerging type of housing, which does not fall within a traditional residential use classes but is classed as sui-generis use. Co-living is a form of communal living within which residents have their own private room and private en-suite but share other facilities such as living space, cooking facilities and other amenities, such as gyms, with other residents. This type of housing is similar to that provided by larger HMO's (albeit at a larger scale) where residents share living and cooking facilities whilst retaining their own private space for sleeping.
- 7.30 The London Plan acknowledges the role that co-living developments can play in contributing towards housing targets and providing a range of housing options for Londoners. Policy H16 of the London Plan sets out criteria to ensure that, where delivered, these developments deliver good quality accommodation that is well designed, provides the necessary communal facilities for residents, promotes social integration, and contributes towards affordable housing targets.

7.31 The London Plan policy H16 sets out criteria that co-living units must meet -

- 1) *it is of good quality and design*
- 2) *it contributes towards mixed and inclusive neighbourhoods*
- 3) *it is located in an area well-connected to local services and employment by walking, cycling and public transport, and its design does not contribute to car dependency*
- 4) *it is under single management*
- 5) *its units are all for rent with minimum tenancy lengths of no less than three months*
- 6) *communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and offer at least:*
 - a) *convenient access to a communal kitchen*
 - b) *outside communal amenity space (roof terrace and/or garden)*
 - c) *Internal communal amenity space (dining rooms, lounges)*
 - d) *laundry and drying facilities*
 - e) *a concierge*
 - f) *bedding and linen changing and/or room cleaning services.*
- 7) *the private units provide adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes*
- 8) *a management plan is provided with the application*
- 9) *it delivers a cash in lieu contribution towards conventional C3 affordable housing.*

7.32 The London Plan stipulates that non-self-contained communal accommodation is calculated on a 1.8:1 ratio where one point eight bedrooms/units of non-self-contained housing is counted as a single home. Given that the proposals would deliver 795 single co-living studios this would equate to 441 residential units using this calculation method.

7.33 Officers have assessed the proposed development against these criteria and as set out in the relevant sections of this report consider that the development would meet each of the criteria set out. Planning conditions and obligations in the proposed Section 106 agreement would be used to control the management and tenancy aspects of the policy.

7.34 The GLA have also produced a guidance document for consultation in January 2022 which set out detailed standards for communal spaces and private rooms to ensure the development provides good quality and sufficient communal facilities for residents. The Large-scale Purpose-built Shared Living (LSPBSL) guidance document has not yet been adopted but has provided a useful guide to help assess the overall quality of accommodation and facilities proposed. More detail on this element is included within the 'Quality of Accommodation' section of this report.

7.35 Local Plan Policy D.H7 also acknowledges large-scale purpose-built housing as an alternative to traditional housing. The accompanying text to policy D.H7 states that

"HMOs have traditionally provided lower cost housing, including for those under 35 years of age in receipt of the shared room rate housing benefit. However, there has been a recent growth in London of purpose-built, large-scale, higher quality HMOs charging commercial market rents. This includes, for example, accommodation modelled on student housing but available for a wider range of occupants or accommodation described as 'co-living'"

7.36 Local Plan Policy D.H7 states that this type of housing will be supported where they meet the following criteria

- a) meet an identified need
- b) do not result in the loss of existing larger housing suitable for family occupation
- c) can be secured as a long-term addition to the supply of low cost housing, or otherwise provides an appropriate amount of affordable housing
- d) are located in an area of high transport accessibility

- e) do not give rise to any significant amenity impact(s) on the surrounding neighbourhood, and
- f) comply with relevant standards and satisfy the housing

- 7.37 With regards the requirement to meet and identified need in part a), a co-living demand study prepared by Savill has been submitted as part of the application. This sets out the applicant's analysis of the local housing market and demand for residential accommodation. The demand study indicates there is a demand for private rented accommodation from young privately renting households aged under 40 years old.
- 7.38 In relation to part b) there would be no loss of existing housing. The site is currently occupied by an office block so there are no existing residential units on site. The site also does not have any previous planning application history or existing planning permission related to a development for conventional C3 housing. It is acknowledged that the primary strategic need within the borough is for C3 housing and in particular family housing. The site is located within the Marsh Wall West Site allocation which includes housing as a key delivery requirement for the site allocation. Whilst this development would not directly meet this need, it is in a location where significant housing delivery has occurred or is in the planning pipeline. Within the site allocation area a significant quantum of housing has been delivered, is currently under construction or has approved planning permission to be implemented. Developments at Alpha Square, the Wardian, Ensign House and Cuba Street are delivering significant levels of conventional C3 housing. Current Planning Policy allows for the delivery of co-living developments alongside conventional C3 housing and hence it would not be possible to refuse permission on the basis of the co-living use. The co-living development would offer an alternative type of housing and provide potential renters with an alternative to shared HMO living.
- 7.39 With regards part C) as discussed further below the development would include a payment in lieu of affordable housing which would contribute towards the delivery of affordable housing within the borough. Part d), e) and f) are also considered later within this report and it is confirmed that the development would also comply with these elements.

Affordable housing

- 7.40 In terms of affordable housing policy H16 of the London Plan recognises the requirement for this type of housing to contribute to affordable housing. However, because it does not meet minimum housing space standards and is focused on single occupancy tenancies it is not considered suitable as a form of affordable housing itself.
- 7.41 Therefore, London Plan policy requires a financial contribution in lieu instead of on-site affordable housing to allow Local Authorities to deliver offsite affordable housing. The London Plan allows Local Councils to decide whether it would prefer the financial contribution as a single upfront payment in lieu of affordable housing which will be based on a 50 per cent discount to market value of 35 per cent of the units or an ongoing in perpetuity payment linked to actual rental income. The ongoing payment should be based on 50 per cent of rental income for 35 per cent of units for as long as the development is used for this form of accommodation.
- 7.42 A viability assessment has been submitted with the development which has been reviewed extensively by both the Councils Viability team and the GLA Viability team. Following discussions between the parties the original payment in lieu proposed of £44.4m was increased to £47.909m. It was agreed that this was the maximum viable and would represent 35% based on a 50% discount to market value as required by policy H16.
- 7.43 The payment in lieu would be paid in four equal instalments every 12 months over the construction period of the development as set out in the table below, with a clause in the s106 agreement ensuring the full amount was received before first occupation of the development. The payments would be index linked to ensure that the value is not diminished by the effects of inflation over time.

Payment Stages	% (of £47.909m)
6 months post implementation	25%
12 months +	25%
12 months +	25%
12 months + (or at PC, whichever is earlier)	25%

7.44 This payment in lieu is considered a significant benefit of the scheme which would contribute towards the delivery of affordable housing within the borough. Whilst the calculation is based on 35% of the development proposed in the application, the value to the Council in terms of affordable homes delivered will depend on how the sums are used within Tower Hamlets own housing delivery programme.

Quality of Accommodation

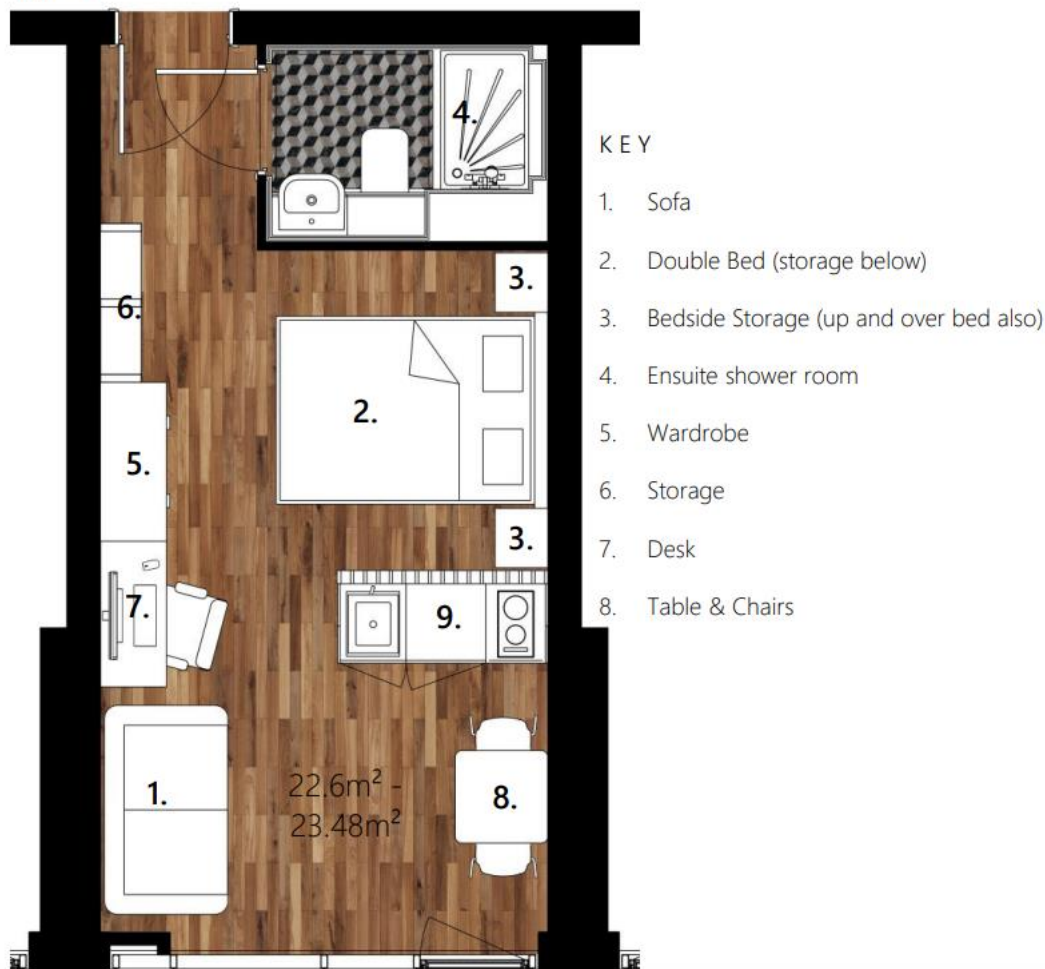
7.45 The GLA issued a draft guidance document for consultation regarding Co-Living in January 2022 to expand on policy H16. This document provided design guidance and identified benchmark standards for large-scale purpose-built schemes to meet in order to provide a good level of quality accommodation.

Sleeping Accommodation

7.46 In terms of the size of the sleeping accommodation the guidance states that units should be sized to avoid being converted to substandard self-contained units and therefore units should be at least 18sqm and not more than 27sqm. Accessible units are expected to generally be between 28sqm and 37sqm.

7.47 The proposed development includes a range of unit sizes of between 19.5sqm and 26.5sqm with accessible units of between of 34sqm. The graphic below shows a typical layout of one of the units.

Type D



7.48 The sleeping accommodation would take the form of individual single studio units with 19 studios on each floor. The units would be provided fully furnished, include an en-suite shower pod and a kitchenette including the facilities below

- The kitchenette will contain:
- A two ring hob
- A microwave oven
- A sink
- An under counter fridge
- Storage suitable for 1 person

Communal Facilities and Internal Amenity

7.49 In terms of communal amenity spaces the GLA guidance sets out that at least 5 sqm of internal communal facilities, including kitchen, living and dining space (KLD), should be provided per resident. Kitchen space should be provided at a minimum of 0.6 sqm per resident and 0.5 sqm of dining space should be provided, including space for chairs, tables, and circulation.

7.50 The proposed development provides 4.3sqm of KLD and an additional 2.2sqm of separate internal amenity space per resident and providing an overall 6.5sqm of communal space per resident.

7.51 The development proposes that residents are grouped into “clusters” of approximately 57 studios and providing kitchen, dining and living room facilities for these cluster over 3 floors. The visual below shows the typical layout for the communal spaces on each level.



Total Covers = circa 35

Total Covers = circa 38

Laundry
12 no. washer/dryers (over two floors)

Total of people able to cook at one time = 14

12 no. hobs
12 no. ovens
2 microwaves

Total area KLD spaces per 3 level cluster (57 studios)
258.5m² = 4.54m²/p

7.52 This layout is replicated through the building with each cluster of residents having access to these spaces across three floors.

7.53 At ground and first floor levels residential amenity spaces in the form of lounges, a gym, fitness room and a cinema room are proposed. On the upper floors at 43rd to 45th floor additional residential lounges are proposed. In total 1,276 sqm of additional internal amenity space is proposed. Overall the level of internal amenity including cooking facilities would deliver above the level recommended within the GLA draft guidance.

External Amenity

7.54 The Proposed Development includes 1,762 sqm of external amenity space in the form of ground floor and roof terrace space. This includes 1,371sqm public open space at ground and a 391 sqm communal roof terrace on the 45th floor. The GLA guidance suggests 1sqm of external amenity space for residents and the development would therefore deliver on this.



Wheelchair Accessible Housing

7.55 The development would include 82 accessible rooms located across all floors. The accessible rooms would meet the requisite standard for accessible rooms and would be secured by

condition. The communal kitchens will have accessible cooking provision (ie lowered hobs, sinks and worktops). The laundry room will ensure there are unstacked washer dryers available. The accessible rooms are also evenly distributed throughout the height of the building thus ensuring integration within the development. Within the ground and first floor amenity spaces there are accessible WC's provided as well as provision within the sky lounge.

Other residential facilities

- 7.56 Each cluster of 3 floors would include washing and dry facilities providing 12 washer dryers in each cluster. The building would be managed and operated 24hrs including housing keeping and concierge services. A management plan would be secured within the s106 agreement.

Noise, Vibration and Overheating

- 7.57 The proposed residential units would not be subjected to unacceptable noise or air quality. Conditions would be secured to ensure that residents were protected from noise generating plant equipment and to ensure new accommodation is constructed to appropriate standards with regard to acoustic insulation whilst ensuring appropriate levels of ventilation to prevent overheating.
- 7.58 Subject to the planning conditions referenced, officers consider that the proposed new homes would have an acceptable noise environment and that the proposed development does not cause unacceptable noise impacts on existing surrounding homes.

Access to natural light

- 7.59 The submitted Internal Daylight and Sunlight report assesses the internal daylight provision for the proposed homes in terms Average Daylight Factor (ADF) and No Skyline methodologies.
- 7.60 In summary, the results of the ADF assessment show that 477 (60%) of the 795 habitable residential rooms will satisfy or exceed the minimum recommended ADF targets. This increases to 606 (78%) when used 1.5% for the living room spaces rather than 2%. A further 110 (14%) achieve the recommendation of 1% ADF for bedrooms. Therefore, a total of 728 (92%) of 795 units will offer reasonable levels of daylight given the urban location and the typology of the proposed units.
- 7.61 In terms of the communal spaces 25 (55%) of the 45 communal spaces meet or exceed their respective recommended target with all spaces.
- 7.62 All communal spaces meet BRE's recommendations for sky visibility (NSL)
- 7.63 In terms of sunlight 411 (82%) out of 500 studios suitable for assessment meet or exceed the recommended levels for APSH, and 427 (85%) also exceed the suggested levels of WPSH

Air Quality

- 7.64 The application submission has had regard to the potential impact of existing local air quality conditions on future residents. This has been assessed using local air quality monitoring sites. The impacts relating to dust were also considered as part of the assessment. Officers are satisfied that the proposal is acceptable, subject to the proposed embedded mitigation measures and recommended conditions.

Fire Safety

- 7.65 London Plan Policy D12 makes clear that all development proposals must achieve the highest standards of fire safety and requires all major proposals to be supported by a Fire Statement. London Plan Policy D5 (B5) states that new development should be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The Mayor of London has also published pre-consultation draft London Plan Guidance on Fire Safety Policy D12(A).

- 7.66 The application has been accompanied by a Fire Statement prepared by Design Fire Consultants and details how the development would achieve the highest standards of fire safety, including details of fire safety systems, means of escape, internal fire spread, external fire spread, access and facilities for fire-fighting and fire safety management.
- 7.67 Following submission of the scheme the applicant included an amendment to the layout to include a second staircase. Subsequent to these amendments the Health and Safety Executive reviewed the scheme and considered the fire safety design of the scheme.

Density

- 7.68 The London Plan no longer incorporates a density matrix unlike its predecessor. Policy D3 of the London Plan requires that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations.
- 7.69 The proposed development would have a density of equivalent to 2036 conventional residential units per hectare. London Policy D4 requires that all proposals exceeding 30m high and 350 units per hectare must have undergone a local borough process of design scrutiny. The applicant has engaged extensively with officers through pre-application discussions since 2019. The London Plan (para. 3.4.9) also requires applications for higher density developments to provide details of day-to-day servicing and deliveries, longer-term maintenance implications and the long-term affordability of running costs and service charges (by different types of occupiers). A condition is recommended with regards density management plan.
- 7.70 Isle of Dogs Neighbourhood Plan Policy D2 expects developments exceeding the 1,100 habitable rooms/hectare density to meet the specific expectations set out in the Mayor of London's Housing SPG for development exceeding the density matrix thresholds in the previous (2016) London Plan. It is noted that the updated London plan 2021 no longer makes reference to the density matrix however the proposal has been considered in relation to the Housing SPG.
- 7.71 The development is considered to contribute positively in terms of placemaking, creating a improved public realm at the junction of Marsh Wall and Mastmaker Road that improves the pedestrian experience as well as improving access through the site on the western boundary with 54 Marsh Wall. Servicing and cycle storage has been considered extensively through pre-app and the application. Furthermore, given the location of the site, in the Millwall Tall Building Cluster, an Opportunity area as well as a site allocation a high-density scheme is considered appropriate.

Design

- 7.72 Development Plan policies require high-quality designed schemes that reflect local context and character and provide attractive, safe and accessible places that safeguard and where possible enhance the setting of heritage assets.
- 7.73 London Plan (2021) policy D3 promotes the design-led to optimise site capacity. The policy requires high density development to be in locations well connected to jobs, services, infrastructures and amenities, in accordance with London Plan (2021) D2 which requires density of developments to be proportionate to the site's connectivity and accessibility.
- 7.74 Tower Hamlets Local Plan policy S.DH1 outlines the key elements of high-quality design so that the proposed development is sustainable, accessible, attractive, durable and well-integrated into their surroundings. Complementary to this strategic policy, Local Plan policy D.DH2 seeks to deliver an attractive, accessible and well-designed network of streets and spaces across the borough.

Site Layout

- 7.75 The existing site constraints and surrounding built context have shaped the design development and layout of the site. The building has been set back from the junction of Marsh

Wall and Mastmaker and has included additional north-south pedestrian access around the building to the east, adjacent to 54 Marsh Wall.



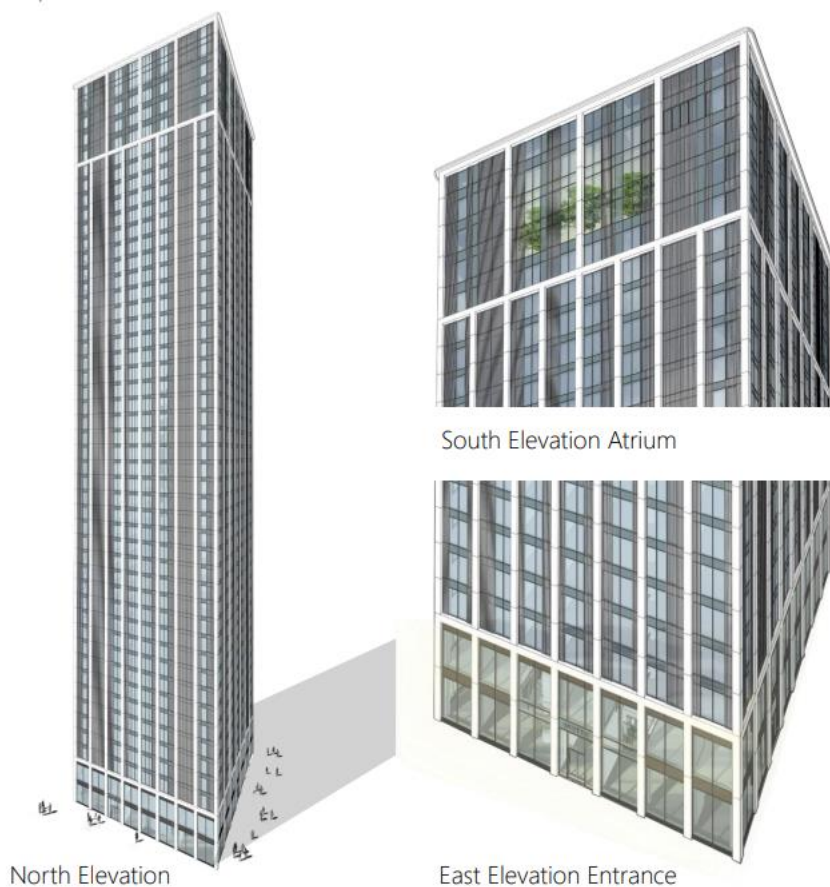
- 7.76 At ground floor level, the residential entrance would be located on the eastern elevation of the building, opening out onto the landscaped area on the junction of Marsh Wall and Mastmaker. A secondary entrance providing access to the café space would be on the western elevation of the building. Refuse storage and back of house facilities would also be provided at lower ground floor on the southern elevation.
- 7.77 Overall, the proposed layout arrangement are considered to respond appropriately to the site's context and constraints thus addressing the existing urban condition along Marsh Wall.

Townscape, Massing and Heights

- 7.78 London Plan Policy D9 provides a strategic guidance for tall buildings in the London area. The policy also sets out criteria which against which development proposals should be assessed and these include visual, functional and environmental impacts.
- 7.79 Tower Hamlets Local Plan Policy D.DH6 directs tall buildings to designated Tall Building Zones (Aldgate, Canary Wharf, Millwall Inner Dock, Blackwall and Leamouth).
- 7.80 The general criteria set out in Tower Hamlets Local Plan Policy D.DH6 Part 1 that all tall building proposals must meet can be summarised as follows: have a proportionate scale, be of exceptional architectural quality, enhance character of the area, provide a positive skyline, not prejudice development potential, ensure a high quality ground floor experience, demonstrate public safety requirements, present a human scale to the street, provide high quality private communal open space/play space, avoid adverse microclimate impacts, ensure no adverse impacts on biodiversity/open space, comply with civil aviation requirements and not have unacceptable impact on telecommunications.
- 7.81 The application site is located within the Millwall Inner Dock tall building cluster, an area identified as appropriate for tall buildings. The scale of the building is considered appropriate for the site's location and the surrounding built context. The massing has sought to suitably sit within the surrounding cluster, by stepping down from the Wardian and Alpha Square buildings to the north and west.

Materiality and Design

- 7.82 The function of the building, as a co-living scheme, with the use repeating across clusters of 3 floors, allows the design of approach where the façade is expressed as a regular grid. Horizontal framing is introduced at the base and top of the tower to create architectural interest helping the tower to ground and establish itself within the site and the surrounding area, and also to lighten the top of the tower creating a lantern effect.



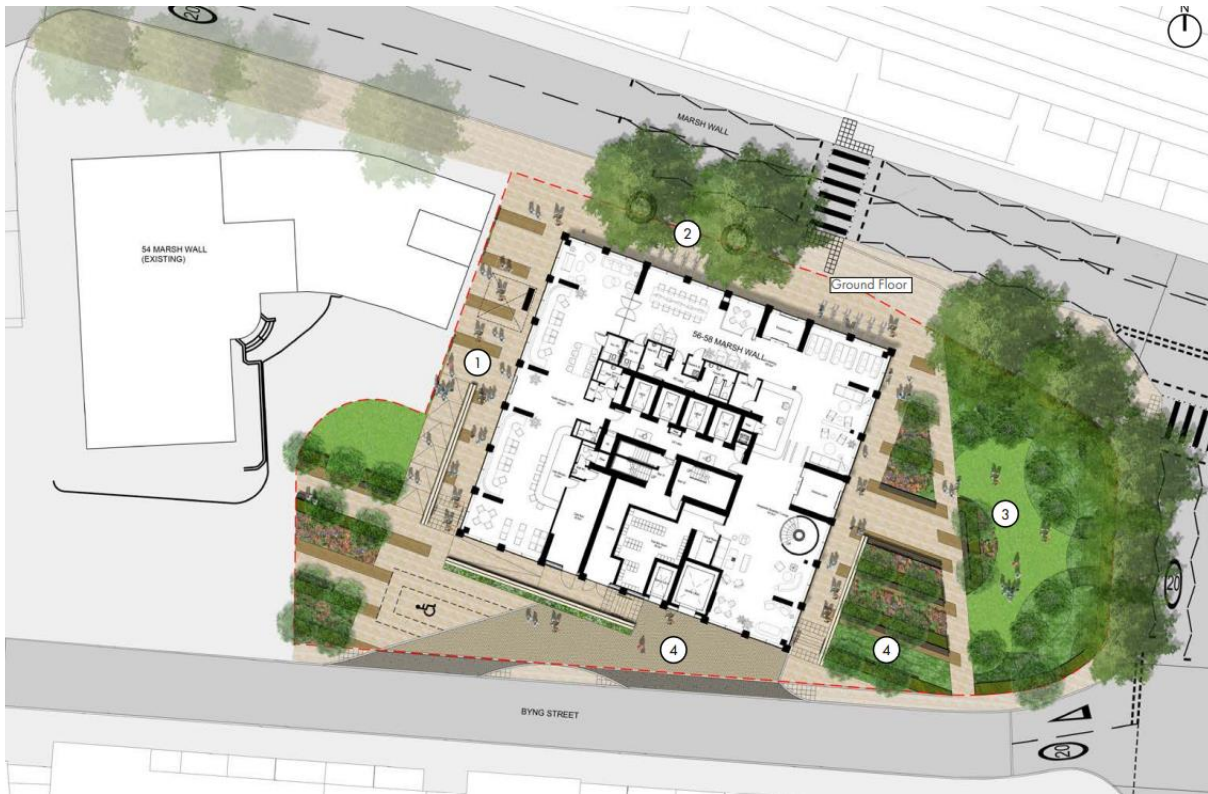
- 7.83 In terms of materiality the building would be aluminium clad with with glazed panels partially covered by vertical aluminium fins.
- 7.84 The solid and open areas of vertical fins within the residential portion of the elevations provide architectural detail, layering and interest by achieving depth to the elevations, and also provide a functional application by providing the residents with privacy, shading and natural ventilation to the co-living studios.
- 7.85 It is considered that the building would provide an interesting and positive addition to the cluster. At ground floor level the building has included active frontages on the north east and west elevations by virtue of the café space, co-living entrance and co-work space. The southern elevation would be predominantly for servicing and refuse access
- 7.86 The provision of communal amenity space, potential adverse impacts on microclimate and biodiversity and fire safety considerations are addressed elsewhere in this report. They are all considered to be acceptable. Officers therefore consider that the development would meet the requirements of Local Plan policy D.DH6.



- 7.87 The Townscape Visual Impact and Heritage Assessment (TVIHA) and addendum report that forms part of the ES is based on 19 views that were agreed with officers and that were tested during the design development process.
- 7.88 Having reviewed the TVIHA officers are satisfied that the height of the proposed development would relate well to those of nearby developments, and when viewed from various points would sit comfortably within the prevailing pattern of development on the Isle of Dogs. The height of the building would be comparable with that of existing buildings in the vicinity and would be consistent with a general stepping down in the height of buildings moving away from the central Canary Wharf commercial cluster
- 7.89 The development would not compromise the recognition and appreciation of the St Paul's, Tower Bridge and Tower of London landmarks.

Landscaping & Public Realm

- 7.90 London Plan Policy D8 requires development proposals to ensure that public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, and easy to understand and maintain.
- 7.91 Tower Hamlets Local Plan policy D.DH2 requires developments to positively contribute to the public realm through the provision of active frontages and multi-usable spaces that can cater for social gathering and recreational uses.
- 7.92 The submitted Landscape strategy document sets out the approach to the external spaces surrounding the building. The proposal would include improved pedestrian access and hard landscaping to the west of the building ensuring the design integrates well with the landscaping approved on the neighbouring site 54 Marsh Wall if this comes forward. To the east of the building a more substantial piece of green landscaping is proposed. This includes retention of the majority of the existing trees on site and planting an additional 27 trees, Of the 5 trees being removed three are of poor quality and have limited lifespan. One tree is located within the zone of the construction works and is likely to fail and the fifth tree suffers from internal decay and is subject to limited lifespan



Safety & Security

- 7.93 The Metropolitan DOCO have been consulted. A condition has also been recommended in relation to obtaining Secured by Design accreditation. Subject to this condition officers are satisfied with the proposal from a security perspective.

Heritage

- 7.94 The site is not located within a conservation area, nor does it contain any listed buildings. The TVIA does however have regard to the impact of the proposed development upon a number of designated and non-designated heritage assets within the surrounding area. The TVIA generally identifies significant beneficial and neutral effects on heritage assets during operation with negative impacts during construction. Officers have considered this in line with their statutory duty, as required by legislation, and have had special regard to the desirability of preserving the settings of conservation areas and listed buildings.
- 7.95 In terms of neighbouring conservation areas, the TVIA has considered the impact on the West India Dock and Coldharbour Conservation Areas (some distance to the north and east respectively). Given the scale and density of the surrounding context of the site and the proposed nature and scale of the building proposed it is not considered that there would be any detrimental impact on the neighbouring conservation areas.
- 7.96 In terms of listed buildings there are no listed buildings or structures within or immediately adjacent to the site. The TVIA has identified 2 Listed buildings that are within 500m of the site - the grade II entrance lock to South Dock and the grade II listed Cascades on Westferry Road. The TVIA assessment has considered these alongside other listed buildings and scheduled monuments outside of this radius which were of importance. Officers have assessed the submitted information and consider that the development would not have a harmful impact on any nearby listed buildings.
- 7.97 Overall, officers consider that the proposed development would preserve the character and appearance of surrounding conservation areas in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and would also preserve the setting of listed buildings in accordance with Section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Archaeology

7.98 Development plan policies require measures to identify record, protect, and where appropriate present the site's archaeology. The site lies within an Archaeological Priority Area and has been referred to the Greater London Archaeological Advisory Service (GLAAS) who have recommended conditions to be included if planning permission is granted. Subject to these conditions officers are satisfied that the development would comply with these requirements.

Neighbour Amenity

7.99 Development Plan policies seek to protect neighbour amenity safeguarding privacy, not creating allowing unacceptable levels of noise and ensuring acceptable daylight and sunlight conditions. The application site is situated in a highly urbanised area surrounded by several high density, tall residential buildings, and lower rise housing.

Privacy & Outlook

7.100 Policy D.DH8 of the Local Plan sets a guide of an approximate distance of 18 metres between habitable room windows as being appropriate to maintain privacy and overlooking levels to an acceptable degree. However, this figure will be applied as a guideline depending upon the design and layout of the development.

7.101 In respect of the proposed development, particular adjacent residential blocks of note are considered to be the following:

- 54 Marsh Wall
- Phoenix Heights



7.102 Separation distances between the proposed development and Phoenix Heights to the south are between 17m and 23m and between the proposed development and the approved scheme at 54 Marsh Wall between 20m and 22m. Whilst the separation distance from Phoenix Heights is marginally below 18m however this is not uncommon in densely developed areas and is

evident in the relationship between other nearby buildings. Given that the building would be at an angle and would not have any balconies or openable windows, and the distance is close to 18m it is not considered that the impact on neighbouring privacy would be significant, and it is considered acceptable.

Daylight, Sunlight & Overshadowing

- 7.103 Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2011).
- 7.104 To calculate daylight to neighbouring properties, the BRE guidelines, referenced in the Council's Local Plan policies, emphasise that vertical sky component (VSC) that measures light received by the windows, is the primary assessment. No skyline (NSL) assessment which measures daylight distribution, is also used where internal room layouts are known or can reasonably be assumed. For sunlight, applicants should calculate the annual probable sunlight hours (APSH) to windows of main habitable rooms of neighbouring properties that face within 90° of due south and are likely to have their sunlight reduced by the development massing. For Sun Hours on Ground (SHoG) assessment, the requirement is that a garden or amenity area with a requirement for sunlight should have at least 50% of its area receiving 2 hours of sunlight on 21st March.
- 7.105 The BRE guidelines say that changes in daylight and sunlight of 20% or less are negligible and therefore acceptable. There is no industry-standard categorisation for impacts that exceed BRE guidelines. However, for VSC, NSL and ASPH, the Council consistently uses the following categories:
- Reduction less than 20% - Negligible
 - Reduction of 20% - 29.9% - Minor adverse
 - Reduction of 30% - 39.9% - Moderate adverse
 - Reduction greater than 40% - Major adverse
- 7.106 The ES adopts the above significance criteria for VSC, NSL and ASPH assessments. However, where defining a 'minor adverse' effect for daylight only, where the VSC levels as a percentage reduction in excess of 20% but retain a VSC greater than 27%, the impact is considered negligible.
- 7.107 When assigning significance per property however, consideration has been given to the proportion of rooms / windows affected, as well as the percentage alterations, absolute changes, existing levels, retained levels and any other relevant factors, such as orientation, balconies, overhangs or design features. As such, the criteria are not applied mechanistically.

Daylight and sunlight summary

- 7.108 The assessment highlights that for existing daylight baseline conditions, 7209 of the 7914 (91%) windows assessed for VSC and 3651 of the 3727 (98%) rooms assessed for NSL meet BRE criteria for daylight of 27% VSC and 80% NSL. For existing sunlight baseline conditions, 1746 of the 1766 (99%) rooms assessed meet BRE criteria of 25% total APSH and 5% winter APSH. The assessment provides that low existing daylight and sunlight levels can be attributed to the dense urban location and architectural features such as balconies, large roof overhangs and recessed windows.
- 7.109 The Environmental Statement assesses the likely significant impact of the proposal on the daylight and sunlight on surrounding residential properties identified listed below and identified in Figure 1 .

- 1) 1-7 Bellamy Close
- 2) Dowlen Court
- 3) 74 Manilla Street
- 4) 2 Millharbour Block A
- 5) 19-26 Cuba Street
- 6) 6 Alpha Square
- 7) 2 Millharbour Block D
- 8) 2 Millharbour Block B1
- 9) Millharbour West Block G2.1
- 10) Millharbour West Block G2.2
- 11) Discovery Dock East
- 12) South Quay Plaza 4
- 13) South Quay College
- 14) Arrowhead Quay East
- 15) Arrowhead Quay West
- 16) Land At 3 Millharbour - G4
- 17) Land At 3 Millharbour - G3
- 18) Discovery Dock Apartments West
- 19) Beatty House
- 20) Parker House
- 21) Phoenix Heights
- 22) 1-11 Bosun Close
- 23) 1-7 Alpha Grove
- 24) 42-44 Alpha Grove
- 25) 46 Alpha Grove



Figure 1 – Neighbouring sites

Daylight – likely significant effects

7.110 Of the 25 buildings identified above 10 of the buildings would see no reduction in daylight beyond the BRE guidelines. The remaining 15 properties are considered further below.

2 Millharbour Block A

7.111 This residential apartment building is located south-east of the site. A total of 240 windows serving 108 rooms were assessed for daylight within this building.

7.112 For VSC, 217 of the 240 (90.4 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

7.113 Of the 23 affected windows, all would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect.

7.114 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

7.115 The ES ascribes the effect to this building as Negligible Adverse (not significant) overall

Alpha Square

- 7.116 This residential apartment building is located west of the site. A total of 2165 windows serving 433 rooms were assessed for daylight within this building. For VSC, 1962 of the 2165 (90.6 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.117 Of the 203 affected windows, 202 would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9 % which is considered a Moderate Adverse effect.
- 7.118 A total of 19 windows serve bedrooms, which may be considered less sensitive as their primary use is for sleeping. Each of these windows see minor adverse transgressions, which are no greater than 1.5 % above the 20 % threshold outlined in BRE Guidelines. As such, the change in daylight to these windows is unlikely to be noticeable. The remaining windows serve living kitchen diners (LKDs). On the lower storeys, lower levels of light can be observed, as would be anticipated. However, on the upper levels of the building greater levels of VSC are retained (15 %+ VSC), despite the minor adverse alterations. The moderate adverse impact occurs to an LKD window at the lowest storey which has a baseline level of VSC of 4.7 % resulting in a disproportionate percentage change.
- 7.119 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 7.120 Overall, the majority of windows meet the criteria for VSC and no alterations beyond the criteria for NSL occur. Where changes to the VSC at this building occur, they are of minor adverse significance. Therefore, the ES ascribes the effect to this building to be Negligible to Minor Adverse (not significant).

2 Millharbour Block D

- 7.121 This residential apartment building is located south-west of the site. A total of 212 windows serving 139 rooms were assessed for daylight within this building.
- 7.122 For VSC, 208 of the 212 (98.1 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.123 Of the four affected windows, all would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect. All four windows have low baseline levels of VSC (below 2.4 %) and so the percentage alterations are disproportionate to what the occupant is likely to experience.
- 7.124 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 7.125 Therefore, the ES considers the effect to be Negligible Adverse (not significant) overall.

2 Millharbour Block B1

- 7.127 This residential apartment building is located south-west of the site. A total of 112 windows serving 61 rooms were assessed for daylight within this building.
- 7.128 For VSC, 110 of the 112 (98.2 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.129 Of the two affected windows, one would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9 % which is considered a Moderate Adverse Effect. Both windows have low baseline levels of VSC (below 0.4 %) and so the percentage alterations are disproportionate to what the occupant is likely to experience.
- 7.130 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 7.131 Therefore, the ES considers the effect to be Negligible Adverse (not significant) overall.

South Quay College

- 7.132 This educational building is located south of the site. A total of 118 windows serving 38 rooms were assessed for daylight within this building.
- 7.133 For VSC, 116 of the 118 (98.3 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.134 Of the two affected windows, both would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect. Both windows serve a room on the first storey, which is served by multiple other windows and so the alteration in VSC is unlikely to be noticeable overall.
- 7.135 For NSL, 36 of the 38 (94.7 %) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.136 Of the two affected rooms, both would experience an alteration in NSL between 20-29.9 % which is considered a Minor Adverse effect. These two rooms are located at ground level, serving a reception room, which is not considered to be sensitive, and an educational room. The NSL retained is 63.3 % and 73.3 % respectively and the windows serving these rooms are not affected beyond BRE criteria for VSC.
- 7.137 Therefore, given the high level of VSC and NSL compliance, the uses of the rooms affected and levels of VSC and NSL retained, effect is considered in the ES to be Negligible Adverse (not significant) overall.

Arrowhead Quay East

- 7.138 This residential apartment building is located north-west of the site. A total of 520 windows serving 310 rooms were assessed for daylight within this building.
- 7.139 For VSC, 421 of the 520 (81 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.140 Of the 99 affected windows, all would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect. A total of 49 windows serve bedrooms, which may be considered less sensitive as their primary use is for sleeping. The remaining 50 affected windows serve dual LKDs. These already have low levels of VSC, below 11.1 % VSC, due to the presence of balconies which inherently restrict daylight availability. However, due to the mitigating windows at these LKDs, which are not affected beyond BRE criteria by the proposed development, these windows would not be significantly affected.
- 7.141 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 7.142 Therefore, given the high level of VSC and NSL compliance and those windows affected being obstructed by balconies, but not considered to be significantly affected due to mitigating windows, the overall effect is considered in the ES to be Negligible to Minor Adverse (not significant).

Arrowhead Quay West

- 7.143 This residential apartment building is located north-west of the site. A total of 597 windows serving 404 rooms were assessed for daylight within this building. 11.161 For VSC, 535 of the 597 (89.6 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.144 Of the 62 affected windows, 52 would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect whilst 10 would experience an alteration between 30-39.9 % which is considered a Moderate Adverse Effect.
- 7.145 A total of 13 windows seeing minor adverse serve bedrooms, which may be considered less sensitive to changes in daylight as their primary use is for sleeping. These windows have

baseline levels of VSC below 8.9 %, resulting disproportionate losses changes equating to absolute losses no greater than 1.9 %.

- 7.146 The remaining 49 affected windows serve LKDs, living diners (LDs) and living rooms, seeing minor and moderate adverse losses. However, each of these windows has very low baseline levels of VSC below 8 %, owing to their location beneath balconies, resulting in disproportionate percentage changes which equate to absolute losses no greater than 1.7 % VSC. Each of these rooms are dual aspect, with at least one window not affected by the proposed development.
- 7.147 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 7.148 Therefore, given the NSL compliance and the majority of windows not affected beyond BRE criteria for VSC, with disproportionate alterations occurring to the windows seeing VSC losses, which would not be noticeable, the overall effect is considered in the ES to be Negligible to Minor Adverse (not significant).

Land At 3 Millharbour - G4

- 7.149 This building has educational uses at ground level and residential uses on the level above and is located south-east of the site. A total of 511 windows serving 350 rooms were assessed for daylight within this building.
- 7.150 For VSC, 503 of the 511 (98.4 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.151 Of the eight affected windows, three would experience an alteration in VSC between 30-39.9 % which is considered a Moderate Adverse effect whilst five would experience an alteration in excess of 40 % which is considered a Major Adverse effect.
- 7.152 All eight windows serve rooms of unknown use within the school component of the building. These windows have very low baseline levels of VSC below 4.9 % VSC owing to their location at ground level. This results in disproportionate percentage changes equating to absolute losses of less than 1.5 % VSC, which is unlikely to be noticeable.
- 7.153 For NSL, 349 of the 350 (99.7 %) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.154 The affected room would experience an alteration in NSL between 20-29.9 % which is considered a Minor Adverse effect. This room is of unknown use at ground level within the school with levels of NSL below 30 % in the baseline condition.
- 7.155 Therefore, given the high level of VSC and NSL compliance and the reductions occurring only to windows and rooms where the baseline levels of daylight are low resulting in disproportionate percentage changes, the effect is considered in the ES to be Negligible Adverse (not significant) overall.

Land At 3 Millharbour - G3

- 7.156 This residential apartment building is located south-east of the site. A total of 479 windows serving 334 rooms were assessed for daylight within this building.
- 7.157 For VSC, 414 of the 479 (86.4 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.158 Of the 65 affected windows, 37 would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect and 27 would experience an alteration between 30-39.9 % which is considered a Moderate Adverse Effect. The remaining window would experience an alteration in excess of 40 % which is considered a Major Adverse effect.
- 7.159 A total of 20 windows serve bedrooms, which may be considered less sensitive to changes in VSC as their primary use is for sleeping. These windows each see minor adverse alterations.

- 7.160 A further 24 windows serve dual aspect studio apartments. These windows see alterations ranging from minor to major adverse, with the significant alterations occurring to those windows at the lowest levels where lower baseline levels of light can be seen. Although minor to major moderate adverse loss occur, the studio apartment windows see losses no greater than 3.4 % VSC.
- 7.161 The remaining 21 affected windows serve dual aspect LKDs, which see moderate adverse changes in VSC at the lower levels, and minor adverse losses to the upper storeys. Owing to their location beneath balconies, these windows have low VSC levels ranging from 2.6-9.8 %, resulting in disproportionate percentage changes which equate to less than absolute reductions less than 2.3 % VSC.
- 7.162 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 7.163 Overall, there is a high level of VSC and NSL compliance with approximately a third of the affected windows serving bedrooms, which are less sensitive to changes in VSC and only see minor adverse changes. The remaining windows serve dual aspect studio apartments and LKDs which, despite seeing moderate to major alterations, would incur very small absolute reductions in daylight due to their low baseline values. Therefore, the effect is considered in the ES to be Negligible to Minor Adverse (not significant).

Discovery Dock Apartments West

- 7.164 This residential apartment building is located north-east of the site. A total of 210 windows serving 171 rooms were assessed for daylight within this building.
- 7.165 For VSC, 209 of the 210 (99.5 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.166 The affected window would experience an alteration in VSC between 30-39.9 % which is considered a Moderate Adverse effect. This window serves a bedroom with a baseline level of 4.7 %, seeing an absolute reduction of 1.7 % VSC.
- 7.167 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 7.168 Therefore, the overall effect is considered in the ES to be Negligible Adverse (not significant).

Beatty House

- 7.169 This residential building is located north of the site. A total of three windows serving two rooms were assessed for daylight within this building.
- 7.170 For VSC, all three windows assessed see losses greater than recommended by BRE.
- 7.171 Of the three affected windows, all would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect. These three windows serve rooms of unknown use, with baseline values ranging from 7.2-10.3 %. The absolute change in VSC equates to no more than 2.4 %.
- 7.172 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 7.173 Overall, the effect is considered Minor Adverse (not significant). Parker House 11.192 This residential building is located north of the site. A total of 23 windows serving 10 rooms were assessed for daylight within this building.
- 7.174 For VSC, 19 of the 23 (82.6 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.175 Of the four affected windows, three would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect whilst one would experience an alteration

greater than 40 % which is considered a Major Adverse Effect. These four windows have low baseline levels of daylight below 5.8 % which equates to absolute reductions in VSC of no more than 1.5 %.

- 7.176 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 7.177 Overall, although significant percentage changes occur, these are a function of the low baseline VSC levels and the absolute change is unlikely to be noticeable. Therefore, the overall effect is considered in the ES to be Negligible to Minor Adverse (not significant).

Phoenix Heights

- 7.178 This residential apartment building is located south of the site, with the north façade directly overlooking the proposed development. A total of 569 windows serving 363 rooms were assessed for daylight within this building.
- 7.179 For VSC, 359 of the 569 (63.1 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.180 Of the 210 affected windows, 56 would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect and 47 would experience an alteration between 30-39.9 % which is considered a Moderate Adverse Effect. The remaining 107 windows would experience an alteration in excess of 40 % which is considered a Major Adverse effect.
- 7.181 A total of 86 affected windows serve bedrooms, which may be considered less sensitive to changes in VSC as their primary use is for sleeping. Two of these bedroom windows see minor adverse alterations, with the remaining seeing moderate to major adverse alterations.
- 7.182 A further 11 affected windows serve kitchens, each of which see moderate to major adverse alterations. Each of these kitchens are situated at ground levels and so any increase in massing and so inherently have limited view of the sky. A total of 111 living rooms and LKDs are affected, seeing alterations ranging from minor to major adverse. Of these, 44 windows would retain at least 15 % VSC, which may be considered an adequate retained level of VSC.
- 7.183 The remaining 67 affected living room and LKD windows are situated on the northern façade and have baseline levels of VSC ranging from 6.9 % VSC on the lowest storeys to 23.4 % VSC on the upper levels, a number of which are situated beneath balconies. These windows, particularly those situated beneath balconies, rely on daylight from across the empty site can be partially attributed to the design of the building itself. Alterations of this magnitude can be expected, with massing coming forward within a low-rise / empty site and where neighbouring windows are already obstructed by balconies.
- 7.184 The remaining two windows serve rooms of unknown use which have been assessed as a worst case.
- 7.185 For NSL, 302 of the 363 (83.2 %) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.186 Of the 61 affected rooms, 10 would experience an alteration in NSL between 20-29.9 % which is considered a Minor Adverse effect and 19 would experience an alteration between 30-39.9 % which is considered a Moderate Adverse Effect. The remaining 32 rooms would experience an alteration in excess of 40 % which is considered a Major Adverse effect.
- 7.187 Overall, the effect to building is considered in the ES to be Moderate to Major Adverse (significant). Reductions of this magnitude can be anticipated, as the affected windows on the rooms on the north facing elevation of this building currently receive unobstructed access to daylight across the site. The retained levels of VSC should be noted.

1-11 Bosun Close

- 7.188 These residential terraced houses are located south-east of the site. A total of 30 windows serving 24 rooms were assessed for daylight within this building.

- 7.189 For VSC, 13 of the 30 (43.3 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.190 Of the 17 affected windows, 11 would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect and four would experience an alteration between 30-39.9 % which is considered a Moderate Adverse Effect. The remaining two windows would experience an alteration in excess of 40 % which is considered a Major Adverse effect.
- 7.191 At ground level, seven windows would see minor adverse changes to VSC. At first level, ten windows would see minor to major adverse VSC changes. The greater magnitude of effect to these windows occur as a result of overhanging eaves which cut out the top part of the view out and so the alteration is a result of the building design itself.
- 7.192 For NSL, 12 of the 24 (50 %) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.193 Of the 12 affected rooms, eight would experience an alteration in NSL between 20-29.9 % which is considered a Minor Adverse effect and three would experience an alteration between 30-39.9 % which is considered a Moderate Adverse Effect. The remaining room would experience an alteration in excess of 40 % which is considered a Major Adverse effect.
- 7.194 Two of the rooms at ground level affected for VSC also see moderate adverse NSL alterations. Ten rooms affected for NSL are at first level and are served by the windows affected for VSC.
- 7.195 Overall, the effect to this buildings is considered in the ES to range from Minor to Moderate Adverse (significant).

42-44 Alpha Grove

- 7.196 This residential building is located south-east of the site. A total of 10 windows serving eight rooms were assessed for daylight within this building.
- 7.197 For VSC, eight of the 10 (80 %) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.198 Of the two affected windows, both would experience an alteration in VSC between 20-29.9 % which is considered a Minor Adverse effect. Both windows have very low baseline levels of VSC, below 2.8 %, and therefore the percentage change is disproportionate to what the occupant is likely to experience, equating to an absolute reduction of 1 % VSC.
- 7.199 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 7.200 Therefore, the overall effect is considered in the ES to be Negligible Adverse (not significant).

Sunlight

- 7.201 In terms of sunlight given the orientation of the buildings and the surrounding context of the 19 buildings tested only three buildings would see alterations in APSH and/or Winter PSH beyond BRE Guidelines recommendation and are therefore discussed in further detail below

Alpha Square

- 7.202 This residential apartment building is located west of the site. A total of 172 rooms were assessed for sunlight within this building of which 155 (90.1 %) would meet the BRE's criteria for both Annual and Winter PSH.
- 7.203 For Annual PSH, 155 of the 172 (90.1 %) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 7.204 Of the 17 rooms affected annually, 15 would experience an alteration in Annual PSH between 20-29.9 % which is considered a Minor Adverse effect whilst two would experience an alteration between 30-39.9 % which is considered a Moderate Adverse Effect.

7.205 For Winter PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

7.206 Overall, the effect is considered Negligible to Minor Adverse (not significant).

Beatty House

7.207 This residential building is located north of the site. A total of two rooms were assessed for sunlight within this building of which 1 (50 %) would meet the BRE's criteria for both Annual and Winter PSH.

7.208 For Annual PSH, one of the two (50 %) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining room sees a loss between 20-29.9 % which is considered a Minor Adverse effect.

7.209 For Winter PSH, one of the two (50 %) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40 % which is considered a Major Adverse effect.

7.210 Overall, the effect is considered Negligible to Minor Adverse (not significant).

Parker House

7.211 This residential building is located north of the site. A total of 10 rooms were assessed for sunlight within this building of which 8 (80 %) would meet the BRE's criteria for both Annual and Winter PSH.

7.212 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

7.213 For Winter PSH, eight of the 10 (80 %) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two see losses between 30-39.9 % which is considered a Moderate Adverse effect.

7.214 Overall, the effect is considered Negligible to Minor Adverse (not significant)

Overshadowing

7.215 The assessment considers the likely effects on three amenity spaces one on the site and two neighbouring amenity spaces (Wardian and South Dock). The impact of the development on The South Dock space is considered to be minor adverse in the ES and the Wardian amenity space would be moderate adverse

Solar Glare

7.216 The BRE Guidelines state at paragraph 5.8.1: "Glare or solar dazzle can occur when sunlight is reflected from a glazed façade or area of metal cladding."

7.217 The Solar Glare analysis assessed the impact of solar glare on a number of locations around the site. It was concluded that there would be negligible or minor impacts from Solar Glare and the results would be similar to other buildings of similar scale and character.

Cumulative Effects

7.218 The EIA Daylight and Sunlight chapter also includes details of a number of cumulative scenarios which have tested the impact of the development alongside approved developments. The cumulative analysis does identify some significant impacts on neighbouring properties. This is not unexpected given the dense nature of the area and the approved developments within the area.

7.219 To further understand which part of the cumulative effect that relates to the Proposed Development, a future baseline scenario has been considered which has considered the cumulative schemes as built and assesses the impact of the development on neighbouring

buildings. The conclusions of this analysis demonstrate that a large proportion of the impacts on neighbouring properties are a result of the cumulative schemes rather than the proposed development.

Daylight and sunlight conclusions

7.220 The Daylight, Sunlight, Overshadowing and Solar Glare assessment has been independently reviewed by both Temple Group (ES Chapters 10, 14 and NTS) and Delva Patman Redler (DPR) who agree with the significance of effects ascribed in the ES and the conclusions drawn.

7.221 In conclusion, the ES demonstrates that of the 25 buildings assessed for daylight, significant effects are likely to occur at two: Phoenix Heights and 1-11 Bosun Close would experience Moderate Adverse to Major significant effects. The remaining 23 buildings would experience Negligible to Minor Adverse effects which are considered Not Significant in the ES.

7.222 In relation to the two neighbouring buildings which are most significantly impacted DPR made the following observations

Phoenix Heights: Due to the proximity of this building in relation to the development site, there are single aspect rooms that will experience a high reduction in VSC up to seventeenth floor level.

1-11 Bosun Close: Although there will be a noticeable reduction in light to this property, the retained level of daylight is generally acceptable for a dense urban location.

7.223 In the cumulative scenario, there would be further effects beyond those occurring of the proposed development in isolation however, the Mayor's 'Housing' SPG states that an appropriate degree of flexibility needs to be applied when using Building Research Establishment (BRE) guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in accessible locations, and should consider local circumstances, the need to optimise housing capacity, and the scope for the character and form of an area to change over time.

7.224 In taking all the above into account and the wider benefits of the proposal, the proposal is not considered to result in an unacceptable loss of daylight, sunlight, overshadowing and solar glare detrimental to the living standards and amenities enjoyed by neighbouring occupiers and as such the development is considered to be acceptable on matters relating to daylight, sunlight, solar glare and overshadowing.

Construction Impacts

7.225 The Council's Code of Construction Practice Guidance require major developments to operate a Construction Environmental Management Plan (CEMP) and construction Logistics Plan (CLP) that outlines how environmental, traffic and amenity impacts attributed to construction traffic will be minimised.

7.226 The application is supported by a Construction Environmental Management Plan. This estimates an overall construction programme of between 3 and 4 years and sets out potential security and storage, traffic routeing, loading/unloading areas, delivery times, construction vehicle restrictions, working times, noise/dust/air pollution control measures and management, monitoring, and review arrangements etc.

7.227 The ES assumes that several measures are in place to manage potential environmental effects associated with demolition and construction (including a CEMP). It is therefore recommended that planning conditions secure the implementation of an approved detailed CEMP and Construction Logistics Plan and that a planning obligation secures compliance with the Considerate Contractor Scheme. The information submitted to discharge the condition would be expected to include up to date consideration of the surrounding developments ensuring that impacts on existing residents are minimised.

- 7.228 Subject to the proposed conditions and obligations the development would appropriately address construction impacts and would comply with policies CC1, CC2 and CC3 of the Isle of Dog Neighbourhood Plan.

Transport

- 7.229 Development Plan policies promote sustainable modes of travel and limit car parking to essential user needs. They also seek to secure safe and appropriate servicing.

Vehicular, pedestrian and cycle access

- 7.230 The applicant has included potential roadworks and public footway works along Cuba Street, Manilla Street and Tobago Street which includes relocating and increasing the number of parking spaces and resurfacing footways. The details of the public highway works would be agreed by condition and implemented through a Section 278 agreement with the Council.

Car Parking

- 7.231 London Plan Policy T6.1 requires large-scale purpose-built accommodation to be car-free. Tower Hamlets Local Plan policy D.TR3 requires all residential developments to be permit free and that all parking associated with the development should be provided off-street.
- 7.232 The proposed development would parking permit free and car free with the exception of 1 'blue badge' car parking spaces on site. The scheme was amended to incorporate a blue badge space following a requested raised within the consultation response from TFL and the Councils Highway officer.
- 7.233 The proposed car parking arrangements are considered to be acceptable subject to the recommended conditions and s106 planning obligations. Given the car-free nature of the proposed scheme, it is recommended that planning obligations remove the right of future residents to obtain a permit to park in the CPZ ('Blue Badge' holders excluded).

Cycle Parking and Facilities

- 7.234 London Plan Policy T5 would require 795 long-term cycle parking spaces for C3 residential units. The applicant proposes 190 cycle parking spaces through a mixture of a two-tier system and Sheffield stands with additional folding bike lockers providing 216 cycles.
- 7.235 The applicant is proposing to deliver cycle parking at a quantum lower level than the London Plan requirements. To mitigate this and to increase cycling amongst residents, the applicant is proposing a free 216 bike hire scheme.
- 7.236 This approach has been adopted within LBTH on a recent student development at 30 Marsh wall and has also been adopted in other London boroughs. Although the provision does not meet the London Plan standards, the Council's Highway's officer considers the cycle hire scheme reasonable as it provides residents with a significant level of cycle parking space for those who have their own bike but complementing this with access to shared bikes, free of charge, which could encourage an increase in cycling in an area that is well connected to cycling routes . The cycle scheme would be secured through the s106 include a management and maintenance program for the bikes.
- 7.237 On balance, officers raise no objection to the proposal subject to conditions which would include the cycle parking and hire scheme and its provision as 'free to use' to be secured for perpetuity and a minimum of 216 cycles being available for residents.

Deliveries & Servicing

- 7.238 A Delivery and Servicing Management Plan has been submitted along with the Transport Assessment. The proposals include refuse and waste collected from a servicing bay located just off Byng Street. Deliveries would also be managed on site from the servicing bay on Byng Street with the Co-living operator receiving deliveries at reception for residents. This approach is acceptable in principle and it is recommended that a detailed Delivery and Service Plan is secured by condition.

Trip generation

- 7.239 The submitted Transport Assessment estimates that the proposed development would be likely to generate a net additional 255 and 137 two-way person trips in the AM and PM peak times of day. Allocating these trips across various modes of travel, the proposed 'car free' development is expected to see a reduction in vehicle movements. In contrast, there is expected to be an increase in walking, tube and DLR trips and lesser increases in cycle and bus movements. From the conclusions of the transport assessment and none of these are expected to have a material impact on public transport capacity.

Travel Planning

- 7.240 The submitted Framework Travel Plan identifies measures to encourage sustainable travel and it is recommended that the approval and implementation of detailed Travel Plans is secured by planning obligation.

Environment, health, and sustainability

Wind/Microclimate

- 7.241 Chapter 12 of the ES reports on the findings of a wind microclimate assessment, based on wind tunnel testing receptor locations within the site and surrounding area. Mitigation measures have been proposed at ground floor level on the eastern side of the building and would include tree planting and hedges. There would be no mitigation required within the roof terrace and as the development does not include any balconies there are no issues regard private amenity spaces.
- 7.242 Subject to a planning condition securing the identified additional mitigation measures, officers consider that the proposed development would not have a significant adverse effect on the wind microclimate of the site (and future residential amenity) and the surrounding area (and existing residential amenity).

Air Quality

- 7.243 The application has had regard to the potential impact of the proposed development on air quality at nearby residential properties and the impact of existing local air quality conditions on future residents. This has been assessed using local air quality monitoring sites. The impacts relating to dust were also considered as part of the assessment.
- 7.244 Mitigation of construction dust is proposed through implementation of mitigation measures in accordance with the Mayor of London's SPG based on the assessed risks of dust soiling and human health impacts from the site prior to mitigation. It is proposed that the required mitigation and dust monitoring strategy will be integrated into a Construction Environmental Management Plan (CEMP), to include an Air Quality and Dust Management Plan (AQDMP) and Construction Logistics Plan (CLP). The proposed construction dust mitigation measures are considered adequate and would comply with the requirements of IOD policy CC3.

Health Impact Assessment

- 7.245 Local Plan Policy D.SG3 states that developments that are referable to the Mayor require to be supported by a Health Impact Assessments (HIA).
- 7.246 The submitted HIA considers the potential health impacts (during the demolition and construction phase, and occupation following completion) arising from the development. The HIA is structured around the following key themes: delivering healthy layouts, promoting neighbourhood cohesion, enabling active living and creating the healthiest of environments.
- 7.247 In consideration of the above themes, the HIA concludes that the proposed development is likely to have an overall positive impact on health. The identified positive health impacts under each theme include but not limited to the following
- 7.248 Positive health impacts relate to:

- The delivery of 795 new high-quality co-living units which would contribute towards providing a mix of housing types;
- Provision of improved public realm and landscaping;
- A car-free development, delivering a new pedestrian through route and safety improvements on surrounding streets;
- Secured by design features promoting community safety;
- Provision of a ground floor co-working floorspace which will be accessible to the public, generate employment and create an active frontage, supporting social activity;
- Encouraging the reuse and recycling of materials where possible and incorporating sustainable design measures such as tree planting to attenuate climate extremes.

Energy & Environmental Sustainability

- 7.249 Local Plan Policy D.ES7 requires developments (2019-2031) to achieve the following improvements on the 2013 Building Regulations for both residential and non-residential uses: Zero carbon (to be achieved through a minimum 45% reduction in regulated carbon dioxide emissions on-site and the remaining regulated carbon dioxide emissions to 100% - to be off-set through a cash in lieu contribution).
- 7.250 Local Plan Policy D.ES10 requires new development to ensure that buildings (both internally and externally) and the spaces around them are designed to avoid overheating and excessive heat generation, while minimising the need for internal air conditioning systems.
- 7.251 London Plan Policy SI 2 also calls for major development to be zero-carbon by reducing greenhouse gas emissions by improvements on the 2013 Building Regulations, but by 35% (with at least 10% for residential and 15% for non-residential coming from energy efficiency measures), in accordance with the Mayor of London's energy hierarchy. This policy also calls for developments referable to the Mayor to include a Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.
- 7.252 London Plan Policy SI 3 requires development within Heat Network Priority Areas to have communal-low temperature heating system, with heat source being selected in accordance with a hierarchy (connect to heat networks, use zero carbon or local heat sources (in conjunction with heat pumps, if required), use low-emission CHP).
- 7.253 London Plan Policy SI 4 calls for development to minimise overheating in accordance with a cooling hierarchy.
- 7.254 The principal target is to achieve a reduction in regulated CO2 emissions in line with the LBTH Local Plan that requires all residential development to achieve the 'Zero Carbon' standard with a minimum 45% CO2 emission improvement over Part L 2013 Building Regulations. This exceeds Policy 5.2 of the London Plan that requires the 'lean', 'clean' and 'green' stages of the Mayor of London's Energy Hierarchy to be followed to achieve a 'Zero Carbon' Standard targeting a minimum onsite reduction of 35%. All surplus regulated CO2 emissions must be offset at a rate of £95 for every ton of CO2 emitted per year over a minimum period of 30 years.
- 7.255 The application is supported by an Energy Assessment and Sustainability Assessment
- Carbon Offsetting.*
- 7.256 The carbon offset contribution (to be secured by S106 legal agreement subject to approval) is to be based on all residual emissions which are noted in the energy strategy as:

- Site Baseline – 1804 tonnes CO2 per annum
- Be Lean – 1304 tonnes CO2 per annum (28%)
- Be Clean – 1304 tonnes CO2 per annum (0%)

- Be Green – 686 tonnes CO2 per annum (34%)

7.257 The above measures are expected to save approx. 1117 tonnes of carbon dioxide per year (a 62% saving above the Building Regulations 2013).

7.258 A carbon offset payment of £1,956,525 is recommended to be secured within the s106.

Internal water use.

7.259 There is a mandatory requirement under Building Regulations Part G of achieving a predicted average household potable water consumption of no greater than 125 Litres per person per day and the applicant proposes to use water efficient sanitaryware and white goods. Local Plan Policy D.ES6 seeks to achieve a maximum water use of 105 litres per person per day and a planning condition is recommended to secure this policy objective.

Construction waste.

7.260 The applicant's Sustainability Statement states that it would put in place waste management systems during the (demolition) and construction phase to minimise waste, including the sorting and recycling of waste and diverting it from landfill. The ES recommends the implementation of an approved Site Waste Management Plan and It is recommended that this is secured by planning condition.

Considerate Constructors Scheme.

7.261 The applicant's Sustainability Statement states the site is to be registered under the Considerate Constructors Scheme prior to the commencement of the construction phase.' It is recommended that this is secured by a s106 planning obligation.

Waste

Operational waste and recycling

7.262 All proposed kitchenettes and communal kitchens would be provided with three bins to accommodate general waste, mixed recycling and organic waste. The management company will then be responsible for collecting the communal kitchen bins and taking them to the waste chute at each of the floors. The management company would also organise collection of waste within the building.

7.263 Waste would then be collected from the servicing bay along Byng Street at lower ground floor level. Waste collection for this site would be twice weekly. To accommodate sufficient bins for a once weekly collection would require a significantly larger portion of the lower ground floor being given over to servicing which would negatively impact on the ground floor design and activation. Alternative proposals for in bin compaction were not considered acceptable to the Council waste team due to health and safety concerns in relation to bin weight and structural stability. Twice weekly collections already operate on other developments in the area and the Council's Highway officers do not consider that an additional pick up would significantly impact on traffic congestion or highway safety. A condition has been recommended requiring an operational waste management plan to be approved by the Council prior to completion of the development.

Biodiversity

7.264 London Plan Policy G6 states that 'development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain' and Tower Hamlets Local Plan Policy D.ES3 require developments to protect and enhance biodiversity.

7.265 Policy D.ES3 requires major development to deliver net gains in biodiversity in line with the Local Biodiversity Action Plan (LBAP). The existing site consists largely of existing buildings and hard surfaces, with a few trees and small areas of ornamental shrubbery. The proposals include numerous features which will enhance biodiversity and contribute to LBAP targets and objectives including a biodiverse roof and extensive planting and landscaping at ground level. Overall, these enhancements will ensure a significant gain in biodiversity. The details of the

biodiversity enhancements would be secured by condition as recommended by the Councils Biodiversity Officer.

Flood Risk & Drainage

- 7.266 Tower Hamlets Local Plan policies D.ES4 and D.ES5 seek to manage flood risk and encourage the use of Sustainable Urban Drain is protected to a very high standards by the Thames tidal flood defences up to a 1 in 1000 (0.1%) change in any given year. Policy D.ES6 requires new development to minimise the pressure on the combined sewer network.
- 7.267 The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy. The site is located within Flood Zone 3a and is protected to a high standard by the Thames tidal flood defences, such as the Thames Barrier. There are risks associated with a breach of defences and therefore it is recommended that the finished floor levels are to be above the TE2100 breach level to improve the sites overall flood resilience. Given the location of the site whilst it not possible for the finished floor level at ground floor to be at this level there are no residential properties located on the lower levels with the first residential properties at first floor being above this level. A condition has been recommended in relation to a flood evacuation strategy to be approved before occupation. Neither the Environment Agency nor Thames Water have raised objections to the proposals.
- 7.268 The Drainage Strategy sets out proposals to limit the surface water outflow with the discharge rate for the site to conform to a minimum practicable greenfield run-off rate of 5 l/s, provided through a flow control device. This provides significant betterment to the pre-development brownfield rates. The proposed drainage strategy primarily makes use of a below ground a geo-cellular soil system, green roofs, and permeable paving which are sustainable forms of SuDS techniques. The applicant has highlighted the introduction of green roofs and a rain garden which also provide both biodiversity and amenity to comply with the London and local policy and would be secured through planning conditions.
- 7.269 The proposed scheme is designed to connect its foul water drainage network to the public combined sewer. The development would be an increase in foul sewerage entering the system (by 3.68l/s), this has been assessed by Thames Water who are satisfied that there are no issues with this development connecting to the network

Land Contamination

- 7.270 Geo-environmental (Ground Conditions, Groundwater and Land Take and Soils) was scoped out for EIA purposes. However, the application is supported by a Phase 1 Desk Study and Preliminary Risk Assessment. Based on a conceptual site model, this sets out the characteristic ground conditions and elements of the surrounding environment and identifies potential sources of contamination, potential receptors of the contamination and potential pathways between them. The Councils Contaminated Land officer has recommended conditions in relation to the submission of a remediation plan. This would ensure that the application accords with Tower Hamlets Local Plan policy D.ES8

Infrastructure Impact

- 7.271 Policy D1 (Part A) of the Isle of Dogs Neighbourhood Plan requires that in order to support sustainable development and in view of the strain on infrastructure in the area and the shortage of publicly owned land, applicants for residential developments exceeding 1,100 habitable rooms per hectare in locations with a PTAL of 5 or less are required to complete and submit an Infrastructure Impact Assessment as part of the planning application.
- 7.272 The supporting text to Policy D1 highlights that the Neighbourhood Plan seeks to identify those developments that are most likely to impact on the infrastructure needs of the Neighbourhood Plan Area and the wellbeing of its residents, with the aim that both the existing infrastructure provision and the likely impact of the development in question are taken into account when such applications are determined.

- 7.273 In terms of Transport matters the ES includes a detailed assessment of public transport capacity which has concluded that the development would have an acceptable impact on public transport capacity.
- 7.274 With regards water supply and waste water Thames Water have requested planning conditions be imposed which prevents occupation of the development until confirmation has been provided that either: (a) all water network upgrades required to accommodate the additional flows to serve the development have been completed; or (b) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. This will ensure there is sufficient water infrastructure to serve the proposed development. These condition have been included within the recommended conditions.
- 7.275 With regards to electricity supply both the Council and the developer have been in consultation with UKPN in relation to the power requirements and additional infrastructure required within the area. Working with the GLA, the council is preparing a Local Area Energy Plan that will investigate future energy demand for the wider Isle of Dogs, South Poplar and Lower Lea Valley areas. This plan will include investment prioritisation of how to best meet this demand. With UK Power Networks, the Council are also undertaking a focused feasibility study of electrical connection route options onto the Isle of Dogs to increase network capacity. Once complete, the council will be liaising with developers, UKPN and key stakeholders on how best this new capacity is delivered by providers.
- 7.276 In terms of the gas supply the current proposals do not include gas supply requirement
- 7.277 In relation to health and education facilities, the development would include a significant CIL payment to commit to improved services if necessary. Furthermore, given the nature of co-living and the residents who would occupy these units would be single occupancy, the impact on education facilities would be minimal.
- 7.278 With regards public transport and highway infrastructure this is addressed in the ES documents and it is considered that there would be no unacceptable impact on transport infrastructure.
- 7.279 It is estimated that the proposed development would be liable for Tower Hamlets Community Infrastructure Levy (CIL) payments of approximately £ 9,476,122 and Mayor of London CIL of approximately £2,124,129 The Tower Hamlets CIL would contribute towards strategic infrastructure requirements to mitigate the impacts of development,
- 7.280 Alongside CIL, Development Plan policies seek financial contributions to be secured by way of planning obligations to offset the likely impacts of the proposed development on local services and infrastructure.
- 7.281 The applicant has agreed to meet all the financial contributions that are sought by the Council's Planning Obligations SPD (2021), as follows:
- £144,418.80 towards construction phase employment skills training
 - £9,959.52 towards end-user phase employment skills training
 - £1,956,525 toward carbon emission off-setting
- 7.282 Overall the development subject to securing the relevant conditions and planning obligation the development is considered by officers to have an acceptable impact on local Infrastructure and meets the requirements of the IOD Neighbourhood Plan.

Human Rights & Equalities

- 7.283 The proposal does not raise any unique human rights or equalities implications. The balance between individual rights and the wider public interest has been carefully considered and officers consider it to be acceptable.

- 7.284 The proposed new accommodation would meet inclusive design standards and 82 of the new units would be wheelchair accessible. This would benefit future residents with accessible requirements.
- 7.285 The application has undergone the appropriate level of consultation with the public and Council consultees. The applicant has also undertaken community engagement with neighbouring residents.
- 7.286 The proposed development would not result in adverse impacts upon human rights, equality, or social cohesion.

8. RECOMMENDATION

8.1 That subject to any direction by the Mayor of London, **conditional planning permission is GRANTED** subject to the recommended conditions and prior completion of a legal agreement to secure the following planning obligations:

8.2 Financial obligations

- £47.909m Affordable housing contribution to be paid in four equal instalments, index linked to BCIS index
- £144,418.80 towards construction phase employment skills training
- £9,959.52 towards end-user phase employment skills training
- £1,956,525 toward carbon emission off-setting
- £25,00 Legible London Wayfinding
- Monitoring fee for financial contribution of 5% of the first £100,000 of contribution, 3% of the part of the contribution between £100,000 - £1 million, 1% of the part of the contribution over £1 million – 1%. Monitoring fee for non-financial contributions of £1,000 per 100 units or 10,000 sqm - £1,000

8.3 Non-financial obligations:

- Minimum Tenancy Agreement
- Management Plan
- Access to employment
- 20% local procurement
- 20% local labour in construction
- 21 construction phase apprenticeships
- Public realm Works delivery
- Submission of energy monitoring results to GLA (in accordance with Mayor of London's guidance).
- Compliance with Considerate Constructors Scheme

Transport matters:

- Car Free development (residential)
- Residential Travel Plan & monitoring.
- S278/s38 Agreement for highway works
- Cycle Hire scheme

8.4 That the Corporate Director of Place is delegated the power to negotiate the legal agreement. If within six months of the resolution the legal agreement has not been completed, the Corporate Director for Place is delegated power to refuse planning permission.

8.5 That the Corporate Director of Place is delegated the power to impose conditions and informatives to address the following matters:

8.6 Planning Conditions

Compliance

1. Three-year deadline for commencement of development.
2. Development in accordance with approved plans.
3. Operating hours restrictions on demolition and construction activities
4. Removal of permitted development rights for commercial space (Class E) to change to residential
5. Removal of permitted development rights to erect boundary treatment
6. Noise insulation verification for co-living units
7. Energy and sustainability verification
8. Water Efficiency Measures
9. Noise standard limits from mechanical plant and equipment
10. Communal amenity space available prior to occupation
11. Wind Mitigation Measures
12. Development to be carried out in accordance with approved fire strategy
13. TV reception interference mitigation

Pre-commencement

The inclusion of the following pre-commencement conditions has been agreed in principle with the applicants, subject to detailed wording

14. Submission of Demolition and Construction Environmental Management Plan and Construction Logistics Plan
15. Submission of Site Waste Management Plan
16. Dust Management Plan
17. Air quality neutral assessment including details of backup generator
18. Hoarding details
19. Construction cranes (consult LCY)
20. Radio Survey Assessment(consult DLR)
21. Land Contamination
22. Piling Method Statement
23. Archaeology Written Scheme of Investigation (WSI).

Pre-superstructure works

24. Details and submission of samples of external facing materials and architectural detailing.
25. Lighting Strategy
26. Approval of landscaping details
27. Detailed SuDS measures and Drainage Management Strategy
28. Details of ecological enhancement measures
29. Secure by Design accreditation.
30. Delivery and Servicing Management Plan (DSMP)
31. Operational Waste Management Plan (OWMP).
32. Public Realm Management Plan
33. Density Management Plan
34. Details of scheme of highway improvements to be secured in a S278 / S38 agreement.

Pre-occupation works

35. Cycle parking
36. Flooding Evacuation Plan
37. Disabled parking space

APPENDIX 1

LIST OF APPLICATION PLANS AND DRAWINGS FOR APPROVAL

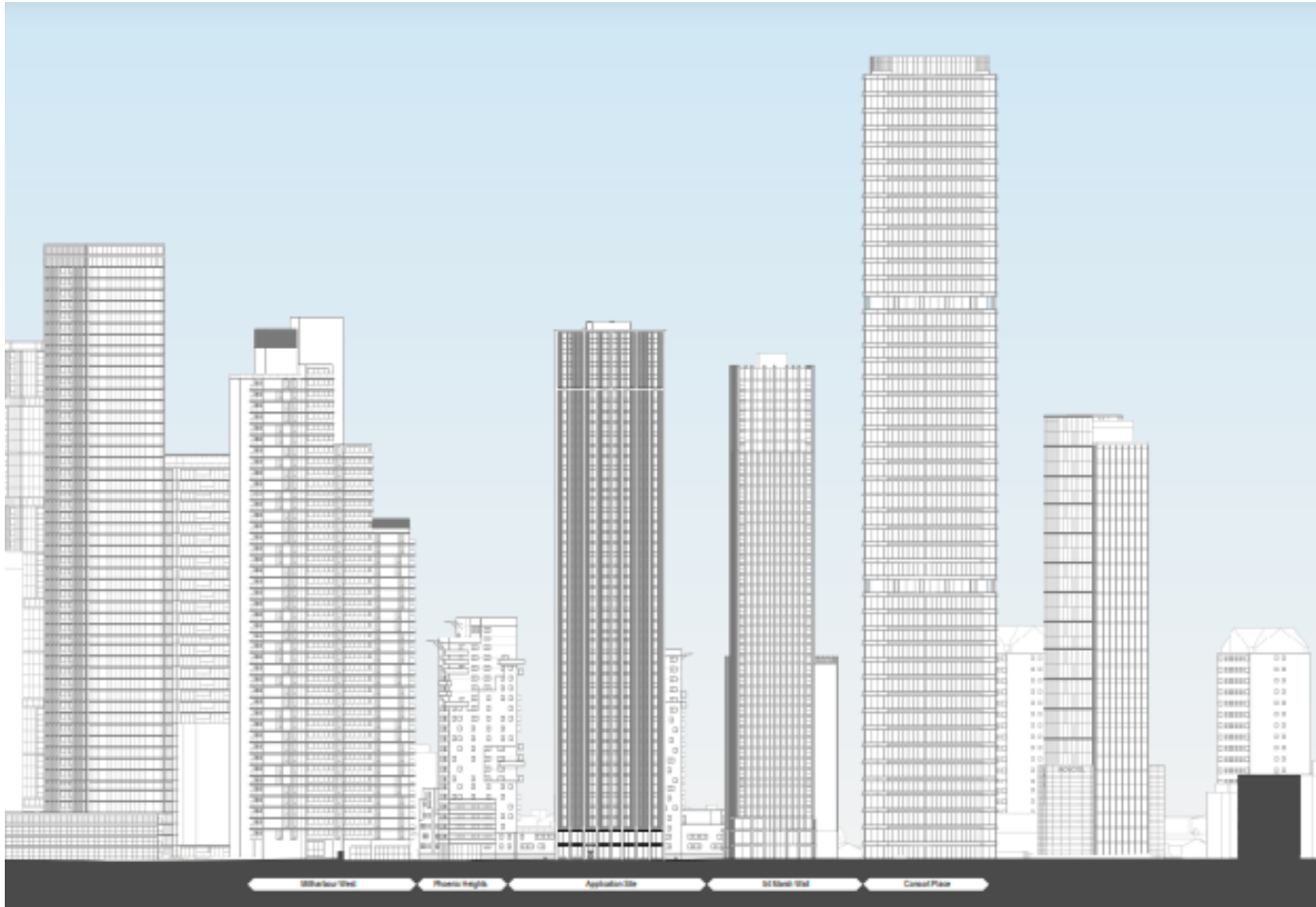
Application Drawing No.	Description
0413-RIO-XX-XX-DR-A-90000-2	Site Location Plan
0413-RIO-XX-XX-DR-A-90004-1	Demolition Plan
0413-RIO-XX-00-DR-A-01001-07	Ground Floor Ga Plan
0413-RIO-XX-01-DR-A-01002-05	First Floor Ga Plan
0413-RIO-XX-02-DR-A-01003-05	Typical Lower Community Level
0413-RIO-XX-03-DR-A-01004-05	Typical Middle Community Level
0413-RIO-XX-04-DR-A-01005-06	Typical Upper Community Level
0413-RIO-XX-41-DR-A-01042-05	Forty-First Floor Ga Plan
0413-RIO-XX-42-DR-A-01043-06	Forty-Second Floor Ga Plan
0413-RIO-XX-43-DR-A-01044-05	Forty-Third Floor Ga Plan
0413-RIO-XX-44-DR-A-01045-06	Forty-Fourth Floor Ga Plan
0413-RIO-XX-45-DR-A-01046-06	Forty-Fifth Floor Ga Plan
0413-RIO-XX-46-DR-A-01048-04	Forty-Sixth Floor Ga Plan
0413-RIO-XX-B1-DR-A-01000-0	Basement Floor Ga Plan
0413-RIO-XX-RF-DR-A-01047-07	Roof Ga Plan
0413-RIO-XX-XX-DR-A-90003-06	Proposed Site Plan
0413-RIO-XX-ZZ-DR-A-02000-06	Marsh Wall Ga Elevation (N)
0413-RIO-XX-ZZ-DR-A-02001-07	Mastmaker Road Ga Elevation (E)
0413-RIO-XX-ZZ-DR-A-02002-06	Byng Street Ga Elevation (S)
0413-RIO-XX-ZZ-DR-A-02003-06	54 Marsh Wall Ga Elevation (W)
0413-RIO-XX-ZZ-DR-A-02004-03	Partial North Elevation
0413-RIO-XX-ZZ-DR-A-02005-04	Partial East Elevation
0413-RIO-XX-ZZ-DR-A-02006-03	Partial South Elevation
0413-RIO-XX-ZZ-DR-A-02007-03	Partial West Elevation
0413-RIO-XX-ZZ-DR-A-02010-04	Context Elevations Ne
0413-RIO-XX-ZZ-DR-A-02011-04	Context Elevations Sw
0413-RIO-XX-ZZ-DR-A-03000-06	Ga Section A (N-S)
0413-RIO-XX-ZZ-DR-A-03001-06	Ga Section B (E-W)
0413-RIO-XX-ZZ-DR-A-03010-04	Context Sections
D3051-FAB-00-45-M2-L-1002 PL02	Roof Terrace Illustrative Landscape
D3051-FAB-00-45-M2-L-2001 PL02	Roof Terrace General Arrangement
D3051-FAB-00-RF-M2-L-1003 PL02	Roof Terrace General Arrangement
D3051-FAB-00-RF-M2-L-2002 PL02	Green Roofs General Arrangement
D3051-FAB-00-00-M2-L-1000 PL05	Ground Floor Illustrative Landscape
D3051-FAB-00-00-M2-L-1001 PL05	Ground Floor Illustrative Landscape
D3051-FAB-00-00-M2-L-2000 PL05	Ground Floor General Arrangement
D3051-FAB-00-00-M2-L-4000 PL05	Ground Floor Levels Plan

PLANNING DOCUMENTS

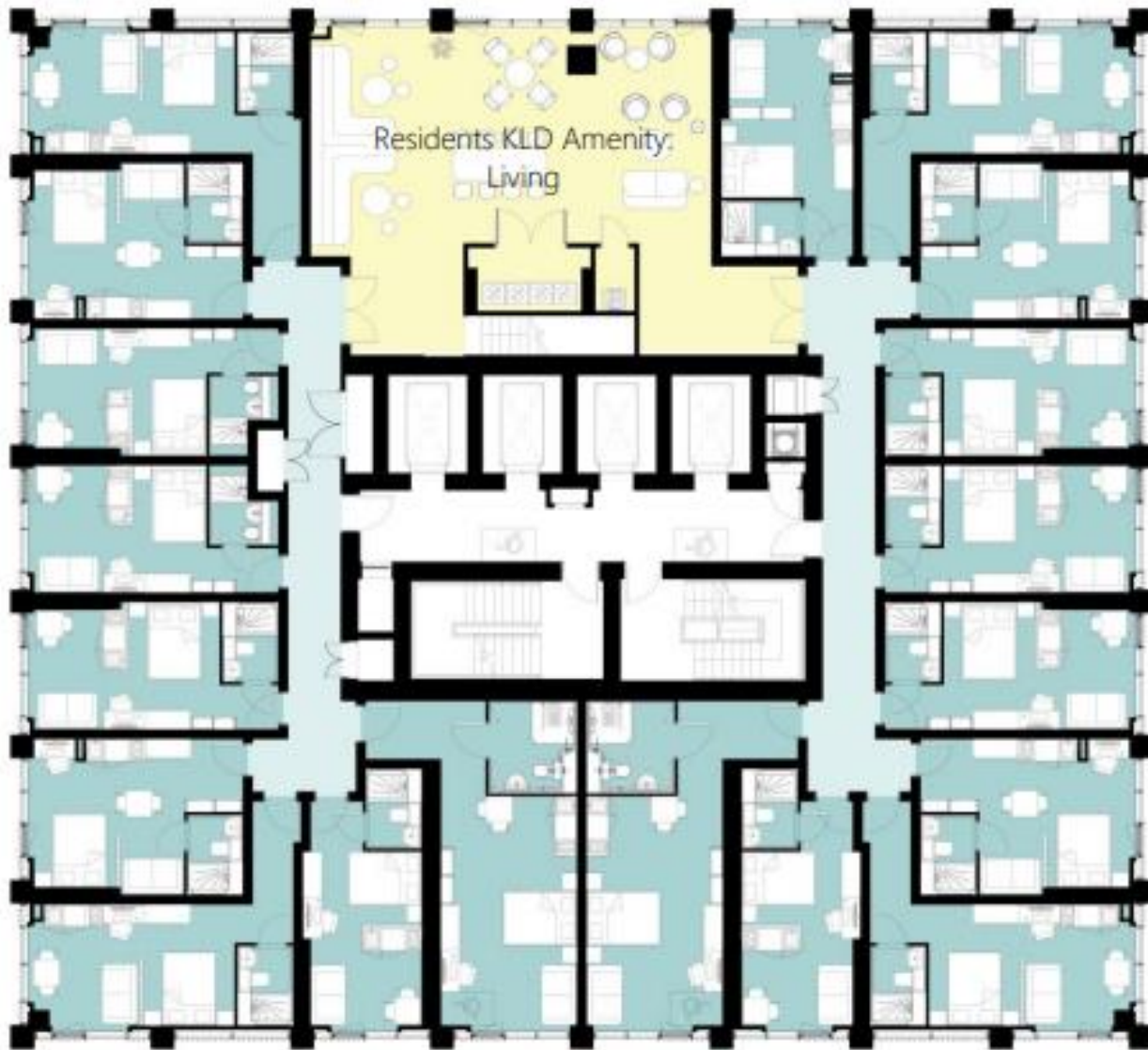
- Design and Access Statement (including Accessibility Statement and Fire Statement) - RIO
- Planning Statement - DP9
- Environmental Impact Assessment ('EIA') – Prepared by Ramboll
 - Volume 1: ES Main Report;
 - Volume 2: Built Heritage, Townscape and Visual Impact Assessment; and
 - Volume 3: Appendices
- Affordable Housing Statement and Financial Viability Assessment - DS2
- Landscape DAS Fabrik Infrastructure Impact Assessment - DP9
- Construction Environmental Management Plan - RG Group
- Statement of Community Involvement - Your Shout
- Circular Economy Statement - Hodkinson Consultancy
- Whole Life Carbon Assessment - Hodkinson Consultancy
- Transport Statement - Curtins
- Travel Plan - Curtins
- Construction Logistics Plan - Curtins
- Delivery, Servicing and Waste Management Plan - Curtins
- Energy and Sustainability Assessment Vitech Overheating Assessment - Vitech Utilities
- Statement Vitech Daylight and Sunlight Assessment - GIA
- Fire Statement Design Fire Gateway 1 Design Fire Aviation Safeguarding Report - Eddowes
- Health Impact Assessment - Ramboll
- Demand for Co-living Research Report - Savills
- Biodiversity Net Gain – Ramboll
- Arboriculture Report - Fabrik

APPENDIX 2 -SELECTION OF APPLICATION PLANS AND IMAGES

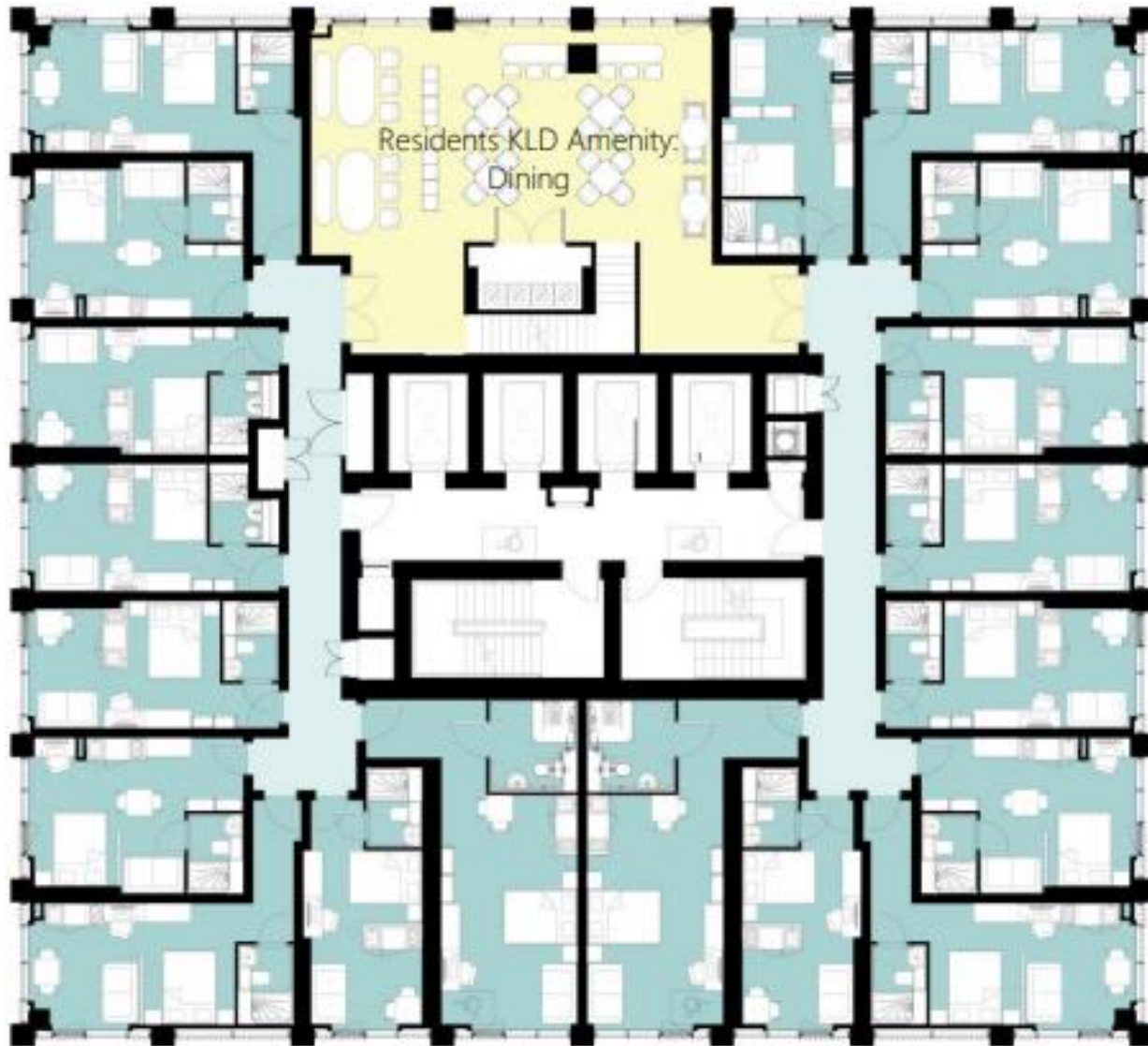
North Elevation Context



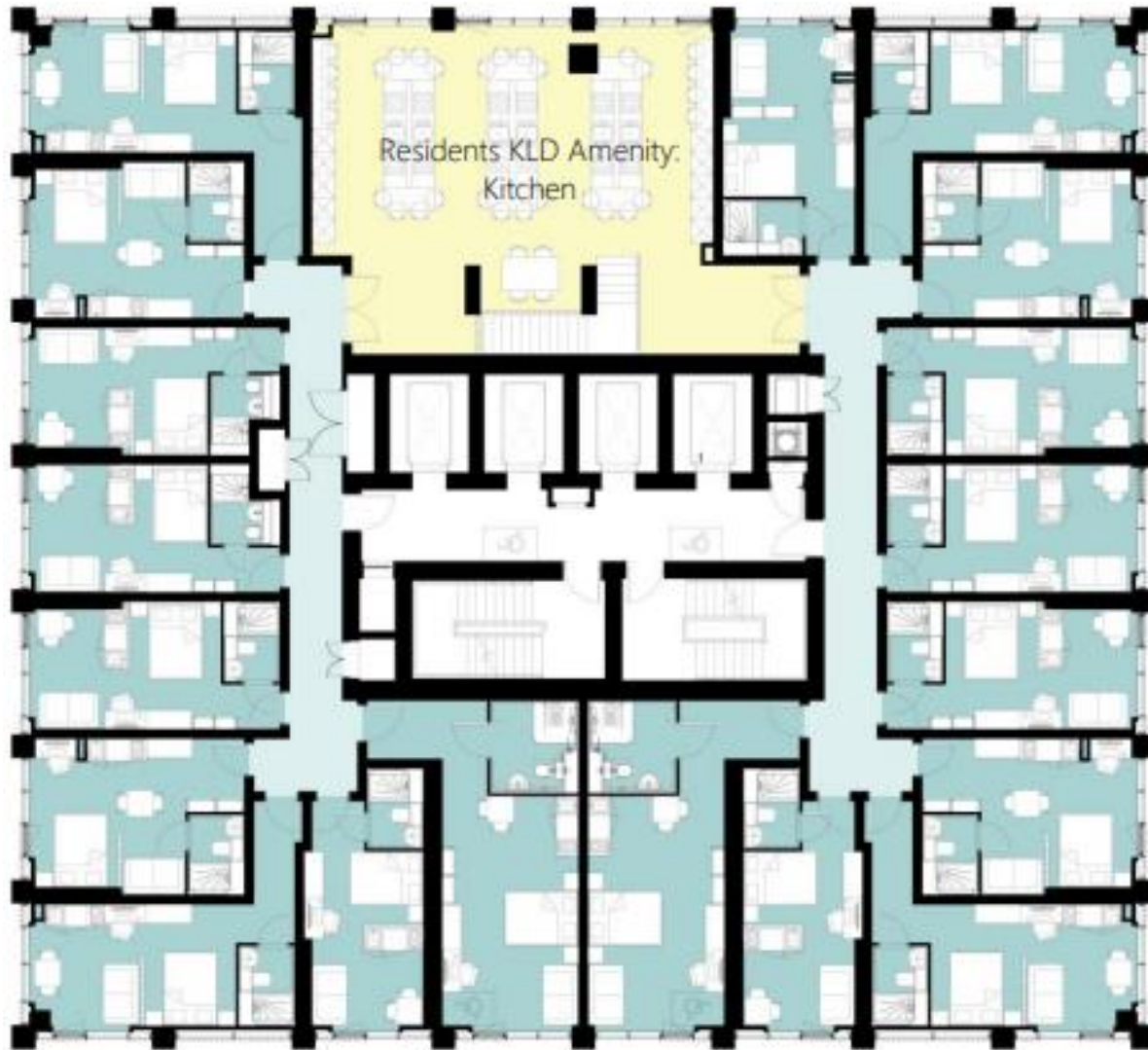
Lower-level Accommodation -Living Space



Lower-level Accommodation -Dining Space



Lower-level Accommodation -Cooking Space



Ground Floor Landscaping Plan



2.2 Studio Layouts

2.2.2 Studio Layouts : Typical Studio – Type D

Type D is a typical standard studio type and this is shown in more detail opposite.

The size of Type D ranges from 21.9-22.7m².

The amendment between the original submitted scheme and this proposed amendments is that the depth of the studio has decreased by 225mm due to the core width increasing.

A schedule of furniture to be provided within the studio is listed opposite.

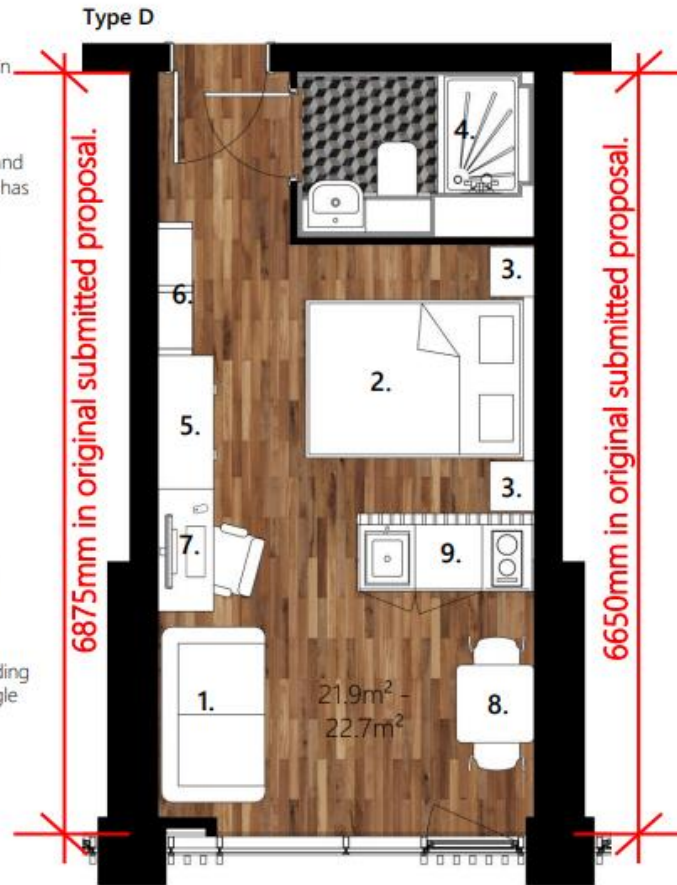
The kitchenette will contain:

- A two ring hob
- A microwave oven
- A small sink
- An under counter fridge
- Storage suitable for 1 person

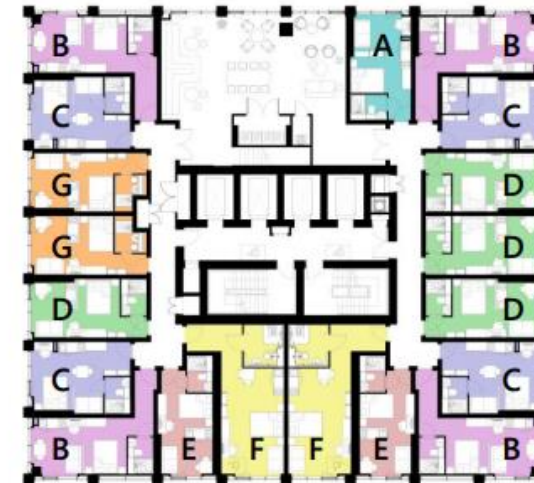
All studios are equipped with an en suite shower pod.

All studios will have opening windows to allow natural ventilation. All windows are full height to maximise natural light and an overheating analysis has taken place which confirms overheating will not be an issue.

Those studios which lie on the northern corner of the building will also have windows to the east and west to avoid a single northerly aspect.



Rio



KEY

1. Sofa
2. Double Bed (storage below)
3. Bedside Storage (up and over bed also)
4. Ensuite shower room
5. Wardrobe
6. Storage
7. Desk
8. Table & Chairs
9. Kitchenette

2.3 KLD Provision

2.3.3 KLD : Catering study :

This page was included in the original DAS on page 58. This revised page is only included in this addendum to show that the level of provision of cooking stations within the kitchen is identical to what was proposed originally.





The concept plan on the right demonstrates how the typical kitchen space can be configured to provide adequate catering provision for a community of 57 co-living residents. Empirical data and Node's operational experience confirms that a ratio of 1:5 cooking stations is required to satisfy this population over 3 levels.

Overall Area Per Floor Exc Stair = 87.8m²

57 Units in total = 1.54m² per unit per floor

1:5 Ratio applied to cooking stations required = 12 stations, made up of a hob and under counter or mid level oven.

- 10 no. Hobs @ 900mm High
- 2 no. Hobs @ 725mm High (Accessible)
- 10 no. Under counter Ovens
- 2 no. Integrated Ovens within tall units (Accessible)
- 12 no. extractor fans
- 6 no. sinks (1 Accessible)
- 2 no. integrated microwaves
- 2 no. American style fridge/ freezers
- 34 no. tall breakfast bar stools
- Breakfast Bars

-  Access Points
-  Accessible Cooking Stations
-  Hob (12 per cluster)
-  Oven (12 per cluster)

