

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

13<sup>th</sup> June 2013

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UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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

<b>Agenda Item number:</b>	9.1
<b>Reference number:</b>	PA/12/00637
<b>Location:</b>	Land adjacent to Langdon Park Station, corner of Cording Street and Chrisp Street, 134-156 Chrisp Street, London E14.
<b>Proposal:</b>	Redevelopment of the site to provide a residential led mixed use development, comprising the erection of part 5 to 22 storey buildings to provide 206 dwellings and 129 sqm of new nursery space falling within use class D1, plus car parking spaces, cycle parking, refuse/recycling facilities and access together with landscaping including public, communal and private amenity space.

## 1 CLARIFICATION AND CORRECTIONS

- 1.1 The Strategic Development Committee is requested to note the following clarifications and corrections to the report circulated with the agenda.

## 2 TYPOGRAPHICAL ERRORS

- 2.1 Paragraph 1. Submission Documents. The following documents should be included:
- Supporting Information document (May 2013); and
  - Letter from CMA dated 15 May 2013.
- 2.2 Paragraphs 4.7 and 8.68. This should read "... increasing the proposed percentage of dwelling mix if family homes from 9% to 19%" (not 18%).
- 2.3 Paragraph 8.22. This should read: "This is a full planning application for the provision of a part 5-storey (not part 6-storey) and part 22-storey development."
- 2.4 Table 6 should refer to 5-11 year olds (not 5-10 year olds) and 12-15 year olds (not 11-15 year olds).
- 2.5 Paragraph 8.75. This should read: "The Mayor of London's SPG identifies maximum walking distances to play areas of 800m (not 400m) for 12-15 year olds (not 11-15 year olds)."

## 3 FURTHER CONSULTATION RESPONSES

- 3.1 Environment Agency – confirmation of previous comments.
- 3.2 London Fire and Emergency Planning Authority – confirmation that the Brigade is conditionally satisfied with the proposal.
- 3.3 London Underground Limited – confirms that it has no objections.
- 3.4 National Air Traffic Services Limited (NATS) – confirms that it has no objections.
- 3.5 Poplar HARCA – The Housing Association has been working with the applicant on the revised scheme, which it supports on the grounds that it increases the amount of rented accommodation on site, proposes to deliver these units as target rents rather than affordable rents and also provides a good mix of shared ownership

accommodation. Poplar HARCA also notes that the design of the blocks would allow it to manage and maintain the internal communal areas, therefore potentially reducing the service charge implications to residents.

- 3.6 Thames Water – confirm that it has no objection in principle, subject to the imposition of a condition which requires further impact studies of the existing water supply infrastructure (as before) and a condition requiring that no impact piling takes place until a method statement has been submitted to an approved in writing by the LPA in consultation with Thames Water (an additional request).
- 3.7 Local resident objections – 2 letters:
- Height of proposed tower;
  - High density and transient population;
  - Concern that a shop would not be boarded up and unused (already empty shops in area);
  - Development here should include community halls and homes for older people;
  - Need additional health centres and schools to cater for additional people;
  - Insufficient open space in the area;
  - The area has suffered a lot of disruption; and
  - Amenities (including garages and sheds, open spaces for children to play near home) have been taken away and built on.
- (**Officer comment:** the revised scheme no longer proposes a shop on the ground floor of the proposed tower, but a children's nursery).
- 3.8 Local resident support – 123 identical letters:
- Proposal would regenerate a currently derelict and abandoned site adjacent to Langdon park Station.
  - Proposal would provide 206 much needed homes of which 39 would be suitable for families.
  - 56 of the proposed homes would be affordable, with affordable housing being scarce
  - The proposed children's nursery would provide places for up to 40 local children (the proposed operator is a not for profit charity, ensuring that prices are around 20% cheaper than private operators)
  - Proposal would introduce a tree-planted new public square together with landscaping around the DLR station entrance; and
  - Proposal looks well designed and seems to offer good quality homes, all with their own balconies or gardens.

#### 4 **RECOMMENDATION**

- 4.1 Officer's recommendation remains as per the original report, subject to the imposition of the following additional condition:
29. No impact piling shall take place until a piling method statement has been submitted to and approved in writing by the Council in consultation with Thames Water.

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

## 1.0 TYPOGRAPHICAL ERRORS

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

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

- 1.2 Paragraph 3.3a: Intermediate Housing should say 28%, as opposed the stated 29%.
- 1.3 Paragraph 4.5: the total units are 822, not 752 page 78 as quoted in the report.
- 1.4 Paragraph 4.6: The total cycle spaces provided is 887 not 904 as quoted in the report. This error is repeated at paragraph 9.180 on page 124 where wrong number of cycle spaces is quoted as 988.
- 1.5 Paragraph 5.1 - The extant scheme has 203 hotel rooms, not 209 as quoted in report

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

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

## 2.0 RECOMMENDATION

- 2.1 Officer's recommendation remains unchanged.

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

## 1 TYPOGRAPHICAL ERRORS

- 1.1 The Strategic Development Committee is requested to note the some of the drawing No.s in the committee report contain typographical errors. A full list of the correct No.s are shown below and should replace the list shown on page 135.
- 1.2
  - 11018-P-B2-C645-001 Basement 2 Plan A1 1:200 E
  - 11018-P-B1-C645-001 Basement 1 Plan A1 1:200 E
  - 11018-P-00-C645-001 Ground Floor Plan A1 1:200 F
  - 11018-P-01-C645-001 1st Floor Plan A1 1:200 F
  - 11018-P-T0A-C645-001 2nd to 10th Floor Plan A1 1:100 D
  - 11018-P-T0B-C645-001 11th to 12th Floor Plan A1 1:100 D
  - 11018-P-T1A-C645-001 13th Floor Plan A1 1:200 B
  - 11018-P-T1B-C645-001 14th to 26th Floor Plan A1 1:200 B
  - 11018-P-T2-C645-001 28th to 29th Floor Plan A1 1:200 E
  - 11018-P-T3-C645-001 30th to 55th Floor Plan A1 1:200 E
  - 11018-P-AM1-C645-001 27th Floor Plan (Amenity 1) A1 1:200 E
  - 11018-P-AM2-C645-001 56th Floor Plan (Amenity 2) A1 1:200 E
  - 11018-P-T4-C645-001 57th & 58th Floor Plan A1 1:200 E
  - 11018-P-T5-C645-001 59th to 64th Floor Plan A1 1:200 F
  - 11018-P-T6-C645-001 65th to 73rd Floor Plan A1 1:200 F
  - 11018-P-T7-C645-001 74th Floor Plan A1 1:200 E

11018-P-75-C645-001 75th Floor - Roof Terrace Plan A1 1:200 E  
11018-P-76-C645-001 Roof Plant Plan A1 1:200 E  
11018-P-R-C645-001 Roof Plan A1 1:200 E  
11018-P-SL-C645-001 Site Location Plan A1 1:1250 A  
11018-P-S-C645-001 Site Plan A1 1:500 B  
11018-E-JA-E-C645-001 Context Elevation East A1 1:500 A  
11018-E-JA-S-C645-001 Context Elevation South A1 1:500 A  
11018-E-JA-W-C645-001 Context Elevation West A1 1:500 A  
11018-E-JA-N-C645-001 Context Elevation North A1 1:500 A  
11018-P-TY-D811\_001 Typical Apartment Layout -Disabled 2Bed, 3 A1 1:50 A  
11018-P-TY-D811\_002 Typical Apartment Layout -Studio, 1Bed , 2 Bed A1 1:50 A

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

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

## **2.0 RECOMMENDATION**

- 2.1 Officer's recommendation remains unchanged.