

Appendix H

Description of Olympic Village (part) and Legacy Residential Planning Application

The outline application reserves all matters for future determination, i.e., scale, layout, access, landscaping and appearance.

Outline consent is sought for: The redevelopment of Clays Lane Estate Stratford (part) for up to 1252 permanent residential units that will also be used for athlete and related accommodation in connection with the 2012 Olympic Games and Paralympic Games complementary retail facilities (Use Class A1-A5) associated open space and play facilities, car parking, servicing facilities, vehicular access and ancillary works.

The application proposes buildings ranging in height from 4 to 15 storeys. The 15 storey residential tower is strategically positioned on the site to form a landmark building.

The floor space proposed is provided as follows:

	m2
Residential (C3) / Temporary Residential Institutional (C2)	125,000
Retail (A1-A5)	2,000

In addition to the built floor space the legacy/post Olympic permanent development will feature a series of open spaces with a minimum area of 15,000m². This open space will feature play space and games areas.

The proposed residential component will feature affordable housing of up to 50%, subject to funding.

Car parking within the permanent development would comprise 0.7 spaces per dwelling for residential and 1 space per 28m² for retail. Car parking would be provided within basement car parks or at grade (on street).

During the Olympic and Paralympic games the Olympic village will form the northern park of the site and consent is sought to permit the temporary occupation for this purpose. The number of people to be housed within the buildings during the Olympic and Paralympic games shall not exceed 5347.

The earthworks associated with this application require full approval and are contained within the Site Preparation application.

The proposed unit mix is provided below and is subject to viability.

	Unit Split %	Habitable Rooms Split %	Floor space Split %
% Market Units	50%	52%	57%
% Social Rent Units	33%	33%	30%
% Intermediate Units	17%	15%	13%
% Affordable Housing	50%	48%	43%
% Affordable Social	65%	69%	70%
% Affordable Intermediate	35%	31%	30%
% Family Housing	24.76%	34.35%	35.61%

		Unit Sizes (m2)	Split	No. Hab Rooms	No. Total Units
Market	Studio	35	0%	1	
	1 bed	53	20%	2	125
	2 bed	74.3	50%	3	313
	3 bed	102.2	25%	4	157
	4 bed	185.8	5%	5	31
	Average/Total		100%	2.96	626
Social Rent	1 bed	46	24%	2	100
	2 bed	66	49%	3	200
	3 bed	80	17%	4	69
	4 bed	96	10%	5	40
	Average/Total		100%	3.12	409
Intermediate	1 bed	41	44%	2	95
	2 bed	60	50%	3	109
	3 bed	75	6%	4	13
	Average/Total		100%	2.62	217

The site has an area of 5.2 hectares and result in approximately 240 dwellings and 734 habitable rooms per hectare. Excluding the posed alterations to Temple Mill Lane the site would have an area of 3.34 hectares and provides densities of 335 dph or 1020 HRH. The proposals are in the upper portions of the density range identified in the London Plan and Newham Planning Policies however can be justified given the role that the village plays in the Olympic Games and the ability to house athletes and supporting staff on site, coupled with high quality design and commitments to sustainability.

As explained above the layout of the site is formed by a series of external relationships to provide the best possible connectivity to the surrounding road, pedestrian and cycle network. The south triangular block provides a frontage to West Temple mill with the tall element providing a landmark at this strategic location. To the north three plots are dimensioned to incorporate buildings that vary in height, form and style, incorporating residential courtyards and public open space areas. The plots are configured in a north south orientation to optimise sun and daylight opportunities.