

GREATER LONDON AUTHORITY
Development, Enterprise and Environment

George Kyriacou
CIT Developments
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LONDON W1S 4EW

Our ref: D&P/0510a/D1
LPA ref: PA/14/00990
Date: 18 August 2014

Dear Mr Kyriacou

Quay House, Admirals Way

Further to the Stage 1 letter and report of 25 June 2014 (attached), our meeting with Sir Edward Lister of 30 July 2014, and following a site visit to the South Quay area, we thought it would be helpful to re-iterate our outstanding concerns. Whilst a number of elements of the proposal are strongly supported, and some issues have been addressed through the planning process, there remains significant concern regarding the nature and scale of the proposal, and we would strongly recommend further discussions regarding how these can be overcome in the context of adjacent development sites, and the emerging South Quay Masterplan.

As the Stage 1 report states, for a building of such height and prominence to be acceptable, it must be of an outstanding design quality in all ways. Of particular concern is the way that the proposed site will integrate with the surrounding sites to create a coherent and successful public realm.

As you know, the building sits very close to the elevated Docklands Light Railway (DLR) to the west, and is surrounded to the east by ill-defined and impermeable car parking and public realm associated with the adjacent low-scale office buildings. The quality of these spaces is severely compromised, and the very small nature of the current application site provides little opportunity to mitigate this. We therefore remain seriously concerned about the innate limitations of the site and the scheme's ability to deliver the required high-quality integrated public realm necessary for such a high-density development.

The Stage 1 report also notes concerns regarding the capacity of social and physical infrastructure within the South Quay area to cater for such a high density. We appreciate your involvement in the developing Supplementary Planning Document for South Quay, and would strongly encourage on-going discussions with my officers and the Council regarding how this development can deliver the aspirations and priorities of the emerging masterplan.

In summary, whilst we recognise the quality of many aspects of the design, we remain of the view that the challenges of such a small and restricted site severely impacts on the ability of the proposal to mitigate for its impact and to deliver a quality environment.

Yours sincerely



Stewart Murray
Assistant Director - Planning

cc Julian Carter, CVA, 10 Stratton Street, London W1J 8JR
Owen Whalley, Tower Hamlets Council