

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

06th November 2014

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda Item number:	5.1
Reference number:	PA/14/00990
Location:	Quay House, 2 Admirals Way, London E14
Proposal:	Demolition of the existing building and redevelopment to provide a residential led, mixed use scheme to include a tower of 68 storeys (233 metres AOD) comprising 496 residential units, 315.3 sq.m. (GEA) of flexible commercial uses including retail/financial and professional services/café/restaurant uses (Use Classes A1 to A3), a residents' gymnasium and associated residential amenity space, car and cycle parking and landscaping.

1.0 REPRESENTATIONS

- 1.1 An additional representation has been made on behalf of the Greenwich Society, the Friends of Greenwich Park and the Greenwich Conservation Group which advised that representatives of these groups met the applicant's agents and agreed that two further visual representations from south of General Wolfe Statue and on the Grand Axis would be made to better understand the scheme in its context. These are appended to this report.
- 1.2 An additional representation has been made from a local business owner. In summary, it raises concern with the impact on the potential to redevelop the neighbouring sites on Admiral's Way and considers that development of this area should occur holistically. The representation highlights the challenges in delivering this scheme in terms of the various property rights of other owners on the estates. Insofar as it raises points pertinent to planning these have been addressed in the Committee Report.

2.0 CLARIFICATIONS AND CORRECTIONS

- 2.1 In paragraph 3.2 of the Deferral Report replace "The applicant on the 17th November submitted..." with "The applicant on 9th 16th, 27th and 29th October and 3rd November submitted..."
- 2.2 Delete in paragraph 7.5 of the Committee Report: "Isle of Dogs Area Action Plan October 2007".

3.0 RECOMMENDATION

- 3.1 Officers' recommendation remains as set out in part 4 of the Deferral Report.

Agenda Item number:	6.1
Reference number:	PA/14/00944
Location:	South Quay Plaza, 183-189 Marsh Wall, London.
Proposal:	Demolition of all existing buildings and structures on the site (except for the building known as South Quay Plaza 3) and erection of two residential-led mixed use buildings of up to 68 storeys and up to 36 storeys comprising up to 888 residential (Class C3) units in total, retail (Class A1-A4) space and crèche (Class D1) space together with basement, ancillary residential facilities, access, servicing, car parking, cycle storage, plant, open space and landscaping, plus alterations to the retained office building (South Quay Plaza 3) to provide retail (Class A1-A4) space at ground floor level, an altered ramp to basement level and a building of up to 6 storeys to the north of South Quay Plaza 3 to provide retail (Class A1-A4) space and office (Class B1) space.

1.0 REPRESENTATIONS

1.1 Since publication of the committee report, additional representations have been received.

Greater London Authority

1.2 Following publication of the committee report the GLA re-iterated their concerns that the proposed development failed to maximise energy efficiency measures within it's design 'BE LEAN' measures. Subsequently, the applicant produced a note 'Response GLA Be Lean Analysis' dated 3/11/2014. This has been reviewed by the GLA who have since advised that whilst they do not formally comment on the amendments in advance of the Mayor's consideration of the proposal at stage II, they believe that the proposed buildings have been made as efficient as they can be.

1.3 The energy note referred above is recommended to be added to the list of approved documents.

1.4 The GLA have also advised that they welcome the design amendments that have been made in response to the Mayor's consultation report, particularly with the removal of the car-park access ramp.

1.5 The GLA also acknowledge the efforts made by the applicant to address the full range of concerns raised previously, and on balance consider the application to broadly accord with London Plan policy.

Local Residents

1.6 Following publication of the committee report, two further objections have been received. The issues raised regard the increase in population as a result of these developments and the consequential impact on local infrastructure (power, water, public transport, road transportation, medical services, educational services, etc). These matters are addressed within the committee report.

- 1.7 Further correspondents from an existing objector have been received regarding the cumulative impacts on the DLR. The objector has also emailed these directly to members on 5th November 2014.
- 1.8 The correspondents raise concerns over the cumulative impact on the DLR from current and future developments. The objector suggests that the DLR will be at full capacity following consents to the south of the application site and these would cause congestion at South Quay Plaza. The objector also includes the mitigation measures including the new footbridge to be inadequate.
- 1.9 Having considered the correspondence, officers note that it considers schemes that are yet to be submitted for planning and have not been formally considered by officers, as such with no guarantee that planning permission will be secured for these schemes limited weight can be given to these schemes. In addition, the correspondence does not take into account the loss of existing employment floorspace at South Quay Plaza which will to an extent mitigate the impact of the residential use in this particular instance.
- 1.10 As such, in accordance with the advice provided by Transport for London, officers consider any impact on the DLR to be acceptable.

Ward Councillor

- 1.11 Several representations have been received from a local ward councillor raising a number of issues. The applicant has provided a rebuttal to these issues which is noted. The issues raised include the following:

- Application should be deferred until a masterplan is adopted

- 1.12 *[Officer comment: the Council has a relatively up-to-date Development Plan with the Core Strategy adopted in 2010 and the Managing Development Document adopted in 2013, these are considered sufficient to enable the determination of the application before members]*

- Density should be limited to the London Plan

- 1.13 *[Officer comment: There is no policy position within the Councils Development Plan to support this position. Furthermore, as stated within the committee report the Mayor of London Housing SPG, provides an interpretation of density which reads as follows "...the actual density calculation of an acceptable development (in terms of units or habitable rooms per hectare) is a product of all the relevant design and management factors; if they are all met, the resultant figure is what it is and is arguably irrelevant. Anyone grappling with the thorny issue of density tends to go round in circles – moving between these two extreme positions."]*

- The proposed height of South Quay Plaza fails to respond to the sites location outside of the CAZ and the height should therefore be restricted to no greater than around 150m AOD

- 1.14 *[The evidence base for the Managing Development Document is cited to support this position. The Managing Development Document originally did consider such a position and suggested a maximum height for the area, however at the examination in public this is removed. The figure 9 (paragraph 8.53 of the committee report) referred to is used for illustrative purposes only. Furthermore, within the Inspectors examination report para 61, the inspector noted "a specific requirement for always providing a clear transition in height between the Aldgate and Canary Wharf POL and*

their surrounding areas would not be reasonable or realistic in all respects, not least in the light of outstanding permissions. Accordingly, the Council proposes that this is replaced by a more flexible expectation that each scheme should demonstrate how it responds to the differences in scale”]

- 1.15 A further submission by a local ward councillor suggests the site has inadequate Child Play Space, and that the Strategy presented by the applicant is incorrect as it is based on a scheme which proposes 15% affordable housing and 890 units as opposed to the current scheme which proposes 25% affordable housing and 888 units. In response, members are advised, that the references to 15% affordable housing and 890 units are typographical errors and the application has been correctly assessed within the strategy and the Committee report.
- 1.16 A question has also been asked as to why the Councils Child Play Space yields are different to the GLA's. The GLA's yields are based on work undertaken by the London Borough of Wandsworth, whereas, LBTH's yields are based on more local evidence base as part of it's local plan.

2.0 CLARIFICATIONS AND CORRECTIONS

- 2.1 Paragraph 5.9 - LBTH Supplementary Planning Guidance/Documents - Members should note that the Isle of Dogs Area Action Plan (October 2007) has been superseded.
- 2.2 The committee report refers to the intermediate units as Shared Ownership, the applicant has since advised that a final decision has not been made on the type of intermediate product that will be offered.
- 2.3 Paragraph 8.9 – the number of intermediate units should be 78 not 72.
- 2.4 Paragraph 8.10 – the ground floor of SQP3+ is to be 'retail' rather than 'residential';

Corrections to list of drawings:

- 2.5 The following drawings are to be omitted from the list:
A-0-1280 01,
A-2-1206 00
- 2.6 In addition to the Energy Note the following drawings are to be included:
A-1– 2001 00
A-1– 2005 00
A-2– 4000 00;

3.0 RECOMMENDATION

Officers' recommendation remains as set out in part 3 of the committee report.

Agenda Item number:	6.2
Reference number:	PA/12/03315
Location:	Arrowhead Quay, 163 Marsh Wall, E14
Proposal:	Erection of two buildings of 55 and 50 storeys to provide 756 residential units (Use Class C3) (including 90 Affordable Rent and 42 Affordable Shared Ownership) and ancillary uses, plus 614sqm 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.

1.0 REPRESENTATIONS

- 1.1 No further representations have been received.

2.0 CLARIFICATIONS AND CORRECTIONS

- 2.1 Section 1.0 - Correct drawing numbers as follows and these supersede those listed in Section 1.0 of the report :

1908-GHA-P-001 Rev B, 1908-GHA-P-002, 1908-GHA-P-003, 1908-GHA-P-100 Rev C, 1908-GHA-P-101 Rev B, 1908-GHA-P-102 Rev F, 1908-GHA-P-103 Rev E, 1908-GHA-P-104 Rev E, 1908-GHA-P-105 Rev D, 1908-GHA-P-109 Rev E, 1908-GHA-P-110 Rev E, 1908-GHA-P-111 Rev E, 1908-GHA-P-112 Rev E, 1908-GHA-P-113 Rev E, 1908-GHA-P-114 Rev E, 1908-GHA-P-115 Rev E, 1908-GHA-P-116 Rev C, 1908-GHA-P-117 Rev A, 1908-GHA-P-120 Rev A, 1908-GHA-P-121 Rev A, 1908-GHA-P-122 Rev A, 1908-GHA-P-200 Rev B, 1908-GHA-P-201 Rev C, 1908-GHA-P-202 Rev C, 1908-GHA-P-203 Rev D, 1908-GHA-P-204 Rev C, 1908-GHA-P-205 Rev D, 1908-GHA-P-206 Rev A, 1908-GHA-P-207, 1908-GHA-P-208, 1908-GHA-P-209 Rev C, 1908-GHA-P-210 Rev C, 1908-GHA-P-211 Rev A, 1908-GHA-P-212 Rev A, 1908-GHA-P-213, 1908-GHA-P-214, 1908-GHA-P-220, 1908-GHA-P-300 Rev C, 1908-GHA-P-301 Rev C, 1908-GHA-P-303 Rev E, 1908-GHA-P-304 Rev E, 1908-GHA-P-305 Rev D, 1908-GHA-P-306 Rev D, 1908-GHA-P-307 Rev D, 1908-GHA-P-308 Rev C, 1908-GHA-P-310 Rev C, 1908-GHA-P-311 Rev C, 1908-GHA-P-312 Rev D, 1908-GHA-P-313 Rev D, 1908-GHA-P-314 Rev D, 1908-GHA-P-315 Rev D, 1908-GHA-P-316 Rev D, 1908-GHA-P-317 Rev C, 1908-GHA-P-350 Rev B, 1908-GHA-P-351 Rev B, 1908-GHA-P-352 Rev B, 1908-GHA-P-353 Rev B, 1908-GHA-P-354 Rev B, 1908-GHA-P-355 Rev B, 1908-GHA-P-400 Rev C, 1908-GHA-P-401 Rev C, 1908-GHA-P-402 Rev C, 1908-GHA-P-403 Rev D, 1908-GHA-P-407 Rev A, 1908-GHA-P-408 Rev A, 1908-GHA-P-409 Rev A, 1908-GHA-P-410 Rev A, 1908-GHA-P-411 Rev A, 1908-GHA-P-412, 1908-GHA-P-413.

- 2.2 Paragraph 4.9 - Planning permission has been granted for the redevelopment for a part 38, part 39-storey building at 40 Marsh Wall (not 34-storey).

- 2.3 Paragraph 4.10 - Planning permission has not been granted for the redevelopment of the Cuba Street site (the previous application has been dealt

with as withdrawn) and planning permission has been granted for a 75-storey tower on the City Pride site in addition to permission for a 62-storey tower.

2.4 Paragraph 4.11 – In addition to planning permission being granted for 12, 21 and 33-storey office buildings on Heron Quay West site (a maximum of 204m AOD), the subsequent planning permission for Heron Quay West 1 (PA/13/01150) and resolution to grant permission for Heron Quay West 2 set a single maximum building height across the site to 191.5m AOD.

2.5 Paragraph 6.12 - The description of development for 1-3 South Quay Plaza (Agenda Item 6.1) outlined in Paragraph 6.12 should be as follows, to take account of revisions made:

“1-3 South Quay Plaza” PA/14/00944 for demolition of all existing buildings and structures on the site (except for the building known as South Quay Plaza 3) and erection of two residential led mixed use buildings of up to 68 storeys and up to 36 storeys comprising up to 888 residential (Class C3) units in total and retail (Class A1-A4) space together with basement, ancillary residential facilities, access, servicing, car parking, cycle storage, plant, open space and landscaping, plus alterations to the retained office building (South Quay Plaza 3) to provide retail (Class A1-A4) space at ground floor level, an altered ramp to basement level and a building of up to 6 storeys to the north of South Quay Plaza 3 to provide retail (Class A1-A4) space and office (Class B1) space.

2.6 New Paragraph 6.14A - Proposed development at 54 Marsh Wall:

“54 Marsh Wall” PA/14/02418 For demolition of the existing building and the construction of a new residential-led mixed use development consisting of two linked buildings of 29 and 39 storeys (with two additional basement levels) comprising 240 residential units (including on-site affordable housing), a new café (Use Class A3) and community facility (Use Class D1) at the ground level, basement car parking and servicing, landscaped open space and a new public pedestrian route linking Marsh Wall and Byng Street.”

2.7 Section 7.0 – Add following reference to Tower Hamlets Community Plan:

The following Community Plan objectives relate to the application:

- A Great Place to Live
- A Prosperous Community
- A Safe and Supportive Community
- A Healthy Community

2.8 Paragraph 7.5 - LBTH Supplementary Planning Guidance/Documents - Members should note that the Isle of Dogs Area Action Plan (October 2007) has been superseded.

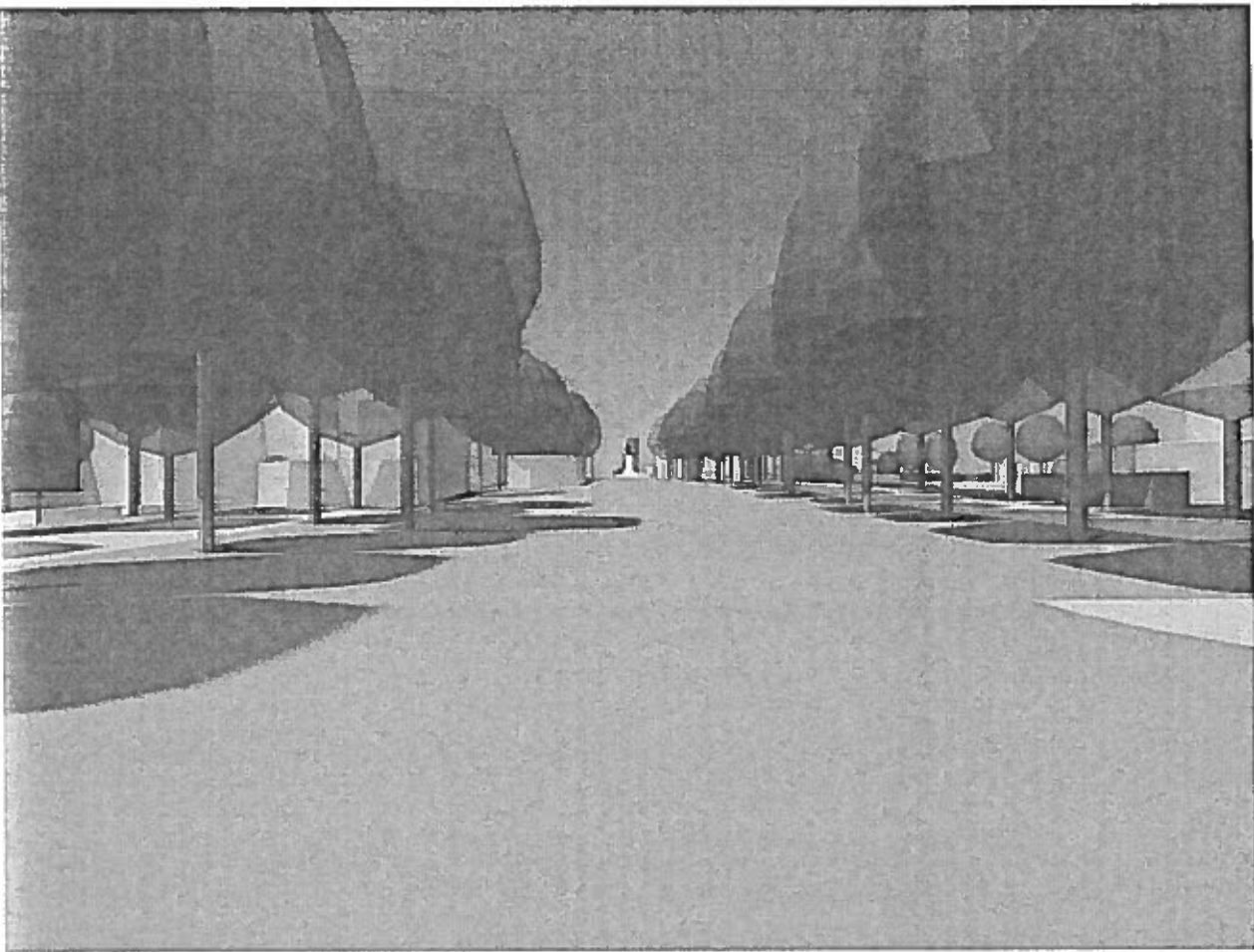
2.9 Paragraph 7.9 - London Plan Supplementary Planning Guidance/Documents – this should include reference to ‘The control of dust and emissions during construction and demolition (July 2014)’.

2.10 Paragraph 11.10 – This should refer to 20 apprenticeship places being secured (not 30).

- 2.11 Paragraph 13.15 – The applicant’s former offer for off-site Affordable Housing on the London City Island site comprised 122 Social Rented dwellings plus 22 Intermediate Shared Ownership dwellings (not 19 as referred to).
- 2.12 Table 4 and Paragraph 13.67
The report uses the multipliers in the Mayor of London’s Shaping Neighbourhood Play and Informal Recreation SPG (2012) to estimate likely child yield and play space requirements. The multipliers used in this SPG estimate a higher number of children than the multipliers in the Council’s Planning Obligations SPD (165 x 0-18 year-olds, as opposed to 152 x 0-15 year-olds). As such, the child yield estimates in Table 4 of the report represent an overall ‘worse case’ scenario.
- 2.13 Add new Paragraph 14.53A in respect to Microclimate (Wind)
The ES submitted in support of the application for the redevelopment of 54 Marsh Wall (PA/14/02418) reports that the cumulative assessment of schemes, including Arrowhead Quay, demonstrates that the likely residual effects would be negligible.
- 2.14 Add new Paragraph 15.10A.
54 Marsh Wall
The distance between habitable windows in the proposed West Tower (the nearest of the proposed towers and the proposed residential building at 54 Marsh Wall to the south-east) (PA/14/02418) would be about 40m at the nearest point. This relationship is considered acceptable in terms of privacy/overlooking.
- 2.15 Add new Paragraph 15.34A
54 Marsh Wall
The distance between habitable windows in the proposed West Tower (the nearest of the proposed towers) and the proposed residential building at 54 Marsh Wall to the south-east (PA/14/02418) would be about 40m at the nearest point. The ES submitted in support of the application for 54 Marsh Wall reports that, taking account of cumulative schemes, including Arrowhead Quay, 97% of proposed windows in that scheme would meet the BRE guidance and that likely effects of other proposed development would be negligible.
- 2.16 Paragraphs 15.37 and 15.39 - These should both include the following additional sentence at the end of the paragraphs: “Officers consider the likely cumulative effects to be acceptable.”
- 2.17 Paragraph 17.12 – This should read as follows: “The Mayor of London’s CIL requires the payment of approximately £1.9m towards the costs of providing Crossrail.”
- 2.18 Paragraph 17.29 – References to Mezzanine Basemen Level plans should be to Drawings GHA-P101 Rev B and GHA-P117 Rev A.

1.0 RECOMMENDATION

- 1.1 Officers’ recommendation remains as set out in part 3 of the committee report.



2507_0046 version 141103
Quay House | Blazhewell Avenue, Traffic Island - converted roadwork



2587_0048 version 141105
Quay House (Blackheath Avenue, Traffic Island) Proposed+Completed



2587_0007 version 141103
Quay House | Blackwash Avenue, Traffic Island emerging



2507_0078 version 141103A
Daisy House | Blackheath Avenue, Mid way between traffic island and gate - conceptual rendering



2587_0076 version 141103A
Quay House | Blackheath Avenue, Mid way between traffic island and gate - Proposed-Consented



2587_0077 version 14110 06
Berry House | Blackwell Avenue, Mid way between traffic, lateral and gate - emerging