

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

11th February 2015

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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6.1	PA/14/01671	1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Cross Street	Demolition of the existing building at Site A and redevelopment to provide part 6 part 7 and part 8 storey residential building/block comprising of 56 flats (30 x 1 bed, 13 x 2 bed, 13 x 3 bed) with associated ground floor car park and cycle parking. Development of Site B to provide an 8 storey residential building/block comprising of 22 flats (8 x1 bed, 7 x 2 bed, 7 x 3 bed) with associated under croft car and cycle parking and protected roof top child play space.
6.2	PA/14/01897	Silwex House, Quaker Street, London, E1 6NS	Demolition of the roof and part side elevations, the retention and restoration of the southern and northern elevations and the construction of a 3 storey roof extension to provide a new hotel (Class C1) development comprising approx. 250 bedrooms over basement, ground and 5 upper floors with ancillary cafe space and servicing on the ground floor, associated plant in the basement and roof, improvements to the front pavement and associated works.

Agenda Item number:	6.1
Reference number:	PA/14/01671
Location:	1-9 Ratcliffe Cross Street and land to the south of 8-12 Ratcliffe Cross Street
Proposal:	Demolition of the existing building at Site A and redevelopment to provide part 6 part 7 and part 8 storey residential building/block comprising of 56 flats (30 x 1 bed, 13 x 2 bed, 13 x 3 bed) with associated ground floor car park and cycle parking. Development of Site B to provide an 8 storey residential building/block comprising of 22 flats (8 x1 bed, 7 x 2 bed, 7 x 3 bed) with associated undercroft car and cycle parking and protected roof top child play space.

1. APPLICATION DETAILS: Drawings and Documents

Amended drawings are as follows:

P 772/200 Rev D: PROPOSED GROUND FLOOR
P 772/201 Rev D: PROPOSED FIRST FLOOR
P772/ 202 Rev B: PROPOSED SECOND FLOOR
P772/ 203 Rev B: PROPOSED THIRD FLOOR
P772/ 204 Rev B: PROPOSED FOURTH FLOOR
P772/ 205 Rev B: PROPOSED FIFTH FLOOR
P772/ 206 Rev B: PROPOSED SIXTH FLOOR
P772/ 207 Rev B: PROPOSED SEVENTH FLOOR
P772/ 208 Rev B: PROPOSED ROOF PLAN

2. AFFORDABLE HOUSING CONTRBUTION

- 2.1 Following a further detailed review of the applicants viability toolkit, the level of affordable housing has increased from 30% to 35%. This has had an impact on the final contribution towards affordable housing as detailed in paragraph 3.4 (a) and 8.140 (a) of the main report and sees the level of financial contributions in lieu affordable housing reduced from £250,000 to £99,719.
- 2.2 As a result the mix and tenure of the affordable housing has been amended and the following paragraphs should replace those in the committee report with the specific amendments highlighted in bold.

Executive Summary

Para 2.3

The development would result in the provision of **35%** affordable housing

Para. 2.4

The residential quality of the scheme would be acceptable. Out of the **18 affordable rented units 30%** would be of a size suitable for families. All of the proposed

affordable units would meet or exceed the floorspace and layout standards with family sized units being more spacious. All affordable rented units would be provided with separate kitchens and living/dining rooms. All of the dwellings would meet Code of Sustainable Homes and Lifetime Homes standards and 10% would be provided as wheelchair accessible.

Tenure

Para. 8.16

Policy SP02 requires an overall strategic tenure split for affordable homes from new development as 70% social rent and 30% intermediate. The proposed units will provide a mixed tenure of affordable rent (69.3%) and shared ownership (30.7%), which is in line with Council's preferred split.

Para. 8.17

As detailed in Table 1 below, the proposal provides 35% affordable housing provision by habitable room, or 26 units and payment in lieu towards affordable housing.

Table 1: Affordable Housing Provision

Unit Type	Affordable Housing				Market Housing		Total	
	Affordable Rent		Intermediate		Unit	Hab. Rm.	Unit	Hab. Rm.
	Unit	Hab. Rm.	Unit	Hab. Rm.				
1 bed flat	7	14	2	4	29	58	38	76
2 bed flat	4	12	4	12	12	36	20	60
3 bed flat	7	35	2	10	11	55	20	80
4 bed house	0	0	0	0	0	0	0	0
Total	18	61	8	26	52	149	78	216

Para. 8.18

The application was submitted with a viability appraisal which was independently assessed on behalf of the Council, the viability expert advised that the development could support a level of 35% affordable housing which equates 26 affordable units on site and a commuted sum payment of £99,719.

Para. 8.19

A total of 26 of the 78 residential units within the proposal have been provided as affordable units, which represents a total on-site provision of 35% based on habitable rooms. The applicant has proposed a cash contribution of £99,719 towards affordable housing provision. This is the maximum reasonable amount of affordable housing and planning contributions whilst ensuring the scheme can be delivered and is viable.

Para. 8.21

There are specific constraints associated with the subject site; the site is located off a narrow road with the DLR and national rail lines running along the south of the site. This accordingly has an impact on the level of affordable housing the scheme can deliver, whilst being viable. **The affordable rent units and 4 of the 8 intermediate units are to be provided within Site B, which accommodates 22 units consisting of 7 x 1 beds, 4 x 2 beds and 7 x 3 beds (affordable rent) and 1 x 1 bed, and 3 x 2 bed (Intermediate). The remaining intermediate units are located in Site A and comprises 1 x 1 bed, 1x 2 bed and 2 x 3 bed**

Para 8.23

The proposed tenure mix within the affordable tenure is **69.3% affordable rent and 30.7% intermediate, which is in general accordance with the Council's preferred split of 70/30.**

Para 8.24

Site A would be provide **all of the private units and half of the intermediate units** and Site B as affordable units. Separate access cores would be provided for affordable and private tenures.

Dwelling Mix

The table has been amended as follows:

Unit size	Affordable Rented			Intermediate			Private Sale		
	Units	%	Target	Units	%	Target	Units	%	Target
1 bed	7	38.8%	30%	2	25%	25%	29	55.77%	50%
2 bed	4	22.4%	25%	4	50%	50%	12	23.07%	30%
3 bed	7	38.8%	30%	2	25%	25%	11	21.16%	20%
4 bed	-	-	15%	-	-		-	-	
Totals (%)	18 (69.3%)			8 (30.7%)			52		

Para. 8.27

Within the affordable rent units the housing mix (with policy target in brackets) would be as follows: one-bed **38.8% (30%)**, two-bed **22.4% (25%)** and three-bed **40% (30%)**. The proposed provision of a substantial number of larger family units **38.8%** of three-bed units against a policy target of 30% is especially welcome and supported by Housing colleagues. It is considered that the over provision of three bedroom units mitigates towards the shortfall in four-bed units.

Para 8.28

The intermediate tenure the mix would be policy compliant. In the market sale tenure it would be: one-bed **55.77% (50%)**, two-bed **23.07% (30%)** and **21.16%** three-beds (20%). Officers note that the shortfall in the proportion of larger intermediate units assists with the viability of the proposal and thus enables for a larger proportion of family sized units to be provided within the affordable housing tenure.

Child Play Space

Para 8.45

Using the LBTH child yield calculations, the development is anticipated to yield **20 children (7 under 5s, 8 of 5-11 year olds and 5 of 12+ year olds)** on Site B. Accordingly; 150sqm of on-site play space is required for under 5s and 6-10 year olds. Not including private amenity space, the application proposes a total of 118sqm of on-site play space. **This shortfall is as a result of the increase in affordable rented accommodation and is considered acceptable when balanced against the increased provision of affordable housing.**

Planning Obligations and CIL

Para. 8.139

This application is supported by a viability toolkit which details the viability of the development proposal through interrogation of the affordable housing provision and the planning obligations required to mitigate the impacts of this development proposal. The viability appraisal has established that it is viable for the proposal to deliver 30% affordable housing, of which **£99,719** will be payment in lieu for affordable units and a full contribution of **£660,282.48**

Para. 8.140 and 8.141 of the main report are amended as per the recommendation under paragraph 5 below.

3. Land Use

- 3.1 The proposal results in the loss of a vacant B1 building of approximately 2240sqm. The building is currently vacant and is not within area designated as a Local or Strategic/Preferred Industrial or Office Location. Policy DM15 of the MDD applies. The application is supported by an Employment Land Study, which demonstrates that due to the constrained servicing accessibility of the building, its' relatively low eaves height and the fact that residential uses surround the site which limit the type of activities that can be carried out, it is unlikely that the building can be brought back into viable use. Consequently, the loss of the Class B1 building is considered acceptable in this instance.

4. Representations

- 4.1 One late objection has been received raising concern with the height of the proposal.

5. RECOMMENDATION

- 5.1 Officers' recommendation remains as set out in Chapter 3 of the Committee report subject to the following amendments highlighted in bold:

Para 3.4 Financial Obligations:

- a) A contribution of **£99,719** towards Affordable Housing
- b) A contribution of £196,209.73 towards education.
- c) A contribution of £15,318.96 towards employment, skills, training and enterprise initiatives.
- d) A contribution of £89,593.94 towards community facilities.

- e) A contribution of £101,277 towards Health.
- f) A contribution of £23,992.38 towards street scene improvements.
- g) A contribution of £120,919.68 towards public Open space
- h) A contribution of £2,260.35 toward sustainable transport.
- i) £10,991.44 towards monitoring fee (2%)

Total £660,282.48

Para. 3.5 Non-financial Obligations:

- a) **Affordable housing 35% by habitable room (26 units)**
 - **69.3% Affordable Rent at Borough affordable rental levels (18 units)**
 - **30.7% Intermediate Shared Ownership (8 units)**
- b) Access to employment
 - 20% Local Procurement
 - 20% Local Labour in Construction
- c) Car free agreement
- d) S278 Highways agreement
- e) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

Agenda Item number:	6.2
Reference number:	PA/14/01897
Location:	Silwex House, Quaker Street, London, E1 6NS
Proposal:	Demolition of the roof and part side elevations, the retention and restoration of the southern and northern elevations and the construction of a 3 storey roof extension to provide a new hotel (Class C1) development comprising approx. 250 bedrooms over basement, ground and 5 upper floors with ancillary cafe space and servicing on the ground floor, associated plant in the basement and roof, improvements to the front pavement and associated works.

1. FURTHER COMMENTS FROM THE SPITALFIELDS SOCIETY

- 1.1 The Spitalfields Society have confirmed that following the revisions to the plans they now support the scheme.
- 1.2 The Spitalfields Society further state that they consider the proposed additional storeys to the north and south elevations are of an interesting and sophisticated design and urge the Council and applicant to ensure that the design and construction of these elements is of the highest standards and remains in accordance with the current proposals. Previous comments around the need to further resolve the gable end treatments still stand.
- 1.3 Officers welcome the Spitalfields Society's support for the revised scheme and recommend that full details of the gable end treatments to the additional storeys is secured by condition.

2. FURTHER REPRESENTATIONS

- 2.1 Following publication of the committee report, one additional letter of representation has been received, in which objection is raised to the scheme on the grounds that the proposals would involve the demolition and restructuring of a beautiful building and that London's old buildings are historically important. In addition, the East End Preservation Society has submitted further representations reaffirming their previous objection to the demolition works, alteration and extension of the building. These issues are discussed in the main report.

3. RECOMMENDATION

- 3.1 The Officer' recommendation remains as set out in paragraph 12.1 of the Committee Report.

