

STRATEGIC DEVELOPMENT COMMITTEE

20 September 2007 at 7.30 pm

UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

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Agenda item no	Reference no	Location	Proposal
7.1	PA/06/02081	721-737 Commercial Road and 2-22 Lowell Street, Commercial Road, London	Demolition of existing buildings and redevelopment up to 14 storeys to provide 319 units (9 x studio; 107 x 1 bed; 119 x 2 bed; 79 x 3 bed and 5 x 5 bed)) residential units and 675 sqm commercial (Class A2, A3, A4, B1, D1 and D2) space.
7.2	PA/07/01239	4 Mastmaker Road, London E14 and 1 Millharbour, E14	Alterations of previously approved scheme ref PA/05/1781, for the development of buildings up to 23 storeys in height comprising 199 residential units, associated retail (A1) or food and drink (A3/A4) and community uses (D1/D2), together with new access arrangements, parking, open space and landscaping. The application includes the submission of an Environmental Statement under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.
7.3	PA/07/1322	1 Park Place, London, E14 4HJ	Erection of a new building providing basement, lower ground, ground and 10 storeys of offices comprising 25,643sq metres of floor space with associated landscaping, car parking, servicing and plant.

LONDON BOROUGH OF TOWER HAMLETS

Agenda Item number:	7.1
Reference number:	PA/06/2081
Location:	721-737 Commercial Road, London, E14
Proposal:	Demolition of existing buildings and redevelopment up to 14 storeys to provide 319 units (319 residential units (9 x studio; 107 x 1 bed; 119 x 2 bed; 79 x 3 bed and 5 x 5 bed) residential units and 675 sqm commercial (Class A2, A4, A4, B2, D1 and D2) space.

1. CLARIFICATIONS/CORRECTIONS

Application details

1.1 Change to Section 1. The existing use is predominantly vacant Council depot, offices and storage

Recommendations C – conditions

1.2 Change to paragraph 3.4. - Condition 17 duplicates 23. Remove condition 23.

1.3 Add in additional condition to read: 'Highway agreement to be entered in to secure public realm and highway works adjacent to the site

Site and surroundings

1.4 Change to paragraph 4.7. The net site area is 0.77 and this excludes Wilson's Place.

Local Representation

1.5 Change to paragraph 7.2 to read: 'The following local residents, local groups and societies made the following representations'.

Land use

1.6 Change to paragraph 8.2: The Local Development Framework identifies this site as a suitable location for residential development (not mixed use development as was identified in the original report submitted).

Provision of affordable housing

1.7 Change of paragraph 8.58: The proposal provides 25% of family units within the intermediate level and 23% of family units within the market component of the scheme.

Overall dwelling mix

1.8 Change to paragraph 8.62: The tenure split (by habitable rooms) is 71% social rented to 29% intermediate.

Affordable housing

1.9 Paragraph 8.53 to be deleted as it duplicates 8.52

- 1.10 Change to paragraph 8.65: Add the following figures to table 3 'Proposed housing mix against HSG2 of the emerging LDF.
- (a): Social rented 3 beds is 30.5%.
 - (b): Intermediate 2 beds is 40.6%.
 - (c) Private (market) 1 beds is 34.9% and private (market) 3 beds 22.9%.
- 1.11 Change to paragraph 8.66. The scheme does not include 4 beds. The family units include 3 beds and 5 beds only.

2.0 ADDITIONAL INFORMATION

Further Daylight/Sunlight Assessment

2.1 As a result of consultation responses received, further studies were undertaken on the following units within the Mission Building:

- Flat 108
- Flat 204
- Flat 305
- Superintendents flat at Salmon Lane Evangelical Church

Flat 108

- 2.2 The flat contains 2 x 2 storey windows which were used for the daylight assessment. Firstly, the Vertical Sky Component (VSC) test reveals that the first window has a VSC of 18% and the second window has a VSC of 21.5. There is a reduction of 0.6 which is below the level suggested in the BRE guidelines. This fails the VSC test.
- 2.3 However, the Average Daylight factor (ADF) scores 2.5% which exceeds the minimum requirement of 1.5%. This indicates that although single windows fail the VSC test, the average luminosity of the rooms affected remain above BRE guidelines. This is therefore acceptable.

Flat 204

- 2.4 This dual aspect flat is located on the second floor. The proposal has a VSC of 11.5% which fails considerably as the minimum is 27%. The flank window falls below the recommended value of 20% by 0.3, below recommended value of 0.8.
- 2.5 However, the room is also lit by a secondary flank window. The combined (both windows) average daylight factor (ADF) levels show that the living room will achieve 2.3 % of daylight which exceeds the 1.5% requirement.

Flat 305

- 2.6 This is a dual aspect unit with three windows. This unit is located on the third floor. Units on the first and second floor pass the ADF calculations, The ADF test was not required in this the assessment of this unit as it passed the Vertical Sky Component (VSC) test. The flat has a VSF of 32% which exceeds the requirement of 27%

Superintendents flat at Salmon Lane Evangelical Church

- 2.7 Three windows which serve the living room to the residential element of Salmon Lane Church were used in the assessment.

- 2.8 The Vertical Sky Component (VSC) test shows the two south-west facing windows obtain a level of 19%, whereas the current daylight provision is 37%, which is near total light. The side window which faces The Mission we have estimated to be around 21.5% VSC, which is unaffected by the proposed development.
- 2.9 The Average Daylight Factor (ADF) test shows the living room obtains a level of 2.0%, whereas the pass rate for a living room is 1.5%. Clearly the ADF result demonstrates that the residential property to the Church will retain a good level of daylight in the proposed situation.
- 2.10 The Annual Probable Sunlight Hours (APSH) sunlight test to the south-west facing windows shows a high level of compliance, obtaining 37%, of which 10% are in winter months. The pass rate for APSH is 25%, of which 5% are in winter months and therefore the living room will obtain very good sunlight levels with the proposed development in place.
- 2.11 In summary, the residential unit at the Salmon Lane church will retain a good level of daylight and sunlight with the proposed development in place.

3.0 RECOMMENDATION

- 3.1 My recommendation is unchanged.

LONDON BOROUGH OF TOWER HAMLETS

Agenda Item number:	7.2
Reference number:	PA/07/01239
Location:	4 Mastmaker Road, London E14
Proposal:	<p>Alterations of previously approved scheme ref PA/05/1781, for the development of buildings up to 23 storeys in height comprising 199 residential units, associated retail (A1) or food and drink (A3/A4) and community uses (D1/D2), together with new access arrangements, parking, open space and landscaping.</p> <p>The application includes the submission of an Environmental Statement under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.</p>

1. CLARIFICATIONS/CORRECTIONS

- 1.1 The correct site address is 4 Mastmaker Road, London E14.
- 1.2 The correct owner of the site is Ballymore Millharbour Limited, not Bellymore Millharbour Limited as noted.
- 1.3 The Combined Heat and Power Unit to which connection should be secured is the Barkentine Combined Heat and Power Unit, and not the Argentine Combined Heat and Power Unit as noted.
- 1.4 As agreed under PA/05/01871 and PA/05/01872, the highway contribution and associated works, as set out in Section 3.1.A.n of the officer report, would form part of the works agreed under 'The Millennium Quarter Master Plan' (as set out in Section 3.1.A.b of the officer report), and it is not necessary to secure this under the current application.

2. RECOMMENDATION

- 2.1 My recommendation is unchanged, subject to the above changes.

LONDON BOROUGH OF TOWER HAMLETS

Agenda Item number:	7.3
Reference number:	PA/07/1322
Location:	1 Park Place, London, E14 4HJ
Proposal:	Erection of a new building providing basement, lower ground, ground and 10 storeys of offices comprising 25,643sq metres of floor space with associated landscaping, car parking, servicing and plant.

1. CLARIFICATIONS/CORRECTIONS

- 1.1 Paragraph 3.1 in the report requires a car free zone development agreement to be incorporated within the legal agreement.

The intention of the car free zone development agreement is to prohibit residents from applying for parking permits in areas where parking is controlled. The proposal is for an office development for which such a requirement is not applicable.

The obligation for a Travel Plan will ensure that sustainable methods of travel are encouraged in accordance with Council policy.

2. RECOMMENDATION

- 2.1 The recommendation to GRANT planning permission is unchanged however it is recommended that requirement for a car free zone development agreement is omitted.