

STRATEGIC DEVELOPMENT COMMITTEE

Thursday 18th January 2007 at 7.30 pm

UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

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Agenda item no	Reference no	Location	Proposal
8.1	PA/05/01647 & PA/05/01648	Caspian Works And, 1-3 Yeo Street (Caspian Wharf), London, E3.	Revised application: Redevelopment of site to provide buildings of between 4 & 9 storeys and of 13 storeys for mixed use purposes including 390 residential units, Class A1, A2, A3, B1 and D2 uses with associated car and cycle parking, roof terraces, landscaping, canalside walkway and servicing.
8.4	PA/06/01652	239-253 Cambridge Heath Road, London	Demolition of existing two/three storey buildings. Redevelopment of the site to provide an eleven storey building in connection with the use of the site for B1/A1/A2/A3/A4 purposes at ground floor level and 305 student bedrooms on the upper floors with associated hard and soft landscaping.

LONDON BOROUGH OF TOWER HAMLETS

Agenda Item number:	8.1
Reference number:	PA/05/01647 and PA/05/01648
Location:	Caspian Works And, 1-3 Yeo Street (Caspian Wharf), London, E3
Proposal:	<p>Redevelopment of site to provide buildings of between 4 & 9 storeys and of 13 storeys for mixed use purposes including 390 residential units, Class A1, A2, A3, B1 and D2 uses with associated car and cycle parking, roof terraces, landscaping, canalside walkway and servicing.</p> <p>The application is accompanied by an Environmental Statement under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.</p>

1. ADDITIONAL PETITION RECEIVED FROM LOCAL RESIDENTS

1.1 A petition has been received from 113 local residents objecting to the proposal on the following grounds:

- a) The proposed development is over-dense and will negatively impact on the local education infrastructure; there are insufficient nursery and primary school places and insufficient health clinic places to cater for the 1000 plus extra residents that this development will introduce into the area. The additional facilities proposed by the developer are not sufficient to remedy these problems;
- b) The proposed development will exacerbate existing parking problems and congestion and servicing of the proposed commercial units will pose a danger to cyclists using the Violet Road cycle lane. Already overstretched public transport will become even more crowded. Moreover, existing low water pressure will become even lower;
- c) The mass and height of the development are out of keeping with the existing canalside architecture. It will turn both the canal and Violet Road into canyons in this area. It will invade the privacy of, and damage the visual amenity of, the many existing canalside residents. It will reduce light to all facing canalside dwellings. The design is unimaginative and uninspiring; and,
- d) The development will destroy the valuable wildlife known as "Caspian Wharf" which includes several protected trees and a Kingfisher nesting site. The proposed replacement will be high maintenance and might easily fall into disrepair to the detriment of the environment.

- 1.2 With regard to point a) the application has been considered by the Council's Education Department and by Tower Hamlets Primary Care Trust, both of whom have recommended that should planning permission be granted, that financial contributions be made to provide for additional education and health facilities. The Council's Planning Contributions Overview Panel have considered the applicants proposed contributions against these recommendations and have found the proposed contributions acceptable. This is covered in paragraphs 6.3 and 6.6 of the report to the Strategic Development Committee.
- 1.3 With regard to point b) Transport for London and the Council's Highways Section have considered the application and raise no concerns or objections with regard to parking, vehicular servicing or cyclist/pedestrian safety. This is covered in paragraphs 8.35 and 8.36 of the report to the Strategic Development Committee. Thames Water have considered the application and have made specific recommendations with regard to water supply. This is covered by the conditions and informatives and in paragraph 6.10 of the report to the Strategic Development Committee.
- 1.4 With regard to point c) the design, mass and height of the scheme are considered to be well resolved and relate appropriately to their surroundings. The privacy distances to existing residential property far exceed the Council's minimum standards in this case. The application site is due north of, and over 30 metres away from, any residential property to the south of Limehouse Cut, with the application scheme being designed to step away even further from the canal as it get taller. Therefore the impact on their daylight and sunlight levels would be minimal. This is covered in paragraphs 8.18 to 8.28, 8.32 and 8.33 of the report to the Strategic Development Committee.
- 1.5 The waterside and wildlife aspects of the scheme have been considered by the Environment Agency, British Waterways and the Lea Rivers Trust, all of whom find the scheme acceptable. This is covered in paragraphs 8.26 to 8.28 of the report to the Strategic Development Committee.

2. RECOMMENDATION

- 2.1 My recommendation is unchanged.

LONDON BOROUGH OF TOWER HAMLETS

Agenda Item number:	8.4
Reference number:	PA/06/01652
Location:	239-253 Cambridge Heath Road, London
Proposal:	Demolition of existing two/three storey buildings. Redevelopment of the site to provide an eleven storey building in connection with the use of the site for B1/A1/A2/A4/A4 purposes at ground floor level and 305 student bedrooms on the upper floors with associated hard and soft landscaping.

1. GLA RESPONSE

1.1 On 10 January 2007 the Mayor considered a report on this proposal. In summary the Mayor noted that the proposal is generally in line with the London Plan. However, there are still several strategic policy issues, listed below

1.2 The Mayor addressed several issues with more detail, these include:

Industrial Floor space

1.3 The Mayor considered the mix of uses on site and was concerned about the loss of industrial floor space. Further justification of current and future local demand should be provided in order to allow a determination to be made regarding acceptability.

1.4 The report by the GLA is misleading in the sense that the site is not an allocated industrial site at either the strategic or local level. Both the GLA and Council are supportive of mixed use residential led redevelopment proposals and B2 uses would be incompatible with residential use. Furthermore, the supporting planning statement has demonstrated:

- that there will be a net increase in employment,
- that the existing industrial and light industrial uses will be closing down, whilst:
- the existing community training centre, Account 3, will be replaced in purpose built accommodation.

1.5 Overall, due to the location of the site outside principal commercial centres and by virtue of the relatively low levels of employment associated with the existing occupiers, the Council cannot realistically seek a large amount of employment floorspace on this site.

Student Housing

1.6 Although the Mayor supported the principle of student housing on this site, further information relating to the demographic of the future student residents was requested, including justification of the lack of provision for married students and students with partners.

1.7 The applicant has confirmed that they do not provide purpose built accommodation for families because there is very little demand for this form of accommodation. Students with families are far more likely to study at an educational facility close to their existing home to minimise disruption to family life, particularly over a transient period. The applicant's model of accommodation generally serves the 18-24 year old market and this same specialist form of accommodation is also provided by Universities. The double studios can cater for married couples.

Sustainable Development/Renewable Energy

1.8 The Mayor requested full and robust energy demand assessment.

1.9 The applicant has indicated that an energy assessment is being finalised and will be submitted to the Council prior to the Stage 2 referral to the Mayor. The assessment will achieve the required 10% renewable energy target through a combination of biomass boiler and solar thermal panels on the roof.

Transport and Parking

1.10 TfL responded through the Mayor's report and noted that a green travel plan should be submitted, along with details of the increased number of cycle spaces and information regarding section 106 funding for upgrading bus stops on Cambridge Heath Road

1.11 In response to the above comments, the applicant are happy to accept the requirement for a **Green Travel Plan as required by TFL. The number of cycle parking spaces in the Mayor's** report should refer to the 156 spaces proposed. Contributions to the upgrade of bus stops along Cambridge Heath Road have been included as part of the s106 package.

2. CLARIFICATIONS/CORRECTIONS

2.1 The site address should refer to 239-253 rather than 249-253 Cambridge Heath Road.

2.2 Para 8.5 – Dot point re: wind effect – The applicant has submitted a detailed report to demonstrate that there would be no impacts in terms of wind turbulence.

3. RECOMMENDATION

3.1 My recommendation is unchanged. Issues raised by the GLA have been noted and discussed above.