

Agenda Item number:	6.4
Reference number:	PA/14/03594 & PA/14/03595
Location:	Hercules Wharf Castle Wharf And Union Wharf, Orchard Place, London, E14
Proposal:	<p>Demolition of existing buildings at Hercules Wharf, Union Wharf and Castle Wharf and erection of 16 blocks (A-M) ranging in height from three-storeys up to 30 storeys (100m) (plus basement) providing 804 residential units; Retail / Employment Space (Class A1 – A4, B1, D1); Management Offices (Class B1) and Education Space (Class D1); car parking spaces; bicycle parking spaces; hard and soft landscaping works including to Orchard Dry Dock and the repair and replacement of the river wall.</p> <p>The application is accompanied by an Environmental Impact Assessment</p> <p>Listed Building Consent application - Works to listed structures including repairs to 19th century river wall in eastern section of Union Wharf; restoration of the caisson and brick piers, and alteration of the surface of the in filled Orchard Dry Dock in connection with the use of the dry docks as part of public landscaping. Works to curtilage structures including landscaping works around bollards; oil tank repaired and remodelled and section of 19th century wall on to Orchard Place to be demolished with bricks salvaged where possible to be reused in detailed landscape design.</p>

1.0 Additional Consultation responses

New Model School Company LTD

- 1.1 The Chief Executive officer of New Model School (NMS) who manages Faraday School, which is on Trinity Buoy Wharf indicate their on-going broad support for the application being made by Ballymore.

Lea Valley Regional Park Authority

- 1.2 A request that a proportion of CIL (community facilities and public open space) which will be accrued from the development of this site and other sites currently under construction in the area space be directed to the regeneration of East India Dock Basin to achieve the outcomes which both the Borough and the Park Authority desire. This will support the delivery of the Lea River Park.
- 1.3 The Lee Valley Regional Park Authority has during the last few years worked with a range of partners including the London Boroughs of Newham and Tower Hamlets to secure the delivery of the Lea River Park. This is designed to extend south from the Queen Elizabeth Olympic Park to the Thames. The new park will comprise a new dedicated cycle and pedestrian link, (a section of this will be opened in the summer) to connect with the Royal docks and a series of existing open spaces. Some of these already lie in the Regional Park and include Bow Creek ecology park and East India Dock Basin. Others will be created.

- 1.4 East India Dock Basin lies within 100m of the site of the planning application. This is an area of open space deficiency and whilst the current planning application scheme adheres to adopted 'play standards' the Basin could be regenerated to form a valuable area of open space, enabling access to the wider parkland to the north. It is only one of two Sites of Metropolitan Interest for Nature Conservation in the Borough and is designated MOL. However, it requires significant capital investment to reduce the amount of siltation, improve the listed lock gates and include facilities such as a classroom to enable education visits for local children to access and understand nature.

2.0 Typographical errors

Proposal

- 1.1 Paragraph 4.3 Line 2 page 5 should state 'range in height from 3 – 29 storeys' not 'range in height from 3 – 16 storeys'

Density and level of development

- 1.2 Paragraph 8.161 should state '(2041 habitable rooms)' not '(2037 habitable rooms).

3.0 Clarifications

Applicant

- 3.1 The applicant is Ballymore (Hayes) Limited and not Clearstorm Ltd

Ownership

- 3.2 Ballymore (Hayes) Limited is also one of the land owners

Proposal

- 1.3 Paragraph 8.189 should be deleted in its entirety. The Gateway House (block A) would not comprise of any affordable rent units.

Other Material Considerations

Paragraph 5.4 'English Heritage Guidance on Tall Buildings' should be replaced with 'Design Council – Guidance on Tall buildings'

Loss of Employment

- 1.4 Paragraph 8.34 Line 2 – 'The new employment space include retail provision, management offices and education spaces' should read 'The new floorspace includes 1,912sqm of employment space, 428sqm of management space and 223sq.m education space'

Affordable Housing

- 1.5 Paragraph 8.291 should state 'the affordable housing is being delivered at a 76:24 split between affordable-rented units and shared ownership units, respectively' and not 'the affordable housing is being delivered at a 66:34 split between affordable-rented units and shared ownership units, respectively'

4.0 Update on Affordable Rent Housing

4.1 The proposed 101 affordable rent units would comprise of the 1 and 2 bedrooms delivered at Borough Framework rents, and the 3 and 4 bedrooms delivered at Social Rent Levels.

5.0 Update on Faraday School extension

5.1 The Faraday school is not yet confirmed as the eventual operator of the proposed education space.

5.2 The applicant and Faraday School however remain in discussion regarding the possibility of Faraday school operating the proposed educational space.

6.0 RECOMMENDATION

6.1 Officers' original recommendation to GRANT planning permission and listed building consent remains unchanged.

