



Application for Planning Permission[click here for case file](#)

Reference	PA/19/02281
Site	Bow Exchange, 5 Yeo Street, London, E3 3QP
Ward	Bromley South
Proposal	Demolition of the existing building and redevelopment of the site comprising the erection of 4 to 9 storey building to provide 2,471sqm of flexible B1c workspace at ground and mezzanine level and 92 residential units (Use Class C3) on the upper floors, together with landscaped public open space, communal amenity space, on-site child play space, waste storage, cycle parking and disabled car parking.
Summary Recommendation	Grant planning permission subject to conditions and a legal agreement
Applicant	City and Suburban Homes Ltd
Architect/agent	pH+ Architects and CMA Planning Ltd
Case Officer	Matthew Wong
Key dates	<ul style="list-style-type: none">- Application registered as valid on 02/12/2019- Letters sent to neighbours on 06/12/2019- Case deferred by the Development Committee on 04/06/2020- Members site visit on 29/06/2020

1. BACKGROUND

- 1.1 This application was considered by the Development Committee on 4th June 2020. At that meeting, Members heard representations from the occupiers of two flats at Caspian Wharf, which lies immediately to the east of the site. The flats in question sit on the 4th and 5th floors of the development and have windows and terraces which would face the eastern flank wall of the proposed building. Members concluded that they did not have sufficient information on the night to make a determination with regards to the daylight, sunlight, outlook and enclosure impacts on these properties. The applicant was deferred for a site visit, in order that Members could view the proposed developments' relationship with Caspian Wharf.
- 1.2 In addition, Members requested sight of imagery which better described the relationship between the podiums at the proposed development and Caspian wharf, in order to ascertain any potential security impacts. Additional information was also requested with regards to the visual impact of the proposal, with particular reference to the Yeo Street elevation.

2. UPDATED PLANNING ASSESSMENT

- 2.1 A Member site visit took place at 5pm on 29th May 2020. This report specifically addresses Member concerns and queries raised at the previous committee meeting and at the subsequent site visit. It should be read in conjunction with, and not in replacement of, the original report.

Amenity Impacts on the Caspian Wharf Properties

- 2.2 The image below shows the proposed building on the left and Caspian Wharf on the right. The image is looking north, so that the rear elevation of Caspian Wharf is visible, which faces the canal. The image also shows the location of the 4th and 5th floor flats under consideration here.

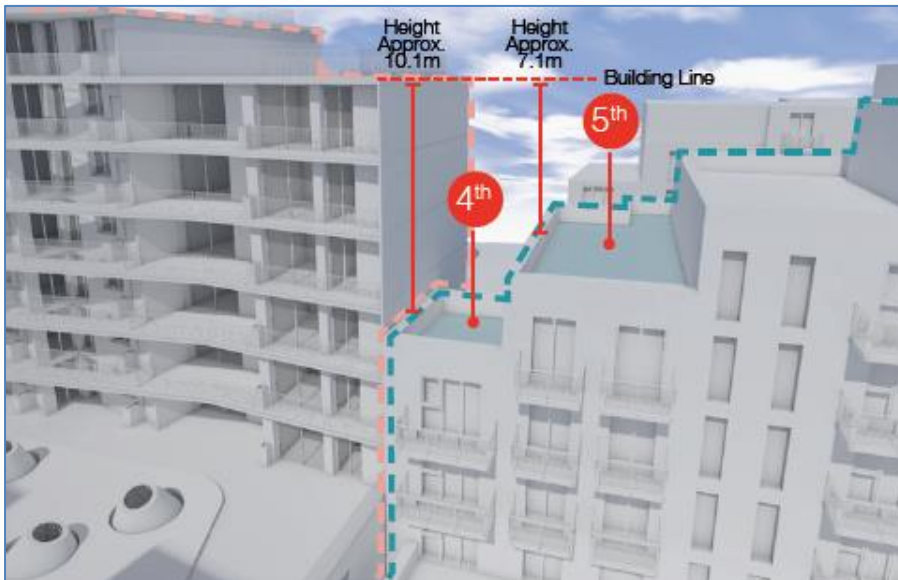


Figure 1 - CGI Visual of the fourth and fifth floor of Caspian Wharf with relative heights of the proposed building

2.3 The image below shows the west facing windows at the 4th floor flat (for ease, hereafter known as flat 4) circled in red and the west facing windows at the fifth floor flat (hereafter known as flat 5) circled yellow. Both flats have a private roof terrace, which are also shown in the image.



Figure 2 - Image showing Caspian Wharf

2.4 With regards to the impact on flat 4, the image below shows the proposed building on the left and flat 4 on the right. A yellow line has been drawn around the flat. The flats' roof terrace is shown in green. The windows to the flat are marked in red.

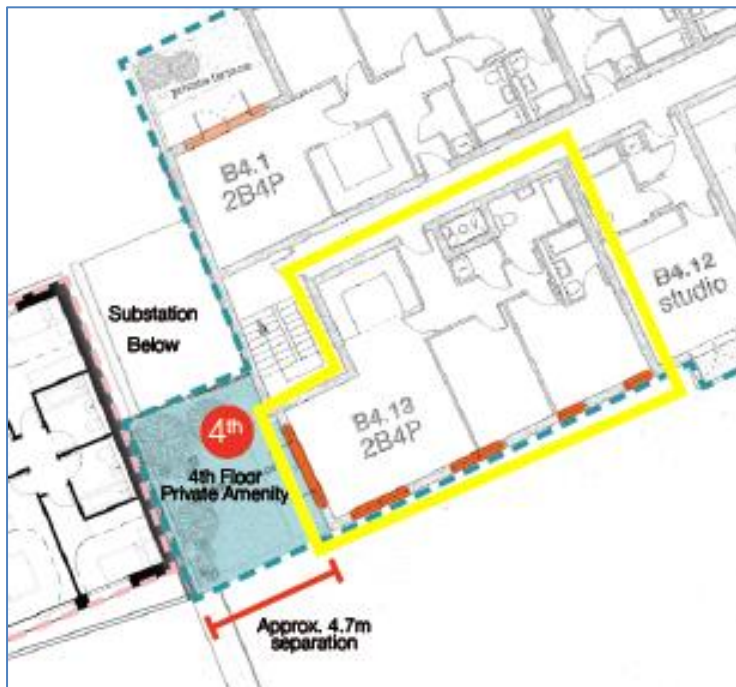


Figure 3 - Flat 4, Caspian Wharf

2.5 The distance between the proposed building and the west facing window at flat 4 is 4.7m. The end of the roof terrace would abut the flank wall of the proposed building.

- 2.6 The west facing window serves a living room. Light received by this window would decrease with the development in place, with the VSC of around 30% its former value. This living room is also served, however, by two windows on the sunny, southern elevation, which would remain unobstructed and would continue to receive adequate light. This accounts for the fact that, with the development in place, there would be no noticeable reduction in the distribution of daylight in the room. There are also 2 bedrooms at this flat which are south facing, which would also continue to receive adequate levels of light. Overall, there would be no unacceptable loss of light to this flat, with the development in place.
- 2.7 With regards to outlook, the west facing window at flat 4 would directly face the flank wall of the proposed building at a distance of 4.7m and there would be a noticeable loss of outlook from this window. Outlook from the 4 south facing windows however would be retained, with unobstructed views to the canal. There would, as a result, be no undue loss of outlook to this flat with the development in place.
- 2.8 Overshadowing tests were carried out in relation to the roof terrace, which concluded that the terrace would retain BRE compliant levels of sunlight with the development in place.
- 2.9 With regards to enclosure, given the impacts on the west facing window, the occupiers would notice an increased sense of enclosure in their living room and on their terrace, with the development in place. This increase could not be considered to be significant or harmful however, given the unobstructed outlook that would be retained from the south facing living room and bedrooms windows. Unobstructed outlook from the terrace to both the north and south would also be retained.
- 2.10 There would be no windows on the flank wall of the development which can be seen in the image above. There are some east facing windows within the proposed development as a whole, but these do not directly face the Caspian Wharf windows and are over 20m away.
- 2.11 The image below shows the proposed building on the left and flat 5 on the right. A yellow line has been drawn around the flat. The flats' roof terrace is shown in green. The windows to the flat are shown in red.

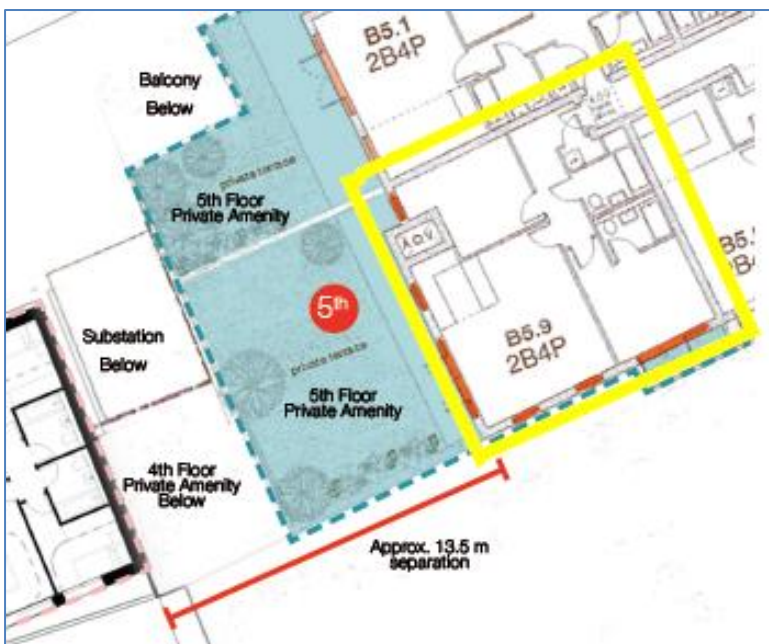


Figure 4 - Flat 5, Caspian Wharf

- 2.12 The distance between the proposed building and the west facing windows at flat 5 is 13.5m. The distance between the end of the terrace and the flank wall of the proposed building is 4.7m.
- 2.13 The 2 southernmost windows on the west elevation serve the living room. The northerly, west facing window serves a bedroom. The living room windows would retain a VSC with the development in place of over 27% and would therefore not be adversely affected, in accordance with the BRE guidance. The small bedroom window would have a VSC with the development in place of 23%, which is less than the recommended figure. The deviation is slight, and BRE guidance does note that bedrooms are less sensitive to losses of light than main living room windows. Outlook from this window would change with the development in place, but not unduly, given the 13.5m separation distance.
- 2.14 The flat would also retain good daylight and sunlight to, and outlook from its three, south facing room windows, which have unaltered aspect to the canal. There would be a noticeable change in outlook from the roof terrace, looking west towards the development, but unobstructed aspect retained to the south and the north. Overall, the flat would retain good levels of light to and outlook, with the development in place.
- 2.15 Overshadowing tests were carried out in relation to the roof terrace, which concluded that the terrace would retain BRE compliant levels of sunlight with the development in place.
- 2.16 With regards to enclosure inside the flat, the 13.5m distance to the west facing windows provides relief and the living room has additional, unobstructed southerly aspect. The roof terrace may feel more enclosed with the development in place, but any impact in this regard could not be determined to be harmful, given its relatively large size and given the unobstructed northerly and southerly aspects.
- 2.17 There would be no windows on the flank wall of the development which can be seen in the image above. There are some east facing windows within the proposed development as a whole, but these do not directly face the Caspian Wharf windows and are over 20m away

Conclusion

- 2.18 In conclusion, the development would have an acceptable impact on the daylight and sunlight to and outlook from flats 4 and 5 at Caspian Wharf. It would not lead to any undue sense of enclosure or overshadowing for the occupiers, as experienced from their homes or terraces, nor would be any loss of privacy with the development in place.
- 2.19 The proposal would not unduly impact upon the residential amenities of these, or any other neighbouring occupiers.

Relationship between the Podium Levels

- 2.20 The photograph below shows the existing podium amenity area at Caspian Wharf, with the development site to the west. The Caspian Wharf podium sits around a storey and a half above ground level.



Figure 5 - Aerial photograph showing the Caspian Wharf podium terrace

- 2.21 The images below shows the podium amenity area at the proposed development in pink, with the adjacent Caspian Wharf podium in blue. There would be a gap of 1m between the 2 podiums.

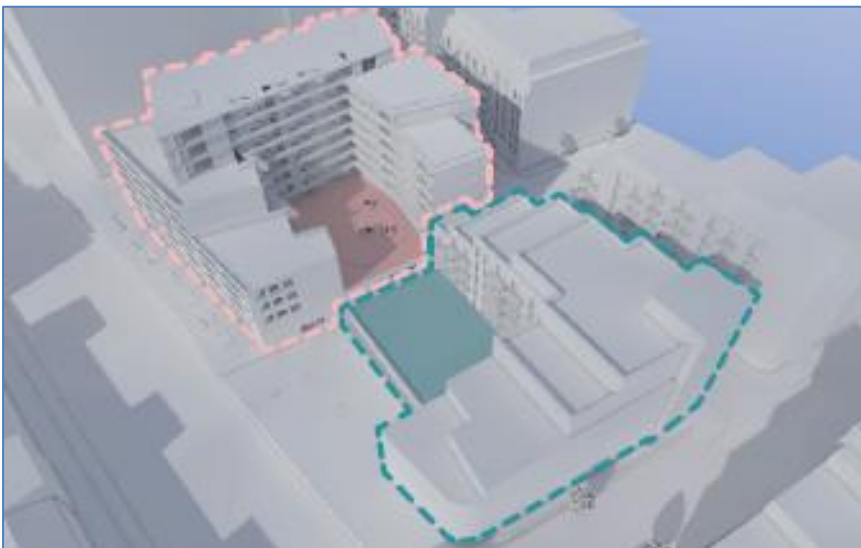


Figure 6 - Aerial view showing the podiums

- 2.22 The image below shows the Caspian Wharf podium in the foreground, with the podium at the proposed development behind. The podium at the proposed development would sit higher than the Caspian Wharf podium. Railings to a height of 1.8m would be installed at the eastern boundary of the proposed podium and there would be a 4m drop between the top of the railings and the podium at Caspian Wharf.



Figure 7 - Image showing height difference

- 2.23 Given the 1m gap between podiums and the height of 4m between the top of the railings and the Caspian Wharf podium, it is considered that there would be no opportunity for persons to move between podiums and no undue impact on security for either Caspian Wharf occupiers or the future occupiers of the development site.
- 2.24 The development and specifically, the podium level arrangements between the two sites has been designed in consultation with the Metropolitan Police (Designing Out Crime Officers). A condition requiring Secure by Design accreditation would be added to any grant of planning permission which would require further design detail to be submitted to and approved by the Metropolitan Police.

Design and Appearance

- 2.25 The image below shows the proposed northern, Yeo Road elevation. In addition to the development site, the image shows the Anchor Wharf site to the west, which is to the right on this image. It also shows the element of the Caspian Wharf development which adjoins the site to the east, Violet Road which is denoted by the arrow and, to the east of Violet Road, the remainder of the Caspian Wharf development.

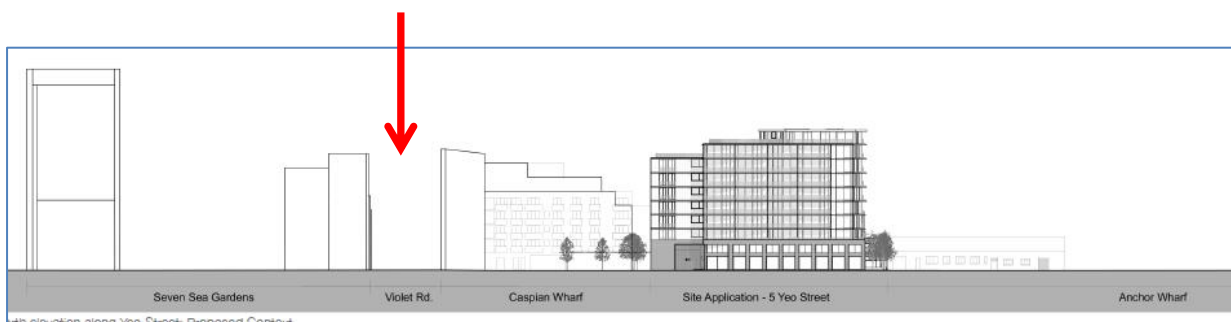


Figure 8 - Proposed north elevation/ context elevation

- 2.26 Whilst taller than the adjoining Caspian Wharf development, building heights in the vicinity vary and the Eastern element of the Caspian Wharf development to the east is significantly higher.



Figure 9 - Yeo Street looking West, with the development in place

- 2.27 The massing and scale of the proposed development is proportionate to the context of the surrounding area and would optimise the development potential of the land. The design of the building is modern and innovative and the stepped balconies provide interest and variation to the elevations. The materials are robust, high quality and reflective of the sites industrial past.
- 2.28 Overall, the proposed development would be in keeping with the appearance of surrounding development and would preserve the special character of the Limehouse Cut conservation area to the south.

3. RECOMMENDATION

- 3.1 Taking account of the additional information / issues raised at the site visit, officers do not wish to change their original recommendation to GRANT planning permission.