



DEVELOPMENT COMMITTEE

30th Nov 2023

Report of the Corporate Director of Place

Classification: Unrestricted

Application for Planning Permission

[click here for case file](#)

Reference	PA/22/01979
Site	Site at Northeast of Atlantic Court, Jamestown Way, London
Ward	Blackwall and Cubitt Town
Proposal	Demolition of the existing building and redevelopment of the site to provide commercial space (Class E) and residential accommodation (Class C3) with associated infrastructure and works, including reconfiguration and upgrades to the adjoining public garden.
Summary Recommendation	Grant Planning Permission subject to conditions and planning obligations.
Applicant	City and Suburban Ltd.
Architect/agent	Savills
Case Officer	Kevin Crilly
Key dates	Application Validated 10/10/2022 First Public consultation on 13/10/2022 Second Public consultation on 29/03/2023

EXECUTIVE SUMMARY

The application seeks planning permission to the demolition of the existing Rotunda building and the redevelopment of the site to create 9 residential units alongside the re-provision of landscaping and greenspace. The building would be 6 storeys in height with a 100sqm commercial/ community space at ground floor.

The development would provide a good standard of living accommodation, in terms of minimum floor space and floor to ceiling heights, outlook, aspect, access to natural light and private outdoor amenity space.

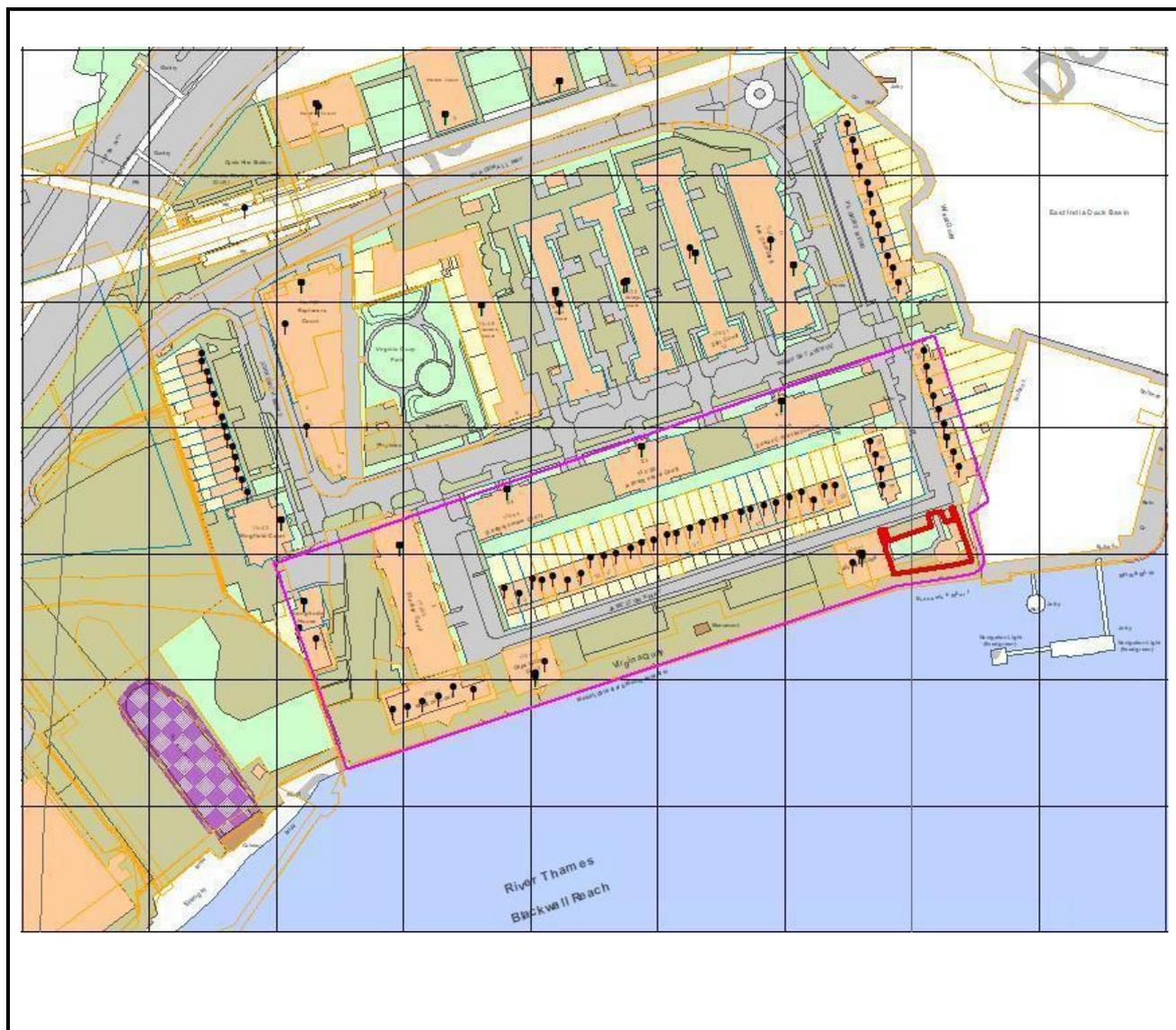
The Proposed Development would be 'car free' in accordance with local and strategic planning policy with no general car parking proposed. The development would provide improved pedestrian connections across the site and deliver enhancements to the public realm. Whilst there would be a reduction in the quantum of open space on the site, the space has been redesigned to improve access and increase the amount of greenspace within the site. Improved pedestrian access and the removal of the boundary wall to the existing ramp, which acts as a significant visual barrier between the open space and the Thames path, would result in a better-quality space which was more open and accessible.

In terms of energy efficiency and climate change the development has been designed to minimise carbon dioxide emissions on site, with an additional carbon offsetting payment that would be secured as a planning obligation.

The proposal would result in some minor impacts upon neighbouring residents from a daylight and sunlight perspective. In terms of privacy the proposed building is reasonably distant from existing buildings and has been designed with consideration towards neighbouring residents. Officers are satisfied that the scale and massing of the built form has been designed to minimise such impacts.

Overall, the proposal is considered to be well designed and generally complies with relevant development plan policies. It is on this basis that the grant of planning permission, subject to conditions and obligations is recommended.

SITE PLAN



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<ul style="list-style-type: none">  Planning Application Site Boundary  Other Planning Applications  Consultation Area  Land Parcel Address Point  Locally Listed Buildings  Statutory Listed Buildings 	<h2>Planning Applications Site Map PA/22/01979</h2> <p>This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning Application Process</p>	 <p>TOWER HAMLETS London Borough of Tower Hamlets</p>
	<p>Scale: 50m grid squares</p>	<p>Date: 22 November 2023</p>

1 SITE AND SURROUNDINGS

1.1 The application site consists of a single storey building with a pitched cylindrical roof known as the Rotunda building and surrounding landscaping located to the south of Jamestown Way

and to the north of the Thames path. The Rotunda building was built as a sales suite for the original wider Virginia Quay development and measures 108 sqm. The site includes a landscaped open space to the west of the Rotunda building. The landscaped space is designated as open space in the local plan, measuring 321 sqm.

- 1.2 To the north of the site lies the residential street at Jamestown Way and to the east is the East India Dock Basin Nature Reserve which is a Site of Importance for Nature Conservation (SINC). To the west is a five storey 'Atlantic Court' apartment building and to the south is the Thames Path, and beyond this the river Thames.
- 1.3 The site does not lie within a conservation area and there are no listed or locally listed building in the immediate vicinity. The site is within Isle of Dogs and South Poplar Opportunity Area, an Archaeological Priority Area and is within flood zone 3. The site is 400 metres from the East India Dock DLR station and has a PTAL rating of 2.

2. PROPOSAL

- 2.1 The application proposes the demolition of the Rotunda building and the construction of residential building on the eastern portion of the site. The application also proposes to reconfigure the open space on the western portion of the site, removing and replacing one of the trees, a reduction in the overall open space but increasing the quantum of green space and improved accessibility to this space. The proposed building would be six storeys, with the sixth storey set back. The building would comprise 100 sqm of class E/F commercial or community space, plant, cycle, and waste storage on the ground floor, alongside the re-provided landscaped greenspace. The existing ramped access to the Rotunda building which is orientated west to east with high boundary walls would be removed. Public pedestrian access from the Thames Path into the open space on the site would be improved, opening it up with an accessible ramp and removing the high boundary walls of the existing ramp. These ramped areas would lead to the entrance of the commercial unit and the residential entrance on the west elevation of the proposed building and then on to Jamestown Way.
- 2.2 The proposals would provide 9 self-contained flats, including one wheelchair accessible flat on the first floor, meeting M4 (3) Building regulation. The 9 flats would all be for the private market and include 4 x 3 beds, 4 x 2 beds, and 1 x 2 bed. All flats would have external private amenity space in the form of external balconies and a roof terrace for the top floor flat.
- 2.3 The proposed development would be car-free.

3. RELEVANT PLANNING HISTORY

Application site

- 3.1 **PA/07/00214** - Demolition of existing building on the site and the construction of 13 residential flats within an 8-storey building, together with associated car parking and landscaping. **Withdrawn 04/05/2007.**
- 3.2 **PA/98/00296** – [Former site at Brunswick Wharf (Site Sales Centre) – Erection of a temporary single storey sales centre. **Permitted 08/05/1998.**
- 3.3 **PA/97/91058** - [Land known as Brunswick Wharf] - Use of land for residential (C3) accommodation (up to 700 units) educational purposes (D1) and retail/financial & professional/public house/restaurant (A1/A2/A3) uses to a maximum of 750sqm floor space; riverside walkway, landscaping, car parking including vehicular access from Leamouth Road, including details of Phase 1 (residential; 216 units) and Phase 2 (residential; 118 units and restaurant). **Permitted 04/12/1997.**

4. PUBLICITY AND ENGAGEMENT

4.1 Upon validation of the application, the LPA sent consultation letters to 403 neighbouring owners and occupiers.

4.2 A total of 150 letters of objection were received alongside a petition with 197 signatories. The concerns raised are summarised below:

Land use

- No demand for commercial space in this area
- No Affordable housing provision.
- No increase in green space, schools, community centres, police presence of GP services

Design and heritage

- Proposal would increase anti-social behaviour activities.
- Out of character with Virginia Quay development.
- No architectural merit, being visually alien, out of character and an eyesore to the surroundings.
- Overdevelopment in an area which is heavily overcrowded.
- Poor quality properties

Amenity

- Overcrowding
- Loss of privacy and overlooking
- Loss of daylight and overshadowing to gardens
- Loss of outlook
- Increased sense of enclosure
- Generating more noise (especially from balconies) litter and air pollution

Environment

- Lack of open space and areas for residents to enjoy
- Loss of trees

Highways

- The lack of parking would place strain on the surrounding highway network.
- There are existing parking issues, and this proposal would add to those issues.

Other

- Rotunda Building promised as community land when Virginia Quay was constructed and actively used.
- Adding to an overstretched maintenance department/local services
- The proposals will increase population and put pressure on local infrastructure
- Not for the local community

4.3 The material planning considerations are addressed in the main body of the report.

5 CONSULTATION RESPONSES

Internal consultees

Housing

- 5.1 Comments are incorporated within the 'Housing' section of this report.

Environmental Health - Noise & Vibration

- 5.2 No objection subject to a condition to manage demolition and construction activities, a condition on noise mitigation measures, and a condition requiring details of mechanical plant.

Environmental Health – Air Quality

- 5.3 Recommended the following conditions:

- Demolition/Construction Environmental Management & Logistics Plan.
- Any non-road mobile machinery (NRMM) used not to exceed the emission standards set out in the Mayor of London's 'Control of Dust and Emissions During Construction and Demolition' Supplementary Planning Guidance 2014 and registration under the Greater London Authority NRMM scheme.

Environmental Health - Contamination

- 5.4 No objection subject to a condition requiring details identifying the extent of the contamination and the measures to be taken to avoid risk to the public, buildings, and environment when the site is developed.

Biodiversity

- 5.5 The Preliminary Ecological Assessment (PEA) and other biodiversity-related reports are all very good, and their assessments and recommendations for mitigation and enhancement are agreed. The application site is immediately adjacent to two Sites of Importance for Nature Conservation (SINCs), East India Dock Basin and the River Thames. While the proposed development is unlikely to have any direct impact on species or habitats within these SINCs, there is potential for pollution during construction, disturbance through construction noise, and from lighting during construction and operation of the new buildings. The potential construction impacts should be addressed within a Construction Environmental Management Plan (CEMP), and lighting during operation should be covered by a condition on ecological mitigation and enhancement. The application site consists of an existing building and a small area of landscaping. The existing building has moderate potential for roosting bats. Two emergency surveys undertaken in August 2022 found no bats roosting in the buildings. There is no protected species constraint to permitting the development. However, as there is moderate potential for bat roosts, and bat roosts can be transitory, it is recommended that a precautionary bat survey should be undertaken before demolition if this is not within a year of the most recent survey. This should be subject to a condition. The trees, shrubs and hedges are likely to support common nesting birds. Clearance of these should be undertaken outside the nesting season, or a survey for nesting birds will be required immediately before clearance. This should be secured by a condition. One tree and most of the existing shrubs will be lost. This will be a minor adverse impact on biodiversity. Policy D.ES3 requires net gains in biodiversity in line with the Local Biodiversity Action Plan. The proposals include biodiverse and biosolar roofs on most of the roof area the new building. If well designed, these will contribute to LBAP targets. The proposed landscaping includes mixed native hedges and nectar-rich perennial planting, which will contribute to further LBAP targets. The PEA recommends at least two bat boxes and nest boxes including two house sparrow terraces, three swift boxes, three house martin nest cups and one black redstart box. These will contribute to LBAP targets. If all these are implemented, there will be clear net biodiversity

enhancement, in line with the requirements of D.ES3. The biodiversity mitigation and enhancement should be secured by a condition

Arboriculture

- 5.6 The development will have a negligible impact on surrounding trees. 1 x tree has been proposed to be removed to facilitate the development, including 1 x young box hedge, 1 x young yew hedge and some ornamental shrubs. Their loss can be adequately mitigated through on and off-site planting. Where the removal of a tree is agreed with the council, a minimum of 2:1 replacement i.e. 2 new trees for every one 1 removed needs to be provided. Planting location should be chosen to mitigate tree loss and tree species would be preferably native to the UK. If any tree on site is damaged during construction, appropriate mitigation will be agreed with the LPA.

Energy Efficiency/Sustainability

- 5.7 The proposals have sought to implement energy efficiency measures and renewable energy technologies to deliver CO2 emission reductions. No objection subject to conditions

Sustainable Drainage Systems

- 5.8 No objections subject to condition.

Waste Policy & Development (WP&D)

- 5.9 No objections to the waste arrangement subject to condition.
- 5.10 Detailed comments regarding the upgrade of existing Donegal House bins area are incorporated with the 'waste' section of this report.

Transportation & Highways (T&H)

- 5.11 No objection subject to conditions.
- 5.12 Detailed comments are incorporated with the "Transportation" section of this report.

External consultees

Metropolitan Police Designing Out Crime Officer

- 5.13 A Secured by Design condition is recommended.

Historic England Greater London Archaeological Advice Service (GLAAS)

- 5.14 A two-stage archaeological condition would provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

Lea Valley Park Authority

- 5.15 The Authority accepts the principle of redeveloping the application site for a mixed residential and commercial use it objects to the current proposal on two grounds: a) the height of the proposed development is too tall in the context of the lower residential blocks adjoining the riverside entrance point into East India Dock Basin and views into and out from the Basin in

the south; b) the proposed development would act as a 'gateway' into the Regional Park at East India Dock Basin and, as such the proposed design is both unimaginative and stark and should be redesigned to be more in keeping within this context; and (2) the Authority considers the above objection be resolved through an amended scheme and would wish to enter into discussions with the Council and the applicant to achieve this outcome.

6 RELEVANT PLANNING POLICIES AND DOCUMENTS

6.1 Legislation requires that decisions on planning applications must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise.

6.2 In this case the Development Plan comprises:

- The London Plan 2021
- Tower Hamlets Local Plan 2031

6.3 The key development plan policies relevant to the proposal are:

Land Use – (residential, commercial, community)

London Plan - H1, H2

Local Plan – S.H1, D.TC3, D.CF3

Design and heritage (layout, townscape, appearance, massing, heritage)

London Plan - D1, D3, D4, D5, HC1

Local Plan - S.DH1, D.DH2

Housing

London Plan - D6, D7, H4, H10

Local Plan - S.H1, D.H2, D.H3

Neighbouring Amenity (privacy, outlook, daylight and sunlight, noise, construction impacts)

London Plan – D3, D6

Local Plan - D.DH8

Transport (sustainable transport, highway safety, car and cycle parking, servicing)

London Plan - T2, T4, T5, T6, T6.1, T7

Local Plan - S.TR1, D.TR2, D.TR3, D.TR4

Environment (energy efficiency, noise, waste)

London Plan – D14, SI 1, SI 3

Local Plan - S.ES1, D.ES2, D.ES3, D.ES9, D.MW3

6.4 Other legislation, policy, and guidance documents relevant to the proposal are:

- National Planning Policy Framework (2021)
- National Planning Practice Guidance (as updated)
- LBTH Reuse, Recycle and Waste SPD (2021)
- LBTH Planning Obligations SPD (2021)
- LBTH Community Infrastructure Levy (CIL) Charging Schedule (2020)
- LBTH Development Viability SPD (2017)
- LP Housing SPG (updated 2017)

- LP Affordable Housing and Viability SPG (2017)
- Building Research Establishment's Site Layout for Daylight and Sunlight: A Guide to Good Practice (2022)

7 PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- I. Land use
- II. Housing
- III. Design and Heritage
- IV. Amenity
- V. Transport
- VI. Environment
- VII. Human Rights and Equalities

Land use

Housing

7.2 Policy H1 of the London Plan sets a borough delivery target of 35,110 new homes over a 10 year period (annualised to 3,511 per year) between 2019/20 and 2028/29. The site and surrounding area are residential and the proposal would be in keeping with the local residential character. The 9 flats would contribute to much needed housing, particularly family housing. The proposed housing would contribute towards the Council's housing targets and is strongly supported in principle.

Commercial/Community Use

7.3 The existing Rotunda building was previously used as a marketing suite and subsequently as an estate management office. It is understood the current occupants vacated the premises in May 2022.

7.4 Local Plan policy seeks to direct new retail development to town centres in the first instance. However, it is recognised that demand for retail also exists in locations outside of Major, District and Neighbourhood Centres to meet the immediate convenience needs of local people and/or support the function of designated employment locations and these can be supported where they are small and local in nature and do not harm the vitality and viability of existing town centre

7.5 The application proposes 100sqm of commercial/community (Class E/ F1/ F2) floor space at the ground floor, fronting the Thames Path. It is envisaged that the unit would function as a small-scale shop café or community space for use by residents of the development and the wider area, with the activation of the street scene and an active ground floor use as benefits. Paragraph 21.6(4) of Section 4, Sub-area 4: Isle of Dogs and South Poplar seeks to create attractive and distinctive places through the delivery of a well-defined urban block pattern with active frontages focusing on non-residential uses facing onto primary routes including docksides and public open spaces, with clear distinctions between public, communal and private spaces.

7.6 The surrounding area is dominated by near exclusive residential development (within the Virginia Quays estate). The proposed commercial space is modest in scale, at 100sqm, and faces onto Thames Path, which is a pedestrian thoroughfare. The gentle diversification of the site and area through the introduction of a compatible small-scale business that is local in

nature, and that can meet the immediate convenience needs of local people, is encouraged. A retail impact assessment would not be required, given the small size of the tenancy. With respect to community concerns regarding noise and disturbance emanating from such a use, any Class E use in this location would be subject to conditions restricting opening times and noise mitigation.

- 7.7 The use of the unit would be restricted to those uses within class E (a-e) or Class F1/F2 that would be compatible with residential neighbours and would provide the desired active frontage.

Open Space

- 7.8 Local Plan Policy S.OWS1 requires proposals to protect all existing open space to ensure that there is no net loss (except where it meets the criteria set out in policy D.OWS3). Paragraph 13.17 of D.OWS3 advises there may be instances where building on fragmented areas of poor-quality open space enables the provision of a larger consolidated area of open space which is more useable for the local community. In these circumstances, the starting point will be no net loss of open space but if the development is resulting in an increase in population, then additional open space will be required in accordance with the principles set out in Policy S.OWS1.

- 7.9 The application submission breaks down the existing and proposed external area as follows:

Type	Existing	Proposed	Change
Open space	321sqm	236sqm	-85sqm
Non-usable green space (vegetation, planting etc)	88sqm	30sqm	-58sqm
Usable green space	85sqm	87sqm	+2sqm
Hardscape seating	6sqm	38sqm	+32sqm
Hardscape routes	153sqm	78sqm	-75sqm

- 7.10 Policy S.OWS1 advises proposals will be required to provide or contribute to the delivery of an improved accessible, well-connected and sustainable network of open spaces through improving the quality, value and accessibility of existing publicly accessible open space across the borough, amongst other criteria. The outdoor area at present appears fragmented and is disconnected from the Thames Path, with walls surrounding the green space. As part of the application, the agent conducted a total of six daily surveys (09:00 – 19:00 each day) over a period of five weeks during spring / summer 2022. The results of the survey indicated that the space is currently underutilised, with no visitors at all on three of the six days surveyed.

- 7.11 The proposals will result in the existing open space to the west of the site reducing in size from 321 sqm, to 236 sqm, a net loss of 85 sqm. However, the green space within this area would increase from 85 sqm, to 87 sqm, an increase of 2 sqm. Whilst it is acknowledged that there would be a reduction in the quantum of open space on the site, the space has been redesigned to improve access and increase the amount of greenspace within the site. Improved pedestrian access and the removal of the boundary wall to the existing ramp, which acts as a significant visual barrier between the open space and the Thames path, would result in a better-quality space which was more open and accessible. Given the scheme would be delivering much needed housing and would provide improvements in biodiversity and additional greenspace the reduction in open space is on balance considered acceptable.

- 7.12 On balance the proposed landscape changes are considered acceptable, whilst the proposal represents a net loss of approximately 85sqm, the useable green space is marginally increased, with substantially more hardscape seating. This improves the overall quality, access, and useability of the currently underutilised green space.

Housing

Housing Mix

- 7.13 London Plan Policy H10 requires developments to consists of a range of unit sizes. Tower Hamlets Local Plan Policy D.DH2 also seeks to secure a mixture of small and large housing that meet identified needs which are set out in the Council's most up-to-date Strategic Housing Market Assessment (2017). The proposed housing unit mix is compared to the 'Policy Target %' in Table 1 below

Table 1: Required and Proposed Housing Mix

Unit Type	Market Flats	% Proposed	Policy Target
1 bed	1	12%	30%
2 bed	4	44%	50%
3 bed	4	44%	20%
4 bed +	0		
Total	9		100%

- 7.14 The application proposes nine market residential units – 1x one-bedroom 2-person dwelling, 4x two-bedroom 4 person dwellings and 4 x three-bedroom 5 person dwellings.
- 7.15 The development would deliver a range of unit sizes including a large proportion of larger family sized units. Particularly on smaller developments where there are less units proposed it may be difficult to prescriptively meet the policy housing mix targets. Given that there are a range of unit sizes proposed including larger family units the proposed mix is considered acceptable.

Affordable Housing

- 7.16 Local Plan Policies S.H1 and D.H2 require new development with 2-9 new units to help address the affordable housing need through a financial contribution. The Small Sites Topic paper (2017) provides additional evidence as to the need and deliverability of affordable housing contributions from housing schemes which seek affordable housing contributions from housing schemes which deliver less than 10 units. The policy is considered necessary due to the local housing context as Tower Hamlets has a high housing need, a high housing target and a high need for affordable housing. The contribution obtained by this development would be used to provide affordable housing within the borough as part of the council's affordable housing delivery programme.
- 7.17 The small sites calculator was developed to work out the financial contribution required by each development. The calculator uses the bedroom number, floor area, market value and ward the site is in to determine the total contribution required. The small sites calculator provided with this development required a total contribution of £676,123. The submitted financial viability report provided with the application was scrutinised by Tower Hamlets Viability team, with the conclusion that the maximum viable amount that could be provided was £73,835. The applicant has agreed to this, and the payment would be secured through the legal agreement.

Standard of residential accommodation

- 7.18 The London Plan policy D6 and Tower Hamlets Local Plan Policies S.DH1 and S.H1 seeks to ensure that all new housing is appropriately sized, high-quality, and well designed. Specific standards are provided by the Mayor of London Housing SPG to ensure that the new units would be “fit for purpose” in the long term, comfortable, safe, accessible, environmentally sustainable, and spacious enough to accommodate the needs of occupants throughout their lifetime.
- 7.19 All the proposed units would meet or exceed minimum floorspace standards. All units would be dual aspect. and would include appropriately sized private amenity areas, in the form of balconies. The wheelchair flat on the first floor would meet M4 (3) regulations and the lift is a fire lift for evacuations. The proposed residential entrance can be accessed two ways, one from the north off Jamestown Way, and the second through the west elevation, off the shared amenity area. The entrances would also be step free, with appropriate sloped pathways ensuring accessibility for as many people as possible.
- 7.20 All proposed units would have good outlook towards the river Thames, East India Dock Basin to the east, or Jamestown Way to the north and would not create any overlooking or privacy concerns in relation to surrounding existing residential properties.

Daylight Methodology

- 7.21 The applicant submitted a daylight and sunlight report for the proposed flats. The 2011 BRE Guidelines has been superseded by the 2022 update, which uses Climate Based Daylight Modelling instead of the previous Average Daylight Factor. The new tests/targets are:
- Median of 100 Lux to be achieved over 50% of the assessment grid for at least half the daylight hours for bedrooms.
 - Median of 150 Lux to be achieved over 50% of the assessment grid for at least half the daylight hours for living rooms.
 - Median of 200 Lux to be achieved over 50% of the assessment grid for at least half the daylight hours for kitchens.
- 7.22 Where there is a combined use, i.e. living/kitchen/diner, the highest target should be applied, in this case 200 lux for the kitchen. It should be acknowledged that living/kitchen/diners often place the kitchen to the rear, so this is difficult to achieve.

Sunlight Methodology

- 7.23 For new buildings, a space needs to achieve 1.5 hours of sunlight on a selected dated between 1st February to 21st March with the BRE suggesting the 21st of March be used with cloudless conditions. For dwellings at least one habitable room, preferably a living room should achieve the minimum 1.5 hours of sunlight.

Daylight and Sunlight results

- 7.24 In the proposed dwellings, 30 habitable rooms were tested, 9 living/kitchen/diners and 21 bedrooms. 29 of the 30 rooms (97%) achieve the target daylight level for the rooms use over 50% of the area. The one room which falls below the target is a living/kitchen/diner, (R5/103) which achieves 147 lux which is 3 lux below the target living room and 53 lux below the 200-lux target for a kitchen. The result shows the living area by the front of the window would receive adequate daylight levels. All rooms tested meet the sunlight target of 1.5 hours. Overall, the future occupiers would enjoy good levels of daylight and sunlight.

7.25 In conclusion, the proposed flats would provide a high-quality standard of accommodation for the future occupiers, complying with Policy D.H3 of the local plan and D6 of the London Plan 2021.

Design and Appearance

Policy

7.26 London Plan Policy D3 states that all development must optimize the site capacity through the design-led approach and encourage incremental densification to achieve a change in densities in the most appropriate way. Policy GG2 seeks to proactively explore the potential to intensify the use of land to support additional homes by making the best use of land. In addition, Policy H2 outlines that boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares) to increase the contribution of small sites meeting London’s housing needs.

7.27 Local Plan Policy S.DH1 requires development to meet the highest standards of design, layout and construction which respects and positively responds to its context, townscape, landscape, and public realm. To achieve this, the development should be of appropriate scale, height, mass, bulk, and form in its site context, represent good urban design and ensure the architectural language employed complements and enhances its immediate and wider surroundings. It also seeks to ensure that high quality design, materials and finishes are used to ensure the building is robust, efficient, and fit for the life of the development.

Layout, height, scale, and massing

7.28 The proposed building would be located on the east of the site, replacing the existing rotunda building. The footprint of the building would be slightly larger than the existing building but would be similar in proportion to the neighbouring residential building at Atlantic Court. The building line on the Thames path elevation would also match the south elevation of Atlantic Court. In terms of building height and scale the proposed building would be similar in height to the neighbouring Atlantic Court building and would have set back sixth storey. Figure 1 shows the south elevation of the proposal with Atlantic Court to the west for context. The sixth floor is sufficiently setback from all elevations to remain subservient to the lower floors. The scale of the building has been mediated through pre-application advice and is considered to fit within the surrounding context. The building would sit comfortably in scale with the neighbouring waterfront buildings of Virginia Quay and well-proportioned in its own right.



Figure 1: Proposed south elevation in context with Atlantic Court to the west

Figure 2:



Proposed South frontage, looking from the river Thames



Figure 3: Proposed West frontage, looking from the shared amenity area



Figure 4: Proposed North frontage, looking from Jamestown Way



Figure 5: Proposed East frontage, looking East India Dock



Figure 6: CGI views from Jamestown Way

Appearance and materials

- 7.29 Glass Reinforced Concrete (GRC) panels in varied cotton tones, both textured and smooth are proposed across the building to complement the materiality of the immediate site context. It is proposed all windows, doors, balustrades and shutters are PPC metal - finished in tones to compliment the GRC panels they are positioned adjacent to. Zig-zag profiled GRC panels to be provided at ground floor level to add interest where windows cannot be provided. The surrounding Virginia Quay development has a consistency in the colours used, with yellow and dark yellow brick, white render on the upper levels and white balconies, windows, and doors. The ground floor of the proposed building would be clad in textured light cotton (GRC) concrete panel, the recessed facade of the upper building in smooth light cotton GRC panels and the protruding facades panelling along the corners of the building and upper parts of each floor level mid cotton which would sit comfortably within the surrounding context
- 7.30 Subject to recommended conditions requiring samples to be submitted for approval it is considered that the building would be a quality building with visual interest and is considered acceptable in design terms.

Landscaping and Trees

- 7.31 The landscape design for the site has developed to provide a rich and stimulating, yet simple and functional landscape setting alongside the Thames Path that will improve connection and accessibility to the green space. The proposals include additional planting, seating areas and improved access as well as incorporating SUD's infrastructure.



7.32 Policy D.ES3 part 1) c) iii) outlines development is required to protect and enhance biodiversity by protecting all trees, through incorporating native trees, wherever possible and providing replacement trees, where the loss or impact on trees in a development is considered acceptable. Out of the existing 5 trees on the site, 4 are clustered together on the western portion of the site adjacent to Atlantic Court and one stands alone, near the rotunda building. A Tree survey was submitted which examined the trees and two hedges growing adjacent to the site.

7.33 The Councils Arborist specified that there should be a 2:1 tree replacement ratio to make up for the loss of the existing tree. Two trees are proposed to the public realm to mitigate the loss of the 1 existing tree on a 2:1 replacement basis. The Councils Arborist is satisfied with this proposal and considers the loss of the tree to be suitably mitigated.

Safety and security

7.34 A condition is recommended to ensure the development complies with the Secured By Design measures recommended by the Metropolitan Police.

Neighbouring amenity

7.35 Development Plan policies seek to protect neighbour amenity by safeguarding privacy and ensuring acceptable outlook. Development must also not result in an unacceptable material deterioration of the daylight and sunlight conditions of surrounding development. Nor should the development result in an unacceptable level of overshadowing to surrounding open space and private outdoor space.

Daylight and sunlight

7.36 Policy D.DH8 of the Local Plan requires the protection of the amenity of future residents and occupants by ensuring adequate levels of daylight and sunlight for new residential developments. Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2022).

- 7.37 For calculating daylight to neighbouring residential properties affected by the proposed development, the primary assessment is the vertical sky component (VSC) method of assessment together with the no skyline (NSL) or daylight distribution (DD) assessment where internal room layouts are known or can reasonably be assumed. These tests measure whether buildings maintain most of the daylight they currently receive.
- 7.38 BRE guidance in relation to VSC requires an assessment of the amount of daylight striking the face of a window. For full compliance with the BRE guidance the VSC should be at least 27% or should not be reduced by more than 20% of the former value, to ensure sufficient light is still reaching windows.
- 7.39 The NSL calculation considers the distribution of daylight within the room, and again, figures for full compliance with the BRE guidance should not exhibit a reduction beyond 20% of the former value.
- 7.40 In regard to sunlight, a window is considered to be adversely affected if a point at the centre of the window receives in the year less than 25% of the Annual Probable Sunlight Hours (APSH), including at least 5% of the Winter Probable Sunlight Hours (WPSH) (September 21st - March 21st) and less than 0.8 times its former sunlight hours during either period. Sunlight is relevant to main living rooms (i.e. habitable rooms) of dwellings and conservatories, if they have a window facing within 90° of due south.
- 7.41 Figure 7 below contains LBTH numerical classifications that are applied to aid categorising impacts:

Reduction to daylight (VSC & NSL) and sunlight (APSH & WPSH)	Effect classification
0 - 19.9%	Negligible
20% - 29.9%	Minor adverse
30% - 39.9%	Moderate adverse
40% +	Major adverse

Figure 7 – Daylight and Sunlight Classifications

- 7.42 Regarding overshadowing, BRE guidance suggests that for a space to appear sunlit throughout the year, at least 50% of the amenity area should receive at least 2 hours of direct sunlight on March 21st. It states that the “availability of sunlight should be checked for all open spaces,” which usually includes gardens, sitting-out areas, parks, or playgrounds.
- 7.43 A Daylight and sunlight report was submitted by Point 2 Surveyors which assessed the difference in daylight, sunlight and overshadowing with the proposed building in place. A 3D model of the proposal in context with the neighbouring properties is shown below in figure 8 below.

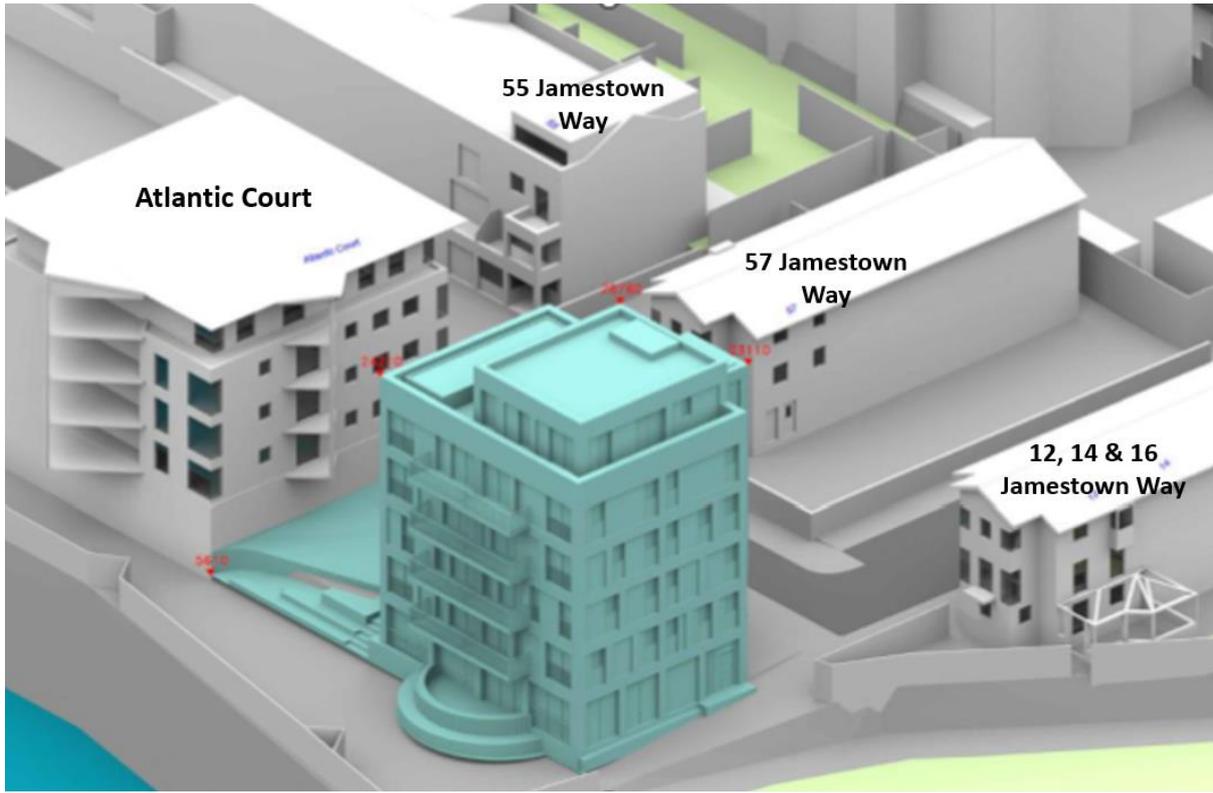


Figure 8: Daylight/ sunlight model plan view

7.44 The submitted Report indicates that the following properties were tested for lighting impacts.

- Atlantic Court, Jamestown Way
- 55 Jamestown Way
- 57 Jamestown Way
- 12 Jamestown Way
- 14 Jamestown Way
- 16 Jamestown Way

7.45 The results of the Daylight and Sunlight tests are described and assessed for their acceptability below.

Atlantic Court, Jamestown Way

Daylight results

7.46 This property is a five-storey block of flats to the west of the site, with 11 flats, 3 on each floor, and 2 flats on the top floor. 30 out of the 36 windows tested meet the BRE Guidelines for VSC and all 14 rooms tested meet the BRE Guidelines for NSL.

7.47 Two out of the six windows which fall below the VSC guidelines serve rooms which have other windows which meet the VSC guidelines, these are W8/11 and W4/14 and have Minor Adverse Impacts having reductions of 26.84% and 21.96% respectively. Window W8/11, despite the large reduction is fractionally below the 27% VSC target required in the proposed condition, with a VSC of 26.88%. Window W4/14 is one of four windows which serve a living/diner where all other three windows meet the BRE Guidelines and therefore the room will still receive good daylight. Two other windows, W7/11 and W5/13 have Minor Adverse Impacts, with reductions of 28.96% and 23.39%. The proposed VSC for W7/11 falls just below

the 27% BRE target at 26.07%. Window W5/13 has a proposed VSC of 20.80% which is acceptable for a built-up area. W5/11 and W5/12 have Moderate Adverse impacts, with reduction of 37.56% and 32/12% respectively. The proposed levels of light to Atlantic Court are considered acceptable, with the overall effect to the building, taking in to account the windows which meet the BRE Guidelines and that all rooms tested for NSL meet the BRE guidelines the retained daylight levels are acceptable.

Sunlight results

- 7.48 All windows comply with the BRE guidance in APSH.

57 Jamestown Way

Daylight results

- 7.49 This property is a three-storey end of terrace townhouse, and its flank elevation faces the proposed site which is to the south.
- 7.50 Out of 19 windows tested, 14 windows meet the BRE Guidelines for VSC. All rooms tested for NSL meet the BRE Guidelines. Two of the windows which fall below the BRE Guidelines for VSC, W2/20 [21.17% reduction] and W3/20 [38.94% reduction] serve one LKD, where the three other windows in the room meet the BRE Guidelines and the impacts range between Minor to Moderate Adverse. This same reasoning can also be applied to windows W4/21 [21.46% reduction], W5/21 [22.91% reduction] and W6/21 [25.19% reduction] which serve a living room which have other windows which are compliant, and the room meets NSL targets. The three windows which are below the BRE Guidelines are all Minor Adverse Impacts. The overall effects to 57 Jamestown Way and retained daylight levels are considered acceptable.

Sunlight results

- 7.51 All south facing windows tested comply with the BRE guidance in APSH.

12 Jamestown Way

Daylight results

- 7.52 To the north-east of the site are three terrace townhouses, arranged over three floors and perpendicular to the site. 12 Jamestown Way has its flank elevation facing the proposed site.
- 7.53 For 12 Jamestown Way, out of the 23 windows tested, 20 meet the BRE Guidelines for VSC. Two of these windows serve an LKD and have reductions of 27.35% and 29.57% which would both be Minor Adverse Impacts. This same room is served by three other windows which meet the BRE Guidelines for VSC and the room meets NSL targets. The third window served rooms R6/31, a living room which has a reduction of 23.23% which would be Minor Adverse. This rooms are served by six other windows which meet the VSC recommendations.
- 7.54 The remaining 7 windows are located at the ground floor on the main west facing façade and are primary windows serving the living room. The scheme will result in minor and moderate adverse VSC results between 21.25% and 30.53%. Despite the minor reductions, all 7 windows will retain a good VSC between 23% and 26%. All rooms meet NSL targets. The retained daylight levels to 12 Jamestown Way are considered acceptable.

Sunlight

- 7.55 All south facing windows tested comply with the BRE guidance in APSH.

14 Jamestown Way

Daylight results

- 7.56 14 Jamestown Way is a mid-terrace townhouse, perpendicular to the site which is to the south.
- 7.57 Out of the six windows tested, which serve two bedrooms, four windows meet the BRE Guidelines for VSC. These are broken down in to three windows serving each bedroom with each bedroom having one window with Moderate Adverse impacts, W7/31 has a reduction of 30.19% and W7/32 a reduction of 30.65%. Both rooms meet the NSL targets under the BRE Guidelines. The retained daylight levels to 14 Jamestown Way are considered acceptable.

Sunlight

- 7.58 All south facing windows tested comply with the BRE guidance in ASPH.

16 Jamestown Way

Daylight results

- 7.59 16 Jamestown Way is a mid-terrace townhouse, perpendicular to the site which is to the south.
- 7.60 Out of the six windows tested, which serve two bedrooms, four windows meet the BRE Guidelines for VSC. These are broken down in to three windows serving each bedroom with each bedroom having one window with Minor Adverse impacts, W4/31 has a reduction of 21.11% and W4/32 a reduction of 22.11%. Both rooms meet the NSL targets under the BRE Guidelines. The retained daylight levels to 16 Jamestown Way are considered acceptable.

Sunlight

- 7.61 All south facing windows tested comply with the BRE guidance in ASPH.

55 Jamestown Way

Daylight results

- 7.62 55 Jamestown Way is an end of terrace townhouse, to the north-west of the site with its front windows facing the site.
- 7.63 Out of the five windows tested, four windows meet the BRE Guidelines for VSC. The window which falls below the BRE guidelines is W3/40 which has a reduction of 83.82% which is a Major Adverse impact. The existing VSC is very low, at 1.36% and falls to 0.22%. The window is situated below a balcony which limits the light this window can receive. This windows serves room R2/40 which meets the BRE Guidance for NSL. All rooms meet the NSL targets. The retained daylight levels to 55 Jamestown Way are considered acceptable.

Sunlight

- 7.64 All south facing windows tested comply with the BRE guidance in ASPH.

Overshadowing

- 7.65 The green area tested for overshadowing has two hours or more of sun to 99% of its area, meeting the BRE Guidelines. We note that not all the hardstanding areas of the amenity area were tested, but even if it were, over 50% would receive 2 hours of sun on 21st March which

is the BRE Guidelines target. This was confirmed with the Daylight and Sunlight consultant who carried out the study. As a result, we can conclude that all areas will comply with the recommendations within the BRE guidelines as all areas will receive significantly more than the requisite 2 hours of direct sunlight to 50% of the area.

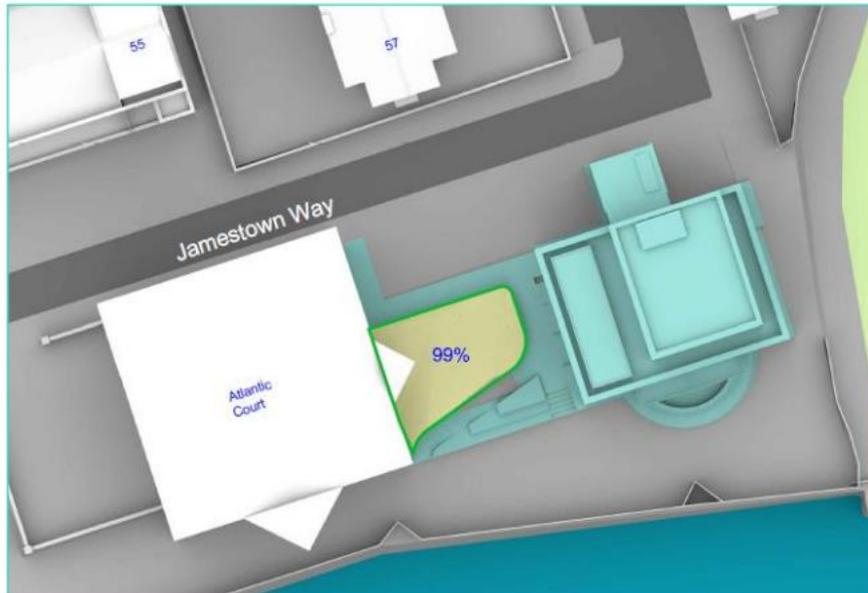


Figure 9 – Overshadowing assessment area

Conclusion on daylight and sunlight

- 7.66 Officers consider acceptable levels of daylight and sunlight are maintained despite the small, isolated deviations at Atlantic Court, 55, 57 and 12, 14 & 16 Jamestown Way. Overall, the proposal will not result in unacceptable material deterioration of the sunlight and daylight conditions of surrounding development and will comply with D.DH8 of the Tower Hamlets Local Plan.

Overlooking/privacy

- 7.67 In terms of overlooking and neighbouring privacy the development has been designed to limit overlooking of neighbouring residents. The development would be sufficiently distant from properties to the north to prevent a significant increase in overlooking. To the west the building has been designed with only high-level obscure glazing to prevent overlooking of Atlantic Court. Overall, the development would ensure the privacy of neighbouring residents is maintained.

Transport & servicing

- 7.68 Development Plan policies promote sustainable modes of travel and limit car parking to essential user needs. They also seek to secure safe and appropriate servicing.

Cycle parking

- 7.69 Provision has been made for 16 long stay cycle parking spaces to be provided within an internal bike store on the ground floor, accessed from the west elevation with a two-tier rack system. An accessible cycle parking space has also been provided internally. An additional two short stay cycle spaces are provided outside on the Thames Towpath, along with six cycle bays for commercial use.

- 7.70 The cycle parking is in accordance with the cycle parking standards set out at Appendix 3 of the Tower Hamlets Local Plan.

Car parking

- 7.71 The application proposes to be car-free which is welcome and in line with policy. A permit-free agreement preventing future occupiers of the scheme from parking on-street (except for disabled occupants or beneficiaries of the Council's permit transfer scheme) will be secured through condition.

Servicing and refuse

- 7.72 The Council's general waste and recycling storage standards are set out under Policies D.MW2 and D.MW3 of the Local Plan.

- 7.73 The residential bins would be stored next to the residential entrance on the north elevation which is convenient for residents and for collection from Jamestown Way. The commercial bin store has adequate paths which are flat and wide enough. The proposals have been assessed by the Councils Waste team and are considered acceptable subject to conditions related to the submission of a final waste strategy.

- 7.74 Day to day servicing including deliveries for both the residential and commercial units will also park on-street and the tracking plans demonstrate that a medium sized car can pass a waiting 3.5 tonne Rigid Vehicle without encroaching on the adjacent parking bays.

- 7.75 It is anticipated that servicing trips will be limited and will have no impact on the traffic flow along Jamestown Way and the surrounding area, particularly as refuse collections and deliveries already occur along this route for the adjacent properties. Most delivery / servicing movements associated with the site will comprise of postal deliveries on a daily basis, with the occasional infrequent delivery of bulky items such as furniture and white goods, alongside potential internet shopping deliveries.

Additional matters

- 7.76 In addition to the above, conditions are recommended to secure Demolition and Construction Management Plan and a S278 agreement providing an agreed scheme of highways works funded by the applicant.

- 7.77 Subject to the above conditions it is considered the proposal would be acceptable in terms of supporting sustainable modes of transport and will have no unacceptable impacts on the safety or capacity of the highways network, in accordance with policy.

Environment

Noise

- 7.78 LBTH Noise officer have raised no objections subject to conditions securing details of noise mitigation measures for demolition and construction activities and plant prior to commencement of construction and occupation of the approved units. Pre-commencement conditions are recommended were permission granted.

Energy & sustainability

- 7.79 At a national level, the NPPF sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability, and providing resilience to climate

change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure.

7.80 Part 1 of policy D.ES7 of the Local Plan requires development to be Zero carbon (to be achieved through a minimum 45% reduction in regulated CO2 emissions and the remaining regulated CO2 emission to 100% - to be off-set through a cash in lieu contribution).

7.81 LBTH planning Policy D.ES7 requires zero carbon emission development to be achieved through a minimum 45% reduction in regulated carbon dioxide emissions on-site, and the remaining regulated carbon dioxide emissions to 100%, to be off-set through a cash in lieu contribution. This is applicable to all developments. The Jamestown Way Energy and Sustainability Statement (Love Design Studio – October 2022) sets out the proposals for on-site CO2 emission reductions of >55% sitewide, against a building regulation baseline. In general, the scheme is meeting policy requirements and delivering the CO2 emission reductions through energy efficient design, heat pumps and renewable energy generation (3.6kWp PV array). The applicant is proposing an individual air source heat pump solution per dwelling and commercial space for space heating and hot water. The scheme is not proposed to connect to any current or planned heat networks and given the size of the scheme, and low heat demand requirements, this is supported as connection costs and associated heat pricing from a district system are unlikely to be viable. The development is anticipated to have the following CO2 emissions:

- Baseline residential – 10 tonnes CO2 per annum
- Proposed residential – 5 tonnes CO2 per annum
- Baseline non-residential – 8 tonnes CO2 per annum
- Proposed non-residential – 3 tonnes CO2 per annum

- **Site Wide Baseline – 18 tonnes CO2 per annum**
- **Site Wide Proposed Emissions – 8 tonnes CO2 per annum**

7.82 The proposals are for a 10 tonnes/CO2 reduction in on-site emissions and would result in a carbon offsetting contribution of £ 22,800 to offset the remaining 8 tonnes CO2 and achieve net zero carbon. This calculation has been based on SAP10 carbon factors and using the recommended GLA carbon price of £95 per tonne for a 30-year period. Subject to securing the carbon offset payment as part of the s106 the proposed energy measures are considered acceptable.

Biodiversity

7.83 London Plan Policy G6 states that ‘development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain’ and Tower Hamlets Local Plan Policy D.ES3 require developments to protect and enhance biodiversity.

7.84 A Pre-liminary Ecological Assessment, Bat Survey and Biodiversity gain plan and were submitted as part of the application. A further bat survey is recommended prior to demolition works commencing, this would be secured by condition.

7.85 The proposals include biodiverse and biosolar roofs on most of the roof area the new building. If well designed, these will contribute to LBAP targets. The proposed landscaping includes mixed native hedges and nectar-rich perennial planting, which will contribute to further LBAP targets. The Ecology Assessment recommends at least two bat boxes and nest boxes including two house sparrow terraces, three swift boxes, three house martin nest cups and one black redstart box. These would contribute to LBAP targets. Subject to conditions ensuring delivery of the biodiversity enhancement the proposal would result in an increase in biodiversity and would comply with policy D.ES3.

Flood risk & drainage

- 7.86 Policy D.ES4 of the local plan requires highly vulnerable uses, such as housing, not to be in high flood risk zones as flood zone 3a, where the site is located. The proposed site does not contain highly vulnerable uses, but there are more vulnerable uses proposed which are dwelling houses. Policy D.ES4 requires developments to provide a flood risk assessment if the site is in within floodzone 2 or 3a.
- 7.87 Policy D.ES5 of the Local Plan requires development to reduce the risk of surface water flooding, through demonstrating how it reduces the amount of water run-off and discharge from the site using appropriate water reuse and sustainable drainage systems techniques.
- 7.88 The applicant submitted a flood risk assessment and surface & foul drainage strategy. The report assesses potential flooding from fluvial, tidal, groundwater, surface water and sewer flooding and the risk from all these types of flooding are stated as low to no risk. For tidal flooding, flood warnings would be available. Mitigation measures in the development have been recommended.
- 7.89 Thames Water were consulted and outlined a requirement to ensure the structural stability residual design life of the river wall. The applicant submitted further information to the Environment Agency who recommended conditions related to repair works to the River Wall and an inspection and monitoring plan to ensure the wall can fulfil a 100-year residual design life.
- 7.90 The Councils Sustainable Drainage officer was also consulted and noted as residential accommodation is not proposed on the ground floor, this reduces the risk in the site vulnerability. A Flood warning and evacuation plan would be required. Subject to conditions related to improved flood defences, an evacuation plan and the installation of SUD's measures the proposed development would suitably mitigate flood risk issues.

Air Quality

- 7.91 Policy D.ES2 of the Local Plan requires development to meet or exceed the 'air quality neutral standard, to submit an air quality assessment for major development and provide mitigation where an assessment indicates that a development will cause harm to air quality or where end users could be exposed to poor air quality.
- 7.92 LBTH Environmental Health (Air Quality) Officer has raised no objection to the air quality assessment subject to conditions regarding construction impacts and

Contaminated Land

- 7.93 LBTH Environmental Health (Contaminated Land) raised no objections subject to pre-commencement conditions which have been recommended were permission granted.

Fire Safety

- 7.94 In terms of fire safety the applicant has submitted a fire safety strategy for the building. The strategy sets out the evacuation strategy, detection strategy and the proposed suppression system.
- 7.95 Both the Fire Brigade and HSE Planning Gateway One were consulted as part of the application. The Fire Brigade provided general comments on Fire Safety and raised no issues with the proposed strategy. HSE did not comment on the scheme which did not meet the size threshold to require a response. The submitted strategy is sufficient to meet the requirements

of London Plan policy D12. Further details regarding fire safety would be agreed through the building control process.

HUMAN RIGHTS & EQUALITIES

- 7.1 The proposal does not raise any unique human rights or equalities implications. The balance between individual rights and the wider public interest has been carefully considered and officers consider it to be acceptable.
- 7.2 The proposed new residential accommodation would meet inclusive design standards and one of the new homes would be wheelchair accessible. This would benefit future residents, including disabled people, elderly people, and parents/carers with children.
- 7.3 The application has undergone the appropriate level of consultation with the public and Council consultees. The applicant has also carried out an extensive engagement with the exiting residents on site.

INFRASTRUCTURE

- 7.4 It is estimated that the proposed development would be liable for Tower Hamlets Community Infrastructure Levy (CIL) payments of approximately £279,160. The Tower Hamlets CIL would contribute towards strategic infrastructure requirements to mitigate the impacts of development,
- 7.5 Alongside CIL, Development Plan policies seek financial contributions to be secured by way of planning obligations to offset the likely impacts of the proposed development on local services and infrastructure.

8 RECOMMENDATION

- 8.1 That **conditional planning permission is GRANTED** subject to the prior completion of a legal agreement to secure the following planning obligations:

8.2 Financial Obligations

- £73,835 small sites contribution to Affordable Housing in the borough
- £22,800 Carbon Offset Contribution
- Monitoring fee for financial contribution of 5% of the first £100,000 of contribution, 3% of the part of the contribution between £100,000 - £1 million

8.3 Non-Financial Obligations

- Car free agreement
- Public access agreement
- Energy Strategy

8.4 Planning Conditions

Compliance

1. Timeframe - 3 years deadline for commencement of development
2. Plans - Development in accordance with approved plans
3. Hours of construction
4. Code of Construction Practice
5. Waste storage
6. Plant noise

7. Opening hours for commercial/community facility
8. Use Class restriction to class E (a-e). F1 &F2)

Pre-commencement

9. Archaeology - evaluation to clarify the nature and extent of surviving remains, followed by a full investigation if necessary
10. Demolition, Construction Environmental Management and Logistics Pan (Including Dust and Emissions Management Plan)
11. Land contamination remediation and mitigation
12. Bat Survey
13. Flooding – River repair works

Prior to superstructure works

14. Biodiversity – Mitigation and Enhancement
15. Air quality – plant and machinery
16. Design - Details of external facing materials, balustrading, and architectural detailing.
17. Design - Details of landscaping
18. Secured By Design
19. Highways – Details of cycle parking
20. SUDs scheme
21. Trees – Tree planting strategy

Prior to occupation

22. Noise Verification report for residential units
23. Kitchen Extract details for commercial unit

Informative's

1. S278
2. Demolition and construction noise limits

Appendix A: Planning Conditions

Drawings	
Drawing no.	Title
0000 REV. P1	Site Location Plan
1071-X-GA-0200-P5	Proposed Ground Floor
1071-X-GA-0201-P4	Proposed First Floor
1071-X-GA-0202-P4	Proposed Second Floor
1071-X-GA-0203-P4	Proposed Third Floor
1071-X-GA-0204-P4	Proposed Fourth Floor
1071-X-GA-0205-P4	Proposed Fifth Floor
1071-X-GA-0206-P4	Proposed Roof Plan
1071-X-GA-0300-P1	Proposed Section North
1071-X-GA-0301-P1	Proposed Section East
1071-X-GA-0302-P1	Proposed Section South
1071-X-GA-0303-P1	Proposed Section West
1071-X-GA-0400-P1	Proposed North Elevation
1071-X-GA-0401-P1	Proposed East Elevation
1071-X-GA-0402-P1	Proposed South Elevation
1071-X-GA-0403-P1	Proposed West Elevation
1071-X-GA-0404-P1	Proposed Wider Context North & East Elevation

1071-X-GA-0405-P1	Proposed Wider Context South & West Elevation
1071-X-GA-0001-P1	Existing Site Plan
1071-X-GA-0020-P1	Existing Ground Floor Plan
1071-X-GA-0021-P1	Existing Roof Plan
1071-X-GA-0030-P1	Existing Section North
1071-X-GA-0031-P1	Existing Section East
1071-X-GA-0032-P1	Existing Section South
1071-X-GA-0033-P1	Existing Section West
1071-X-GA-0040-P1	Existing North Elevation
1071-X-GA-0041-P1	Existing East Elevation
1071-X-GA-0042-P1	Existing South Elevation
1071-X-GA-0043-P1	Existing West Elevation
1071-X-GA-0044-P1	Existing Wider Context North & East Elevation
1071-X-GA-0045-P1	Existing Wider Context South & West Elevation

Document	Author
Design & Access Statement	PH+ Architects
Addendum Report 01	PH+ Architects
Daylight and Sunlight Report	Point 2 Surveyors
Internal Daylight Report	Point 2 Surveyors
Flood Risk Assessment and Surface & Foul Drainage Strategy	M3 Mayer Brown
Air Quality Assessment	M3 Mayer Brown
Archaeological Desk Based Assessment	RPS
Nocturnal Bat Survey	MKA Ecology
Preliminary Ecological Appraisal & Preliminary Roost Assessment	MKA Ecology
Energy and Sustainability Statement	Love Design Studio
Landscape Report	BD Landscape Architects
Pedestrian Survey	Lanmor Consulting
Review of Financial Viability Assessment	City and Suburban Limited
Transport Statement	Ardent Consulting Engineers
Financial Viability Assessment (Response)	DS2 LLP
Tree response	SJA Trees

APPENDIX B: SITE PHOTOGRAPHS



Image 1: Jamestown Way looking south



Image 2: Thames Pathway looking north to Rotunda Building



Image 3: Thames Pathway looking north to ramped access and amenity area beyond

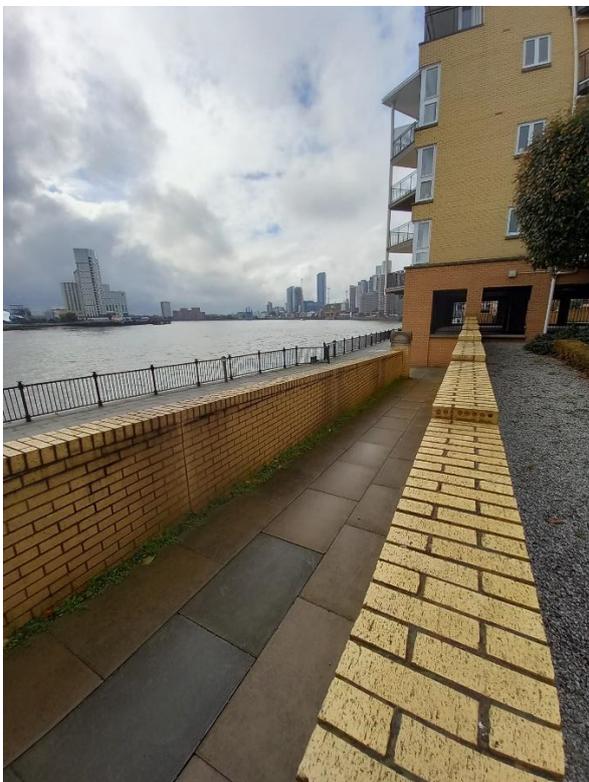


Image 4: Ramped access



Image 5: Open space looking east to Rotunda building

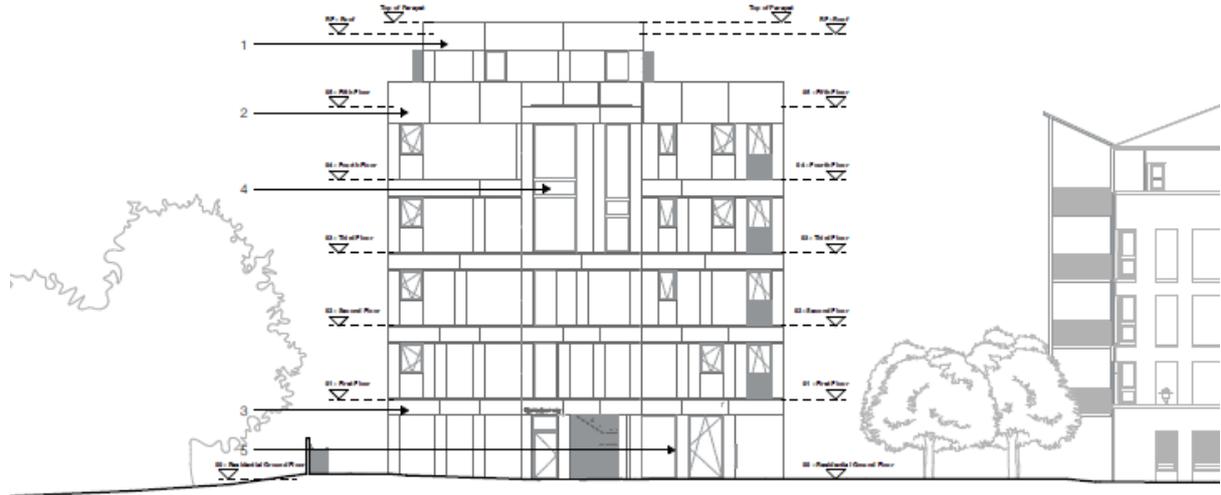


Image 6: Rotunda building and Thames pathway looking west from East India Dock Basin

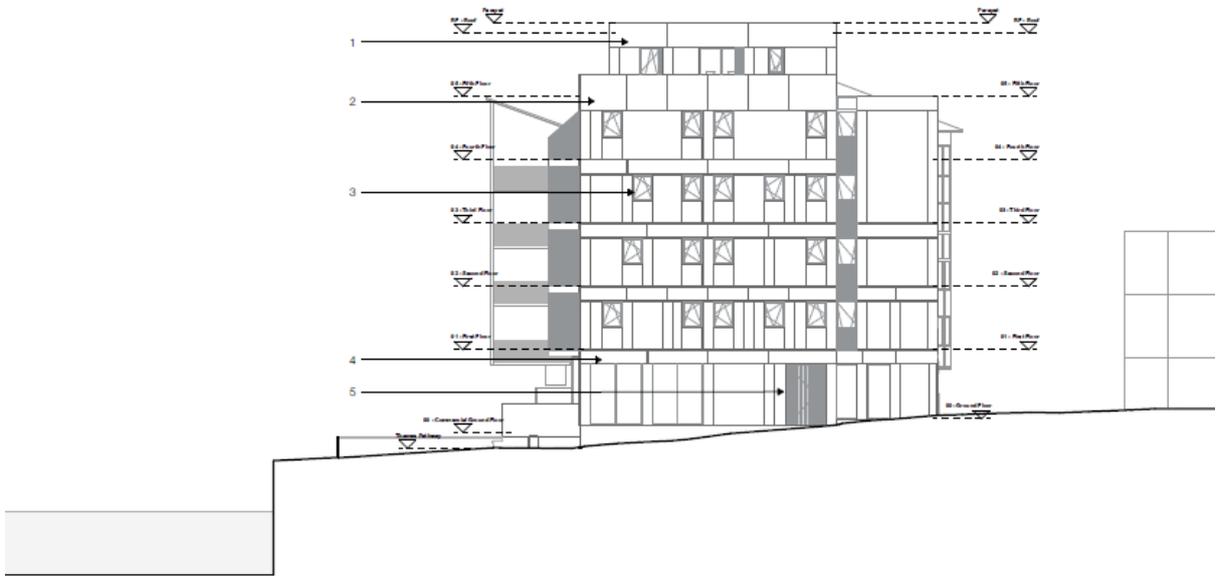


Image 7: Rotunda building and Thames pathway looking east

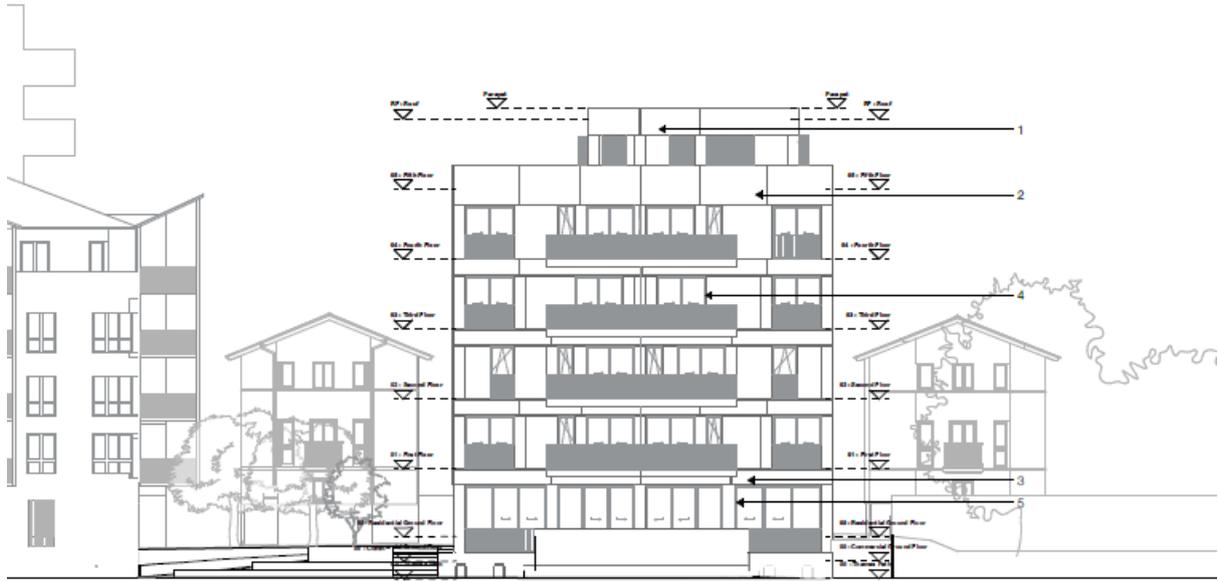
APPENDIX C: SELECTED DRAWINGS



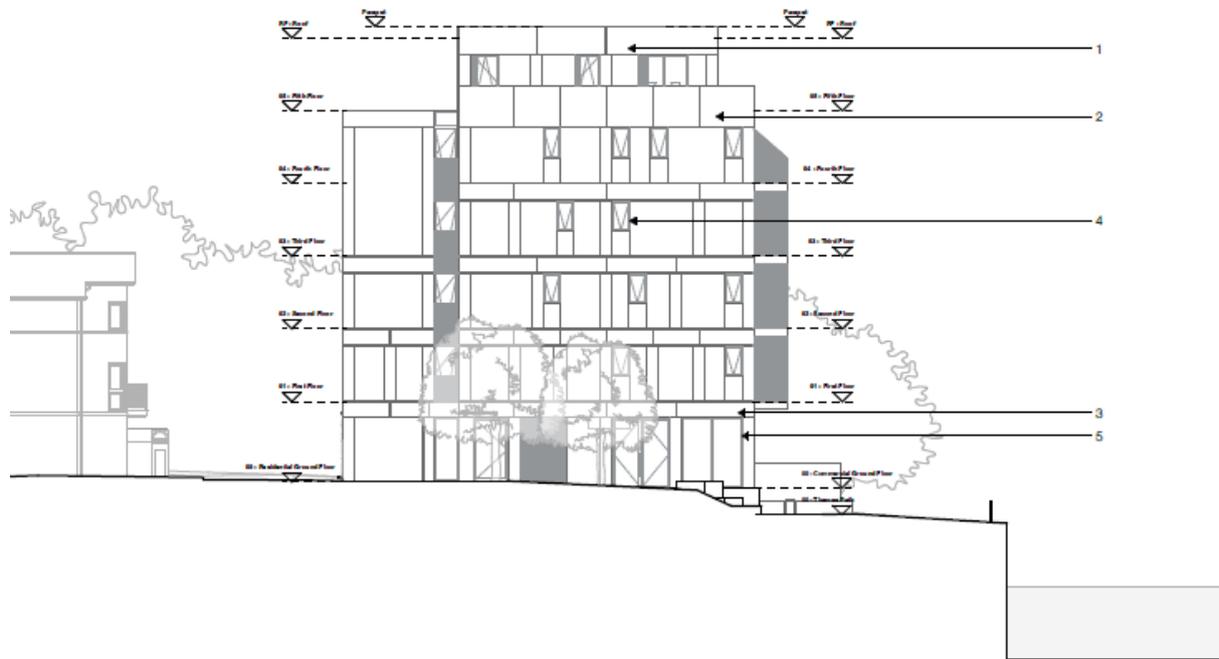
Drawing 1: Proposed North elevation (rear)



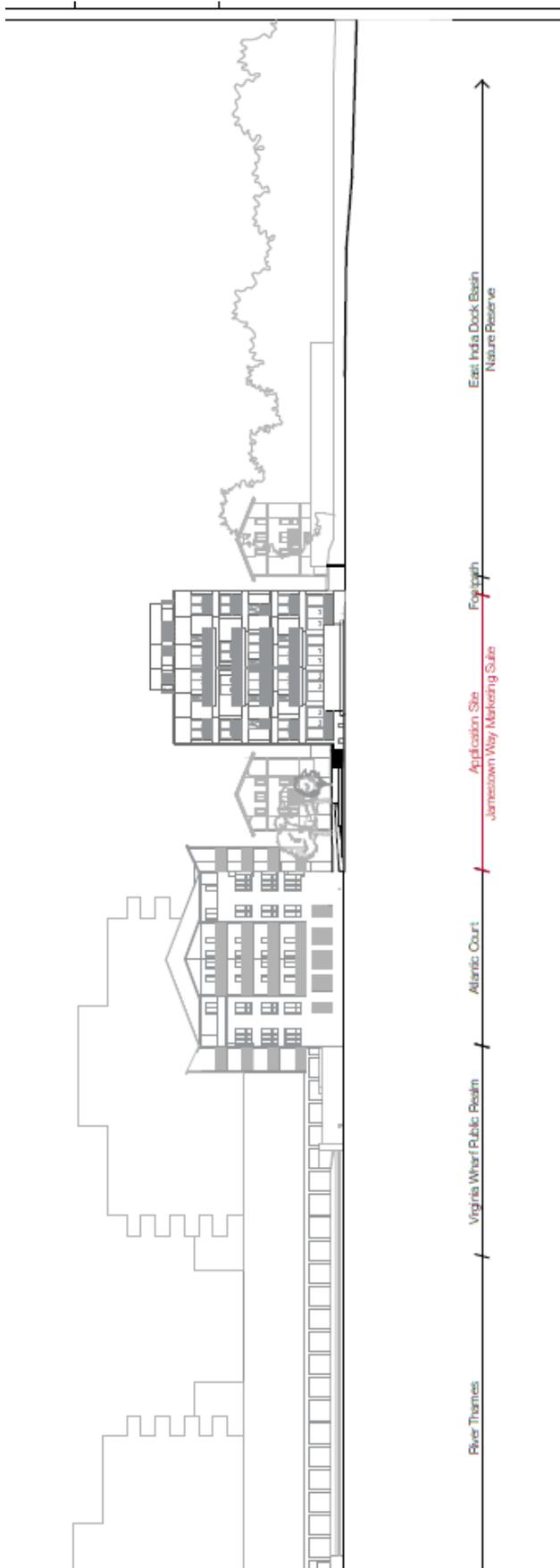
Drawing 2: Proposed East elevation



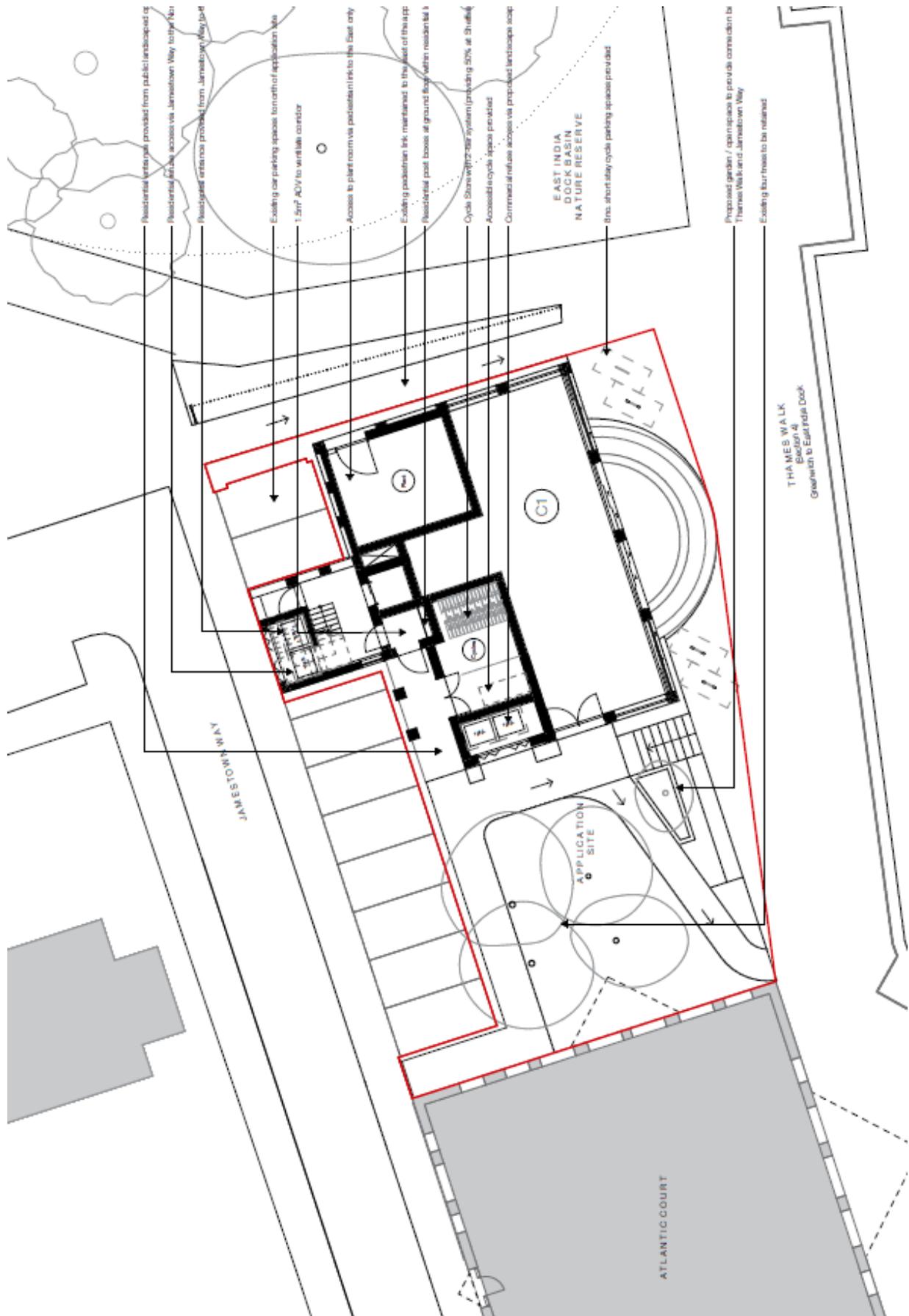
Drawing 3: Proposed South Elevation (from Thames pathway and river)



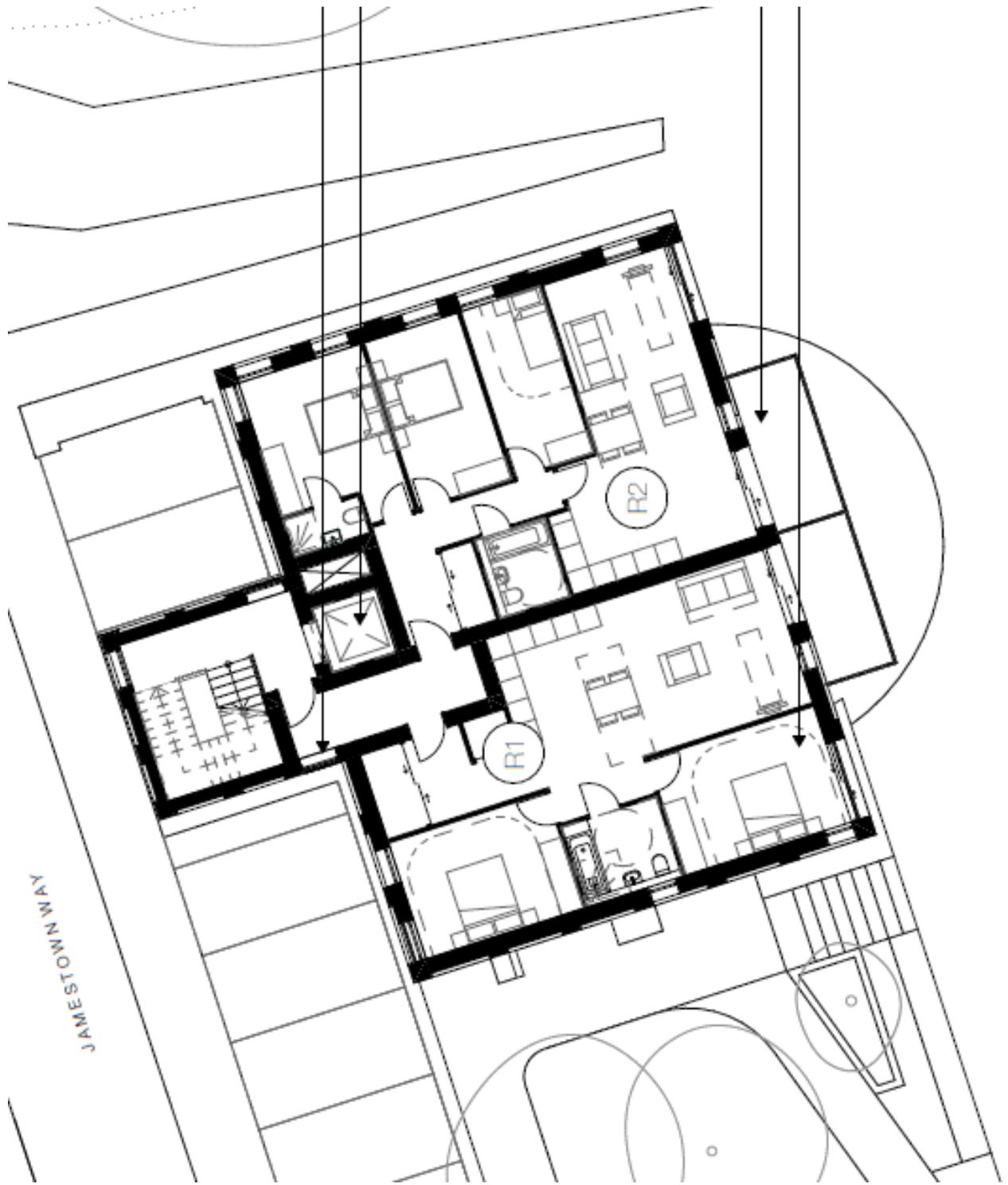
Drawing 4: Proposed West Elevation (from open space and Atlantic Court)



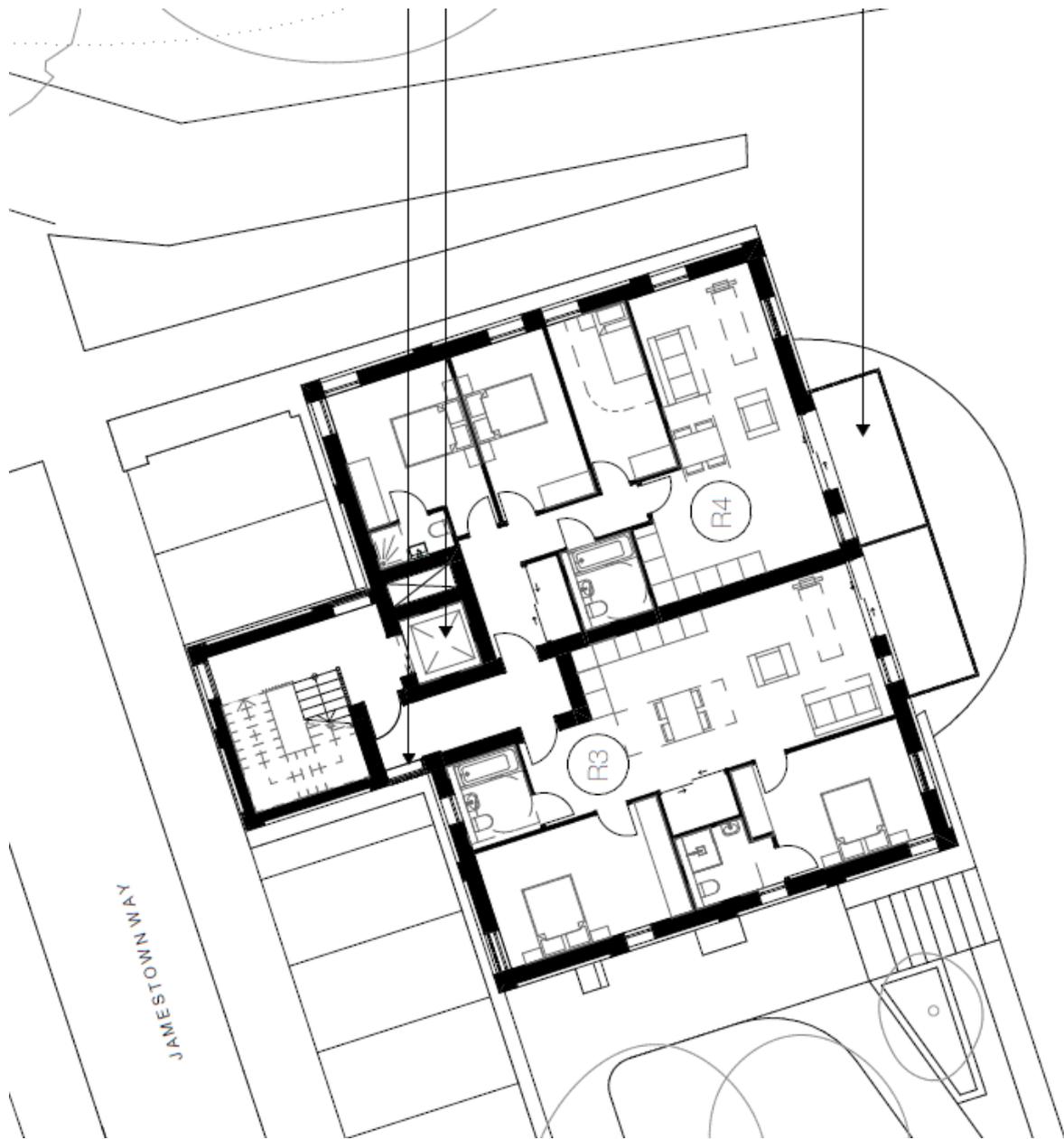
Drawing 5: Contextual elevation with Atlantic Court from south



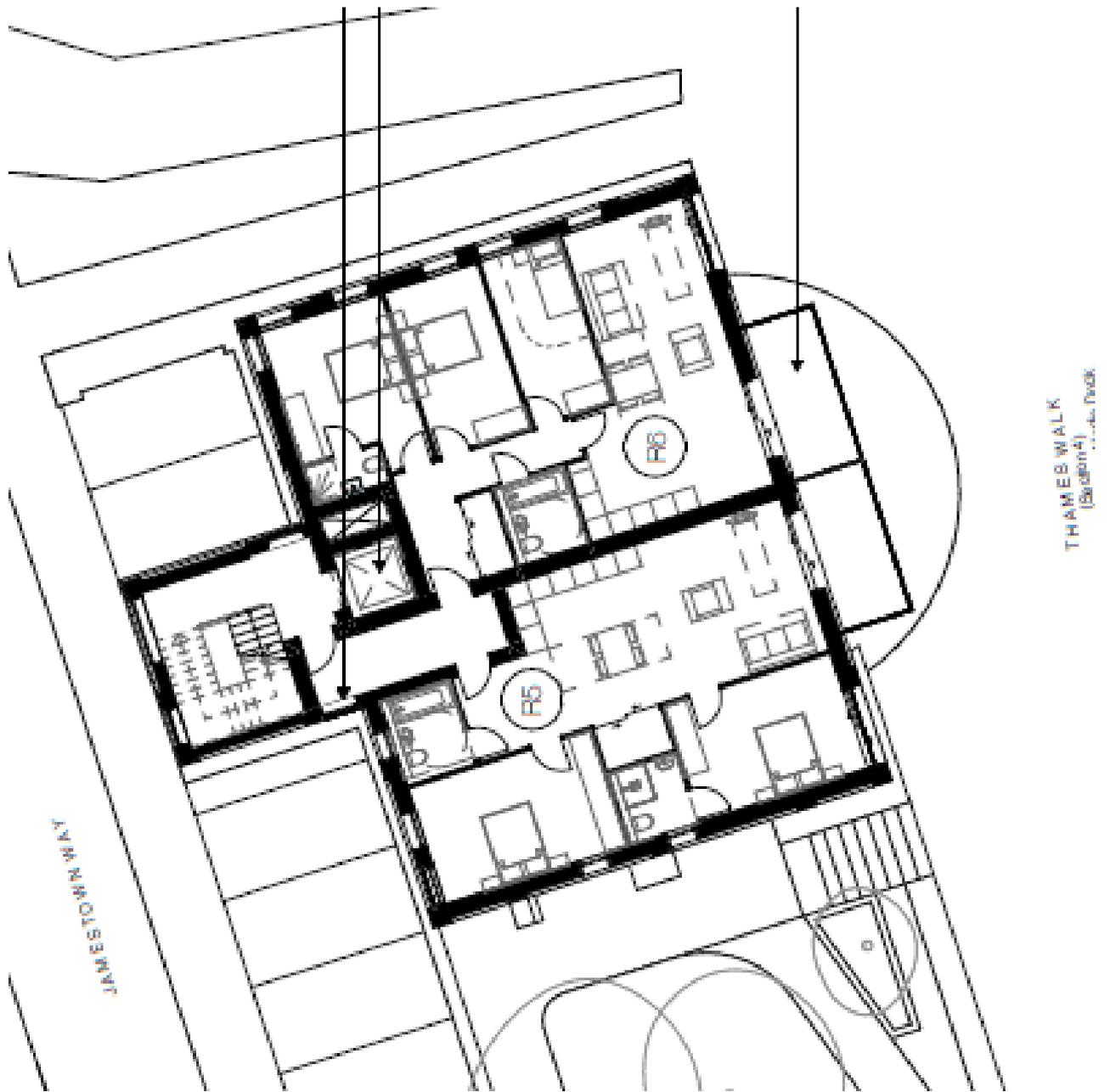
Drawing 6: Proposed ground floor and landscape plan



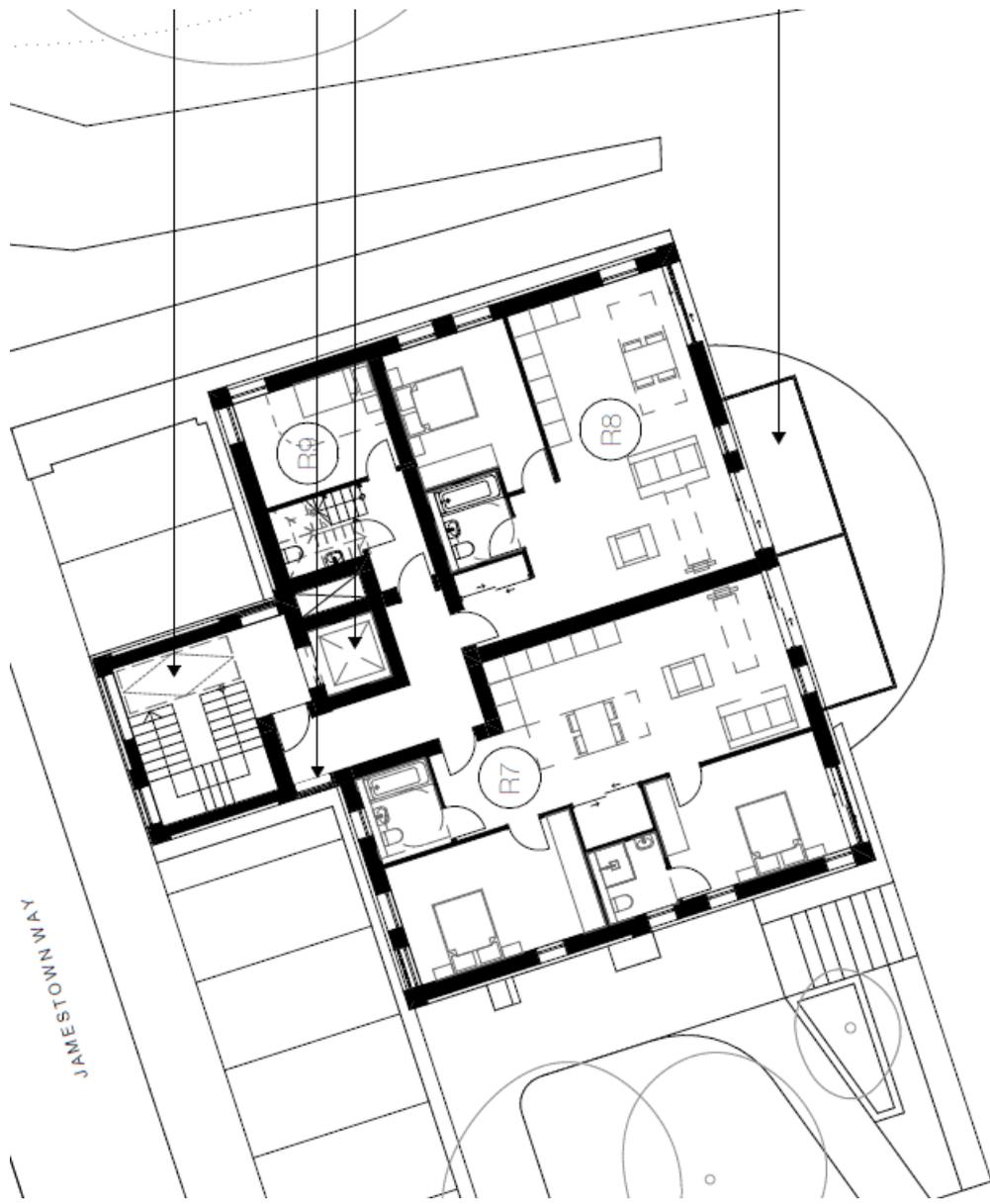
Drawing 7: Proposed first floor plan



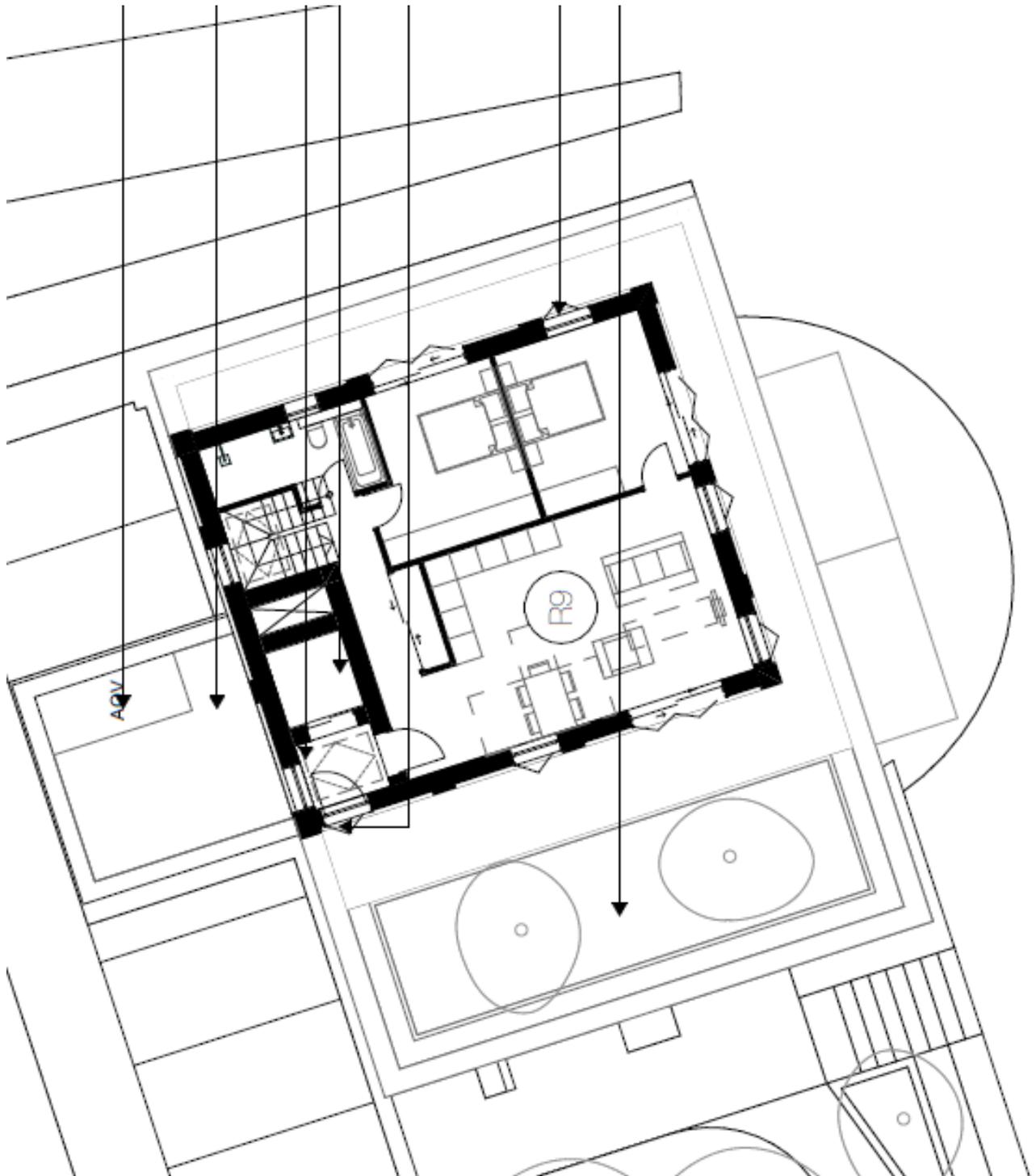
Drawing 8: Proposed second floor plan



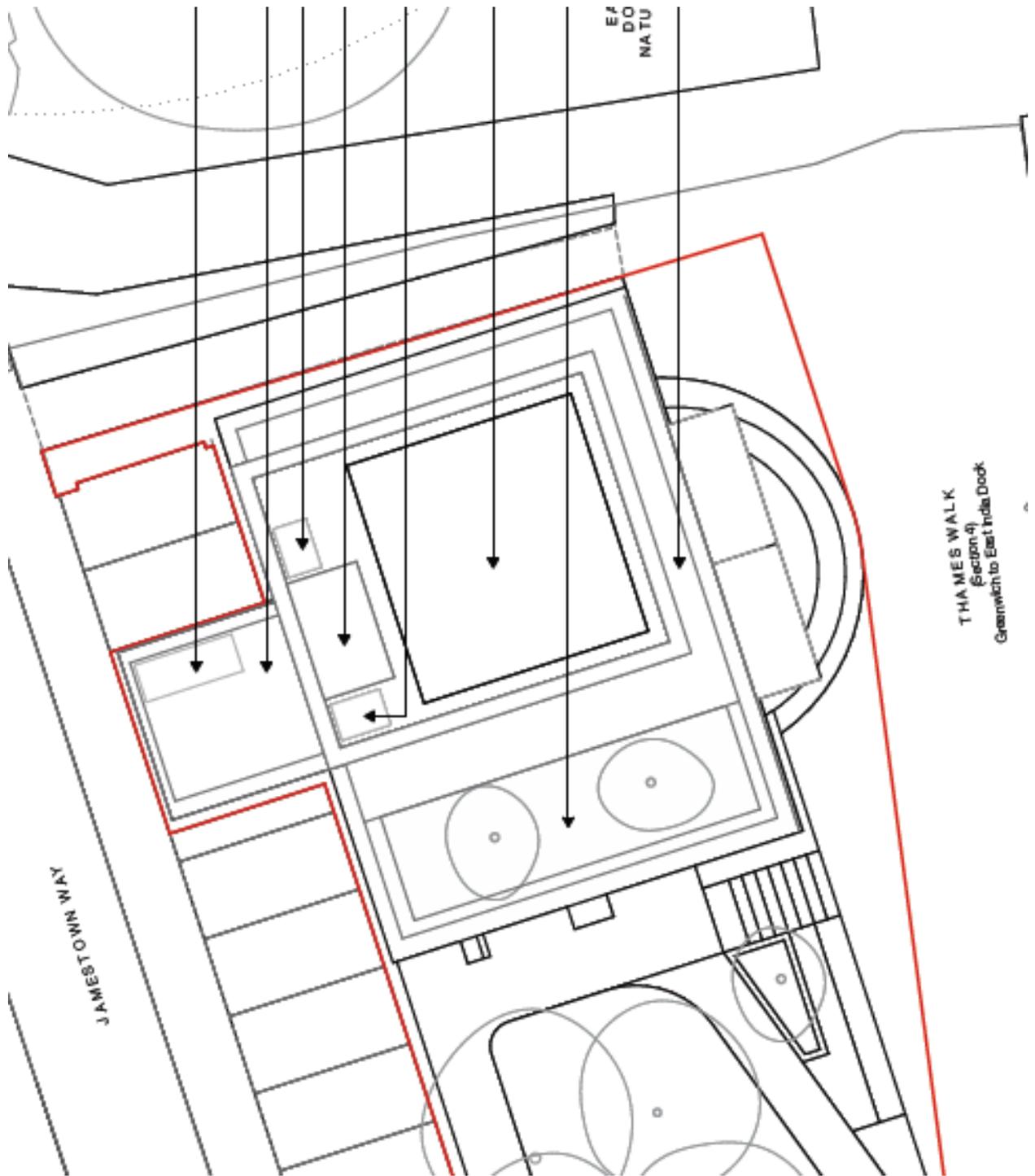
Drawing 9: Proposed third floor plan



Drawing 10: Proposed fourth floor plan



Drawing 11: Proposed fifth floor plan



Drawing 12: Proposed roof floor plan