

Technical Note

project Convoys Wharf
subject Change in minimum parameters
project no 027979
date 24 February 2014

Revision	Description	Issued by	Date
01	Assessment of change to minimum parameter for towers	Brigid Taylor	24.02.14

1 Background and Purpose

1.1 On 26 April 2013 Hutchison Whampoa submitted an application (“the Application”) for the comprehensive redevelopment of Convoy’s Wharf. The allocated application reference number is DC/13/83358. An Environmental Statement (“the 2013 ES”) was prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (“the EIA Regulations”), in support of the application. The 2013 ES was submitted along with the full suite of planning application documents in April 2013.

1.2 The Application seeks outline planning permission for:

Comprehensive redevelopment to provide a mixed-use development of up to 419,100 sq.m comprising up to 321,000 sq.m residential (Class C3) (up to 3,500 units), up to 15,500 sq.m business (Class B1/ Live/Work units) (including up to 2,200 sq.m for 3 no. potential energy centres), retention and refurbishment of the Olympia Building and demolition of all remaining non-listed structures on site, a river bus facility, a wharf (Class B2 and Sui Generis) with associated vessel moorings (32,200 sq.m), up to 5,810 sq.m shops (Class A1) and financial and professional services (Class A2), up to 4,520 sq.m restaurant/cafes (Class A3) and drinking establishments (Class A4), up to 13,000 sq.m. community/ non-residential institutions (Class D1), up to 27,070 sq.m hotel (Class C1), 1,870 car parking spaces, together with vehicular access.

1.3 Following discussions with London Borough and Lewisham (LBL) and the Greater London Authority (GLA) an ES Addendum was submitted on 18 February 2014 (“the 2014 ES Addendum”) to provide further clarification on points arising in the 2013 ES. In accordance with the EIA Regulations the 2013 ES and the 2014 ES Addendum documented the likely significant environmental effects of the proposed Convoys Wharf development.

1.4 This Technical Note has been prepared in support of the applicant’s proposal to make further minor amendments to the application. The purpose of this note is to identify whether the proposed amendments are likely to give rise to any new or different significant environmental effects compared with those identified in the 2013 ES and the 2014 ES Addendum.

2 Non Material Amendments to Planning Application

2.1 The application proposes three towers, of 38, 38 and 48 storeys in height. These towers are to be located in plots P02, P06 and P14 as shown on the Key Development Plot Plan submitted with the Application.

2.2 The Application takes a parameters based approach, seeking permission for development of the three towers within the horizontal and vertical deviations shown on the parameter plans which were submitted for approval. Further details are to follow at reserved matters stage, and the detail for each tower shall be within the parameters for which permission is sought/approved at outline stage.

2.3 Parameter plans 11 and 12 (Minimum Development Plot Parameters and Maximum/Minimum Development Plot Horizontal Deviation) (referenced Con1-PA-03-011-A and CON1-PA-03-012A respectively) show the minimum parameters which were originally proposed in the 2013 Application.

- 2.4 It is proposed that these two parameter plans be amended, to marginally reduce the minimum footprint of each of the three tower buildings, in plots P02, P06 and P14. The maximum horizontal deviations would not change in any way, nor would the minimum or maximum vertical deviations. The change would allow the design (at reserved matters stage) of a tower which sits on a slightly smaller footprint than the minimum shown in the 2013 Application (and assessed in the 2013 ES). Therefore, the change provides flexibility for the towers design to be more slender.
- 2.5 The changes relate specifically to the minimum parameter for the tall buildings in plots P02, P06 and P14 and the extent of the proposed change is as follows:
- *Plot P02:* the minimum footprint for the tall building would be reduced by 3m on each side
 - *Plot P06:* the north west face of the tall building would remain as per the 2013 Application, to maintain the street frontage. The north east elevation would be set back 3m further and the courtyard frontage would be aligned with the perimeter block (approximately 3m difference from 2013 Application minimum parameter;
 - *Plot P14:* the north eastern, north western and south eastern elevations would be reduced to align with the parameter block.

3 Change to anticipated environmental effects documented in the 2013 ES and 2014 ES Addendum

- 3.1 The reduction in minimum footprint of the three tower blocks within the proposed development is not expected to give rise to any significant change to the conclusions reached in the 2013 ES nor the 2014 ES Addendum.
- 3.2 Chapter 13 of the 2013 ES assesses sunlight, daylight and overshadowing effects that may arise as a result of the proposed development. It was noted that a number of factors will influence the final shape of the buildings, that will be investigated through the detailed design process. This includes articulations, set backs, privacy distances, access requirements and other factors to ensure that effects in terms of daylight and sunlight and overshadowing are limited.
- 3.3 Figure 13.11 showed the cumulative effect of the overshadowing of courtyards in the month of March and areas of potential permanent shade as at March 21st. The conclusion reached was that all areas of open/amenity space within the site have the potential to receive sufficient amounts of direct sunlight throughout the day. Based upon the parameters it was expected that BRE guidelines for overshadowing at both the upper and lower deviations should be achievable, though further assessment will be required at detailed design stage once the massing of blocks and courtyard locations is developed. It is not expected that the proposed minor change to the minimum footprint of the tower blocks would significantly change the conclusions reached in the 2013 ES.
- 3.4 Chapter 18 of the 2013 ES assessed the wind environment as a result of the proposed development. Winds from the prevailing wind direction (the north and the east) are likely to give rise to increased wind speeds in the courtyards of plots P02, P06 and P14 which may render those areas unsuitable for sitting unless mitigation is included within the courtyard effects. Mitigation includes podiums to all towers, canopies above entrances, façade roughness and stepping, and orientation of the buildings (with slender buildings) to minimise wind effects. It was considered that the effect is likely to be reduced at the lower level of the deviations shown on the parameter plans. Mitigation measures have been recommended, to reduce the severity of wind impacts. It was concluded that so long as the supplementary mitigation was adopted, there will be no significant residual wind effects.
- 3.5 It is considered that the proposed change in the minimum footprint of the three tower buildings, so that the minimum footprint of each tower could be marginally smaller than that assessed in the 2013 ES, would not lead to any significant difference from the conclusions reached in the 2013 ES.

4 Conclusions

- 4.1 It is proposed to reduce the minimum footprint for the three towers within the scheme, in plots P02, P06 and P14.
- 4.2 The reduction in this minimum horizontal deviation of the three tower blocks within the proposed development is not expected to give rise to any significant change to the conclusions reached in the 2013 ES nor the 2014 ES Addendum.