

GREATER LONDON AUTHORITY



Our Ref: MGLA190117-0016

6 February 2017

Dear 

Thank you for your further request for information which the GLA received on 19 January 2017. Your request has been dealt with under the Freedom of Information Act 2000.

Our response to your request is as follows:

Under the Freedom of Information Act 2000 and Environmental Information Regulations 2004, please provide copies of all written communications and notes of meetings between the applicant / agent for the proposed "Alpha Square" redevelopment (50 Marsh Wall, 63-69 & 68-70 Manilla Street) on the Isle of Dogs and (a) the former Mayor of London, Boris Johnson, (b) his former Deputy Mayor for Policy & Planning, Sir Edward Lister, (c) the former Deputy Mayor for Housing & Land, Richard Blakeway, and (d) the GLA's Assistant Director, Strategic Projects & Property between 1st January 2016 and 4th May 2016?

Please find attached. Please note that we performed a search of the email account of the Assistant Director for Planning in addition to the GLA's Assistant Director, Strategic Projects & Property as this is a planning rather than land issue.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

Paul Robinson
Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:
<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

Paul Robinson

From: John Connolly [REDACTED] >
Sent: 17 February 2016 15:45
To: Sarah Considine; Stewart Murray
Cc: Edward Lister; Chris Hoong; Bunnie Lai
Subject: Alpha Square, South Quay - Planning Application
Attachments: 002 Strategic Development Committee Members briefing brochure.pdf

Stewart,

As discussed we are up to committee on Thursday evening with a planning officers recommendation for refusal. As you know we have drummed up quite a lot of political support which provides us with a chance on the night although slim.

Please find enclosed the leaflet we have presented to the committee members so they have a rounded understanding of the scheme.

Lets see what happens on Thursday and we can commit to providing you all the resources required if the outcome is unfortunately as expected.

Kind Regards
John

INTRODUCING ALPHA SQUARE

A Briefing note for members of Tower Hamlets Strategic Development Committee
Planning Application: PA/15/02671 Committee: 18 February 2016

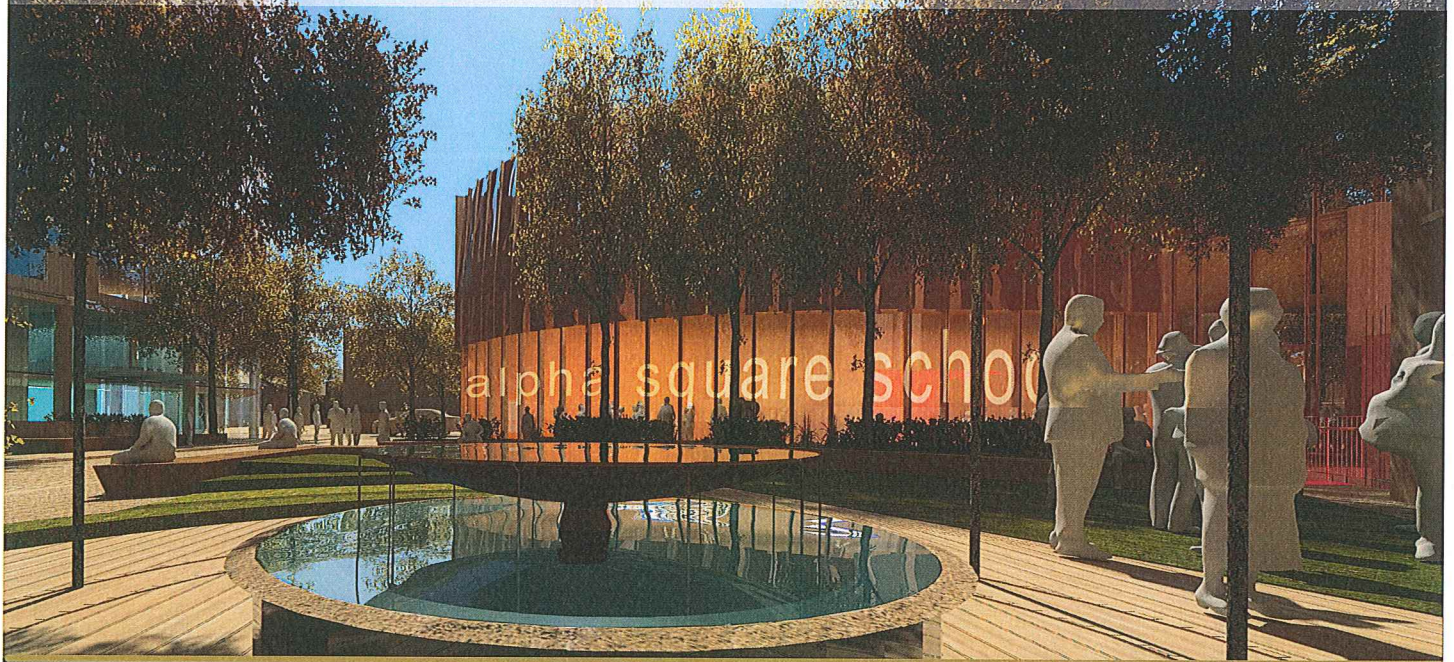


Image of new public square and Primary School



A NEW PRIMARY SCHOOL &
MEDICAL CENTRE FOR THE ISLE
OF DOGS



634 HIGH QUALITY RESIDENTIAL
UNITS WITH 25% ON-SITE
AFFORDABLE HOUSING



125 AFFORDABLE HOMES
INCLUDING 90 FOR RENT AND 35
SHARED OWNERSHIP



NEW HIGH QUALITY PUBLIC REALM
AND COMMUNAL SQUARE, INCLUDING
RE-OPENING THE NORTH POLE
PUBLIC HOUSE



257 - 277 PERMANENT NEW JOBS AND
500 TEMPORARY JOBS

Far East Consortium (FEC) are delighted to present members of the Strategic Development Committee with updated plans for their site at 50 Marsh Wall, 63-69, 68-70 and 74 Manilla Street. Since withdrawing their previous application in June 2015, FEC have undertaken further consultation with the local community, councillors and officers at the London Borough of Tower Hamlets to bring forward proposals that the local community support.



Far East Consortium International Limited

VIABILITY REPORT

DEVELOPMENT VALUE AND COSTS

- Gross Development Value of scheme - £466m
- Overall development costs (including construction) - £380m
- Community Infrastructure Levy contributions in excess of £15.7m

FURTHER FEC CONTRIBUTIONS

- 25% on-site Affordable Housing
- New 420 place, 2,752m² Primary School
- New 320m² Medical Centre

Without the School or Medical Centre there is the possibility to provide 31% on-site affordable housing – MORE than any other development approved in the South Quay area.

AFFORDABLE HOUSING BREAKDOWN

Alpha Square = 634 Homes

509 for Private Sale

125 Affordable Homes

90 Homes for Affordable and Social Rent

35 Shared Ownership

Affordable rented tenures are based on the LBTH Framework for E14 including Docklands

Bedroom size	1BF	2BF	3BF	4BF	5BF
E14 Docklands (rent per week)	£234	£245	£295	£299	£322
Social rent cap levels (rent per week)	£141.43	£149.74	£158.06	£166.37	£174.69



View of approved developments from Wolfe Statue, Greenwich Park

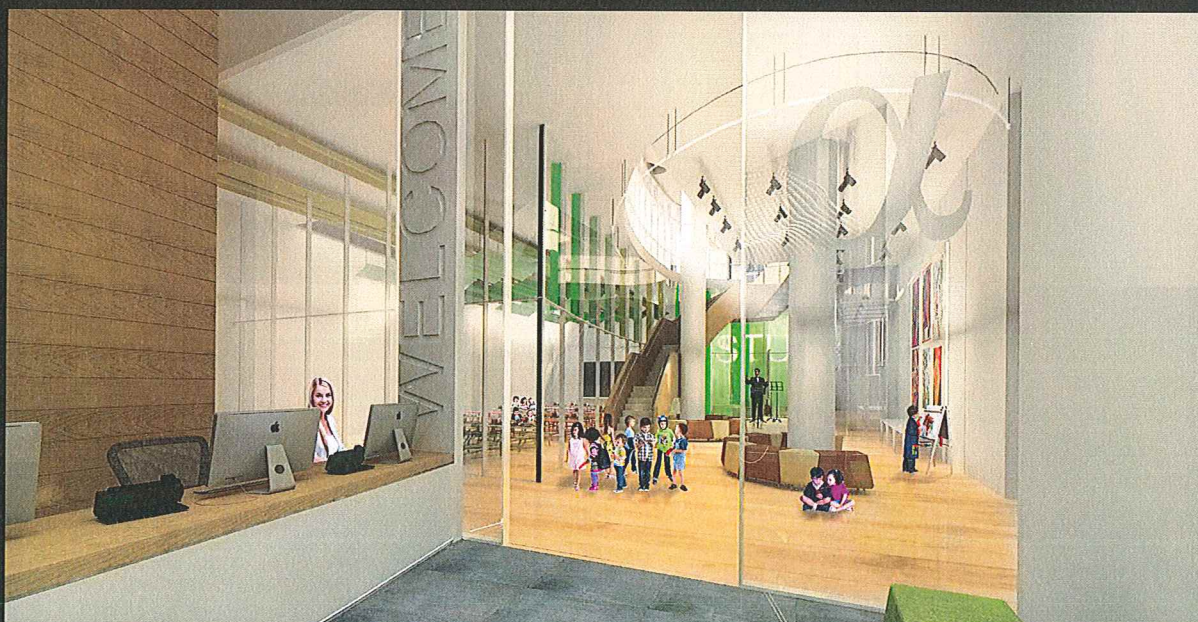


View of Alpha Square and Marsh Wall at night

A NEW PRIMARY SCHOOL FOR THE ISLE OF DOGS

The key feature of Alpha Square is a new Primary School for the Isle of Dogs:

- The total cost of the new School is circa £14m including fees to FEC
- School will be constructed by FEC as part of the overall development
- School will be a 2 Form Entry Primary School for 420 pupils
- The School's overall new play space area is 1,652m², against the GLA's 1,510m² recommended target
- Overall outdoor play space provision is 2,194m²
- School operation is to be decided by the London Borough of Tower Hamlets



Images inside the new Primary School

SPACES CHILDREN CAN ENJOY



Open Play Space for the scheme goes beyond Greater London Authority (GLA) requirements.

The GLA's benchmark is 1,194m².

FEC are providing a total of 1,472m².

Breakdown of Child Play Space

Under 5 year olds	727m ²
5 to 11 year olds	735m ²
Above 12 year olds	565m ²



Image showing Alpha Square with the proposed new medical centre on the right

INTRODUCING A SATELLITE HEALTH FACILITY

- Provision of 350m² new satellite Medical Centre for community use with six new GP consultation rooms with pharmacy
- The proposed medical centre will be an extension to the existing local Health Centre providing additional front line consultation rooms for local residents
- While this proposal is supported by the Barkantine Medical Centre, the NHS have stated this location is not suitable for 'centralised' medical provision in South Quay
- As such FEC have considered alternative uses including as a training centre or new Nursery. FEC have been in touch with City Gateway and My Nursery (Landmark) about potential uses.

NEW HOTEL



Provision of 175-185 new permanent hotel jobs



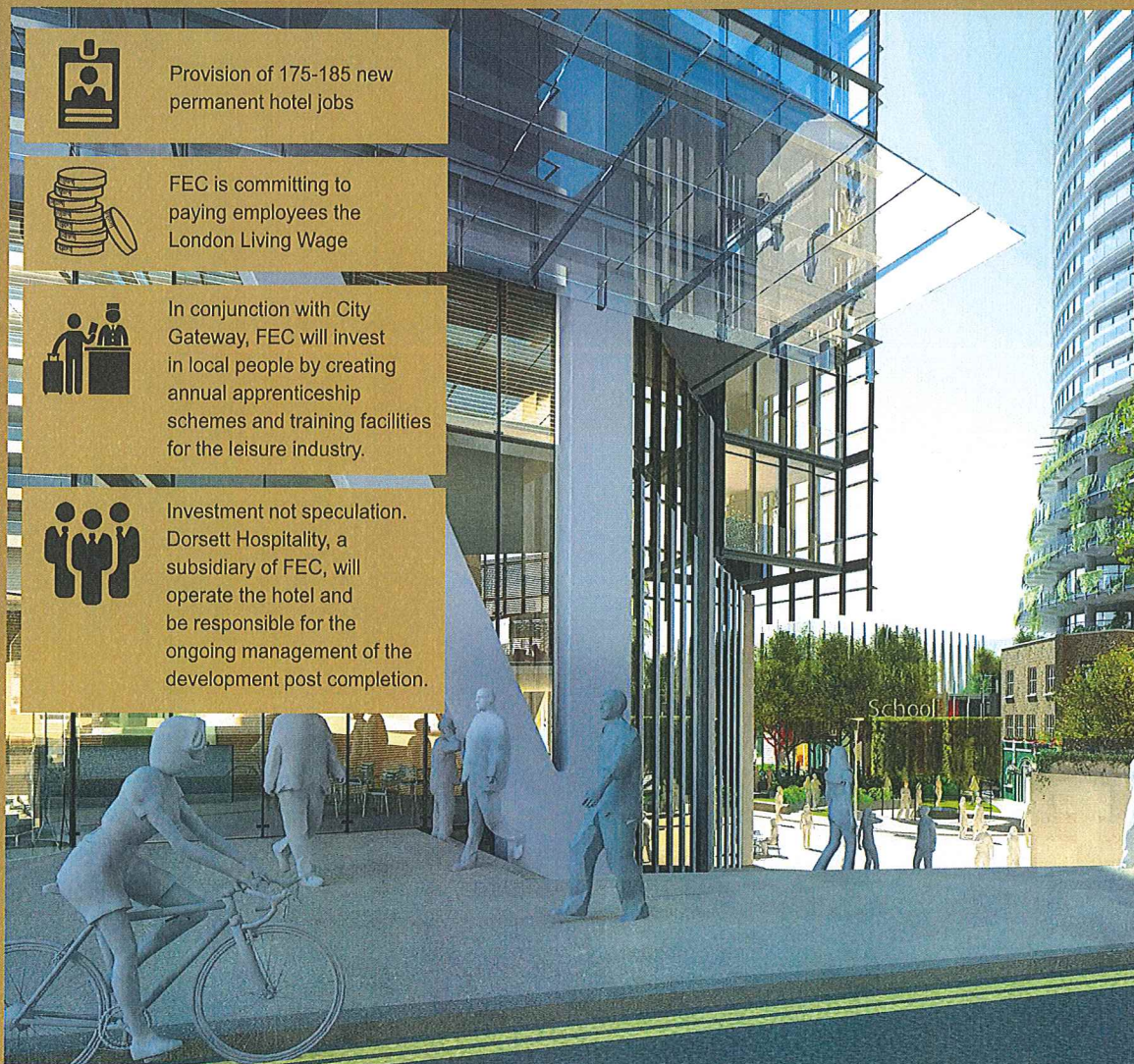
FEC is committing to paying employees the London Living Wage



In conjunction with City Gateway, FEC will invest in local people by creating annual apprenticeship schemes and training facilities for the leisure industry.



Investment not speculation. Dorsett Hospitality, a subsidiary of FEC, will operate the hotel and be responsible for the ongoing management of the development post completion.



View of Alpha Square from Marsh Wall



View of Alpha Square including the new Primary School and North Pole Public House

A NEW PUBLIC SQUARE



272m² of new public open space



Bringing Wayside Gardens back into true public usable space



Improved connectivity and permeability to Marsh Wall from Byng Street



New quality landscaped areas and wayfinding



Re-opening the North Pole Public House

RESPONDING TO THE OFFICER'S REPORT

“

a limited and compromised public realm which would not provide a high-quality setting commensurate with buildings of such significant height and density

”

The proposals were developed through a sequence of workshops with officers of LBTH and the GLA to deliver high quality public realm.

The existing context for the site is low quality existing buildings which present blank and hostile frontages to unkempt public spaces. The proposals transform this to deliver: new open public spaces; new routes and permeability creating a safe, welcoming and inclusive environment; re-establishing a lost historic street connection – Alpha Road.

“

its impact to the setting of the Maritime Greenwich World Heritage Site and the Grand Axis

”

The proposals preserve the setting of the World Heritage Site (WHS). The buildings are lower and further away from the WHS than other already approved South Quay Plaza development.

For example: South Quay Plaza 220m AOD distance 2.215kms; Alpha Square 217m AOD distance 2.391kms (refer to image on Page 2)

“

an insensitive relationship of the western building with the surrounding properties of Byng Street and Bellamy Close which as a result would provide little visual relief, be overbearing and fail to provide a human scale of development at street level

”

We have worked extensively on this point in terms of design development and consultation with the local residents.

The school is planned and articulated as a podium at the base of the western building, distinct in its detail from the residential tower above. The six storey school matches the scale of the buildings on Cuba Street to the north and Byng Street to the south.

We have received no objections from any of the local residents.

“

a failure to interface with the surrounding land uses, which as a result would prejudice future development of neighbouring sites and fail to contribute positively to making places better for people

”

The proposals have been designed holistically following consultation with neighbours. The development potential of the garage site at No.72 Marsh Wall highlighted in the officer's report has been preserved.

The main issue was the North Pole Pub which is now fully integrated into the scheme.

“

a failure to provide sufficient private amenity space, sense of ownership within the cores, an appropriate welcoming quantum of communal amenity space, and a significant number of sunlight and daylight failures would not provide high quality residential accommodation

”

	Required	Provided
Playspace	1,711m ²	2,026m ²
Communal	724m ²	1,008m ²

All affordable units comply with LHDG external private amenity space requirements. Private units are oversized to provide an equivalent private amenity space.

The internal daylight levels are very good, on the east building 88% Average Daylight Factor (ADF) compliant and 97% NSL compliant. On the west Building the equivalent figures are 99% ADF compliant and 97% NSL compliant

“

a failure to implement the waste management hierarchy of reduce, reuse and recycle

”

The refuse and servicing arrangements were revised to be off-street. LBTH highways has no objection to the highways arrangements. The ONLY concern was about the resilience of the vehicle lift. A contingency plan has been submitted which provides a back up motor for the vehicle lift and management plan utilising the goods lift in case of breakdown.

WHO WE HAVE CONSULTED WITH

KEY STAKEHOLDERS CONSULTED

- 5,000 local residents invited to public exhibitions and a Community Forum
- Residents of Bellamy Close
- Association of Island Communities
- Trafford Street Friendship Club
- Barkantine Management Team
- Pan Peninsula Residents' Association
- Rev Ed Dix, St Luke's Church
- Canary Wharf Community Organisation
- Barkantine Medical Centre
- East End Community Foundation
- Canary Wharf Group
- One Housing Association
- City Gateway
- St Luke's CE Primary School, Canary Wharf College and Seven Mills Primary School
- TfL
- Freshwater Group of Companies (owners of 54 Marsh Wall)
- UKPN regarding power and substations
- EDF regarding local District Heating Systems



View of Alpha Square from Byng Street

WHY SHOULD YOU SUPPORT ALPHA SQUARE?

- ✓ The scheme will provide 634 high quality residential units with 25% on-site affordable housing.
- ✓ FEC will provide in excess of £15.7m in Community Infrastructure Levy contributions to fund significant investment in local affordable housing need.
- ✓ A new Two Form Entry Primary School for the Isle of Dogs that will help to combat the acute shortage of school places.
- ✓ Provision of circa 350m² Medical Centre for community use.
- ✓ Creation of over 800 new jobs (257-277 permanent) for local people.
 - Hotel jobs 175-185 permanent jobs
 - Medical Centre 8 permanent jobs
 - Primary School 33 permanent jobs
 - Estate Management 10 – 15 permanent jobs
 - Retail/Café/Pub 21 – 24 permanent jobs
 - Leisure facilities 10 – 12 permanent jobs
- ✓ Significant improvements to the public realm and creation of more public open space. Improving access routes from the south of the Island to Canary Wharf in the north.
- ✓ Embracing local heritage and bringing the North Pole Pub back into public use.
- ✓ Providing an array of new community uses including a new Community Hall

If you should need further information or have any questions, please contact Danny Hackett on dannyhackett@bellenden.co.uk or by telephone on 020 7234 3305.



Far East Consortium International Limited

Paul Robinson

From: Stewart Murray
Sent: 03 March 2016 11:04
To: [REDACTED]
Subject: Re: 50 Marsh Wall - Stage II Referral

We will target the first available Mayor's Planning meeting John, providing LBTH has sent through all the required referral information to trigger the statutory 14 days.

We will keep you posted.

Regards

Stewart

Stewart Murray
Assistant Director - Planning, DEE
Greater London Authority

From: John Connolly [mailto:[REDACTED]]
Sent: Thursday, March 03, 2016 10:57 AM
To: Stewart Murray
Subject: Re: 50 Marsh Wall - Stage II Referral

Thanks Stewart. Do you think we will be ok for next Thursday?

Regards
John

Sent from my iPhone

On 2 Mar 2016, at 18:13, Stewart Murray [REDACTED] > wrote:

Yes, the council called this afternoon John.

Stage 2 arrives tomorrow with 14 days triggered if paperwork all in order. We will report to the Mayor at the earliest available meeting.

Regards

Stewart

Stewart Murray
Assistant Director - Planning, DEE
Greater London Authority

From: John Connolly [mailto:[REDACTED]]
Sent: Wednesday, March 02, 2016 05:48 PM
To: Stewart Murray; Nick Ray
Subject: Fwd: 50 Marsh Wall - Stage II Referral

Stewart/Nick

See email below. Eventually!!

Let me know if you need anything

Regards
John

Sent from my iPhone

Begin forwarded message:

From: Jermaine Thomas [REDACTED] >
Date: 2 March 2016 at 17:22:38 GMT
To: 'John Connolly' [REDACTED] <[REDACTED]>
[REDACTED]
Subject: 50 Marsh Wall - Stage II Referral

John and Richard,

RE: PA/15/02671

I am writing to advise that I have sent the stage II referral to the GLA.

I entrust this information will prove useful.

Kind Regards,

Jermaine Thomas

JERMAINE THOMAS

Principal Planning Officer
East Area Team
Development Management

LB TOWER HAMLETS

Mulberry Place
5 Clove Crescent
London E14 2BG

Paul Robinson

From: Stewart Murray
Sent: 15 April 2016 10:07
To: 'John Connolly'
Cc: Richard Pearce; Nick Ray; Justin Carr; Colin Wilson; steensmedegaard@tfl.gov.uk
Subject: RE: 50 Marsh Wall/Alpha Square ref:PA/15/02671 - call-in by The Mayor of London

Thanks John

All noted and we will be in touch, with reference to our legal team.
We are still on for the Hearing 27th April.

Stewart

Stewart Murray, Assistant Director – Planning

Development, Enterprise & Environment, Greater London Authority

City Hall, The Queen's Walk, More London, London SE1 2AA Tel: [REDACTED] (office) Mobile: [REDACTED] (blackberry) Email:

[REDACTED] Web: www.london.gov.uk;

From: John Connolly [mailto:[REDACTED]]
Sent: 15 April 2016 10:03
To: Stewart Murray; Nick Ray
Cc: Richard Pearce
Subject: FW: 50 Marsh Wall/Alpha Square ref:PA/15/02671 - call-in by The Mayor of London

Stewart,

Thanks for the chat. Below is the email we received yesterday from Tower Hamlets. I am going to discuss this with John Biggs next week about the principle but if there is anything you need from us please let me know.

Regards

John

From: Gillian Dawson [mailto:[REDACTED]]
Sent: 14 April 2016 17:42
To: Richard Pearce [REDACTED]
Cc: John Connolly [REDACTED]
Subject: 50 Marsh Wall/Alpha Square ref:PA/15/02671 - call-in by The Mayor of London

Dear Mr Pearce

We refer to the above planning application which, as you are aware, has been called-in by The Mayor of London for his determination.

The London Borough of Tower Hamlets (the "Council") intends to lodge an application to seek permission to challenge by way of judicial review The Mayor of London's decision to call in the application. The Council will be naming both Drakar Limited and the Far East Consortium International Limited as interested parties.

For the purposes of service of copies of the Notice of Claim on each of the above two named companies, please could you confirm the UK address for service (for each company) at which you would be prepared to accept service of the Claim form.

I look forward to hearing from you today if possible.

Yours sincerely

Gillian Dawson
Team Leader - Planning

Tower Hamlets - Legal Services

Town Hall | Mulberry Place | 5 Clove Crescent | London E14 2BG | DX: 42656 Isle Of Dogs



Phone: [REDACTED]



Fax: [REDACTED]



E-mail: [REDACTED]

Website: www.towerhamlets.gov.uk

I sympathise with you and David on this and you know we will do what we can to get clarity into the situation.

Ed

Sent with Good (www.good.com)

-----Original Message-----

From: John Connolly [REDACTED]
Sent: Thursday, January 14, 2016 08:35 AM GMT Standard Time
To: Edward Lister
Cc: Stewart Murray; Sarah Considine; Euan Mills; Andrea Kechiche
Subject: Re: Alpha Square, South Quay

No problem Ed. yes it would be great to get your input as Tower Hamlets are currently finalising their report which will be issued next week. They are still minded to refuse but have confirmed it is 'marginal'. We would just like some certainty either way and as you can appreciate David is becoming more frustrated with the process!

Thanks again and if you require any input from me please let me

Regards
John

Sent from my iPhone

On 14 Jan 2016, at 08:15, Edward Lister [REDACTED] wrote:
John

Thank you for copying me in to your email exchange. We will discuss the situation internally and then get back to you.

Ed

Sent with Good (www.good.com)

-----Original Message-----

From: John Connolly [REDACTED]
Sent: Thursday, December 24, 2015 12:14 PM GMT Standard Time
To: Stewart Murray
Cc: Edward Lister; Sarah Considine; Euan Mills
Subject: Re: Alpha Square, South Quay
Ok and thanks Stewart.

Speak in the new year

John

Sent from my iPhone

On 24 Dec 2015, at 11:45, Stewart Murray <[REDACTED]> wrote:
Sure John

We will also touch base with Tower Hamlets. Odd they are taking this resistant line given your positive amendments in the new application. The council are hinting support for much larger and controversial developments not far from your site.

We will brief the Deputy Mayor in the New Year and take it from there.

In the meantime, enjoy a very Merry Christmas and Happy New Year.

Festive wishes

Stewart

Stewart Murray
Assistant Director - Planning, DEE
Greater London Authority

From: John Connolly [[mailto:\[REDACTED\]](#)]
Sent: Thursday, December 24, 2015 10:24 AM
To: Sarah Considine; Stewart Murray; Edward Lister
Subject: Alpha Square, South Quay

All,

Just to let you know that I have had a chat this morning with Owen Whalley of Tower Hamlets and he has confirmed that they are going to write a report **refusing** our planning application. He did say that it is very balanced and he is going to identify the various benefits of the scheme within their presentation but feels he cannot support our proposals.

In addition, they have cancelled the January committee date which means we will be seen on the next available one which is the 18th February 2016.

Clearly this is not the best news to end the year but maybe we can have a chat in the beginning of next to see what we can do as a contingency

Please call if required but if I don't speak to you have a lovely Christmas and New Year.

Kind Regards
John

John Connolly
Head of Development UK

Far East Consortium International Limited
26 Grosvenor Gardens, 3rd Floor,