Plot N08 East Village
Ref: 14/00034/REM

Rachel Gleave – Senior Planning Development Manager
27 May 2014
Reserved matters application relating to the details of layout, scale, design, appearance, access and landscaping of **Plot N08**:

- G+8, G+26 and G+30 storey high buildings;
- 481 residential units;
- Retail and leisure uses on the ground floor; and
- Associated parking.
Site Context

View looking south west
Above: View from Victory Park looking across the site and Celebration Avenue.

Below: View looking south along Celebration Avenue.
Celebration Avenue elevation

- N08 proposed massing
- parameter height envelope
Height Parameters

aerial view above Celebration Avenue

aerial view above Victory Park
East Village emerging heights and mass

proposed massing for the remaining plots
Reserved Matters Application (RMA)

- **1,514sqm GEA of retail space** at ground floor level fronting onto Celebration Avenue, Victory Park and the end elevations onto The Belvedere;
- **1,473sqm GEA of leisure uses** at ground and first floor level, accessed from The Belvedere and fronting Celebration Avenue;
- **131 car parking spaces including 52 accessible bays** at double storey basement level;
- **628 cycle spaces**, 564 for residential units at first floor, 16 for retail and leisure uses and 48 external visitor spaces.

Table showing the breakdown of residential accommodation proposed:

<table>
<thead>
<tr>
<th>Unit size</th>
<th>Podium</th>
<th>Tower (T1)</th>
<th>Tower (T2)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>45</td>
<td>100</td>
<td>53</td>
<td>198</td>
</tr>
<tr>
<td>2 bed</td>
<td>-</td>
<td>83</td>
<td>113</td>
<td>196</td>
</tr>
<tr>
<td>3 bed</td>
<td>22</td>
<td>13</td>
<td>38</td>
<td>73</td>
</tr>
<tr>
<td>4 bed</td>
<td>0</td>
<td>7</td>
<td>7</td>
<td>14</td>
</tr>
<tr>
<td>Total</td>
<td>67</td>
<td>203</td>
<td>211</td>
<td>481</td>
</tr>
</tbody>
</table>
Proposed first floor layout
Proposed upper floor layout
Amenity space

second floor plan: residential amenity space

A courtyard garden is proposed at level 2 which is directly accessible from the residential cores with residential amenity rooms within the towers. Apartments opening onto the courtyard level are provided with a private terrace area as a buffer between internal rooms and the courtyard garden.

ninth floor plan: residential amenity space

Roof gardens are proposed on the top of podium and wing buildings which will be accessed from both tower cores. These gardens will provide a mixture of intensive and extensive green roof areas and will be afforded protection from the elements with glass screens at the perimeter.
**Proposed landscape**

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**Masterplan landscaping coordination**

Ground floor landscape masterplan

The key elements within the proposal's ground floor landscape for Plot N08 are:

1. **Raised pedestrian crossings**
2. Additional tree planting along the park edge frontage
3. Block tree planting at the two green gateway spaces located along Celebration Avenue
4. Continuation of existing streetscape along Celebration Avenue.
Victory Park elevation
Materials

- Anodised aluminium screens with glass infill for wind protection and brick parapet
- Recessed brick infill panel
- Anodised aluminium framed window with opening side vent
- Anodised aluminium framed sliding doors with external steel balustrade
- Glazed sliding doors and metal balustrade
- Facing brick
- Anodised aluminium ventilation louvres
- Cantilevered painted steel & glass canopy
- Low iron shopfront glazing
- Granite cladding at base
Belvedere elevation

Materials

- anodised aluminium louvred plant screen
- brick parapet
- balcony screen
- recessed brick infill panel
- anodised aluminium framed window with opening side vent
- anodised aluminium framed sliding doors with external metal balustrade
- facing brick
- anodised aluminium ventilation louvres
- cantilevered PPC steel & glass canopy
- low iron shopfront glazing
- granite cladding
tower facade components - revised proposals

1:50 facade detail bay study

- Glazed anodised aluminium framed sliding door
- Fixed glazing
- Low iron glass balustrade to juliette balcony
- Black glazed spandrel panel flush with glazing
- Precast reconstituted stone cladding
- Bronze coloured anodised aluminium louvre panel with opening vent behind

- Bedroom
- Living/dining/kitchen
- Corner amenity space
Section 9 of the officers report summarises the consultation undertaken for the application and the responses received.

Headlines

• Neighbours: A petition with 38 signatures and 14 individual responses in objection to the proposals (paragraph 9.21 of the report);

• TfL: Detailed comments requesting further information. Following clarification provided by the applicant TfL confirmed they are satisfied with the proposals;

• The Quality Review Panel supports the planning application for approval. The panel welcomes the refined architectural expression proposed for Plot N08.
The key matters for consideration:

- Environmental Impact;
- Overall conformity with the Outline Consent;
- Design (internal and external), including consideration of impacts as a result of the increased height;
- Consultation responses;
- Landscaping; and
- Sustainability.

Conclusion

There is no additional significant impacts as a result of the increase in height, when compared to the approved parameters. The development will provide much needed housing, available for private rent and therefore accessible to people unable to buy. The proposals are in general conformity with the Outline Consent and ZMP.

The development is well designed and meets or exceeds policy requirements as set out in the London Plan and Newham Core Strategy.
RECOMMENDATION

APPROVE the reserved matters application for Plot N08 as described in the report.