Duncan House High Street Stratford

15/00598/FUL

Rachel Gleave O'Connor, Senior Planning Development Manager

24 May 2016



Summary of Application

Application Site: Duncan House, Stratford High Street, E15 2JB

• Proposals: Application made under the provisions of the Town and Country Planning Act 1990, accompanied by an ES under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), seeking approval for the Demolition of existing building and redevelopment of the site to provide student accommodation (Sui Generis – 511 beds), residential accommodation (Class C3 – 44 units), education facility (Class D1 / B1 – 3,150sqm GIA), and artist studios (Class B1- 688sqm) within a building of max height 97.05m AOD. Provision of public realm to Lett Road/ Stratford High Street and Lett Road/Jupp Road junctions, alterations to the public highway, provision of new accesses and other associated works.

Applicant: Watkin Jones and Son Ltd and Overland Worldwide Ltd

Architect: Hodders & Partners and Gillespies Landscape Architects

• Key Issues: The key matters considered in this report are as follows:

- Principle of development and proposed land uses on the site, including student accommodation and replacement of Use Class D1 floorspace;
- Quality of design and appropriateness of a tall building on the site, including heritage considerations;
- Environmental and amenity impacts;
- Housing provision, including affordable housing; and
- Planning obligations.

Recommendation: Approve the application as described in Section 2 of the officer's report.

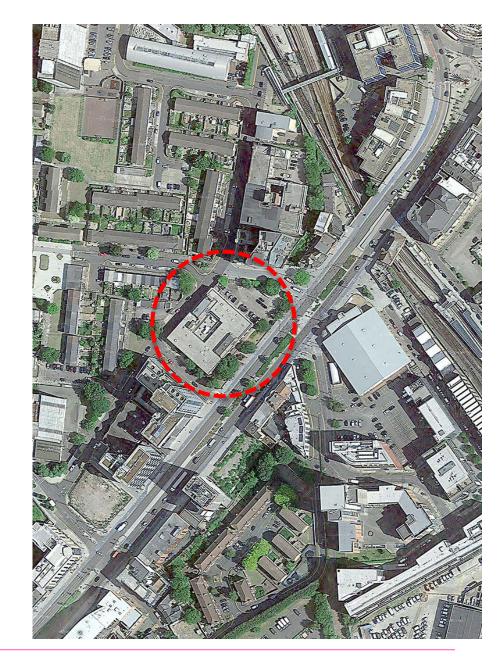
Application Description

Full Major Application accompanied by Environmental Impact Assessment

Application Description

Demolition of the existing St Patrick's College on the site and construction of new podium block with tower:

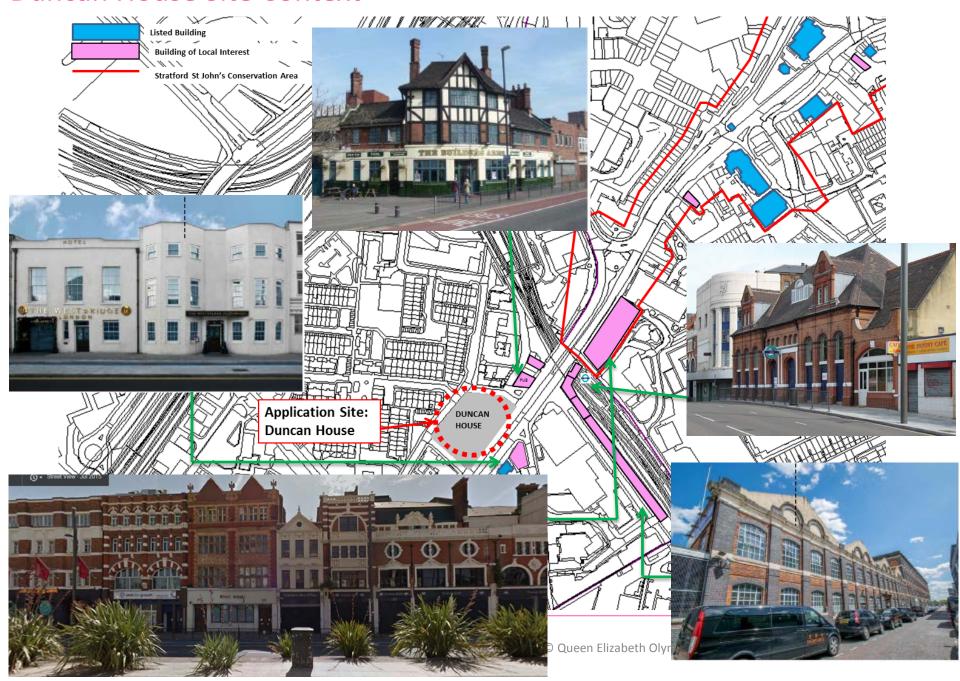
- Max height 93.15m / 33 storeys;
- 4 storey podium height onto High Street;
- 9 storey podium height onto corner of Ward Road, Jupp Road;
- 511 student beds;
- 3,150sqm academic floorspace;
- 44 residential units;
- 688sqm of B1(c) affordable workspace;
- New highway works surrounding the site and increased public realm on corner of High Street and Lett Road;
- Precast concrete, anodized bronze and glass.



Site Location

Stratford High Street

Duncan House Site Context





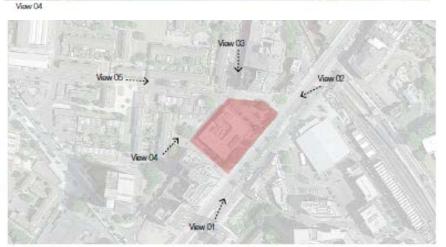






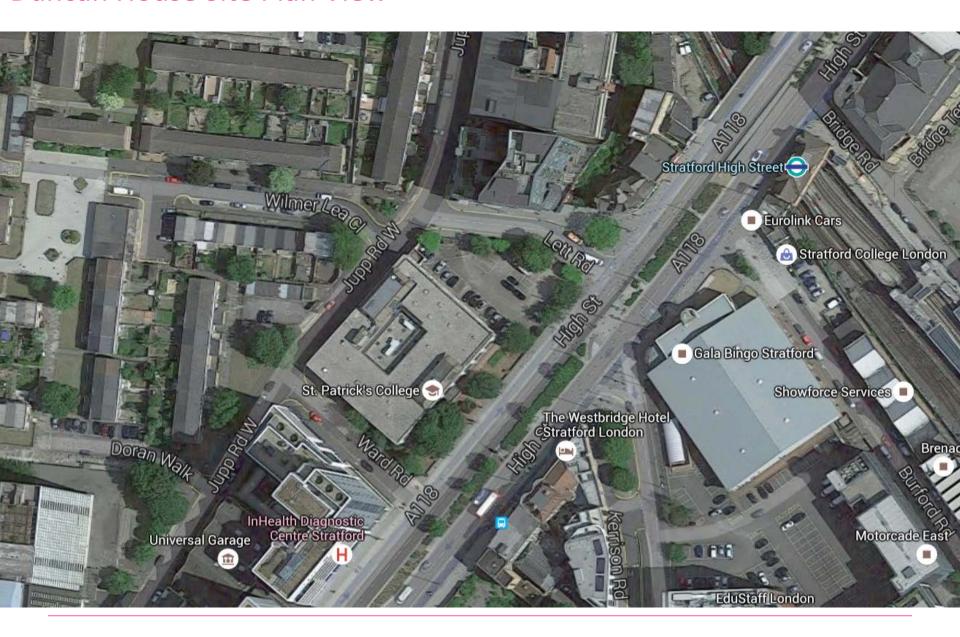






View Locations Key

Duncan House Site Plan View



Application proposals

- Student accommodation
- Residential units
- Academic floorspace
- Affordable workspace

Quantum

Use Class	Existing	Proposed
Sui Generis student beds	0	511 bedrooms
D1 academic	4,353.2sqm (GIA)	3,150sqm (GIA)
B1(c) affordable workspace	0	688sqm (GIA)

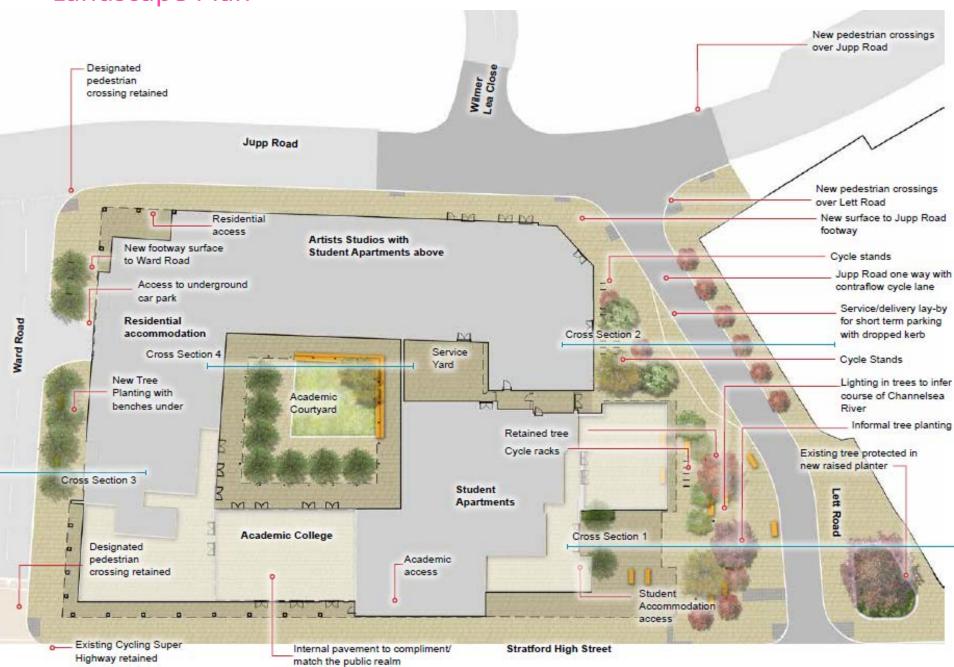
Tenure	1 bedroom	2 bedroom	3 bedroom	All Bedroom Types Total
Market	8	13	8	29 (65.9%)
Affordable rent	4	6	1	11 (25%)
Intermediate	3	1	0	4 (9%)
All Tenures Total (%)	15 (34%)	20 (45%)	9 (20%)	44 (100%)

Application Drawings

Floorplans and Elevations

6 June, 2016

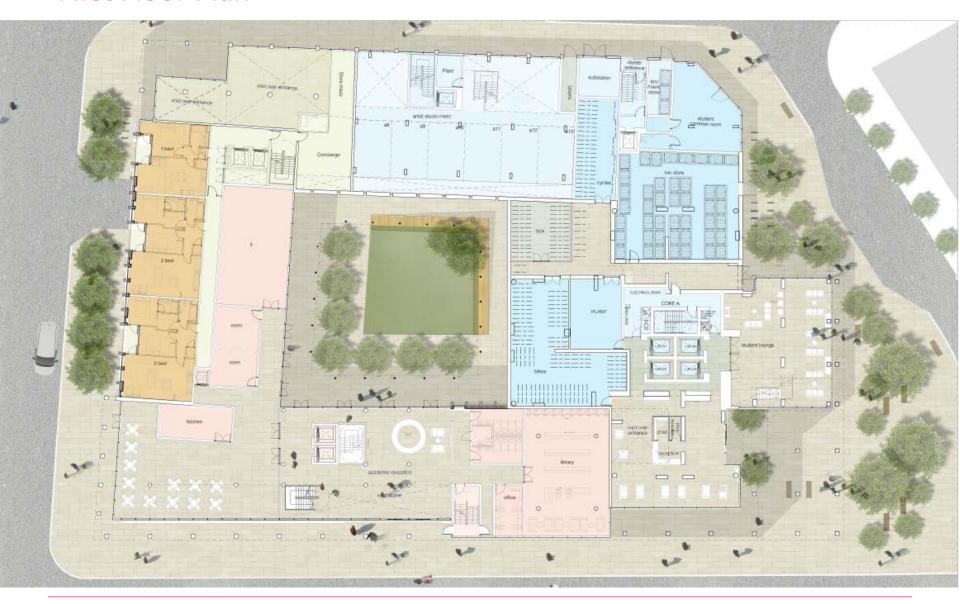
Landscape Plan



Ground Floor Plan



First Floor Plan



Second and Third Floor Plans





Sixth Floor Plan



Upper Floors









Top Floors









High Street Elevation



Jupp Road Elevation



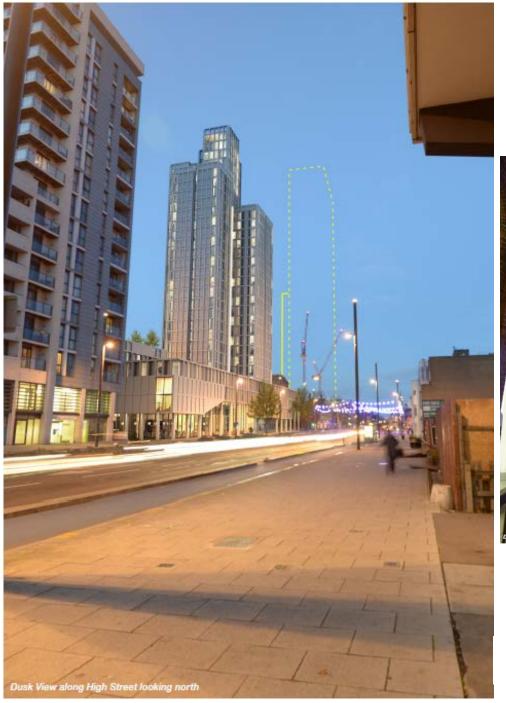
Entrance and Public Realm



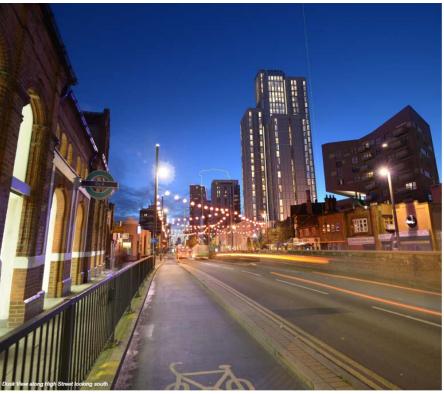


Landscape to student accommodation entrance

Public Realm to Builder's Arms

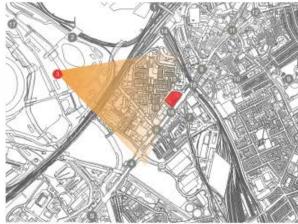


View from High Street

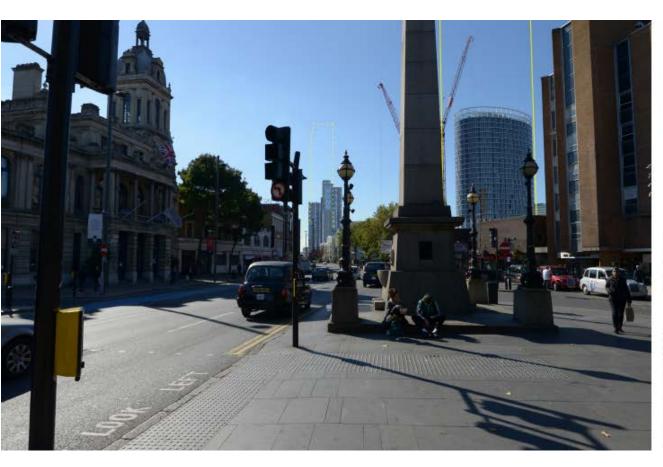


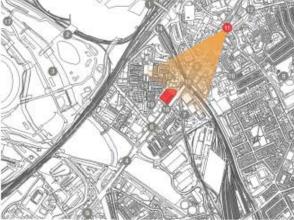
View from Queen Elizabeth Olympic Park





View from the conservation area





Consultation

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Section 9 of the Officer Report summaries the consultation responses received. Consultation was undertaken in December 2015 and April 2016.

Headlines:

- GLA The application is supported in strategic planning terms, however changes are required to ensure that the proposals are in accordance with London Plan policies;
- TfL No significant objections to the principle of the proposed development as it is unlikely to have a negative impact on the capacity of either public transport or the strategic highway. Request conditions and s106 contributions;
- Thames Water Suggest an objection to the application due to proximity to a Sewage Pumping Station, however the site is located over 20m away from the pumping station and therefore the objection is inconsequential. No further comments were provided following reconsultation.
- London Borough of Newham Responses from the Highway Authority and Waste Management;
- Environment Agency no objections following submission of revised application;
- Quality Review Panel Support the proposals, which have the potential to meet the test of 'outstanding architecture';
- Public consultation response 11 objection and 14 support letters received.

Assessment & Recommendation

Duncan House

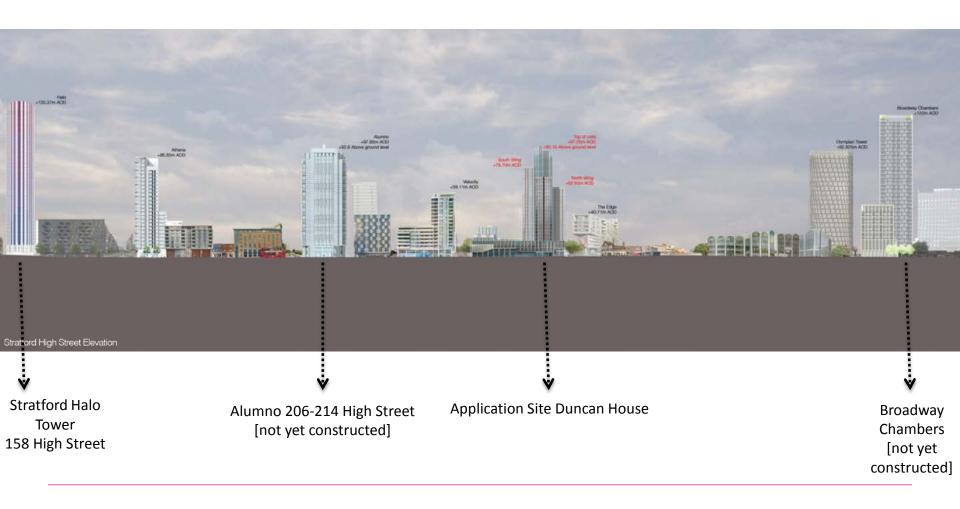
6 June, 2016

Assessment

Matters for consideration

- Principle of development and land uses:
 - Replacement of D1 academic floorspace;
 - Need for student housing;
 - Residential and B1 employment use.
- Design:
 - appropriateness of a tall building on the site;
 - heritage considerations;
 - architectural quality.
- Environmental and amenity impacts:
 - Environment Impact Assessment;
 - Impact upon the amenity of adjoining residents.
- Housing:
 - Affordable housing.
- Objections from local residents.
- Public benefits as a result of the application.
- Update Report.

Stratford High Street in Context



Conclusion

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The proposal will result in significant public benefits, including much needed housing and 34% affordable housing, as well as satisfy a need for student housing in the area. The proposal represents an opportunity to establish an excellent standard of design quality for the area, which officers consider to meet the tests for outstanding architecture under policy BN.10. As a result, officers support the application.

Recommendation

Approve the application as set out in section 2 of the officer's report.