

# Duncan House High Street Stratford

15/00598/FUL

Rachel Gleave O'Connor, Senior Planning Development Manager

28 June 2016

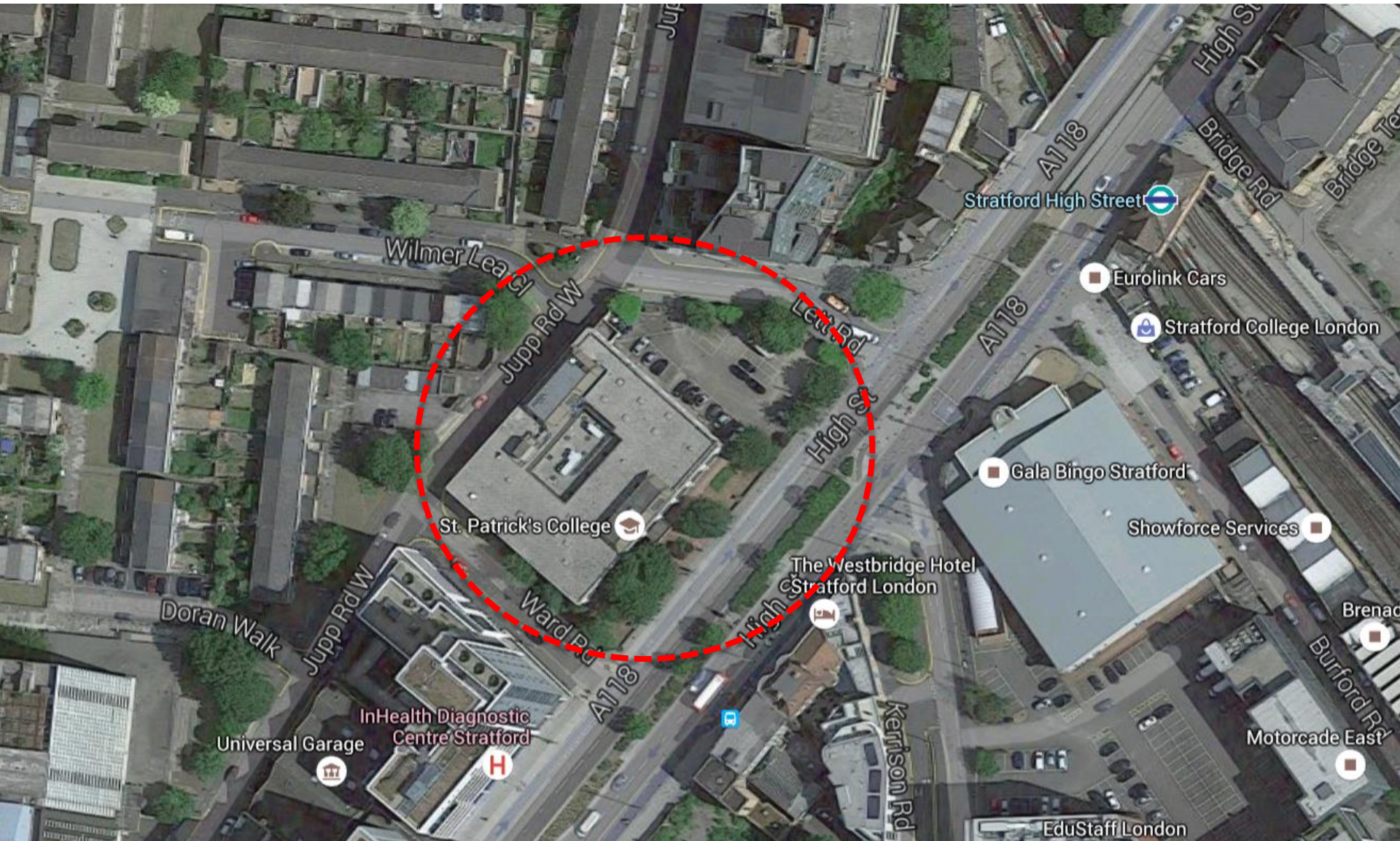


## Summary of Application

- 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: Presentation of a supplemental report following the decision to defer the planning application item for the redevelopment of Duncan House on 24<sup>th</sup> May 2016, providing an update on the following:
  - » Further affordable housing negotiation;
  - » Design discussion with the applicant;
  - » Further discussion with LLDC Heritage Advisor; and
  - » Re-presentation of the application to the Quality Review Panel (QRP).
- Recommendation: Approve the application as described in Section 2 of the officer's report.

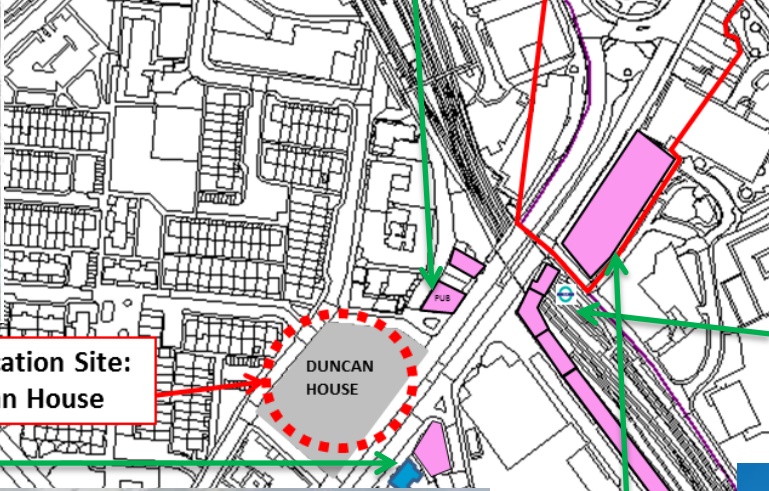
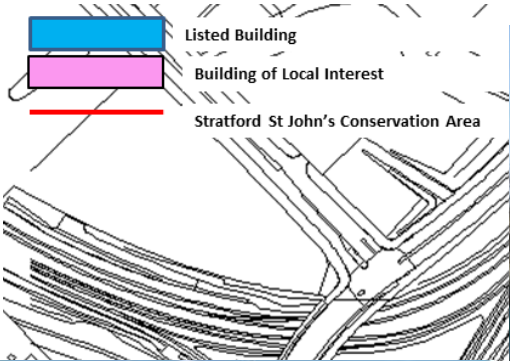
# Site Location

Stratford High Street





# Duncan House Site Context







View 01



View 02



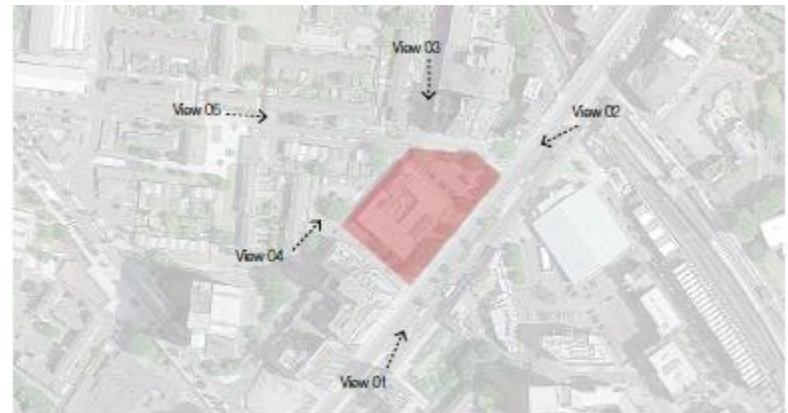
View 03



View 04

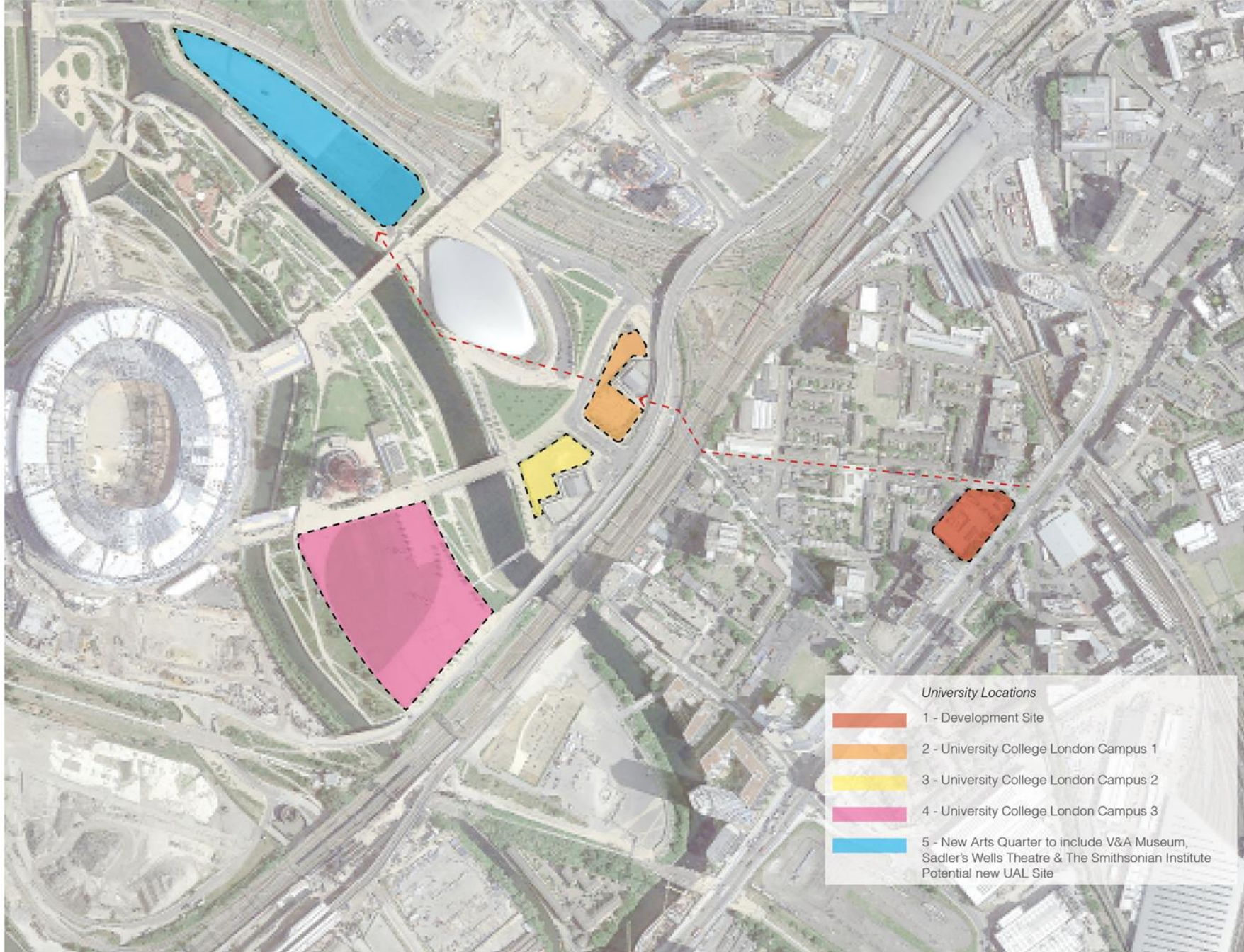


View 05



View Locations Key



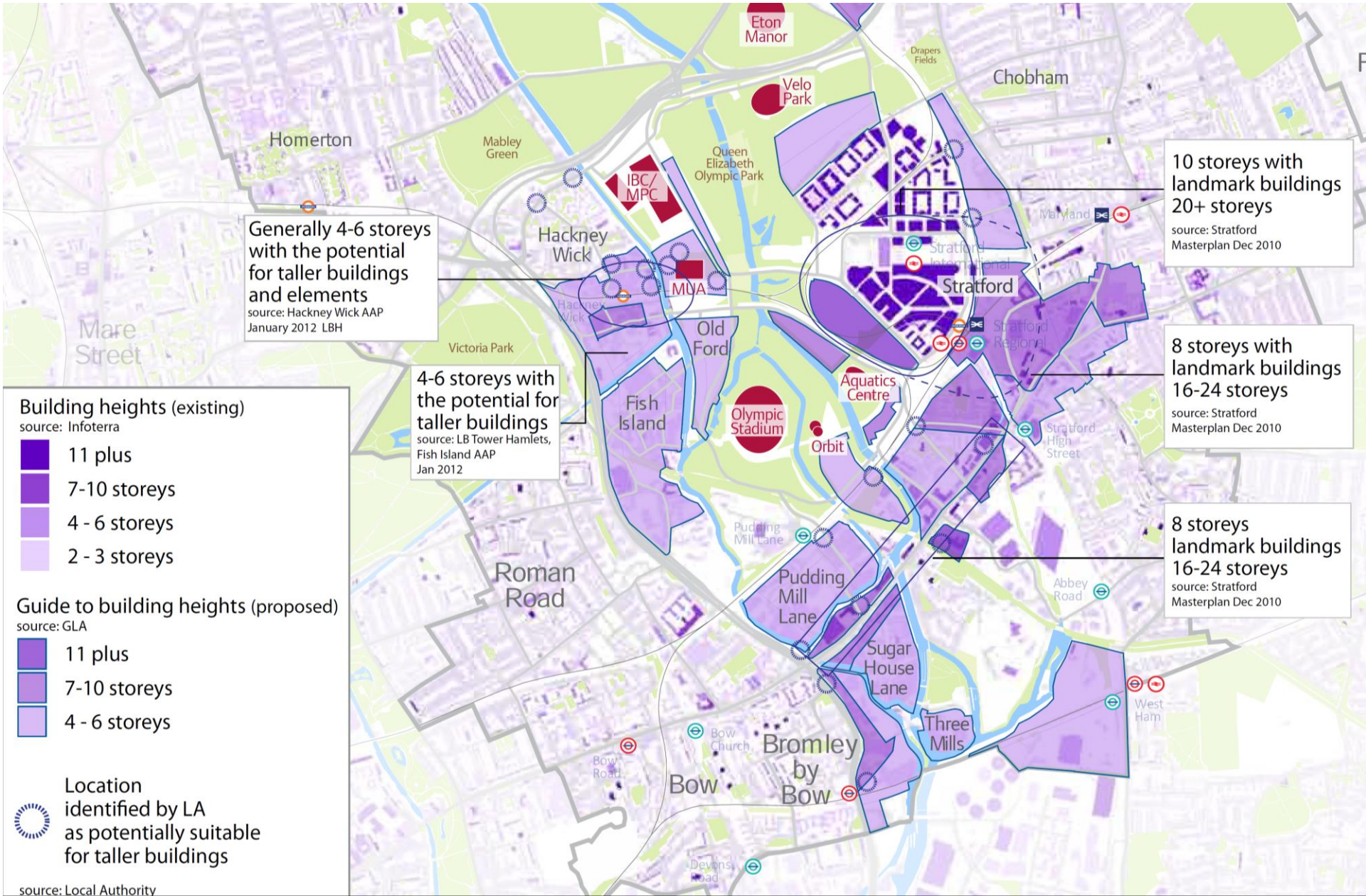


- University Locations*
- 1 - Development Site
  - 2 - University College London Campus 1
  - 3 - University College London Campus 2
  - 4 - University College London Campus 3
  - 5 - New Arts Quarter to include V&A Museum, Sadler's Wells Theatre & The Smithsonian Institute Potential new UAL Site

# Policy Context



# Olympic Legacy Supplementary Planning Document 2012





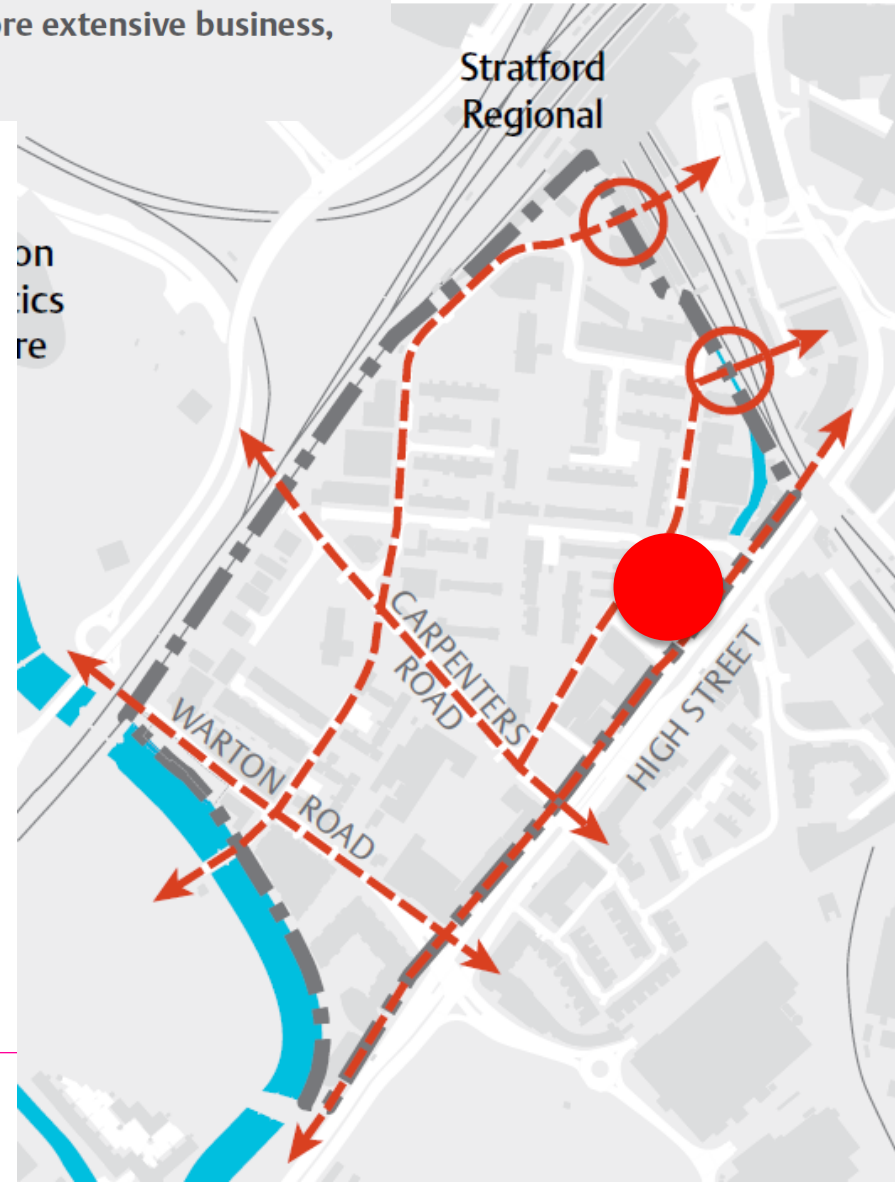
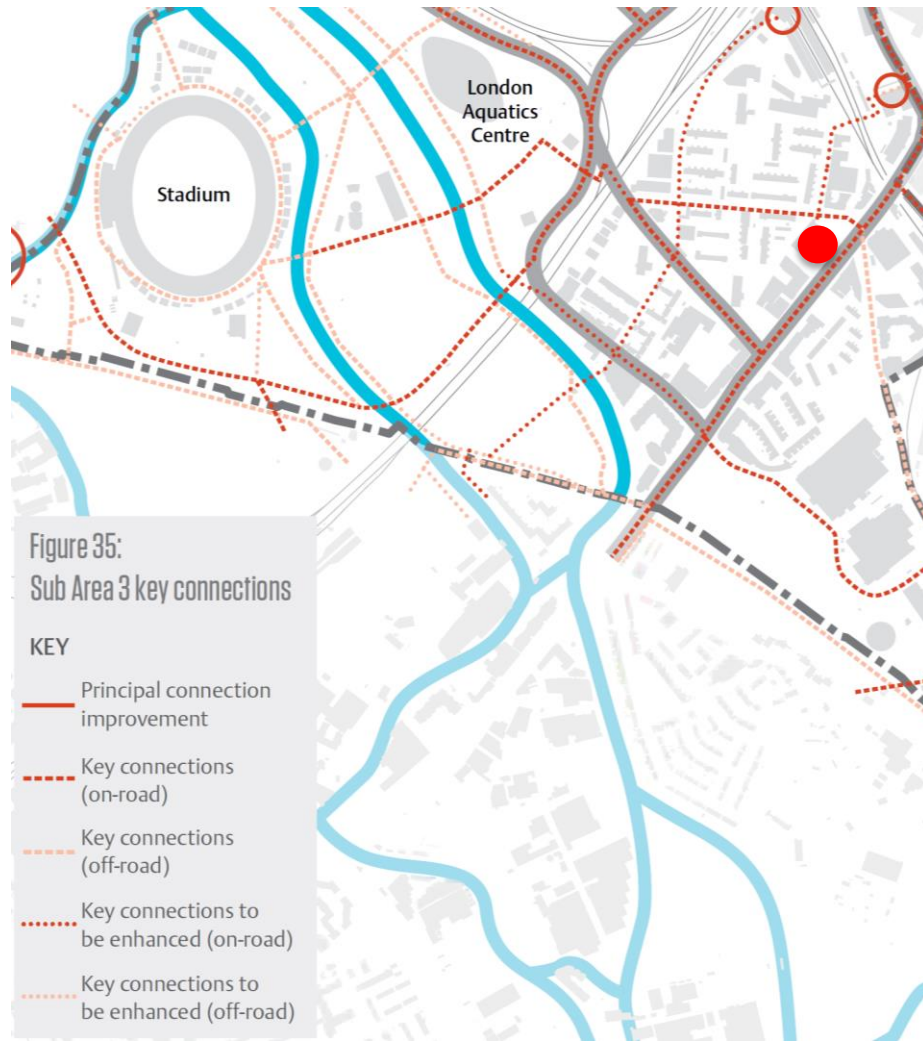
# LLDC Local Plan

## Site Allocation SA3.4: Greater Carpenters District

### SITE ALLOCATION

● = Application site

Existing mixed-use area with potential for extensive mixed-use redevelopment. Achieve a mixed-use development including residential, and more extensive business, commercial, education and community uses.





# Supplemental Information

Update since May Planning Decisions Committee

## Affordable housing increased to 50%

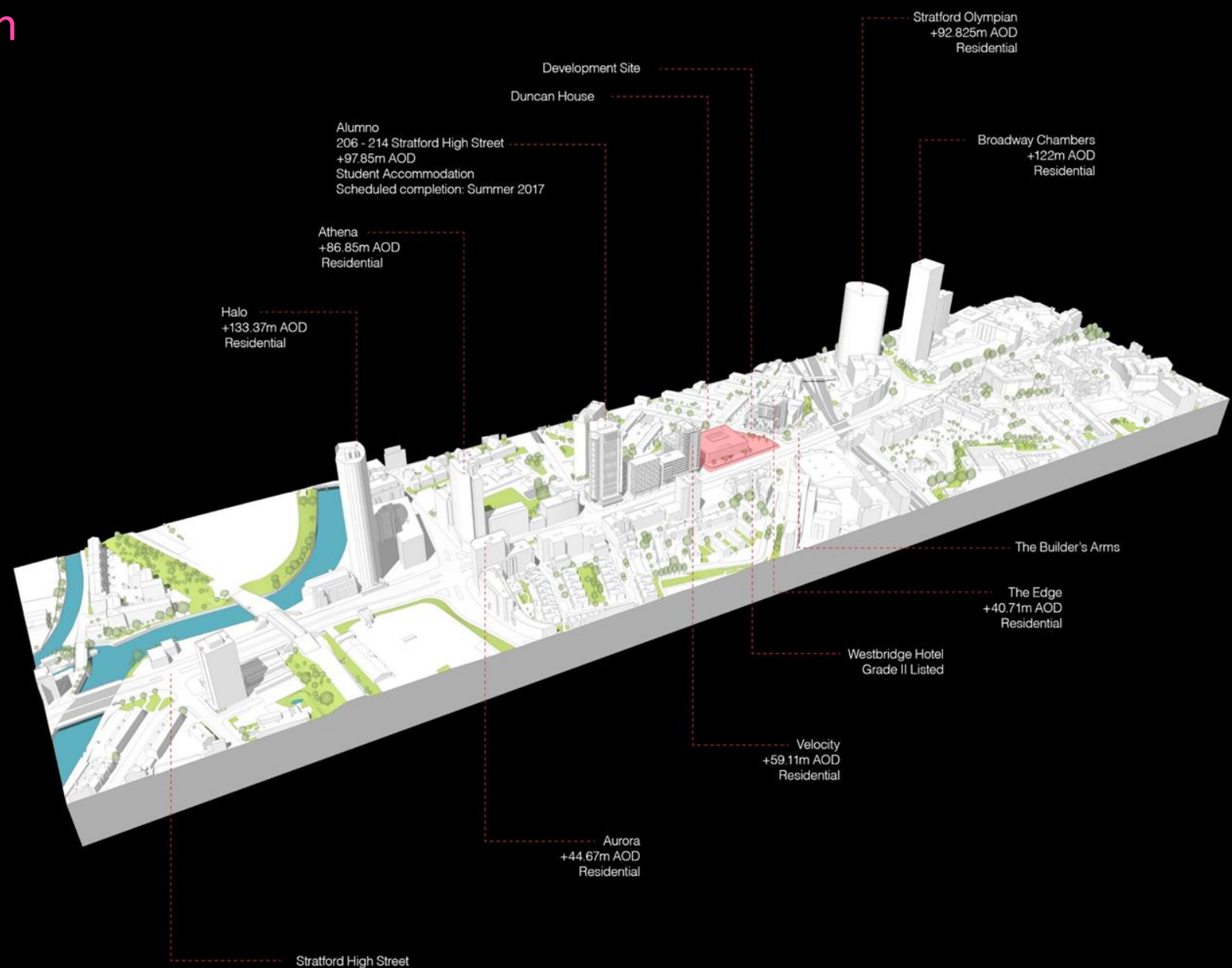
50% of residential units in the scheme, equivalent to 22 units.

***"The procurement process has begun and the scheme has been fully costed. Watkin Jones has taken the commercial decision to progress the development before committee with 50% affordable housing because it is the freeholder of the site and fully intends to commence work in September 2016 with completion scheduled for July 2019."***

- Applicant comment.

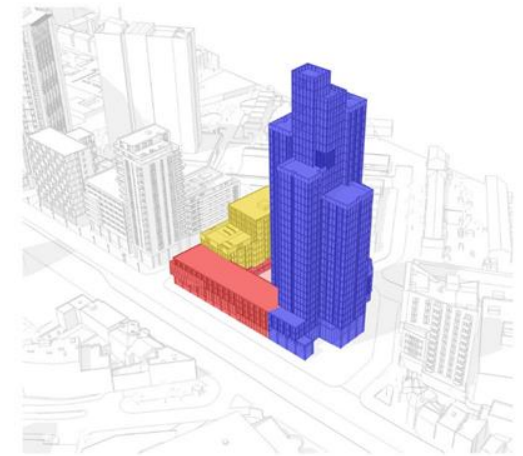
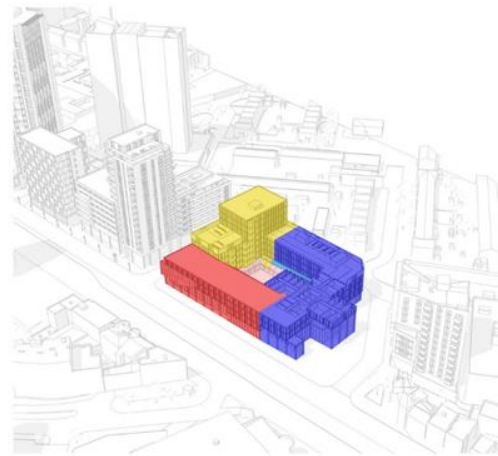
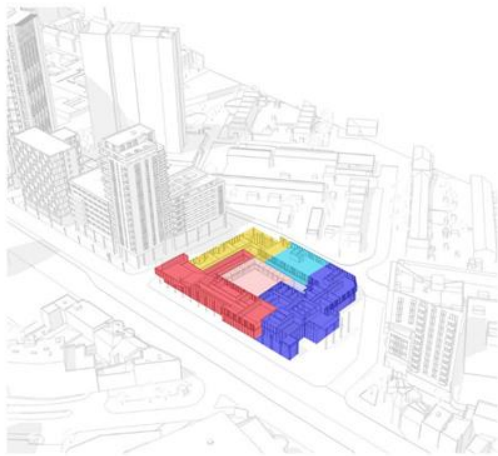


# Design



Existing Site

Stratford High Street



#### Entrances and Uses

- |  |   |
|--|---|
|  Academic              |  Residential                 |
|  Student Accommodation |  Affordable Commercial Space |

Floorspace proportions:  
% below 24 storeys = 94%  
% within Podium = 51%  
% within Tower = 49%





QRP response  
Recommended for approval

submitted to planning April 2016



Current option

High Street Elevation



QRP response  
Recommended for approval

submitted to planning April 2016



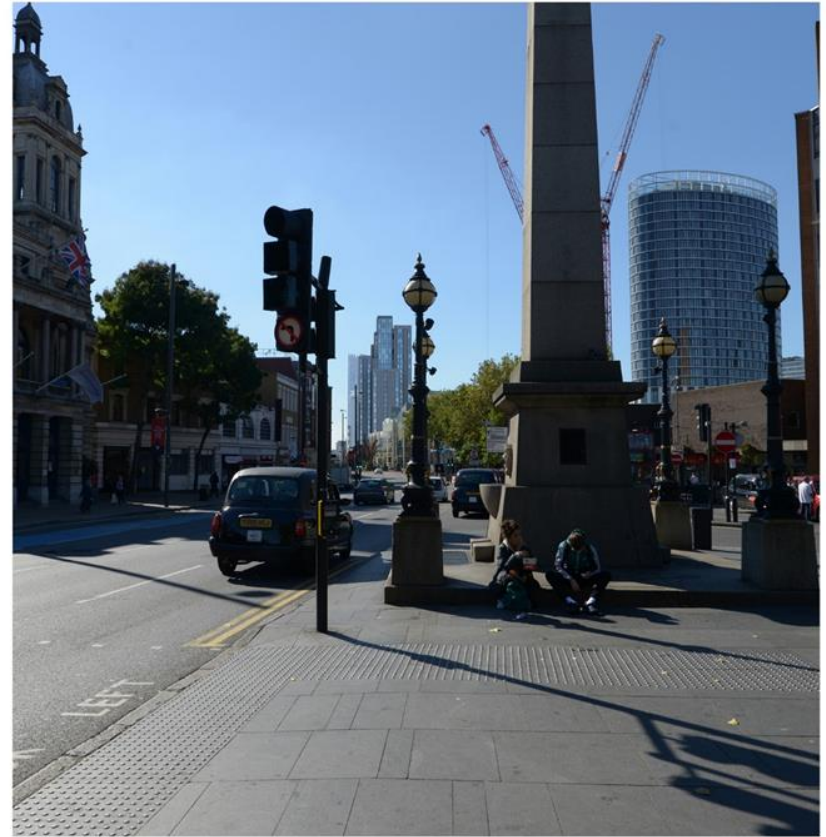
Current option

Lett Road Elevation



QRP response  
Recommended for approval

submitted to planning April 2016



Current option

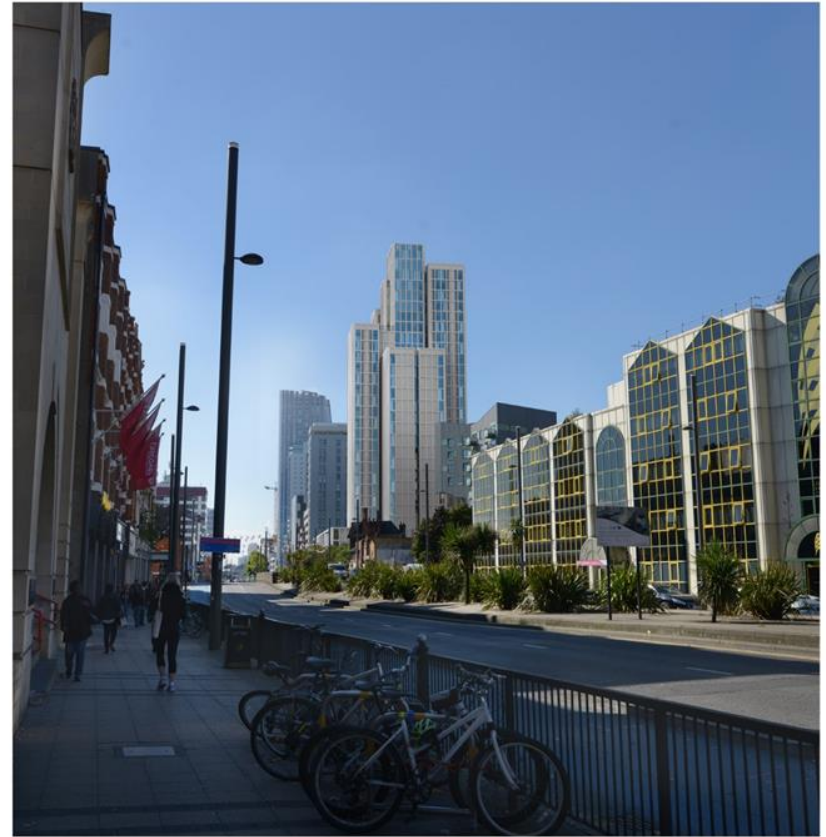
CGI View 11





QRP response  
Recommended for approval

submitted to planning April 2016



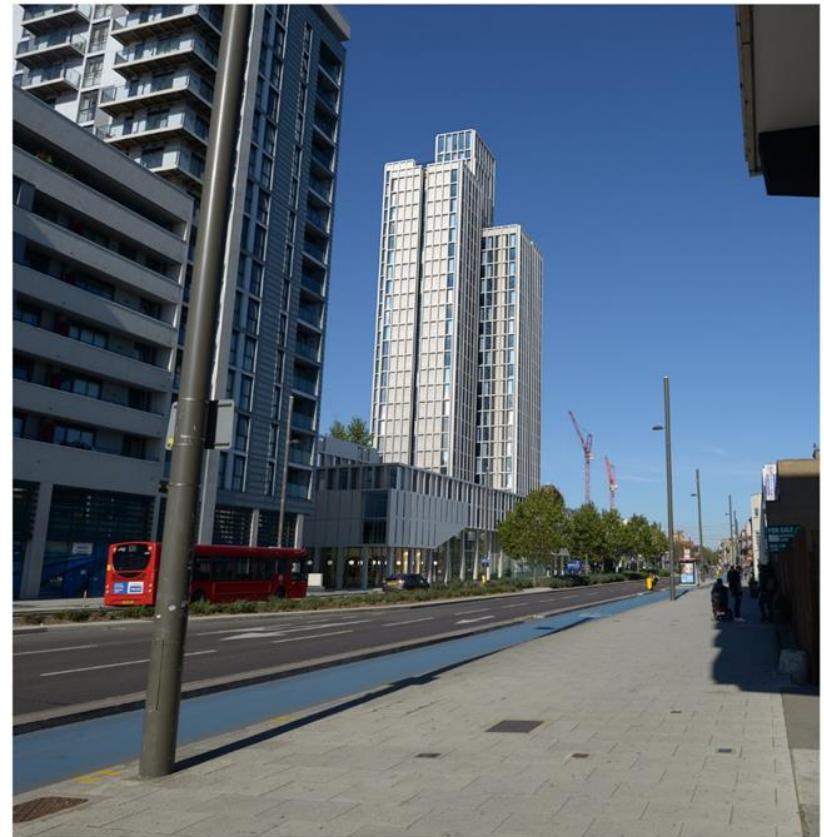
Current option

CGI View 08



QRP response  
Recommended for approval

submitted to planning April 2016



Current option

CGI View 16 day

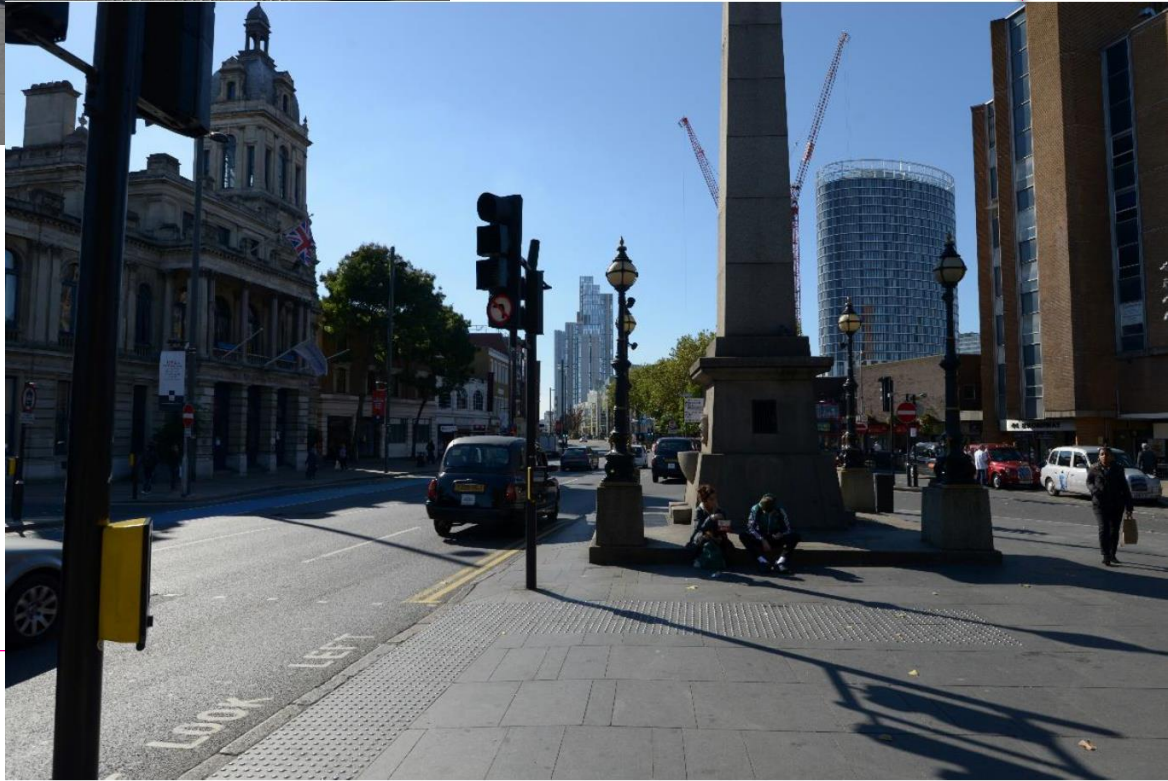
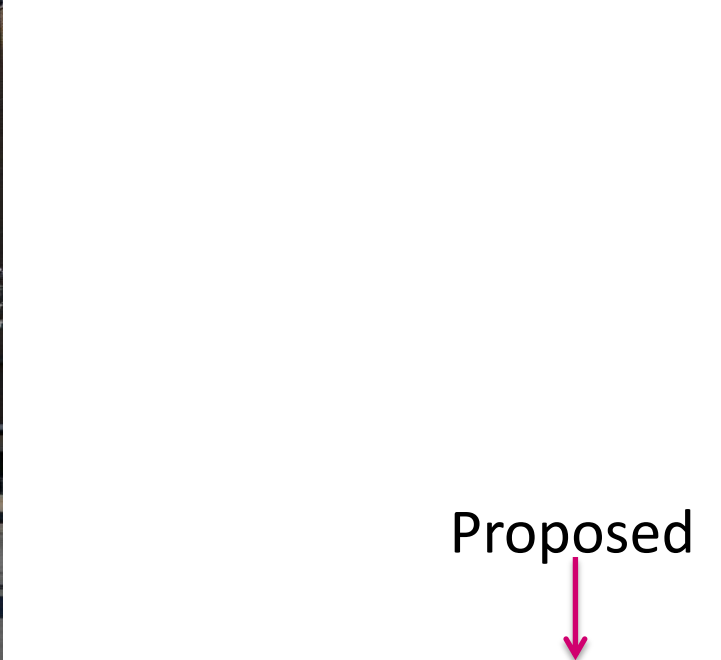
# Heritage

*“The main heritage assets that will be affected by the development are the Stratford St John’s Conservation Area and the grade II listed former Yorkshire Grey pub, now the Westbridge Hotel. From the middle of the conservation area, the impact is relatively benign, partly due to the relative remoteness of the site, but also because its modelling and silhouette provide a dramatic marker of the boundary between the ‘traditional’ High Street and the newer developments further south-west.... A similar situation prevails in relation to the former Yorkshire Grey pub which is located on the opposite side of the high Street to the proposed development. The height and bulk of the tower will have a negative impact on the setting of the former pub, but the four-storey podium will provide some mitigation by providing a more conventional street frontage.*

*The four-storey podium improves the development’s relationship to the High Street and nearby traditional buildings. Nevertheless, it is considered that there is some harm (but less than substantial) to designated and non-designated heritage assets as defined in the NPPF. In terms of the designated heritage assets, this harm should be weighed against the public benefits of the development (NPPF paragraph 134).”*

- LLDC Heritage Advisor







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QRP response  
Recommended for approval

14 July, 2016

submitted to planning April 2016





*Public Realm to Builder's Arms*



## Key public benefits as a result of the Application:

- Housing;
- 50% affordable housing;
- Academic floorspace;
- Increased employment density;
- Affordable workspace 60% discount from market rent level;
- Public realm;
- Active frontages; and
- Economic growth.

QRP Summary:

***“The panel supports the planning application for Duncan House and feels that the proposals now meet the test of policy BN10 requiring outstanding architecture for tall buildings on Stratford High Street.*”**

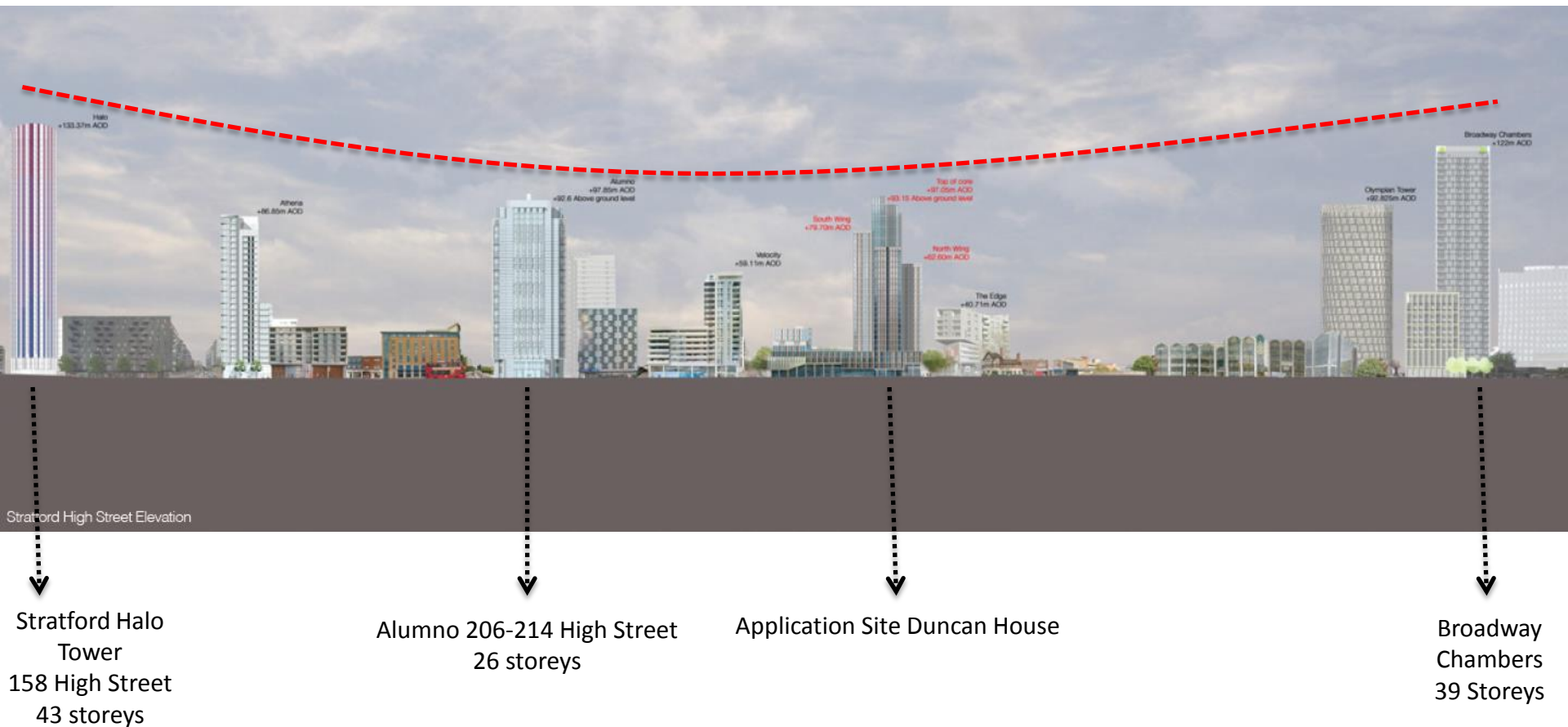
*Amendments to the scheme’s overall height, the podium, construction detailing, and landscaping design are welcome. In the panel’s view this is a strong example of a scheme refined through positive pre-application dialogue with planning officers and the Quality Review Panel. The care and attention that has been paid to detailing and construction materials is particularly welcome. This gives the scheme a robust design quality, which promises to weather well and stand the test of time. Adjustments to the podium improve the scheme’s relationship with the conservation area. Whilst a further 3m reduction in the height of the tall building has been explored, the panel do not think this makes any appreciable difference in townscape views, and would regret the loss of the ‘lantern’ providing social space for students. What is particularly attractive about the tall building is the slenderness of its elements, and the way in which they are articulated. A further reduction in height would reduce the elegance of its proportions.”*

# Assessment & Recommendation

Duncan House



# Stratford High Street in Context



## Conclusion

- Although the High Street has historically been subjected to development formed of tall buildings that do not contribute positively to the area, the current proposal will provide a high quality precedent and is considered to be of outstanding architectural quality.
- There are distinct characteristics for this site that make it suitable for a tall building that are not repeated elsewhere on the High Street.
- The proposal preserves the character and setting of the Conservation Area.
- Whilst there is harm to the adjacent heritage building, this is less than substantial and outweighed by the public benefits of the application proposal.
- Overall the impact upon the High Street townscape is beneficial, counteracting previous poor examples of tall buildings in the area.
- Based upon specialist heritage advice, QRP guidance and policy application, Officers support the development proposals for Duncan House.

## Recommendation

# Approve the application.

- (a) **APPROVE** the application for the reasons given in the report and grant planning permission subject to:  
The satisfactory completion of a legal agreement under s.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report.
- (b) **AGREE TO DELEGATE AUTHORITY** to the Director of Planning Policy and Decisions to:
- i. Consider any direction from the Mayor of London and to make any consequential or necessary changes to the recommended conditions and/or informatives and/or recommended section 106 heads of terms as set out in this report;
  - ii. Finalise the recommended conditions and informatives (including relevant definitions and annexes) as set out in this report including such refinements, amendments, additions and/or deletions (including to dovetail with and where appropriate, reinforce, the final planning obligations to be contained in the section 106 legal agreement) as the Director of Planning Policy and Decisions considers reasonably necessary;
  - iii. Finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Director of Planning Policy and Decisions considers reasonably necessary; and
  - iv. Complete the section 106 legal agreement referred to above and issue the planning permission.