

East Wick Phase 1

16/00520/REM, 16/00502/AOD & 16/00503/NMA

Anne Ogundiya, Senior Planning Development Manager

24 January 2017

Application Description

East Wick Phase 1 - Planning Delivery Zone 5

Applicant: East Wick and Sweetwater Projects and LLDC

Architects: Studio Egret West, AStudio, and Piercy & Company

Landscape: Fabrik

Application Description - 3 Linked Applications

16/000502/NMA - Non Material Amendments

- Key changes:
 - Amend PDZ5 maximum AOD building heights and frontage heights parameter plan
 - Amend proportion and distribution of residential units
 - Alterations to the ZMP Phasing Plan
 - Amendments to the PDZ 5 and Site Wide Levels Plan

16/000502/REM – Reserved Matters

- Reserved Matters application for East Wick mixed use development
- 302 units with a range of commercial and non-residential uses at ground floors in buildings of three to six storeys
 - All matters reserved - layout, scale, appearance, means of access and landscaping

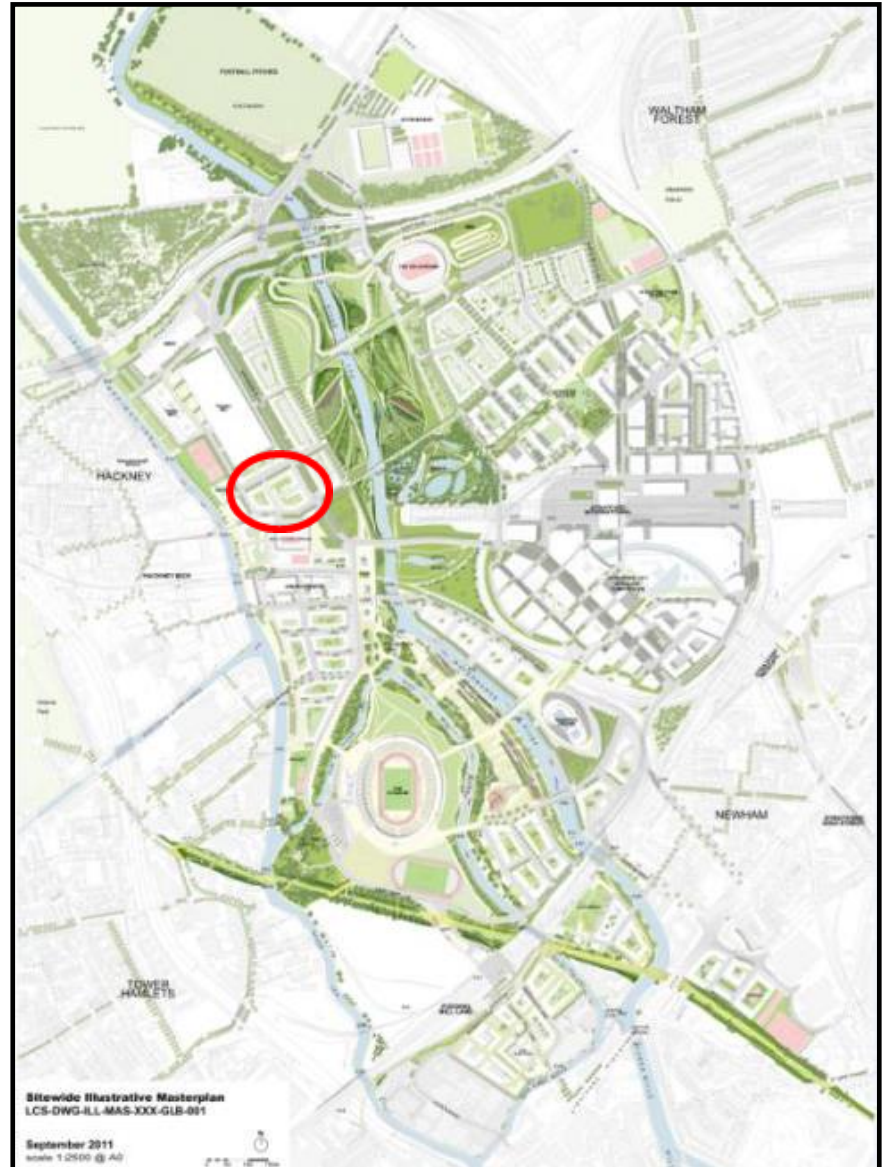
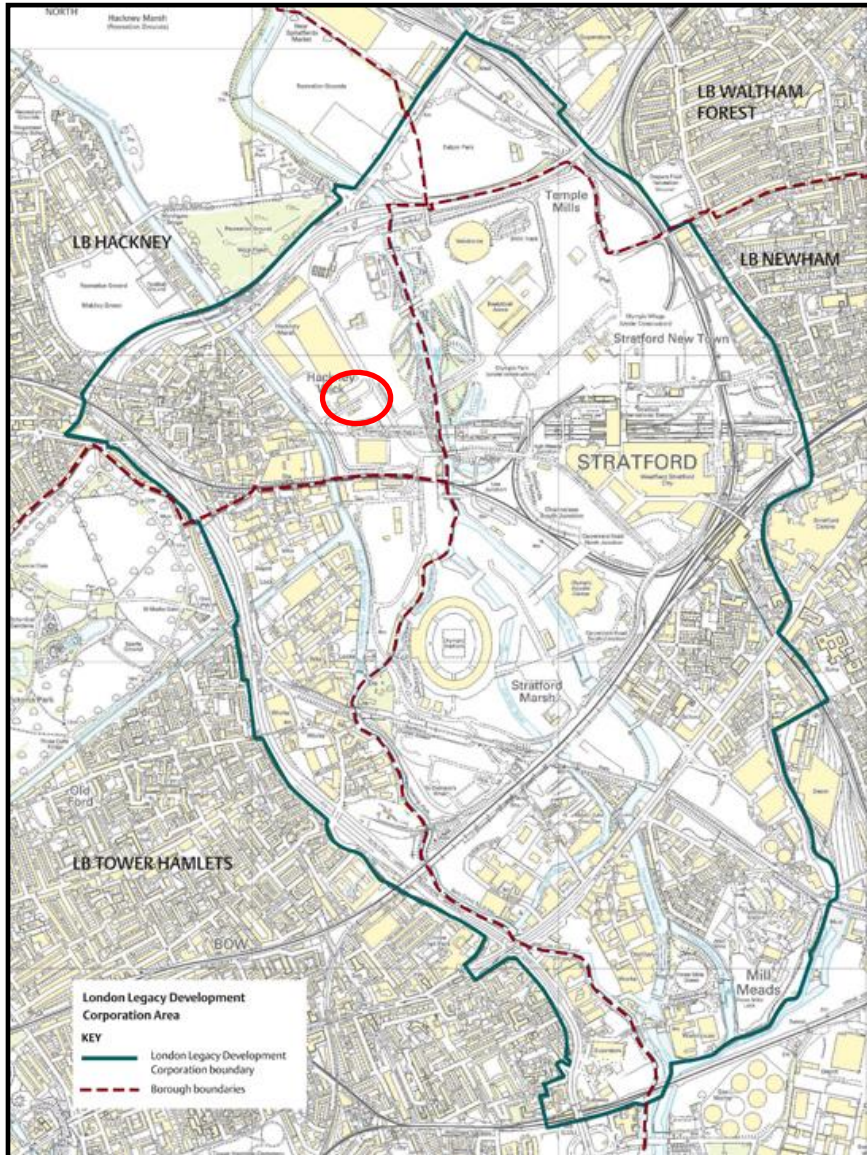
16/000503/AOD – Approval of Details Application

- Details of the southern edge of Parkes Street

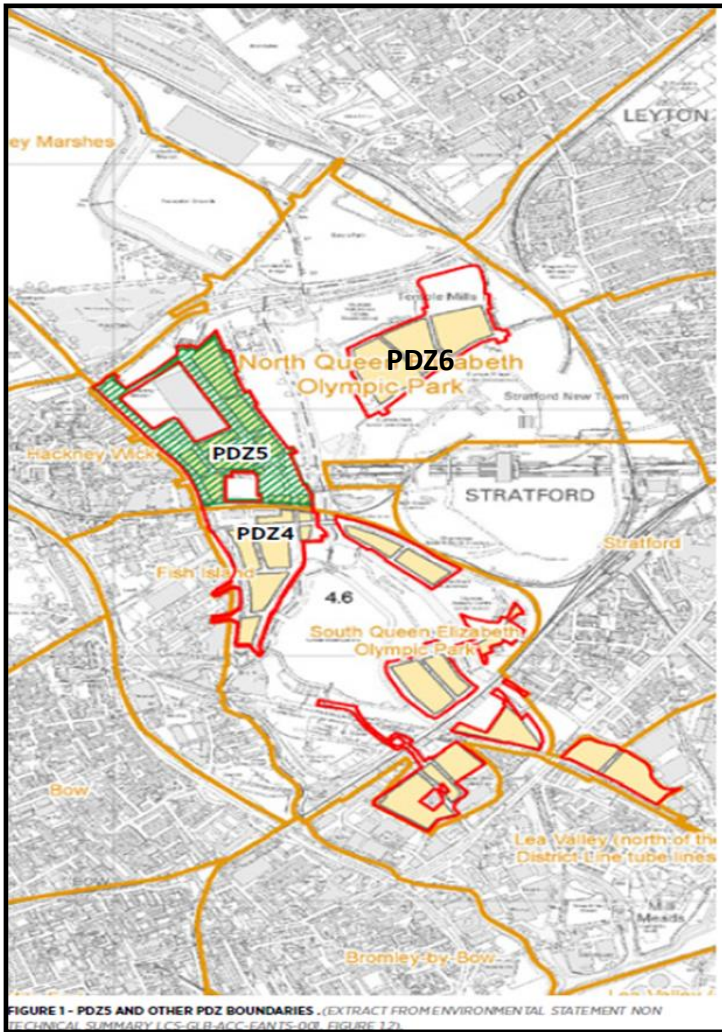
Site Location

East Wick, Planning Delivery Zone 5

QEOP / LCS Context



Site Location



Photos

East Wick, Planning Delivery Zone 5

Photos



Photos



Photos



Photos



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Photos



Application proposals

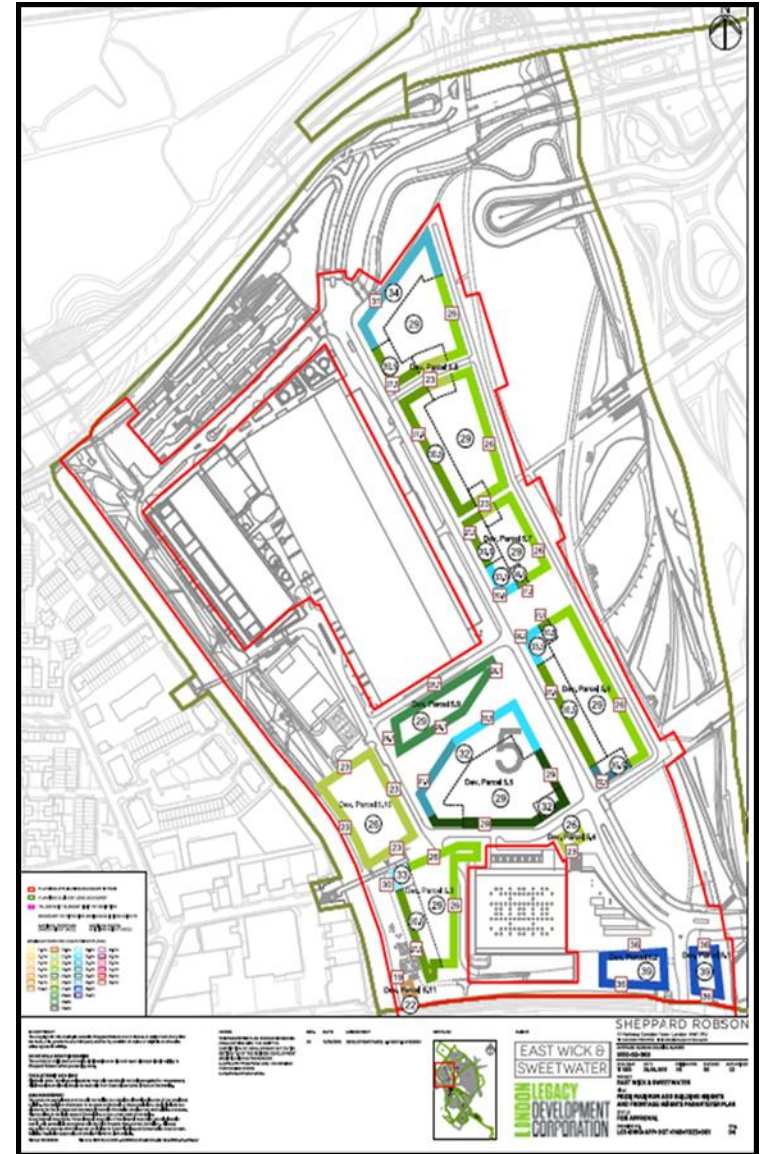
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Non Material Amendments

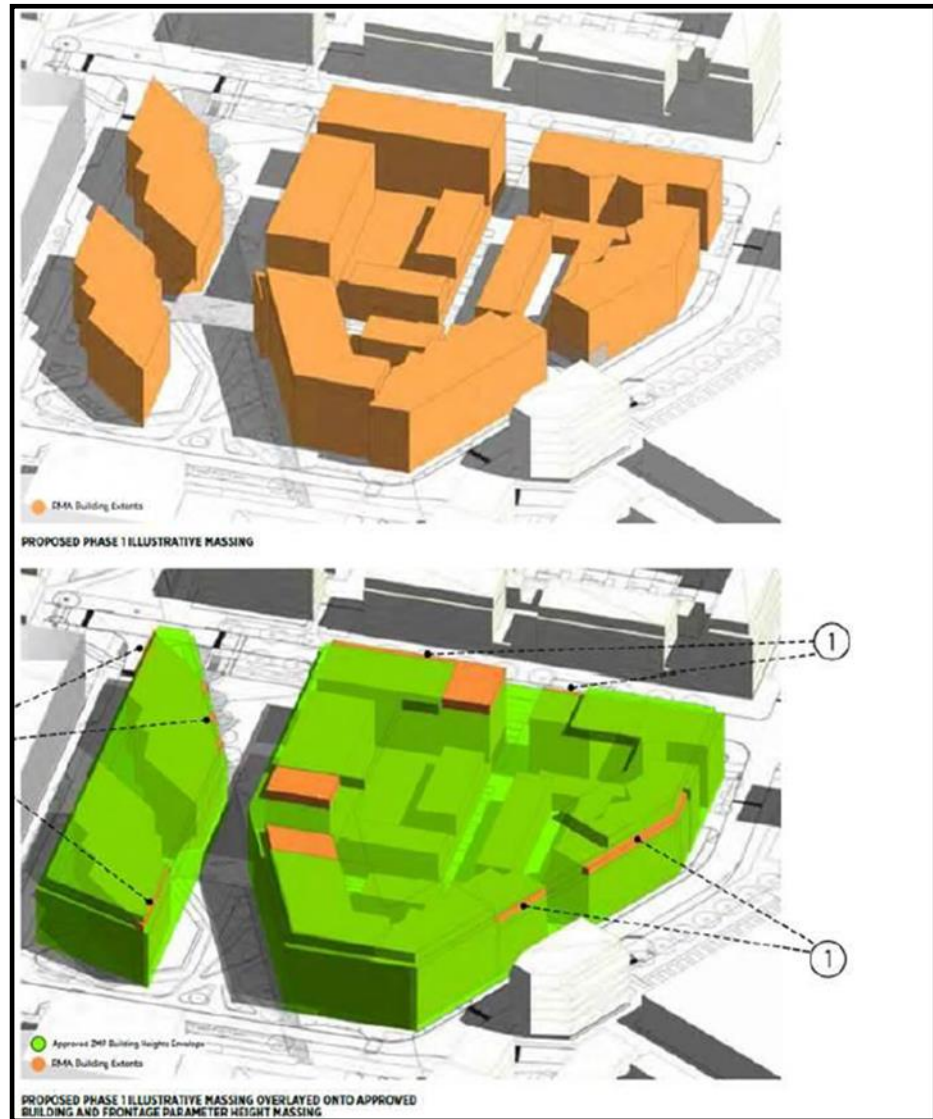
16/00503/NMA

NMA Proposal

- Amend PDZ5 maximum AOD building heights and frontage heights parameter plan
- Amend proportion and distribution of residential units
- Alterations to the ZMP Phasing Plan
- Amendments to the PDZ 5 and Site Wide Levels Plan



Building and Frontage Heights



NMA – Housing Unit Size & Tenure Mix

	% of one bedroom units				% of three bedroom units			
	Private		Affordable		Private		Affordable	
Block	Approved ZMP range	Phase 1 proposed	Approved ZMP range	Phase 1 proposed	Approved ZMP range	Phase 1 proposed	Approved ZMP range	Phase 1 proposed
5.5A	5-25%	17% (13 units)	10-20%	8% (6 units)	40-60%	49% (38 units)	1-20%	0%
5.5B	1-20%	10% (9 units)	1-20%	14% (12 units)	30-50%	34% (29 units)	15-35%	21% (18 units)
5.5C	-	0%	20-40%	26% (18 units)	1-20%	10% (7 units)	20-40%	29% (20 units)
5.9	10-30%	34% (24 units)	-	0%	55-75%	43% (30 units)	-	0%

Reserved Matters Application

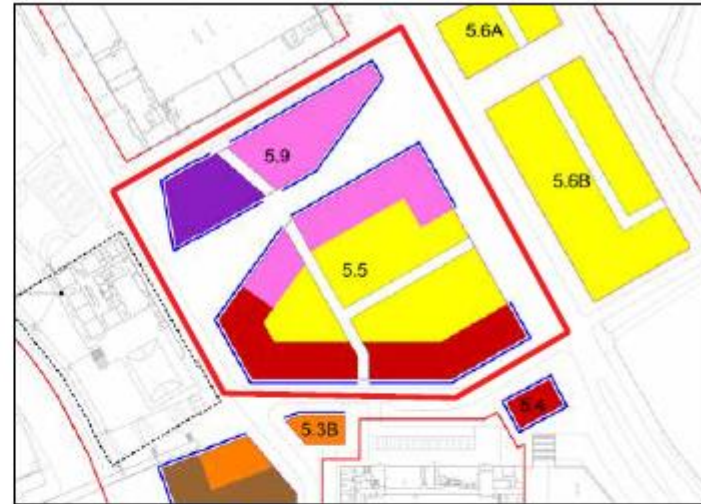
16/000520/REM

Reserved Matters – Layout

ZMP Parameter Plan



CAR PARKING



GROUND FLOOR LAND USE



FOOTPRINT OF DEVELOPMENT PARCELS



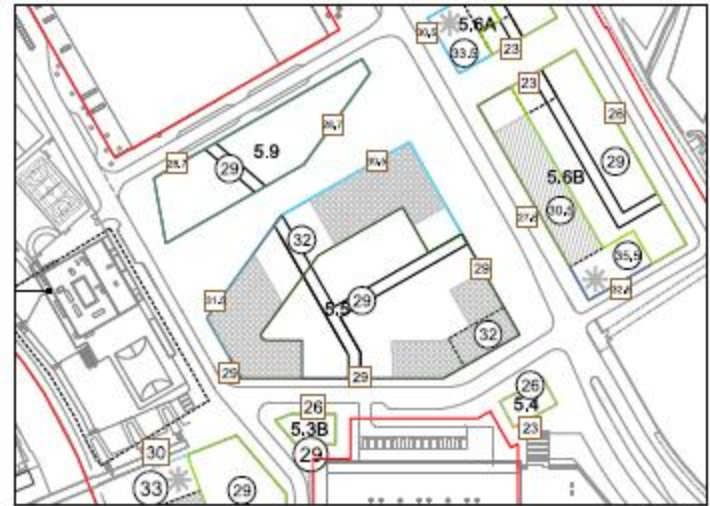
PUBLIC OPEN SPACE

Reserved Matters – Layout

ZMP Parameter Plan



STREET LAYOUT



MAXIMUM HEIGHTS



UNIT DISTRIBUTION



MINIMUM HEIGHTS

Reserved Matters – Land Use

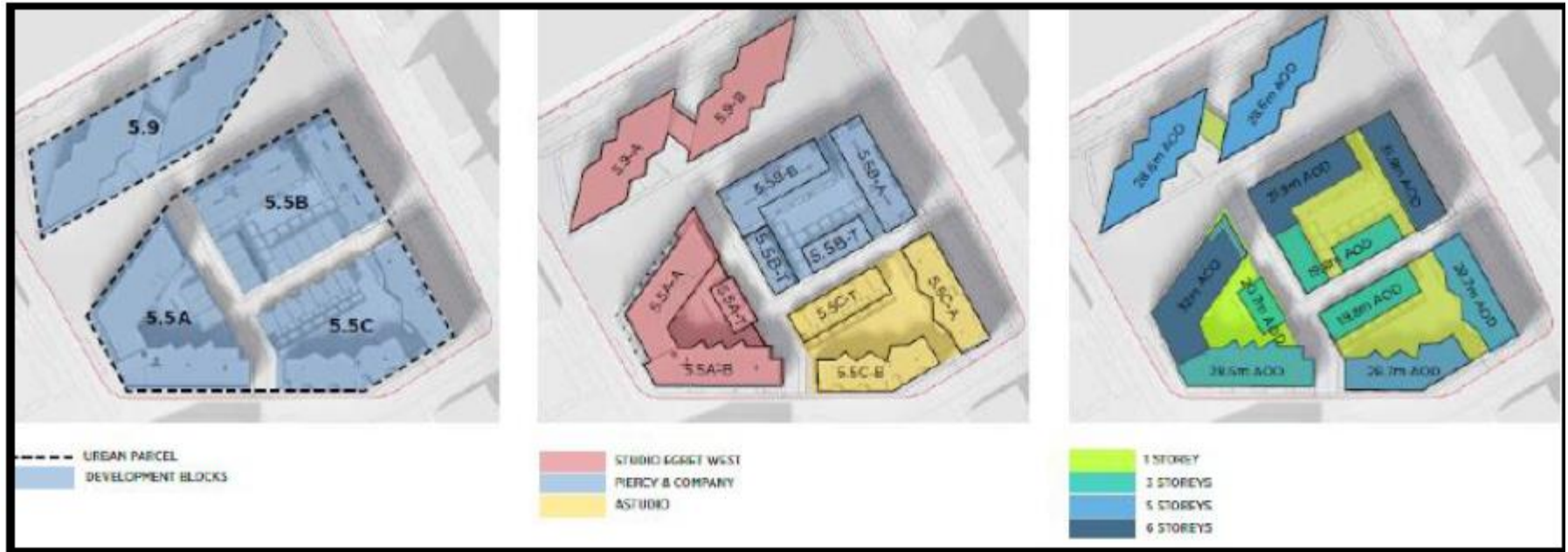


DIAGRAM SHOWING THE LOCATION AND TYPES OF NON-RESIDENTIAL DEVELOPMENT WITHIN PHASE 1

EAST WICK & SWEETWATER | PHASE 1

Reserved Matters - Layout

Development Parcels



Reserved Matters – Layout

BUILDING TYPOLOGY KEY

- 1 MIXED USE PERIMETER BLOCKS
- 2 MEWS HOUSES
- 3 PODIUM BUILDINGS



Reserved Matters – Scale and Appearance

Development Plot 5.5A - Studio Egret West



Reserved Matters – First Floor Plan



Reserved Matters – Scale and Appearance

Light dappled grey or similar coloured brick with a light shade of mortar



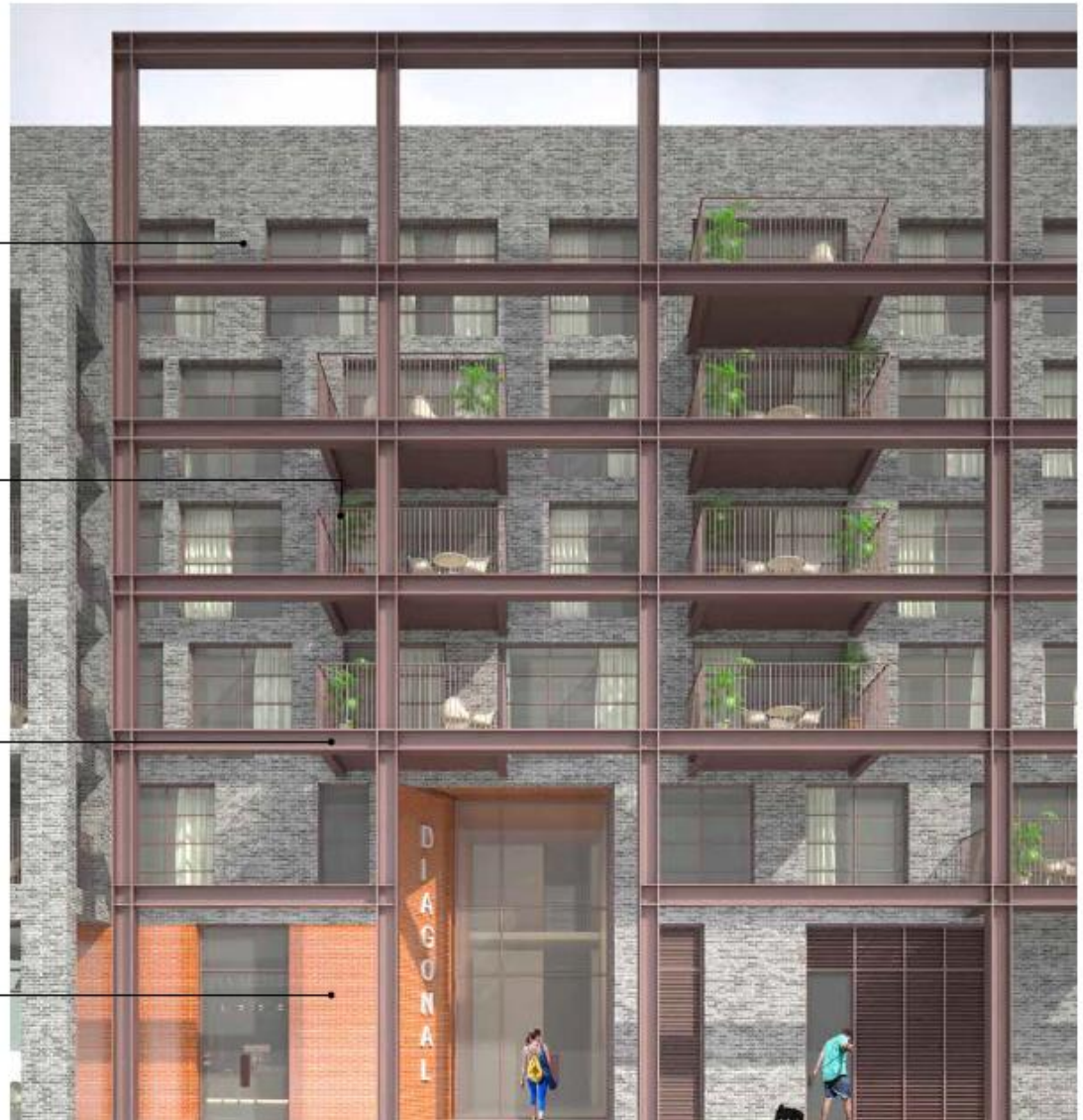
Aluminium flat bar balustrade to balconies with dark copper/red finish



Steel frame with dark copper/red iridescent paint finish

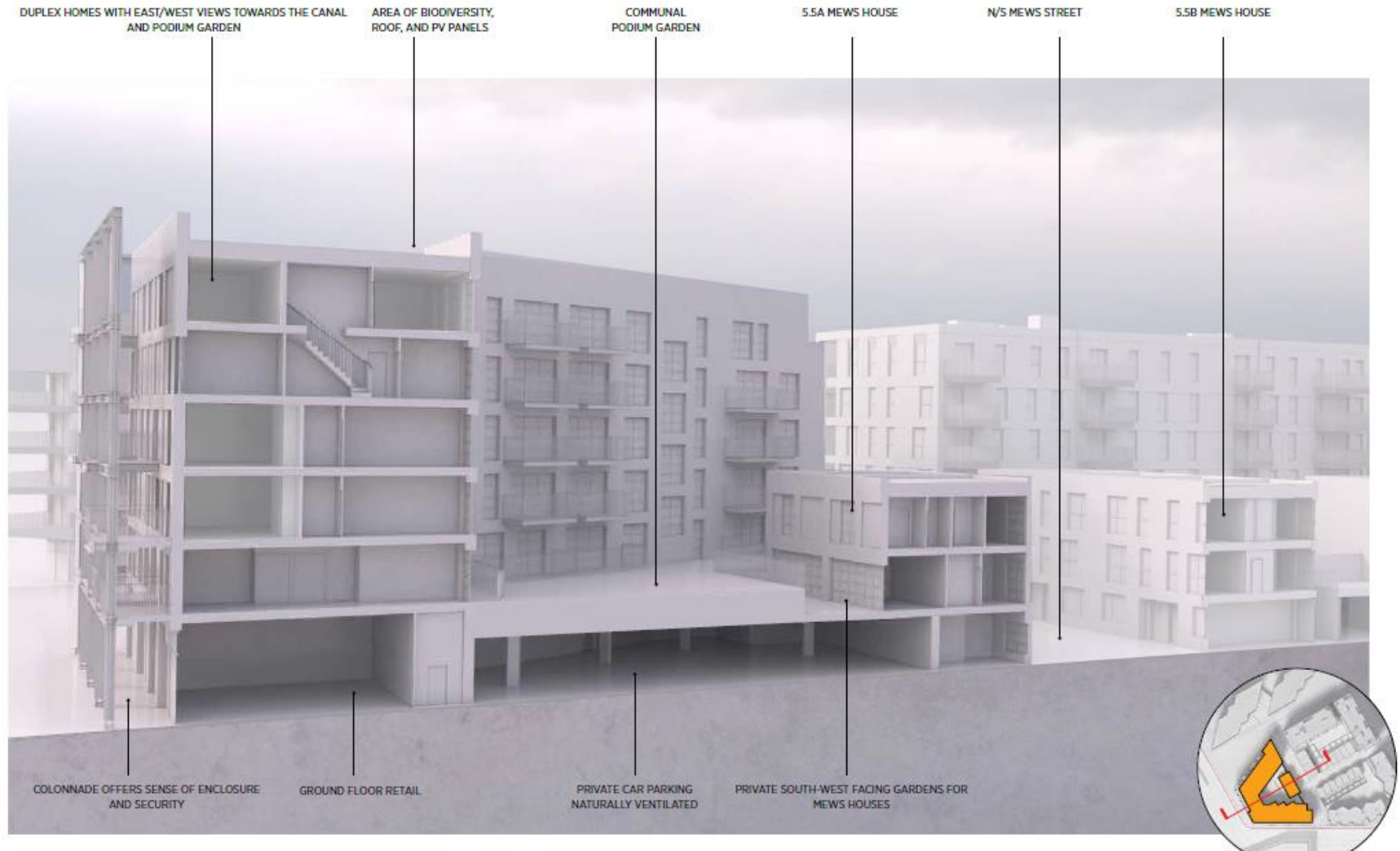


Copper coloured glazed bricks contrast the matt dappled tones of the brick and accent key areas around the ground floor and main residential entrances



Reserved Matters – Scale and Appearance

Section through Development Block 5.5A

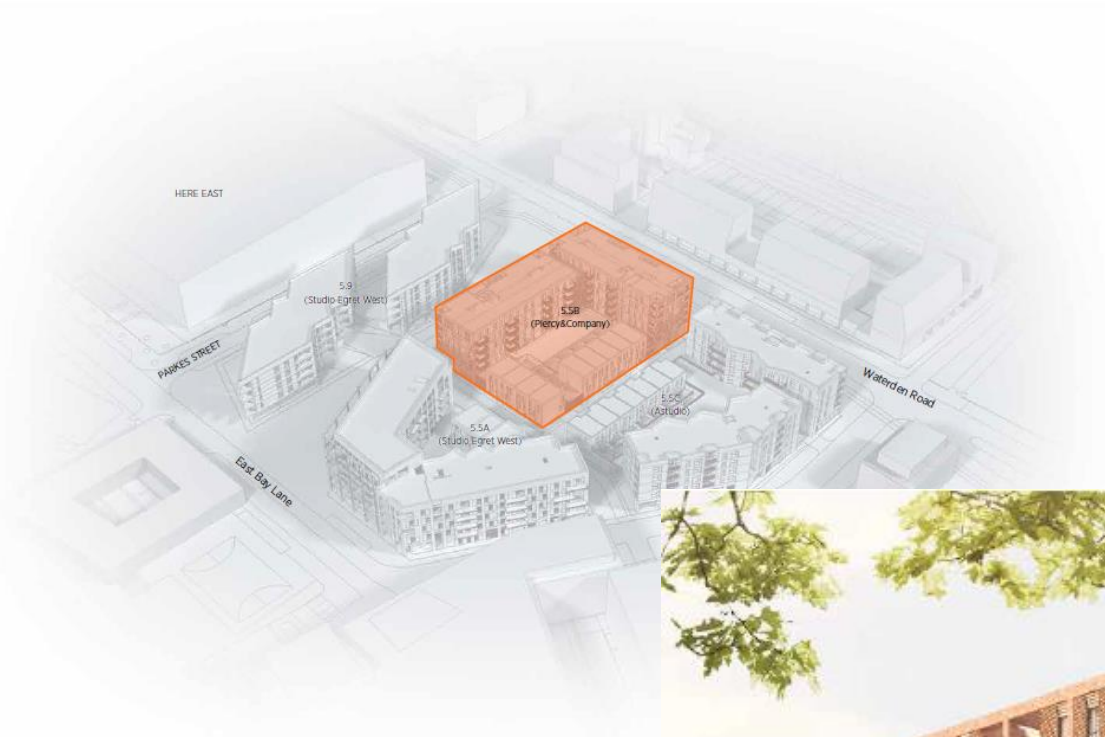


Reserved Matters – Scale and Appearance



Reserved Matters – Scale and Appearance

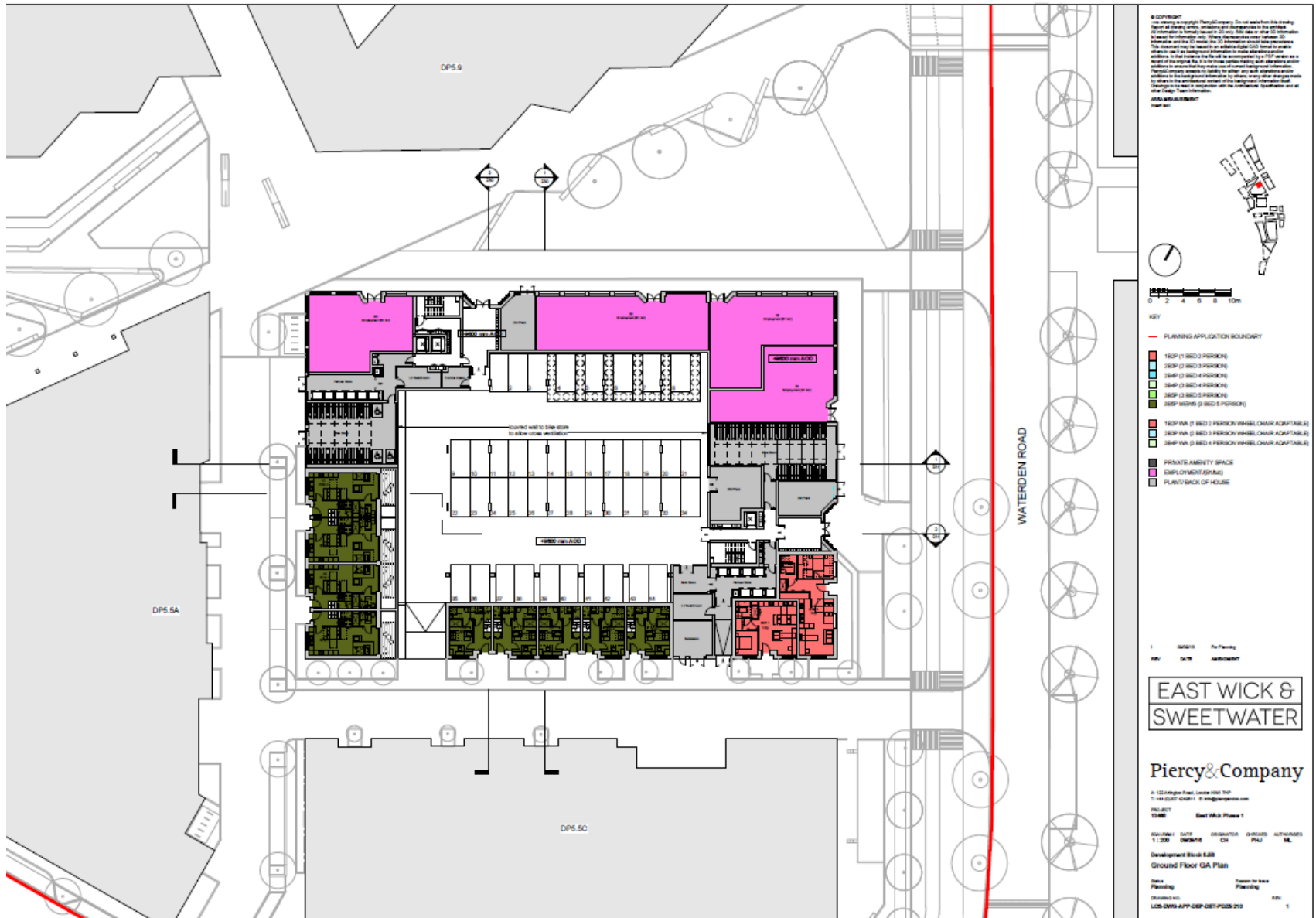
Development Plot 5.5B - Piercy & Company



Reserved Matters – Scale and Appearance



Reserved Matters – Ground Floor Plan



Reserved Matters – Scale and Appearance



Reserved Matters – Visualisations

Scale and Appearance

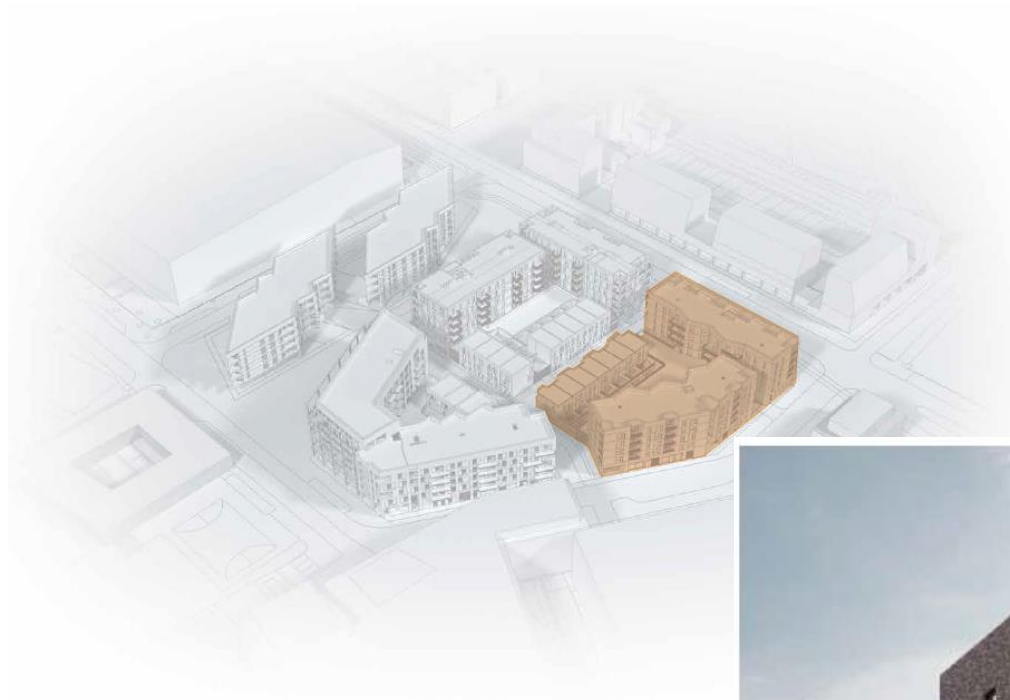


Reserved Matters – Scale and Appearance



Reserved Matters – Scale and Appearance

Development Plot 5.5C - ASTUDIO



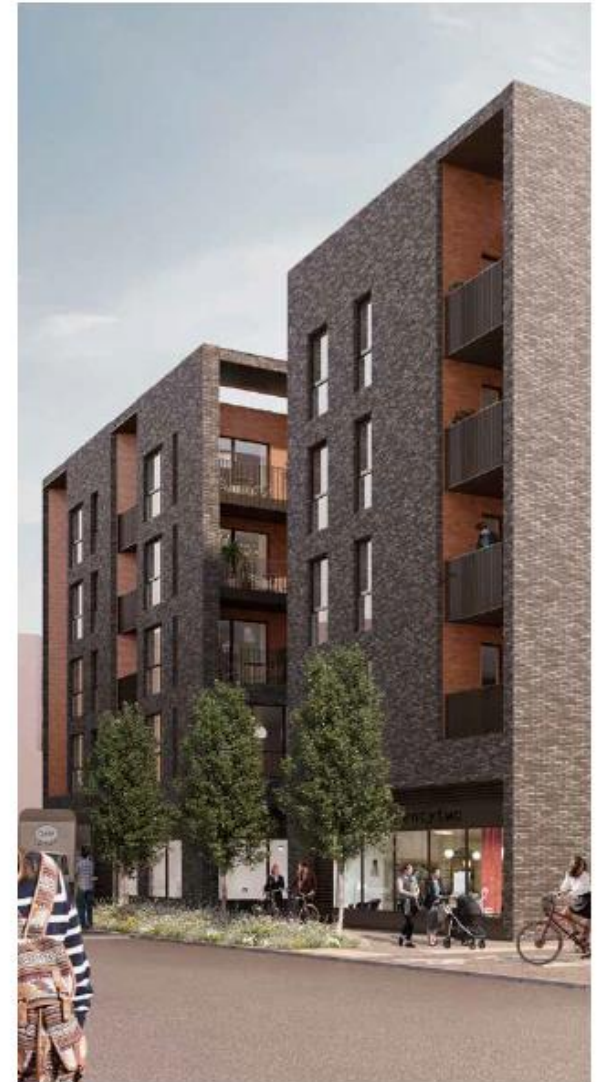
Reserved Matters – Second Floor Plan



Reserved Matters – Scale and Appearance



WEST ELEVATION



Reserved Matters – Scale and Appearance

Section through the Development Block

MEWS STREET

TERRACED HOUSE

COMMUNAL
PODIUM GARDEN

AREA OF BIODIVERSITY,
ROOF, AND PV PANELS



PRIVATE GARDEN FOR
TERRACED HOUSES

PRIVATE CAR PARKING
NATURALLY VENTILATED

RETAIL

Reserved Matters – Scale and Appearance

Development Block 5.9 - Studio Egret West



Reserved Matters – Fourth Floor Plan



Reserved Matters – Landscaping



Reserved Matters – Landscaping

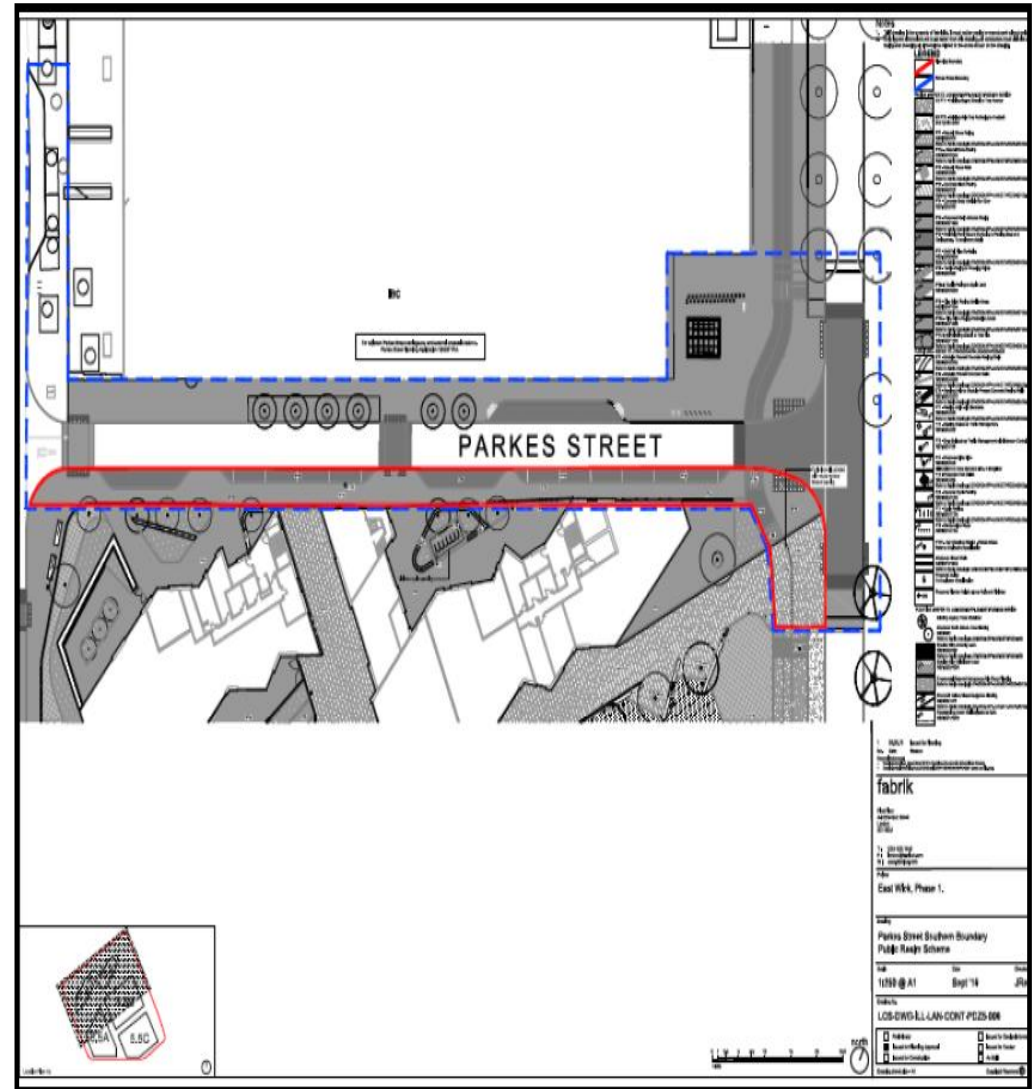


Approval of Details

16/00502/AOD

Proposal

- Parkes Street (east west tertiary street) - pursuant to condition 3 of the Parkes Street permission ref 15/00571/FUL
- Details of the southern edge of Parkes Street:
- Resin bonded surface material to match the wider QEOP;
- Materials will be same as permanent road;
- 2.5m wide service bays;
- 1.8m wide Blue Badge bays;
- Lighting (outstanding)



Consultation



Consultations

Responses received from the following

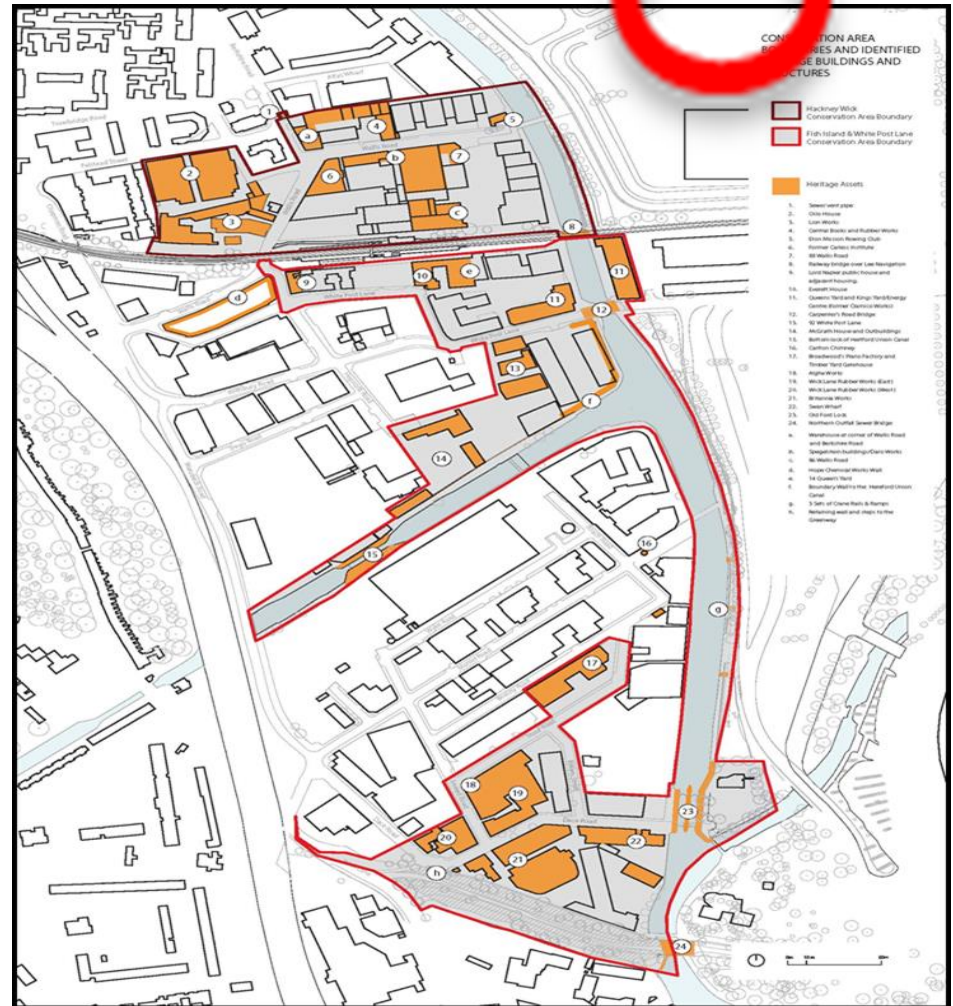
Section 9 of the Officer Report summarises the consultation undertaken and responses received, along with the update report which describes any responses received following publication of the report.

- LB Tower Hamlets (Planning, Highway, Environmental Health)
- **Sustrans**
- Sport England
- CRT
- Transport for London
- Historic England
- Environment Agency
- Natural England
- Network Rail – No Comments
- HSI
- **Quality Review Panel (QRP)**

Update Report

Update Report

- Impact on Hackney Wick Conservation Area
- Refinement to Conditions
- Corrections



Assessment & Recommendation

The background of the slide is composed of several overlapping geometric shapes. A large pink triangle occupies the top-left and central portions. A green triangle is positioned on the right side, overlapping the pink one. A blue triangle is located at the bottom right, overlapping both the pink and green triangles. A dark red triangle is visible at the bottom left, partially overlapping the pink triangle.

Assessment - Section 10 of Report

16/00503/NMA – non material amendments application

- Whether the amendments proposed to LCS parameter plans and the framework are non material

16/00520/REM – reserved matters application

- Compliance with (revised) parameter plans and conditions and other s106 requirements
- Design – layout (including daylight & sunlight and residential tenure mix and quality), appearance, means of access and landscaping
- Impact on Hackney Wick Conservation Area
- Environmental conditions

16/00502/AOD – approval of details

- Public Realm and related landscaping and parking bay details

Conclusion: The proposal is considered to be acceptable in planning policy terms. As such, it is recommended that the application for non material amendments, reserved matters and the details of the southern edge of Parkes Street are granted subject to the conditions and informative set out in the report.

Recommendation – section 2 of report

Non material amendment (ref. 16/00503/NMA)

- (a) **APPROVE** the application for Non-Material Amendments to Parameter Plans and the Revised Development Specification approved under the Legacy Communities Scheme outline planning permission (ref: 11/90621/OUTODA as varied by 14/00036/VAR).

Reserved Matters (ref: 16/00520/REM)

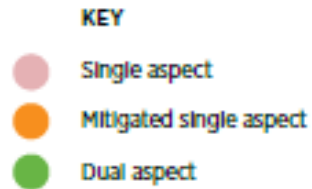
- (a) **APPROVE** the application for the Approval of Reserved Matters for 302 residential units, 1,640sqm GIA of retail/leisure (A1-A5), 1,242sqm GIA of flexible employment space (B1b/c), a 108sqm GIA estate management office (B1a) and a 410sqm GIA nursery (D1), with associated car parking, hard and soft landscaping, public realm, streetscape and associated works pursuant to conditions LCS0.27 and LCS0.28 of the Legacy Communities Scheme (LCS) outline planning permission 11/90621/OUTODA (as amended) being details of layout, scale, appearance, means of access and landscape.
- (b) **DELEGATE** authority to the Director of Planning Policy and Decisions to approve the application subject to the conditions and informatives set out in section 13 of the report including refinements, amendments, additions and/or deletions as the Director of Planning Policy and Decisions considers reasonably necessary, and subject to the satisfactory completion of unilateral undertakings by the LLDC as landowner and LLDC as local planning authority to secure amendments to the original LCS s106 agreement.

Full Application (ref: 16/00502/AOD)

APPROVE the Details of the southern edge of Parkes Street and **DELEGATE AUTHORITY** to the Director of Planning Policy and Decisions subject to receipt of the outstanding lighting detail.

Reserved Matters – Layout

Mitigated single aspect example



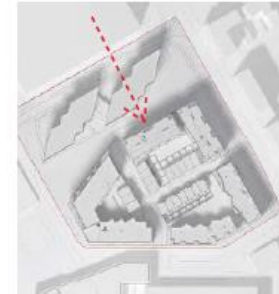
Sunlight

BUILDING TYPOLOGY KEY

- 1 MIXED USE PERIMETER BLOCKS
- 2 MEWS HOUSES
- 3 PODIUM BUILDINGS



Single Aspect



ASPECT

3 bed family apartments have been positioned at the corners of the building so that they are all dual aspect. Great care has been taken to avoid single aspect units. Of a total of 86, only 5 are single aspect north facing. The supported daylight and sunlight assessment has confirmed that the Development Block 5.5B has a very high level of compliance with the BRE target ADF levels and are considered to have adequate light levels.

x5 Single Aspect- North Facing
 x31 Single Aspect
 x50 Dual Aspect

Total Dwellings = 86



Single Aspect- North Facing
 Single Aspect
 Dual Aspect



TYPICAL FLOOR PLAN - FLAT ASPECT

Affordable Housing

