

**Subject: The International Quarter London, Building S4 (Substructure) - 18/00355/REM and (Superstructure) 18/00354/REM**

**Meeting date: 25 September 2018**

**Report to: Planning Decisions Committee**

**Report of: Daniel Davies – Principal Planning Development Manager**

FOR DECISION

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**This report will be considered in public**

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## **1. EXECUTIVE SUMMARY**

- 1.1. The report considers two reserved matters applications for Building S4 in Zone 2, known as International Quarter London South (IQL South), of the Stratford City Outline Planning Permission (10/90641/EXTODA) ("Stratford City OPP"). Building S4 benefits from two previous reserved matters consents; application ref: 16/00339/REM which relates to the substructure (comprising below ground works) and 16/00342/REM which relates to the superstructure (above ground works). Applications 18/00355/REM and 18/00354/REM are new proposals for the development plot and comprise new substructure and superstructure details. The new scheme would provide a 21 storey (+109.8 AOD) mixed-use building with basement comprising office (44,916 sq. m), retail (825 sq. m) and leisure uses (1,170 sq. m) and associated landscaping.
- 1.2. IQL South is a multi-phased masterplan development and a number of buildings have been built out and are occupied. This includes Glasshouse Gardens which are two residential buildings and Buildings S5 and S6 which are office buildings housing tenants such as Transport for London and the Financial Conduct Authority. The areas of public realm which surround these buildings have also been delivered including the Entrance Plaza (otherwise known as The Stitch), Turing Street and Endeavour Square. Construction activities associated with Building S9 are partially completed and it is anticipated that Building S9 will be occupied in summer 2019.
- 1.3. The main issues to be considered in relation to the applications are:
  - Overall conformity with the Stratford City Outline Planning Permission and approved Zonal Masterplan;
  - Access and inclusive design;
  - External appearance and compliance with local plan policy BN.10; and
  - Environmental impacts.
- 1.4. Officers have assessed the documents submitted under both these applications and are satisfied that the scheme is in conformity with the Stratford City OPP, Zonal Masterplan and Site Wide Strategies and will not give rise to new or different significant environmental effects. For this reason an EIA is not required.

- 1.5. The submission demonstrates that adequate access and circulation arrangements have been made through the siting of the building, its associated below ground infrastructure, and ground floor entrances which would be accessible. The scheme is suitably designed and would accord with the principles of the Stratford City Outline Planning Permission and Zonal Masterplan. The public realm would provide an appropriate amount of cycle parking and motorbike parking.
- 1.6. Minor deviations from the approved Zonal Masterplan are proposed which officers have assessed to be acceptable, observing that the proposed scheme would improve conditions compared to previously approved reserved matters proposals. Detailed landscaping proposals are set out under a separate application for Redman Place which is being presented alongside this scheme at planning committee (application reference: 18/00255/REM). The design development of these proposals have taken place concurrently at during pre-application discussions and both officers and the Quality Review Panel concluded that the landscaping proposals appropriately respond to the proposed building.
- 1.7. Officers have assessed the design quality of the building which is considered to respond appropriately to its context and successfully incorporates a 'Point of Orientation' as required by the Zonal Masterplan on its Westfield Avenue elevation. It is considered to be of a high design standard, has a well-articulated facade and massing that is distinctive and offers unique character to the series of office buildings consented in Zone 2. Officers consider that the proposal, subject to conditions, meets the local plan tall building policy criteria of Policy BN.10. The scheme was also reviewed by LLDC's Quality Review Panel on three occasions who endorse the proposal.
- 1.8. No objections have been raised by members of the public or statutory consultees. It is therefore recommended that both reserved matters applications are acceptable and recommended for approval subject to the conditions set out in section 13 of this report.

## **2. RECOMMENDATIONS**

### **2.1 The Committee is invited to:**

- a) **APPROVE application 18/00354/REM with the FULL DISCHARGE of conditions B1, B8, B9, Q1 and Q4 of the Stratford City Outline Planning Permission (10/90641/EXTODA) in relation to reserved matters for superstructure works for Plot S4, subject to the conditions set out in this report;**
- b) **APPROVE application 18/00355/REM with the FULL DISCHARGE of conditions B1, B8 and B9 of the Stratford City Outline Planning Permission (10/90641/EXTODA) in relation to the substructure works for Building S4; and**
- c) **AGREE TO DELEGATE AUTHORITY to the Director of Planning Policy and Decisions to make any refinements, amendments, additions and/or deletions to the proposed draft conditions as the Director of Planning Policy and Decisions considers reasonably necessary.**

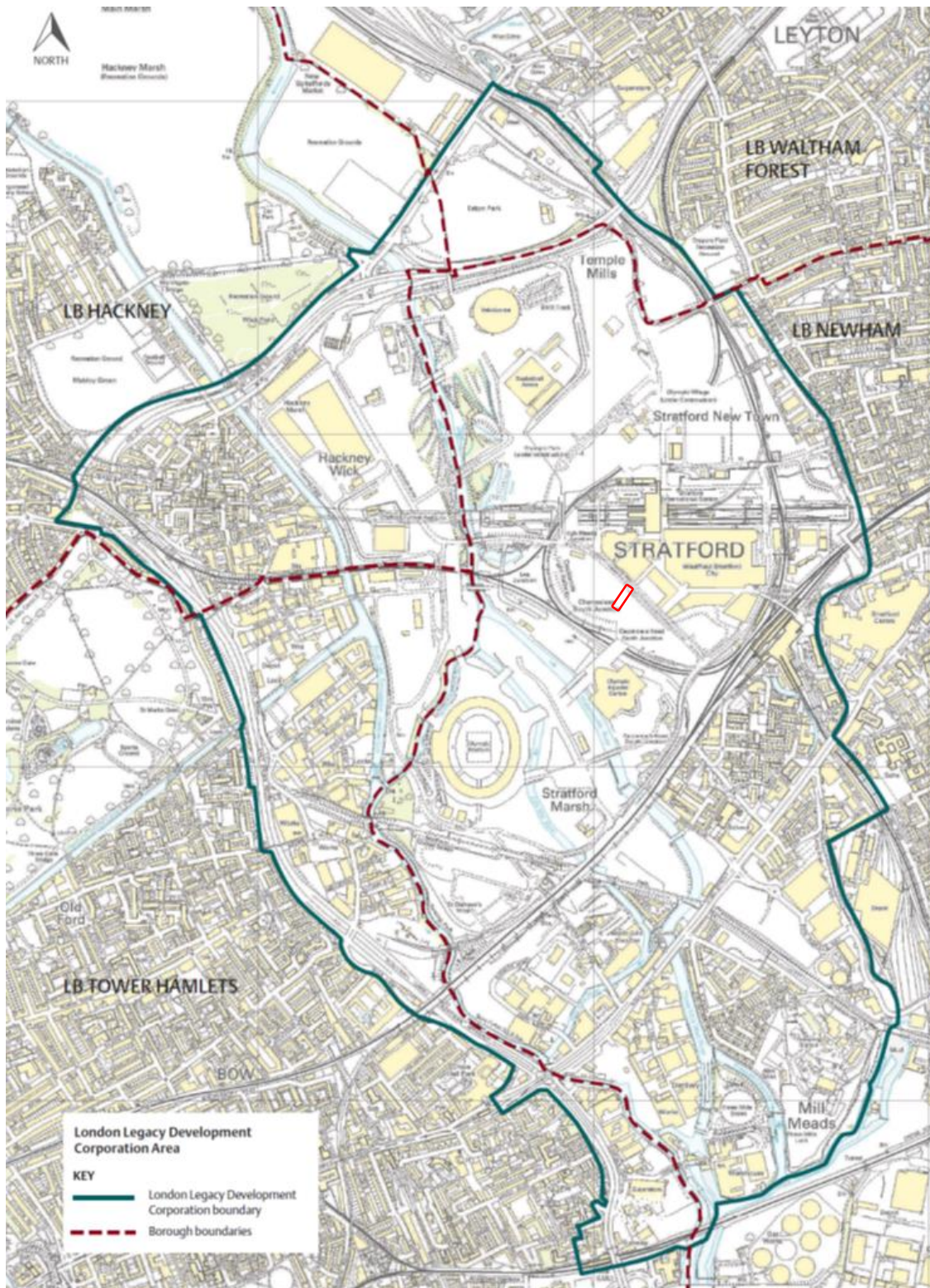
## **3. FINANCIAL IMPLICATIONS**

- 3.1. None

## **4. LEGAL IMPLICATIONS**

- 4.1. None

## Site plan



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**Location:** Plot S4, Stratford City Zone 2, The International Quarter London (IQL) South, Land adjacent to Westfield Avenue, Stratford City.

**London Borough:** Newham

**Proposal:** 18/00354/REM

Application for the approval of Reserved Matters pursuant to conditions B1, B8, B9, Q1 and Q4 of the Stratford City Outline Planning Permission (Ref: 10/90641/EXTODA) comprising the construction of a 21 storey building with basement to provide office (Use Class B1), complementary retail (Use Classes A1-A5) and leisure uses (Use Class D1/D2) together with associated public realm (including Secondary Road S2 (part), other areas of open space, associated parking for cars, motorcycles and bicycles, and associated works .

**18/00355/REM**

Application for the approval of Reserved Matters pursuant to Conditions B1, B8 and B9 of Outline Planning Permission reference 10/90641/EXTODA being details of the layout, scale, siting and access including engineering works for the below ground basement, in-ground drainage, services and utilities and associated substructure works for Building S4.

**Applicants:** Stratford City Business District Limited (SCBD Ltd)  
**Agent:** Quod Ltd  
**Architect:** Arney Fender Katsalidis

## **5. SITE & SURROUNDINGS**

- 5.1. The application site, measuring 0.38hectares, is a rectangular plot, bounded by Westfield Avenue to the north east, Redman Place to the south west and is immediately neighboured by building S5 along Westfield Avenue. It is located within Zone 2 of the wider Stratford City development and forms part of the IQL South. Zone 2 lies adjacent to Zone 1 which is the Westfield shopping centre, and is bounded by Westfield Avenue to the north east, Montfichet Road to the south east and railway lines to the south west.
- 5.2. IQL South (Zone 2) is connected by Bridge F10 to the Queen Elizabeth Olympic Park to the south west and Stratford Waterfront (Planning Delivery Zone 1) which is immediately adjacent to the railway lines. Stratford Waterfront is subject to current Cultural and Education District proposals known the East Bank.
- 5.3. IQL South is a multi-phased masterplan development and a number of buildings have been built out and are occupied. This includes Glasshouse Gardens which are two residential buildings and Buildings S5 and S6 which are office buildings housing tenants including Transport for London and the Financial Conduct Authority. The areas of public realm which surround these buildings have also been delivered including the Entrance Plaza (otherwise known as The Stitch), Turing Street and Endeavour Square. Construction activities associated with Building S9 are partially completed and it is anticipated that Building S9 will be occupied in Summer 2019.
- 5.4. The remaining plots to the north and north west (S10, S1 and S2) have outline planning permission for commercial development but remain undeveloped. The applicant has been in discussions with LLDC PPDT in relation to how these parts of Zone 2 might come forward, including the possible introduction of residential buildings at the northern end of the site. Further details of the revised masterplan will be presented to committee as applications for these northern plots come forward.
- 5.5. The application site is not located within a conservation area nor are there any designated or non-designated heritage assets within the site or surrounding area. The site has excellent public transport connections with both Stratford International Station and Stratford Regional Station in close walking distance and direct access to bus routes on Westfield Avenue. This is reflected by its high public transport accessibility level rating (PTAL) of 6b.

## **6. PLANNING PROPOSAL**

- 6.1 The proposal is seeking permission to construct a single 21 storey building and basement that will provide a total of 44,916 sq. metres of floorspace (GEA) comprising of predominately office space from level 1 to 21, retail at ground floor (825sq.m) and leisure uses (1,170 sq. metres) spread across portions of the first and second floor of the building. The leisure use proposed is a cinema (Class D2). An overview of the distribution of these uses within the building is set out below:

### **Basement level**

- Plant, bike shed and changing rooms

### **Ground Floor**

- Retail units
- Main entrance lobby
- Cinema Lobby
- Plant rooms, loading bay and storage

### **Level 1**

- Cinema Screens and pre-function rooms
- Offices
- Facility managers office

### **Level 2**

- Cinema Screens
- Offices
- Terraces

### **Level 3, 19, and 21**

- Offices
- Terraces

### **Level 4-18**

- Typical Office floors

### **Roof level**

- Plant
- Building Maintenance Unit

- 6.2 The scheme will deliver cycle parking (387 spaces), motor cycle parking (14 spaces), car parking (5 spaces) and landscaping on the surrounding land directly adjacent to the site. Further details on these elements are provided later within this report.
- 6.3 Plot S4 will be the fourth commercial building to come forward in The International Quarter (IQL) and the applicant has indicated that the building is likely to be occupied by multiple tenants, unlike Plots S5 and S6 for which tenants had been secured in advance.
- 6.4 The conditions of the Stratford City Outline Planning Permission that are relevant to these applications are summarised below:

<b>Condition B1</b>	Details of design, appearance, access and landscaping.
<b>Condition B8</b>	Requirements for reserved matters applications including the submission of a ZMP conformity statement.
<b>Condition B9</b>	Details of reprofiling and earthworks.
<b>Condition Q1</b>	Requirement for landscaping in each zone to take account of landscaping in adjacent zones.
<b>Condition Q4</b>	Details of open space and design and landscaping.
<b>Condition A4</b>	All reserved matters to be in accordance with the ZMP unless minor variations are agreed in writing with the LPA.

Two reserved matters applications have been submitted for approval in order to construct the building S4. These applications are described in turn as:

**a) Substructure (18/00355/REM)**

- 6.5 This application relates to the substructure works only for plot S4 and is seeking approval for details of the siting and engineering works, in-ground drainage services and utilities. The substructure works include all below ground works including the building foundations, basement, piling and in-ground drainage services and utilities.
- 6.6 The submitted drawings for approval and documentation confirm how the substructure (and subsequent building) will be consistent with the Stratford City OPP and the Zonal Masterplan (subject to minor deviations), including parameter plans and approved site wide strategies. Documentation also details the environmental impacts resulting from the substructure works, including a piling risk assessment and an underground drainage design statement.

**b) Superstructure (18/00354/REM)**

- 6.7 This application relates to the above ground works for plot S4 and specifically the floorspace, uses, massing and associated landscaping.
- 6.8 These applications have been submitted separately to remove the risk of programme delay of below-ground construction works if there were any significant delays in the consideration of the superstructure. For the purposes of this report, these applications are described interchangeably as the “RMA applications”, where appropriate.

**7. RELEVANT PLANNING HISTORY**

Stratford City Outline Planning Permission

- 7.1 The Stratford City OPP was granted in February 2005 (reference P/03/0603) by the London Borough of Newham for comprehensive redevelopment of the rail lands site for a range of residential, office and retail uses as part of the regeneration of Stratford City. This is the ‘parent’ planning permission for this site and has subsequently been varied and approved on the 30th of March 2012 altering the quantum of development, various conditions and parameters (planning reference: 10/90641/EXTODA).

Zone 2 Stratford City -The International Quarter (IQL)

- 7.2 The IQL South forms part of the Stratford City Outline Planning Permission covering an area that is known as “Zone 2” of the Stratford City OPP. A Zonal Masterplan for Zone 2 sets out parameters for development and describes the principles that new development should comply in accordance with Condition A1 of the Stratford City OPP. The Zonal Masterplan was approved on 28<sup>th</sup> March 2012 (ref: 11/90463/AODODA) and was later superseded by an updated Zonal Masterplan which was approved on 22<sup>nd</sup> September 2015 (Planning reference 15/00005/AOD).

Zone 2 Reserved Matters Applications (RMA's)

- **Plot 4** –Reserved matters applications were approved in November 2017 for the construction of an office building (71,923sqm) with complementary retail uses (Use Classes A1-A5) up to a maximum height of 21 storeys (+109.9m AOD) with associated parking for cars, motorcycles and bicycles. That planning permission has not been implemented. Should the current RMA applications be found acceptable by the Planning Decisions Committee, the applicant intends to implement the new scheme.
- **Pavilion Building** – Members resolved to grant Reserved Matters approval at Committee in July 2018 (18/00252/REM)

- **Plot S9** – Reserved matters approval was granted for a commercial building in April 2017 (16/00672/REM and 16/00671/REM). This building is currently under construction and is due to be occupied by the British Council and Cancer Research UK.
- **Plot S8 and S7 (Glasshouse Gardens)** - Reserved matters approval was granted in January 2014 (13/00409/REM) for two residential buildings up to a maximum height of 30 storeys, providing 333 residential units. Occupation of the building commenced in October 2016. This site includes Balcony Park which has a Multi-Use Games Area (MUGA) and a Local Equipped Area of Play (LEAP).
- **Plot S6 (Transport for London – TfL)** - Reserved matters approval for substructure works granted in February 2015 (14/00483/REM), with later approval for the superstructure under reference 15/00003/REM in October 2015 for a commercial building up to a maximum of 12 storeys (+7Om AOD approx.) to provide 33,688.8 sq. m of floorspace, consisting of 32,796.6sqm of office floorspace (Class B1), 591.5sqm of complementary retail (Class A1-A3) and a 300.7 sq. m creche (Class D1 ). Constructed and occupied by TfL.
- **Plot S5 (Financial Conduct Authority - FCA)** -Reserved matters approval for substructure works granted in February 2015 (14/00482/REM), with later approval for the superstructure under reference 15/00002/REM in October 2015 for a commercial building up to a maximum of 20 storeys (+107m AOD approx.) to provide 62,120sqm floorspace, consisting of 61,233sqm of office floorspace (Class B1) and 887sqm of complementary retail (Class A1-A5). Constructed and occupied by the FCA.
- **Services and Utilities** - Zone 2 Site-Wide In-Ground Services and Utilities - Reserved matters approval was granted in February 2015 under application 14/00479/REM.
- **Carpenter's Square** – (public realm) application 16/00683/REM for landscaping around future buildings, comprising public open space including hard and soft landscaping and associated works. The consent was not implemented and revised landscaping proposals for S9 are subject of an application that is being presented alongside this scheme at planning committee (planning ref: 18/00255/REM).

#### Environmental Impact Assessment

- 7.3 The proposed development has been subject to a Screening Opinion (18/00357/SCRES) which is being reviewed by PPDT's environmental consultants and will be reported in an update report to planning committee. Subject to the final confirmation from our EIA consultants, our view is that an EIA is unlikely to be required as the previously approved RMAs were screened negatively and this scheme would not give rise to new or different significant environmental effects (16/00340/REM and 16/00349REM).

#### Other Relevant Planning Applications

- 7.4 Applications to discharge pre-commencement conditions have been submitted for approval with respect to building S4 to discharge Conditions G1 (Construction Method and Management Statement), G8 (Telephone Inquiry Line), K6 (BREEAM), L1 (Foul and Surface Water Drainage), L5 (Storage Facilities for Oils, Fuels and Chemicals), L7 (Sewerage Infrastructure), L8 (Hazardous Substances), L12 (Piling Works), O4 (Noise Assessment and Mitigation), P2 (Wheel Washing), X1 and X2 (Heights of Buildings, Cranes and Plant) of the outline planning permission 10/90641/EXTODA (planning ref: 18/00356/AOD). These details update information previously submitted and approved in connection with the previous RMA for building S4 (16/00353/AOD).



- 7.5 Various S96A applications have been submitted to make non-material changes to the parent planning permission. If approved these changes would redistribute leisure floorspace from IQL North to IQL South (planning reference: 18/00335/NMA); enable a greater proportion of food and beverage retail within IQL South (18/00336/NMA) and transfer commercial and complementary retail floorspace from Zone's 3 and 4, respectively, to Zone 2 (18/00337/NMA). These applications are pending and the intention is for them to be determined under delegated powers. An update of their status will be presented as part of an update report to planning committee.
- 7.6 A pedestrian bridge (Carpenter's Bridge) is proposed to connect Zone 2 to Stratford Waterfront, from the north west of IQL South. The bridge is part of the Cultural and Education District proposals, which are expected to be submitted to the Local Planning Authority as an application in autumn 2018.
- 7.7 The revised building S4 application and proposed revisions to the masterplan have been subject to pre-application briefings with the planning decisions committee. A broad level of support has been given to the principle of these changes to the scheme and wider masterplan.

## **8. POLICIES & GUIDANCE**

### National Planning Policy Framework (2018)

- 8.1 The National Planning Policy Framework sets out national planning policy and is a material consideration in planning decisions. It sets out a presumption in favour of sustainable development which Plans and decisions should apply. This requires that in order to achieve this, development proposals that accord with an up to date development plan should be approved without delay. Where there are no relevant development plan policies or the policies that are most relevant are out of date, that permission is granted unless the application of policies within the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development, or any adverse impacts of granting permission would significantly or demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. The NPPF should be read in conjunction with the Planning Practice Guidance, a web-based resource for all users of the planning system. This set out detailed guidance in support of the policy areas in the NPPF, including the importance of good design and how this can be achieved through planning decisions.
- 8.2 The following parts of the framework are relevant to these submissions:
- (Section 6) Building a strong, competitive economy
  - (Section 7) Ensuring the vitality of town centres
  - (Section 9) Promoting sustainable transport
  - (Section 12) Achieving well-designed places
  - Section 16) Conserving and enhancing the natural environment

### The London Plan (March 2016)

The relevant policies are listed below:

Policy 2.4 The 2012 Games and their Legacy

Policy 2.9 Inner London

Policy 2.13 Opportunity Areas and Intensification Areas

Policy 2.14 Areas for regeneration

Policy 4.1 Developing London's economy

Policy 4.2 Offices

Policy 4.3 Mixed use development and offices  
Policy 4.12 Improving opportunities for all  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable design and construction  
Policy 5.6 Decentralised energy in development proposals  
Policy 5.9 Overheating and cooling  
Policy 5.10 Urban Greening  
Policy 5.12 Flood Risk Management  
Policy 5.13 Sustainable drainage  
Policy 5.14 Water quality and wastewater infrastructure  
Policy 5.15 Water use and supplies  
Policy 5.21 Contaminated land  
Policy 6.3 Assessing effects of development on transport capacity  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 7.2 An Inclusive environment  
Policy 7.4 Local character  
Policy 7.5 Public realm  
Policy 7.6 Architecture  
Policy 7.7 Location and design of tall buildings  
Policy 7.11 London view management framework  
Policy 7.12 Implementing the London View Management Framework  
Policy 7.14 Improving Air Quality  
Policy 7.15 Reducing Noise and Enhancing Soundscapes  
Policy 7.19 Biodiversity and access to nature

#### The Draft London Plan (December 2017)

The Mayor of London Published a draft London Plan in November 2017 for the purposes of public consultation. The policies in the draft new London Plan currently only have limited weight when making planning decisions. This report may make reference to policies within the new London Plan where they are materially relevant to the assessment of the proposal.

#### London Legacy Development Corporation Local Plan (July 2015)

The relevant policies are listed below:

Policy SP .1 Building a strong and diverse economy  
Policy S.1 Health and Wellbeing of prospective residents  
Policy B.1 Location and maintenance of employment uses  
Policy B.2 Thriving town, neighbourhood and local centres  
Policy B.5 Increasing local access to jobs, skills and employment training  
Policy SP.3 Integrating the built and natural environment  
Policy BN.1 Responding to place  
Policy BN.5 Requiring inclusive design  
Policy BN.10 Proposals for tall buildings  
Policy BN.11 Reducing noise and improving air quality  
Policy BN.13 Improving the quality of land  
Policy T.4 Managing development and its transport impacts  
Policy T.5 Street Network  
Policy T.6 Facilitating local connectivity  
Policy T.8 Parking and parking standards in new development  
Policy T.9 Providing for pedestrians and cyclists  
Policy S.1 Health and wellbeing

Policy S.4 Sustainable design and construction  
Policy SP.5 A sustainable and healthy place to live and work  
Policy S.6 Waste reduction  
Policy S.7 Overheating and urban greening  
Policy S.8 Flood risk and sustainable drainage measures

### The Draft London Legacy Development Corporation Local Plan (September 2018)

LLDC has carried out consultations on the scope of the changes to the Local Plan and is preparing a Draft Revised Local Plan for the purposes of public consultation. The policies in the draft Revised Local Plan only have limited weight when making planning decisions.

Other relevant material considerations:

- Mayor of London – Accessible London (2014)
- Mayor of London –Olympic Legacy SPG (2012)

## **9. CONSULTATIONS**

9.1. Both applications were advertised in the Newham Recorder press and site notices were erected on the boundary of the site on Westfield Avenue. Letters were also sent to the following consultees. Any responses received have been summarised in the table below:

- LB Newham Planning;
- LB Newham Highways;
- LB Newham Transport;
- LB Newham Waste Management;
- Natural England;
- Environment Agency;
- Network Rail;
- HS1;
- DLR;
- London Underground;
- TfL;
- Docklands Light Railway;
- Thames Water;
- National Grid;
- EDF Energy;
- Metropolitan Police;
- Westfield;
- Holiday Inn;
- LS185; and
- London Cycling Campaign.

<b>Consultee</b>	<b>Response</b>
• LB Newham Planning	No written comments received.
• LB Newham Highways	No written comments received.
• LB Newham Transport	No written comments received.
• LB Newham Environmental Health	No objection to the scheme.
• LB Newham Waste Management	No written comments received.
• Natural England	No written comments received.
• Environment Agency	No written comments received.
• Network Rail	No written comments received.
• HS1	No written comments received.
• DLR	No written comments received.
• London Underground	No written comments received.
• TfL	No written comments received.
• Docklands Light Railway	No written comments received.
• Thames Water	No written comments received.
• National Grid	No written comments received.
• EDF Energy	No written comments received.
• Metropolitan Police	No written comments received.
• Westfield	No written comments received.
• Holiday Inn	No written comments received.
• LS185	No written comments received.
• London Cycling Campaign	No written comments received.

#### Neighbour Responses

9.2. No comments received.

#### Internal Consultees

9.3. PPDT's Environmental Consultants (ARUP)

PPDT's Environmental Consultant (ARUP) were consulted on the application and originally sought clarification on daylight and sunlight, wind, ecology and air quality issues. Further information was provided by the applicant on these issues which at the time of writing report were under review. Whilst there appears to be no significant matters related to these issues, they are likely to lead to further conditions or possible minor amendments to proposal which will be described in an update report to Committee. Based on the acceptability of these details or subsequent approval of conditions imposed, officers are satisfied that the environmental information provided to support the reserved matters application is acceptable.

9.4. PPDT's Transport Consultant (CH2M)

PPDT Transport Consultants have reviewed the documents submitted as part of the RMA and are satisfied that the anticipated transport effects do not raise significant concerns from a transport perspective and are acceptable. Clarification was sought on the gradient of the internalised cycle ramp within the building which they have advised should be amended to have a gradient of no more than 7%.

9.5. Quality Review Panel

The Quality Review Panel reviewed Building S4 three times at pre-application stage (January 25<sup>th</sup> March 22<sup>nd</sup> and May 3<sup>rd</sup> 2018) . The panel were supportive of the proposals

and consider that it has evolved in a positive direction. They acknowledged that the relationship of the building with the adjoin plot S3 was important and should be captured in design codes. A summary of the Quality Review Panel's views in respect of this scheme are set out below:

*“The Quality Review Panel welcomes the revisions made to the design of the building on Plot S4, as well as the projection of the design of the building on neighbouring Plot S3. A much clearer route through IQL is established – in line with the principles of the IQL South masterplan. The panel recommends further exploration of how Turing Street might become more activated. The proposed architectural expression of building S4, including the articulation of façades and materials, shows promise; its success will depend on the quality of detailing, materials and construction. The panel repeats its support for the landscape design and public realm associated with Plot S4. It recommends continuing analysis of microclimatic conditions across IQL South”*

The panel welcomed the opportunity to see how the details of the design are developed in order to be able to advise on compliance with Policy BN.10.

## **10. ASSESSMENT OF PLANNING ISSUES**

### **Principle of Development**

- 10.1. The application site, measuring 0.38ha, is in an Opportunity Area and Metropolitan Centre where development is expected to support wider regeneration aspirations and provide Grade A B1 office space in accordance with London Plan (Policy 2.13 – Opportunity Areas and Intensification Areas) and the Local Plan (Policy B.2 – Thriving Town, neighbourhood and local centres). The site benefits from outline planning permission by way of Stratford City OPP (ref: 10/9064/EXTODA) and so the principle of comprehensive redevelopment is established. Development of this site is required to be in accordance with the approved parameters of the Stratford City OPP, the approved Zonal Masterplan (ZMP) for Zone 2 and accompanying Site Wide Strategies
- 10.2. These reserved matters applications seek to demonstrate compliance with the parent consent and to justify any deviations from it. The parent planning permission makes clear provisions for office space throughout the IQL South site and as such the principle of this development, in land use terms is acceptable and it would make a significant contribution towards the achievement of strategic London Plan and local regeneration objectives through the creation of jobs and stimulating the local economy (Local Plan strategic policy SP.1 'Building a Strong and Diverse Economy). The addition of leisure floorspace is considered likely to be non-material and acceptable in the context of the Stratford Centre OPP as this allows for leisure floorspace within the Stratford Metropolitan town centre boundary.

### **Overall Conformity with Parameter Plans, Stratford City OPP and Zonal Masterplan**

- 10.3. Condition A4 of the Stratford City OPP requires that all RMAs be submitted in accordance with the approved Zonal Masterplan. The relevant ZMP for Zone 2 was approved in September 2015 (15/00005/AOD), having been updated from earlier iterations. The Applicant has submitted a statement setting out how this proposal conforms with the approved ZMP and parameters set out in the Stratford City OPP. The statement also sets out where the scheme makes minor departures from the ZMP.

### **Siting of the building**

- 10.4. The consented parameter plans define the plot boundaries within which buildings should be located, and establish minimum distances between the elevations of buildings on adjoining plots. Typically a minimum of 15 metres is required between buildings although

this can be reduced to 13 metres where there are protruding facade elements such as staircases. The Parameter plans also require that buildings and their public realm should be designed to enhance legibility of movement with the ZMP Design Statement indicating that buildings should include a Point of Interest as part of the frontage of the building. Four 'Points of Orientation' are identified in the approved Zonal Masterplan and one is included on the Westfield Avenue frontage of Building S4. The purpose of such Points of Orientation is to help create interest and activity along key pedestrian routes, and to assist with legibility and integration of IQL with its context.

- 10.5. The proposed siting of the building has been informed by these requirements and emerging proposals for a new masterplan for the remaining parts of IQL South. The evolving masterplan is being developed by newly appointed architects who are exploring how to modify the development framework in order to positively respond to the lessons learnt from the previously delivered plots and to enable the wider masterplan plan to adapt to emerging changes in the market, including a diversification of the permitted uses to enhance place-making. Whilst those changes are not the subject of this planning application, a number of key principles have been established through discussions with officers and the QRP which has informed the siting, orientation and layout of the proposed S4 building. One of the overarching aims for building S4 is to achieve variety in the urban grain with compressed lanes and more public open spaces.
- 10.6. The proposed S4 building has a much smaller footprint than the extant S4 building (circa 35%) the result of which would be the creation of Arber Lane. Arber Lane is intended to be lined with retail frontages, sensitively landscaped and would form a key route linking pedestrians to Westfield and Stratford Waterfront via the new Carpenters Land Bridge. The angled ground floor of the building would create a desire line between these destinations strengthening the linkages and would add a much finer urban character when compared to the previous scheme.
- 10.7. Buildings S4 and S5 (Financial Conduct Authority) are separated by a minimum distance of 13.6 metres between the stair cores on the north-west elevation and up to 18.3 metres on the south-east façade which would comply with the approved ZMP requirements. The distance of separation with S9 is in excess of 27 metres and so would also comply with the ZMP requirements.
- 10.8. The consented parameter plans do not define constraints for the siting of utilities but they provide the context for the existing, proposed and optional local and wider utility networks that serve the Stratford City site. Whilst there are no specific ZMP drawings for services in Zone 2, the ZMP Design Statement states that a significant body of major utilities infrastructure has been provided within Stratford City and the Olympic Park, specifically recognising that as developments are brought forward within Zone 2, new connections will be made into this inherited infrastructure.
- 10.9. The drawings submitted confirm that the location of proposed piles, building foundations, basement drainage and utilities works would fall within the Development Plot boundaries in which building S4 would be sited. Their design has been coordinated in tandem with the design and siting of the superstructure.
- 10.10. Based on this analysis the proposed siting and routing of in-ground services are consistent with the existing and proposed networks and in this respect are considered to comply with the approved parameter plans and are sited comfortably within the approved Plot boundaries. The separation distance of building S4 with existing and proposed buildings also complies with the ZMP requirements demonstrating that the siting of the building is acceptable.

## **Means of access**

- 10.11. The ZMP and parameter plans detail the location of pedestrian and vehicular accesses, shared surfaces, cycle routes and servicing arrangements. There are no specific requirements in terms of the location of pedestrian access points to Building S4, but it is noted that Turing Street was envisaged as the primary pedestrian route within this development. This route would sit between building S5 and building S4.
- 10.12. The provision of a cycle route along Westfield Avenue is set out in the ZMP, which has now been built. Access to this cycle route is explained in the ZMP to be provided by way of cycle linkages through Zone 2 on a route to be shared with pedestrians between buildings S4 and S5. Turing Street was envisaged as a shared surface accommodating low levels of vehicular traffic, pedestrians, cyclists and servicing. The provision of a cycle route shared with pedestrians between buildings S4 and S5 has already been delivered through the Endeavour Square RMA (16/00523/REM). A separate RMA continuing this route is proposed under the Redman Place RMA (18/00255/REM) which is reported elsewhere on this agenda.
- 10.13. Under this proposal Turing Street will accommodate 5 car parking spaces, 2 of which have been designed as blue badge parking bays. The remaining 3 spaces would be allocated for tenants of the S4 office space, which is significantly less than the maximum of 71 car parking spaces permissible under the Stratford City OPP. 5% of spaces are required to be in form of accessible parking bays in accordance with the ZMP Design Statement. At 40%, the provision of accessible car parking bays is proportionally high and is compliant with the ZMP.
- 10.14. Cycle parking would be predominately provided within the basement of the building S4 (330 spaces) and accessed via a dedicated ramp and entry point near the corner of Turing Lane and Westfield Avenue. Shower and changing facilities are to be provided within this part of the building, which is supported as it would encourage users of the building to make use of these facilities. A further 57 cycle spaces would be delivered within the public realm, principally along Turing Lane along with 14 motorbike parking spaces.
- 10.15. At 330 cycle parking spaces the amount of cycle parking provided within the building is well above the 180 spaces required by the Stratford City s.106 agreement and the adopted London Plan. The amount of visitor parking provided at grade within the curtilage of the building would also exceed the minimum of 44 required by the s.106 and the adopted London Plan, a significant level is also being provided at grade.
- 10.16. Based on the s.106 at least 30 motorcycle parking spaces would normally be expected but only 14 are proposed. The applicant states that the calculation contained in the s.106 agreement relates to IQL in its entirety and not individual buildings in isolation and that the same number of motorbike spaces were consented for the previous Building S4 RMA proposals which were found to be acceptable. That building was much larger than the current S4 building and so reasonably would have required a higher level of provision to be made.
- 10.17. Officers acknowledge that there is a shortfall proposed based on the pre-existing formula but recognise that it would be difficult to accommodate further motorbike parking facilities without adversely impacting on either the delivery of active ground floor frontages, quality of landscaping or the amount and location of visitor cycle parking. Servicing also takes place on Turing Street which is a further constraint on parking provision. These factors are considered to be relevant material considerations that weigh in favour of accepting the shortfall in officers' view, as more weight is placed on the planning merits contributed by these aspects of the proposal.
- 10.18. Servicing would take place on Turing Street and has been staggered so as not to conflict with the operation of the existing servicing yard for building S5. Service access is directly

from Westfield Avenue via a loading bay which is linked to a goods lift located in the rear core of the building. Servicing in this way is consistent with indicative locations set out in the ZMP and consistent with approved parameters.

- 10.19. Pedestrian access to the office element of the building is proposed via main entrances on Westfield Avenue, with other entrances to the building and ground floor uses on Arber Lane and Redman Place. All main entrances have been designed to be accessible and to meet the requirements of Approved Document M as a minimum which in planning terms is acceptable
- 10.20. It is noted that the proposed scheme would make minor departures from the ZMP in two respects. Firstly, it relocates the primary pedestrian route from Turing Street to what is now described as Arber Lane (between Building S4 and Building S3), creating a more direct key pedestrian link, leading visitors through from Westfield, through the IQL South and towards the bridge linking to the proposed East Bank development. Secondly, there would be a deviation from the position of the vehicular plot access and shared surface within Plot P01, removing vehicular plot access leading from Redman Place up through Arber Lane between Buildings S3 and S4. This effectively means that Arber Lane is capable of being pedestrian only which is considered a significant improvement from the consented position. Turing Street would still be accessible to pedestrians but in creating a more direct pedestrian focused route there would now be a much more inviting and pleasant vehicle free route that offers a more intimate characterful walking experience which is considered a significant planning benefit.
- 10.21. The layout and orientation of building S4 would guide pedestrians visually towards Redman Place, towards building S9 and the new Carpenters Land Bridge which would represent an improvement upon the consented position and is in keeping with the broader healthy streets aspirations. As such, there are key material considerations, which weigh in favour of accepting these specific, but minor, departures from the approved ZMP.

#### **Design and use of the building**

- 10.22. Condition D2 of the Stratford City OPP sets out the maximum permissible floorspace for uses in Zone 2. Table 1 shows that the scheme would not exceed the total floorspace requirements of Zone 2 and in this respect complies with the constraints of the permission. There is sufficient B1 floorspace within the parameters of the Stratford City OPP for the remaining buildings to come forward. However, it is noted that the scheme seeks to introduce leisure uses into Zone 2 which were not originally envisaged under the parent planning permission.
- 10.23. A series of S96a applications have been submitted which seek to vary the amount and type of floorspace permitted within Zone 2. If approved, these amendments would enable the delivery of leisure uses within Zone 2, amongst other things, to be consistent with the ZMP. Table 1 below sets out the total quantum of floorspace permitted in Zone 2 on the basis that those S96A applications are approved. The information has been presented in this way as those applications had not been determined at the time of writing this report.



**Table 1: Zone 2 maximum land use quantum taking account of the proposed S96A applications (excluding residential uses) (sq. metres).**

Land Use	Condition D2 Total Zone 2 (sq. metres)	S5 (TfL Building)	Building S6 (FCA Building)	Building S9 (BC)	Pavilion	S4 (% of total)	Total	Remaining
Complimentary Retail (A1-A5)	5,813	887	592	381	1,343	825 sq. m (14%)	4,028	+1785
Commercial (Use Class B1)	283,399	61,233	32,797	33,536	0	44,916 sq. m (16%)	172,482	+110,917
Leisure uses (Class D2)	2000	0	0	0	0	1,170 sq. m (59%)	1,170	+830
Community uses (Class D1)	309	0	301	0	0	0	301	+9

- 10.24. Based on the pending S96A applications, building S4 represents 16% of the total commercial floorspace allocated across Zone 2, 14% of complementary retail and 59% of the proposed leisure uses. Illustrative plans indicate that the 3-screen cinema is prominently expressed in the architectural expression on the façade of the building and the corners of the building facing S9 and Redman Place. This could be a complementary addition to the masterplan adding visual interest to the family of consented buildings. However officers are mindful that should a cinema provider not be brought on board, or in the case of the S96a applications not being approved, the space and the external elevations may need to be adapted to allow the building to transform in response to the needs of the end user.
- 10.25. In such an event, officers are satisfied that there is sufficient flexibility in the detailed design of the building and space to ensure that it could be transformed to be fit for an alternative purpose. Should Members find the scheme to be acceptable in all other respects, it is recommended that such changes could be managed by a suitably worded condition, requiring the submission of details for approval by the local planning authority. Alternatively, the applicant would have the option of making a further application to agree changes to the façade design of the building.
- 10.26. Turning to the distribution of uses more generally, retail frontages and active entrances would dominate the ground floor, with entrances located at prominent locations on Westfield Avenue, Arber Lane and Redman Place. A 'Third Space' is proposed at a prominent part of Westfield Avenue which is intended to function as a less formal place where people can meet to work, have informal meetings, use wifi or simply have a coffee. The idea of a third space, is increasingly popular in modern workspaces and they are typically comfortable inviting and contemporary in their look and feel and destinations in their own right. The space has been designed to have the right balance of functionality and flexibility with the adjoining office and is capable of enlivening Arber Lane drawing pedestrians towards through into IQL. The principle of locating visually interesting and active spaces at these prominent parts within the building is strongly supported, however it is likely that its success will rely on securing the right tenant that has a vision that will mean it is well utilised and inviting.
- 10.27. The Zonal Masterplan alludes to the need for there to be a 'Point of Orientation' on Westfield Avenue which is in considered to be fulfilled by the combination of the angled

building line, arrangement of the ground floor entrances and third space activation. This aspect of the scheme is considered to comply with the ZMP.

#### Public Realm and Landscaping proposals

- 10.28. The substantive public realm for Building S4 is set out in proposals for Redman Place which is being presented to the Planning Decisions Committee alongside this application (Planning reference 18/00255/REM). The design development of the public realm and its interface with the proposed S4 building has been coordinated to ensure a joined up working approach and has been carried out by the same landscape architects. Appropriate detailing of the public realm has been provided for illustrative purposes and officers are satisfied that the landscaping scheme proposed responds appropriately to the building. The approach is comprehensive although ongoing discussions are continuing with the applicant to ensure that the location and siting of trees and landscaping appropriately takes into account the siting of utilities and microclimate considerations.
- 10.29. Extensive biodiverse roof planting is proposed on the terraces of the building. Details of this planting including construction drawings, plants species and, where appropriate, irrigation systems will be secured by condition.

#### Height and massing

- 10.30. The Zonal Masterplan plan establishes a maximum height for building S4 at +110 AOD. At 109.8m AOD, inclusive of roof plant, the proposed building S4 complies with the height parameters in the Zonal Masterplan. The approach to massing builds on the vernacular of the consented Roger Stirk and Harbour buildings, respecting their established character whilst also introducing a new vernacular that seeks to more clearly distinguish between the base, middle and top to the building through the proportions and sub-division of glazing which adds interest and variety to the emerging family of buildings. The building volume is composed of a series of distinct elements which would successfully break down its perceived bulk and has an interesting and visually coherent composition from different vantage points both in and outside IQL South.

#### **Urban Design & Architectural Expression (including external appearance and an assessment of compliance with Policy BN.10 of the local plan)**

- 10.31. Neither the Stratford City OPP nor the Zonal Masterplan contain prescriptive design guidance or codes on the detailing of the buildings beyond the parameters that the proposal has been assessed against above. However, the approved Design Statement does describe the following:
- Any submissions relating to less than all of the buildings in each plot, should explain how they relate to the future neighbours in that plot as part of the submission;
  - If details of the design of individual buildings are submitted in advance of the submissions relating to adjacent public realm and streetscape, appropriate details should be provided with those reserved matters applications;
  - All materials in the public realm, including roads, footpaths, parks and open spaces should have an integrity and relationship of materiality and street furniture; and
  - Materials used on the external surfaces of buildings should be high quality and complement, where appropriate, neighbouring buildings.
- 10.32. The London Plan requires that buildings be of the highest architectural quality, and to be of a proportion, composition, scale and orientation that enhances and activates the public realm. (Policy 7.6 - Architecture). Policy BN.10 of the Legacy Corporation's Local Plan for tall buildings applies to this scheme as the proposed building exceeds the

prevailing height of 30m for buildings in Sub-Area 3. Policy BN.10 provides clear design criteria that proposals for tall buildings should be assessed against. An assessment of the scheme against BN10 is set below:

<b>BN. 10 Criteria</b>	<b>Officer Comments</b>
<p>1. Exhibit outstanding architecture and incorporate high-quality materials, finishes and details</p>	<p>The overall material strategy for the building is broadly supported, with dark metal and concrete complementing the palette of materials already established on the IQL site. However, there are some areas of further information relating to the detail that should be addressed in order for the building to demonstrate full compliance with this criteria. This includes the detailing of the large 'textured solid insulated panels', glazing system, various façade types and prominent appearance of the roof top plant.</p> <p>QRP noted that the success of the building will depend on how well it is crafted with 'exceptional detailed design, materials and construction' essential to achieving the promised level of quality. The panel advised that they would want to see the details of how the design are developed in order to advise on whether the buildings meets the BN.10 test.</p>
<p>2. Respect the scale and grain of their context</p>	<p>The scheme successfully responds to the grain and scale of the emerging masterplan context, by adopting the same façade modules and by adding a finer grain of building which provides variation and relief in townscape terms.</p>
<p>3. Relate well to the street width and make a positive contribution to the streetscape</p>	<p>Arber Lane will be a dedicated pedestrian street which links Westfield Avenue to Redman Place creating a direct and more please route from pedestrians through to the proposed Carpenters Bridge and East Bank Development.</p> <p>QRP remarked that the key principles for the design of Building S3 should be safeguarded in the design codes that will be developed as an addendum to the IQL outline planning permission and that these should include specifying a diagonal along Arber Lane; the height of the base and the undercut; and the extent of the active frontage and public realm.</p>
<p>4. Generate an active street frontage</p>	<p>The scheme would deliver active frontages through the provision of retail, leisure and offices uses along Westfield Avenue, Arber Lane and Redman Plan and some activation on Turing Street.</p>
<p>5. Provide accessible public space within their curtilage</p>	<p>High quality landscaping and public realm would be delivered with the building which has been designed in conjunction with updated landscape proposals for building S9. In the interim period, before S3 is constructed, temporary landscaping is proposed along the hoarding line which the applicant is proposing to programme with temporary events and 'pop-up' activities.</p>

6. Incorporate sufficient communal space	Terraces have been incorporated at the upper and lower levels of the building for the use of commercial tenants.
7. Contribute to defining public routes and spaces	The proposed landscaping design incorporates the IQL stainless steel 'railway line' vernacular which current runs through from Endeavour Square to Redman Place. These lines are proposed to be continued along Arber Lane to help guide pedestrians from Westfield Avenue to Redman Square and through to Bridge Place and on to the East Bank
8. Promote legibility	Illustrative material showing the projected relationship of building S4 and building S3 indicates how pedestrians arriving from John Lewis can get visual glimpses of building S9 and beyond further along Arber Lane, improving legibility.
9. Create new or enhance existing views, vistas and sightlines	The scheme would improve the visual amenity of the site by creating active frontages and through the design of the building which add interest in its façade design and its proposed relationship to the proposed S3 building.
10. Preserve or enhance heritage assets and views to/from these, and contribute positively to the setting of heritage assets, including conservation areas	The site lies within the background of the key strategic view of St Paul's from King Henry's Mound as identified in the London View Management Framework. A verified views assessment has been carried out which demonstrates that this S4 building would not be visible in this view. There are no other heritage assets, including conservation areas that would be affected by the construction of this building.
11. Micro-climatic conditions (specifically down-draughts and lateral winds over public spaces)	Subject to the appropriate installation of wind mitigation measures, building S4 can be constructed in a manner that results in safe and comfortable wind environment at ground level and on the proposed terraces.
12. Impacts to the surrounding area (including open spaces and other buildings and waterways) that relate to: Overlooking Daylight Overshadowing Light spill/reflection Wider amenity	The proposal would not have a detrimental impact on the amenities of surrounding occupiers in terms of daylight, sunlight or loss of privacy and would not result in overlooking or excessive overshadowing. The scheme will provide new publicly accessible, high quality landscaped public space. Solar glare issues are not anticipated to arise from this scheme.
13. Existing views of landmarks, parkland, heritage assets, waterways, and views along street corridors	The development is considered to significantly improve views within IQL and along Westfield Avenue
14. Tall buildings should be located within the Centre boundaries outlined within the Local Plan. In order of hierarchy these are: • Stratford Metropolitan Centre	The building is within the Stratford Metropolitan Centre which, in policy terms, is an appropriate location for a tall building.

<ul style="list-style-type: none"> <li>• Bromley-by-Bow District Centre</li> <li>• Hackney Wick Neighbourhood Centre</li> <li>• Pudding Mill Local Centre</li> <li>• East Village Local Centre</li> </ul>	
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Summary of BN.10 assessment

- 10.33. The design of the S4 building has been developed in response to the evolving masterplan which has led to the creation of a finer grain building and intimate streets which are more pedestrian focused and provide new direct linkages to key destinations. Westfield Avenue, Arber Lane and Redman Place are lined with extensive active frontages and are capable of being occupied by a diverse range of engaging ground floor uses that would enliven this part of the masterplan during the day and night. The building would add interest to the townscape and would not be visible in protected strategic views.
- 10.34. The detailed comments of the QRP are provided at appendix 8. They indicate support for the scheme and the safeguarding of key principles for the design of Building S3 through design coding. Officers are working with the applicant to progress these as part of ongoing discussions.
- 10.35. The principle of the materials proposed is broadly acceptable however officers recommended that detailing be reserved by condition. Deferring resolution on materiality and detailed façade design is considered appropriate in this instance as it would enable a comprehensive and focused review of all external materials on site alongside other buildings. It would also provide the opportunity for further interrogation which is considered appropriate in this instance owing to the complexity of the façade design and number of façade types and overlapping junctions. The principle of reserving such details is firmly established under condition B10 of the Stratford City OPP.
- 10.36. The proposed building is considered to be of a high architectural standard, with strong urban design and a well- articulated façade that would provide a distinctive design that positively contributes to the family of buildings already approved and under construction. It will improve the street scene and contribute towards successful place-making, through the distribution and quantum of uses adding visual interest to the public realm. Officers are satisfied that these elements combined will produce an outstanding building that complies with Policy BN10.

Environmental Compliance

Daylight, Sunlight and Overshadowing

- 10.37. Conditions V1 and V2 of the Stratford City OPP require the development to be designed according to the BRE 'Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice' and the guidance in BS8206: Part II and the Applications Manual: Day Lighting and Window Design - Lighting Guide LG10 (1999). The Applicant has submitted a sunlight and daylight assessment to demonstrate that the reserved matters applications for Building S4 complies with Conditions V1 and V2 of the Stratford City OPP. The following effects have been tested:
- The proposed development on the surrounding buildings;
  - The proposed development on surrounding external spaces;
  - The proposed development on future users of S4.

#### Impact of proposed development on the surrounding buildings

- 10.38. The likely effects of Building S4 on daylight and sunlight at surrounding buildings has been assessed taking account of Buildings S5 and S6 (occupied), Building S9 (under construction) and the remaining adjacent buildings still to come forward in the masterplan (the Pavilion and Building S2). The findings of this study indicate that these buildings will not experience a noticeable change in daylight and sunshine hours. Based on this analysis officers are satisfied that acceptable conditions would be achieved that are in accordance with the standards approved in the ZMP.

#### Impact of proposed development on surrounding external spaces

- 10.39. The likely effects of building S4 on sunlight to external amenity spaces has been assessed taking account the buildings already delivered and proposed to be delivered under the masterplan. Sunlight penetration to the public spaces surrounding the site would achieve at least the minimum of more than 2 hours of sunlight on the 21st of March based on illustrative scheme. The experience of sunshine on Arber Lane, the principal space affected by building S4 can only be confirmed at the point when the RMA for S3 is submitted for approval.

#### Quality of daylight for future occupiers of the S4 building

- 10.40. The findings indicate that average daylight factor (ADF) targets are met on all floors, apart from open plan areas on level 1, where a lower figure of 1.72% is achieved. Having regard to the buildings compliance with ZMP separation distances, the high level of glazing across the building and its overall daylight performance, the conditions achieved are comparable with the previous consented proposal. The area affected is identified as a facilities management area and limited to a modest part of the overall floor plate. Notwithstanding this, the standard of daylight achieved is not considered to be harmful to the extent that it would warrant the refusal of planning permission.

#### Solar Glare

- 10.41. A sunlight reflection report has been submitted which examines the likelihood of facade reflectivity issues arising from the construction of Building S4. This includes solar glare analysis, and an assessment of the effects of reflected and direct sunlight from the building. The analysis concludes that during the summer months there are short periods of time in the early hours where the path of the sun would generate reflections. However the predicted effects are not above the disability glare thresholds that would apply to be considered harmful and the predicted effects would have a very short duration and would not result in harmful impacts.
- 10.42. Policy BN.10 that states that new development should not have adverse effects, including the impact of reflection and officers are satisfied that the study submitted demonstrates that no unacceptable harm is anticipated as result of this proposal.

#### Wind

- 10.43. Conditions V3 and V4 of the Stratford City OPP require wind tunnel testing for new proposals. This is to ensure that all outdoor spaces will have a comfortable wind environment for occupiers and users of the area. The applicant has carried out a study to assess wind effects and to determine the likelihood of wind speeds exceeding comfortable thresholds for pedestrian activities. PPDT's environmental consultants have reviewed this information and conclude that subject to the appropriate mitigation measures, Building S4 can be constructed in a manner that results in a safe and comfortable wind environment at ground level and on the proposed terraces.

**Site wide strategic compliance – including Energy, Waste, Water, Ecology, Materials and Microclimate; and Sustainable Design and Construction.**

10.44. Condition C3 of the Stratford City OPP requires all works to be carried out in accordance with the approved Site Wide Strategies. These strategies cover matters relating to energy, building design, waste, water, ecology, materials, microclimate and air quality. These strategies were approved by the ODA in November 2007 and continue to apply to the construction of this building.

10.45. The applicant has provided an Environmental Compliance Statement which confirms that:

- Energy – Building S4 will be connected to the existing district heating infrastructure
- Building design – Building S4 is targeting a BREEAM rating of ‘Excellent’ in accordance with the Site Wide Strategy Sustainability Target
- Waste – Both a site-wide and building specific waste strategy have been developed which, upon implementation will ensure that residual wastes and recyclables can be collected and stored separately. Furthermore, construction waste will be managed in accordance with the Zone 2 Construction Method and Management Statement required by Condition G1 of the Stratford City OPP.
- Water – Significant reductions in water consumption will be achieved, with a target of 25% improvement compared to the baseline of 20%. This will be achieved through a combination of water efficient fittings and appliances, as well as rainwater recycling to feed WCs.
- Ecology –Extensive green roofs are proposed at the level 2 and 21 roof terraces.
- Materials - The key Site Wide Strategy Sustainability Target (M2) regarding materials for the plot is to achieve a minimum BREEAM rating of Very Good for all buildings. Building S4 will achieve BREEAM Excellent which exceeds that target.
- Microclimate - The results of microclimate testing and its implication for the building design and landscaping will be reported in an update report at Planning Committee.
- A site specific Construction Method and Management Statement (CMMS) has been submitted which details proposed pilling, noise mitigation works, wheel-washing, details of cranes and plant which has been assessed alongside this application. Officers are satisfied that the construction works and methods proposed would be undertaken in accordance with the approved Site Wide Construction Method and Management Strategy and that there are suitable safeguards in place that would minimise effects on air quality, dust, noise and general environmental amenity. These details form part of package pre-commencement conditions submitted for approval which have been assessed and found to be acceptable. On the basis of the information submitted these details have been discharged and recommended for approval under delegated powers (planning ref. 18/00356/AOD).

10.46. In summary, building S4 has been designed in accordance with the approved site wide strategies for Zone 2 ZMP. Appropriate measures are in place to ensure that that environmental effects of the building during construction and operation are being appropriately managed and would not result in significant adverse impacts. The proposed substructure works are also considered and would be carried out in full compliance with the ZMP and relevant Stratford City OPP conditions and in accordance with policies 5.3 and 5.12 of the London Plan and policies BN.13 and T.4 of the Local Plan. This is a positive aspect of the scheme will contribute towards wider sustainable design and construction objectives.

## **Estate Management and Maintenance**

- 10.47. Condition C1 of the Stratford City OPP requires that a series of Site Wide Strategies are developed and approved by the Local Planning Authority, including a Site Wide Estate Management Strategy. The Estate Management Strategy has been produced to cover the Stratford City area and was approved by the ODA in November 2007. It sets out the principles for access, ownership and maintenance, security, prevention of environmental crime, parking and traffic management.
- 10.48. The strategy describes the intention for Estate Management Offices to be established in each zone in Stratford City. Estate Management Companies should then be set up to take responsibility for the management and maintenance of sites at their complete / operational phase. These Estate Management Companies can contract organisations to become responsible for managing specific aspects of the site, including open spaces such as International Square.
- 10.49. In order to ensure that an appropriate management and maintenance scheme is put into operation for Building S4 and surrounding landscape areas, a condition is recommended, similar to that used for Plots S5 and S6 and S9 to secure the establishment of an Estate Management Company and its management of the land around this plot.

## **11. HUMAN RIGHTS & EQUALITIES IMPLICATIONS**

Members should take account of the provisions of the Human Rights Act 1998 as they relate to the application and the conflicting interests of the Applicants and any third party opposing the application in reaching their decisions. The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1 ), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account

- 11.1 In addition the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty inter alia when determining all planning applications. In particular Members must pay due regard to the need to:
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
  - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
  - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it
- 11.2 Officers are satisfied that the application material and Officers' assessment has taken into account these issues. Officers consider that the effects of the proposal would not be so adverse as to cause harm and justify a refusal of consent or permission.



## **12. CONCLUSION**

- 12.1 Building S4 is the fourth commercial building that will be delivered as part of IQL South development and will contribute towards economic growth and job creation in the Metropolitan Centre of Stratford, meeting the strategic objections of the Legacy Corporation and set out in the London Plan and Local Plan.
- 12.2 The RMA applications are in conformity with the Stratford City OPP and Zonal Masterplan and do not generate any new significant environmental effects. The proposed design and appearance of the building is considered to be of a high architectural quality, meeting the requirement of Policy 7.6 of the London Plan and criteria of Policy BN.10 of the Local Plan. Conditions are recommended that will ensure that a high standard of external detailing, materials and finishes to the building is achieved.
- 12.3 On this basis, it is recommended that permission is granted for the submitted Reserved Matters Applications, as set out in the recommendation in Section 1 of the report.

## **13. PLANNING CONDITIONS**

### **Substructure Reserved Matters Application Ref: 18/00355/REM**

#### **1. Approved Plans**

The development shall be carried out and retained thereafter in accordance with the following drawings:

(to be confirmed and inserted prior to the decision notice being issued)

together with the description of the proposal contained in the application and any other plans, drawings, documents, details, schemes or strategies which have been approved in writing by the Local Planning Authority pursuant to these conditions.

*Reason: To ensure that all works are properly implemented and retained.*

### **Superstructure Reserved Matters Application Ref: 18/00354/REM**

#### **1. Approved Plans**

The development shall be carried out and retained thereafter in accordance with the following drawings:

(to be confirmed and inserted prior to the decision notice being issued)

together with the description of the proposal contained in the application and any other plans, drawings, documents, details, schemes or strategies which have been approved in writing by the Local Planning Authority pursuant to these conditions.

*Reason: To ensure that all works are properly implemented and retained.*

2. No development shall commence unless the non-material amendment application with reference 18/00335/NMA which permits the use of leisure floorspace in Zone 2 of the Stratford City Outline Planning Permission (10/90641/EXTODA) has been granted by the local planning authority.

*Reason: To ensure that the leisure use element of the development is permitted within Zone 2 before any development commences*

### **3. Detailed drawings**

Prior to the commencement of the relevant part of the development, detailed section drawings (at 1:5/1:10/1:20 or at another scale as may be agreed with the Local Planning Authority) through each façade type (such details to include the junction between each façade type) shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details.

*Reason: To ensure that the Local Planning Authority is satisfied that the details and approach adopted will secure high quality design and detailing in accordance with London Plan Policy 7.6 and Local Plan Policy BN.1 and BN.10.*

### **4. Materials**

Prior to the commencement of the relevant part of the development, detailed section drawings (at 1:5/1:10/1:20 or at another scale as may be agreed with the Local Planning Authority) through each façade type (such details to include the junction between each façade type) shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details.

*Reason: To ensure that the Local Planning Authority is satisfied that the details and approach adopted will secure high quality design and detailing in accordance with London Plan Policy 7.6 and Local Plan Policy BN.1 and BN.10.*

### **5. Estate Management**

Six months prior to occupation of Building S4, a site specific Estate Management Plan shall be submitted to the Local Planning Authority for approval. The site specific Estate Management Plan shall be consistent with the approved Estate Management Plan for Endeavour Square and include details of the roles and responsibilities to be held by an Estate Management Company for the site, and the location of the Estate Management Company office.

The details approved in the submitted Estate Management Plan shall be put in place as part of the operation of the site, prior to occupation of the development.

*Reason: In order to ensure that the outside spaces on the site and the new public realm is maintained and managed appropriately.*

### **6. Use Class A3 -A5 - Food**

Prior to the occupation of any complimentary retail units in A3, A4 or A5 use, full details of the grease trap or grease digester system to be installed for the commercial kitchen shall be submitted to and approved by the Local Planning Authority. Details should include plans & sectional drawings with measured drain sizes and full manufactures specifications. The approved scheme is to be completed prior to occupation of the development & shall be permanently maintained thereafter.

*Reasons: To protect the amenity of future occupants and/or neighbours & with regard to Local Plan Policy BN.11.*

### **7. Wind Mitigation Study**

Twelve months prior to the occupation of the development, a further wind mitigation study (which shall for the avoidance of doubt review the mitigation measures presented within the FD Global assessment IQL-Y-FDG-S4-XXX-RP-00-001 Revision: P02) shall be submitted to the Local Planning Authority for approval that demonstrates the mitigation measures required to achieve safe and comfortable wind conditions around the development.

The development shall be carried out in accordance with the approved details prior to the occupation of the building (or another timescale that may be agreed with the Local Planning Authority).

*Reason: In order to ensure a high quality of design and public realm with regards to wind safety and comfort in accordance with Local Plan Policy BN.10.*

#### **8. Biodiverse roof spaces**

Details of the biodiverse roof spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works above the ground floor (excluding the core) in connection with this permission. The development shall not be carried out other than in accordance with any such approval given.

*Reason: So that the local authority may be satisfied that the details of the biodiverse roof will achieve a high standard in accordance with policy S.4 Sustainable design and construction of the Local Plan (2015).*

### **PLANNING INFORMATIVES**

1. Condition B10 of the Stratford City Outline Planning Permission (ref: 10/90641/EXTODA) requires full details (including samples) of all materials uses on all external surfaces to be submitted to and approved by the Local Planning Authority pursuant to Condition B1 prior to the commencement of the relevant part of the development.
2. In accordance with Condition Q2 of the Stratford City Outline Planning Permission (ref: 10/90641/EXTODA) prior to the occupation of the building hereby approved, a landscape management and maintenance plan should be submitted for approval in writing to the local planning authority and shall be managed and maintained in accordance with the approved landscape management and maintenance plan

#### **Appendices**

Appendix 1 Site Location Plan

Appendix 2 Plot Boundary Parameter Plan

Appendix 3 CGI of Building S4 viewed from Redman Place

Appendix 4 Redman Place Elevation

Appendix 5 Westfield Avenue Elevation

Appendix 6 Ground Floor Arrangement Plan

Appendix 7 Building Section BB

Appendix 8 Quality Review Panel Comments