34-38 Wallis Road, Hackney Wick

19/00004/FUL

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Summary of application

• **Application Site:** 34-38 Wallis Road, Hackney Wick, E9 5ET

• **Full Planning Application** for:
  - Demolition of existing boundary wall and redevelopment of the site for a seven-storey mixed use development comprising:
    - 240-bedroom hotel
    - 728sqm Class B1 co-working space
    - 514sqm of Class B1c maker space
    - 728sqm flexible retail space (Class A1, A2, A3)
    - 404sqm restaurant

• **Applicant:** TCHW Ltd
• **Agent:** DP9
• **Architect:** Hawkins Brown
• **Recommendation:** Grant planning permission, subject to planning conditions and the satisfactory completion of a s106 legal agreement.

**Update Report:** 11 consultation responses received after committee report finalised. Two in support of the application and nine objections.
Site location
Existing site: Aerial view
Existing site: Oblique aerial view
Existing site photographs
Northern and western elevations
Southern and eastern elevation
4.0 Design Proposal
Facade Detailing Principles

Façade detail

Taller brick piers and lintels highlight top floor treatment. Brickwork piers and lintels emphasize building predominant masonry character.

Brick piers and pre-cast concrete bands define module of hotel room.

There are large feature windows with Juliette balustrades proposed for all hotel rooms. Frame colours are extended from the windows to metal panelling and balustrades.

Vertical brick textured lintels are set back by brick.

Pigmented pre-cast concrete binding joint is centred on brick pier.

Bespoke balustrades and side window panels match window frame colour.

Pigmented pre-cast concrete lintels are proposed to hotel lobby co-working space use. The lintels sit flush with brick piers and horizontal banding.

Jernschnitt H100, Holstein, NF, WV, FA or similar equivalent

Pigmented pre-cast concrete detailing

Metallic light bronze finish

Metallic dark bronze finish

Anodized aluminum textured metal to match window frame colour

Vertical brickwork, flush grey pointing

Horizontal brickwork, random bond, flush grey pointing
Composition of ground and mezzanine floor
CGI view from corner of Hepscott Road and Wallis Road
CGI view from corner of White Post Lane and Wallis Road
CGI view from White Post Lane through to Wallis Road
CGI view from Hepscott Road
CGI internal view Market Yard and Maker Yard

Market Yard

Maker Yard
Height and design

• Height of 23.65m to top of parapet and 26.45 to top of lift overrun

• Prevailing height of area is 20m → Policy BN.10 (Tall buildings) applies

• Design of the scheme has support of officers and QRP

• QRP advised: “The scale and massing work well and the architecture promises a building with a strong and distinctive personality”

• Scheme satisfied the requirements of policy BN.10
Daylight and sunlight

- Neighbouring developments assessed, including Aitch Group schemes on White Post Lane and Hepscott Road
- No adverse or unacceptable reductions in daylight or sunlight to neighbouring properties identified
- Development is consistent with BRE guidance
Neighbouring amenity

**Outlook:** Height and massing of scheme is appropriate; any changes to outlook would be acceptable.

**Overlooking/privacy:** 10m to 15m separation between the site and properties on White Post Lane and Hepscott Road, which is acceptable for a redevelopment site in a dense urban location.

**Noise and disturbance:** Hotel use not considered noisy; impacts of commercial use could be controlled through conditions (i.e. hours, servicing). No unacceptable impacts identified.

**Construction impacts:** Could be controlled through planning conditions (i.e. working hours, construction management plan etc)
Summary of other planning issues

• **Land use**: Hotel use acceptable for an edge of town centre location. Commercial uses and maker space supported.

• **Heritage**: Boundary wall assessed as having “no particular features of interest” and its loss is acceptable.

• **Quality and affordability of workspace**: Design of workspace supported and all B1a and B1c space to be ‘affordable’.

• **Transport and servicing**: Impacts assessed as being acceptable.

• **Flood Risk**: No objection from Environment Agency

• **Accessibility**: Development fully accessible. Condition proposed requiring 10% wheelchair accessible bedrooms.
Consultation Summary

• Consultation exceeding requirements of Development Management Procedure Order (2015) including:
  - Three site notices at perimeter of site
  - The publication of a press notice in the East London Advertiser
  - Letters to 34 neighbouring properties
  - Letters sent to 29 statutory and non-statutory consultees

• 12 responses from members of the public (nine objections and three in support)

• Objections primarily related to height and the consultation of occupants of The Bagel Factory

• 11 responses from statutory and non-statutory consultees. No objections.

• Consultation summarised at section 9 of Committee report; and in the update report
The Committee is asked to:

APPROVE the application for the reasons given in the report and grant planning permission subject to:

1. 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; and

1. The conditions set out in this report.

Agree to delegate authority to the Director of Planning Policy and Decisions to:

1. Finalise the recommended conditions and informatives 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;

2. 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

3. Complete the section 106 legal agreement referred to above and issue the planning permission.