

CANAL CLUB COMMUNITY CENTRE, WATERLOO GARDENS, TOWER HAMLETS E2 9HP

PLANNING STATEMENT MIXED-USE REDEVELOPMENT



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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the London Borough of Tower Hamlets (**the Applicants,**) in support of their application for the comprehensive redevelopment of The Canal Club, Waterloo Gardens, Tower Hamlets E2 9HP (**the Site**).
- 1.2 The Site is located at the intersection of Sewardstone Road and Waterloo Gardens. The Site is bounded to the north by the Regents Canal/Victoria Park and residential uses to all other boundaries. The Site is currently used as a community facility and includes a nursery known as Scallywags, a community garden, children's playground and an outdoor ball court.



SITE CONTEXT PLAN - SITE EDGED RED

- 1.3 It is proposed to redevelop the site, centred around the creation of a new and improved community building over two floors, comprising Scallywags nursery at ground floor and additional community floorspace at first floor. The redevelopment of the site will also include the re-provision of the ball court, the community garden, together with additional play spaces, a community orchard, a new civic square, and a new secured public canalside walkway.



ARTIST IMPRESSION OF PROPOSED DEVELOPMENT

- 1.4 Through more effective use of the 0.27ha Site, the Applicants also seek to provide 14 self-contained flats, all in affordable tenure. The 14 units will be accommodated in 2, four-storey buildings, situated along the north/north western boundaries of the site.
- 1.5 The development is proposed to be delivered as car free, secured by legal agreement, with 1 x disabled parking bay as the only exception.

Structure of this Statement

- 1.6 Section 2 of this Statement provides a description of the Site and surrounding area.
- 1.7 Section 3 provides relevant planning history.
- 1.8 Section 4 provides a detailed summary of the proposed redevelopment.
- 1.9 Sections 5 sets out the relevant planning policy context, followed by an assessment of the proposed development against relevant policies and other material considerations in section 6.
- 1.10 This statement includes a Health Impact Assessment at Section 7.
- 1.11 This statement is concluded at Section 8.
- 1.12 The following documents are submitted in support of the planning application and should be read alongside this Statement:

Document

Air Quality Assessment
Architectural Drawings
Biodiversity Report
Daylight/Sunlight Assessment
Design & Access Statement
Drainage Assessment
Energy Assessment
Heritage Assessment
Land Contamination Assessment
Landscaping Scheme
Statement of Community Involvement
Transport Statement and Travel Plan
Tree Survey

2.0 THE SITE AND SURROUNDING AREA

a. THE SITE

2.1 The existing Site comprises 0.27ha and is located at the intersection of Sewardstone Road and Waterloo Gardens.



VIEW FROM SEWARDSTONE ROAD/WATERLOO GARDENS

2.2 The Site is currently used as a community facility and includes a nursery, a community garden, a children’s playground and an outdoor ball court.

2.3 The community building comprises a 1970s built, single storey building of 327m2 floorspace. It is masonry built with mono-pitched roofs, with exterior facing brick and timber panelling.



EXISTING BUILDING ON THE SITE

2.4 The building was built as a community centre for local residents, and includes a community hall, kitchen, smaller hall and ancillary uses. It is currently used as a pre-school nursery facility operated by Scallywags Nursery.

2.5 The community building benefits from a paved patio accessed from the building which faces onto the canal to the north east, and an external play area to the north west. Both of these spaces are privately accessed by the nursery building. The open areas are usable, though fairly unkempt. The building itself, though usable, is also in a fairly poor state of repair, and some of the building’s services are not fully functioning.

2.6 Additional to the community building, the Site accommodates a children’s play area with various pieces of play equipment (120m2 footprint), an enclosed ball court (348m2 footprint), and a community garden (196m2 footprint), which fronts the Canal. The community garden is enclosed and secured, the Tower Hamlets Arts website states that the community garden is only open to the public every Tuesday from 2pm, during the growing season.



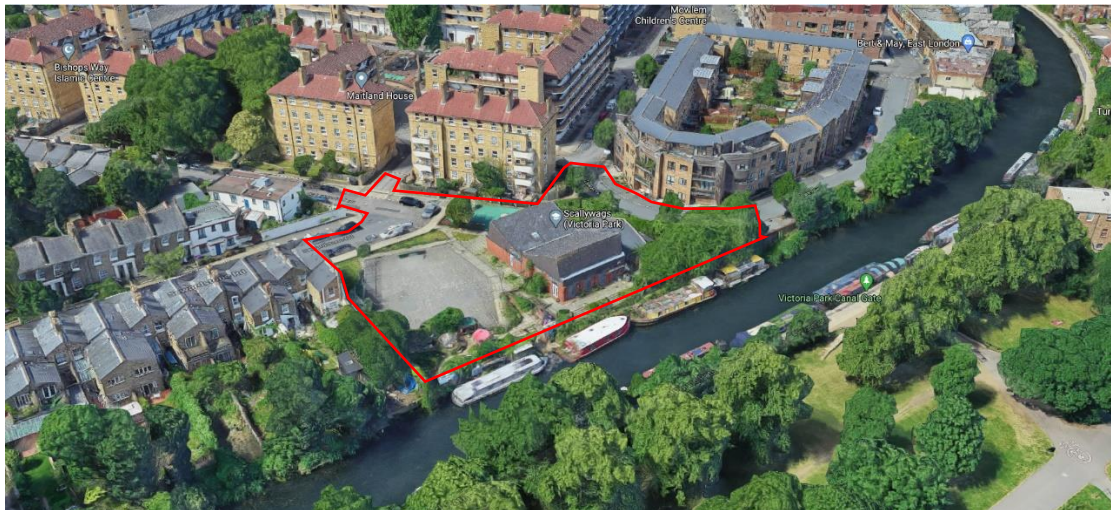
VIEW FROM WITHIN BALLCOURT



SEWARDSTONE ROAD FRONTAGE

b. THE SURROUNDING AREA

- 2.7 The Site lies within a predominantly residential location, both in terms of land use and character. As can be seen in the image below, building typologies vary from 2-storey terraced Victorian houses along Sewardstone Road to the east; 5-storey post war mansion block and the intersection of Sewardstone Road and Waterloo Gardens, and more modern 3-4 storey flats along Lark Row to the west.
- 2.8 There is further variety in material palette which includes use of timber cladding, render and painted facades, although there is a predominance of brick facades, albeit in various hues. There is also much variety in roof form, with hipped and gable examples.



SITE CONTEXT PLAN - SITE EDGED RED

- 2.9 The wider area falls within the Victoria Park Conservation Area. Victoria Park (to the north) is Grade II* listed. The site sits at the very south-western corner of the Conservation Area; the Conservation Area Appraisal (2009) describes this southwestern boundary to 'enclose an area of Victorian domestic townscape on the southwestern side of the Regent's Canal, which extends along Approach Road and south of Old Ford Road'.
- 2.10 The adjacent Regent's Canal, which abuts the northern boundary of the site, forms part of the Blue Ribbon/Thames Path Network. The Regent's Canal runs through the Victoria Park Conservation Area and many of the historic industrial buildings associated with these waterways and makes a significant contribution to the townscape.
- 2.11 The hard-built edge fronting the canal creates a clear sense of definition. The current community building, ballcourt and community garden is considered to lack this definition, resulting in poor legibility and respect for the surrounding urban grain.
- 2.12 Finally, there are four canal boats docked in the Canal directly adjacent to the northern boundary of the site. The site acts as a thoroughfare to these moorings.

3.0 PLANNING HISTORY

a. THE SITE

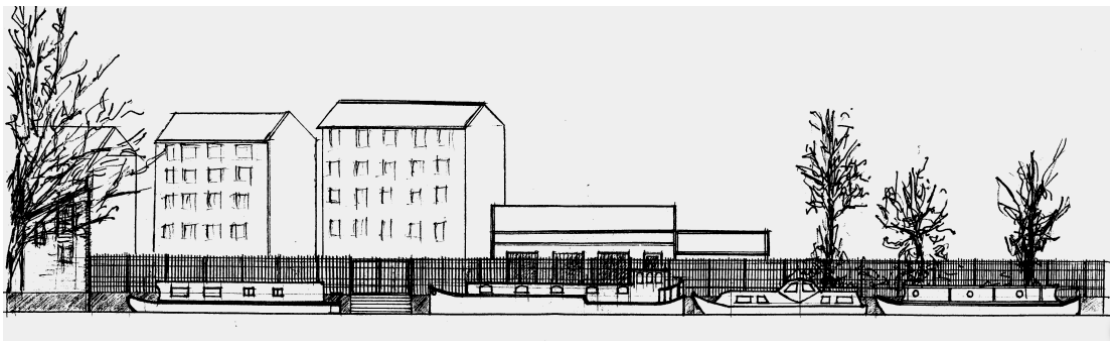
3.1 There is no relevant planning history at the Site.

b. THE SURROUNDING AREA

3.2 The local area has been subject to a number of planning applications in recent years which are pertinent to the application proposals. We provide a summary below:

Moorings at Belmont Wharf, Land North of Canal Club
PA/04/01841

3.3 Provision of permanent residential moorings for three boats and one workshop boat (for artwork) on the canalside. Despite 38 letters of objection from local residents, the application was found to be acceptable and permitted 20 April 2007.



APPROVED CONTEXT ELEVATION

Maitland House, Bishops Way
PA/00/01725

3.4 Internal and external refurbishment of 42 flats, conversion of six existing flats to form three two storey maisonettes and provision of landscaping and private gardens. Permitted 21 September 2001.

Site Adjacent to Grand Union Canal, Lark Row
PA/99/01572

3.5 Erection of three, one bed bungalows and three one-bedroom flats in a one and three storey development. Permitted 01 September 2000.

67 Vyner Street, London
PA/17/01358

Reconfiguration and extension of existing two storey building to create a mixed-use building from 3 storeys to 5 storeys, with 196m² ground and 6 additional flats. Permitted 3 November 2017.

PA/19/02470

3.6 Single storey upward extension to existing two storey mixed use building to create three storey mixed use building with retention of 190m² ground floor B1 commercial space and 3no. additional residences (C3) flats (4 in total). Permitted 7 February 2020. (Approved CGI extract, right).



*Site adjacent to 35 to 65a Vyner Street
PA/18/03162*

- 3.7 Demolition of 2 storey warehouses and erection of 5 storey building comprising 963m2 studio workspace (B1 use class) with ancillary café and 18 residential units (C3 Use Class), including a new secured public canalside walkway and associated landscaping. Awaiting final decision.



*64-70 Vyner Street and 57-65 Wadeson Street
PA/14/01357*

- 3.8 Demolition of existing buildings with B1/B8 use and the redevelopment of the site for mixed use, consisting of 4 and 5 storey buildings with 23 residential units and 383sq.m of B1 commercial space on the ground floor. Permitted 11 August 2015.



*60-62 Vyner Street
PA/15/01068*

- 3.9 Demolition of the existing 2-storey building in artist studio use (Use Class B1) and construction of a new 4-storey building consisting of two floors of artist studio space (B1) and 4 x one-bedroom residential flats. Permitted 12 June 2015.



*Sotherby Lodge, 41 Sewardstone Road
PA/08/00153 renewed PA/11/01592/A1*

- 3.10 Demolition of the existing 3 storey building. Erection of a part 5, part 6 storey building to provide 40 flats (15 x one bedroom, 16 x two bedroom and 9 x three bedroom). Permitted 30 March 2012.



4.0 PRE-APPLICATION CONSULTATION

a. COMMUNITY/STAKEHOLDER CONSULTATION

4.1 Makespace Architects, in collaboration with YOU+ME Architecture were appointed by LB Tower Hamlets to carry out a series of community consultation events on the redevelopment of the Site. **Please see Statement of Community Involvement (dated February 2020) submitted herewith.**

4.2 In summary, the key outcomes of the consultations are as follows:

- 500 fliers were circulated and posted on the site to publicise the consultation events
- The events were held on two Saturday mornings, and one weekday evening
- Attendance at each event varied from between approximately 10-35 people
- An online and paper survey was conducted to gain feedback to specific questions
- An online blog was set up to publicise the events and disseminate information about them
- Attendees were mostly from the Wellington Estate TRA (Tenants Residents' Association), and the canal boat owners, which are moored adjacent to the site

- Some attendees considered that no redevelopment should take place on the site. Fears over a redevelopment were generally cited as being;
 - o loss of community and public facilities, such as the ball court, nursery, garden
 - o loss of a public space
 - o loss of green and open space
 - o over-development and over-crowding
 - o impact of any new building on adjoining residents such as those at Lark Row
 - o new development blocking views and light
 - o loss of character and emotional attachment to the site

- The above was balanced by many who felt that a redevelopment could be beneficial if certain criteria were met. These criteria were;
 - o provide a nursery and community hall facility
 - o provide a ball court
 - o provide a community garden
 - o improve public access to the canal
 - o open up views and visibilities across the site
 - o improve the play space and its connection to other community spaces
 - o be environmentally friendly and sustainable, and
 - o new housing should be affordable and designed well

SUMMARY

4.3 The Scallywags Nursery is highly valued and an important part of the character and provision on the site. The nursery should be re-provided. The community hall is currently unused as a community space. An accessible community hall should also be provided.

4.4 The community garden should be retained in its current location. The garden currently has limited access hours, and these should be revised so that it is a much more, genuinely, publicly accessible space.

4.5 The site should feel primarily as a community space, with housing alongside. Any new housing should be social/ affordable and should not dominate the site.

4.6 By improving the connection from Sewardstone Road and Lark Row, a redevelopment has the potential to create high quality public space and through routes that help connect different parts of the local area together, which are otherwise somewhat cut off from each other.

b. LPA PRE-APPLICATION CONSULTATION

- 4.7 The Applicants and their design team have actively engaged with the Local Planning Authority through a series of formal pre-application advice meetings. The final design proposals, for which permission is now sought, have endeavoured to take on board all pre-application advice provided by officers.
- 4.8 An overarching summary of those discussions is provided in the **Design and Access Statement**, submitted alongside this Planning Statement.

5.0 THE PROPOSED DEVELOPMENT

- 5.1 It is proposed to comprehensively redevelop the site, including the demolition of the existing community building, play space, community garden and ball court/enclosure.
- 5.2 In their place, it is proposed to create a new mixed-use development including re-provision of a community building, ball-court, community garden, children's play area, alongside 14 new homes and an extensive hard and soft landscaping scheme. We provide further detail of each component proposed below:

Community Building

- 5.3 The new nursery/community building, comprising a total of 149m² floorspace, will be located in a central and prominent location on the site, fronting Sewardstone Road. It is intended to emphasise the community provision of the site and serve as a local landmark. The building will be accessed from a single main entrance on the west elevation.
- 5.4 The building is 2 storeys, with a gently sloping butterfly roof. It is designed in a contemporary style and is comprised of a brick wall wrapping around three sides, with the fourth side, facing south east, being a timber framed/ panelled wall with glazing. This is intended to reduce the overall bulk and massing of the building, by breaking up the materiality, and reading as a timber insert within a brick envelope.
- 5.5 The external materials are facing brick, in a sandstone colour, and timber frame and panelling. The brick is intended to complement the extensive use of different types of brick in the immediate area. Coloured reveals in aluminium will provide decorative detail to the front façade entrance door and windows. Painted timber benches will be provided within the window reveals, with coloured aluminium seat backs. A name panel will be set within the Sewardstone Road facing elevation in reconstituted stone with recessed lettering.
- 5.6 The roof is to be bio-diverse/brown, supplemented with PV panels. The roof accommodates one protruding rooflight to provide daylight to the community hall.



ARTIST IMPRESSION OF NEW COMMUNITY BUILDING (VIEW FROM WATERLOO GARDENS)

- 5.7 The two-storey building will accommodate a nursery at ground floor, the existing nursery operator Scallywags Nursery will return to occupy the proposed nursery and has been designed to their detailed specification. The nursery will also benefit from direct access to a secure external play space. A brick wall will enclose the nursery, supplemented by a fence and a planted hedge to provide screening to 1.6m high.
- 5.8 An internal lift and staircase will provide access to the 1st floor, which will comprise the community hall and kitchen. The office for the nursery will also be placed on the 1st floor. In this way the nursery and community spaces will be separated inside the building.
- 5.9 A disabled WC is provided on the 1st floor, which will serve as the main WC for adults using the community centre and nursery. There are dedicated children's WCs within the nursery.
- 5.10 The means of escape will be through the main entrance door, with the first floor being accessed via a protected staircase.

Ball Court

- 5.11 The existing ball court (348m²) is in a state of disrepair and is also an irregular shape. It is proposed to re-provide the ball court, in broadly the same location as the existing (at the eastern end of the site). The new ball court (348m²), will be a more traditional rectangular form, hard landscaped with new enclosure, and will benefit from new goals and basketball hoop.
- 5.12 A new, legible entrance will be provided fronting Sewardstone Road, accompanied by visitor cycle parking (2 x Sheffield stands). A secondary means of escape is provided along the western face of the enclosure.
- 5.13 The ball court enclosure will comprise a pvc coated chainlink fence, to provide a barrier to balls from the ball court. Set within this fence will be bold shape motifs, intended to soften the edges of the walls/fences, and introduce symbols of play. These will be made from colour-cast reconstituted stone, to be robust and of high quality.

Community Garden/ Orchard

- 5.14 The existing community garden is proposed to be re-provided in approximately the same location, the north east corner of the site, adjacent the Canal/Belmont Wharf. The garden will continue to be secured by lockable gate.
- 5.15 The garden currently has limited access hours/use. These are proposed to be revised so that it is a much more, genuinely, publicly accessible space. The proposed hours will be secured by planning condition or legal agreement under any forthcoming consent.
- 5.16 In addition to the garden, the Applicants seek to provide an additional soft landscaped space fronting Sewardstone Road. The proposed development provides opportunity to incorporate a Community Orchard fronting Sewardstone Road, resulting in a softer, more verdant approach to the site from the east.

Playspace

- 5.17 As part of the comprehensive hard and soft landscaping scheme for the site, it is proposed to install brand new play equipment to serve the development and the wider local community. The play equipment will be provided close to its existing position. The proposal aims to incorporate doorstep play into the new landscape. This consists of equipment placed on play surfaces and set within the landscape spaces of the new civic space.
- 5.18 In addition, doorstep play is provided for residents in a communal garden. The play equipment is suitable for young children and provides a range of activities. The highly visible location is passively overlooked by all local flats for security and safety.

Residential

- 5.19 It is proposed to construct 2, four-storey buildings, comprising a total of 14 self-contained flats. The unit mix comprises 4 x 1 bed, 5 x 2 bed, 3 x 3 bed and 2 x 4 bed. All 14 units will be in affordable tenure (affordable rent).
- 5.20 One of the proposed flats (unit no A1/1) has been designed to the 'wheelchair user dwellings' accessible housing standard M4 (3), and the remainder of dwellings are designed to the 'accessible and adaptable dwellings' accessible housing standard M4 (2). The former is served by an on-site accessible parking space, adjacent Lark Row.
- 5.21 The proposed buildings accommodate the north/ north western boundaries of the site, reinforcing the built edge of the canal and the clear sense of definition established by neighbouring properties, as referenced in the Victoria Park Conservation Area appraisal.
- 5.22 Architecturally, the two buildings accommodate three full floors, with a set-back fourth floor, in keeping with local design precedents (e.g. more recent flatted developments along Lark Row). Elevations are formed principally of brickwork, with the third-floor parapet and fourth floors laid as soldiers to add visual interest, together with stone detailing.



ARTIST IMPRESSION OF PROPOSED DEVELOPMENT – VIEW FROM LARK ROW

Landscaping

- 5.23 The Site is currently accessed from Sewardstone Road to the south, with a secondary access from Lark Row to the west, these access points will be retained in the proposed scheme. The Sewardstone Road boundary is currently fenced with a pointed metal railing of approximately 1.3m high which results in poor legibility and raises safety concerns.
- 5.24 The proposed development will open up this side of the site with a pedestrianised through-route to Lark Row. The landscape scheme seeks to improve the site's community spaces; creating an integrated and connected place that can be used by all and become a key component in the social cohesion of the new development and its surroundings. A new shared surface on Lark Row will help calm the traffic.
- 5.25 A new civic square will form a social hub for community events at the heart of the development. New children's play will be integrated into the civic square where it is overlooked by all the new and existing neighbouring homes as well the nursery and available for the existing and new residents. New SUDs features will be integrated into all the landscape areas with rain gardens and, where feasible permeable paving.

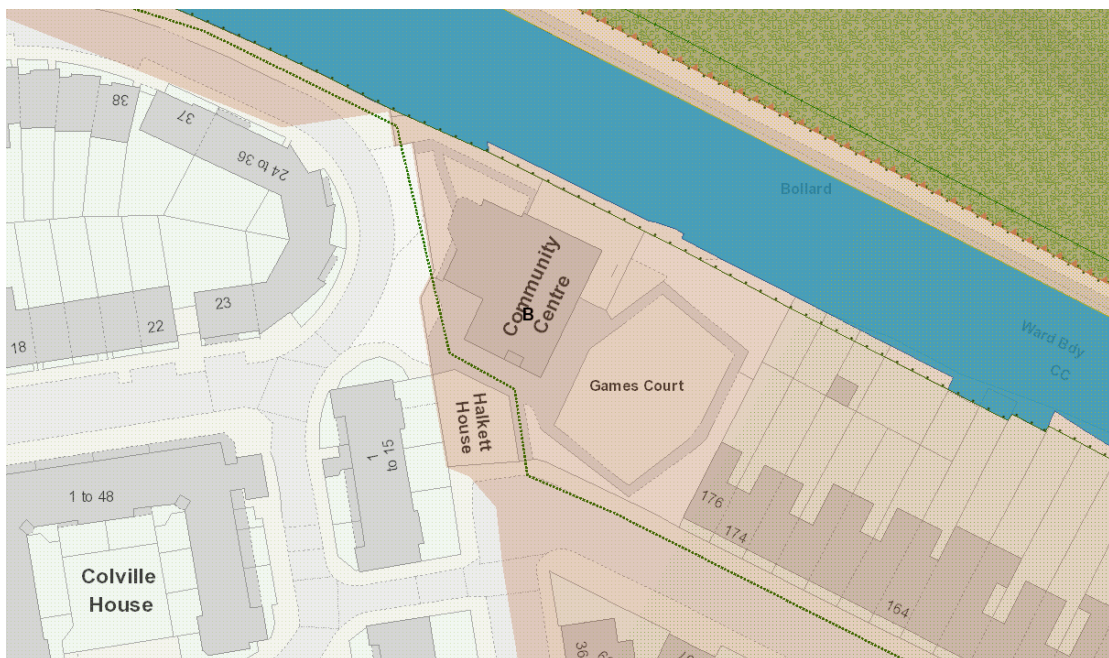
6.0 PLANNING POLICY

6.1 The relevant planning framework comprises the following:

- The National Planning Policy Framework (NPPF, 2019)
- The London Plan (2016)
- London Plan - Intend to Publish Version (2019)
- Tower Hamlets Local Plan 2031 (2020).

6.2 The Tower Hamlets Local Plan Proposals Map identifies the site as having the following allocations:

- Victoria Park Conservation Area
- Sub Area: Central Area
- New Green Grid Buffer Zone



ADOPTED POLICIES MAP - EXTRACT

7.0 PLANNING ASSESSMENT

7.1 Having regard to the above planning policy context, the material planning considerations are;

- a. Principle of Development, and Land Use
- b. Design and Conservation
- c. Housing Mix and Standards
- d. Residential Amenity, including Daylight/Sunlight
- e. Landscaping
- f. Transportation, Highways and Access
- g. Ecology
- h. Air Quality
- i. Drainage
- j. Energy

7.2 We consider each matter in turn below.

a. Principle of Development, and Land Use

Principle of Development

7.3 In accordance with the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

7.4 Planning permission should be granted unless policies in the identified Framework provide a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

7.5 The NPPF further states that planning decisions should promote an effective use of land in meeting the need for homes and other uses and make as much use as possible of previously developed or 'brownfield' land. Substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing.

7.6 London Plan (Intend to Publish Version – IPV) Policy GG2 reiterates that 'to create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must

- a. 'enable the development of brownfield land...'
- b. 'prioritise sites which are well-connected by existing or planning public transport'
- c. 'proactively explore the potential to intensify the use of land to support additional homes...'
- d. 'apply a design-led approach to determine optimum development capacity...'
- e. 'understand what is valued about existing places...'
- f. 'protect and enhance London open spaces...'
- g. 'plan for good local walking, cycling and public transport connections'
- h. 'maximise opportunities to use infrastructure assets for more than one purpose...'

7.7 The above is reflected in Tower Hamlets' recently adopted Local Plan Policy S.SG1 (*Areas of growth and opportunity within Tower Hamlets*) which states that new development within the borough will be directed towards highly accessible locations which have good links to public transport, walking and

cycling networks and local services. Within these areas, development will be required to support the delivery of significant new infrastructure to support growth.

- 7.8 The application site benefits from a PTAL of 4, bordering 5, on a scale where 0 is the worst and 6 is the best. The Site is considered to constitute a very sustainable location in planning terms.
- 7.9 The Site comprises 'brownfield' land, lies within a settlement, and, in our view, is under-utilised. The 0.27ha site currently accommodates just 372m² of building floorspace, together with modest areas of outdoor play/amenity (totalling 664m²).
- 7.10 The proposed mixed-use development will make best use of this underutilised site through re-provision and enhancement of the existing community/nursery building, the ball-court, the community garden and the children's play area, alongside new residential units and significant landscape and amenity improvements for the local and wider community.
- 7.11 We explore each of the proposed land uses in further detail below, however, in line with the NPPF, London Plan and Local Plan policies, the development promotes use of under-utilised land and buildings, especially as this would help to meet identified needs for housing. The proposals will deliver multiple planning benefits; the principle of redevelopment is encouraged at all tiers of planning policy within the Framework.

Land Use

Community Building

- 7.12 Paragraph 91 of the NPPF seeks development that will achieve healthy, inclusive and safe places which promote social interaction – for example, through mixed-use developments. Developments that provide social, recreational and cultural facilities and services the community needs will be further supported.
- 7.13 London Plan (IPV) Policy S1 states that '*Development proposals that seek to make best use of land, including the public-sector estate, should be encouraged and supported. This includes the co-location of different forms of social infrastructure and the rationalisation or sharing of facilities*'.
- 7.14 Local Plan Policy D.CF2 (Existing community facilities) states that existing facilities must be retained unless it can be demonstrated that there is no longer a need for the facility or a replacement facility of similar nature that would better meet the needs of existing users is provided.
- 7.15 Where community facilities are re-provided on site as part of the development, the quality and accessibility of these facilities (including public access) should be enhanced. Policy D.CF3 (New and enhanced community facilities) adds that proposals involving the provision of community facilities located outside the borough's town centres will be permitted where an up-to-date and robust local need can be demonstrated. Development of new early education and care facilities which respond to local need will be supported where they are in locations which are accessible to the residents of their indicative catchment.
- 7.16 The proposals will re-provide a new nursery/community centre in a dedicated building fronting Sewardstone Road. This prime and central location is a vast improvement over the existing building which is currently set back from the road behind a series of railings. The current building provides poor

legibility, does not interface with the surrounding area, and raises safety concerns. The existing building is also in a state of disrepair and services are outdated.

- 7.17 The new two-storey building will accommodate a nursery at ground floor. The current operator, Scallywags Nursery, will return to occupy the new space. Scallywags is a Parent Partnership nursery, established in 1991 which cares for children between 2 to 4 years old. The nursery is unique in that local parents' involvement is encouraged, and they work alongside the qualified staff.
- 7.18 The internal and external space, distribution and facilities within the new nursery have all be designed in close consultation with Scallywags Nursery, to ensure that the new building caters to all their needs, the needs of the children enrolled, and provides a vast improvement over the existing building in terms of facilities and environment. The nursery is also served by a dedicated and enclosed garden of 58.5m2 for outdoor play and ancillary storage.
- 7.19 An internal DDA lift and staircase provide access to the 1st floor, which accommodates a dedicated community hall and kitchen. A disabled WC is also provided on the 1st floor which will serve as the main WC for adults using the community centre and nursery.
- 7.20 The current community hall is used as part of the nursery; accordingly, it precludes opportunity for alternative community uses. The proposed development will ensure that the community hall is re-provided on site, and reserved for genuine alternative community uses (meetings, private functions, classes, etc).



ARTIST IMPRESSION OF NEW COMMUNITY BUILDING

- 7.21 In accordance with Local Plan Policies D.CF2 and D.CF3, the proposals will maintain and enhance community facilities at the site.
- 7.22 The new community building will accessible to the wider community, is fully DDA complaint, and re-provision of the dedicated community hall will allow more people in the local area to visit and utilise the space.

Ball Court

- 7.23 The ball court will be re-provided in a similar location to the existing court, adjacent to the terraced properties on Sewardstone Road. The proposed court measures 348sqm in area and will include two goals and a basketball hoop, set within an enclosure.
- 7.24 The court will be accessed from Sewardstone Road to the south, with a secondary (escape only) access to the west. Visitors can utilise the proposed dedicated bike storage to the south-east of the court.
- 7.25 Through public consultation, it was noted that the existing ball court results in some anti-social behaviour. The current proposals seek to address this. The new ball court will be actively overlooked by the adjacent residential development. Furthermore, given the court's more prominent location, the and adjacent 2 storey community building which also includes overlooking windows, the court will be more exposed to passive surveillance.
- 7.26 The proposed court will be inclusive and maintained for the general public in perpetuity. The court will benefit from the same access and opening hours as existing. The proposals maintain the ball court at ground floor level to ensure inclusive access. Tower Hamlets will sign a management agreement in respect of the ball court.
- 7.27 The Local Plan acknowledges that outdoor sport facilities, such as multi-use games areas, are important community facilities. In line with Local Plan Policy S.OWS1(e), the re-provision and improvement of the ballcourt encourages opportunities for publicly accessible open space, including playing pitches and the quality of ancillary sporting facilities.

Community Garden

- 7.28 In line with pre-application representations, the existing Community Garden (196m²) is retained in the north east corner of the site, adjacent to the canal and the moorings which is predominantly serves. The proposed Community Garden comprises 102m².
- 7.29 The Tower Hamlets Arts website states that the Community Garden is only open to the public every Tuesday from 2pm, during the growing season. However, under the proposed development, it is sought to encourage a greater degree of public access. The Applicants welcome a planning condition which requires submission of a management/access plan, prior to the Community Garden coming back into operation, to ensure that it delivers genuine wider community benefit.
- 7.30 In line with Local Plan Policy D.OWS3, the re-provision and enhancement of the Community Garden is supported.

Community Orchard

- 7.31 To further support the objectives of Policy D.OWS3, the proposed development provides an additional area of communal garden space for use by the local community. A Community Orchard (94m²) is proposed to sit along the frontage of the ballcourt, providing a welcoming landscape buffer between the ball court and Sewardstone Road. The Orchard, measuring will provide a genuinely accessible and prominent community amenity space, and a verdant approach to Site from the east.

Children's Play Area and Wider Landscaping

- 7.32 The Children's Play Area is proposed to be re-provided as part of the proposals. The current play space measures 120m², whilst the replacement space measures 130sqm. The new playspace comprises doorstep play and consists of a variety of play equipment. The new children's play will be integrated into the civic square where it is overlooked by all the new and existing neighbouring homes as well the nursery and available for the existing and new residents.
- 7.33 Furthermore, the landscape seeks to improve the site's community spaces; creating an integrated and connected place that can be used by all and become a key component in the social cohesion of the new development and its surroundings.
- 7.34 A new civic square as social hub for community events is proposed at the heart of the development here community gatherings and celebrations can take place. A new shared surface on Lark Row will help calm the traffic. The new areas of landscape public realm measure 2,205m² (replacing the existing areas of public realm which measure 1,219m²).
- 7.35 The replacement playspace, and wider landscape improvements further accords with Local Plan Policy D.OWS3.



LANDSCAPE PLAN - EXTRACT

Moorings/ Thames Path

- 7.36 Policy S.OWS2 states that proposals will be required to support the creation of a network of high quality, usable and accessible water spaces network, through protecting the integrity of the borough's water spaces.

- 7.37 Access to the existing moorings along the north boundary of the site will be maintained from Belmont Wharf. Two secure entrances are provided at the eastern and western ends of the site.
- 7.38 In accordance with pre-application consultation, the proposed development provides opportunity to further improve the function of these moorings, which accommodate 3 households. The development will provide three new designated storage areas alongside the moorings for the benefit of these households.
- 7.39 Policy D.OWS4 states that development within or adjacent to the borough's water spaces is required to demonstrate that development is required to enhance the area's links with the water space and contribute to the delivery of continuous walkways, canal towpaths and cycle paths e.g. completion of the Thames Path.
- 7.40 The Thames Path is the Council's aspiration for a continuous public access to the river. Recently approved developments further west of the site, e.g. at 65-65A Vyner Street, have been designed and approved to allow for such a path; the proposed development at Waterloo Gardens preserves this aspiration. The proposed residential building is set well back from the boundary with the canal, providing a generous footpath. A portion of residential block (to the north west corner of the site) A1 ejects over the proposed path. At this point, the path is gated and will be opened during the day yet locked at night.

Residential

- 7.41 Paragraph 59 of the NPPF states that, to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and that land with permission is developed without unnecessary delay.
- 7.42 London Plan (IPV) Policy H1 further encourages increasing housing supply. Part B2 of the policy states that boroughs should "*optimise the potential for housing delivery on all suitable and available brownfield sites...*" especially on sites with PTAL 3-6, and housing intensification on appropriate low-density sites.
- 7.43 Local Plan Policy S.H1 (Meeting housing needs) seeks to secure the delivery of at least 58,965 new homes across the borough (equating to at least 3,931 new homes per year) between 2016 and 2031. Furthermore, part B of the policy expects development to contribute towards the creation of mixed and balanced communities which includes setting an overall target for 50% of all new homes to be affordable.
- 7.44 In compliance with the above policies, the proposed development optimises the sites potential for house, delivering 14 self-contained flats. The proposed mix comprises 4 x 1 bed, 5 x 2 bed, 3 x 3 bed and 2 x 4 bed units.
- 7.45 All 14 units are proposed as affordable housing, exceeding the targets set by Policy S.H1.

b. Design and Conservation

- 7.46 Paragraph 124 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.47 Paragraph 127 adds that developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, be sympathetic to local character and history, establish a strong sense of place, whilst optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development.
- 7.48 Great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.
- 7.49 London Plan (IPV) Policies D3 and D4 further state that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth. Good design and good planning are intrinsically linked, buildings should be of high quality and enhance, activate and appropriately frame the public realm.
- 7.50 Local Plan Policy S.SG2 (Delivering Sustainable Growth in Tower Hamlets) seeks sustainable development through good design, preservation/enhancement of the character and setting of the area, and not resulting in unacceptable impacts on the natural and historic environment. Developments should amongst other things, share the benefits of growth, through creating healthy environments, creating mixed and balanced communities, increase opportunities for social interaction and deliver social infrastructure and public realm improvements inclusive to all.
- 7.51 Policy S.DH1 seeks high quality design which respects and positively responds to its context, townscape, landscape and public realm at different spatial scales. Policy D.DH2 requires development to contribute to improving and enhancing connectivity, permeability and legibility and positively contribute to the public realm. Policy D.DH4 looks to preserve or enhance local views identified in conservation area appraisals and preserve or enhance visual connection of the public realm with water spaces.
- 7.52 The Site lies within the Central sub-area, which sits in the heart of the borough, bounded by London Borough of Hackney to the north, the London Legacy Development Corporation and the Lower Lee Valley sub-area to the east, the Isle of Dogs and South Poplar sub-area to the south, and the City Fringe sub-area to the west. The sub-area is not a designated opportunity area but has the capacity to deliver new development. By 2031, the Council expect the distinct character and identity of the Central sub-area to have been enhanced and strengthened.
- 7.53 The site is also subject to designation within the Victoria Park Conservation Area. The Conservation Area Appraisal identifies the following key characteristics of this part of the Area;
- “Roof profiles across the area vary, there are good series of London roofs with chimneys against party walls, there are pitched roofs with eaves, and there are also examples of a combination of the two, with a front to rear pitch set behind a parapet, however each terrace is generally consistent within itself in terms of overall scale and roof profile. There are pitched roofs with eaves on the south side of Sewardstone Road, whilst to the north side are London roofs. The continuity of the roof line is an important feature of the terraces....London (or Butterfly) roofs are common within the Conservation*

Area. An inverted „V“ in form with a central valley and with the ridge and chimney stacks on the party walls between the individual houses of the terrace, examples of this roof form can be seen on Approach Road and Sewardstone Road.”

- 7.54 A **Heritage Statement** is submitted as part of this application, which considers the proposed development and its impact on the Victoria Park Conservation Area.
- 7.55 Please see the **Design and Access Statement** prepared by the project architects, submitted herewith, which sets out in detail how the proposed development has been designed to accord with all of the above and relevant planning design policies.
- 7.56 In summary, proposals comprise a design-led, mixed-use, infill regeneration of the site. It discusses the site’s location in the Victoria Park Conservation Area and the site’s abutment of the Canal & Rivers Trust’s Regents Canal Conservation Area. The proposals are derived from strong placemaking design intent, while attempting to balance competing interests of the established community and LBTH’s commitment to alleviate pressing local housing need through careful development of its assets. Crucially, the design process involved intensive and delicate community/stakeholder engagement by the design team. This comprised 19 individual stakeholder consultation contact points over 2 years, up to January 2020. These were of many varieties including extended meetings within stakeholder’s properties, accompanied site walks, interactive sessions, drop-in sessions, a community planning forum, and information events. These were held at varied times of the week and day, with prior notification to assist access and attendance.
- 7.57 The mixed uses are designed to co-locate the existing uses and amenities on the site with new 100% social housing built by the Council. The development will secure;
- 14 unit mix of new-build social housing;
 - A replacement dedicated community centre;
 - A replacement dedicated nursery of 100m²;
 - Dedicated access and storage for 4no. existing ‘home moorings’ on the Grand Union canal;
 - A replacement ballcourt;
 - Enhanced community garden;
 - A new community orchard;
 - Enhanced children’s doorstep play facilities;
 - Enhanced connections between Sewardstone Road and Lark Row;
 - Improved passive overlooking;
 - Enhanced placemaking through, a new public realm shared surface at the heart of the site;
 - Enhanced Biodiversity;
 - Traffic calming measures;

c. Housing Mix and Standards

Affordable Housing

- 7.58 Local Plan Policy S.H1 requires development to contribute towards the creation of mixed and balanced communities. This will partly be achieved through a target of 50% of all new homes to be affordable. Policy D.H2 states more specifically that affordable housing should be provided in accordance with a 70% rented and 30% intermediate tenure split.
- 7.59 The proposed development will deliver 14 self-contained flats, all of which will comprise affordable housing. The proposed tenure split is 50% Tower Hamlets living rent, and 50% social rent. Tower Hamlets Living Rent is based on a third of an average income.
- 7.60 Whilst the proposed tenure split does not fully accord with Policy D.H2, given that the scheme delivers all units as affordable housing, representing a 100% increase over policy target, we consider this to be acceptable when taking a balanced planning view.

Mix

- 7.61 In addition, the tenure, Policy D.H2 requires all major development to provide a mix of unit sizes in accordance with local housing need, outlined in the table below.

	Market	Intermediate	Affordable Rented
1 bed	30%	15%	25%
2 bed	50%	40%	30%
3 bed	40%	45%	30%
4 bed			15%

LOCAL PLAN POLICY D.H2 – TOWER HAMLETS MIX REQUIREMENTS

- 7.62 The development proposes an entirely affordable rented scheme, comprising the following mix;
- 4 x 1 bed (29%)
 - 5 x 2 bed (36%)
 - 3 x 3 bed (21%)
 - 2 x 4 bed (14%)
- 7.63 The proposed mix is in general compliance with the above policy aspirations for affordable rented properties.

Housing Standards

- 7.64 Local Plan Policy D.H3 requires development to demonstrate that, as a minimum, it meets with the most up-to-date London Plan space and accessibility standards.
- 7.65 It is confirmed that each of the 14 flats proposed, meet or where possible, exceed the minimum standards, as demonstrated in the schedule below. Furthermore, 10% of the proposed units are designed to the 'wheelchair user dwellings' accessible housing standard M4 (3), with the remainder of units designed to the 'accessible and adaptable dwellings' accessible housing standard M4.

Flat No.	Type	Min Internal Space Req (m2)	Internal Space Provided (m2)
A1.1	1B/2P (single storey)	50	59
A1.2	4B/6P (triple storey)	112	142
A1.3	1B/2P (single storey)	50	56
A1.4	1B/2P (single storey)	50	56
A1.5	2B/3P (single storey)	61	64
A2.1	4B/6P (triple storey)	112	123
A2.2	3B/4P (single storey)	74	88
A2.3	2B/3P (single storey)	61	64
A2.4	3B/4P (single storey)	74	102
A2.5	2B/3P (single storey)	61	66
A2.6	3B/5P (single storey)	86	102
A2.7	2B/3P (single storey)	61	66
A2.8	1B/2P (single storey)	50	55
A2.9	2B/3P (single storey)	61	63

INTERNAL SPACE REQUIREMENTS AND PROVISION

- 7.66 In addition to internal space, Policy D.H3 states that a minimum of 5m² private outdoor amenity space is required for 1-2 person households. An additional 1m² is required per additional occupant larger units.
- 7.67 All 14 of the proposed flats achieve, or where possible exceed these minimum requirements, as demonstrated below.

Flat No.	Type	Amenity Space Required (m2)	Amenity Space Provided (m2)
A1.1	1B/2P	5	5
A1.2	4B/6P	9	9
A1.3	1B/2P	5	5
A1.4	1B/2P	5	5
A1.5	2B/3P	6	26
A2.1	4B/6P	9	9
A2.2	3B/4P	7	16
A2.3	2B/3P	6	6
A2.4	3B/4P	7	7
A2.5	2B/3P	6	8.4
A2.6	3B/5P	8	8
A2.7	2B/3P	6	8.4
A2.8	1B/2P	5	55
A2.9	2B/3P	6	39

EXTERNAL AMENITY SPACE REQUIREMENTS AND PROVISION

- 7.68 In addition to private amenity space, Policy D.H3 requires all major developments to provide an area of community amenity space. The policy seeks a minimum area of 50sqm for the first 10 residential units, plus a further 1sqm for every additional unit provided thereafter. The development of 14 units would require a communal amenity space of 54sqm, the development meets this expectation.
- 7.69 Major developments are also required to provide on-site children's playspace. A minimum of 10sqm of play space is required for each child that is expected to reside within a development, as calculated by the Mayor's Child Yield Calculator. The proposed development is expected to accommodate up to 16 children (16.7) and therefore requires provision of 167m² play space for the proposed development. The proposed development achieves the required amount of playspace across the site.

d. Residential Amenity

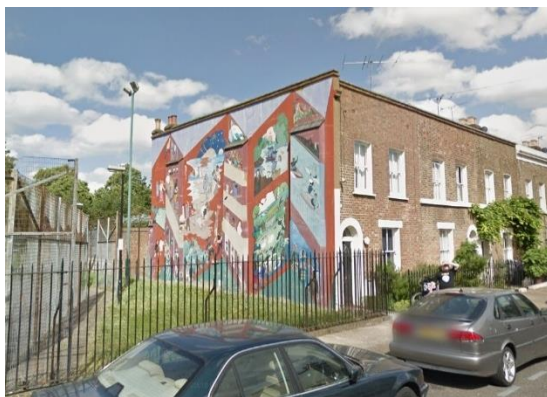
- 7.70 Local Plan Policy D.DH8 requires development to protect and where possible enhance or increase the extent of the amenity of new and existing buildings and their occupants, as well as the amenity of the surrounding public realm.
- 7.71 Part 1(a) of the policy seeks to ensure there is sufficient privacy and no unreasonable loss of amenity from overlooking between habitable rooms of adjacent residential properties, or onto schools and other community facilities (e.g. health centres) or private open spaces. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. However, the policy considers that a distance of approximately 18 metres between windows of habitable rooms reduces inter-visibility to a degree acceptable to most people. This figure is applied as a guideline.
- 7.72 The 4-storey block of flats fronting Lark Row, are the closest neighbouring buildings to the application site. These flats comprise a crescent shaped corner on the west side of Lark Row, with a number of flats with aspect to the north east, over the application site.
- 7.73 The proposed residential buildings occupy the northern boundary of the site. Block A1, occupies the north west corner, which opposite the existing flats fronting Lark Row. Block A1, has been positioned c12m away from the Lark Row façade of the existing flats. This is partly governed by the width of Lark Row, a typical urban context/street relationship. However, the design has ensured that there are no habitable room windows fronting directly onto the existing flats adjacent, and certainly no windows within 18m of habitable windows serving these adjacent flats.
- 7.74 The applicants are also mindful of the adjacent moorings, which sit at a lower level than the proposed buildings. The architects have sought to strike a balance between the privacy of these moorings and the outlook over Victoria Park and the canal from the new residential units proposed.
- 7.75 Related to the above, Part 1(d) is concerned with outlook, defined as the visual amenity enjoyed by occupants when looking out of their windows. There is no right to a view, however the proposed development has been mindful of existing outlook enjoyed by residents in the adjacent flats at Lark Row, and the wider residents in Waterloo Gardens and Sewardstone Road. As referenced above, the closest building proximity is c12m² across a highway. Furthermore, the proposed building heights are limited to 3 full storeys, with a set-back 4th. The proximity and height of the proposed buildings will ensure that outlook is not demonstrably harmed and avoids any perception of overbearing development.
- 7.76 Part 1(c) seeks to ensure that the design of new development optimises the levels of daylight and sunlight, whilst Part 1(d) seeks to ensure that new developments minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing (including on amenity space and public open space) on neighbouring sites.
- 7.77 Sunlight and daylight studies accompany the planning application and follows the methodology set out in the most recent version of Building Research Establishment's 'site layout planning for daylight and sunlight' guidance and the British Standard Code of Practice for daylighting. Please refer to the **Daylight and Sunlight Study** prepared by Right of Light Consulting, submitted herewith. We provide a summary below;
- 7.78 With regard to daylight and sunlight of *neighbouring* properties, the study has assessed the impact of the development on the light receivable by the properties at 36 Waterloo Gardens, 174 & 176

Sewardstone Road, 1 to 15 Halkett House and 24 to 36 Lark Row. The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight test in respect of 1 window at 1 to 15 Halkett House and 3 windows at 24 to 36 Lark Row. In their view, Rights of Light Consulting consider that the proposed development achieves an overall high level of compliance with the BRE recommendations and due to the mitigating factors (listed in section 4 of the Study), the limited injuries are acceptable.

- 7.79 The Study has also assessed the proposed units and confirms that the proposed design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

e. Trees/Landscaping

- 7.80 Local Plan Policy D.DH2 (attractive streets, spaces and public realm), requires development to contribute to improving and enhancing connectivity, permeability and legibility across the borough, ensuring a well-connected, joined-up and easily accessible street network and wider network of public spaces.
- 7.81 Please refer to the detailed **Landscape Report** prepared by BBUK Ltd, submitted herewith.
- 7.82 At the heart of this development is the creation of a new civic square and associated landscaping/public realm improvements. The proposals will provide visual and physical connection between Sewardstone Road/Waterloo Gardens, and Lark Row to the west.
- 7.83 The new site layout and associated landscaping will optimise active frontages towards these main public streets and spaces and provide clear definitions and enclosure through building placement, connection.
- 7.84 The proposed landscaping provides a range of public spaces, including ballcourt playspace, community garden, community orchard and central square, all of which function as places for social gatherings and other recreational uses.
- 7.85 The landscape proposals improve legibility and reduce the proliferation of visual clutter and obstacles (e.g. metal railings) that current existing in the public realm. Wherever possible and having regard to secure by design, the landscape proposals resist the creation of gated communities. The proposed scheme seeks to promote social inclusiveness and form a cohesive neighbourhood between old and new.
- 7.86 The proposals utilise high quality materials to create an attractive and useable public realm and ensures that an appropriate balance between soft landscaping and hard landscaping is formed. Part of these works seek to create a shared surface, to alleviate traffic and rat runs along Lark Row, which cause highway and safety issues. This is discussed further in the transportation sub-section below.
- 7.87 Finally, the proposed development seeks to re-introduce public art into the public realm, particularly given local landmark status envisaged. At no. 176 Sewardstone Road, which sits alongside the ballcourt, the west façade once accommodated a mural. Unfortunately, at some time between 2015 and 2017, the mural was painted over. The Applicants will endeavour to contribute towards the reinstatement of this mural or invite local artists to create a new image reflecting the emerging vision for Waterloo Gardens.



MURAL IN 2015



PRESENT DAY

f. Transportation, Highways and Access

7.88 Local Plan Policy D.TR2 notes that major development may impact on the transport network. Accordingly, a transport assessment or transport statement should be submitted as part of any application. The applicants instructed PTPlanners, who have prepared a **Transport Statement**, submitted herewith. We provide a summary of the pertinent points below;

7.89 Local Plan Policy D.TR3 requires development to comply with the parking standards for vehicles and bicycles set out in Appendix 3. 2 of the Local Plan. Residential development is required to be permit-free in terms of on-street car parking, and all other parking associated with a development will be required to be located off-street. Development is required to prioritise sustainable approaches to any parking.

7.90 In accordance with the above policies, the development is delivered as car free, and will be secured through legal agreement. The only exception to this is the provision of 1 x disabled parking space. Parking for disabled people should comply with standards in the London Plan, with necessary provision made on-site. In line standard M4 (3) of Part M of the Building Regulations, 10% of the proposed units need to be designed to ‘wheelchair user’ standards.

7.91 A wheelchair unit is provided in block A1 (unit number A1.1). The disabled parking bay is proposed to serve this unit and is accommodated off Lark Row adjacent to the main residential entrance to block A1.

7.92 With regard to cycle parking, the London Plan requires the following provision;

Use	Long Stay Spaces	Short Stay Spaces
Residential		
Studio/ 1 Bed	1.5	2
2 Bed +	2	
Nursery	1/8 staff 1/8 students	1 (5 staff) 5 (30 students)
Community	1/8 staff 1/100m2	0 (staff) 1 (78.8m2)

LONDON PLAN CYCLE PARKING REQUIREMENTS

7.93 The proposed residential mix comprises 4 x 1 bed, 5 x 2 bed, 3 x 3 bed and 2 x 4 bed. The mix requires 26 long stay spaces and 1 short stay space. A total of 26 spaces are provided, comprising 24 long stay

spaces distributed across the two residential buildings, together with a further 2 long stay spaces along Lark Row.

- 7.94 With regard to the nursery, there is expected to be 5 staff and up to 30 students, requiring 6 cycle parking space. The community space will not have any full-time staff, however based on its floor area of 78.8m², it will require at least 1 space. Communal spaces are distributed across the site, including 2 x secure Sheffield stands adjacent to the ball court entrance, 1 x Sheffield stand outside the community building, and a further 1 x Sheffield stand on Lark Row.
- 7.95 Policy D.MW3 (Waste collection facilities in new development) required all new development to include sufficient accessible space to separate and store dry recyclables, organics and residual waste for collection. New major residential developments must incorporate high quality on-site waste collection systems, compatible with the Council's waste collection methods outlined in Appendix 4 of the Local Plan. Appendix 4 sets out the following suggested capacity per week (litres).

Number of bedrooms	Suggested capacity per week (litres)		
	Refuse	Dry recyclables	Without garden waste
1	70	60	23
2	120	90	23
3	165	120	23
4	215	150	23

LOCAL PLAN WASTE CAPACITY GUIDELINES

- 7.96 Having regard to the above guidelines, and the proposed mix of 4 x 1 bed, 5 x 2 bed, 3 x 3 bed and 2 x 4, this results in an overall storage requirement of 3,477 litres. The proposed development provides enclosed and secure waste stores accommodated within each of the two residential buildings. For ease of access, the stores are located adjacent to the main shared residential entrances. The stores provide a total capacity of 3,490 litres, plus additional capacity for bulk waste items and is therefore compliant.
- 7.97 Additional dedicated waste and recycling storage is provided within the community building.
- 7.98 Collection vehicles will be expected to enter the site from Lark Row and will be able to stop within 10m of the refuse stores, in accordance with the requirements under Appendix 4.

g. Ecology and Biodiversity

- 7.99 Local Plan Policy D.ES3 (Urban greening and biodiversity) requires development to protect and enhance biodiversity, through maximising the provision of 'living building' elements, retaining existing habitats and features of biodiversity value or, if this is not possible, replacing them within the development, as well as incorporating additional measures to enhance biodiversity. Major development is required to submit an ecology assessment demonstrating biodiversity enhancements that contribute to the objectives of the latest Tower Hamlets Local Biodiversity Action Plan and the Thames River Basin Management Plan.
- 7.100 A **Preliminary Ecological Appraisal** has been prepared and is submitted herewith.
- 7.101 A tree survey was carried out by Arbtech in June 2018 and the tree numbers given to trees on the drawing opposite is based on this survey. Nine existing trees are being removed, the majority of these are categorised as C by the arborist, they are being replaced with 16 new trees, 5 Hornbeam, 5 apple

trees, 5 Amalanchier species and a crab apple. Careful consideration has been taken in the selection of tree species to complement and improve the existing conditions to add character to the development. In addition, climbers will provide greening up of walls and vertical surfaces to enhance the spaces and enrich biodiversity.

- 7.102 The planting concept draws inspiration from the surrounding landscape. The new public space is framed by Hornbeams which tie in with the existing trees being retained. A new community orchard will provide local fruit produce and is planted in a wildflower meadow to enhance the site's biodiversity.
- 7.103 Species selection is driven by local soil conditions, shade conditions, maintenance, seasonal interest with an emphasis on nectar rich planting to provide wildlife benefits and enhance the site's biodiversity.
- 7.104 The aim of the landscape tree strategy is to ensure long term amenity contribution, that provides a yearlong interest for the residents in addition to supporting wildlife.
- 7.105 In addition to surface level improvement, all 3 of the proposed buildings are proposed to incorporate brown roofs.



SITE SECTION

h. Drainage

- 7.106 Local Plan Policy D.ES5 (Sustainable drainage) requires development to reduce the risk of surface water flooding, through demonstrating how it reduces the amount of water run-off and discharge from the site through the use of appropriate water reuse and sustainable drainage systems techniques. Major development is required to submit a drainage strategy.
- 7.107 A **Drainage Statement** has been prepared by GTA Civils, submitted herewith, which confirms compliance with adopted standards and expected run-off rates.

i. Air Quality

- 7.108 Local Plan Policy D.ES2 (Air quality) requires development to meet or exceed the 'air quality neutral' standard, including promoting the use of low or zero emission transport and reducing the reliance on private motor vehicles. An air quality impact assessment, based on current best practice, is required as part of planning applications for major developments.

- 7.109 An **Air Quality Assessment** has been prepared by GEM, submitted herewith which confirms compliance with the above policy.

j. Energy

- 7.110 Local Plan Policy D.ES7 (A zero carbon borough) states that all new residential is required to be zero carbon, to be achieved through a minimum 45% reduction in regulated carbon dioxide emissions on-site and the remaining regulated carbon dioxide emission to 100% - to be off-set through a cash in lieu contribution. Major developments are required to submit an energy assessment and demonstrate how the development has been designed in accordance with the energy hierarchy.
- 7.111 An **Energy Statement** has been prepared by Pavey Engineering, submitted herewith which sets out the scheme's compliance.
- 7.112 Policy D.ES10 (Overheating) seeks to ensure that new buildings (both internally and externally) and the spaces around them are designed to avoid overheating and excessive heat generation, while minimising the need for internal air conditioning systems.
- 7.113 An **Overheating Heating Report** prepared by Pavey Engineering is submitted herewith, confirming compliance.

k. Contamination

- 7.114 Under Policy S.ES1, development must consider and mitigate existing contamination as well as prevent any further contamination of water or land.
- 7.115 A **Phase 1 Report** has been prepared by SWEL, submitted herewith.

l. Planning Contributions

- 7.116 Policy D.SG5 (Developer contributions) expects development to pay community infrastructure levy (CIL) charges and enter into Section 106 agreements to provide affordable housing and any other provision to mitigate the impacts of the development where necessary or appropriate.
- 7.117 The proposed development is not expected to pay CIL given that the residential element is 100% affordable housing, which is CIL exempt. Furthermore, there is no net increase in community floorspace.
- 7.118 With regard to affordable housing, all 14 units are proposed to comprise affordable tenure. The applicants confirm that they will enter into a s106 Agreement, to secure all units as affordable housing in perpetuity.

8.0 HEALTH IMPACT ASSESSMENT

- 8.1 Local Plan Policy D.SG3 (Health Impact Assessments) requires all developments that include community facilities and accessible open space to complete and submit a rapid health impact assessment as part of the planning application.
- 8.2 Health impact assessments should be undertaken using the recommended guidance from our public health service. For example, the latest Healthy Urban Planning Checklist which also provides a rapid health impact assessment tool (Healthy Urban Development Unit). The Health Impact Assessment should outline how the development could positively or negatively impact on the wider determinants of health and should identify actions to enhance the positive impacts and mitigate the negative impacts. The outcome of these actions should be clearly identifiable within the planning application.
- 8.3 The Tower Hamlets' Health and Wellbeing Strategy includes the recommendation that we should 'make health impact assessment core to policy decisions across the partnership' including 'developing a process to ensure that the impacts on health and wellbeing made by major developments are routinely assessed and considered in planning decisions'.
- 8.4 There is a need to improve people's diets and physical activity, reduce stress and reduce exposure to environmental pollutants.
- 8.5 With more specific regard to the proposed development, local and convenient access to a community facilities (i.e. nursery/community meeting place), is taken forward by Policy S.CF1 and Key Objective 1 (Managing the growth and shaping change) of the Local Plan, which promotes co-location of facilities. Local and inclusive accessibility not only increases the likelihood of people benefiting from such facilities with indirect and direct health consequences by reducing psychological barriers to access, but also increases the likelihood they will use them by fitness-contributing, and pollution-reducing active travel modes.
- 8.6 With regard to housing, design quality is also noted as an important contributor to health. Quality housing in health terms means minimising exposure to pollutants by adequate spacing from main roads, dual aspect ventilation, good insulation to tackle warmth and damp issues, good standards of accommodation (internal space and amenity space) and safe and secure design.
- 8.7 The Healthy Urban Planning Checklist suggests 4 themes with each theme focusing on a particular planning issue. These are Healthy housing, Active travel, Healthy Environment and Vibrant Neighbourhoods. The completed checklist is included below.

Health Impact Assessment Checklist

Theme 1: Healthy Housing				
Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Healthy design	Does the proposal meet all the health and wellbeing credits contained in the Code for Sustainable Homes for daylighting, sound insulation, private space and Lifetime Homes?	Yes, the units all have lift access and are all designed to Lifetime Home and the London Plan space standard guidelines. They have level thresholds throughout and these units all have 1000mm door apertures with 900mm clear opening to the entrance doors. They all have an outside terrace space with a level threshold between the inside and outside. A Daylight/Sunlight report has been created Rights of Light Consulting. The report confirms that the proposed design satisfies all of the requirements set out in the BRE guide ' Site Layout Planning for Daylight and Sunlight.	London Plan Policy 5.2 Minimising Carbon Dioxide Emissions: zero carbon residential buildings from 2016 and zero carbon non-domestic buildings from 2019. Communal space - London Plan Policy 2.18 (Housing SPG design standard 1.2.3) Private (amenity) space – Housing SPG design standards 4.10.1, 4.10.2 and 4.10.3 London Plan Policy 3.8 requires all new homes to be provided to Lifetime Homes standards. Sound insulation and noise – London Plan Policy 7.15, Housing SPG design standard 5.3.1.	Satisfying the health and wellbeing credits can help improve the code level and meet carbon dioxide emissions targets. Good daylighting can improve the quality of life and reduce the need for energy to light the home. Improved sound insulation can reduce noise disturbance and complaints from neighbours. The provision of an inclusive outdoor space which is at least partially private can improve the quality of life.
b. Accessible housing	Does the proposal provide accessible homes for older or disabled people?	Yes, the 2 fully accessible residential units comprise 1 x 3 bed unit and a 1 x 2 bed unit, these units are designed to the Wheelchair Design Guidelines and all have 1000mm door apertures with 900mm clear opening and level thresholds throughout. They both have private amenity space with a level threshold between the inside and outside.	London Plan Policy 3.8 requires 10% all new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Housing SPG Annex 2 Best Practice Guidance for Wheelchair Accessible Housing	Accessible and easily adaptable homes can meet the changing needs of current and future occupants.

Theme 1: Healthy Housing				
Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
b. Accessible housing	Does the proposal ensure that every non-ground floor dwelling is accessible by a lift which can accommodate an ambulance trolley?	Yes, there is one main passenger lift to service all the residential units, this lift will be to full DDA / Part M approval with a capacity for 8 people. All thresholds between the lifts and circulation space will be level. There is also a further accessible back-up lift to the 1st floor only, where 2 x fully accessible units are located.	Good practice standard - the provision of an ISO standard 13 person lift in a rectangular configuration which can accommodate a trolley bed (see dimensions in Department of Health Health Technical Memorandum 08-02: Lifts).	One of the main methods of transportation of immobile patients is by trolley bed. It is important to ensure that non-ground floor dwellings are accessible by a lift which can accommodate an ambulance trolley.
c. Healthy living	Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces? Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?	In the larger, family sized units (3+ beds) separate kitchens and living spaces are provided. This is to allow families to have sufficient separated spaces within their flat. Each flat is provided with generous storage areas, measuring approximately 2sqm per flat. An internal staircase is provided which allows access to all flats. There is a common area landing on each level that will be kept clean and tidy at all times by Council employees.	London Plan Policy 3.5 (Table 3.3) Minimum internal space standards Housing SPG Annex 4 - Minimum floorspace for all housing types Housing SPG design standard 4.4.3	Sufficient space is needed to allow for the preparation and consumption of food away from the living room to avoid the 'TV dinner' effect. Rather than having lifts at the front and staircases at the back of buildings hidden from view, it is preferable to have them located at the front to encourage people including those that are able to use them.

Theme 1: Healthy Housing				
Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Housing mix and affordability	Does the proposal provide affordable family sized homes?	The proposed development will deliver 14 self-contained flats, all of which will comprise affordable housing. The proposed tenure split is 62% Tower Hamlets living rent and 38% social rent. Ower Hamlets Living Rent is based on a third of an average income. 3 x 3 bed (21%) and 2 x 4 bed (14%) are proposed as part of the development.	London Plan Policy 3.8 Housing choice London Plan Policy 3.11 Affordable housing targets. The revised London Housing Strategy, sets out that 36% of affordable rented homes allocated funding in 2011-15 will have three or more bedrooms.	The provision of affordable housing can create mixed and socially inclusive communities. The provision of affordable family sized homes can have a positive impact on the physical and mental health of those living in overcrowded, unsuitable or temporary accommodation. Both affordable and private housing should be designed to a high standard ('tenure blind').

Theme 2: Active Travel				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Promoting walking and cycling	Does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?	A travel plan has been created by PTPlanners and summarises that the trips generated by the site can safely be accommodated by the existing pedestrian, cycling, public transport and road infrastructure surrounding the site. 35 cycle stands are provided for the 14 housing units. A cycle route lanes run past the site along Stewardstone Road, Lark Row and Vyner Street to the wider network, providing	London Plan Policy 6.3 (C) Travel Plans London Plan Policy 6.9 Cycling London Plan Policy 6.10 Walking London Plan Table 6.3 minimum standards for cycle parking provision Housing SPG cycle storage space standards (design standards 3.4.1 and 3.4.2)	A travel plan can address the environmental and health impacts of development by promoting sustainable transport, including walking and cycling. Cycle parking and storage in residential dwellings can encourage cycle participation.
b. Safety	Does the proposal include traffic management and calming measures and safe and well lit pedestrian and cycle crossings and routes?	The proposals utilise high quality materials to create an attractive and useable public realm. Part of these works seek to create a shared surface/homezone, to alleviate traffic and rat runs along Lark Row, which cause highway and safety issues.	London Plan Policy 6.9 Cycling London Plan Policy 6.10 Walking	Traffic management and calming measures and safe crossings can reduce road accidents involving cyclists and pedestrians and increase levels of walking and cycling.
c. Connectivity	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?	At the heart of this development is the creation of a new civic square and associated landscaping/public realm improvements. The proposals will provide visual and physical connection between Sewardstone Road/Waterloo Gardens, and Lark Row to the west.	London Plan Policy 6.9 Cycling, Map 6.2 Cycle Super Highways London Plan Policy 6.10 Walking, Map 6.3 Strategic walking routes All London Green Grid SPG. Transport for London 'Legible London' Transport for London Bus Service Planning Guidelines	Developments should prioritise the access needs of cyclists and pedestrians. Routes should be safe, direct and convenient and barriers and gated communities should be avoided. Developments should be accessible by public transport.

Theme 2: Active Travel				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Minimising car use	Does the proposal seek to minimise car use by reducing car parking provision, supported by the controlled parking zones, car free development and car clubs?	<p>The development is delivered as car free, and will be secured through legal agreement.</p> <p>The only exception to this is the provision of 1 x disabled parking space.</p>	<p>London Plan Policy 6.13. Maximum parking standards in Table 6.2.</p> <p>Housing SPG Annex 3 Car parking provision guidance.</p>	<p>Space for pedestrians and cyclists should be given priority over commercial and private vehicles. Maximum car parking levels allows for provision to be reduced as far as practicable.</p> <p>Car clubs can be effective in reducing car use and parking demand at new residential developments</p>

Theme 3: Healthy environment				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Construction	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes, all usual measures will be put in place to minimise dust, noise, vibration and odours.	London Plan Policy 5.3 Sustainable Design and Construction London Plan Policy 5.18 Construction, excavation and demolition waste Mayor of London 'The Control of Dust and Emissions from Construction Sites'.	Construction sites can have a negative impact on an area and can be perceived to be unsafe. Construction activity can cause disturbance and stress which can have an adverse effect on physical and mental health. Mechanisms should be put in place to control hours of construction, vehicle movements and pollution. Community engagement before and during construction can help alleviate fears and concerns.
b. Air Quality	Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes, an Air Quality Assessment has been prepared by GEM, submitted herewith. The report concludes that the proposed development will meet building emission benchmarks.	London Plan Policy 7.14 Improving Air Quality At least 'air quality neutral' – Housing SPG Design standard 5.6.1 London Plan Policy 5.10 Implementing Urban Greening London Plan Policy 5.3 Sustainable Design and Construction	The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes.

Theme 3: Healthy environment				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
c. Noise	Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?	Yes, the proposed scheme is car free and traffic calming measures will be introduced. The commercial/community uses are housed within their own building, separate from the residential units.	London Plan Policy 7.15 Reducing noise and enhancing soundscapes	Reducing noise pollution helps improve the quality of urban life.
d. Open space	Does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existing spaces? Does the proposal set out how new open space will be managed and maintained?	Yes, The redevelopment of the site will include the re-provision of the games court, the community garden, together with additional play spaces, and landscaped community open spaces, including a new secured public canal-side walkway. The above spaces will be managed and maintained by Tower Hamlets Council.	London Plan Policy 7.1 Building London's neighbourhoods and communities London Plan Policy 7.18 Protecting Local Open Space and Addressing Deficiency, Table 7.2 Public open space categorisation London Plan Policy 7.19 Biodiversity and Access to nature	Access to open space has a positive impact on health and wellbeing. Living close to areas of green space, parks, woodland and other open space can improve physical and mental health regardless of social background. To maintain the quality and usability of open spaces an effective management and maintenance regime should be put in place.

Theme 3: Healthy environment				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
e. Play space	Does the proposal provide a range of play spaces for children and young people?	Yes, the redevelopment of the site will include the re-provision of the games court, the community garden, together with additional play spaces and landscaped community open spaces, including a new secured public canal-side walkway. It is proposed to install brand new play equipment to serve the development and the wider local community.	London Plan Policy 3.6 Children and Young People's Play and Informal Recreation Facilities Shaping Neighbourhoods: Play and Informal Recreation SPG - benchmark standard of a minimum of 10sq.m per child regardless of age. Table 4.4 Accessibility to Play Space	Regular participation in physical activity among children and young people is vital for healthy growth and development. The location of play spaces should be accessible by walking and cycling routes which are suitable for children to use.
f. Biodiversity	Does the proposal contribute to nature conservation and biodiversity?	Yes, a Preliminary Ecological Appraisal has been prepared and accompanies the application. The report concludes that all aspects of nature conservation and biodiversity are acceptable with regards to the proposed scheme.	London Plan Policy 7.19 Biodiversity and access to nature. Table 7.3 London regional BAP habitat targets for 2020	Access to nature and biodiversity can contribute to mental health and wellbeing. New development can improve existing, or create new, habitats or use design solutions (green roofs, living walls) to enhance biodiversity.
g. Local food growing	Does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?	Yes, the existing community garden is re-provided in the north east corner of the site. The garden currently has limited access hours and these are proposed to be revised so that it is a much more genuinely, publicly accessible space. A new community orchard is also proposed.	London Plan Policy 5.10 Urban Greening London Plan Policy 7.22 Land for Food London Plan Policy 5.11 Green Roofs and development site environs	Providing space for local food growing helps promote more active lifestyles, better diets and social benefits.

Theme 3: Healthy environment				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
h. Flood risk	Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?	Yes, a Drainage Statement has been prepared by GTA, submitted herewith, which confirms compliance with adopted standards and expected run-off rates. In addition to surface level improvement, all 3 of the proposed buildings are proposed to incorporate brown roofs.	London Plan policy 5.3 Sustainable Design and Construction, Policy 5.11 Green Roofs and development site environs, Policy 5.13 Sustainable Drainage. Housing SPG design standard 6.4.3	Flooding can result in risks to physical and mental health. The stress of being flooded and cleaning up can have a significant impact on mental health and wellbeing. It is likely that increasing development densities and building coverage coupled with more frequent extreme weather events will increase urban flood risk.
i. Overheating	Does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?	Yes, an Overheating Heating Report prepared by Pavay Engineering is submitted herewith, which confirms that all of the new buildings (both internally and externally) and the spaces around them are designed to avoid overheating and excessive heat generation, while minimising the need for internal air conditioning systems.	London Plan Policy 5.3 Sustainable Design and Construction Policy 5.9 Overheating and Cooling Policy 5.10 Urban Greening Policy 5.11 Green Roofs and development site environs Housing SPG Design Standard 6.3.1	Climate change with higher average summer temperatures is likely to intensify the urban heat island effect and result in discomfort and excess summer deaths amongst vulnerable people. Urban greening - tree planting, green roofs and walls and soft landscaping can help prevent summer overheating.

Theme 4: Vibrant neighbourhoods				
Issue	Key questions	Yes/No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Health services	Has the impact on healthcare services been addressed?	Yes, there are 19 GP practices within a 1 metre radius of the site. All 19 locations are currently accepting new patients. Therefore, the future residents of the 14 new residential units proposed will not cause harm to the existing services.	London Plan Policy 3.17 Health and social care facilities NHS London Healthy Urban Development Unit Planning Contributions Tool (the HUDU Model)	Poor access and quality of healthcare services exacerbates ill-health, making treatment more difficult. The provision of support services, including advice on healthy living can prevent ill health.
b. Education	Has the impact on primary, secondary and post-19 education been addressed?	Yes, there are 16 schools (including primary and secondary) within walking distance of the site. The site benefits from a PTAL of 4/5 which allows access to post-19 education.	London Plan Policy 3.18 Education facilities	Access to a range of primary, secondary and post-19 education improves self-esteem, job opportunities and earning capability.
c. Access to social infrastructure	Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely? Have opportunities for multi-use and the co-location of services been explored?	Yes, the community building is accessible to all. An internal lift and staircase will provide access to the 1st floor, which will comprise the community hall and kitchen. The office for the nursery will also be placed on the 1st floor. A disabled WC is provided on the 1st floor, which will serve as the main WC for adults using the community centre and nursery. There are dedicated children 's WCs within the nursery. A nursery, community hall, ball court, community garden and residential units are all co-located on the site.	London Plan Policy 3.16 Protection and enhancement of social infrastructure London Plan Policy 7.1 Building London's neighbourhoods and communities	Good access to local services is a key element of a lifetime neighbourhood and additional services will be required to support new development. Failure to do so will place pressure on existing services. Future social infrastructure requirements are set out in Borough infrastructure plans and developments will be expected to contribute towards additional services and facilities.

Theme 4: Vibrant neighbourhoods				
Issue	Key questions	Yes/No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Local employment and healthy workplaces	<p>Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?</p> <p>Does the proposal promote the health and well-being of future employees by achieving BREEAM health and wellbeing credits?</p>	<p>Yes, the two-storey building will accommodate a nursery at ground floor, the existing nursery operator Scallywags Nursery will return to occupy the proposed nursery. Therefore, the existing employees of the nursery will maintain their current positions.</p> <p>The proposed community hall will be at first floor. While this use may not result in permanent jobs, it will provide a location for existing teachers, demonstrators, exhibitors etc.</p> <p>The building will also require permanent maintenance and cleaning staff.</p>	<p>London Plan Policies 4.12 Improving opportunities for all and Policy 8.2 Planning obligations.</p> <p>London Plan Policy 7.1 Building London's neighbourhoods and communities</p> <p>Workplace environment - BREEAM health and wellbeing credits</p>	<p>Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Employment can aid recovery from physical and mental illnesses.</p> <p>Creating healthier workplaces can reduce ill health and employee sickness absence.</p>
e. Access to local food shops	<p>Does the proposal provide opportunities for local food shops?</p> <p>Does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?</p>	<p>No, shops and hot food takeaways are not provided as part of the proposals.</p>	<p>London Plan Policy 4.7 Retail and Town Centre Development</p> <p>London Plan Policy 4.8 Supporting a Successful and Diverse Retail Sector</p> <p>London Plan Policy 4.9 Small Shops</p> <p>London Plan Policy 7.1 Building London's Neighbourhoods and Communities</p>	<p>A proliferation of hot food takeaways and other outlets selling fast food can harm the vitality and viability of local centres and undermine attempts to promote the consumption of healthy food, particularly in areas close to schools.</p>

9.0 SUMMARY AND CONCLUSIONS

- 9.1 This Planning Statement has been prepared on behalf of Tower Hamlets Council, in support of their application for the comprehensive redevelopment of the Canal Club Community Centre, Waterloo Gardens.
- 9.2 The site currently provides a nursery, community garden, playspace and ball court. The building and facilities are generally dated and in need of investment. The currently layout of facilities is poor, resulting in poor legibility, access, and constitutes an under-utilisation of this very sustainable, urban site.
- 9.3 The Site falls within the Victoria Park Conservation Area and lies directly south of Regent's Canal. The surrounding area is predominantly residential in character. The built form surrounding the site is varied but predominately a mix of two storey residential dwellings and five storey post-war blocks of flats.
- 9.4 Following extensive consultation with the local community and the local planning authority, it is proposed to comprehensively redevelop the site, including the demolition of the existing community building, play space, and ball court/enclosure. In their place it is proposed to create a new mixed-use development including re-provision of a community building, ball-court, community garden, children's play area and 14 new self-contained residential units, and extensive hard and soft landscaping.
- 9.5 The development brings the community building into a central and prominent location on the site, fronting Sewardstone Road. It is intended to emphasise the community provision of the site and serve as a local landmark. The two-storey building will accommodate a nursery at ground floor, the existing nursery operator Scallywags Nursery will return. The 1st floor will comprise the community hall and kitchen.
- 9.6 A new civic square as social hub for community events is proposed at the heart of the development here community gatherings and celebrations can take place. A new shared surface on Lark Row will help calm the traffic.
- 9.7 The new ball court sits in broadly the same location as the existing. The new ball court will be a more traditional rectangular form, hard landscaped with enclosure, and will benefit from new goals and basketball hoop, served by a new, legible entrance fronting Sewardstone Road.
- 9.8 The existing community garden is re-provided in the north east corner of the site, adjacent the Canal/Belmont Wharf. The garden currently has limited access hours, and these are proposed to be revised so that it is a much more genuinely, publicly accessible space.
- 9.9 It is proposed to install brand new play equipment to serve the development and the wider local community.
- 9.10 It is proposed to construct 2, four-storey buildings, comprising a total of 14 self-contained flats. The unit mix comprises 4 x 1 bed, 5 x 2 bed, 3 x 3 bed and 2 x 4 bed. All of the 14 units will be in affordable tenure.
- 9.11 The proposed buildings accommodate the northern boundary of the site, reinforcing the built edge of the canal and the clear sense of definition established by neighbouring properties. Architecturally, the two buildings accommodate three full floors, with a set-back fourth floor, in keeping with local design precedents. Elevations are formed principally of brickwork, with the third-floor parapet and fourth floors laid as soldiers to add visual interest.

- 9.12 The proposed mixed-use development will make best use of this underutilised site through re-provision and enhancement of the existing community/nursery building, the ball-court, the community garden and the children's play area, alongside new residential units and significant landscape and amenity improvements for the local and wider community.
- 9.13 In line with the NPPF, London Plan and Local Plan policies, the development promotes use of under-utilised land and buildings, especially as this would help to meet identified needs for housing. The proposals will deliver multiple planning benefits; the principle of redevelopment is encouraged at all tiers of planning policy within the Framework.
- 9.14 We respectfully ask that planning permission is granted for this proposal.



ARTISTS IMPRESSION OF PROPOSED DEVELOPMENT – VIEW FROM SEWARDSTONE ROAD