

Queen Mary – School of Business and Management

CBRE / Planning Statement for Queen Mary

April 2022



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Executive Summary

This Planning Statement has been prepared on behalf of Queen Mary (hereafter referred to as ‘the applicant’ or ‘Queen Mary’) to support an application for full planning permission and demolition in a Conservation Area for the development of a new School of Business and Management (hereafter referred to as ‘SBM’) on the site of the vacant Hatton House at the University’s Mile End Campus (referred to as ‘the site’). This application also proposes minor demolition, refurbishment and extension to the existing No. 357 Mile End Road and a change of use to the Lock Keeper’s Cottage. The proposals also incorporate significant public realm improvements as well as generous, landscaping proposals and cycle parking.

The site is located on the south eastern boundary of the Queen Mary Mile End campus and is currently occupied by Hatton House (vacant Student Accommodation, Use Class C.2), No. 357 Mile End Road, (Education/ research use, Use Class F.1a), Lock Keeper’s Cottage (Education Use Class F.1a) and a small security lodge. The new education building is proposed to provide much needed good quality teaching space for Queen Mary’s School of Business and Management (‘SBM’) which is currently occupying and operating from the sub-standard floorspace within the Francis Bancroft Building.

The University anticipates significant growth, with student numbers expected to double by 2030. This places significant pressures on the University’s campus to keep up with and meet demands of students with an additional 50,000-60,000 sqm of academic floorspace expected to be provided across the Mile End campus. This is anticipated to be delivered through a range of proposals including new build, refurbishments and extensions. It should be noted that there is other planned investment at the University’s other campus at Whitechapel, which is also located within the London Borough of Tower Hamlets (hereafter referred to as ‘LBTH’). The SBM is no exception to the expected rise in student numbers and the proposals are therefore sought to meet current requirements and address existing shortfalls as well as those anticipated in the near future.

The development of the SBM is a major investment project in Queen Mary’s long-term aspirations for the redevelopment of a range of sites on their Mile End Campus. Queen Mary has a number of buildings which have been retrofitted to accommodate their student population growth. Some of these buildings are no longer fit for purpose and Queen Mary has plans for the refurbishment and redevelopment of a number of sites in order to provide modern, fit for purpose accommodation which supports the changing learning requirements and the growth of the University. Recent developments have included the extension to the Library (currently under construction), construction and completion of the Graduate Centre and the refurbishment of the School of Mathematics and School of Engineering buildings, all of which are located on the Mile End Campus.

In August 2021, the Queen Mary University London Supplementary Planning Document (‘SPD’) was adopted by LBTH. The purpose of this SPD is to provide a planning framework to inform and guide the future development of the University’s Mile End Campus, whilst also supporting innovation and investment in research and expanding the range and quality of its offer. Furthermore, the SPD provides the applicant with a framework to bring forward future development in a more comprehensive manner in order to enhance the quality of the estate while strengthening the public realm and integrating the campus more successfully with its surroundings.

Previous proposals were developed for the site which were submitted to LBTH in July 2019. This scheme proposed the demolition of both No. 357 Mile End Road and Hatton House for redevelopment to create a new School of Business and Management Building. The proposals were supported by Officers, albeit the application was refused by Members at the November 2019 Strategic Development Committee (‘SDC’). The two heritage led reasons for refusal have been

carefully considered and responded to by the project team through the design development process of this planning application.

The proposals have also been developed following a series of pre-application meetings with officers at LBTH and the Canal & River Trust ('C&RT'). The guidance and feedback received has been incorporated into the final proposals, and the necessary justification provided. In addition, the proposals have been presented to LBTH Conservation and Design Advisory Panel ('CADAP') as well as a briefing to the LBTH Strategic Development Committee ('SDC').

The proposed development is a heritage led scheme, drawing upon the site's location within the Regent's Canal Conservation Area. The final proposals, as set out within this submission are considered to preserve and enhance the significance of the Conservation Area. The inclusion of the Lock Keeper's Cottage and retention of No. 357 Mile End Road and the creation of high-quality public realm will enhance the environs of these buildings within the Conservation Area.

The proposals will deliver much needed teaching and social learning space for Queen Mary students from the SBM. The ethos of the building will promote interaction and social learning through the delivery of large open spaces at all levels of the building. Following the pandemic and a review of the academic spaces required by the University, traditional lecture theatres have been updated by more flexible seminar style rooms which can be utilised for both group work and presentation format.

Whilst the proposals include a loss of vacant student accommodation (65 bed spaces), Queen Mary is committed to providing additional bedspaces in the short to medium term across their wider estate. This strategy is reflected in the recently adopted SPD. The vacant 65 bed spaces have not been used for their intended purpose for some time as Queen Mary has not let this accommodation to students since the 2018/19 academic year. Queen Mary does have a nominations agreement with Scape who opened their student accommodation to the rear of the campus in September 2019 which provides 412 student bedspaces for Queen Mary students.

Alongside the delivery of academic floorspace, the scheme includes a full refurbishment of the locally listed No. 357 Mile End Road (with modest rear and roof extensions) to provide a Queen Mary run community advice hub currently proposed for use by the University's Law Department as a legal advice centre to serve the local community. In addition, a new public café is proposed within the ground floor of the Lock Keeper's Cottage with the first floorspace to comprise a bookable community event space for suitable local community groups. The proposals will also deliver significant public realm improvements to the site and its context through the schemes proposed landscape strategy; this incorporates several new areas of green space and biodiversity improvements, as well as the widening of the existing canal-side path and creation of a directly accessible route to the canal-side from the Mile End Road.

This Planning Statement assesses the proposals against the adopted Development Plan, as required by Section 38 (6) of the Planning and Compulsory Purchase Act (2004). The proposals have been developed in accordance with the National Planning Policy Framework 2021 ('NPPF'), the London Plan (2021), the LBTH Local Plan (2020) as well as other material considerations. These include the Queen Mary University London Supplementary Planning Document ('SPD') (2021) which provides a masterplan vision for the Mile End Campus. This SPD has been carefully considered through the design development process.

Overall, it is considered that the scheme makes full and effective use of an existing brownfield site, where the current buildings are no longer fit for their intended purpose. The site is located in a highly accessible and sustainable location within the University's Humanities Quarter, and will deliver significantly improved facilities for students and staff as well as a significant public offer for the local community, including an accessible café, advice hub, bookable event space and significantly enhanced canal-side public realm.

1. Introduction

- 1.1 This Planning Statement has been prepared by CBRE Ltd (hereafter referred to as ‘CBRE’) to support an application for full planning permission and demolition within a Conservation Area on the site of Hatton House, Queen Mary University of London, Mile End Road, London, E1 4PA (hereafter referred to as the ‘site’).
- 1.2 The proposed description of development is as follows:
- “Demolition of the existing vacant Hatton House (Student Accommodation Use Class C2), the construction of a new building (G+5 storeys from Westfield Way and G+6 storeys from the canal-side) for teaching and educational purposes (Use Class F1), refurbishment and single-storey upward extension and rear extension of No. 357 Mile End Road (Use Class F2) and change of use of Lock Keeper’s Cottage (Use Class E) along with access, public realm works, landscaping and cycle parking and associated works.”*
- 1.3 The redevelopment of the vacant Hatton House site is being brought forward by Queen Mary University of London (‘the applicant’ or ‘Queen Mary’) to provide a high-quality academic building, fit for modern and up to date teaching methods, for their School of Business and Management (‘SBM’). Currently the SBM operates in a low-quality retrofitted space within the Francis Bancroft Building. The proposed building will deliver much needed teaching space for the growing School of Business and Management and will provide modern and valuable social learning space for its students and the wider University community.
- 1.4 In August 2021, the Queen Mary University Supplementary Planning Document (SPD) was adopted by LBTH. The purpose of this SPD is to provide a planning framework to inform and guide the future development of the Queen Mary Mile End Campus; while also supporting innovation and investment in research; and expanding the range and quality of its offer. Furthermore, the SPD provides the applicant a framework to bring forward future development in a more comprehensive manner in order to enhance the quality of the estate while strengthening the public realm and integrating the campus more successfully with its surroundings.
- 1.5 As such, alongside the delivery of academic floorspace, the scheme includes a full refurbishment of the locally listed No. 357 Mile End Road (with modest rear and roof extensions) to provide a Queen Mary run community space and advice hub, currently proposed for use by the University’s legal advice centre to service the local community. In addition, a new public café is proposed within the ground floor of the Lock Keeper’s Cottage with the first floorspace to comprise a bookable event space for suitable local community groups. The proposals will also deliver significant public realm improvements to the site and its context through the schemes proposed landscape strategy. This incorporates several new areas of green space and biodiversity improvements as well as the widening of the existing canal-side path and creation of a directly accessible route to the canal-side from the Mile End Road.
- 1.6 The proposals have been carefully designed and thoroughly considered to preserve and enhance this part of the Regent’s Canal Conservation area through the delivery of a sensitive and high-quality building which responds to its context through architectural expression, materiality and its sensitive relation to existing heritage assets. In particular, the proposals have sought to successfully overcome the reasons for refusal of the 2019 planning application for a new SBM (PA/19/01422/A1) which was refused on two reasons relating to impact on heritage assets. This included the loss of the locally listed 357 Mile End Road which is now retained, enhanced and incorporated into the scheme. The second reason for refusal related to the impact of the development in terms of its height, scale, mass and relationship with existing non-designated heritage assets impacting the setting of the Regent’s Canal Conservation Area and Clinton Road Conservation Area.

- 1.7 A supporting Heritage Statement prepared by Alan Baxter Associates considers the relationship with the neighbouring heritage assets; Lock Keeper’s Cottage immediately to the north of the proposed School of Business and Management Building and No. 357 Mile End Road, a locally listed building, immediately to the south. In summary, the Heritage Statement concludes that the proposal creates a neutral heritage impact and in some instances a positive impact upon the Conservation Area. To this end it is considered that the revised proposals submitted under this new application submission comprise a sensitive and appropriate development at the site.
- 1.8 Overall, the development of this brownfield site will deliver a much needed, modern, high-quality teaching building, which will open up the eastern gate of the campus, providing an open and accessible space for students, the wider university and the LBTH community. The proposals will deliver significant public benefits to the site, its context as well as the local community and residents.
- 1.9 The principle of increasing education floorspace on the Mile End Campus in order to sustain and support the growth of the University is supported by the LBTH and the Greater London Authority (‘GLA’) through both their adopted planning policies. This supportive growth framework is also conveyed in the supporting Queen Mary University London SPD.
- 1.10 In addition to the above, the proposals have also been designed and developed through significant community, stakeholder and LBTH engagement and have been subject to a number of iterations and revisions to ensure they deliver the most appropriate and best quality scheme for the local community, whilst meeting the aspirations of the University and the SBM.
- 1.11 In terms of the remainder of this Planning Statement, it sets out the following:
- Chapter 2 describes the site and its context;
 - Chapter 3 summarises the background to the project;
 - Chapter 4 summarises the relevant planning history;
 - Chapter 5 details the proposed development;
 - Chapter 6 summarises the pre-application engagement undertaken;
 - Chapter 7 provides an overview of the planning policy context;
 - Chapter 8 details the planning policy assessment;
 - Chapter 9 summarises the draft heads of terms;
 - Chapter 10 summarises the planning benefits; and,
 - Chapter 11 sets out a conclusion to the statement.

2. Site and Surroundings

The Site

- 2.1 The site is located within Queen Mary’s Mile End Campus. The application site is located on the south-eastern boundary of the campus and is currently occupied by Hatton House (vacant Student Accommodation, Use Class C2), 357 Mile End Road (Education/ Community use, Use Class F1), Lock Keeper’s Cottage (Education Use Class F1) and a security lodge. The site area is approximately 0.6ha.

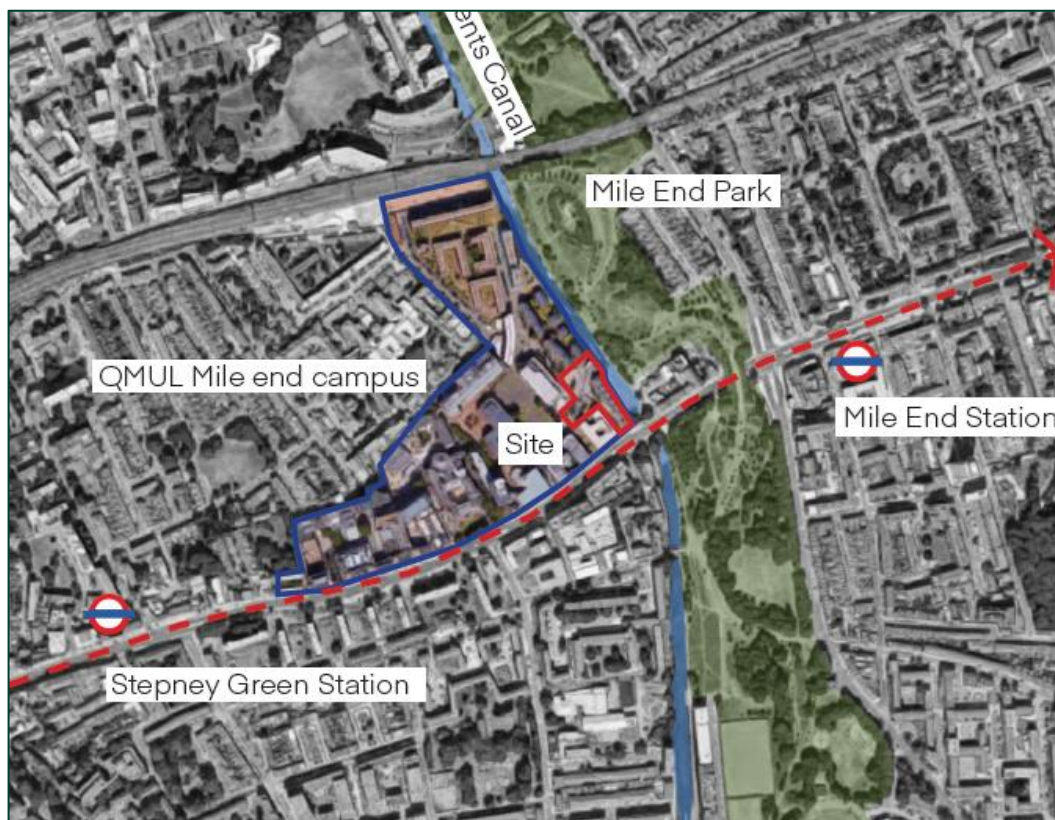


Figure 1 – Site shown within the Mile End Campus (NHA)

- 2.2 The site is located on the Mile End Campus but occupies a prominent frontage onto Mile End Road. Given the campus’ location the immediate context is predominantly University related uses including a mix of education and student accommodation. The site location plan within Appendix A details the location of the planning application within the context of the wider University Campus; Chapter 4.0 of the Design & Access Statement (prepared by NHA) includes images of the local context.
- 2.3 The site is bounded by Westfield Way (a private estate road, built to adoptable standards) to the west, the Regent’s Canal to the east and the wider student residential village (Maynard House, Chapman House and Chesney House) to the north. Mile End Road is situated to the south and beyond this a mix of conventional residential and student accommodation. The Scape student accommodation development to the south is circa

seven storeys and there are some smaller terraced residential properties circa 2-3 storeys adjacent to Regent’s Canal to the south of Mile End Road.



Figure 2 – Site shown highlighted within the wider campus (NHA)

- 2.4 The site is located with the Regent’s Canal Conservation Area, a linear Conservation Area which runs along the eastern boundary of the Queen Mary Mile End Campus. There are no listed buildings located within the site boundary, although No. 357 Mile End Road is locally listed.
- 2.5 The Lock Keepers Cottage is not listed but forms ‘part of the special character’ of the Conservation Area being one of two Lock Keepers Cottages that remain on this stretch of the Regent’s Canal.
- 2.6 The site is not located within Mile End Town Centre but is located in close proximity to a number of key services and amenities.
- 2.7 The site is located within Flood Zone 1 (low probability zone which is defined as having a less than 0.1% probability of flooding each year). The site is considered to be at medium risk of groundwater and surface water flooding within the LBTH Surface Water Management Plan.
- 2.8 The site benefits from a public transport accessibility level (‘PTAL’) of 6a (where most accessible level is 6b) and is considered to have very good level of access to public transport. The site is located in between Mile End Underground Station and Stepney Green Underground Station, these are serviced by the Hammersmith and City, Central and District Line trains.

2.9 In summary, the site is subject to the following planning designations:

- Regents Canal Conservation Area (only part of site);
- Locally Listed Building No. 357 Mile End Road;
- Lock Keepers Cottage Undesignated Heritage Asset;
- Regent’s Canal Site of Importance for Nature Conservation (SINC);
- Mile End Road Archaeological Priority Area; and,
- Trees in a Conservation Area.

Canal Site Case Study - Queen Mary University London SPD

2.10 The character of the surrounding area is predominantly education and student residential, with a mix of commercial uses expanding along Mile End Road.

2.11 Designations within the surrounding area include:

- Blue Ribbon Network (along the length of Regent’s Canal);
- Mile End Park – Metropolitan Open Land (east of site) and a Site of Importance for Nature Conservation (‘SINC’); and,
- Mile End Neighbourhood Centre is located to the east of the site.

2.12 Figure 3 below from the Queen Mary University London SPD (2021) visualises the existing canal-side context and suggested design principles for the area:

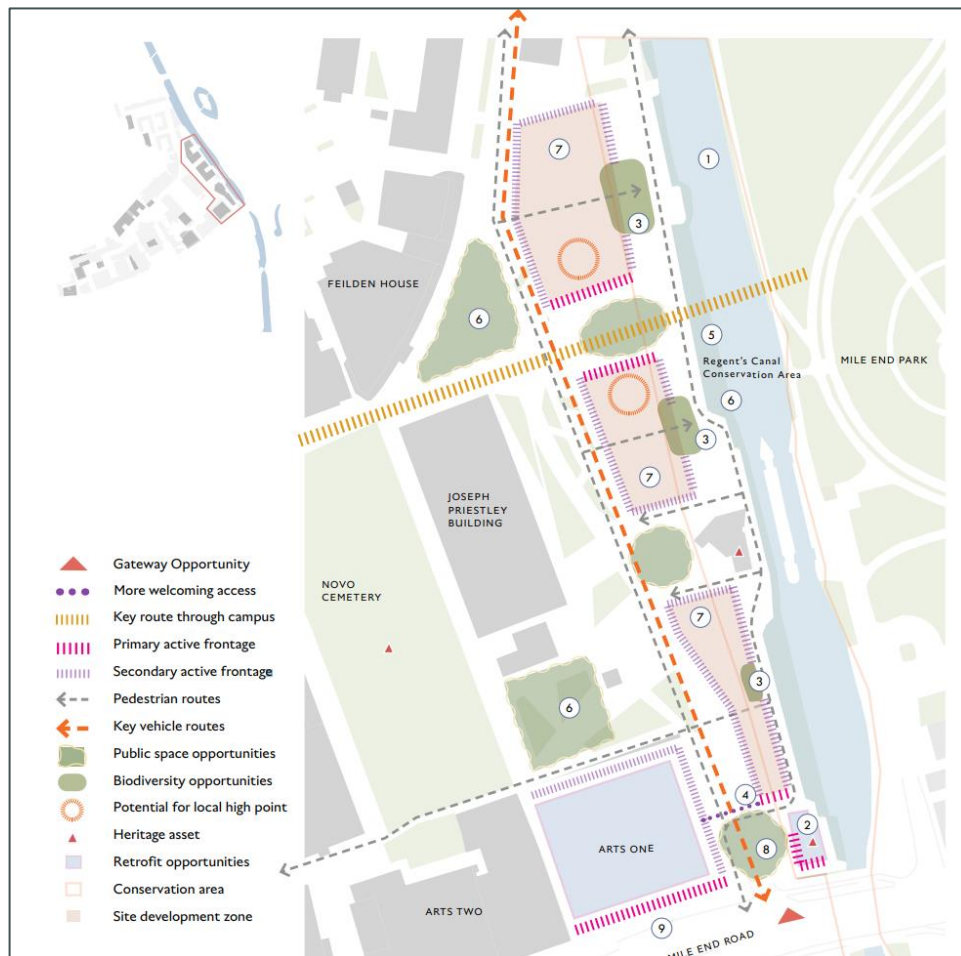


Figure 3 - Extract from Queen Mary University SPD (2021) detailing the Canal-side design principles (pg. 79)

2.13 The SPD (pg. 79, paragraphs 1-8) provides further guidance in respect to the design principles which are numbered on the figure, these are summarised below:

- “2. Retain, reuse, enhance and integrate the existing heritage assets, including proposals for the reuse of 357 Mile End Road where possible.
- 3. Provide new active frontage along the canal, set back from the water’s edge, and positively frame the east-west axis route through the centre of the campus.
- 4. Introduce a new public space or spaces along the canal edge that are commensurate in scale and generosity to the scale of new buildings. New open spaces are to be attractive and usable waterside spaces, open to the sky; and devoid of an undue sense of enclosure.
- 7. Enhance the natural environment with improvements to the biodiversity and ecology of the public spaces and the canal edge.
- 8. Introduce variation in building height, and avoid a visual sense of a continuous wall of development as one walks along the canal or faces the campus from the park. New development in both the Residential Quarter and Canal-side areas should contribute positively to views out from Mile End Park. Generous set backs and articulated massing would help to minimise overshadowing of the canal and new public spaces.”

3. Queen Mary and SBM Background

- 3.1 This section provides an overview of Queen Mary as well as information about the SBM, its core purpose and value and how it contributes to social mobility for a number of students and residents from the local community. Queen Mary is one of the UK’s leading research focused higher-education institutions with over 20,000 students in the UK being taught a range of subjects across humanities, social sciences, law, medicine, dentistry, science and engineering. Staff and student numbers have increased in recent years and to accommodate future growth and ensure improvements to the teaching and learning environment, there needs to be associated improvements and modernisation of their estate. This is acknowledged and supported in the recently adopted Queen Mary University London SPD (2021).
- 3.2 The SBM sits within the Faculty of Humanities and Social Sciences which is predominantly based on the University’s Mile End Campus. The SBM has undergone significant growth in recent years and has outgrown its current accommodation within the Francis Bancroft Building. The accommodation in the Francis Bancroft Building is not fit for purpose and has been retrofitted to accommodate the SBM whilst alternative options for its permanent location were explored.
- 3.3 Queen Mary also have a pressing requirement for additional teaching space and social learning space. These spaces are provided across the campus and are available to all faculties for teaching and learning. The proposals seek to incorporate additional space which will assist in reducing the use of sub-standard off site facilities and encourage student to remain on campus.
- 3.4 The SBM has also gained popularity in delivering joint degree programmes with other schools, further increasing demand for courses and their expansion. The SBM also has a core research focus on equality and diversity, benefiting from being based in one of the most internationally and socially diverse localities in the world.
- 3.5 In summary, the demographic characteristics of undergraduates admitted by Queen Mary to the SBM are recognised to be atypical of the more prestigious UK universities. In 2021, Queen Mary was recognised as the UK’s [top university for social mobility](#)¹. A study by the Institute for Fiscal Studies in partnership with the Sutton Trust and Department for Education looked at the proportion of students from low-income backgrounds at each university, and whether those students have moved up to the top of the income ladder by age 30. Using this data, each university was given a “mobility rate”. Queen Mary recorded the highest mobility rate of any UK university, and SBM was ranked first in the table for business schools for social mobility.
- 3.6 The School’s core purpose, is to promote social justice which can be seen from the rating achieved in social mobility as well as the Bachelor’s student population demographic characteristics, where the ethnic profile of

¹ <https://www.suttontrust.com/our-research/universities-and-social-mobility/>

the student body reflects the demographic patterns of East London. The University’s aim is to become the most inclusive University of its kind, anywhere.

3.7 In light of the above, the overarching aspirations and objectives of the SBM development are to:

- Deliver a world class School of Business and Management;
- Provide excellent facilities for all users of the building including academics, researchers and students;
- Deliver a building which represents the unique ethos and values of the SBM; and,
- To provide a campus building which provides excellent student social as well as academic space that enhances the student experience at Queen Mary University and provides a strong presence on Mile End Road.

Community Outreach Programmes

3.8 The University’s central events team and the University’s Centre for Public Engagement collaborate on a centrally-hosted programme of public events and work together to map and promote all events run by different groups across the University, including those run by the School of Business and Management. Most in-person events were suspended in March 2020 with face-to-face events scheduled to resume shortly. Over 125 public events were held during the academic year 2020-21.

3.9 Examples of recent and upcoming events organised by Queen Mary include the following, with an asterisk or ^{*} indicating where an event is run by the SBM:

- Testimony of a Holocaust Survivor - Harry Olmer BEM, January 2022;
- “People and Pandemics - Has Covid 19 Changed Us?” April 2021;
- “Addressing Race at Work” May 2021^{*};
- “Waiving IP for Covid-19 related health products and technologies: prospects and solutions” June 2021;
- George Lansbury Memorial Lecture, delivered by London Mayor Sadiq Khan, November 2021; and,
- “Is the Boardroom fit for 21st century business? Simon Laffin, Watkin Jones PLC and Dentsu Group Inc, February 2022.^{*}

3.10 The above information highlights the University and the SBM’s commitment to delivering, supporting and promoting public events. This forms part of the University’s commitment to sharing knowledge inclusively and ensuring it is not only those students at Queen Mary who can engage in the conversation.

Engagement with Local Enterprises

3.11 The SBM currently works with local micro enterprises and Small and Medium Enterprises (SMEs) through the following schemes, joined together under the “SKETCH” umbrella (Student Knowledge Exchange Through Community Hubs):

- Charity Consult;
- Social Venture Fund; and,
- Social Impact Unit.

3.12 Some further details on each are shared below.

Charity Consult

3.13 This scheme places business students into consultancy projects in local and national charities. Teams work on live projects aiming to solve a need for a charity. The programme has been running since 2019 and to date has supported three LBTH SME charities: Queen Mary Students' Union - Community Foundation and St Hilda's and ChildHope. Projects have also placed teams with other London SME charities: Multiple System Atrophy Trust (MSA Trust) in Southwark, Livability in Greenwich, Joint Council for the Welfare of Immigrants in Islington, and the NHS Blood & Transport Service/Community Investment Scheme in Barnet.

Social Venture Fund

3.14 This scheme is a student-led venture capital fund. Business students act as investors, scouting, training and supporting local social enterprises through to pitch events held twice a year where they have the chance to win £15,000 of investment for a small percentage of equity. Biophilica, the first social enterprise awarded funding through the fund is based in Tower Hamlets. They have launched a plant-based leather-like material for use in a variety of products.

Social Impact Unit

3.15 This Unit runs educational workshops for SMEs and micro businesses, for example a recent one commissioned by LBTH for SMEs, on EU trading after Brexit.

3.16 Due to a shortage of space and visibility in its current home, the School is constrained in further strengthening links with the local SME business ecosystem, however through 2022 the School is compiling an application for the Small Business Charter, which would make Queen Mary eligible to run the BEIS-sponsored Help To Grow Management programmes in 2023.

Engaging young people and LBTH Schools

3.17 The University's central outreach and widening participation team works alongside the SBM's own recruitment and outreach team to identify target schools for intensive support for young people. There are 15 LBTH schools with whom the central team work with annually. Schemes and projects include:

- QM Futures scheme: to support the recruitment of under-represented cohorts within a commutable distance to Queen Mary. The scheme provides subject-specific content for students in years 12 and 13 to prepare them for application to and success in university;
- Launch of new degree in accounting (Flying Start) in partnership with PwC: the School reached out to 10 partner schools in Tower Hamlets to offer talks on the new programme and to explain the financial bursary for applicants, gave talks to 30 students at each of Stepney All Saints and Langdon Park, and to 25 at Warren School (Barking and Dagenham); and,
- Rise Up project (launching in September 2022) aimed at women interested in applying to university specifically for Business and Finance from schools in LBTH, as well as surrounding districts such as Redbridge, Barking and Dagenham and Newham.

3.18 As is evident from the above, the University and the SBM deliver a wealth of public benefits to the local and wider community of LBTH, East London, Greater London and beyond. Delivering a new SBM along with the other café and community uses proposed within Lock Keepers Cottage and 357 Mile End Road create and enable the SBM and the University to continue to build, improve and enhance their established public offer.

4. Planning History

4.1 This section provides an overview of the site's planning history. This information has been obtained from records available from LBTH online planning applications register.

2019 Application

4.2 An application for full planning permission was submitted in July 2019 to redevelop the Hatton House site to deliver a new building for the University's School of Business and Management (Application reference: PA/19/01422/A1). This application proposed to demolish both the existing Hatton House and No. 357 Mile End Road to deliver a new education building. The application had the following description of development:

“Demolition of the existing Hatton House (Student Accommodation Use Class C2) and No.357 Mile End Road (Use Class D1 Non-Residential Institution) and the construction of a new building for teaching and educational purposes (Use Class D1) along with associated access, public realm works, landscaping and cycle parking.”

4.3 The planning application received support from the LBTH Planning Officers who recommended the application for approval to LBTH's Strategic Development Committee (SDC). Notwithstanding this, the application was refused at the SDC Committee on 5th November 2019 with a planning refusal issued by LBTH on 13th December 2019.

4.4 The reasons for refusal are set out below:

1. *The proposed development, by reason of the demolition of the locally listed no. 357 Mile End Road, would result in harm to the character and appearance of the Regent's Canal Conservation Area. The harm, whilst significant, would be less than substantial and would not be outweighed by the public benefits of the proposed development.*
2. *The proposed development, by reason of its height, scale, mass and relationship with existing non-designated heritage assets including the Lock Keeper's Cottage, would result in harm to the character, appearance and heritage significance of both the Regent's Canal Conservation Area and the Clinton Road Conservation Area. The harm to each of these heritage assets, whilst significant, would be less than substantial and would not be outweighed by the public benefits of the proposed development.*

4.5 In summary, the application was refused as SDC members did not consider the public benefits of the scheme outweighed the heritage harm caused to the non-designated heritage assets (No. 357 Mile End Road and Lock Keeper's Cottage) as well as the impact resulting from the proposal to the Regent's Canal and Clinton Road Conservation Areas.

4.6 The design development process that has taken place to inform the current application proposals has been rooted in overcoming these reasons for refusal as well as being guided by planning policies, the Mile End Campus SPD and pre application engagement. Further detail regarding the proposals is set out within the 'Proposed Development' Chapter of this Planning Statement.

Other relevant planning history

Hatton House

4.7 A review of the Council's planning history records has identified the following applications relating to Hatton House, which is understood to be the original permission for the building:

- Application reference: TH 1250/20039/AD/LB2
“Erection of three storey building to provide accommodation for 66 students of Queen Mary College.”
Approved 2nd July 1987.
- Application reference: PA/07/01650
“Change of use of 12 x student accommodation rooms (Use Class C2) to 12 x staff offices (Use Class B1) at ground, first and second floors of the existing building for a two year period.”
Approved 20th September 2007.
- Application reference: PA/06/00492
“Temporary change of use of 16 bed-sit rooms to offices at Hatton House.”
Approved 16th June 2006.

No. 357 Mile End Road

4.8 A review of the Council's planning history records has identified the following applications relating to No. 357 Mile End Road:

- Application reference: PA/11/03554
Replacement of all existing defective single glazed sash (timber) windows 33 no. total with new double glazed timber sash windows. Approved 31st January 2012.
- Application reference: TH/1250/171173
Change of Use to University Educational Purposes. Approved 2 February 1985.
- Application reference: TH 1250/10994/BT/LL
Erection of a first-floor extension for office and storage use. Approved 3 December 1979.
- Application reference: TH 1250/10994
The erection of a first-floor extension for office and storage use. Decision unknown 23 October 1979.
- Application reference: TH 1250/34
Erection of a second floor to the existing building at Commercial Wharf and its use for light industrial purposes with ancillary storage and staff accommodation. Approved 1967.

4.9 The archive search revealed a number of other applications, however, the dates of these were unknown. These mainly related to minor extensions to 357D Mile End Road and are summarised below.

Reference Number	Address	Proposal/Description of Development	Decision
Plan no. T.P. 9149	357 Mile End Rd E3	Erection of an extension at 2nd floor level for office use, restoration of the elevations and internal modernisation	Conditional Permission
Plan no. T.P.10721	357 Mile End Rd E3	Erection of ground floor extension for offices with toilet accommodation	Conditional Permission
Plan no. T.P. 10994	357D Mile End Rd E7	Erection of a first-floor extension for office & storage use	Conditional Permission
Plan no. T.P. 1126	357D Mile End Rd E7	Erection of an extension comprising 8,456 sq. ft. of industry and 1344 sq. ft. of ancillary offices	Conditional Permission

4.10 Whilst we understand that these are conditional permissions the associated legal agreements and decision notices are not available online.

4.11 From a review of the planning history for No. 357 Mile End Road it is clear that there has been significant interventions to the building and there has been a number of iterations, extensions and refurbishments which have altered the historic fabric.

4.12 The internal arrangement of the building no longer reflects any of the heritage fabric of the building. This is further detailed in the supporting Heritage Statement (prepared by Alan Baxter Associates) which accompanies the application.

Lock Keeper's Cottage

4.13 The Lock Keeper's Cottage was refurbished and extended (planning application approved in March 2004), the associated planning application is summarised below:

- Application reference: PA/03/01773

“Demolition of single storey pump-house and lean-to. Re-furbishment of main cottage and construction of a new, modern, two-storey building abutting it. Cottage and new building to be used together for higher education (school of humanities and social sciences).”

4.14 A review of the Council's planning history records did not identify any further applications for the Lock Keeper's Cottage.

Surrounding Sites

4.15 The student residences located to the north of the site were granted outline planning permission in 2002. This includes Chapman House, Chesney House, Maynard House, Varey House, Lodge House and Selincourt House. These permissions have served to change the nature of the site and created the Queen Mary residential quarter.

- Application reference: PA/01/00944

“Outline application for the development of a student village with approximately 1,000 ensuite bed spaces in student flat type accommodation with shared kitchen, dining facilities and ancillary areas. Proposed buildings range in height from 3 to 12 storeys. Creation of a new pedestrianised college

green area adjacent to the Grand Union/ Regents Canal overlooking Mile End Park.” Approved 18 October 2002.

4.16 The Scape development is a nine-storey student residential development located south of the Queen Mary Campus on Mile End Road. The development comprises a building ranging from three to nine storeys and provides teaching accommodation and associated facilities and student housing. The application was granted by the LBTH Strategic Development Committee on 15 December 2009.

- Application reference: PA/09/01916

“Demolition of existing structures and erection of new building ranging from 3 to 9 storeys to provide a new education facility comprising: teaching accommodation and associated facilities; student housing; cycle, car-parking, refuse and recycling facilities.”

4.17 A further application was granted at appeal in March 2016 for the site north of Pooley House on the northern edge of the Mile End campus. This will also be occupied by Student Accommodation provider ‘Scape’. The development comprises two separate four storey podium blocks of student apartments to provide 412 student rooms.

- Application reference: PA/10/01458/A1

“The erection of two separate four storey podium blocks of Student Apartments the easterly block flanked by two eight storey towers rising from the podium level and the western block by an eight storey block and a ten storey tower at the western end terminating the view along the Campus Access Road to the south. 412 student rooms are proposed which include 344 en suite single rooms, 32 self-contained studios, 36 rooms designed for students with disabilities, 67 kitchen/diners and communal facilities on the site of a redundant railway viaduct running along the northern boundary of the Queen Mary College Campus in Mile End, London E1. The proposal also includes storage facilities for Queen Mary College at the western end of the site.”

4.18 Suttons Wharf is located just north of the Queen Mary Mile End Campus and is also located in very close proximity to the canal. This was granted in May 2006 and comprises seven buildings ranging from seven to sixteen storeys.

- Application reference: PA/05/01727/A1

“Demolition of existing buildings and construction of seven buildings, rising from 7 storeys up to 16 storeys to provide 419 new dwellings, 656m² of Class B1 (Business) floorspace, 225m² of either Class B1 and/or D1 (non-residential institution) floorspace, 330m² of Class A1 (shop) floorspace, a health clinic (1,907m²), and a day nursery (367m²), 183 parking spaces and landscaping.”

Approved May 2006.

4.19 Planning consent has also been granted to extend Queen Mary University’s Mile End Library with a two-storey extension at roof level. The library building is located to the west of Hatton House.

- Application reference: PA/20/02297/A1

“Erection of a two-storey extension to the south-eastern part of the existing building, to provide additional educational space (Class F.1). Associated external alterations, including the installation of air source heat pumps, green roof and PV panels at roof level.”

Approved 19th May 2021.

4.20 In summary, the planning history pertinent to the context of the site highlights that recent consents have permitted increased heights. This is evident through the consent granted for the Scape student accommodation development site to the south as well as the residential consents to the north of the railway line adjacent to the Canal. In addition, supplementary planning guidance, set out through the Queen Mary University London SPD (2021) which is supportive of indicate height at this location as visualised.

5. Pre-application Advice and Consultation

5.1 The applicant has undertaken extensive pre-application consultation prior to the submission of this application. The pre-application discussions have been with the following key stakeholders:

- LBTH Local Planning Authority ('LPA');
- LBTH Conservation and Design Advisory Panel ('CADAP'); and,
- The Canal & Rivers Trust ('C&RT').

5.2 In addition, a briefing to the current Strategic Development Committee was undertaken.

5.3 The key points that were discussed at pre-application stage included, albeit not limited to, the principle of development, design, the proposed landscaping strategy, relationship with the neighbouring heritage assets (Lock Keeper's Cottage and No. 357 Mile End Road) and the proposed highways and servicing strategy.

LBTH Pre-Application

5.4 The following pre-application meetings have taken place with LBTH planning and design officers prior to the preparation and submission of this planning application:

- Pre-application Meeting One – 8th October 2021;
- Pre-application Meeting Two – 15th December 2021;
- Pre-application Meeting Three – 8th February 2022; and,
- Pre-application Meeting Four – 23rd March 2022 with a follow-up design workshop session focused on the design approach of the eastern elevation.

5.5 Formal written advice notes were issued by Officers on:

- 10th November 2021;
- 1st February 2022;
- 4th March 2022; and,
- 23rd March 2022.

5.6 The final advice note from Officers advised the following:

Comments from LBTH	Response
<p>Scale and massing</p> <ul style="list-style-type: none"> ▪ Officers concluded that in terms of bulk and massing, the volume remains challenging but, 	<ul style="list-style-type: none"> ▪ The applicant team will provide further information regarding the detailed design through the preparation of further more

<p>on balance is acceptable, subject to the detailed design elevations being agreed.</p> <ul style="list-style-type: none"> ▪ Officers consider that the scheme would give rise to less than substantial harm in relation to the character and appearance of the Conservation Area. ▪ Officers noted they would like further information in respect to the planning benefits associated with the scheme as this will inform the overall planning balance consideration. 	<p>detailed drawings and mock up panels of the proposed materials.</p> <ul style="list-style-type: none"> ▪ The applicant’s Heritage Advisor, Alan Baxter, concludes as per the submitted Heritage Assessment that their assessment of the application proposals result in a neutral and in some instances, positive impact to the character and appearance of the Conservation Area. Notwithstanding this, it is noted in the Heritage Assessment that should the local authority consider their to be minor harm arising from the proposals, it is considered that these can be satisfactorily outweighed from the planning benefits arising from the proposal. ▪ A planning benefits chapter has been included within this Planning Statement.
<p>North elevation</p> <ul style="list-style-type: none"> ▪ Officers confirmed their preferred design which omits the horizontal banding elements from the entire façade. ▪ Officers would like further detail on the proposed glazed balustrade to ensure it will have an appropriate visual appearance. 	<p>Applicant team welcome the comments from Officers; the design team will prepare further information on the proposed materials to be used.</p>
<p>East elevation</p> <ul style="list-style-type: none"> ▪ Following extensive pre-application discussions on the eastern elevation facade design, Officers are now comfortable with the proposals. 	<p>Applicant team welcome the comments from Officers.</p>
<p>South elevation</p> <ul style="list-style-type: none"> ▪ Officers welcome the proposed design, in particular the incorporation of fins on the large glazed elements. 	<p>Applicant team welcome the comments from Officers.</p>
<p>West elevation</p> <ul style="list-style-type: none"> ▪ Officers welcome the western elevational design, including the use of precast at the main entrance, contributing to legibility. 	<p>Applicant team welcome the comments from Officers.</p>
<p>357 Mile End Road</p> <ul style="list-style-type: none"> ▪ Officers consider the proposed demolition to the rear and single storey extension to be appropriate. 	<p>Applicant team welcome comments supporting the single storey extension to the building which has been sensitively designed to reflect the building’s heritage.</p>

<p>Materiality</p> <ul style="list-style-type: none"> Officers would like further details of the materiality to be provided; this includes the receipt of physical samples of the full palette of materials prior to determination of the application. 	<p>The design team will prepare mock up samples to be presented to Officers for review during the determination period.</p>
<p>Landscaping</p> <ul style="list-style-type: none"> Officers welcome the landscaping enhancements proposed including the greening of the public spaces. 	<p>Applicant team welcome the positive comments on the landscaping proposals.</p>

Conservation and Design Advisory Panel

5.7 As part of the pre-application process, the design team engaged with the Conservation and Design Advisory Panel (CADAP) on 14th February 2022. The CADAP is a group of independent advisors to LBTH and provided detailed written commentary on the proposals. The comments from CADAP are summarised below:

Comments from CADAP	Response
<p><u>Retention of locally listed building 357 Mile End Road</u></p> <ul style="list-style-type: none"> Panel welcomed the retention of 357 Mile End Road, albeit noted that the design development of the roof extension could be developed further. 	<ul style="list-style-type: none"> The detailed design of the roof extension to 357 Mile End Road has been refined further following the CADAP presentation and reflected in the submission documentation.
<p><u>Lock Keepers Cottage</u></p> <ul style="list-style-type: none"> Panel welcomes the proposals to utilise the Lock Keeper's Cottage as a café and the associated activity created within the immediate public realm. 	<ul style="list-style-type: none"> Applicant team welcomes the comment from CADAP and agrees that the provision of the café will support the activation of the public realm. It has also been confirmed to officers that this would be open to the general public.
<p><u>Proposed School of Business & Management Building</u></p> <ul style="list-style-type: none"> Massing - the panel agreed that this worked well, particularly how the building steps down to the lower scale heritage assets; Elevations – the panel considered that the proposed banding was problematic and did not consider this design measure was successful to break up the massing of the building , particularly in respect to the eastern elevation; Materiality – the panel queried the use of grey brick and members suggested a lighter brick 	<ul style="list-style-type: none"> The applicant team welcome the comments in relation to massing and agree that the proposals have been carefully designed to consider the context of the neighbouring heritage assets. The comments in respect to the elevations have been noted by the applicant team and the banding design on the elevations have been refined further since CADAP. A separate design workshop was held with officers focusing on this element prior to submission of the application.

colour should be chosen which reflects the neighbouring heritage features.	<ul style="list-style-type: none"> The applicant team noted the comments regarding materiality and have amended the proposed materiality to reflect these comments.
<p><u>Layout and Public Realm</u></p> <ul style="list-style-type: none"> Surfacing – the panel queried whether more soft landscaping and greening could be incorporated into the design. Urban greening factor (UGF) – panel noted that solar roofs and green walls with climbers could be incorporated to contribute towards the UGF score. Accessibility – panel welcomed that the canal-side would be publicly accessible, albeit noted that the disabled access point should be made more visible / legible. 	<ul style="list-style-type: none"> Additional green space has been incorporated into the landscaping proposals. The Landscaping Report provides a detailed assessment of the Urban Greening Factor and how the proposals have maximised the urban greening of the site. The comment regarding accessibility was noted by the applicant team to ensure that disabled access routes to the canal are clearly identified.
<p><u>Vehicle Tracking</u></p> <ul style="list-style-type: none"> The panel queried whether the vehicular movements are required to take place adjacent to No. 357 as they considered this to affect the landscaping proposals for this space. 	<ul style="list-style-type: none"> Vehicular movement models undertaken to demonstrate that this is possible. As noted within the Travel Plan, vehicular access to the Campus from Mile End Road will be restricted and only permitted for specific uses such as emergency access only.

Canal & Rivers Trust

5.8 The site is located immediately adjacent to the Regent’s Canal. In this location the canal is managed and maintained by the Canal & Rivers Trust. Given the scale of the proposals and the co-location with the canal, it was considered appropriate to engage with the Canal & Rivers Trust through their pre-application process. A meeting was held with the Trust on 27th January 2022.

Comments from Canal & Rivers Trust	Response
<p><u>Design</u></p> <ul style="list-style-type: none"> Massing – the C&RT considered the design to be a significant improvement from the 2019 scheme which provides a more sympathetic transition to the canal related heritage assets (including Lock Keeper’s Cottage). North-western facade – welcomes that this canal facing façade has been enhanced through articulation. Eastern elevation – queried the angled fenestration of the canal elevation as considers this to make the building feel solid from the 	<ul style="list-style-type: none"> Applicant team welcomes the comments from the C&RT in relation to massing and the north-western façade. The eastern elevation has been developed further since it was presented to C&RT and extensive discussions in respect to the banding have been discussed with Officers at LBTH through pre-application meeting 4.

<p>south-east. Queried whether a slot window could be utilised to improve this aspect.</p>	
<p><u>No. 357 Mile End Road</u></p> <ul style="list-style-type: none"> ▪ Welcomes the retention and repurposing of this building. ▪ Considers the single-storey upward extension to No. 357 to be acceptable in principle, albeit would welcome further refinement as the proportionality with the existing storeys is considered to be uncomfortable. 	<ul style="list-style-type: none"> ▪ The detailed design of the extension to No. 357 Mile End Road has been developed further since it was presented to the C&RT and LBTH CADAP to address the comments.
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> ▪ Noted that the proposed height of the building may create additional overshadowing onto the waterspace; suggested that this should be considered as part of the Daylight and Sunlight assessment. 	<ul style="list-style-type: none"> ▪ An overshadowing assessment has been undertaken and has been submitted in support of this application.
<p><u>Canal-side Access and Cantilevered Platforms</u></p> <ul style="list-style-type: none"> ▪ Welcomes the proposed access to the canal side as this will help to animate the building and canal-side space. ▪ C&RT have concerns with the proposed cantilevered platforms. 	<ul style="list-style-type: none"> ▪ The applicant team welcomes these comments in relation to canal side access and agrees that the proposals will help to animate this space. ▪ In respect to the cantilevered platforms, the design team subsequently reviewed the design following the C&RT feedback to utilise floating platforms rather than fixed structures in order to address these comments.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> ▪ Floating ecosystems – noted that these would be beneficial in terms of biodiversity, albeit would need to be agreed with the C&RT as landowner. They would also need to be secured to prevent them being washed away by the weir and their maintenance would also need to be considered. ▪ Planting – C&RT have some concern regarding planting proposals which may cause ‘non-reversible infilling of the canal’ which would not be supported by the C&RT. 	<ul style="list-style-type: none"> ▪ The landscaping strategy has been amended to respond the comments from the C&RT.
<p><u>Surface water discharge</u></p> <ul style="list-style-type: none"> ▪ C&RT noted that connecting a SuDS feature to the canal may be acceptable, albeit would be subject to further assessment from the C&RT Water Management and Utilities team. 	<ul style="list-style-type: none"> ▪ Noted by the team. It is considered that such an item can be resolved through planning condition.

<p><u>Lighting</u></p> <ul style="list-style-type: none"> ▪ C&RT highlighted that lighting proposals may affect wildlife and a lux plan should be included as part of the application in order for the impact on the canal to be assessed. 	<ul style="list-style-type: none"> ▪ A lighting assessment has been submitted with the planning application which includes a strategy for lux levels .
<p><u>Waterway wall & waterborne transport</u></p> <ul style="list-style-type: none"> ▪ The C&RT noted that a survey of the canal wall prior to and post construction, and any repairs identified, will be required to ensure that it will match the design life of the development. 	<ul style="list-style-type: none"> ▪ Comments are noted by the team, the submission of survey results may be included as a pre-commencement condition where the C&RT are consulted as a statutory consultee.

Strategic Development Committee

5.9 The proposals were presented to LBTH's Strategic Development Committee (SDC) as a pre-application briefing on 16th February 2022. This was undertaken to enable any comments from members to be considered prior to submission of the planning application. Comments from the SDC are summarised below:

- Overall welcomes the proposed design changes to the scheme and the amendments to the scheme that have been incorporated since the 2019 refused scheme including the retention of 357 Mile End Road;
- Advised that further work on refining the materiality, particularly in respect to heritage, should be undertaken;
- Noted that landscaping is particularly important in respect to both the canal-side and the wider public realm (including consideration of programming for open space events);
- The public consultation strategy and process should be carefully considered;
- Proposals for No. 357 Mile End Road should be carefully considered in the context of its heritage value; and,
- Justification of floorspace requirements should be considered (noting that the adoption of the Queen Mary University SPD is helpful in this respect as provides a better context).

Public Consultation

5.10 Throughout the development of the proposals and pre-application process, there has been significant ongoing engagement with a range of stakeholders. The detail of the public consultation and engagement with relevant political stakeholders is set out within the Statement of Community Involvement ('SCI') (prepared by Kanda) which has been submitted in support of this application. The public consultation undertaken is summarised below:

- Newsletter distributed to circa 3,400 local properties;
- Neighbour letter distributed to circa 900 local properties;
- Newsletter update to key local stakeholders;
- Posters installed on the canal-side (to ensure canal boat users are aware);

- Social media campaign targeting the E3 4, E3 5 and E1 4 post code areas; combined this area has a potential audience of 38,400 – 45,100 residents; and,
- Social media updates issued on both the Queen Mary and School of Business Management channels.

6 Proposed Development

Description of Development

6.1 This application seeks full planning permission and demolition in a Conservation Area for:

“Demolition of the existing vacant Hatton House (Student Accommodation Use Class C2), the construction of a new building (G+5 storeys from Westfield Way and G+6 storeys from the canal-side) for teaching and educational purposes (Use Class F1), , refurbishment, single-storey upward extension and rear extension of No. 357 Mile End Road (Use Class F2) and change of use of Lock Keeper’s Cottage (Use Class E) along with access, public realm works, landscaping, cycle parking and associated works” on land at the Hatton House site, Mile End Road, London, E1 (the site).”

Site Layout

6.2 The site is outlined in red in the location plan below (figure 4); the site area encompasses 357 Mile End Road to the south adjacent to Mile End Road, the existing vacant Hatton House building in the center of the site and the Lock Keeper’s Cottage in the northern part of the site. The development also proposes wider landscaping and public realm enhancements, therefore the red line also includes some space between Arts One and the Joseph Priestly building.



Figure 4 - Site Location Plan (Nicholas Hare Architects)

School of Business and Management

- 6.3 The existing vacant Hatton House student accommodation building is proposed to be demolished and redeveloped to erect a building providing 6,522 GIA sqm of educational floorspace (Use Class F.1) to house the University's School of Business and Management department.
- 6.4 The building is to comprise G+5 storeys from Westfield Way and G+6 storeys from the Canal-side. This new purpose built educational facility will provide teaching, social study and educational space as well as a small amount of office space for teaching and professional services staff. The entrance to the new building is located on the western elevation accessed via Westfield Way. The proposals will also activate the canal side path on the eastern side of the building. Further detail regarding the SBM building in terms of the types of spaces created and the proposed materiality can be found in the Design and Access Statement and the supporting detailed drawings.

No. 357 Mile End Road

- 6.5 357 Mile End Road is currently used by the University for educational use and is located to the south-east of the application site, directly fronting the Mile End Road. The proposals seek to retain and modify the existing building, through a modest rear and roof extension, to provide a relocated space for the University run community advice hub/ advice centre. Currently it is proposed that 357 Mile End Road would become the home for the University's Legal Advice Centre (LAC). Other pillars of Queen Mary's student-led knowledge transfer and community enrichment activities would also be suitable users of this space.
- 6.6 The LAC, established in 2006, provides clients with free legal advice and engages in public legal education with the local community. The building will house a multifunctional teaching space and consultation rooms alongside staff and student workspace.
- 6.7 357 will also provide for the LAC a new clinical teaching room (not presently provided on campus). The additional space and the new more visible location are the spatial benefits arising from the use of 357 Mile End Road, in terms of service offered to the local community.
- 6.8 The teaching of the students directly equips them to provide the advice clinics, working alongside academics from the University and volunteer professional solicitors supervising the clinic sessions. The teaching space will also allow students to rehearse outreach workshops* for delivery in local schools, and will allow LAC staff to deliver specialist training. The teaching space and consultancy rooms will also be offered for use by local legal advice charities. [*Currently the LAC run three outreach programmes: Pathways to Law, Pink Law, and the Black Justice Project.]
- 6.9 The LAC employs 7.5FTE (6.5FTE directly paid by Queen Mary and 1 by charitable donation). The staffing numbers would increase to meet the needs of the LAC's increased space. Further information on the LAC's relocation to 357 Mile End Road is provided in Appendix C of this Statement.

Lock Keeper's Cottage

- 6.10 The existing Lock Keeper's Cottage provides educational space for the Queen Mary Humanities department and is located to the north-east of the application site, overlooking Mile End lock. At present, the Lock Keeper's Cottage comprises a mix of seminar rooms and offices, which are under-utilised. The proposals seek to refurbish and restore the existing Lock Keeper's Cottage to provide a new café at ground level to be used by students, staff and the general public visiting the campus. The proposals also incorporate a bookable event space at first floor level by suitable local community groups. The proposed uses of the Lock Keeper's Cottage serves to regenerate this building within the site, creating a destination on the eastern edge of the campus for all.

Landscape Strategy

6.11 A detailed landscaping strategy has been prepared by Land Use which includes the provision of:

- A Green ‘Ribbon’ Central Link – this has been designed to connect the adjacent landscapes of the Regent’s Canal with the Novo Cemetery. This planted green link will incorporate rain garden attributes to attenuate surface rain water from the hard surfaced areas;
- Lock Keeper’s Square – this has been designed to create a new open and flexible public realm area which will be complemented by the external seating area associated with the new café at the Lock Keeper’s Cottage;
- Arts One Cloister – the public open space between the Arts One Building and Energy Centre will be redesigned to provide more order/continuity with the Novo Cemetery to the west;
- Canal-side – the proposals will deliver significant improvements to the Regent’s canal-side path adjacent to the proposed SBM building including widening of the path and the provision of new planting; and,
- 357 Mile End Road Frontage – the public realm space adjacent to No. 357 Mile End Road forms one of the main entrances to the Campus and the landscaping proposals have been designed to de-clutter this area and create a more welcoming arrival space.

6.12 The landscaping report, prepared by Land Use, provides a detailed analysis of the proposed landscape and public realm strategy for the site.

Car and Cycle Parking

6.13 The proposals do not include any standard car parking bays. 5 existing blue badge spaces are relocated to the northern boundary of the site. With respect to cycle parking, the proposals will provide 272 new cycle spaces including 128 long stay cycle parking spaces in secure covered storage facility in the Arts Quarter Square and 144 short-stay cycle parking spaces. The cycle spaces are all located externally to the building within the public realm, this is detailed further within the Landscape Report prepared by Land Use. The total cycle parking spaces includes the re-provision of existing cycle parking spaces comprising 42 cycle parking stands (84 spaces) located along Westfield Way which will be consolidated and relocated within the red line boundary. The approach to cycle parking is detailed further within the Transport Assessment and Travel Plan prepared by Aecom.

Servicing and Waste Strategy

6.14 Vehicular servicing of the SBM will continue to be made via Westfield Way. Servicing and deliveries to the SBM and wider Mile End campus other than those trips associated with the permitted uses (e.g. deliveries of chemicals and gases to the Joseph Priestly Building) will be accommodated within site-wide servicing initiatives and emergency access. This is detailed further within the Transport Assessment and Travel Plan prepared by Aecom.

Sustainability and Energy

6.15 Low carbon principles have been incorporated throughout the design which incorporates energy efficient MEP systems, PV panels and insulation. Accordingly, the proposals achieves an overall carbon dioxide emissions reduction of 46% below the Building Regulations 2013 TER (gas boiler heating system). This is an important reduction that not only exceeds the 35% improvement requirement by GLA, but also the 45% improvement required by LBTH planning policy. This is detailed further within the Energy Assessment prepared by Buro Happold. A Sustainability Statement has also been prepared by Aecom which provides a detailed overview of the sustainability principles incorporated within the design.

7 Planning Policy Overview

7.1 This section provides an overview of the key national, regional, and local planning policies relevant to the application. The Town and Country Planning Act 1990 (the “1990 Act”) and the Planning and Compulsory Purchase Act 2004 (the “2004 Act”) establish the legislative basis for town planning in England and Wales. Together these acts establish a “plan led” system which requires planning authorities to determine planning applications in accordance with the statutory development plan (the development plan) unless material considerations indicate otherwise.

7.2 The National Planning Policy Framework (NPPF) (July 2021) is a material consideration in the determination of planning applications. In assessing and determining development proposals, the NPPF (2021) sets out that local planning authorities should apply the presumption in favour sustainable development.

Development Plan

7.3 The site is located in the London Borough of Tower Hamlets and as such the statutory development plan comprises the following:

- The London Plan (2021); and,
- LBTH Local Plan: Managing Growth and Sharing the Benefits (2020).

Material Considerations

7.4 Other material considerations include at the local levels:

- Clinton Road Conservation Area Appraisal (2007);
- Planning Obligations SPD (2021);
- Queen Mary University London SPD (2021);
- Reuse, Recycle, Waste SPD (2021); and,
- Regents Canal Conservation Area Appraisal (2009).

Emerging Guidance

- Draft Tall Buildings SPD (Consultation Draft December 2021)

Planning Designations

7.5 The planning designations for the site include:

- Regents Canal Conservation Area (eastern part of the site only);
- Locally Listed Building No. 357 Mile End Road;
- Lock Keepers Cottage Undesignated Heritage Asset;
- Mile End Road Archaeological Priority Area;

- Trees in a Conservation Area; and,
- Regent’s Canal Site of Importance for Nature Conservation (SINC).

Queen Mary University London SPD

7.6 The Queen Mary University London SPD was prepared to provide a planning framework for the future development of the Mile End Campus. The document provides further detail on how the policies set out within the LBTH Local Plan should be implemented. The SPD considers the Campus within five zones, these include:

- Canal-side;
- Civic Heart;
- Hospital Boundary;
- West Quarter; and,
- Residential Quarter.

7.7 The site to which this application relates is located within the canal side zone; therefore the planning policy guidance set out within this section of the SPD is considered to be particularly pertinent to these proposals.

Summary

7.8 Following a review of the key policies and designations set out above, the key matters pertinent to the proposals are addressed within the next section. These include:

- Principle of Development;
- Design;
- Amenity;
- Environment;
- Transport, parking and servicing; and,
- Cumulative assessment.

7.9 The key planning policies relevant to the key matters above are set out in the table below:

	LBTH POLICY	GLA POLICY
Principle of Development	LBTH Policy D.H6 (Student Housing)	London Plan Policy H15 (Purpose-built student accommodation)
- Loss of student accommodation	LBTH Policy S.CF1 (Supporting community facilities)	London Plan Policy S3 (Education and Childcare Facilities)
- Principle of education uses		
Design	LBTH Policy S.DH1 (Delivering high quality design)	
- Site Layout		

- Height, Scale and Massing	LBTH Policy D.DH6 (Tall Buildings)	
- Heritage	LBTH Policy S.DH3 (Heritage and the historic environment)	
Amenity	LBTH Policy D.DH8 (Amenity)	London Plan Policy SI 1 (Improving air quality)
- Daylight, Sunlight and Overshadowing	LBTH Policy D.ES2 (Air Quality)	London Plan Policy D14 (Noise)
- Air Quality	LBTH Policy D.ES9 (Noise and Vibration)	London Plan Policy SI2 (Minimising Greenhouse Gas Emissions)
- Noise	LBTH Policy D.ES7 (A zero carbon borough)	
- Energy and Sustainability		
Environment	LBTH Policy D.DH2 (Attractive streets, spaces and public realm)	London Plan Policy G5 (Urban Greening)
- Landscaping		
- Ecology	LBTH Policy D.ES3 (Urban greening and biodiversity)	London Plan Policy SI 12 (Flood Risk Management)
- Flood Risk & SuDS	LBTH Policy S.OSW2 (Enhancing the network of Water Spaces)	London Plan SI 13 (Sustainable Drainage)
	LBTH Policy S.OWS1 (Creating a Network of Open Spaces)	
	LBTH Policy D.OWS3 (Open Space and Green Grid Networks)	
Transport, Parking and Servicing	LBTH Policy D.TR2 (Impacts on the transport network)	London Plan Policy T2 (Healthy Streets)
- Car Parking		
- Cycle Parking	LBTH Policy S.TR1 (Sustainable travel)	London Plan Policy T6 (Car Parking)
- Delivery and Servicing	LBTH Policy D.TR3 (Parking and permit-free)	London Plan Policy T5 (Cycling)
	LBTH Policy D.TR4 (Sustainable delivery and servicing)	London Plan Policy T7 (Deliveries, servicing and construction)

8 Planning Assessment

- 8.1 This section provides an assessment of the proposed development in respect of the planning policies and material considerations set out in the previous section.

Principle of Development

- 8.2 The site comprises Hatton House (vacant Student Accommodation, Use Class C2), No. 357 Mile End Road (Research / Education Use Class F.1), Lock Keeper's Cottage (Education Use, Class F.1) and a security lodge. The proposals involve the demolition of the vacant Hatton House to provide a new School of Business and Management alongside the retention and enhancement of No. 357 Mile End Road and Lock Keeper's Cottage.

Loss of Student Accommodation

- 8.3 The demolition of the vacant Hatton House will result in the loss of 65 student bedrooms (58 single en-suite, two studios and five single rooms (Use Class F.1).
- 8.4 LBTH Local Plan Policy D.H6 (Student Housing) states that the net loss of student accommodation will only be supported where it can be demonstrated that the accommodation is no longer needed because the needs of students can be better met elsewhere or adequate replacement housing will be provided. The proposals will result short-term loss of student accommodation floorspace, albeit the existing floorspace is not fit for purpose nor could it be let on the open market and is currently vacant.
- 8.5 The quality of accommodation in the vacant Hatton House is below the standards that the University have elsewhere and reprovided in new accommodation off campus. The University have therefore taken the Hatton House bedspaces out of the market and they have not been available to let since September 2019. Therefore, in line with Policy D.H6 (Student Accommodation) of the Local Plan, the vacant Hatton House bed spaces can no longer meet the needs of students and their needs are met better elsewhere for the intervening period before construction of the new student residential accommodation. New student residential accommodation is proposed to be delivered through the University's residential strategy and something which has been acknowledged and endorsed in the adopted SPD 2021.
- 8.6 In addition, Queen Mary have a nominations agreement with Scape for their development to the rear of Pooley House further north on the Campus. This nominations agreement has provided over 400 bed spaces specifically for the University since September 2019. In addition, the bed spaces lost through this application will be re-provided as part of the wider Queen Mary student accommodation strategy with proposals for new accommodation coming forward at both Mile End and Whitechapel. The accommodation strategy for Mile End will result in a significant overall uplift in student bedspaces both qualitatively and quantitatively.
- 8.7 Based on the above, the proposals are in compliance with London Plan Policy H15 (Purpose-built student accommodation) which states that the loss of all housing, including student accommodation, will be resisted unless it is replaced at existing or higher densities with at least equivalent floor space. In the short term, the redevelopment of the site will result in a loss bed spaces, albeit these are already vacant and not used, however, the bed spaces will be re-provided through the wider University student residences strategy, and in combination with the nominations agreement since September 2019. Accordingly, and as is demonstrated above, it is not considered that the proposals result in a permanent loss of student accommodation. Therefore, the principle of the loss of the student accommodation is considered acceptable in planning policy terms.

Principle of Education Use

- 8.8 The SBM is currently based in the Francis Bancroft building located to the north west of the site on the Mile End Campus. Through significant growth the faculty has outgrown the space provided and a new building is required to accommodate the School.
- 8.9 The proposals result in the delivery of a new 7,426.9 sqm (GEA) building to accommodate new education and teaching space (Use Class F1a). The application site provides the opportunity for a new building which would represent the core values of the School of Business and Management; promoting social justice, sustainability and good governance, in the management of private, public and voluntary organisations through research and education. The principle of education use is supported by London Plan Policy S3 (Education and Childcare Facilities) and Local Plan Policy S.CF1 (Supporting community facilities) which support the provision of development schemes for higher education purposes. The support for enhancing academic facilities and increasing the quality of provision at the site is also supported in the Queen Mary University Mile End Campus SPD which supports *‘innovation and investment in research; and expanding the range and quality of its offer’*. Furthermore the site is specifically identified as an opportunity site (the Canal- side development area) that *‘offers one of the main opportunities for providing new academic accommodation while strengthening the campus’ relationship to the canal and enhancing the quality and quantum of publicly accessible open space to the campus on the canal side edge’*.
- 8.10 The site has a Public Transport Accessibility Level (‘PTAL’) rating of 6a (where the best level possible is 6b) which is considered to be a very good level of access to public transport. It is also located on the Cycle Super Highway 2 route. This is consistent with London Plan Policy S3 (Education and Childcare Facilities) which supports the expansion of existing further and higher education facilities in accessible locations. As such, the proposed land use is in line with planning policies at the local and strategic level which support the delivery and expansion of existing and development of new further and higher education facilities.

Design

Site Layout

- 8.11 Urban design principles have been carefully considered for the site both in terms of the internal and external design of the main SBM building, the partial demolition and extension to No. 357 Mile End Road and the wider landscaping strategy and public realm enhancements. This includes:
- Enabling and activating pedestrian access to the canal-side;
 - Delineating Westfield Way as the key entrance route into the eastern end of the Campus from Mile End Road;
 - Public realm enhancements and careful elevation design to create a welcoming and legible entrance to the south from Mile End Road;
 - Creation of a public square to animate the public realm adjacent to Lock Keeper’s Cottage; and,
 - Landscaping improvements to the north of the Arts One building to complement the neighbouring Novo Cemetery.
- 8.12 Accordingly, the proposals are considered to respond well to the site’s context as required by Local Plan Policy S.DH1 (Delivering high quality design). In addition, the Queen Mary University SPD (2021) sets out key design principles for the canal-side within Chapter 2 of the SPD. These have been carefully considered though the design process and the implementation of these proposals will deliver many of these design principles including, albeit not limited to:

- Retention and enhancement of the heritage assets including No. 357 Mile End Road;
- Introduction of new public space along the canal-side; and,
- Biodiversity and ecology enhancements within the public spaces and along the canal edge.

8.13 Further detail with respect to the above can be found within the supporting Design and Access Statement and Landscape Report. Overall, it is considered that the proposals positively respond to the objectives set out with respect to the Canal-side development area as set out within the Mile End Campus SPD.

Height, Scale and Massing

- 8.14 The proposed SBM building at G+5 and G+6 storeys has been carefully designed and has been subject to extensive pre-application discussions with LBTH Officers to ensure the proposed height, scale and massing are sensitive to the immediate context. In particular, the proposals have been designed to ensure they complement the existing neighbouring non-designated heritage assets well (Lock Keeper's Cottage and No. 357 Mile End Road), as well as being appropriate given the sites Conservation Area location. Accordingly, the proposals are considered to be in accordance with Local Plan Policy S.DH1 (Delivering high quality design) which requires development proposals to be of an appropriate scale, height, mass, bulk and form within the site context. Furthermore, each elevation of the proposed SBM building is articulated successfully to positively integrate the building within its surroundings.
- 8.15 As summarised within Chapter 2, LBTH have recently consulted on a Draft Tall Buildings SPD (2022) for the Borough. Figure 3.2 within this document details the existing height context for the Borough and identifies the existing context height for the Mile End Campus area as 15-18 metres (5 storeys). LBTH Local Plan Policy D.DH6 (Tall Buildings) outlines that *'within the borough, buildings of more than 30 metres, or those which are more than twice the height of surrounding buildings (whichever is less) will be considered to be a tall building.'* Accordingly, in line with the definition of tall buildings within Local Plan Policy D.DH6 the proposals do not comprise a tall building as the proposed SBM building is less than 30m (25.8m from Westfield Way to top of plant screen, plus additional 2.85m if measured from the lower ground floor), ground floor level and is less than twice the height of its existing surrounding height context. Therefore, it is not considered relevant to provide a detailed tall buildings assessment in this instance, as the proposed building is not defined in policy terms as a tall building. This position has been agreed with officers during the pre-application dialogue.
- 8.16 The surrounding context does not have a consistent height or scale. To the west is the Queen Mary University Arts One Building and Law Building which are both ground plus three storeys fronting onto Mile End Road (13.9 metres). The recently completed Scape student residential buildings which are directly opposite the site range from three to nine storeys. The Queen's Building (circa 3 storeys) is located further along Mile End Road to the west and is Grade II Listed, this building is setback from the Mile End Road.
- 8.17 Immediately to the north, there are a number of student residential accommodation blocks comprising Chapman House, Chesney House, Varey House, Selincourt House, Lodge House and Maynard House which are located within areas of landscaping within the Queen Mary Campus. These blocks range from three to four storeys. Further north is Pooley House which is located on the northern boundary of the campus and comprises a building of eight storeys. The scale of buildings increases to the north of the site with the Scape 2 building being located immediately south of the railway line. This scheme comprises a building of up to ten storeys in height with two four storey podium blocks. Figure 5 below provides an outline indicative sketch proposal for the site as included within the Queen Mary University London SPD (2021). The figure details the proposed massing which could be delivered at this location.

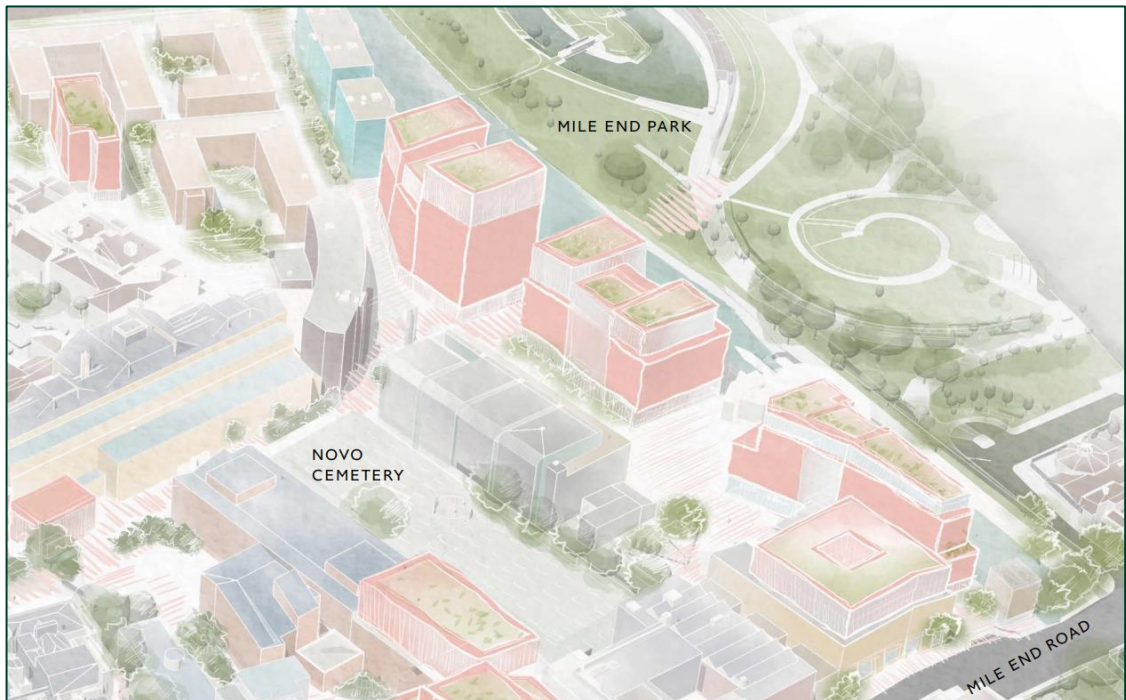


Figure 5 - Extract from Queen Mary University SPD (2021) (pg. 80)

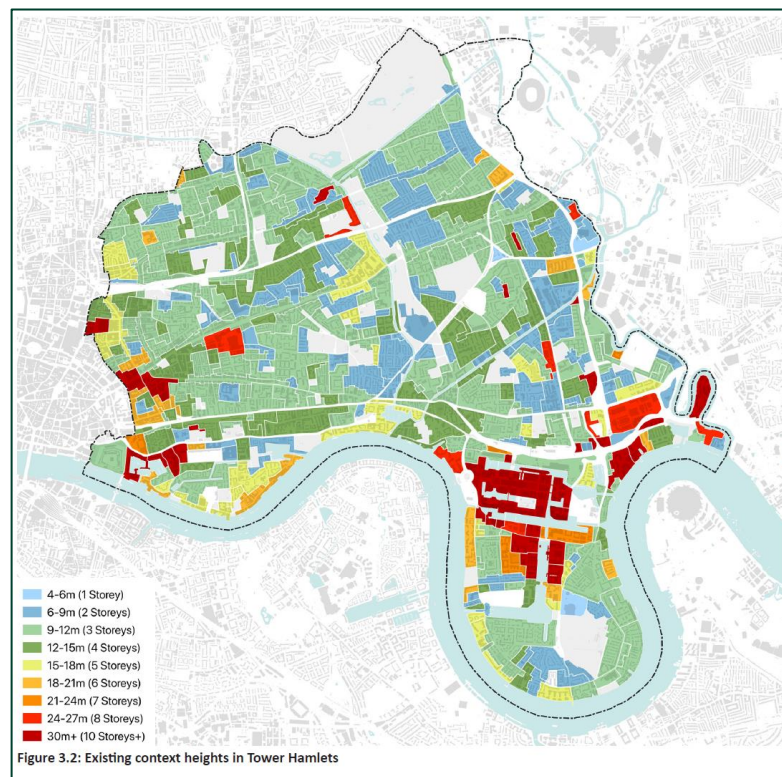


Figure 6 - LBTH Tall Buildings SPD (Consultation Draft December 2021, p.24)

8.19 In respect to townscape, the Townscape Visual Impact Assessment (TVIA) prepared by Neaves urbanism concludes that the proposals will make a positive contribution to the townscape and enhance the visual appearance of the local area.

Heritage

8.20 This section should be read in conjunction with the Heritage Statement prepared by Alan Baxter Associates, the Archaeology Assessment Report prepared by Compass Archaeology and the Townscape Visual Impact Assessment (TVIA) prepared by Neaves Urbanism all submitted in support of this application.

8.21 As previously outlined, the site is subject to the following heritage designations:

- Partly sits in the Regent's Canal Conservation Area;
- Archaeological Priority Area;
- No. 357 Mile End Road – Locally Listed; and,
- Lock Keepers Cottage – forms 'part of the special character' of the Conservation Area.

8.22 The Regent's Canal Conservation Area is a designated heritage asset as defined by the NPPF (2021). Through a heritage led approach it is considered that the proposed building respects its siting within the Conservation Area. The design of the elevations and materiality have carefully considered the neighbouring heritage assets; Lock Keepers Cottage and 357 Mile End Road (with proposed extensions). Both of these assets are 'non-designated heritage assets'.

8.23 The existing Hatton House is a relatively modern development and whilst it is considered that some attempts have been made to ensure appropriateness and to ensure some reflection on the character it is not considered to bare any relationship to the existing canal-side form for which the Conservation Area seeks to protect. The proposed building will serve as an alteration to the Conservation Area, however given the variety of building types and styles along the Regent's Canal it is considered to be an appropriate addition to the built form along the canal. Through detailed design development, the building has been reviewed to ensure that the relationship and impact on both the Lock-Keeper's Cottage to the north and No. 357 to the south is mitigated. The landscaping strategy has also been carefully designed to reflect this context.

8.24 In summary, the Heritage Statement concludes that the proposals will result in a heritage benefit to both the Regent's Canal Conservation Area and the locally listed building (No. 357 Mile End Road). Therefore, the proposals are considered to be in accordance with Local Plan Policy S.DH3 (Heritage and the historic environment) which states that significant weight will be given to proposals which enhance the borough's conservation areas and which enhance non-designated heritage assets.

8.25 Notwithstanding the above, in the event that the local authority did find any less than substantial harm arising from the scheme, an assessment of this scenario is made within the Heritage Statement in line with the below.

8.26 As per paragraph 201 of the NPPF (2021), the assessment of less than substantial harm should be weighed against the public benefits of the proposals. Paragraph 203 outlines that in taking into account the effect of an application on the significance of the non-designated heritage asset, the LPA should employ 'a balanced judgement' in regard to the scale of any harm or loss and the significance of the heritage asset. Throughout the course of pre-application discussions, the proposals have demonstrated a public benefit that will arise from this scheme. The Heritage Statement sets out that the following public benefits will arise from the development:

- Retention of No. 357 Mile End Road and its associated community use space;

- Extension to No. 357 Mile End Road will visually connect the historic building to the materials of the proposed SBM building and other neighbouring contemporary buildings;
- Landscaping improvements to the canal and Lock Keeper’s Square are considered to enhance the appearance, accessibility and appreciation of the Regent’s Canal Conservation Area;
- Publicly accessible café at ground level and bookable community events space located at the first floor of the Lock Keeper’s Cottage; and,
- Landscaping enhancements will also enable better integration of the campus buildings into their setting including the locally listed No. 357 Mile End Road.

8.27 Taking the above into account and the wider planning benefits arising from the scheme (as set out further on within this report) the proposals are considered to be fully compliant with planning policy.

Amenity

8.28 This section should be read in conjunction with the Daylight, Sunlight and Overshadowing Assessment produced by GIA, the Air Quality Impact Assessment produced by AECOM and the Energy Strategy Report produced by Buro Happold.

8.29 Local Plan Policy D.DH8 (Amenity) notes that *‘development is required 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’*. Planning considerations which need to be reviewed include, daylight and sunlight assessments, noise analysis and dust pollution impacts. The proposed development has been designed in consideration of the relevant planning policies and to ensure that future users, and neighbouring units, are not adversely impacted by the proposed development.

Daylight, Sunlight and Overshadowing

8.30 This planning application is supported by a Daylight, Sunlight and an Overshadowing Assessment, produced by GIA, which provides a detailed assessment of the scheme against planning policy requirements.

8.31 Local Plan Policy D.DH8 (Amenity) outlines the requirement for new developments to not result in any unacceptable material deterioration of the sunlight and daylight conditions of surrounding development and avoid unacceptable levels of overshadowing to both surrounding open space and private outdoor spaces. As well as ensuring compliance with relevant policies, the assessment also considers the implications of the proposed development in accordance with BRE guidelines.

8.32 The daylight and sunlight assessment considered six neighbouring residential properties which concludes that four of the properties will achieve full BRE compliance for both daylight and sunlight; these properties are:

- 359 Mile End Road;
- 438-490 Mile End Road;
- 4 Whitman Road; and,
- Chesney House (Queen Mary student accommodation).

8.33 The proposed development will result in minor transgressions to two of the neighbouring residential properties (Maynard House and Chapman House). Albeit, both of these buildings are student accommodation blocks within the Queen Mary Campus and are therefore vacant for some of the year. Accordingly, the impact of the transgressions is considered to be less significant and the impacts acceptable overall.

- 8.34 The assessment continues by outlining that there will be a 100% Vertical Sky Component (VSC) and a 97.4% No Sky Line (NSL) compliance rate which is considered to be very high. In respect to Annual Probably Sunlight Hours (APSH), all properties that have windows within 90 degrees of due south considered within the analysis will have an 98.1% compliance rate. Accordingly, the report summarises that the proposals are not expected to adversely impact the sunlight amenity to the residential properties. Overall, the daylight and sunlight assessment concludes that the proposals have been designed sensitively to respect the light amenity of the neighbouring residential properties, which is demonstrated by the high overall compliance rates for both daylight and sunlight.
- 8.35 An overshadowing assessment has also been undertaken which considers four amenity areas within the site's red line boundary; these are:
- Lock Keeper's Square;
 - Canal-side path;
 - Arts One Cloister; and,
 - Westfield Way Entrance Area.
- 8.36 The assessment concludes that all four areas will achieve BRE compliance upon implementation of the proposed development. Accordingly, the proposed development is considered to be policy compliant in respect to overshadowing effects.
- 8.37 Overall, the proposals are considered to meet the policy requirements of Policy D.DH8(Amenity) with respect to sunlight, daylight and overshadowing .

Air Quality

- 8.38 Local Plan Policy D.ES2 (Air Quality) requires developments including education facilities to submit an Air Quality Impact Assessment. This assessment has been prepared by AECOM in support of this planning application, to assess the potential impacts of the development on surrounding air quality during the construction and operational phases.
- 8.39 Local Plan Policy D.DH8 (Amenity) highlights that unacceptable levels of odour, fume or dust pollution must not be created during the construction and operation of the development. The proposed development is also located within an Air Quality Management Area and an Air Quality Focus area. The Air Quality Impact Assessment highlights that, in the absence of mitigation, the construction phase, including demolition, earthworks, construction and trackout have the potential for dust emission magnitudes of a medium risk to dust soiling and a low risk to human-health. The document sets out a range of mitigation measures which can reduce the impacts to an insignificant level. The predicted vehicle emissions between 2019, 2024 (peak construction year), 2025 (completion) are considered to be negligible, with the proposed development operational traffic impacts on local air quality considered to not be significant.
- 8.40 Additionally, Local Plan Policy D.ES2 (Air quality) and London Plan Policy SI 1 (Improving air quality) outline that development proposals are required to meet or exceed the 'air quality neutral' standard. An Air Quality Neutral Assessment' has been included in the Air Quality Impact Assessment, which considers the proposed development to be air quality neutral in terms of both buildings and transport emissions and therefore no further mitigation is required.
- 8.41 The proposed development is therefore considered to be policy compliant in air quality impact terms.

Noise

- 8.42 Local Plan Policy D.ES9 (Noise and Vibration) outlines that development proposals should provide a noise assessment where noise-generating development is proposed and that mitigation measures should be incorporated where required. A Noise Impact Assessment has been produced by KP Acoustics and submitted in support of this planning application.
- 8.43 Local Plan Policy D.DH8 (Amenity) and London Plan Policy D14 (Noise) also highlights that unacceptable levels of noise must not be created during the construction and operation of the development and that noise should be reduced, managed and mitigated to improve health and quality of life.
- 8.44 The noise report assessed the daytime and nighttime noise levels within the development, the impact on neighbouring residential properties (including the student accommodation blocks to the north of the site) as well as a measure of the expected level of vibration. The noise assessment identifies that a robust glazing specification has been proposed for the SBM building which will ensure internal noise levels for all residential environments comply with the requirements. In respect to No. 357 Mile End Road, the acoustic assessment identifies that a structural isolation strategy is required to mitigate the vibration impacts from the London Underground assets below the building. This is set out in more detail within section 7.1 of the acoustic assessment prepared by KP Acoustics.
- 8.45 The proposed development is therefore considered to be policy compliant in respect to noise and vibrations impacts.

Energy and Sustainability

- 8.46 London Plan Policy SI2 (Minimising Greenhouse Gas Emissions) sets out that major development proposals should be net zero carbon, requiring a minimum on-site reduction of at least 35 per cent beyond building regulations for major development proposals. The policy continues by setting out the following energy hierarchy principles:
- 1) be lean: use less energy and manage demand during construction and operation;
 - 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly;
 - 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site; and,
 - 4) be seen: monitor, verify and report on energy performance.
- 8.47 Local Plan policy requirements are more rigorous. Policy D.ES7 (A zero carbon borough) outlines that non-residential development should be net-zero carbon, achieved through a minimum 45% reduction in regulated carbon dioxide emissions and the remaining regulated carbon dioxide emissions to 100% to be off-set through a cash in lieu contribution.
- 8.48 The Queen Mary University London SPD (2021) includes targets for the University's energy efficiency, noting that the energy used across Queen Mary UK campuses should be reduced by 30% by July 2025, against the 2018/2019 baseline. The SPD also highlights that building energy efficiency is one of the key elements in the Queen Mary Action Plan and proposed developments must adhere to the GLA Energy hierarchy, as outlined above.
- 8.49 An Energy Strategy report has been produced by Buro Happold in support of this application which concludes that the development will achieve a carbon dioxide emissions reduction of 46%, thus exceeding both the 35% reduction figure required by regional planning policy and the 45% reduction figure required by local planning policy. A one-off carbon-off set payment will also be required to offset the remaining carbon.

8.50 Local Plan Policy D.ES7 (A zero carbon borough) requires all new non-residential development over 500 sqm to meet or exceed BREEAM ‘Excellent’ rating; the building has been designed to achieve this rating which is anticipated to be secured through relevant conditions. Therefore, considering the above, the proposed development is therefore considered to be policy compliant in energy terms.

Environment

8.51 The following part of the assessment considers the policy compliance of the proposals in respect to landscaping, ecology and biodiversity considerations as well as flood and sustainable drainage measures.

Landscaping

8.52 As summarised within Chapter 5, a comprehensive landscaping strategy has been designed by Land Use which has carefully considered the urban design and urban greening principles of the site, in particular drawing on the principles set out in the canal-side study contained within the Mile End Campus SPD. The various landscape, public realm and greening measures proposed for the site are discussed below.

8.53 Local Plan Policy D.DH2 (Attractive streets, spaces and public realm) sets out that development proposals should contribute positively to the public realm. Several of the policy measures set out within the policy have been included within the design, this includes activating the public realm which will be delivered through the provision of the Lock Keeper’s Square, reducing visual clutter within the public realm, utilising high quality materials for the hard surfacing within the scheme as well as the provision of soft landscaping within the design.

8.54 Local Plan Policy D.ES3 (Urban greening and biodiversity) requires development proposals to protect and enhance biodiversity; the proposed landscaping strategy capitalises on the sites context adjacent to the Regent’s Canal, a key wildlife corridor, by enhancing the canal-side frontage with substantial planting and greening within the public realm. The landscaping strategy also proposes an east-west ‘green ribbon’ which will connect the Regent’s Canal ecological habitat to the Novo Cemetery; this will provide an ecological link enabling biodiversity to be enhanced along this course. Accordingly, the proposals are considered to meet the policy requirements in respect to enhancing biodiversity.

Urban Greening Factor

8.55 London Plan Policy G5 (Urban Greening) outlines that proposals which are predominantly residential should target a score of 0.4 whilst proposals for predominantly commercial use should target an Urban Greening Factor (UGF) score of 0.3. The landscape report provides a detailed assessment of the UGF and concludes that the UGF of the scheme will be just under the policy target at 0.286. When considering the context of the site and the significant landscaping and greening enhancements proposed, the UGF score is considered to be acceptable. In addition, the proposals do not fall under the predominantly residential or commercial categories, albeit the proposals are striving to achieve the commercial UGF target.

Enhanced public access to the Regent’s Canal from Mile End Road

8.56 This part of the Regent’s Canal pathway is currently inaccessible from the southern end of Westfield Way. There is access within the Campus but given the nature of the space, including the lack of landscaping and seating, it is unlikely that the public would utilise the current arrangements. At present there is an unsuitable staircase which extends onto the path from between Hatton House and No. 357 Mile End Road, this becomes unusable and unsafe when wet and does not provide visible or welcoming access.

8.57 The proposals will provide a wide set of stairs from the rear of No. 357 Mile End Road, which extend down to a widened footpath where the public can enjoy the Regent’s Canal. The space will also be well lit and overlooked by the School of Business and Management Building enabling the activation of the public realm at this location.

The access will be gated so as to ensure the safety of students after University hours, however Queen Mary are keen to work further with LBTH to maximise any future opportunities.

- 8.58 The improved accessibility and way-finding to and along this important water space will maximise opportunities for public use and enjoyment which is wholly in line with LBTH Policy S.OSW2 (Enhancing the network of Water Spaces).

Improved public realm and increased footpath width adjacent to the Canal

- 8.59 Linked closely to the abovementioned point regarding accessibility, these proposals will provide a significantly wider footpath along the western edge of the Regent's Canal. This will promote the use of this water space for recreational and leisure activities and will also provide passive surveillance to currently underutilised spaces. The proposals will also include floating pontoons and new planting; this will support Queen Mary's Living Lab initiative which includes monitoring of the vegetation and canal water for pollution and climate change. This is explored further within the landscape report produced by Land Use.

Ecology

- 8.60 A Preliminary Ecological Appraisal Report (hereafter 'PEAR') prepared by AECOM has been submitted in support of this planning application. The report highlights that the proposed development is within eight metres of Regents Canal; therefore, as required a Water Framework Directive Compliance Assessment (hereafter referred to as 'WFDCA') has also been prepared by AECOM and submitted in support of this application.
- 8.61 The WFDCA concludes that with the proposed mitigation measures put in place, the proposed development would not impact on the WFD status and would be compliant with associated WFD objectives.
- 8.62 With respect to ecology, national planning policy seeks the protection of species and encourages provision of net gains for biodiversity in and around development. Local Plan Policy D.ES3 (Urban greening and biodiversity) notes that development must protect and enhance biodiversity by methods such as retaining existing habitats. The Queen Mary University London SPD (2021) highlights how *'developing local green corridors and proposing a 'no net loss of green space policy for future developments are key elements in addressing the current biodiversity crisis'*.
- 8.63 The increased ecological benefits proposed as part of the proposals will be of significant public benefit to the Regent's Canal context, thus in accordance with Local Plan Policy S.OWS2 (Enhancing the network of Water Spaces). It will create a welcoming environment and combined with increased accessibility will ensure that the wider experience of the canal is vastly improved.
- 8.64 Through the proposals, there will be a significant positive impact to the ecology of the site, with the creation of a wildlife corridor, as well as green and brown roofs, vertical greening, invertebrate refuges, bat boxes and bird boxes. These ecological enhancements have been selected to support the local biodiversity policies; Local Plan Policies S.OWS1 (Creating a Network of Open Spaces) and D.OWS3 (Open Space and Green Grid Networks) and London Plan Policy G5 (Urban Greening). It is therefore considered that the proposed development is policy compliant in ecological terms.

Flood Risk & SuDS

- 8.65 A Flood Risk Assessment (FRA) and Drainage Strategy has been prepared by AECOM to assess the impacts of the proposed development on flood risk and drainage considerations.
- 8.66 London Plan Policy SI 12 (Flood Risk Management) requires development proposals to ensure that flood risk is minimised and mitigated, and that residual risk is addressed. The site is located in Flood Zone 1 which is a