

## London Thames Gateway Development Corporation

Planning Committee Meeting: 12 April 2007

### Addendum Report

Re: Agenda item 3A – Land at North End of 84 Leven Road, E14

1.0 The Corporation has received correspondence dated 10 April 2007 from the consultants acting on behalf of Poplar HARCA. Poplar HARCA is the landlord of the adjacent Aberfeldy Estate and previously objected to the application. The correspondence is attached to this addendum report and states that, having considered the amendments made to the scheme following deferral of the application to consider the objections raised, the applicant has largely ignored the suggested amendments and not worked with Poplar HARCA to investigate the matter further. In response, Poplar HARCA's consultants have presented an alternative scheme which is argued to achieve the same development quantum and mix proposed in the planning application.

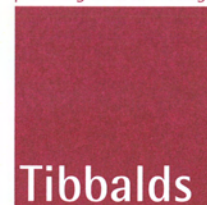
2.0 While the merits of the alternative scheme put forward by Poplar HARCA are not for consideration by the planning committee, it is noted by officers that it relies on the loss of commercial floorspace, relocating an area of amenity space/car club parking at the entrance to Nairn Street and reducing internal core and circulation space to achieve the same residential quantum and mix.

3.0 As the previous use of the application site was an employment land use, a significant reduction in the provision of commercial floorspace within the alternative scheme is considered to be contrary to planning policies seeking its appropriate reprovion. It is noted that the application scheme provides a significant amount of affordable workspace and a social landlord (ACME) has already been identified to manage its occupation.

4.0 The removal of the amenity space/car club provision at the entrance to Nairn Street would preclude the potential incorporation of an existing ball court within a larger area of amenity/play space and the provision of parking space(s) for potential use by a car club. While its reprovion located centrally between development blocks has the potential to provide a visual connection between Leven Road, the existing Aberfeldy Estate and the alternative scheme, its true amenity value to any new residents is questioned.

5.0 The planning committee is advised that, despite being presented with an alternative scheme for the application site, it is required to determine the planning application before it on the basis of the analysis and recommendation set out in the main report and the appended original report. It is the officers' view that, when taking into account the relevant planning policies, it is considered that the application scheme is acceptable.

**Case Officer: Will Steadman**



10<sup>th</sup> April 2007

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Dear Will,

**PLANNING APPLICATION REFERENCE PA/06/2304, NORTH END OF 84 LEVEN ROAD.**

As you will be aware from the committee meeting on March 8<sup>th</sup> a decision was taken to defer the current application for Leven Road (application reference PA/06/2304). The decision was made to allow for the applicant to consider the issues raised by Poplar HARCA, including the alternative proposals, and respond accordingly.

Having considered Swan's response to our alternative proposal, as set out within their letter dated March 23<sup>rd</sup>, it is apparent that our suggested amendments have been largely ignored.

Swan has refuted a number of our suggestions on the basis that they will result in the loss of residential units which would in turn bring the viability of the scheme into question.

While Poplar HARCA is fully aware of the issue surrounding viability, it is disappointing that Swan has simply refuted our suggestions rather than using the deferral of the application as an opportunity to work with Poplar HARCA to investigate this matter further.

In view of this situation we attach to this letter a further scheme for your consideration. The scheme is based on the amendments suggested in our previous alternative proposal and demonstrates, in detail, that it is possible to achieve the quantum and mix of residential development currently being proposed by Swan.

We have summarised below those aspects of the current proposals to which Poplar HARCA have concerns and how they can be addressed by our further scheme:

Area of concern	Current Scheme (Swan)	Further alternative scheme (Poplar HARCA)
Horizontality	<ul style="list-style-type: none"> <li>Apparent mass and bulk created by lack of variation in roof heights</li> </ul>	<ul style="list-style-type: none"> <li>Variation in roof height adding interest and character to the street scene.</li> </ul>

	<p>and/or vertical rhythm</p> <ul style="list-style-type: none"> <li>• Large interrupted block out of context with existing urban grain (Aberfeldy Estate equivalent of 3 separate blocks)</li> </ul>	<ul style="list-style-type: none"> <li>• Residential cores and grouping of windows and balconies to create a strong vertical rhythm.</li> <li>• Introduction of public open space at the centre of the site provides visual relief and allows for the monolithic block to be 'broken up'</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>• Landmark tower element 8 storeys, which is the equivalent of 4 storeys above Aberfeldy Estate.</li> </ul>	<ul style="list-style-type: none"> <li>• 6-storey landmark tower element, improves relationship with Aberfeldy Estates.</li> <li>• Step back of principal storeys along Nairn Street to improve relationship with Aberfeldy Estate.</li> </ul>
<b>Communal open space</b>	<ul style="list-style-type: none"> <li>• Located at main point of access, therefore raising issues of traffic and noise for users.</li> <li>• Located at northern most edge of the site therefore not as accessible as could be.</li> </ul>	<ul style="list-style-type: none"> <li>• Communal space located at centre of the site allows for better surveillance and accessibility.</li> <li>• Increase of communal open space by approximately 471 sq.m</li> <li>• Increase in private amenity space by approximately 124 sq.m</li> </ul>

It should be noted that Poplar HARCA do not object to the principle of redeveloping the site for mixed-use development but consider that the proposals as they currently stand not only contravene relevant planning policy but create an unacceptable living environment for the residents of the Aberfeldy estate and the proposed development itself.

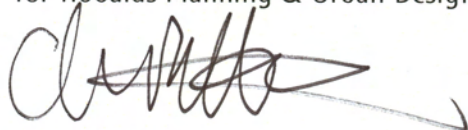
Given that we have again demonstrated that it is possible to achieve a scheme that is more appropriate to its surroundings and better meets the relevant policy requirements, while achieving a similar quantum of development to that

currently being proposed, we would urge the LTGDC to refuse the proposals or defer the application to enable the scheme to be amended.

We hope that the above clarifies the situation, but should you require further information please do not hesitate to contact us.

Yours sincerely

for Tibbalds Planning & Urban Design

A handwritten signature in black ink, appearing to read 'Chris Pittock', with a long horizontal flourish extending to the right.

CHRIS PITTOCK  
Urban Planner

Email: [chris.pittock@tibbalds.co.uk](mailto:chris.pittock@tibbalds.co.uk)  
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# Diagrammatic Roof plan

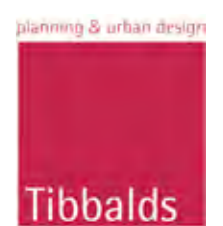


- Pinch point creates gateway to residential area
- Commercial units on ground floor with separate entrances add activity at street level and flexibility in terms of use
- Public open space provides additional pedestrian linkage and opportunity for children play area
- Public open space also breaks up frontage along Leven Road
- Residential entrances on Leven Road add activity and surveillance to the public realm
- Residential units with balconies on upper and ground floor add additional security and animation to residential courtyard
- Existing residential blocks

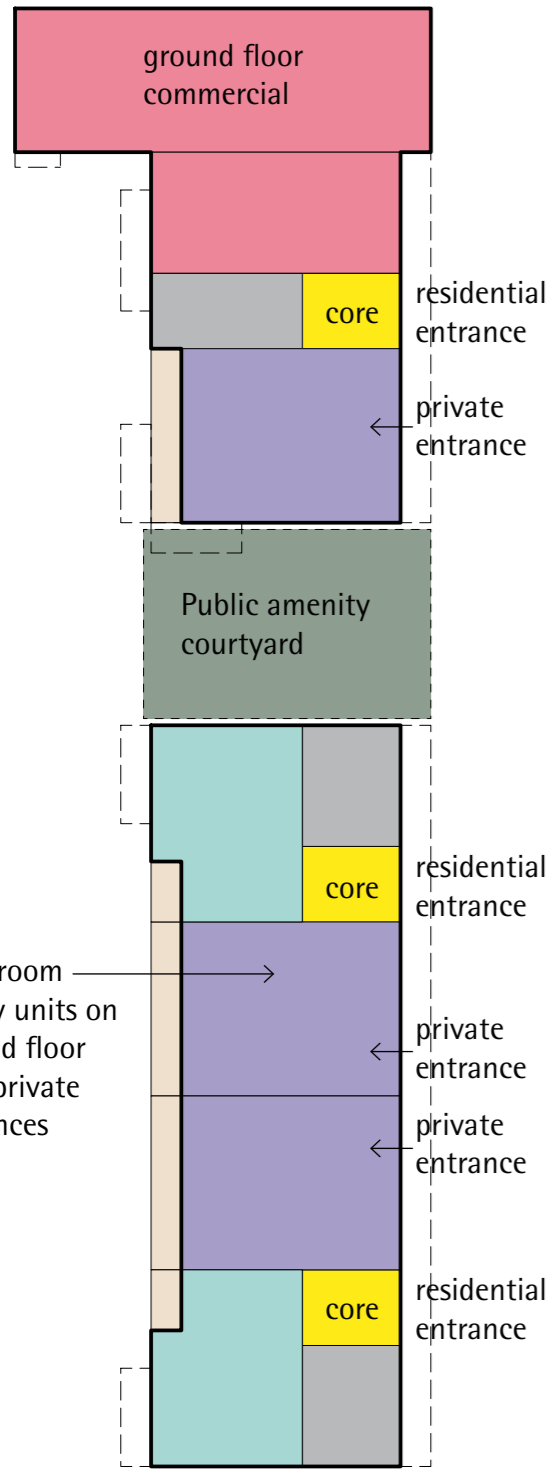
Residential floor space including services and circulation  
 Open Space

Alternative Scheme No. 2 (land adjacent to Aberfeldy Estate)

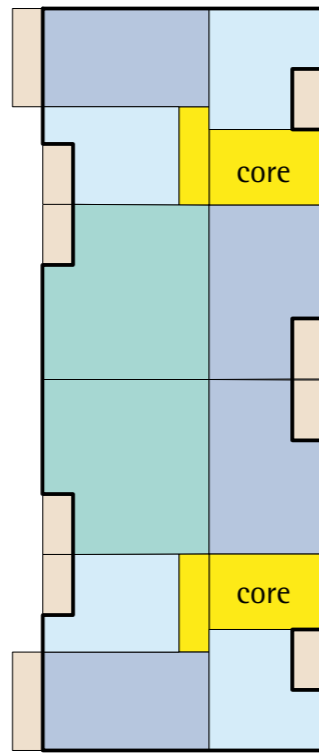
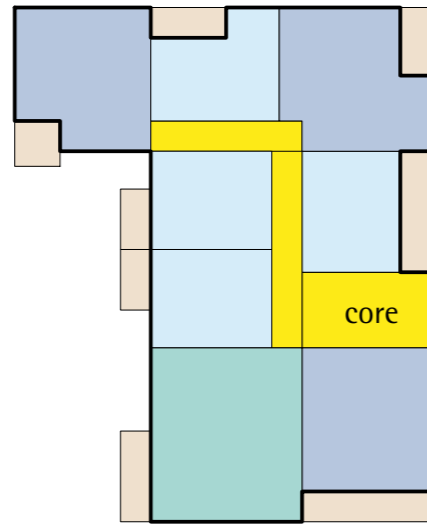
**Diagrammatic Footprint**  
 Date: 04.04.2007  
 Scale: NTS



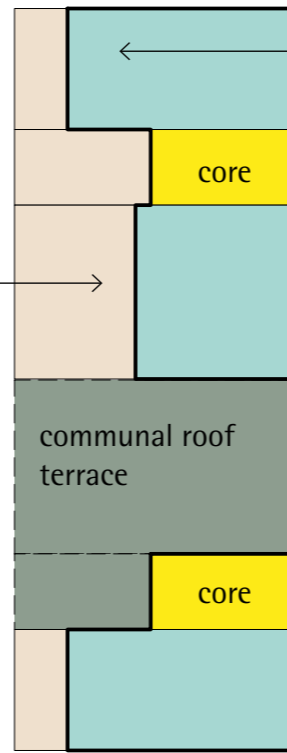
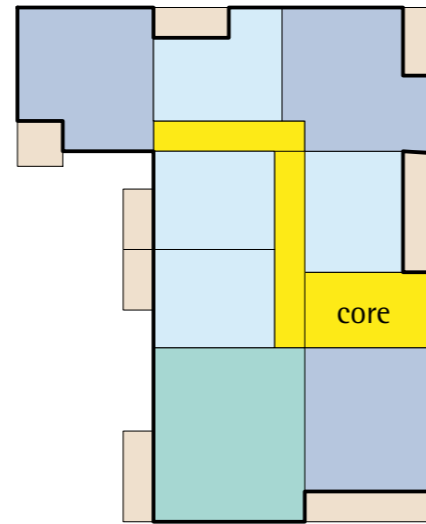
Ground floor



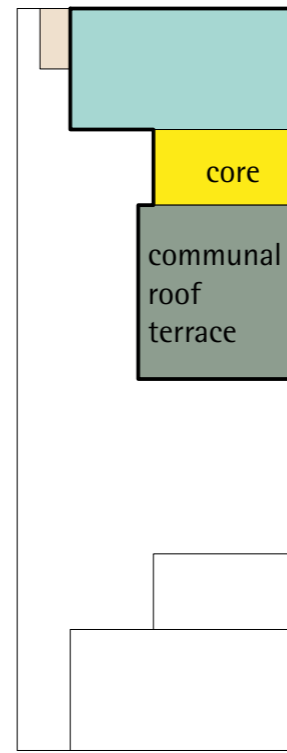
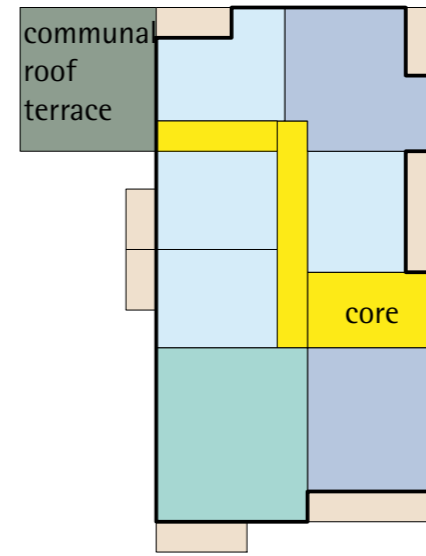
First/Second floor



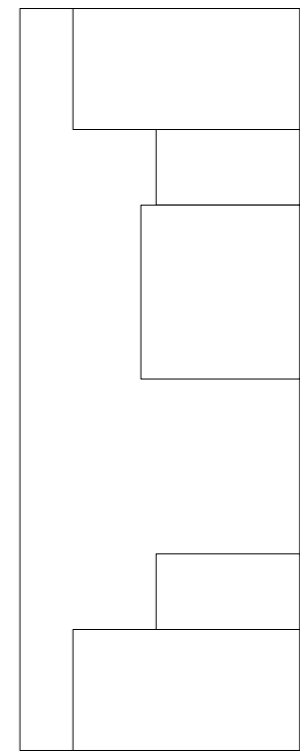
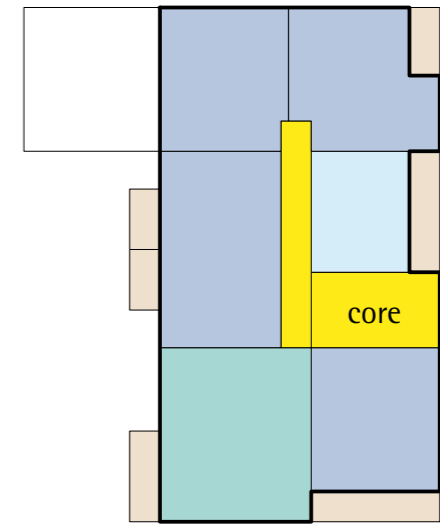
Third floor



Fourth floor



Fifth floor



- One bed flats  
52 sqm GIA
- Two bed flats  
80 sqm GIA
- Three bed flats  
120 sqm GIA
- Four bed flats  
170 sqm GIA
- Circulation space
- Bins/Cycle Storage
- Communal Amenity Space
- Private Amenity Space  
(terraces & balconies)
- Ground floor commercial

Alternative Scheme No. 2 (land adjacent to Aberfeldy Estate)

Diagrammatic Floor Plans  
Date: 04.04.2007  
Scale: 1:500



## Schedule of Units & Areas

	ground	first	second	third	fourth	fifth	TOTAL
<b>1 bed</b>	0	8	8	4	3	2	<b>25</b>
52	0	416	416	208	156	104	<b>1300</b>
<b>2 bed</b>	0	7	7	3	3	3	<b>23</b>
80	0	560	560	240	240	240	<b>1840</b>
<b>3 bed</b>	2	3	3	4	2	1	<b>15</b>
120	240	360	360	480	240	120	<b>1800</b>
<b>4 bed</b>	3	0	0	0	0	0	<b>3</b>
170	510	0	0	0	0	0	<b>510</b>
<b>commercial</b>	<b>410</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>410</b>
sq.m							
<b>bike/bins</b>	<b>155</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>155</b>
sq.m							
<b>circulation</b>	<b>70</b>	<b>165</b>	<b>165</b>	<b>182</b>	<b>135</b>	<b>73</b>	<b>790</b>
sq.m							
<b>priv. amenity</b>	<b>105</b>	<b>180</b>	<b>180</b>	<b>237</b>	<b>108</b>	<b>82</b>	<b>892</b>
sq.m							
<b>com. amenity</b>	<b>238</b>	<b>0</b>	<b>0</b>	<b>257</b>	<b>205</b>	<b>0</b>	<b>700</b>
sq.m							
<b>TOTAL UNITS</b>	<b>5</b>	<b>18</b>	<b>18</b>	<b>11</b>	<b>8</b>	<b>6</b>	<b>66</b>
AREA (resi)	750	1336	1336	928	636	464	<b>5450</b>
<b>TOTAL AREA</b>	<b>908</b>	<b>1681</b>	<b>1681</b>	<b>1604</b>	<b>1084</b>	<b>619</b>	<b>7577</b>

Alternative Scheme No. 2 (land adjacent to Aberfeldy Estate)

Schedule of Units/Areas

Date: 04.04.2007

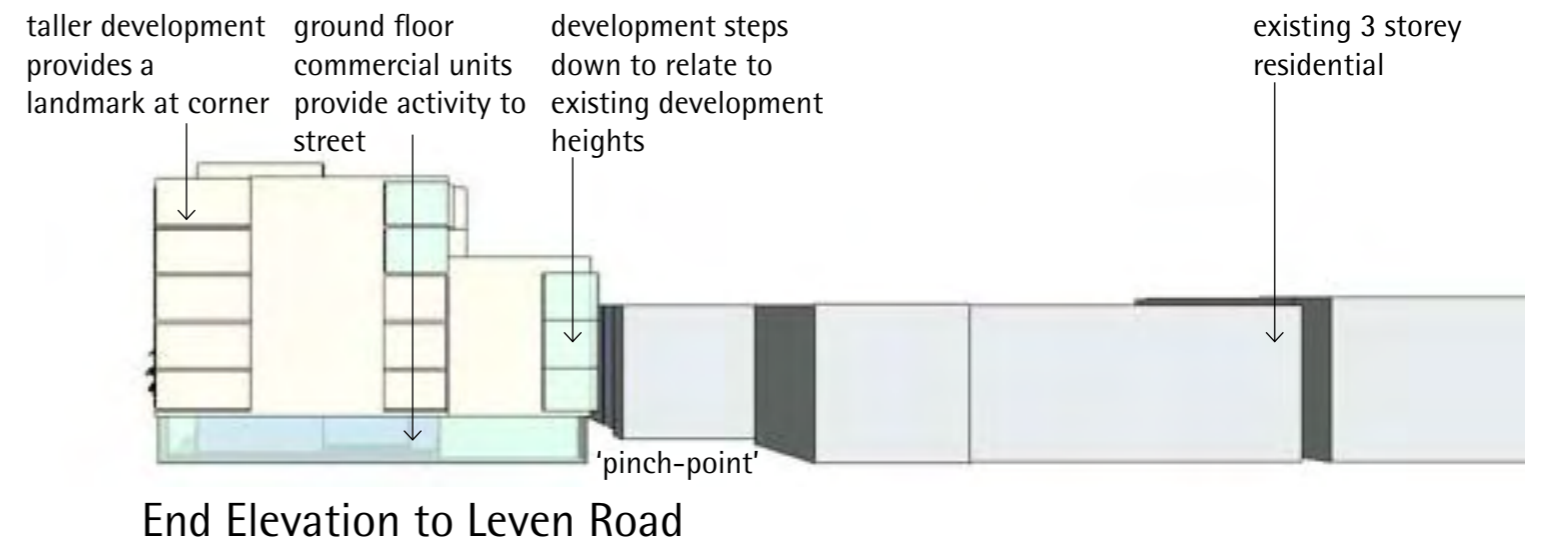
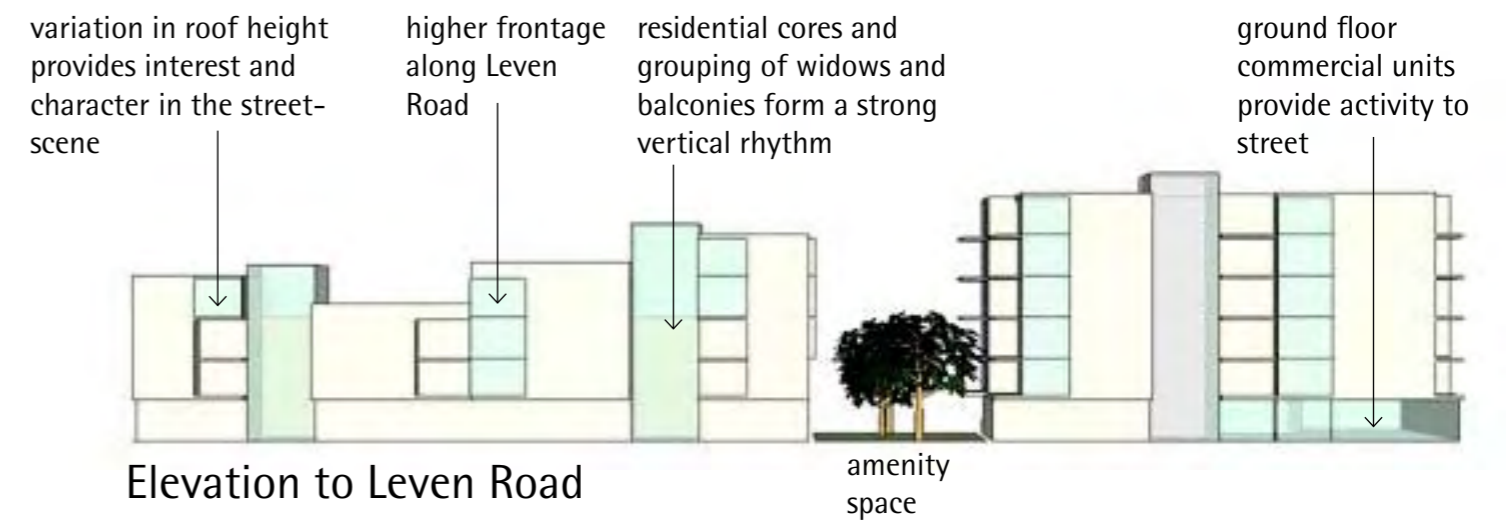
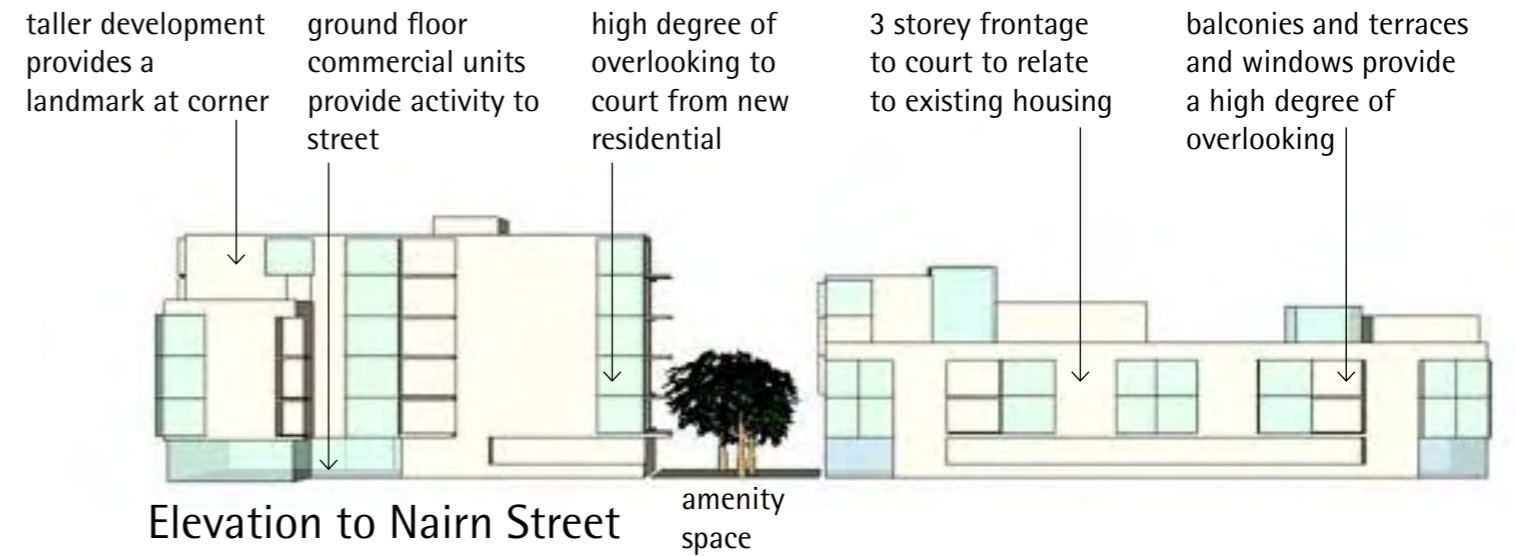
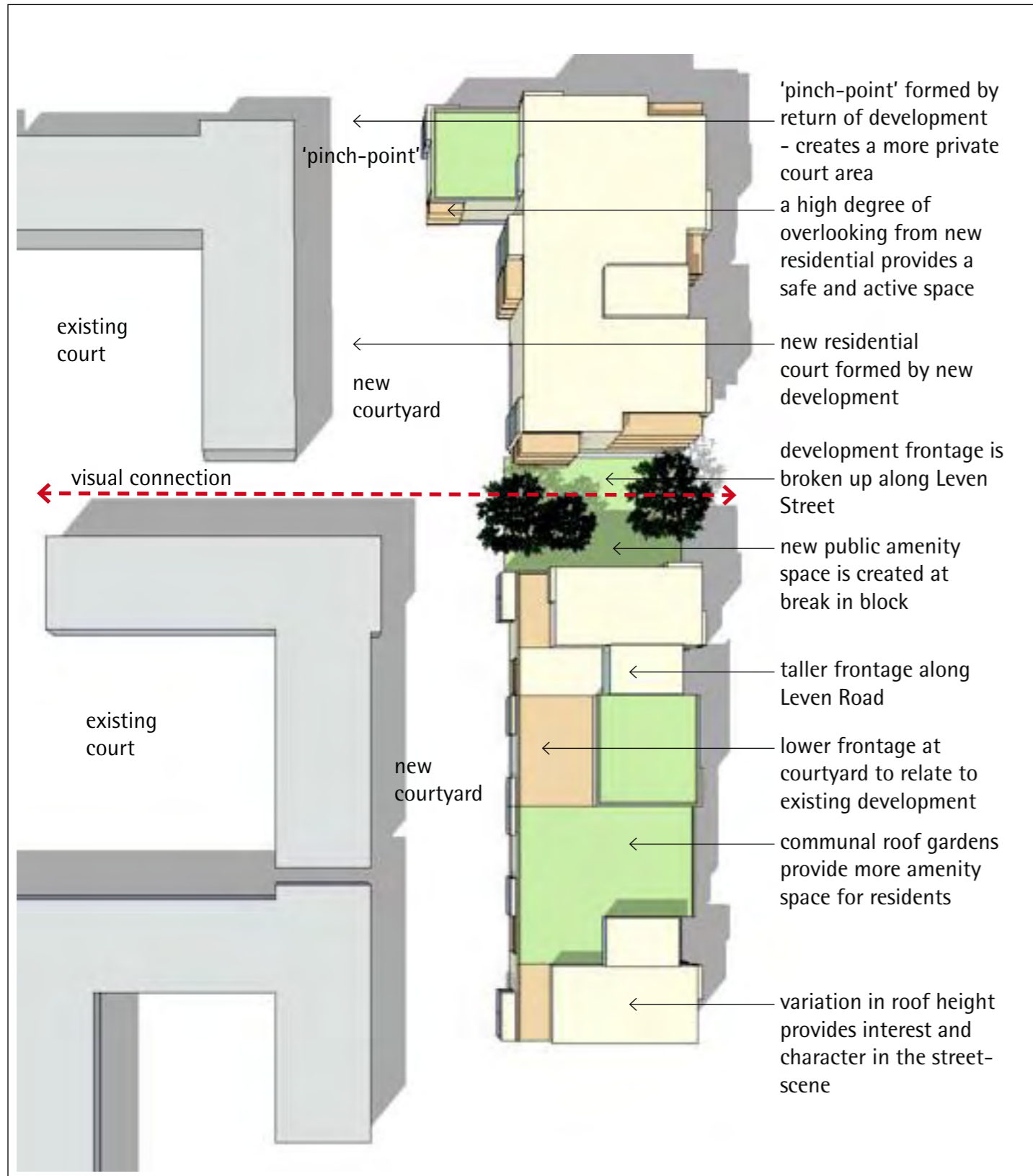
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planning & urban design

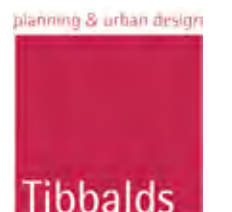


# Roof plan



Alternative Scheme No. 2 (land adjacent to Aberfeldy Estate)

Diagrammatic Elevations and Roof Plan - Design Principles  
 Date: 04.04.2007  
 Scale: NTS



# Diagrammatic scale & massing



Alternative Scheme No. 2 (land adjacent to Aberfeldy Estate)

Diagrammatic Scale & Massing (Views)

Date: 04.04.2007

Scale: NTS

