

From: [REDACTED]
To: [REDACTED]
Subject: RE: Quality Review Panel, 34 - 38 Wallis Road
Date: 24 September 2018 12:34:00
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)

Hi [REDACTED]

I have told the new owner of the site that I don't think it is appropriate to take the new hotel scheme to QRP as officers have not had enough time to review the proposals. This is effectively a new pre-app so I have told them that there are a few hoops to go through before we take it to QRP. On that basis please remove 34-38 Wallis Road from the 4th October agenda.

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Teams
LLDC
Tel: [REDACTED]

From: [REDACTED]
Sent: 23 September 2018 08:58
To: [REDACTED] <[REDACTED]@frame-projects.co.uk>; [REDACTED]
<[REDACTED]@londonlegacy.co.uk>
Subject: RE: Quality Review Panel, 34 - 38 Wallis Road

Hi [REDACTED]
[REDACTED] is back on Monday 24th so will be in touch soon.
Regards

[REDACTED]
Head of Development Management (Planning Policy & Decisions)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)

From: [REDACTED]
To: [REDACTED]
Subject: Quality Review Panel, 18 October - 34-38 Wallis Road
Date: 01 October 2018 10:48:44

Thanks, [REDACTED]

Provisionally scheduled for 11.30 – 13.00 on 18 October, preceded by a site visit.

It would be helpful if we could confirm in the next few days.

[REDACTED]

From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Sent: 01 October 2018 10:19
To: [REDACTED] <[REDACTED]@frame-projects.co.uk>
Subject: RE: 34-38 Wallis Road QRP

Hi [REDACTED], yes please provisionally put it in for the 18th. I think a site visit would be useful.

Many thanks,

[REDACTED]

From: [REDACTED] <[REDACTED]@frame-projects.co.uk>
Sent: 01 October 2018 10:14
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road QRP

[REDACTED]

There is currently availability on both 18 October and 1 November. If 18 October, the review will be in the morning as the Quality Review Panel annual meeting is in the afternoon. I think that a site visit might be helpful?

Please let me know if you would like me to provisionally schedule a review at this stage.

Best wishes

[REDACTED]

From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Sent: 01 October 2018 10:03
To: [REDACTED] <[REDACTED]@frame-projects.co.uk>
Subject: 34-38 Wallis Road QRP

Hi [REDACTED] there is a new scheme at this site now.

Can you please let me know availability for QRP for 18th October and 1 November?

Thanks,

██████

████████████████

Senior Planning Development Manager
London Legacy Development Corporation
Tel: ██████████

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Quality Review Panel, 1 November - 34-38 Wallis Road
Date: 02 October 2018 11:26:52

Thank you, [REDACTED]

Now provisionally scheduled for afternoon of 1 November, with site visit in the morning.

Best wishes

[REDACTED]

From: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Sent: 02 October 2018 11:03
To: [REDACTED] <[REDACTED]@frame-projects.co.uk>
Subject: RE: Quality Review Panel, 18 October - 34-38 Wallis Road

Hi [REDACTED]

Following discussions with [REDACTED] we think that 1 November is more realistic and appropriate.

Please provisionally put it forward for 1 November.

Regards,

[REDACTED]

Senior Planning Development Manager

Planning Policy & Decisions Teams

LLDC

Tel: [REDACTED]

From: [REDACTED]
Sent: 01 October 2018 10:50
To: [REDACTED] <[REDACTED]@frame-projects.co.uk>
Subject: RE: Quality Review Panel, 18 October - 34-38 Wallis Road

Thanks [REDACTED] I will discuss with [REDACTED] and confirm in the next few days.

[REDACTED]

From: [REDACTED] <[REDACTED]@frame-projects.co.uk>
Sent: 01 October 2018 10:49
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: Quality Review Panel, 18 October - 34-38 Wallis Road

Thanks, [REDACTED]

Provisionally scheduled for 11.30 – 13.00 on 18 October, preceded by a site visit.

It would be helpful if we could confirm in the next few days.

██████

From: ██████████ <██████████@londonlegacy.co.uk>
Sent: 01 October 2018 10:19
To: ██████████ <██████████@frame-projects.co.uk>
Subject: RE: 34-38 Wallis Road QRP

Hi ████████ yes please provisionally put it in for the 18th. I think a site visit would be useful.

Many thanks,

██████

From: ██████████ <██████████@frame-projects.co.uk>
Sent: 01 October 2018 10:14
To: ██████████ <██████████@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road QRP

██████

There is currently availability on both 18 October and 1 November. If 18 October, the review will be in the morning as the Quality Review Panel annual meeting is in the afternoon. I think that a site visit might be helpful?

Please let me know if you would like me to provisionally schedule a review at this stage.

Best wishes

██████

From: ██████████ <██████████@londonlegacy.co.uk>
Sent: 01 October 2018 10:03
To: ██████████ <██████████@frame-projects.co.uk>
Subject: 34-38 Wallis Road QRP

Hi ████████ there is a new scheme at this site now.

Can you please let me know availability for QRP for 18th October and 1 November?

Thanks,

██████

██████████
Senior Planning Development Manager
London Legacy Development Corporation
Tel: ██████████

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From: [REDACTED]
To: [REDACTED]
Subject: RE: 34-38 Wallis Road hotel proposal
Date: 03 October 2018 13:50:00
Attachments: [image001.png](#)
[image002.jpg](#)

Thanks [REDACTED]. It would also be useful to know the GIA of each of the two buildings, and a breakdown by floor of each building.

At QRP, you will make a presentation to the panel (approx. 20 to 30 mins) and then there will be time for questions and discussion. QRP will issue written comment following the session.

Please note that if the height of any part of the building exceeds 20m then the development will be subject to our 'Tall buildings' policy, BN.10.

[REDACTED]

[REDACTED]

Senior Planning Development Manager
Planning Policy & Decisions Teams
LLDC
Tel: [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: 03 October 2018 09:33
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

Thanks for the update. We will prepare an indicative area schedule for you.

In terms of the QRP, is there a protocol we need to follow?

Regards

[REDACTED]

[REDACTED]

Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

DP9 Ltd
100 Pall Mall
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SW1Y 5NQ

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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]

Sent: 03 October 2018 09:09

To: [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>

Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

I will get a draft PPA out to you by the end of the week. You have been confirmed from QRP on the afternoon of 1st November. After discussions with Steve we thought that 18th October was too soon. 1st of November will allow you to have reviewed the first round of comments from myself and [REDACTED]

Can you please confirm the following:

- a. Existing site area
- b. Total proposed GIA of all uses
- c. Breakdown of proposed GIA by Use Class; i.e. C1, B1, A1, A3, A4

I appreciate the quantum of uses will be relatively rough, but it would be helpful to have a general idea at this stage to inform our discussions.

Could you have these for me by tomorrow morning?

Regards,

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>

Sent: 02 October 2018 11:43

To: [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>

Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

Thank you for meeting with us on Friday, we found it very helpful.

As discussed, we are keen to agree a PPA. I have set out below a draft programme and list of planning application deliverables. Could you review and include in a draft PPA?

Programme

Meetings with officers every 2 weeks starting w/c 15 October.

QRP – 18 October.

Submission of application w/c 10 December.

Planning committee – March/April.

Application deliverables

-
 Application forms and certificates
 CIL form
 Application drawings
 Design & Access Statement
 Planning Statement
 Sequential Site and Hotel Impact Report
 Heritage and Townscape Assessment
 Transport Assessment
 Flood Risk and Drainage Assessment
 Foul Sewage and Utilities Assessment
 Energy and Sustainability Report
 Daylight and Sunlight Assessment
 Archaeology Desk Based Assessment
 Statement of Community Involvement

[REDACTED]
 Associate

direct: [REDACTED]
 mobile: [REDACTED]
 e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]

Sent: 27 September 2018 16:23

To: [REDACTED] [REDACTED]@dp9.co.uk>

Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

I think that looks fine. Perhaps it would be worth touching on the heritage wall too.

Regards,

[REDACTED]

From: [REDACTED] <[REDACTED]@dp9.co.uk>

Sent: 27 September 2018 12:33

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

Ahead of our meeting tomorrow, I have set out a proposed agenda below. Could you let me know if you would like to add/change anything?

1. Introduction
2. Member Presentation
3. Officer feedback
4. Hotel use
5. Ground floor treatment
6. Design/ architectural direction
7. Programme/PPA

Attending from our team will be the following:

[REDACTED] (Hurlington)

[REDACTED] (Hawkins Brown)

[REDACTED] (Hawkins Brown)

[REDACTED] (DP9)

Me

[REDACTED]
Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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SW1Y 5NQ

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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]

Sent: 11 September 2018 16:00

To: [REDACTED] <[REDACTED]@dp9.co.uk>

Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

I have booked a meeting room for 10am on Friday 28th September. [REDACTED] from our design team will be attending, and I have invited the Head of DM to attend too.

Please send through any documents for review a few days in advance of the meeting and confirm who will be attending from your side.

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Teams
LLDC
Tel: [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: 10 September 2018 15:48
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

Following your conversation with [REDACTED], we would like to come and see you to discuss the next steps in terms of progressing the scheme following the committee members briefing and your advice below. Could you therefore send through some dates/times for a meeting for when you are back from leave?

Regards

[REDACTED]

[REDACTED]
Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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100 Pall Mall
London
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telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 20 July 2018 14:34
To: [REDACTED] <[REDACTED]@dp9.co.uk>
Cc: [REDACTED] <[REDACTED]@dp9.co.uk>; [REDACTED]
<[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

In relation to [REDACTED]'s policy comments below, we don't have anything further to add and from a development management perspective I think her conclusions are reflective of the policies of our Local Plan.

Whilst I wouldn't consider the policy issues to be insurmountable, our view is that there would need to be some clear and demonstrable public benefits coming from the development to outweigh the policy concerns and to justify the out of centre location. We also feel that the scheme would need to better reflect and support the cultural and creative identity of Hackney Wick and that a boutique style hotel would go some way to achieving this. We would also expect the scheme to include the provision of affordable workspace and we would like to understand more about how the ground floor uses would work and would contribute to Hackney Wick's identity.

Essentially, the policy issues raised by [REDACTED] are there and if you were to proceed with the development we would need explicit about this in our committee report and weigh up the policy conflict against the benefits of the scheme. Any favourable recommendation for the scheme would be on the basis that the public benefits of the scheme outweighed the harm caused.

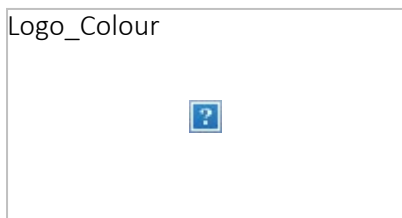
If you are looking to re-engage with us and enter into further discussions then we would need further input from our Quality Review Panel for the proposed design as well as engaging our heritage consultants to discuss the loss of the locally listed wall. If you are satisfied with our response in relation to the land use issues and would like to set up another meeting to further discuss the design and other matters, please let me know and I will set up another meeting.

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)



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From: [redacted] [[mailto:\[redacted\]@dp9.co.uk](mailto:[redacted]@dp9.co.uk)]

Sent: 18 July 2018 11:11

To: [redacted] <[redacted]@londonlegacy.co.uk>

Subject: RE: 34-38 Wallis Road hotel proposal

Hi [redacted]

Thank you for sending the policy comments. Have you had a chance to speak to Anthony?

Regards

[redacted]

[redacted]

Associate

direct: [redacted]
mobile: [redacted]
e-mail: [redacted]@dp9.co.uk

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 **facsimile:** 020 7004 1790 **website:** www.dp9.co.uk

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From: [redacted] [[mailto:\[redacted\]@londonlegacy.co.uk](mailto:[redacted]@londonlegacy.co.uk)]

Sent: 13 July 2018 13:45

To: [redacted] <[redacted]@dp9.co.uk>

Subject: FW: 34-38 Wallis Road hotel proposal

Hi [redacted], please see below comments from the policy officer. I will speak to Anthony next week and update you then.

Regards,

From: [redacted]

Sent: 11 July 2018 10:51

To: [redacted] <[redacted]@londonlegacy.co.uk>

Subject: 34-38 Wallis Road hotel proposal

[redacted]

Notwithstanding some of the relative benefits of the scheme my main policy concern is about

the proposal is the scale and location of the proposed hotel.

The NPPF includes hotels within the definition of main town centre uses and therefore these uses should be directed towards the town centre boundaries. As an edge-of-centre site the applicant would need to provide evidence that there are no suitable and available sites within the centre boundaries for such uses. The sequential assessment provided has looked at locations within Hackney Wick and also Stratford. I agree with the conclusions that there are probably no suitable and available sites within the Hackney Wick centre boundary however there are some potential plots within Stratford which could potentially deliver a hotel of this scale in particular the Bus Layover site and the Forward Incident Control Point which will both now be identified as plots within Site Allocation 3.1 in the Local Plan Review. This focus on Stratford is also supported within our Local Plan evidence base. The total floorspace of the development at 8,000 sqm metres has also been used as the basis of the assessment, and I am unclear whether this scale of development would be capable of being delivered on this site considering other planning policy requirements for the area including design and height. If not, then a reduced size of development should be used for the assessment.

The recently completed Combined Economy Study (2018) included a Retail and Town Centre Needs Assessment (RTCNA) and a Culture and Creative Opportunities Study (CCOS) which both studied the demand and specialism of hotels within the area. The RTCNA concludes at page 95 that the LLDC area is well-served by a range of national and independent hotels however there are opportunities to contribute towards demand, particularly given the scale and type of development to take place within the area. In relation to the specific areas it identifies that *“In Hackney Wick and Bromley-by-Bow, future visitor accommodation would be integral to the evolution of the cultural offer. The location of new hotel provision and scale is determined by NPPF and LLDC Local Plan requirements, however given the significant role of the Metropolitan Centre in the overall hierarchy it is anticipated that large scale development is likely to be located here in the first instance”*. The CCOA looked at hotel demand from the cultural perspective highlighting in paragraph 7.25 that *“In Hackney Wick and Bromley-by-Bow, future visitor accommodation should be seen as integral to the evolution of the cultural offer. It may, in these areas, be possible to add value to their creative and cultural identity by supporting a less conventional offer than is currently available within the LLDC area”*. The Hotel Policy Assessment states that the apart-hotel will cater for businesses within Hackney Wick, however the data and analysis places an emphasis on the business market centred around Stratford. Therefore it would be useful to have some further clarity on this.

Although there is no requirement to conduct an impacts assessment for hotel uses, the scale of the development is of concern. The scheme proposes 6,500sqm of hotel floorspace which is significant for a centre of this size, regardless of whether it is within the boundary or not. Annex 2 of the London Plan sets out that typically local and neighbourhood centres provide up to 10,000sqm of retail, leisure and service floorspace. The floorspace proposed is also in addition to what is existing and proposed within the Neighbourhood Centre and plots of PDZ4 and PDZ5 of the LCS which also fall within the boundary, together this would make the equivalent amount of floorspace more akin to a District Centre and would undermine the Retail Hierarchy of the Local Plan. Although the precise floorspace figures are unclear the amount of other town centre uses proposed are likely to trigger the need for impacts assessment (200sqm as set out within Policy B.2 of the Local Plan).

Hope this helps

[Redacted]


[Redacted]

Principal Planning Policy Officer
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
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E20 1EJ

Direct: [Redacted]

Email: [Redacted]@londonlegacy.co.uk

Web: www.QueenElizabethOlympicPark.co.uk

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From: [REDACTED]
To: [REDACTED]
Subject: RE: 34-38 Wallis Road hotel proposal
Date: 03 October 2018 15:18:00
Attachments: [171214_PR_34 - 38 Wallis Road_report_PUBLIC.pdf](#)
[image001.png](#)
[image002.jpg](#)

Attached, it is one report to cover two applications. Did you get the download link for the Heritage Report that I sent you? I think it would be useful to have a heritage report for the proposal within the next month and to have it reviewed by our consultant before you submit the full application.

[REDACTED]
 Senior Planning Development Manager
Planning Policy & Decisions Teams
LLDC
 Tel: [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: 03 October 2018 15:09
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road hotel proposal

No problem the architects are preparing a schedule so will send this through shortly.

In terms of the QRP could we review the feedback on the residential applications?

Regards

[REDACTED]

[REDACTED]
Associate

direct: [REDACTED]
 mobile: [REDACTED]
 e-mail: [REDACTED]@dp9.co.uk

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 100 Pall Mall
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 SW1Y 5NQ

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From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 03 October 2018 13:50
To: [REDACTED] <[REDACTED]@dp9.co.uk>
Subject: RE: 34-38 Wallis Road hotel proposal

Thanks [REDACTED] It would also be useful to know the GIA of each of the two buildings, and a breakdown by floor of each building.

At QRP, you will make a presentation to the panel (approx. 20 to 30 mins) and then there will be time for questions and discussion. QRP will issue written comment following the session.

Please note that if the height of any part of the building exceeds 20m then the development will be subject to our 'Tall buildings' policy, BN.10.

[REDACTED]

[REDACTED]

Senior Planning Development Manager

Planning Policy & Decisions Teams

LLDC

Tel: [REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]

Sent: 03 October 2018 09:33

To: [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>

Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

Thanks for the update. We will prepare an indicative area schedule for you.

In terms of the QRP, is there a protocol we need to follow?

Regards

[REDACTED]

[REDACTED]

Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED] [@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]

Sent: 03 October 2018 09:09

To: [REDACTED] <[REDACTED]@dp9.co.uk>

Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

I will get a draft PPA out to you by the end of the week. You have been confirmed from QRP on the afternoon of 1st November. After discussions with [REDACTED] we thought that 18th October was too soon. 1st of November will allow you to have reviewed the first round of comments from myself and [REDACTED]

Can you please confirm the following:

- a. Existing site area
- b. Total proposed GIA of all uses
- c. Breakdown of proposed GIA by Use Class; i.e. C1, B1, A1, A3, A4

I appreciate the quantum of uses will be relatively rough, but it would be helpful to have a general idea at this stage to inform our discussions.

Could you have these for me by tomorrow morning?

Regards,

[REDACTED]

From: [REDACTED] <[REDACTED]@dp9.co.uk>

Sent: 02 October 2018 11:43

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

Thank you for meeting with us on Friday, we found it very helpful.

As discussed, we are keen to agree a PPA. I have set out below a draft programme and list of planning application deliverables. Could you review and include in a draft PPA?

Programme

Meetings with officers every 2 weeks starting w/c 15 October.

QRP – 18 October.

Submission of application w/c 10 December.

Planning committee – March/April.

Application deliverables

-

Application forms and certificates

CIL form
Application drawings
Design & Access Statement
Planning Statement
Sequential Site and Hotel Impact Report
Heritage and Townscape Assessment
Transport Assessment
Flood Risk and Drainage Assessment
Foul Sewage and Utilities Assessment
Energy and Sustainability Report
Daylight and Sunlight Assessment
Archaeology Desk Based Assessment
Statement of Community Involvement

[Redacted]
Associate

direct: [Redacted]
mobile: [Redacted]
e-mail: [Redacted]@dp9.co.uk

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From: [Redacted] [[mailto:\[Redacted\]@londonlegacy.co.uk](mailto:[Redacted]@londonlegacy.co.uk)]
Sent: 27 September 2018 16:23
To: [Redacted] <[Redacted]@dp9.co.uk>
Subject: RE: 34-38 Wallis Road hotel proposal

Hi [Redacted]

I think that looks fine. Perhaps it would be worth touching on the heritage wall too.

Regards,

[Redacted]

From: [Redacted] <[Redacted]@dp9.co.uk>
Sent: 27 September 2018 12:33
To: [Redacted] <[Redacted]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road hotel proposal

Hi [Redacted]

Ahead of our meeting tomorrow, I have set out a proposed agenda below. Could you let me know if you would like to add/change anything?

1. Introduction
2. Member Presentation
3. Officer feedback
4. Hotel use
5. Ground floor treatment
6. Design/ architectural direction
7. Programme/PPA

Attending from our team will be the following:

[REDACTED] (Hurlington)

[REDACTED] (Hawkins Brown)

[REDACTED] (Hawkins Brown)

[REDACTED] (DP9)

Me

[REDACTED]
Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]
Sent: 11 September 2018 16:00
To: [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

I have booked a meeting room for 10am on Friday 28th September. [REDACTED] from our design team will be attending, and I have invited the Head of DM to attend too.

Please send through any documents for review a few days in advance of the meeting and confirm who will be attending from your side.

Regards,

██████████
 Senior Planning Development Manager
Planning Policy & Decisions Teams
LLDC
 Tel: ██████████

From: ██████████ [mailto:██████████@dp9.co.uk]
Sent: 10 September 2018 15:48
To: ██████████ <██████████@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road hotel proposal

Hi ██████████

Following your conversation with ██████████ we would like to come and see you to discuss the next steps in terms of progressing the scheme following the committee members briefing and your advice below. Could you therefore send through some dates/times for a meeting for when you are back from leave?

Regards

██████████

██████████
 Associate

direct: ██████████
 mobile: ██████████
 e-mail: ██████████@dp9.co.uk

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From: ██████████ [mailto:██████████@londonlegacy.co.uk]
Sent: 20 July 2018 14:34
To: ██████████ <██████████@dp9.co.uk>
Cc: ██████████ <██████████@dp9.co.uk>; ██████████
 <██████████@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road hotel proposal

Hi ██████████,

In relation to ██████████'s policy comments below, we don't have anything further to add and from a development management perspective I think her conclusions are reflective of the policies of

our Local Plan.

Whilst I wouldn't consider the policy issues to be insurmountable, our view is that there would need to be some clear and demonstrable public benefits coming from the development to outweigh the policy concerns and to justify the out of centre location. We also feel that the scheme would need to better reflect and support the cultural and creative identity of Hackney Wick and that a boutique style hotel would go some way to achieving this. We would also expect the scheme to include the provision of affordable workspace and we would like to understand more about how the ground floor uses would work and would contribute to Hackney Wick's identity.

Essentially, the policy issues raised by [REDACTED] are there and if you were to proceed with the development we would need explicit about this in our committee report and weigh up the policy conflict against the benefits of the scheme. Any favourable recommendation for the scheme would be on the basis that the public benefits of the scheme outweighed the harm caused.

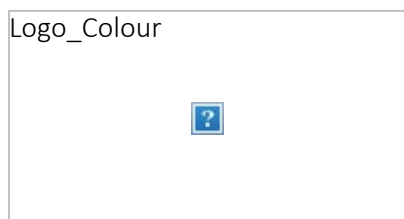
If you are looking to re-engage with us and enter into further discussions then we would need further input from our Quality Review Panel for the proposed design as well as engaging our heritage consultants to discuss the loss of the locally listed wall. If you are satisfied with our response in relation to the land use issues and would like to set up another meeting to further discuss the design and other matters, please let me know and I will set up another meeting.

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)



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From: [REDACTED] [\[mailto:\[REDACTED\]@dp9.co.uk\]](mailto:[REDACTED]@dp9.co.uk)

Sent: 18 July 2018 11:11

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: RE: 34-38 Wallis Road hotel proposal

Hi [REDACTED]

Thank you for sending the policy comments. Have you had a chance to speak to Anthony?

Regards

[REDACTED]

[REDACTED]

Associate

direct:

mobile:

e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]

Sent: 13 July 2018 13:45

To: [REDACTED] <[REDACTED]@dp9.co.uk>

Subject: FW: 34-38 Wallis Road hotel proposal

Hi [REDACTED] please see below comments from the policy officer. I will speak to Anthony next week and update you then.

Regards,

From: [REDACTED]

Sent: 11 July 2018 10:51

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: 34-38 Wallis Road hotel proposal

[REDACTED]

Notwithstanding some of the relative benefits of the scheme my main policy concern is about the proposal is the scale and location of the proposed hotel.

The NPPF includes hotels within the definition of main town centre uses and therefore these uses should be directed towards the town centre boundaries. As an edge-of-centre site the

applicant would need to provide evidence that there are no suitable and available sites within the centre boundaries for such uses. The sequential assessment provided has looked at locations within Hackney Wick and also Stratford. I agree with the conclusions that there are probably no suitable and available sites within the Hackney Wick centre boundary however there are some potential plots within Stratford which could potentially deliver a hotel of this scale in particular the Bus Layover site and the Forward Incident Control Point which will both now be identified as plots within Site Allocation 3.1 in the Local Plan Review. This focus on Stratford is also supported within our Local Plan evidence base. The total floorspace of the development at 8,000 sqm metres has also been used as the basis of the assessment, and I am unclear whether this scale of development would be capable of being delivered on this site considering other planning policy requirements for the area including design and height. If not, then a reduced size of development should be used for the assessment.

The recently completed Combined Economy Study (2018) included a Retail and Town Centre Needs Assessment (RTCNA) and a Culture and Creative Opportunities Study (CCOS) which both studied the demand and specialism of hotels within the area. The RTCNA concludes at page 95 that the LLDC area is well-served by a range of national and independent hotels however there are opportunities to contribute towards demand, particularly given the scale and type of development to take place within the area. In relation to the specific areas it identifies that *“In Hackney Wick and Bromley-by-Bow, future visitor accommodation would be integral to the evolution of the cultural offer. The location of new hotel provision and scale is determined by NPPF and LLDC Local Plan requirements, however given the significant role of the Metropolitan Centre in the overall hierarchy it is anticipated that large scale development is likely to be located here in the first instance”*. The CCOA looked at hotel demand from the cultural perspective highlighting in paragraph 7.25 that *“In Hackney Wick and Bromley-by-Bow, future visitor accommodation should be seen as integral to the evolution of the cultural offer. It may, in these areas, be possible to add value to their creative and cultural identity by supporting a less conventional offer than is currently available within the LLDC area”*. The Hotel Policy Assessment states that the apart-hotel will cater for businesses within Hackney Wick, however the data and analysis places an emphasis on the business market centred around Stratford. Therefore it would be useful to have some further clarity on this.

Although there is no requirement to conduct an impacts assessment for hotel uses, the scale of the development is of concern. The scheme proposes 6,500sqm of hotel floorspace which is significant for a centre of this size, regardless of whether it is within the boundary or not. Annex 2 of the London Plan sets out that typically local and neighbourhood centres provide up to 10,000sqm of retail, leisure and service floorspace. The floorspace proposed is also in addition to what is existing and proposed within the Neighbourhood Centre and plots of PDZ4 and PDZ5 of the LCS which also fall within the boundary, together this would make the equivalent amount of floorspace more akin to a District Centre and would undermine the Retail Hierarchy of the Local Plan. Although the precise floorspace figures are unclear the amount of other town centre uses proposed are likely to trigger the need for impacts assessment (200sqm as set out within Policy B.2 of the Local Plan).

Hope this helps

████████



Principal Planning Policy Officer
London Legacy Development Corporation

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London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review: 34 – 38 Wallis Road

Thursday 14 December 2017

Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

Panel

Peter Studdert (chair)
 Russell Curtis
 Johnny Winter
 Tom Lonsdale

Attendees

██████████	LLDC Planning Policy and Decisions Team
██████████████████	London Legacy Development Corporation
██████████████████	Frame Projects
██████████████████	Frame Projects

Report copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Catherine Smyth	LLDC Planning Policy and Decisions Team
Jerry Bell	London Borough of Tower Hamlets
Kate Harrison	London Borough of Tower Hamlets
Jane Jin	London Borough of Tower Hamlets

Note on process

The Quality Review Panel comments below follow on from two pre-application reviews and a planning application review between 2012 and 2014 of an earlier proposal for the scheme at 34 – 38 Wallis Road. Panel members who attended the previous meetings were: Peter Studdert (chair); Adam Khan; Catherine Burd; Martin Stockley; Mark Brearley; Neil Deely; and Tom Holbrook.

1. Project name and site address

Site at 34-38 Wallis Road, Hackney Wick, E9

Planning application reference:

- mixed use development: 17/00495/FUL
- residential development: 17/00496/FUL

2. Presenting team

██████████	BUJ Architects
██████████	BUJ Architects
████████████████	BUJ Architects
██████████	TC Developments

3. Planning authority's views

A planning application for the scheme for 34 – 38 Wallis Road, which had been reviewed by the Quality Review Panel, was submitted in 2014 and recommended for approval by planning officers. The application was subsequently withdrawn, however, after an Environment Agency objection in relation to flood risk was unable to be resolved. The site is located in Flood Zone 3.

Two new planning applications have now been submitted – one for mixed use development, the other for residential only development. The Environment Agency has objected to the mixed use application; a response is awaited on the residential only application but an objection is not anticipated. Discussions have so far focussed on resolving the Environment Agency objection; the quality of the architecture proposed for the scheme has yet to be considered in depth.

Since the original planning application in 2014, a comprehensive masterplan for Hackney Wick has been developed and approved; consideration of the current applications should include an assessment of whether they fulfil the masterplan's aspirations for design quality.

The planning authority has supported the proposal for mixed use development. According to planning policy, commercial use has to be re-provided. If, as suggested by the Quality Review Panel, a solution for the residential only scheme is sought by adopting an alternative approach to the site's existing perimeter wall, which is a non-designated heritage asset, its impact on the provision of employment space would have to be taken into account.

4. Quality Review Panel's views

Summary

The Quality Review Panel acknowledges the difficulty in reconciling the requirements of the planning authority for the development of the site at 34 – 38 Wallis Road and those of the Environment Agency. While it is able to support approval of the planning application for the mixed use scheme, it is unable to do so for that of the residential only scheme. It considers that this does not meet an acceptable standard of design quality. It makes some suggestions for a possible way forward – notably a more imaginative approach to the retained wall. The panel also, however, recommends reconsideration of retention of what is a non-designated heritage asset of low significance. While broadly supporting the architectural expression developed for the new buildings for the mixed use scheme, the panel thinks that there could be scope for lifting it a little. The architectural treatment of the residential only scheme appears less well developed. Success of the scheme will depend on the quality of detailed design, materials and construction. These comments are expanded below.

Site constraints – Flood Zone 3

- The panel acknowledges the dilemma confronting the applicant in reconciling the respective requirements of the planning authority and the Environment Agency – which has resulted in the submission of two separate planning applications. A simple resolution is not evident.

Response to heritage asset

- While the perimeter wall – the 'Hope Chemical Works Wall' – is a non-designated heritage asset, it is considered to be of low significance. The site is adjacent to – but not within – the Fish Island and White Post Lane Conservation Area. The panel therefore questions how valuable the wall might be and how strong the arguments for its retention and incorporation into the scheme. It would be helpful to carry out a thorough survey and appraisal of the wall to assess the significance of its various components.
- If retention of the wall compromises the integrity and quality of the scheme's design, and its significance is shown to be low, incorporating it should be reconsidered.
- If the wall is to be retained, the panel suggests that a stronger narrative between the wall and the architecture of the new buildings could be explored in order to strengthen the case for its retention.
- The panel suggests that further discussions with planning officers, informed by a thorough survey, could help to identify whether some segments of the wall are more significant and worthy of retention than others.

4.1 *Mixed use development*

- The panel had supported approval of the planning application submitted in 2014 for mixed use development at 34 – 38 Wallis Road. It continues to broadly support the proposal for mixed use development – which has since been slightly revised.
- The panel repeats its support for the scheme's architectural expression. The robust, understated industrial aesthetic relates well to the context of the wider area. The wall is incorporated successfully into the scheme where this is appropriate.
- Generally, the elevations work well. This is a prominent site and the panel suggests that there may be scope for adding interest to the architecture. This could, for example, be achieved by a different treatment to the top floor or by the sophistication of the detailing.
- As before, the panel stresses that the scheme's success will depend on the quality of detailed design, materials and construction.

4.2 *Residential only development*

- The panel is unable to recommend approval of the planning application for residential only development, as presented. It considers the streetscape that results from this proposal to be unacceptable.
- The panel suggests that it could be possible to create an active frontage by raising the buildings onto a podium, although it is unclear whether this would successfully address the Environment Agency's objections.
- If loss of employment space is considered to be a key policy objection to the residential only scheme, one solution would be to designate the free-standing building on the western end of the site as employment space, giving it a distinctive architectural character that would reflect its prominent position.
- The panel suggests that a creative and imaginative approach to the retained wall might lead to an acceptable solution. Reinterpreting and enhancing the wall in a way that adds to the interest and animation of the streetscape could be a way forward. This might, for example, include involvement of an artist. The wall would have to be made suitably robust and durable.
- The panel recommends that there be a stronger differentiation and distinction between the wall and the new buildings. A better solution might be to have the new buildings separated from, and enclosed by, the wall, rather than aligning them.
- The retained wall, and any newly created enclosure, will have an impact on the architectural language developed for the buildings – which will need to respond to the new relationship between the wall and the street.

- The elevations of the residential only scheme appear more bland and less detailed than those of the mixed use scheme. The panel therefore recommends that these be developed further.
- It is acknowledged that the planning application has been submitted and that, if the proposal is to be substantially revised, a new programme will have to be agreed.

Next steps

- The Quality Review Panel would support approval of the planning application for the mixed use scheme at 34 – 38 Wallis Road.
- The panel is, however, unable to support approval of the planning application for the residential only scheme. It makes some suggestions as to how the proposal might be revised in order to achieve acceptable design quality.

From: [REDACTED]
To: [REDACTED]
Subject: QRP Note 34-38 Wallis Road
Date: 24 October 2018 12:13:00
Attachments: [QRP Note 34-38 Wallis Road.docx](#)

Hi [REDACTED], is this okay for the QRP note?



QRP Note

Subject: 34-38 Wallis Road, Hackney Wick;
 Reference: PREAPP/18/00008
 Meeting date: 1 November 2018
 Report of: [REDACTED] – Senior Planning Development Manager

FOR INFORMATION

1. Project Team:

Applicant: TCHW Ltd

Planning Agent: DP 9 Limited

Architect: Hawkins Brown

2. Site Description

The application site is an island block that located immediately south of Hackney Wick station and is bounded by White Post Lane, Hepscott Road and Wallis Road. The site has an area of 0.216 hectares (2160sqm) and is the site of the former Hope Chemical Works and is currently used for the outside storage of skips and materials.

The site lies within Hackney Wick & Fish Island Sub Area 1 in the Local Plan but is not located within the Hackney Wick Neighbourhood Centre. It is immediately to the west of allocated site SA1.1 (Hackney Wick Central) of the LLDC proposals map, which is designated as a neighbourhood centre. It does not lie within a conservation area but is immediately to the west of Fish Island & White Post Lane and to the south of Hackney Wick conservation areas.

Site Constraints

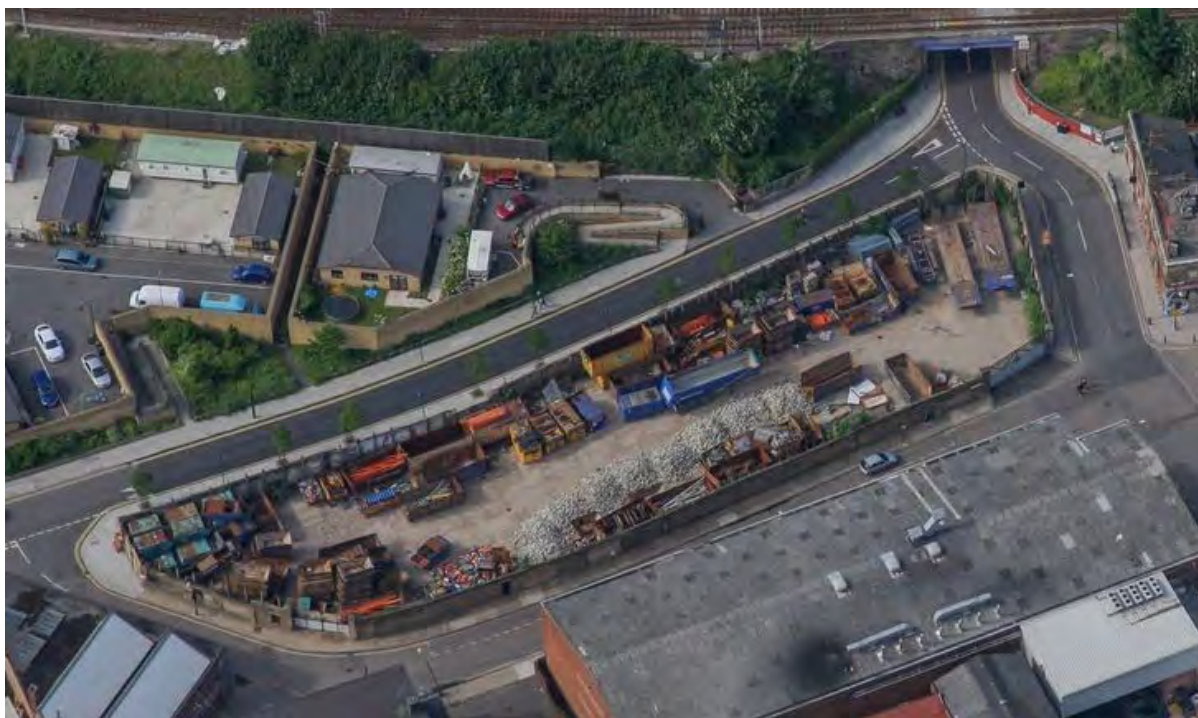
The site is within Flood Zone 3, but is within an area that benefits from flood defences. Notwithstanding this, the Environment Agency have objected to schemes that have increased the area of built footprint at ground floor due to the potential for an increased built footprint to displace flood waters and increase the risk of flooding.

There is a sewer that runs through the site and Thames Water have an easement that restricts building above the sewer. Due to the site formerly housing the Hope Chemical Works there is a significant likelihood that the land suffers from contamination and that the land would need remediation as part of any redevelopment.

The original Hope Chemical Works boundary wall also remains on the site and is a non-designated heritage asset.



Site location plan



Aerial photograph of site

3. Proposed Development

The applicant proposes to clear the site, including demolishing the locally listed Hope Chemical Works wall. Redevelopment of the site of the site would comprise the erection of two linked seven-storey buildings (including mezzanine floor).

The ground and mezzanine floors would comprise Class A1 to A4 retail uses and the upper floors Class C1 use for the provision of a 211-bed hotel. The ground floor would be built to be

floodable, to address the concerns of the Environment Agency with respect to flood risk and the displacement of flood waters.

4. Relevant Planning History

14/00019/FUL: Redevelopment of the site to provide 1 x part 5 and part 6 storey building and 1 x 6 storey building comprising 54 residential units, 630 sqm of A1 retail floor space and 221 sqm of B1 (a) office floorspace and associated landscaping and amenity space. Following objections on flooding grounds from the Environment Agency the applicant withdrew the application in February 2015.

17/00495/FUL: Full planning permission for the partial demolition of the existing perimeter brick wall and the construction of part five storey and part six storey buildings to provide: 51 residential flats; 702 sqm flexible commercial floorspace (Use Classes: A1 (shops), A2 (professional and financial services), A3 (food and drink), B1 (business), D1 (non-residential institutions) or D2 (assembly and leisure)) in three units; 408 sqm of artists' studios in five units; secure cycle storage; landscaping; communal play and amenity space; biodiverse roofs and PV panels at roof level. This application is currently under consideration by PPDT however officers note that the Environment Agency have objected to the scheme.

17/00496/FUL: Full planning permission for the construction of part five storey and part six storey buildings to provide 52 residential flats; secure cycle storage; car parking spaces; landscaping; communal play and amenity space; biodiverse roofs and PV panels at roof level. The development includes alterations to the existing perimeter wall to facilitate access to the site. This application is currently under consideration by PPDT however officers note that the Environment Agency have objected to the scheme.

5. Key Policy Considerations

- NPPF (2018)
- London Plan (March 2016)
- Draft new London Plan (November 2017)
- LLDC Local Plan (July 2015)
- Key Local Plan Policies:
 - SP.1: Building a strong and diverse economy
 - B.2: Thriving town, neighbourhood and local centres
 - BN.1: Responding to place
 - BN.10: Proposals for tall buildings
 - S.8: Flood risk and sustainable drainage measures
 - 1.1 Managing change in Hackney Wick and Fish Island
 - 1.2 Promoting Hackney Wick and Fish Island's unique identity and appearance
 - 1.4 Preserving or enhancing heritage assets in Hackney Wick and Fish Island
 - 1.6 Building to an appropriate height in Hackney Wick and Fish Island

6. Key issues for Panel consideration and discussion

- Loss of Hope Chemical Works walls
- Impact upon Fish Island & White Post Lane conservation area
- Proposed solution to Environment Agency flooding issues
- Built form, design and appearance
- Building massing and assessment against policy BN.10
- Ground and mezzanine land uses and modular units concept
- Hotel land use
- Accessibility and inclusive design

7. Images of proposed development





Proposed Ground Floor



From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: 34-38 Wallis Road
Date: 25 October 2018 10:13:00
Attachments: [image001.png](#)

Hi [REDACTED]

Some initial comments below. We can touch on these in the meeting if we have time.

1. Design Comments Summary

Overall the ambition appears to demonstrate an aspiration for a well-designed scheme in the heart of Hackney Wick. The cranked forms and interesting massing created part in response to the site and part in response to constraints make for intriguing forms. The layering and depth of the façade and the way the building hits the ground and the way the top floor is finished they will great a good robust building.

There needs to be a much higher provision of B1c workspace within the building. There are concerns over whether the mezzanine level is appropriate for B1c space due to the restrictive head height. The Hackney Wick Central Design Code indicates that the minimum floor to ceiling height for B1c uses must be 3.4m. The scheme should include the provision of affordable workspace that meets the requirements of Class B1c users and it needs to be demonstrated that the building functions for workspace as well as a hotel. Your pre-app documentation shows an example from Meridian Works Enfield, while as an example this is appropriate the building design needs to be changed so it could host these types of uses.

In accordance with policy B.1 of the Local Plan, the development must significantly intensify capacity through increased job densities within B use classes. For the purposes of policy B.1, any increase in job density associated with the Class C1 or A1-A4 uses are not applicable.

Elevations clearly showing the AOD heights of the development should be provided, including sections showing the floor to ceiling heights. Policy BN.10 of the Local Plan will apply to this development as the height exceeds 20m. Therefore for the development to acceptable the scheme must exhibit outstanding architecture.

A landscape strategy should be further developed. The planting of large trees in the newly created public realm is supported.

2. Strategic Approach and Context

This is a key site in the centre of Hackney Wick only five minutes' walk from the station. It sits on key vehicular route with good access to the A12 and also on a key cycle route.

The floodable area is an appropriate response to the ground floor however the details of how this works will be important. Further detail on the modular units is required.

The wall is a non-designated heritage asset and justification for its loss is required. Whether or not the loss of the wall is acceptable will need to be established as soon as possible. Given the

removal of the heritage wall, if the façade treatment is to be brick (or any other material) the choice should be of very high quality and robust.

The example hotel case study is a good precedent; where it might be referenced further is how the exterior appearance reflects the internal use.

3. Plan and Layout

The building outline falls within the site boundary, which means there is a gain in the area of public realm. This is supported. The western building, as a workspace should provide for servicing and more suitable floor plan, there should also be a back and a front where fenestration might not be suitable for the whole perimeter. This may be more logical on the south side as the main entrance from Hackney Wick Station is likely to be along Wallis Road. Floor to ceiling glass may not be appropriate.

Meridian Works, shown in your presentation, is a good precedent demonstrating the need for an enclosed environment/ privacy and high floor to ceiling heights for B1c workspaces.

The hotel rooms look quite small on plan, further comparisons, justification and explanation of appropriate size is required. The hotel lounge and lobby on the first floor could work well. It is good to see natural light into the corridors.

We would like to see examples and studies to show the narrow atrium works.

4. Scale and Massing

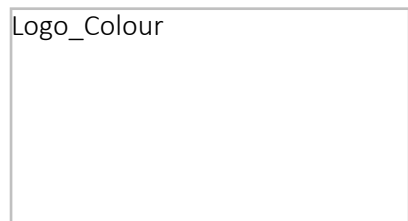
The scale and massing needs further justification to meet policy BN.10. The building is taller than the 20m prevailing height (set out in policy 1.6 of the Local Plan) and taller than adjacent buildings.

Regards,


Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

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E20 1EJ

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Mobile: 
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Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London

For more information please visit www.QueenElizabethOlympicPark.co.uk

From: [REDACTED]
To: [REDACTED]
Cc: [Anthony Hollingsworth](#); [Catherine Smyth](#); [REDACTED] S [REDACTED] [ORP](#): [REDACTED]
Subject: LLDC Quality Review Panel, 1 November - 34 - 38 Wallis Road report
Date: 06 November 2018 17:45:25
Attachments: [181101_FR_34-38 Wallis Road report.pdf](#)

[REDACTED]

Please find attached the report of the Quality Review Panel meeting on 1 November to discuss the scheme for 34 – 38 Wallis Road.

If any point requires clarification, please contact me.

Best wishes

[REDACTED]

Design Panel Manager

Frame Projects

Unit 14 Waterside · 44-48 Wharf Road · London N1 7UX

T [REDACTED] · D [REDACTED] · M [REDACTED]

London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: 34 – 38 Wallis Road

Thursday 1 November 2018

Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

Panel

Peter Studdert (chair)
Michál Cohen
Andrew Harland
Johnny Winter

Attendees

██████████	LLDC Planning Policy and Decisions Team
██████████	LLDC Planning Policy and Decisions Team
██████████	London Legacy Development Corporation
██████████	London Legacy Development Corporation
██████████	Frame Projects

Apologies / report copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Catherine Smyth	LLDC Planning Policy and Decisions Team
Jerry Bell	London Borough of Tower Hamlets
Jane Jin	London Borough of Tower Hamlets

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation the LLDC is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Project name and site address

34 – 38 Wallis Road, Hackney Wick

2. Presenting team

██████████	The Collective
██████████████████	Hurlington
██████████	Hawkins\Brown
██████████	Hawkins\ Brown
██████████████	Hawkins\Brown
██████████████████	DP9

3. Planning authority's views

While earlier planning applications for development of the site at 34 – 38 Wallis Road have not been formally withdrawn, they are not being pursued. The site now has a new client / developer, with a new design team.

A key consideration in developing the design for this site has been identifying a solution to flooding issues that meets the requirements of the Environment Agency.

The planning authority continues to consider: the response to the site context, including flood risk; the appropriateness of proposed uses, both hotel and workspaces; and scale, massing and architectural expression, including in the context of Local Plan Policy BN.10 on tall buildings.

4. Quality Review Panel's views

Summary

A fascinating proposal has been developed for 34 – 38 Wallis Road – which the Quality Review Panel thinks has much potential. It responds well to requirements in relation to flood risk and includes uses that appear appropriate for this location. To fulfil the scheme's ambitions, the panel recommends further rigorous analysis of the concept for the scheme – looking beyond the building itself to the wider public realm, including Wallis Road as a significant route, and also neighbouring residential development. The panel generally supports the proposed scale and massing but suggests some possible refinements. It recommends further consideration of the edges of the building at ground floor level – arguing against glazing and for a more robust treatment that better suits the proposed uses. The hotel entrance might be expressed more strongly. Brick as the predominant material is strongly supported – perhaps with the addition of steel. The plan and layout of the hotel accommodation generally work well but lengthy corridors without natural light should be avoided. Further work is required on the landscape design and public realm strategy in order to successfully situate the scheme in its urban context. These comments are expanded below.

Concept and strategic approach

- The panel is sympathetic to the concept underpinning redevelopment of this site: hotel accommodation above flexible modular workspaces. While it is for the planning authority to decide the appropriateness of proposed uses, the panel thinks that an argument for hotel accommodation in this location can be made, and that the scheme responds to the need to provide workspace in Hackney Wick.
- The proposal for uses at ground floor / mezzanine levels – which respond imaginatively to flood risk requirements – are exciting and reflect the special character of Hackney Wick.
- The panel thinks that further rigorous analysis is required in order to ensure that the concept successfully comes to life. It is a radical proposal, which the panel supports, but which could be approached in a more radical way – thinking less specifically of a building and more broadly of the ground plane, including as it extends beyond the site boundary. Such an approach would interrogate more incisively the character of the place to be created.
- This analysis would include, for example, the potential movement of people and vehicles through the public realm. This could inform more precisely how modular units at ground / mezzanine levels are arranged. A closer look at the sun path could indicate, for example, the best location for a café.
- While ensuring flexibility within the design will be important, the arrangement of the modular units currently appears rather random; a more coherent and ordered approach could be more successful.

Response to context

- Wallis Road is seen as a significant route from Victoria Park to Queen Elizabeth Olympic Park. Some thinking about how this might tap into and influence the design of the scheme, and its impact on the character of Wallis Road, would be valuable.
- Further analysis should also take noise into account. The uses at ground / mezzanine levels can be expected to generate a certain amount of noise. The impact on neighbouring residential development – notably The Bagel Factory, at 52 – 54 White Post Lane, and 24 – 26 White Post Lane – should be carefully considered and mitigated as far as possible through the scheme's design.
- The boundary wall of the former Hope Chemical Works is a non designated heritage asset. The panel considers this wall to be of minimal significance and sees little or no merit in retaining it. It suggests, however, that a memory of the wall could perhaps be integrated into the design.

Scale and massing

- The proposal consists of two buildings linked by a bridge. While, overall, the scale and massing are considered appropriate, a question is raised about the relationship between the new building to the east of the site and the former Lord Napier public house.
- While this difference in height is not unacceptable, a decrease in the height of the building next to the Lord Napier public house and possible increase in the height of the other building might be considered. The two buildings need not necessarily be the same height – and some divergence could result in a more interesting massing.
- The space at ground / mezzanine levels could appear rather cramped – and the panel recommends further thought, including a possible increase in height, in order to ensure that there is ample space to implement the exciting ideas proposed. It will also be important to ensure that adequate light penetrates these spaces.

Architectural expression

- The intriguing proposal for this site presents opportunities for an architecture that is particularly distinctive, avoiding blandness and predictability. An element of quirkiness and surprise could be appropriate – but keeping in mind neighbouring residential developments.
- The panel questions the proposed openable glazing at ground / mezzanine levels, arguing that these spaces should be much more open and permeable, without an overtly defensible edge.
- These spaces might be conceived of as more of a market place, perhaps with metal fencing or a metal grille. Glazing appears rather precious, with a more corporate feel, incongruous with the character of Hackney Wick. A more robust, industrial expression is required. (How the edges of the building are treated will be influenced by the buildings' structure, for example, if it includes a transfer structure.) It will be important to clearly identify entrances to the ground floor spaces.
- The panel suggests that there could be some differentiation in the elevations, rather than the same or similar treatment to each side of the buildings. It supports the proposed serrated roof line.
- The panel recommends that the entrance to the hotel be made more prominent and expressed more strongly.

- It is noted that the scheme for this site will be subject to Local Plan Policy BN.10 on tall buildings; this includes a requirement for ‘outstanding architecture’. Much will depend on the benefits that the scheme brings to the public realm.
- While assessment against the criteria of Policy BN.10 will await a subsequent review of the scheme as it is taken forward, the panel stresses at this stage the importance of retaining the design team through to detailed design and construction – and the avoidance of value engineering.

Materials and detailed design

- The proposed materials show much promise. The panel strongly supports the extensive use of brick – especially the proposed dark red clinker brick – which can be expected to result in richly textured façades.
- The panel recommends avoiding options where concrete predominates. It thinks, however, that steel could be incorporated in interesting ways, for example, by strengthening the way in which the buildings meet the ground. Making the buildings welcoming should be an important factor in the choice of materials at ground level.

Plan and layout

- The panel recommends considering some solid walls at ground / mezzanine levels in order to allow increased flexibility of uses.
- The panel suggests that the plan for the first floor – the hotel – could be improved by integrating the bridge more strongly into the form of the building. Generally, it thinks that the layouts of the hotel rooms work well.
- The panel strongly recommends avoiding lengthy corridors without natural light – and introducing as much natural light as possible into corridors.
- The hotel will require servicing to the ground floor for, for example, laundry delivery and collection.

Landscape design and public realm strategy

- The panel acknowledges that the landscape design and public realm strategy is at an early stage. It thinks, however, that it should reflect more strongly the very urban character of the site. (See also comments above on response to context.)
- Consideration should also be given to the impact of existing trees on the site as they continue to grow.

Next steps

- The Quality Review Panel encourages the design team to continue to develop the proposal for 34 – 38 Wallis Road, taking into account the comments above and in consultation with planning officers.
- The panel looks forward to having another opportunity to comment on the proposal as it is developed further, and before submission of a planning application.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 34-38 Wallis Road Pre-Applicaition Advice
Date: 26 January 2018 16:12:39
Attachments: [image001.gif](#)

Hi [REDACTED]

This is a pre-app enquiry via DP9 agents on the site where there are two applications that were [REDACTED]. I replied to [REDACTED] enquiry below as [REDACTED] had copied me in, but it makes sense for you to deal with the enquiry going forward, as you have the applications.

[REDACTED] initial response is in the trail below. They are responding on the policy point as hotel use should ideally be in town centres and this site is outside it.

I booked Room 2 at 9.30 on the 2nd Feb in case you are ok to go ahead with the meeting, but said that you would confirm with them when you return from leave and I told [REDACTED] about it if you want her to attend.

Hope that's all ok.

Thanks,

[REDACTED]

From: [REDACTED]
Sent: 26 January 2018 16:02
To: [REDACTED] <[REDACTED]@dp9.co.uk>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaition Advice

[REDACTED],

Now I have been able to check further about the site, [REDACTED] in our team is taking on the two planning applications that have been submitted and so it makes sense for the meeting to be with him. He should be able to make a meeting on Friday 2nd in the morning, but is on leave today and Monday 29th, so I will leave it with him to confirm on his return.

The preference in policy terms would be for the site to include housing in any redevelopment, in addition to the replacement of commercial floorspace.

In addition to the note you are producing on how the hotel proposal fits with planning policy, do you have further details to provide of your client/operator and their proposal?

Kind regards,

[REDACTED]

Principal Planning Development Manager (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: 26 January 2018 11:43
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

[REDACTED]

Further to my email below, have you had a chance to look at dates for a meeting?

Regards

[REDACTED]

[REDACTED]
Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail [REDACTED]@dp9.co.uk

DP9 Ltd
100 Pall Mall
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From: [REDACTED]
Sent: 24 January 2018 17:04
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

Thanks [REDACTED]. As discussed we are preparing a note addressing the relevant planning policies relating to hotel use and will send this to you in the next couple of days. If you could send some suitable dates/times for a meeting next week or early the following week that would be great. Any time on Friday 2nd February or after 12 on Monday 5th February would work for us.

Regards

[REDACTED]

[REDACTED]

Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]
Sent: 24 January 2018 16:38
To: Jam [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

[REDACTED]

Thank you for your e-mail. There may be a file on this, but all I have seen is [REDACTED] e-mail below. Please could you send me a copy of any plans/floorspace schedules you have provided?

Any use for a hotel could only be accepted if a sequential approach showed that there were no alternative sites within the town centre **and** an assessment demonstrated that the proposal would not have an unacceptable impact on the vitality and viability of the town centre. (Policy B2)

Policy B1 criterion 5 requires that B uses are maintained or re-provided – I presume that the proposal allows for this in the floorspace schedule, although I note that Design colleagues had concerns over the quality of the proposed development. Is it your intention to develop the design to address these concerns?

I understand that there are EA objections to the redevelopment of the site that need to be overcome and that [REDACTED] advised that the next meeting should involve EA, to address those issues, which will impact on the design of the development. Please could you provide an update on your discussions with EA?

Regards,

[Redacted]
Principal Planning Development Manager (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: [Redacted]
Mobile: [Redacted]



From: [Redacted] [mailto:[Redacted]@dp9.co.uk]
Sent: 24 January 2018 14:11
To: [Redacted] <[Redacted]@londonlegacy.co.uk>
Cc: [Redacted] <[Redacted]@londonlegacy.co.uk>; [Redacted] <[Redacted]@dp9.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaition Advice

[Redacted]

Further to [Redacted] email below, our client is now in the advanced stages of purchasing the site so we would welcome the opportunity to meet with officers to discuss the principle of hotel use in more detail. Could you therefore provide some suitable dates/times for a meeting next week if possible? I'm in the office for the remainder of the day so feel free to call if you would like to discuss.

Regards

[Redacted]

[Redacted]
Associate

direct: [Redacted]
mobile: [Redacted]
e-mail: [Redacted]@dp9.co.uk

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telephone: 020 7004 1700 **facsimile:** 020 7004 1790 **website:** www.dp9.co.uk

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e-mail or attachments. If you have received this e-mail in error, please delete it and notify postmaster@dp9.co.uk

From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]
Sent: 20 December 2017 16:16
To: [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Cc: [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>; [REDACTED]
 <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>; [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>;
 [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>; [REDACTED]
 <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Subject: 34-38 Wallis Road Pre-Applicaiton Advice

Hi [REDACTED]

Thanks for coming to meet Officers on 6th December to present the developing proposals at 34-38 Wallis Road, Hackney Wick. The purpose of the meeting was to understand if Officers would accept the principle of development on the site, most specifically in reference to the proposal at ground floor level taking reference to requirements set out by the Environment Agency, relating to flood risk. This was to inform your client prior to them making an offer to buy the site. The comments set out below are high level, rather than getting into too much detail, which will follow in any future meetings. I have since met with design colleagues to discuss the proposal; I hope this advice accurately reflects their views too, unfortunately given the time pressure to issue the advice, I have not received comments on this email from them.

Site & Planning Context

- Outside of, although immediately adjacent to Fish Island and White Post Lane Conservation Area;
- Bordered by Hope Chemical Works brick wall –identified as a non-designated heritage asset in the Local Plan (albeit classified as low-significance);
- On border of Hackney Wick Neighbourhood Centre, as designated in the Local Plan;
- Flood Zone 3

LLDC PPDT Aspirations for Site

The vision for Hackney Wick is clearly articulated in LLDC's Local Plan, Sub-Area 1; comprehensive heritage and employment led regeneration, the key priorities for the area around the application site being incorporated and promoted within the Hackney Wick Central Masterplan (ref: 16/00166/OUT) that has resolution for approval, and which sits adjacent to the site.

Officers recognise and appreciate the difficulties presented by 34-38 Wallis Road, aware of the recent planning history where application proposals were withdrawn in Feb 2015 due to an outstanding objection from the Environment Agency re. flood compensation on the site.

Officers wish to reconcile and fully understand the constraints by the Environment Agency, challenging these where appropriate, and to work collaboratively with the EA and your client to release the site for redevelopment, in accordance with our objectives, and to produce the highest quality scheme as possible given these constraints.

It is strongly supported how you have already engaged with the EA, and it is helpful to read their

advice. In terms of next steps, a joint meeting with the Environment Agency with PPDT, LLDC design, your team and the EA is advised.

With clear parameters established, we can work together to develop the most appropriate solution at ground floor.

To be clear, Officers support the redevelopment of the site, and commit to working with the EA and your team to overcome flood issues. First however, we want to be at the table with the EA and collectively solve the problem to inform the design of any development, investigating and appraising all options.

Proposed Use at Ground Floor

The proposal presented elevated the first floor to 6 metres above ground level, with the incorporation of 'shipping containers' at ground and mezzanine levels that would provide commercial/workshop space and some F&B. The concept is developed to replicate similar footprint as the existing scrap containers on the site, satisfying the EA.

The proposal is innovative in its aspirations and has creative intent, although requires a comprehensive and thorough design review and the development of management and commercial strategies.

As iterated previously, the proposal at ground level needs to have longevity, both in its appearance and use; while Box Park and Pop Brixton are successful, these are as interim uses. Officers concerns are categorised as follows:

Use: how will these work in practice; what land uses are proposed; how will they be flexible over time?

Architecturally: how do they relate to the building above (proposed building is very polite, whereas shipping containers quite rough); how will they be designed in a way to stand test of time, and appear like permanent installations; how will they provide an edge/boundary/active frontage at different parts of the site; how are you approaching the existing Hope Chemical Works wall –part retention, re-use of wall?

In light of these comments, at this stage Officers are not convinced with the ground floor strategy. More information is required and a review of how it will work, and how the building will be designed to respond to this ground floor arrangement –how it will be different and use it as an opportunity, to be more creative in its architecture.

Next Steps

As noted above, the next stage is to jointly meet with the EA, understand the parameters, and collectively approach the issue to design a scheme that satisfies the EA, and LLDC's planning and design objectives. LLDC planning and design officers will work with you to develop a scheme that meets all of our aspirations; to re-assure you, we want development on this site, the EA acknowledge there will be development on this site, and together we will be able to design a development that is acceptable. Before accepting the current proposal at ground level, which we have some reservations about as detailed above, we need to fully understand different development options available first at ground level to ensure we have the best outcome possible.

Hotel Use

Following our discussion earlier on the phone I have had an opportunity to speak with policy colleagues. They corroborate the below.

Proposals for town centre uses should be directed towards the Neighbourhood Centre, as this site is considered edge of centre any proposal for retail or leisure use of more than 200sqm should demonstrate that there are no other suitable sites available within the centre, and conduct a retail and leisure impacts assessment to demonstrate that the development would not have detrimental impacts on the neighbourhood centre, its boundary, spatial definition of the centre and footfall.

In relation to the hotel use, neither the HW Masterplan or the town centre elements of PDZ4 or 5 allow for a hotel use within it, so you may be able to demonstrate a lack of suitable, available sites for this use. The issue would really be more about the fact that the proposal would then contain wholly town centre uses (as opposed to the incorporation of residential) which would certainly shift the focus westwards, potentially having negative impacts upon the designated boundary and on the ability of the plots within the centre itself to deliver the required town centre uses. This will mean understanding the retail offer, the size of units, potential occupants etc..? As well as whether a mix including residential would be more appropriate in this location, emphasising the need to maximise housing delivery in the context of SP.2.

As noted in our meeting of 6th December, I am leaving LLDC on secondment to the GLA for 12-months. [REDACTED] and [REDACTED] are the design officers with an excellent knowledge of the site, and Catherine Smyth is in the loop and will be able to allocate a Case Officer when we wish to progress the scheme. The Case Officer is likely to be [REDACTED] (cc'd) as she is taking on the two live planning applications we are currently considering on the site.

Kind regards,

[REDACTED]

[REDACTED]
Senior Planning Development Manager
London Legacy Development Corporation

DDI: [REDACTED]
Mobile: [REDACTED]
Email [REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)

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From: [Catherine Smyth](#)
To: [REDACTED]
Cc: [Anthony Hollingsworth](#); [REDACTED]
Subject: RE: 34-38 Wallis Road Pre-Application Advice
Date: 12 February 2018 11:05:05
Attachments: [image001.png](#)

Hi [REDACTED],

Thanks for your email. Apologies for my delayed reply.

As officers advised at the recent meeting, this proposal is a major hotel development of 200 bedspaces which policy would expect should be located within the metropolitan centre; yet it is not even proposed to be within the neighbourhood centre at Hackney Wick. We recognise that the EA position is a challenge, but I do not consider that it is insurmountable. However, I'm sure you are aware that we have concerns about the containers approach, from a design perspective.

I have considered the principles of the proposal and Savills supporting information, but I'm afraid that I do not find it overwhelmingly convincing. It is unlikely that officers would be able to support the proposal as it currently stands.

Should your client wish to pursue this, then I would recommend that you make a formal pre-application submission, and that could include you briefing members. As I'm sure you will appreciate though, we will be expected to give members our officers' advice on the proposition, which they will consider in the round along with your client's presentation and case.

Regards

[REDACTED]
Head of Development Management (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
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London
E20 1EJ

Direct: [REDACTED]
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Email: [REDACTED]@londonlegacy.co.uk

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From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]

Sent: 11 February 2018 17:54

To: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: RE: 34-38 Wallis Road Pre-Applicaition Advice

Catherine

Is this something you could help me with?

Regards

[REDACTED]
Director

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: [REDACTED]

Sent: 06 February 2018 09:13

To: 'Catherine Smyth' <CatherineSmyth@londonlegacy.co.uk>; 'Anthony Hollingsworth' <AnthonyHollingsworth@londonlegacy.co.uk>

Subject: FW: 34-38 Wallis Road Pre-Applicaition Advice

Anthony/ Catherine

We've met your officers twice now on this site on Wallis Road. To remind you there are two application submitted by the current owner. One of which fails the EA's flood tests and one

which may pass but has no active frontage at ground floor and so fails urban design tests.

Our client Hurlington have a solution through the use of modern interpretation of shipping containers to create active ground floor use and overcome the EA concerns which your officers are supportive of (subject to an exploratory meeting with the EA). We would like to have a hotel above which is much better than residential to curate and manage the ground floor uses. The meeting last week with your policy officers was not very conclusive despite us undertaking a detailed policy analysis justifying hotel at the edge of centre location. It certainly feels to me a very good location to add to diversity and I know you have performing well against your resi targets and in any case this is not an allocated resi site. the full papers on the policy tests are attached and summary of the meeting below.

It was left that a steer from members should be sought but I would rather have officers view first before we go to that stage as it involved more speculative time and expenditure. Is this something you could give some thought to and give us a steer on re: hotel please? Happy to run through on the phone.

Thanks

██████████
Director

direct: ██████████
mobile: ██████████
e-mail: ██████████@dp9.co.uk

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From: ██████████
Sent: 02 February 2018 14:08
To: ██████████ <██████████@dp9.co.uk>
Subject: FW: 34-38 Wallis Road Pre-Applicaiton Advice

██████████

We met with officers this morning to discuss the principle of hotel use. Whilst we talked through the relevant policy tests which are addressed in the attached letter, they didn't commit to whether the use could be supported. In terms of the policy tests, we were advised that the impact of the proposed hotel use on the Stratford Metropolitan and Hackney Wick Neighbourhood Centre would be need to be assessed in greater detail than we have in our letter but officers didn't provide definitive advice on what further work would be required for this assessment. As a next step they suggested discussing the proposals with Members.

Can we have a chat when you have a moment?

[REDACTED]

[REDACTED]

Associate

direct: [REDACTED]
 mobile: [REDACTED]
 e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]
Sent: 20 December 2017 16:16
To: [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Cc: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; [REDACTED]
 <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>; [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>;
 [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>; [REDACTED]
 <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>
Subject: 34-38 Wallis Road Pre-Applicaition Advice

Hi [REDACTED]

Thanks for coming to meet Officers on 6th December to present the developing proposals at 34-38 Wallis Road, Hackney Wick. The purpose of the meeting was to understand if Officers would accept the principle of development on the site, most specifically in reference to the proposal at ground floor level taking reference to requirements set out by the Environment Agency, relating to flood risk. This was to inform your client prior to them making an offer to buy the site. The comments set out below are high level, rather than getting into too much detail, which will follow in any future meetings. I have since met with design colleagues to discuss the proposal; I hope this advice accurately reflects their views too, unfortunately given the time pressure to issue the advice, I have not received comments on this email from them.

Site & Planning Context

- Outside of, although immediately adjacent to Fish Island and White Post Lane Conservation Area;
- Bordered by Hope Chemical Works brick wall –identified as a non-designated heritage asset in the Local Plan (albeit classified as low-significance);
- On border of Hackney Wick Neighbourhood Centre, as designated in the Local Plan;
- Flood Zone 3

LLDC PPDT Aspirations for Site

The vision for Hackney Wick is clearly articulated in LLDC's Local Plan, Sub-Area 1; comprehensive heritage and employment led regeneration, the key priorities for the area around the application site being incorporated and promoted within the Hackney Wick Central Masterplan (ref: 16/00166/OUT) that has resolution for approval, and which sits adjacent to the site.

Officers recognise and appreciate the difficulties presented by 34-38 Wallis Road, aware of the recent planning history where application proposals were withdrawn in Feb 2015 due to an outstanding objection from the Environment Agency re. flood compensation on the site.

Officers wish to reconcile and fully understand the constraints by the Environment Agency, challenging these where appropriate, and to work collaboratively with the EA and your client to release the site for redevelopment, in accordance with our objectives, and to produce the highest quality scheme as possible given these constraints.

It is strongly supported how you have already engaged with the EA, and it is helpful to read their advice. In terms of next steps, a joint meeting with the Environment Agency with PPDT, LLDC design, your team and the EA is advised.

With clear parameters established, we can work together to develop the most appropriate solution at ground floor.

To be clear, Officers support the redevelopment of the site, and commit to working with the EA and your team to overcome flood issues. First however, we want to be at the table with the EA and collectively solve the problem to inform the design of any development, investigating and appraising all options.

Proposed Use at Ground Floor

The proposal presented elevated the first floor to 6 metres above ground level, with the incorporation of 'shipping containers' at ground and mezzanine levels that would provide commercial/workshop space and some F&B. The concept is developed to replicate similar footprint as the existing scrap containers on the site, satisfying the EA.

The proposal is innovative in its aspirations and has creative intent, although requires a comprehensive and thorough design review and the development of management and commercial strategies.

As iterated previously, the proposal at ground level needs to have longevity, both in its appearance and use; while Box Park and Pop Brixton are successful, these are as interim uses. Officers concerns are categorised as follows:

Use: how will these work in practice; what land uses are proposed; how will they be flexible over time?

Architecturally: how do they relate to the building above (proposed building is very polite, whereas shipping containers quite rough); how will they be designed in a way to stand test of time, and appear like permanent installations; how will they provide an edge/boundary/active

frontage at different parts of the site; how are you approaching the existing Hope Chemical Works wall –part retention, re-use of wall?

In light of these comments, at this stage Officers are not convinced with the ground floor strategy. More information is required and a review of how it will work, and how the building will be designed to respond to this ground floor arrangement –how it will be different and use it as an opportunity, to be more creative in its architecture.

Next Steps

As noted above, the next stage is to jointly meet with the EA, understand the parameters, and collectively approach the issue to design a scheme that satisfies the EA, and LLDC's planning and design objectives. LLDC planning and design officers will work with you to develop a scheme that meets all of our aspirations; to re-assure you, we want development on this site, the EA acknowledge there will be development on this site, and together we will be able to design a development that is acceptable. Before accepting the current proposal at ground level, which we have some reservations about as detailed above, we need to fully understand different development options available first at ground level to ensure we have the best outcome possible.

Hotel Use

Following our discussion earlier on the phone I have had an opportunity to speak with policy colleagues. They corroborate the below.

Proposals for town centre uses should be directed towards the Neighbourhood Centre, as this site is considered edge of centre any proposal for retail or leisure use of more than 200sqm should demonstrate that there are no other suitable sites available within the centre, and conduct a retail and leisure impacts assessment to demonstrate that the development would not have detrimental impacts on the neighbourhood centre, its boundary, spatial definition of the centre and footfall.

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Kind regards,

[REDACTED]

Senior Planning Development Manager
London Legacy Development Corporation

DDI: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@londonlegacy.co.uk

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From: [REDACTED]
To: [REDACTED]
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice
Date: 30 January 2018 17:08:05
Attachments: [image001.png](#)
[image002.gif](#)
[Wallis Road - JAH - RB 30012018.pdf](#)
[20180125_Savills Report FINAL.PDF](#)
[180125_34-38WallisRoad_HotelRevision.pdf](#)

Hi [REDACTED]

That is great thanks for confirming. We have prepared the attached covering letter which sets out further information on the proposals and the relevant hotel policies along with a letter from Savills which assesses the hotel market in and around Hackney Wick and some indicative floorplans. If you require any further information ahead of the meeting then do let me know.

Attending will be myself, [REDACTED] (DP9) and [REDACTED] (Hurlington).

Will Catherine be joining the meeting?

Regards

[REDACTED]

[REDACTED]
Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]

Sent: 30 January 2018 14:57

To: [REDACTED] <[REDACTED]@dp9.co.uk>; [REDACTED]
 <[REDACTED]@londonlegacy.co.uk>

Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

Hi [REDACTED]

A room has been booked for 9:30am on Friday. A colleague from our policy team will be attending also. Unfortunately design colleagues are not available so we will need to limit the discussion to the principle of the land use. If you can please send through any additional information in advance of the meeting that would be appreciated.

Can you please provide a list of attendees as I will need to inform our reception.

Regards,

[Redacted]
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
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E20 1EJ

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Email: [Redacted] [@londonlegacy.co.uk](mailto:[Redacted]@londonlegacy.co.uk)



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From: [Redacted] [[mailto:\[Redacted\]@dp9.co.uk](mailto:[Redacted]@dp9.co.uk)]
Sent: 26 January 2018 16:55
To: [Redacted] <[\[Redacted\]@londonlegacy.co.uk](mailto:[Redacted]@londonlegacy.co.uk)>
Cc: [Redacted] <[\[Redacted\]@londonlegacy.co.uk](mailto:[Redacted]@londonlegacy.co.uk)>
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

Thanks for the update [Redacted] that is most helpful. If we could meet on Friday morning that would be great. We are putting together a pack on information to address the relevant hotel policies so will ensure this is with [Redacted] early next week to give him time to review ahead of meeting with us.

Regards

[Redacted]

[Redacted]
Associate

direct: [Redacted]
mobile: [Redacted]
e-mail: [Redacted] [@dp9.co.uk](mailto:[Redacted]@dp9.co.uk)

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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]
Sent: 26 January 2018 16:02
To: [REDACTED] <[REDACTED]@dp9.co.uk>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

[REDACTED]

Now I have been able to check further about the site, [REDACTED] in our team is taking on the two planning applications that have been submitted and so it makes sense for the meeting to be with him. He should be able to make a meeting on Friday 2nd in the morning, but is on leave today and Monday 29th, so I will leave it with him to confirm on his return.

The preference in policy terms would be for the site to include housing in any redevelopment, in addition to the replacement of commercial floorspace.

In addition to the note you are producing on how the hotel proposal fits with planning policy, do you have further details to provide of your client/operator and their proposal?

Kind regards,

[REDACTED]
Principal Planning Development Manager (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
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 1 Stratford Place, Montfichet Road
 London
 E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]

Sent: 26 January 2018 11:43

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

[REDACTED]

Further to my email below, have you had a chance to look at dates for a meeting?

Regards

[REDACTED]

[REDACTED]

Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED]

Sent: 24 January 2018 17:04

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

Thanks [REDACTED] As discussed we are preparing a note addressing the relevant planning policies relating to hotel use and will send this to you in the next couple of days. If you could send some suitable dates/times for a meeting next week or early the following week that would be great. Any time on Friday 2nd February or after 12 on Monday 5th February would work for us.

Regards

[REDACTED]

[REDACTED]

Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]

Sent: 24 January 2018 16:38

To: [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>

Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

[REDACTED]

Thank you for your e-mail. There may be a file on this, but all I have seen is [REDACTED] e-mail below. Please could you send me a copy of any plans/floorspace schedules you have provided?

Any use for a hotel could only be accepted if a sequential approach showed that there were no alternative sites within the town centre **and** an assessment demonstrated that the proposal would not have an unacceptable impact on the vitality and viability of the town centre. (Policy B2)

Policy B1 criterion 5 requires that B uses are maintained or re-provided – I presume that the proposal allows for this in the floorspace schedule, although I note that Design colleagues had concerns over the quality of the proposed development. Is it your intention to develop the design to address these concerns?

I understand that there are EA objections to the redevelopment of the site that need to be overcome and that [REDACTED] advised that the next meeting should involve EA, to address those issues, which will impact on the design of the development. Please could you provide an update on your discussions with EA?

Regards,

[REDACTED]
Principal Planning Development Manager (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
 Level 10
 1 Stratford Place, Montfichet Road
 London
 E20 1EJ

Direct: [REDACTED]

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From: [redacted] [mailto:[redacted]@dp9.co.uk]
Sent: 24 January 2018 14:11
To: [redacted] <[redacted]@londonlegacy.co.uk>
Cc: [redacted] <[redacted]@londonlegacy.co.uk>; [redacted] <[redacted]@dp9.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaition Advice

Hilary,

Further to [redacted] email below, our client is now in the advanced stages of purchasing the site so we would welcome the opportunity to meet with officers to discuss the principle of hotel use in more detail. Could you therefore provide some suitable dates/times for a meeting next week if possible? I'm in the office for the remainder of the day so feel free to call if you would like to discuss.

Regards

[redacted]

[redacted]

Associate

direct: [redacted]
mobile: [redacted]
e-mail: [redacted]@dp9.co.uk

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From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: 20 December 2017 16:16
To: [redacted] <[redacted]@dp9.co.uk>
Cc: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; [redacted]
<[redacted]@londonlegacy.co.uk>; [redacted] <[redacted]@londonlegacy.co.uk>;
[redacted] <[redacted]@londonlegacy.co.uk>; [redacted]
<[redacted]@dp9.co.uk>
Subject: 34-38 Wallis Road Pre-Applicaition Advice

Hi [redacted]

Thanks for coming to meet Officers on 6th December to present the developing proposals at 34-38 Wallis Road, Hackney Wick. The purpose of the meeting was to understand if Officers would accept the principle of development on the site, most specifically in reference to the proposal at ground floor level taking reference to requirements set out by the Environment Agency, relating

to flood risk. This was to inform your client prior to them making an offer to buy the site. The comments set out below are high level, rather than getting into too much detail, which will follow in any future meetings. I have since met with design colleagues to discuss the proposal; I hope this advice accurately reflects their views too, unfortunately given the time pressure to issue the advice, I have not received comments on this email from them.

Site & Planning Context

- Outside of, although immediately adjacent to Fish Island and White Post Lane Conservation Area;
- Bordered by Hope Chemical Works brick wall –identified as a non-designated heritage asset in the Local Plan (albeit classified as low-significance);
- On border of Hackney Wick Neighbourhood Centre, as designated in the Local Plan;
- Flood Zone 3

LLDC PPDT Aspirations for Site

The vision for Hackney Wick is clearly articulated in LLDC's Local Plan, Sub-Area 1; comprehensive heritage and employment led regeneration, the key priorities for the area around the application site being incorporated and promoted within the Hackney Wick Central Masterplan (ref: 16/00166/OUT) that has resolution for approval, and which sits adjacent to the site.

Officers recognise and appreciate the difficulties presented by 34-38 Wallis Road, aware of the recent planning history where application proposals were withdrawn in Feb 2015 due to an outstanding objection from the Environment Agency re. flood compensation on the site.

Officers wish to reconcile and fully understand the constraints by the Environment Agency, challenging these where appropriate, and to work collaboratively with the EA and your client to release the site for redevelopment, in accordance with our objectives, and to produce the highest quality scheme as possible given these constraints.

It is strongly supported how you have already engaged with the EA, and it is helpful to read their advice. In terms of next steps, a joint meeting with the Environment Agency with PPDT, LLDC design, your team and the EA is advised.

With clear parameters established, we can work together to develop the most appropriate solution at ground floor.

To be clear, Officers support the redevelopment of the site, and commit to working with the EA and your team to overcome flood issues. First however, we want to be at the table with the EA and collectively solve the problem to inform the design of any development, investigating and appraising all options.

Proposed Use at Ground Floor

The proposal presented elevated the first floor to 6 metres above ground level, with the incorporation of 'shipping containers' at ground and mezzanine levels that would provide commercial/workshop space and some F&B. The concept is developed to replicate similar footprint as the existing scrap containers on the site, satisfying the EA.

The proposal is innovative in its aspirations and has creative intent, although requires a comprehensive and thorough design review and the development of management and commercial strategies.

As iterated previously, the proposal at ground level needs to have longevity, both in its appearance and use; while Box Park and Pop Brixton are successful, these are as interim uses. Officers concerns are categorised as follows:

Use: how will these work in practice; what land uses are proposed; how will they be flexible over time?

Architecturally: how do they relate to the building above (proposed building is very polite, whereas shipping containers quite rough); how will they be designed in a way to stand test of time, and appear like permanent installations; how will they provide an edge/boundary/active frontage at different parts of the site; how are you approaching the existing Hope Chemical Works wall –part retention, re-use of wall?

In light of these comments, at this stage Officers are not convinced with the ground floor strategy. More information is required and a review of how it will work, and how the building will be designed to respond to this ground floor arrangement –how it will be different and use it as an opportunity, to be more creative in its architecture.

Next Steps

As noted above, the next stage is to jointly meet with the EA, understand the parameters, and collectively approach the issue to design a scheme that satisfies the EA, and LLDC's planning and design objectives. LLDC planning and design officers will work with you to develop a scheme that meets all of our aspirations; to re-assure you, we want development on this site, the EA acknowledge there will be development on this site, and together we will be able to design a development that is acceptable. Before accepting the current proposal at ground level, which we have some reservations about as detailed above, we need to fully understand different development options available first at ground level to ensure we have the best outcome possible.

Hotel Use

Following our discussion earlier on the phone I have had an opportunity to speak with policy colleagues. They corroborate the below.

Proposals for town centre uses should be directed towards the Neighbourhood Centre, as this site is considered edge of centre any proposal for retail or leisure use of more than 200sqm should demonstrate that there are no other suitable sites available within the centre, and conduct a retail and leisure impacts assessment to demonstrate that the development would not have detrimental impacts on the neighbourhood centre, its boundary, spatial definition of the centre and footfall.

In relation to the hotel use, neither the HW Masterplan or the town centre elements of PDZ4 or 5 allow for a hotel use within it, so you may be able to demonstrate a lack of suitable, available sites for this use. The issue would really be more about the fact that the proposal would then contain wholly town centre uses (as opposed to the incorporation of residential) which would certainly shift the focus westwards, potentially having negative impacts upon the designated

boundary and on the ability of the plots within the centre itself to deliver the required town centre uses. This will mean understanding the retail offer, the size of units, potential occupants etc..? As well as whether a mix including residential would be more appropriate in this location, emphasising the need to maximise housing delivery in the context of SP.2.

As noted in our meeting of 6th December, I am leaving LLDC on secondment to the GLA for 12-months. [REDACTED] and [REDACTED] are the design officers with an excellent knowledge of the site, and Catherine Smyth is in the loop and will be able to allocate a Case Officer when we wish to progress the scheme. The Case Officer is likely to be [REDACTED] (cc'd) as she is taking on the two live planning applications we are currently considering on the site.

Kind regards,

[REDACTED]

[REDACTED]

Senior Planning Development Manager
London Legacy Development Corporation

DDI: [REDACTED]
Mobile: [REDACTED]
Email [REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)

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30 January 2018

[REDACTED]
Planning Policy & Decisions Team
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
E20 1EJ

Dear [REDACTED]

PRE-APPLICATION ADVICE REQUEST 34-38 WALLIS ROAD

Our client is now in the final stages of the site purchase and would welcome the opportunity to continue discussions with officers about the principle of hotel use on the site. In response to the points discussed with officers at our meeting on 6 December 2017 and the written advice dated 20 December 2017 please find enclosed the following:

- Savills letter dated 25 January assessing the hotel market in and around Hackney Wick.
- Proposed floorplans prepared by Hawkins Brown.

This letter sets out further information on the proposed hotel use along with an initial assessment of the relevant policies.

Proposals

The proposed development comprises the redevelopment of the site for hotel use. The proposals include an elevated first floor to 6 metres above ground level, with the incorporation of shipping containers at ground and mezzanine levels that would provide commercial/workshop space and some food and beverage. The concept is developed to replicate similar footprint as the existing scrap containers on the site, satisfying the Environment Agency (EA).

It is acknowledged that the ground floor requires further design refinement and the development of management and commercial strategies and we are happy to arrange a joint meeting with the EA as proposed by officers.

Whilst the ground floor usage is not the primary focus of this letter it is worth noting the benefits of a hotel use above in terms of long terms management and curation of this area, as opposed to a residential use. A hotel use would therefore have a positive benefit helping unlock the site's development potential.

Planning Assessment

As mentioned above we would like to focus the discussions on the principle of hotel use. Matters such as design and the ground floor strategy would be discussed at a later date. Therefore, we have addressed the relevant policies relating to hotel use as follows.

London Plan Policy 4.5 'London's Visitor Infrastructure' states that the Mayor "will support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors and seeking to improve the range and quality of provision especially in outer London."

Policy 4.5 also sets a target of 40,000 net additional hotel rooms by 2036 and identifies town centres, intensification areas and Opportunity Areas (once there is adequate public transportation to central London and other international and national transport hubs) as locations for additional provision beyond the Central Activities Zone (CAZ).

The Draft London Plan states that, 'London is the second most visited city in the world and the Mayor wants to spread economic and regeneration benefits by working with London & Partners to promote tourism across the whole of the city, including outside central London.' Furthermore, 'Given the importance of tourism to London's economy, London needs to ensure that it is able to meet the accommodation demands of tourists who want to visit the capital. It is estimated that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041, which is an average of 2,230 bedrooms per annum.'

The site is within the Lower Lea Valley Opportunity Area and a short distance to the Olympic Park. It is very well located for public transport links with Hackney Wick Overground Station 100 metres to the west and one rail stop away from Stratford, a major multi-level interchange station serving London Underground Central and Jubilee lines, London Overground, DLR, TFL rail, Greater Anglia rail and c2c Essex Thameside. Furthermore, upon completion, Crossrail will run via Stratford Station, providing easy access to Canary Wharf (8 minutes), Bond Street (15 minutes), Paddington (18 minutes) and Heathrow terminals 2 & 3 (43 minutes).

Planning policies at all levels direct hotels to town centres as a starting point. In this instance we have been advised that the proposals should be directed towards the Hackney Wick Neighbourhood Centre, as this site is considered edge of centre, it should demonstrate that there are no other more suitable sites available within the centre, and conduct a 'leisure impacts assessment' to demonstrate that the development would not have detrimental impacts on the neighbourhood centre, its boundary, spatial definition of the centre and footfall in accordance with Local Plan Policy B.2 (Thriving town, neighbourhood and local centres).

In terms of the sequential assessment for sites, whilst policy allows for hotel use, neither the Hackney Wick Central Masterplan nor the town centre elements of Planning Delivery Zones 4 or 5 actively plan for this use within them. The outline planning application for the Hackney Wick Central Masterplan approved at committee in April 2017 (subject to the signing of the S106) does not include hotel use within the approved uses. The proposals seek to re-provide existing employment floorspace as new workspace, retail and community facilities, alongside a significant number of new homes. We have reviewed the development plots within the Masterplan and do not consider that any of these would be available for hotel use.

As a result, there are no suitable or available sites for this use in sequentially preferable locations. In this instance, planning policy then directs you to sites in edge of centre locations. In this case the site adjoins the Neighbourhood Centre and is within 500 metres of a public transport interchange so is considered to be in an edge of centre location.

Furthermore, Local Plan Policy B.2 allows edge of centre development supporting cultural, sporting and visitor growth associated at the Metropolitan Centre subject to the sequential assessment of sites for main town centre uses which the site complies with.

Whilst Policy B.2 requires a leisure impacts assessment where a leisure use is proposed of more than 2,500 sqm outside the Metropolitan Centre boundary, there is no accepted methodology to assess how a hotel would impact on an existing centre and it is not apparent that one has been undertaken previously. Nevertheless, we have addressed the relevant considerations as follows.

There are no existing hotels or suitable/available sites in the Neighbourhood Centre for hotel use so there will be no impact on current or planned hotels as a result of the proposed hotel use.

There are a number of current and planned residential developments in the surrounding area so the proposed hotel use will not prejudice the supply of housing in Hackney Wick or the LLDC as a whole. Instead it will complement the existing uses whilst providing valuable visitor accommodation to support businesses in the area and the nearby visitor attractions such as the Olympic Stadium.

The Savills letter demonstrates that the proposal responds to an identified local need for short term accommodation. In summary the letter confirms the following:

- London hotels have operated at an average occupancy level in excess of 80% for the past 10 years – this is far higher than the UK average and most European cities. Such prolonged high occupancies, coupled with increasing average room rates, implies demand levels are high.
- Forecasts show further performance growth throughout 2018 and 2019.
- International tourism into London has reached approximately 20 million and is forecast to continue to grow, implying strong demand for C1 use accommodation going forward.
- There is limited hotel supply within the immediate area (five hotels) and pipeline is restrained (just one hotel under construction and none in the Hackney Wick area).
- In terms of local demand drivers, the site has the advantage of proximity to Queen Elizabeth Olympic Park, the London Stadium, Stratford (including Westfield) and Victoria Park, as well as connectivity to Central London destinations.
- Hotel developments can offer a range of economic benefits to their local areas, including employment, business creation, income for existing businesses, street-scape improvements / interaction and business rates receipts.
- It is anticipated that a considerable number of full time jobs will be generated by the hotel which, due to the range and nature of jobs, will appeal to local people and the long-term unemployed.
- The demand / supply dynamics of the hotel market, the proximity to demand drivers and public transport and potential economic impacts to support consideration of a hotel development at the subject site.

Summary

The Site is previously developed land located in a strategically important part of London. It is in the Lower Lea Valley Opportunity Area, it is well connected by public transport and is close to a number of visitor attractions such as the Queen Elizabeth Olympic Park. It therefore presents an excellent development opportunity which should be maximised.

Planning policies at all levels encourage the effective use of previously developed land. The proposed development would accord with this objective and make a valuable contribution to regeneration in the Opportunity Area.

The synergies between the proposed hotel and shipping containers will ensure long term management and curation of the area, as opposed to a residential use. A hotel use would therefore have a positive benefit helping unlock the site's development potential.

The proposed hotel use would make a valuable contribution to the London Plan target of 40,000 net additional hotel rooms by 2036 and the proposed 58,000 bedrooms of serviced accommodation by 2041 under the Draft London Plan.

The hotel element of the scheme is considered to accord with the relevant leisure policies. There are no sequentially preferable sites within the Hackney Wick Central Masterplan nor the town centre elements of Planning Delivery Zones 4 or 5.

There are a limited number of existing and planning hotels in the surrounding area whereas the demand drivers such as the Queen Elizabeth Olympic Park, Olympic Stadium and connectivity to central London are high.

The hotel would provide a range of economic benefits by supporting existing and future businesses and create a significant number of jobs suitable for local people.

We look forward to meeting with you in the mean-time please contact [REDACTED] ([REDACTED] / [REDACTED]@dp9.co.uk) if you require any further information ahead of the meeting.

Yours sincerely,

DP9 Ltd

DP9 Limited

25 January 2018

Hurlington Limited
45 Maddox Street
London
W1S 2PE

[REDACTED]

For the attention of [REDACTED] Land Director

Dear [REDACTED]

34 Wallis Road, London E9 5LH

We write to you following your instructions contained in your email to us dated 22 January 2018, as confirmed in our letter to you dated 25 January 2018, to provide a viability comment relating to the above property. You instruct us that our letter is required as supporting documentation relating to a pre-application for a planning permission for a property development. Our short letter provides an analysis of the hotel demand for C1 use accommodation.

For the avoidance of doubt, you have not asked us to provide an opinion of value of the property. We confirm that this is not a formal valuation undertaken in accordance with the Royal Institution of Chartered Surveyors' ("RICS") Valuation – Global Standards 2017 incorporating the IVSC International Valuation Standards (the "RICS Red Book") issued June 2017 and effective from 1 July 2017, and any values or figures referred to in our report do not carry our Professional Indemnity Insurance cover. We have not inspected the Property nor undertaken detailed due diligence.

The due diligence enquiries referred to below were undertaken by [REDACTED] MRICS.

Where reports and other information have been provided, we summarise the relevant details in this report. We do not accept responsibility for any errors or omissions in the information and documentation provided to us, nor for any consequences that may flow from such errors and omissions.

Yours sincerely

[REDACTED]

[REDACTED] MRICS
RICS Registered Valuer
Associate Director - Hotel Valuation, Savills (UK) Limited

1. Site Overview

We have been asked to assess the hotel market in and around Hackney Wick. We do not intend to provide a comprehensive review of the London-wide accommodation market because the subject property will operate within a distinct sector. However, the below summary is provided in order to contextualise the property and assess its relative merits.

The site lies on Wallis Road, just 100 metres west of Hackney Wick Overground Station, and one rail stop away from Stratford, a major multi-level interchange station serving London Underground Central and Jubilee lines, London Overground, DLR, TFL rail, Greater Anglia rail and c2c Essex Thameside. Upon completion, Crossrail will run via Stratford Station, providing easy access to Canary Wharf (8 minutes), Bond Street (15 minutes), Paddington (18 minutes) and Heathrow terminals 2 & 3 (43 minutes).

2. London Hotel Operating Performance

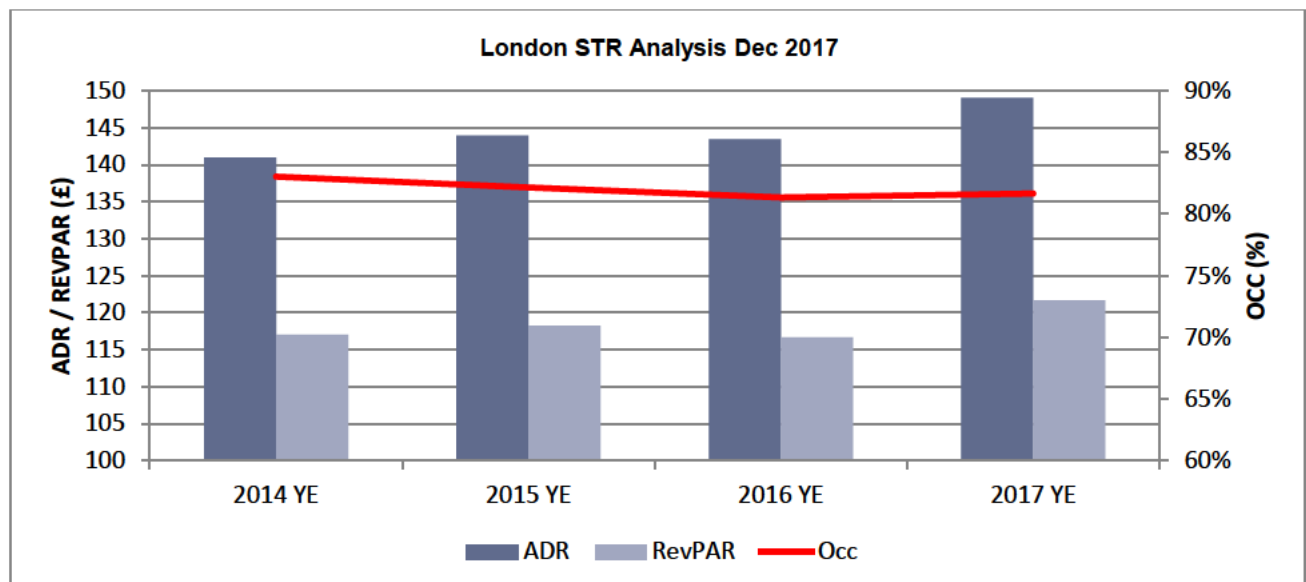
London is one of the world's leading leisure and business destinations and a key international meeting place, benefiting from diverse demand drivers. The financial and services centre of the City of London is located 5km to the south west and Canary Wharf 5.5km to the south of the subject site.

In terms of Average Daily Rate (ADR) and Occupancy, London consistently outperforms the UK average. London hotels quickly fully recovered their pre-recession performance and Revenue per available room (RevPAR) has continued to see year-on-year growth, albeit dropping slightly in 2016 but recovering again in 2017 showing RevPAR growth of 4.3%.

A market consistently achieving occupancies of over 80% shows high levels of demand. Despite new supply entering the London market (particularly branded budget hotels) the London market has continued to perform very well buoyed by continuing strong demand from both foreign and domestic sources.

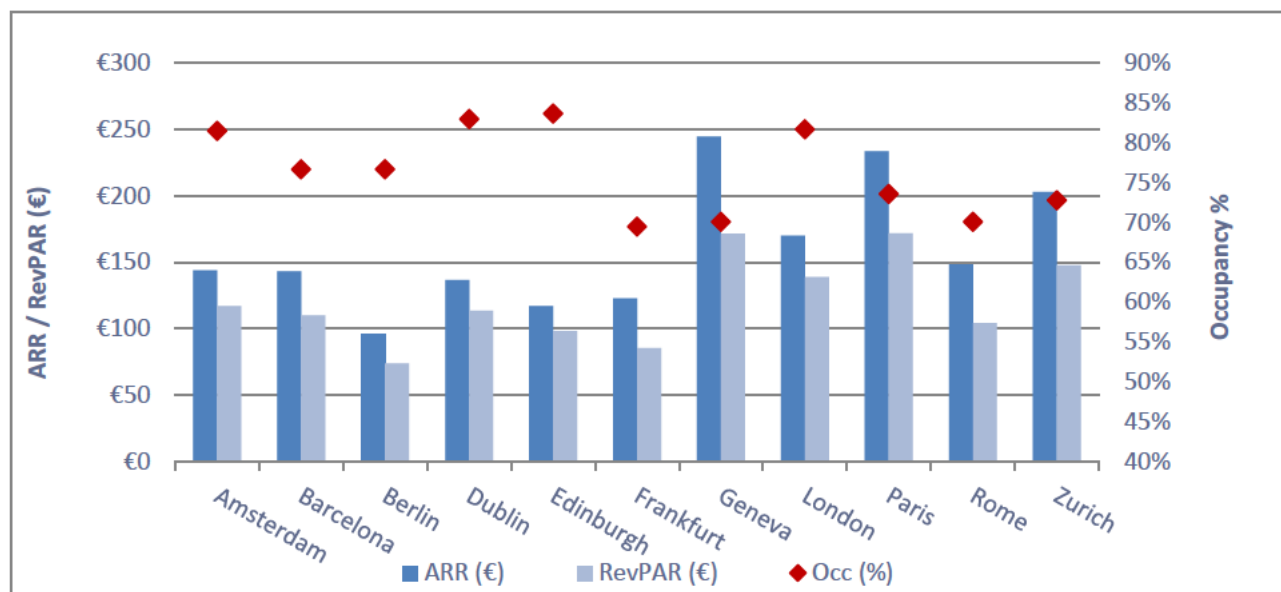
London Hotels	2012	2013	2014	2015	2016	2017
Occ (%)	80.6%	82.4%	83.0%	82.2%	81.3%	81.7%
Average Room Rate (ARR) (£)	£140.11	£137.90	£140.93	£143.95	£143.44	£149.01
RevPAR (£)	£112.96	£113.63	£117.01	£118.27	£116.68	£121.70

Source: STR



London has consistently traded strongly in comparison to other European cities. The graph below illustrates key performance indicators for London hotels, against a backdrop of European cities, for year-end December 2017, taken from a 31 city data set produced by STR.

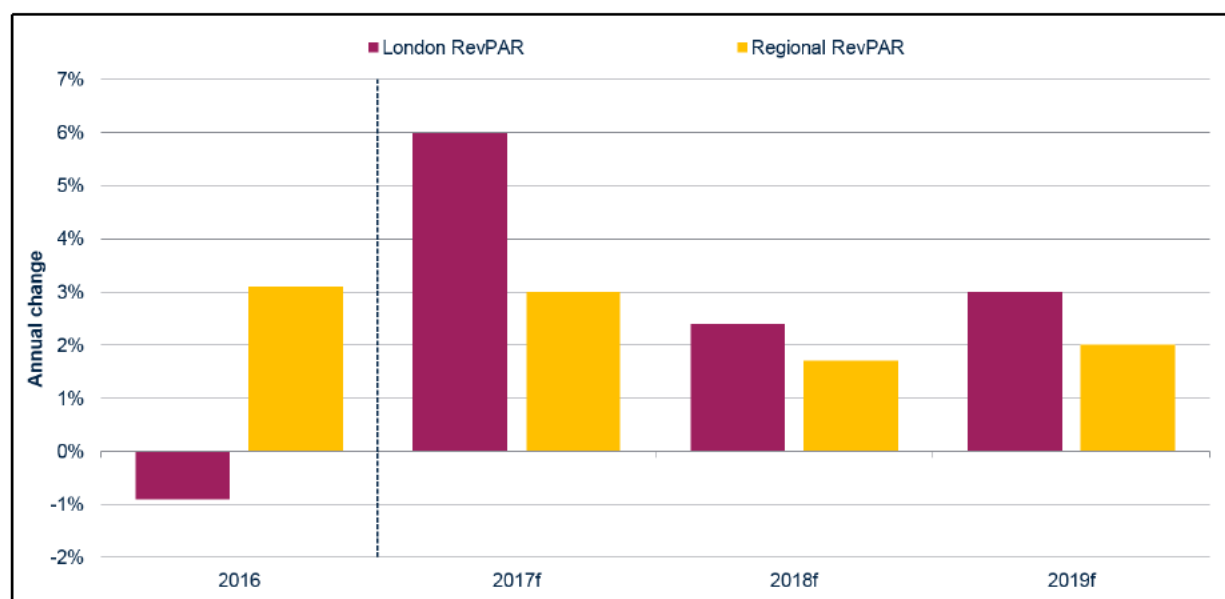
In terms of occupancy, Edinburgh (83.7%), Dublin (83.0%) and London (81.7%) outperform the rest of the listed cities for 2017, with the lowest occupancies being achieved in Frankfurt (69.5%), Geneva (70.1%) and Rome (70.1%). In relation to 2017 ADR, only Geneva, Paris and Zurich outperform London.



With the continued growth of the UK economy and overseas tourism forecast to increase further, the long term outlook for the accommodation economy is bright, with a positive impact on hotel demand and values. London remains at the forefront of major transactions with high prices being achieved. Of course, further supply additions could depress average room rates (ADR) in trough periods in certain locations, but there remain opportunities for new build, renovation, rebranding and operational enhancement for those with the funding and skills to invest.

3. Performance Forecasts

Despite the increased supply, operational forecasts for London have been revised upwards in light of improved demand from overseas visitors in 2017. The three year outlook for London points to average annual RevPAR growth of 3.8% with 2.4% per annum forecast for the regions.

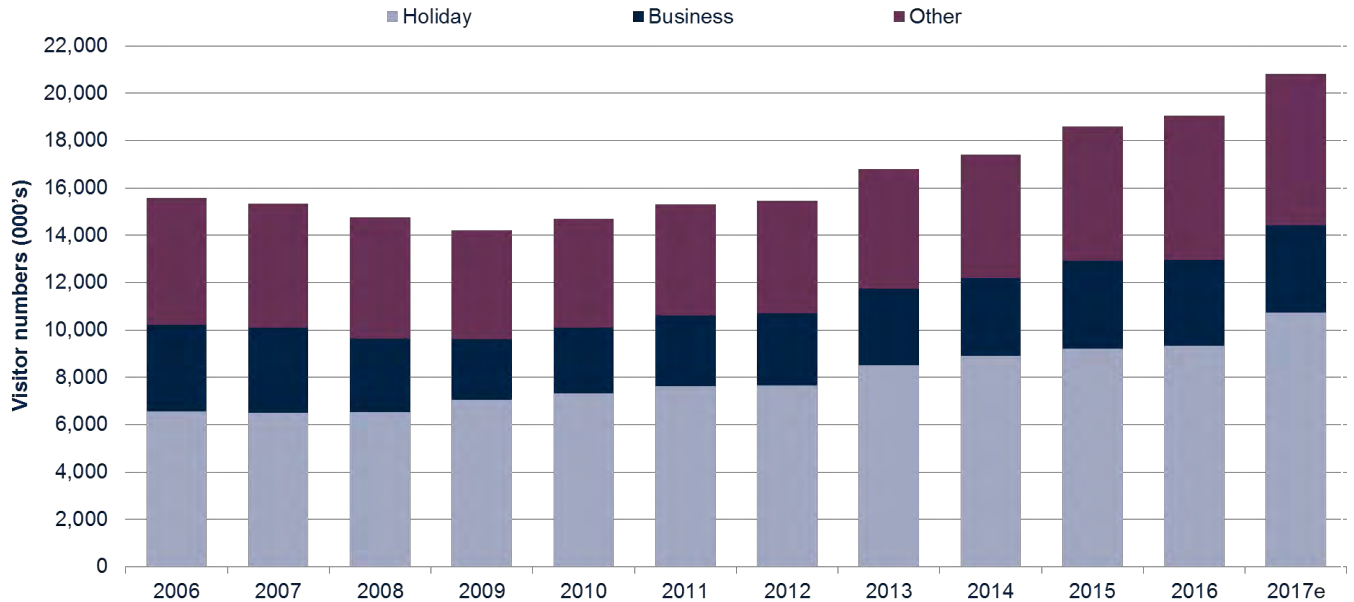


Source: Savills Research

4. Tourism Demand

We present below the number of overseas visitors to London broken down by type.

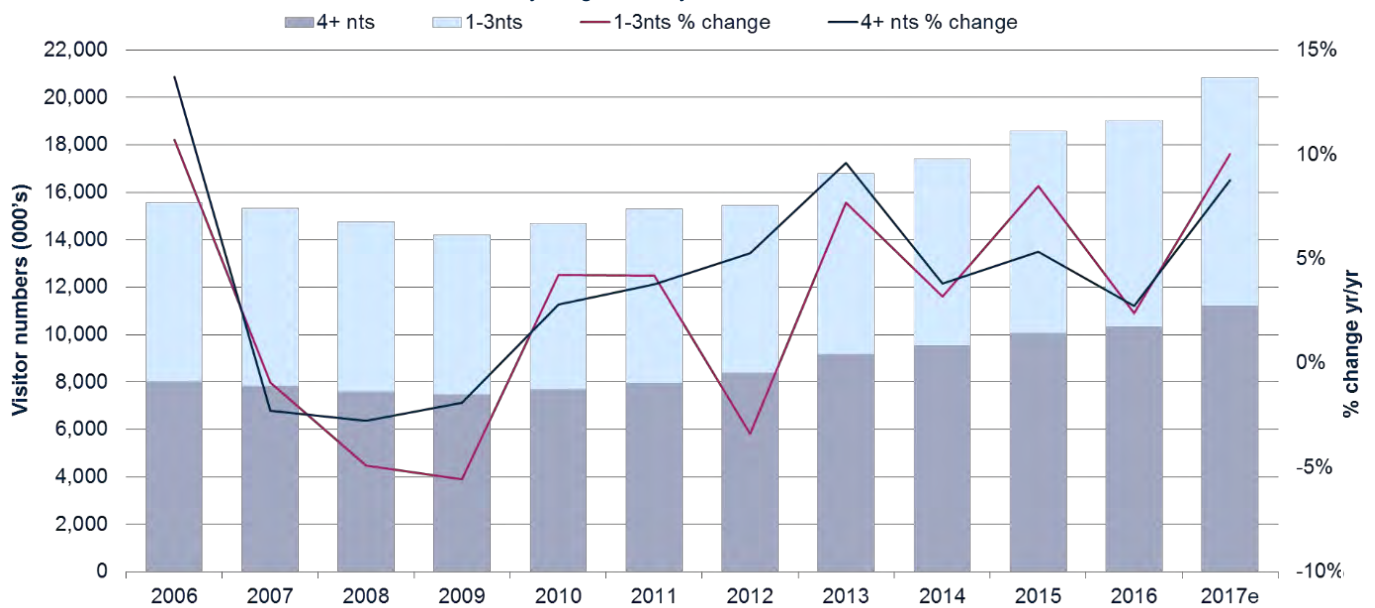
London: Overseas visitor numbers broken down by type



Source: ONS / Savills

London has a healthy range of guest average length of stays, with approximately half staying for one to three nights and half for four nights plus. Both segments have been growing since 2013 and overall visits have grown consistently since 2010.

London: Overseas visitor numbers broken down by length of stay



Source: ONS / Savills

5. London Current Supply

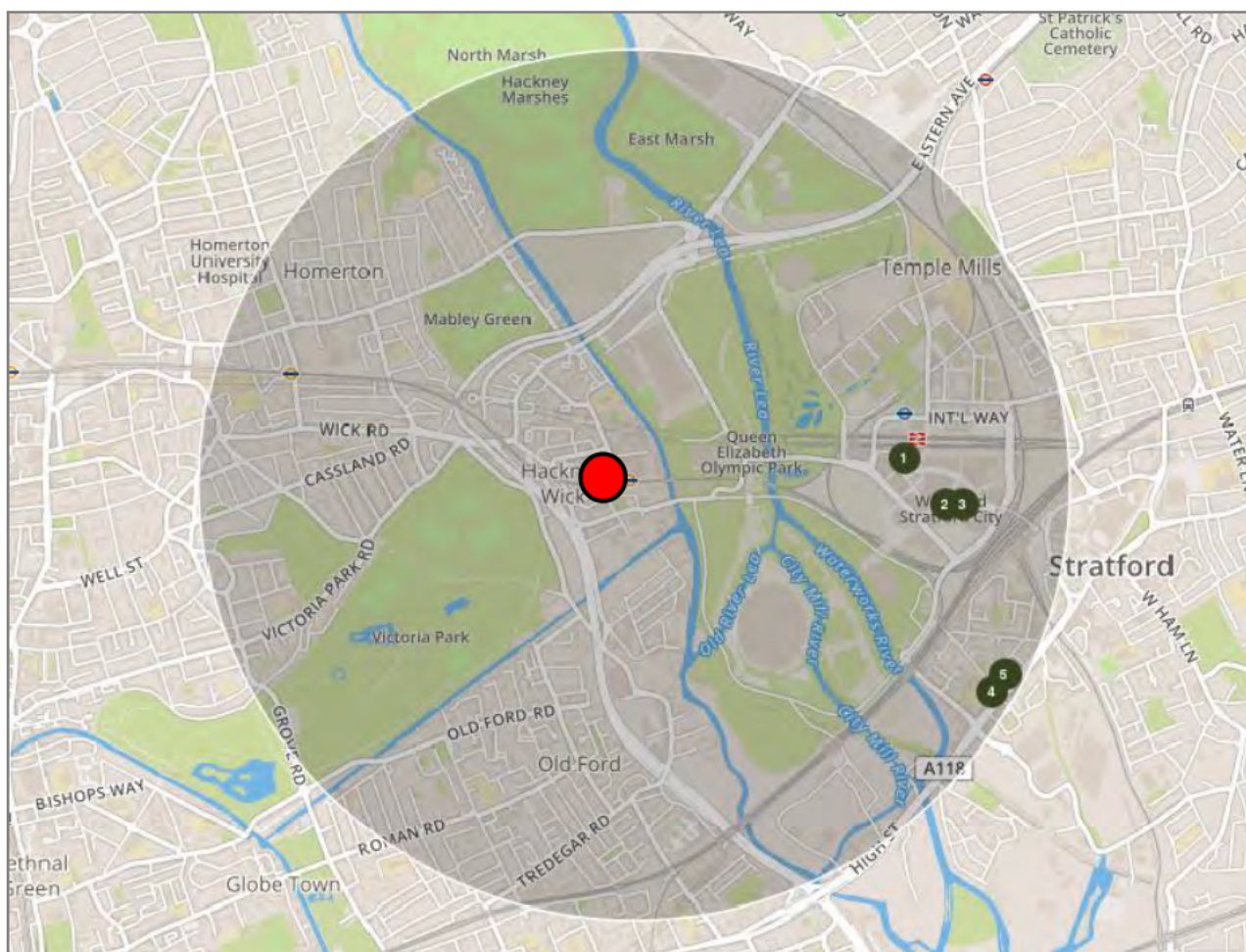
London accounts for approximately 21% of the total UK supply of bedrooms. London saw a surge in supply in the lead up to the 2012 Olympics, with 11,000 new rooms opening in 2011 and 2012. Following this surge, UK supply experienced a cooling off period with only 1,800 rooms opening in 2013 followed by an increase to 5,200 in 2014 (4% increase). 2016 and 2017 YTD have seen a net increase in room supply of 4,568 and 4,774 rooms respectively.

Despite this increase in supply, the London market has absorbed the new hotel stock and continued to improve revenue performance.

6. Overview of Local Hotel Market

Within a 1.0 mile radius of the subject site there are only five hotels. Given the high density of hotels elsewhere in the capital, this is a relatively low number.

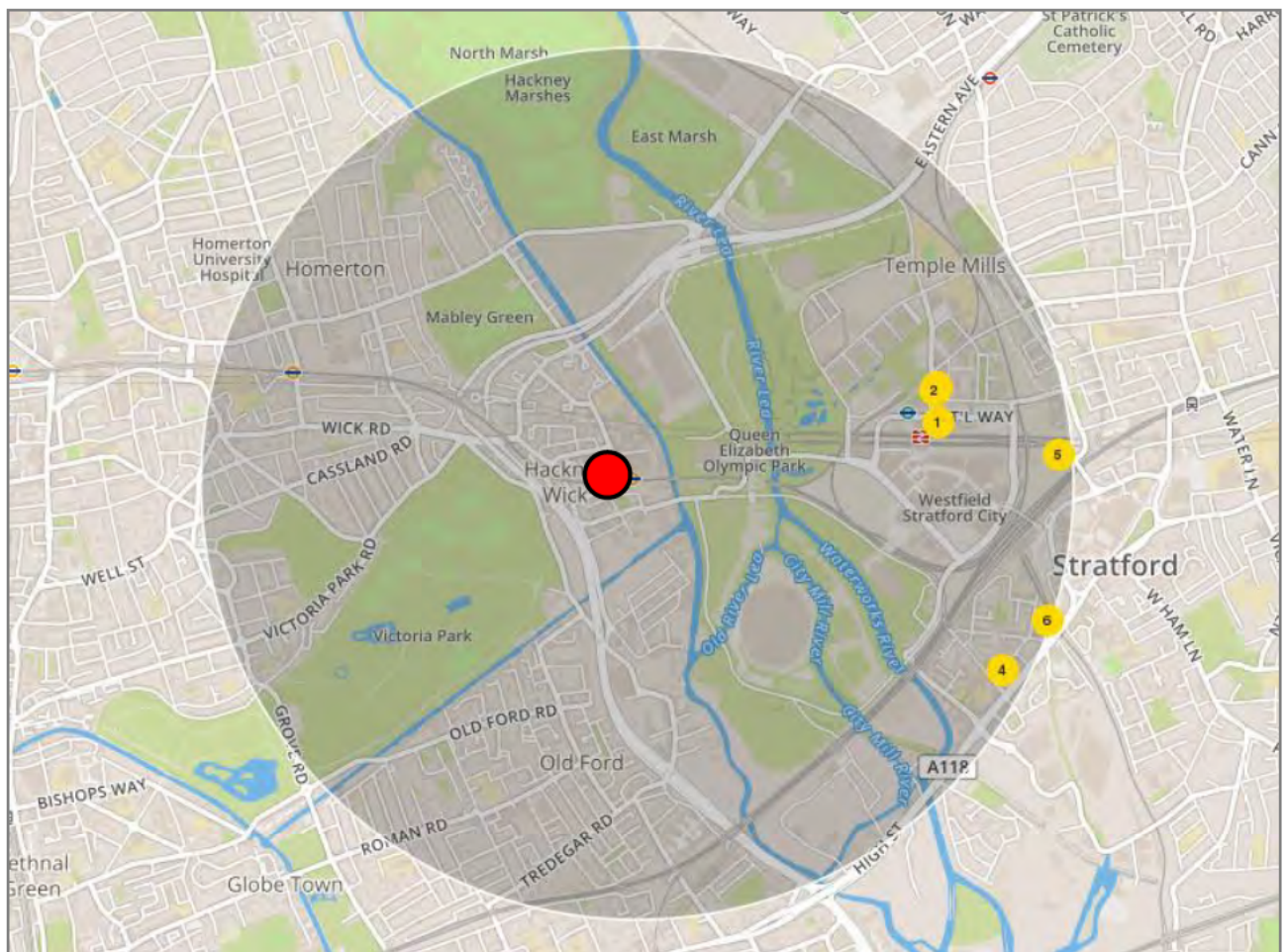
Marker	Hotel	Grade	Rooms
1	Premier Inn London Stratford	Budget	267
2	Staybridge Suites London Stratford City	Apartments	162
3	Holiday Inn London Stratford City	4-star	188
4	Holiday Inn Express London Stratford	Budget	153
5	Travelodge London Stratford	Budget	188



Subject site shown in red.
Source: AMPM Hotels

The Table below outlines the potential increase to market-wide hotel supply in the short to medium term within a 1.0 mile radius of the site. These proposed hotels are at various stages within the development pipeline and some are more certain than others. We have endeavoured to provide the most up to date information available at the time of writing. Once again some of this information is taken from third parties and we cannot guarantee its accuracy.

Marker	Hotel	Grade	Rooms	Status	Operator
1	Manhattan Loft Gardens Hotel	5	152	In Construction	Manhattan Loft Corporation
2	Curio Collection The Gantry London	4	304	Final Planning	Hilton
3	Adagio City Aparthotel London Stratford	Apartments	136	Final Planning	AccorHotels
4	Park Lane Hotel	3	28	Planning	Tba
5	YHA London Stratford	Hostel	200	Unconfirmed	YHA
6	Staycity Aparthotels London Stratford	Apartments	214	Planning	Staycity



Subject site shown in red.
Source: AMPM Hotels

The majority of the proposed pipeline is not confirmed and is still awaiting planning consent with the only scheme currently in construction being Manhattan Loft Gardens Hotel, due to provide 152 bedrooms. All of the above schemes are located in the Stratford area, with none in the Hackney Wick micro-location.

The demand / supply dynamics appear favourable for a hotel development at the subject site. There is relatively limited competition and constrained pipeline.

7. Economic Factors

It is beyond the scope of this report to describe the economic advantages of a hotel development at the site and much will depend on the end design, scale, product offering and management. However, we set out below key points related to potential impacts from such a development.

- A hotel development on the site will generate employment in the borough. The number of jobs created will depend on the level of service and type of ancillary facilities offered at the hotel. However, likely roles may include general manager, duty manager, sales/marketing managers, receptionists, house-keeping staff, restaurant and bar (including chefs, porters, kitchen staff, waiters/waitresses) and maintenance personnel.
- The ground floors of hotels are usually designed as public spaces, with open access at street level. These areas are likely to offer business space, food and beverage or leisure facilities, for use not only by hotel guests but the public too. This type of operation will enhance income generation, but also improve the interaction with the local area and enhance the street-scape.
- As with any commercial property, business rates will be payable by the hotel operator. Such taxation from hotel businesses can be substantial and can be utilised in the local area.

Finally, we would comment on the transport connectivity for the site. The proposed hotel would have easy access to the A12, a key arterial route into and out of London. However, it is likely most guests will arrive, depart and be motivated by access to public transport. The property is located very close to Hackney Wick Overground station, providing access to Overground linked locations and Stratford Interchange (and therefore all Central London locations).

8. Conclusion

- Road transport is good (with the A12 immediately to the west) and Hackney Wick Overground station is located immediately to the east, allowing guest access to various London centres.
- London hotels have operated at an average occupancy level in excess of 80% for the past 10 years – this is far higher than the UK average and most European cities. Such prolonged high occupancies, coupled with increasing average room rates, implies demand levels are high.
- RevPAR forecasts show further performance growth throughout 2018 and 2019.
- International tourism into London has reached approximately 20 million and is forecast to continue to grow, implying strong demand for C1 use accommodation going forward.
- There is limited hotel supply within the immediate area (five hotels) and pipeline is restrained (just one hotel under construction and none in the Hackney Wick area).
- In terms of local demand drivers, the site has the advantage of proximity to Queen Elizabeth Olympic Park, the London Stadium, Stratford (including Westfield) and Victoria Park, as well as connectivity to Central London destinations.
- Hotel developments can offer a range of economic benefits to their local areas, including employment, business creation, income for existing businesses, street-scape improvements / interaction and business rates receipts.

We consider the demand / supply dynamics of the hotel market, the proximity to demand drivers and public transport and potential economic impacts to support consideration of a hotel development at the subject site. The details of any such development (e.g. scale, grade and ancillary facilities) would need to be formulated in accordance with planning permission and after full feasibility due diligence.

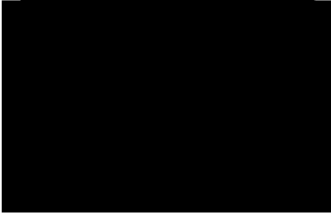
Confidentiality

This report contains many assumptions, some of a general and some of a specific nature. Our opinions on viability are based upon certain information supplied to us by others. Some information we consider material may not have been provided to us. All of these matters are referred to in the relevant sections of this report.

Finally, we would state that this report is provided solely for the purpose stated above. It is confidential to and for the use only of the party to whom it is addressed only, and no responsibility is accepted to any third party for the whole or any part of its contents. Any such parties rely upon this report at their own risk. In accordance with our standard procedures, all such advice is provided as indicative guidance only, on a without-liability basis, and is not a substitute for a valuation undertaken in accordance with the RICS Red Book or a full feasibility report. It should not be relied upon as the basis for any binding decision. Savills does not accept responsibility for the consequence of any binding decision that may be made on the basis of this advice. All correspondence (email or otherwise) hereinafter is on the basis of this position on reliance and responsibility.

Neither the whole nor any part of this report or any reference to it may be included now, or at any time in the future, in any published document, circular or statement, nor published, referred to or used in any way without our written approval of the form and context in which it may appear.

Yours faithfully



MRICS
RICS Registered Valuer
Associate Director – Hotel Valuation

Railway

Hackney Wick Overground

Commercial

Retail



Revisions
25.01.2018 ... GA layout amended

- Key:**
- Hotel Room Type A (16sqm)
 - Hotel Room Type B (Premium)
 - Hotel Room Type C (Accessible DDA/Premium)

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Scale	Date
1:500 @ A3	Jan 2018
Drawn by	Checked by
TS	PK
Job Number	Status
	Pre-App

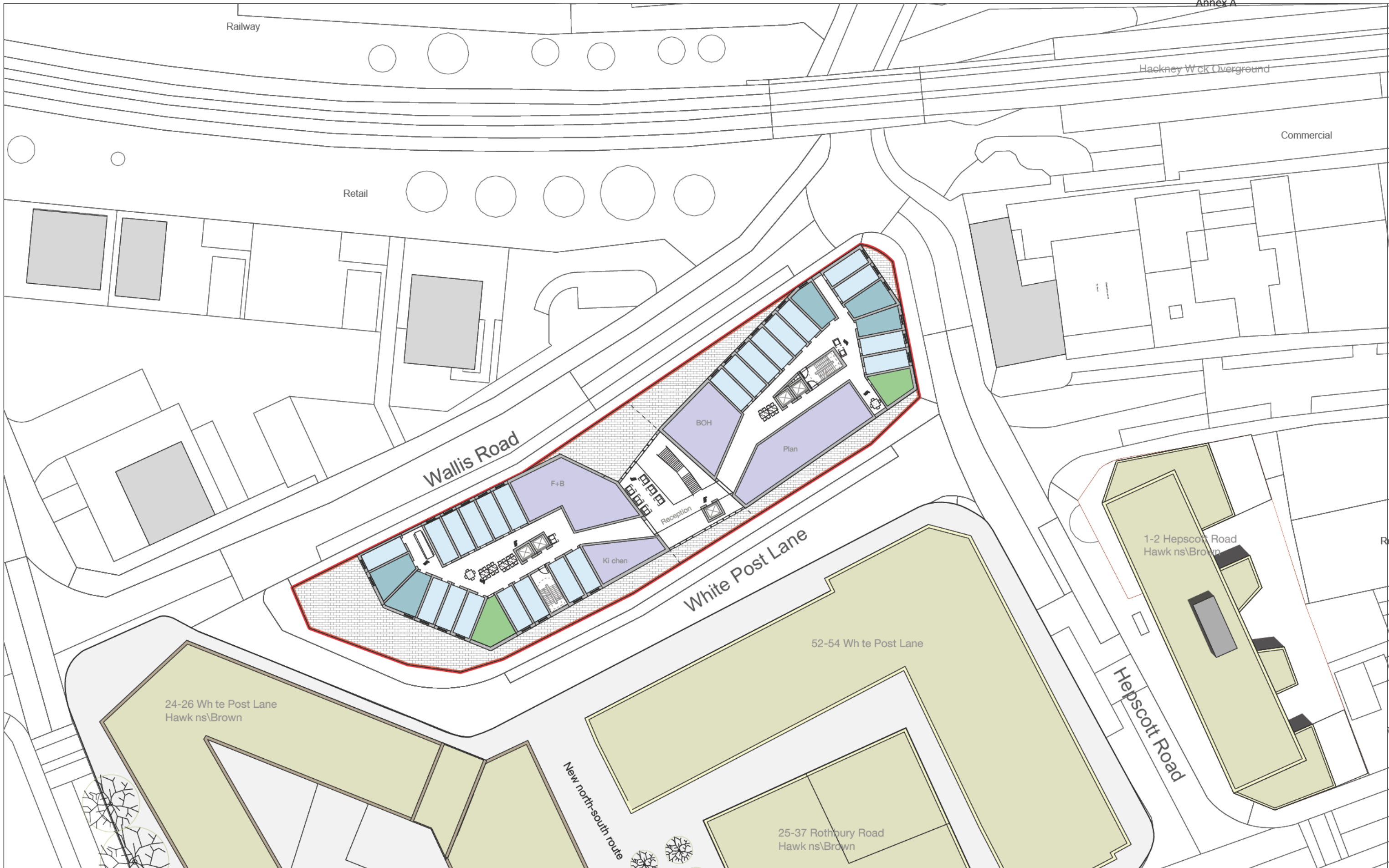
Project
34-38 Wallis Road
Drawing
Proposed Level 00

Hawkins\Brown

159 St John Street
London
EC1V 4QJ
020 7336 8030t

mail@hawkinsbrown.com
www.hawkinsbrown.com

Drawing No. & Revision
Level00 Page 88 of 169



Revisions
25.01.2018 ... GA layout amended

- Key:**
- Hotel Room Type A (16sqm)
 - Hotel Room Type B (Premium)
 - Hotel Room Type C (Accessible DDA/Premium)

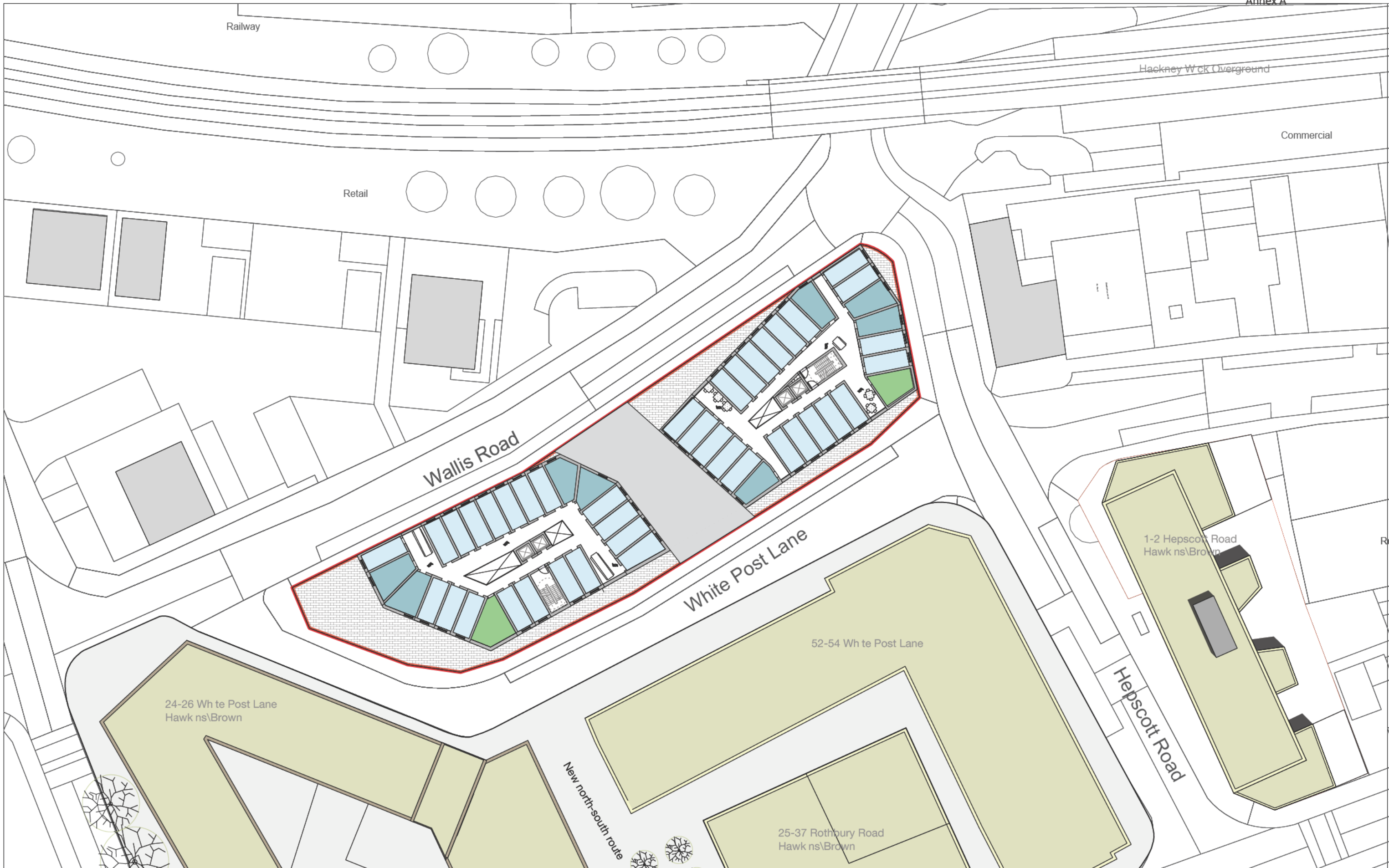
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Scale	Date
1:500 @ A3	Jan 2018
Drawn by	Checked by
TS	PK
Job Number	Status
	Pre-App

Project	34-38 Wallis Road
Drawing	
Proposed Level 01	

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mail@hawkinsbrown.com www.hawkinsbrown.com

Drawing No. & Revision
Level01 Page 89 of 169



Revisions
25.01.2018 ... GA layout amended

- Key:**
- Hotel Room Type A (16sqm)
 - Hotel Room Type B (Premium)
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Scale	Date
1:500 @ A3	Jan 2018
Drawn by	Checked by
TS	PK
Job Number	Status
	Pre-App

Project
34-38 Wallis Road
Drawing
Proposed Level 02

Hawkins\Brown
159 St John Street London EC1V 4QJ 020 7336 8030t
mail@hawkinsbrown.com www.hawkinsbrown.com

Drawing No. & Revision
Level02 Page 90 of 169

From: [REDACTED]
To: [REDACTED]
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice
Date: 30 January 2018 14:56:52
Attachments: [image002.png](#)
[image003.gif](#)

Hi [REDACTED]

A room has been booked for 9:30am on Friday. A colleague from our policy team will be attending also. Unfortunately design colleagues are not available so we will need to limit the discussion to the principle of the land use. If you can please send through any additional information in advance of the meeting that would be appreciated.

Can you please provide a list of attendees as I will need to inform our reception.

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)

Logo_Colour



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www.QueenElizabethOlympicPark.co.uk

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: 26 January 2018 16:55
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

Thanks for the update [REDACTED] that is most helpful. If we could meet on Friday morning that would be great. We are putting together a pack on information to address the relevant hotel policies so will ensure this is with [REDACTED] early next week to give him time to review ahead of meeting with

us.

Regards

[Redacted]

[Redacted]

Associate

direct: [Redacted]
mobile: [Redacted]
e-mail: [Redacted]@dp9.co.uk

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: [Redacted] [[mailto:\[Redacted\]@londonlegacy.co.uk](mailto:[Redacted]@londonlegacy.co.uk)]
Sent: 26 January 2018 16:02
To: [Redacted] <[\[Redacted\]@dp9.co.uk](mailto:[Redacted]@dp9.co.uk)>
Cc: [Redacted] <[\[Redacted\]@londonlegacy.co.uk](mailto:[Redacted]@londonlegacy.co.uk)>
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

[Redacted]

Now I have been able to check further about the site, [Redacted] in our team is taking on the two planning applications that have been submitted and so it makes sense for the meeting to be with him. He should be able to make a meeting on Friday 2nd in the morning, but is on leave today and Monday 29th, so I will leave it with him to confirm on his return.

The preference in policy terms would be for the site to include housing in any redevelopment, in addition to the replacement of commercial floorspace.

In addition to the note you are producing on how the hotel proposal fits with planning policy, do you have further details to provide of your client/operator and their proposal?

Kind regards,

[Redacted]

Principal Planning Development Manager (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London

E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: 26 January 2018 11:43
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

[REDACTED]

Further to my email below, have you had a chance to look at dates for a meeting?

Regards

[REDACTED]

[REDACTED]

Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

DP9 Ltd
100 Pall Mall
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SW1Y 5NQ

telephone: 020 7004 1700 **facsimile:** 020 7004 1790 **website:** www.dp9.co.uk

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From: [REDACTED]
Sent: 24 January 2018 17:04
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

Thanks [REDACTED]. As discussed we are preparing a note addressing the relevant planning policies relating to hotel use and will send this to you in the next couple of days. If you could send some suitable dates/times for a meeting next week or early the following week that would be great. Any time on Friday 2nd February or after 12 on Monday 5th February would work for us.

Regards

[REDACTED]
[REDACTED]
Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

DP9 Ltd
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From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]
Sent: 24 January 2018 16:38
To: [REDACTED] [REDACTED]@dp9.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaiton Advice

[REDACTED]

Thank you for your e-mail. There may be a file on this, but all I have seen is [REDACTED] e-mail below. Please could you send me a copy of any plans/floorspace schedules you have provided?

Any use for a hotel could only be accepted if a sequential approach showed that there were no alternative sites within the town centre **and** an assessment demonstrated that the proposal would not have an unacceptable impact on the vitality and viability of the town centre. (Policy B2)

Policy B1 criterion 5 requires that B uses are maintained or re-provided – I presume that the proposal allows for this in the floorspace schedule, although I note that Design colleagues had concerns over the quality of the proposed development. Is it your intention to develop the design to address these concerns?

I understand that there are EA objections to the redevelopment of the site that need to be overcome and that [REDACTED] advised that the next meeting should involve EA, to address those issues, which will impact on the design of the development. Please could you provide an update on your discussions with EA?

Regards,

[REDACTED]
Principal Planning Development Manager (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]



From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: 24 January 2018 14:11
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@dp9.co.uk>
Subject: RE: 34-38 Wallis Road Pre-Applicaition Advice

Hilary,

Further to [REDACTED] email below, our client is now in the advanced stages of purchasing the site so we would welcome the opportunity to meet with officers to discuss the principle of hotel use in more detail. Could you therefore provide some suitable dates/times for a meeting next week if possible? I'm in the office for the remainder of the day so feel free to call if you would like to discuss.

Regards

[REDACTED]

[REDACTED]
Associate

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 20 December 2017 16:16
To: [REDACTED] <[REDACTED]@dp9.co.uk>
Cc: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; [REDACTED]

<[REDACTED]@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@londonlegacy.co.uk>;
 [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
 <[REDACTED]@dp9.co.uk>

Subject: 34-38 Wallis Road Pre-Applicaiton Advice

Hi [REDACTED]

Thanks for coming to meet Officers on 6th December to present the developing proposals at 34-38 Wallis Road, Hackney Wick. The purpose of the meeting was to understand if Officers would accept the principle of development on the site, most specifically in reference to the proposal at ground floor level taking reference to requirements set out by the Environment Agency, relating to flood risk. This was to inform your client prior to them making an offer to buy the site. The comments set out below are high level, rather than getting into too much detail, which will follow in any future meetings. I have since met with design colleagues to discuss the proposal; I hope this advice accurately reflects their views too, unfortunately given the time pressure to issue the advice, I have not received comments on this email from them.

Site & Planning Context

- Outside of, although immediately adjacent to Fish Island and White Post Lane Conservation Area;
- Bordered by Hope Chemical Works brick wall –identified as a non-designated heritage asset in the Local Plan (albeit classified as low-significance);
- On border of Hackney Wick Neighbourhood Centre, as designated in the Local Plan;
- Flood Zone 3

LLDC PPDT Aspirations for Site

The vision for Hackney Wick is clearly articulated in LLDC's Local Plan, Sub-Area 1; comprehensive heritage and employment led regeneration, the key priorities for the area around the application site being incorporated and promoted within the Hackney Wick Central Masterplan (ref: 16/00166/OUT) that has resolution for approval, and which sits adjacent to the site.

Officers recognise and appreciate the difficulties presented by 34-38 Wallis Road, aware of the recent planning history where application proposals were withdrawn in Feb 2015 due to an outstanding objection from the Environment Agency re. flood compensation on the site.

Officers wish to reconcile and fully understand the constraints by the Environment Agency, challenging these where appropriate, and to work collaboratively with the EA and your client to release the site for redevelopment, in accordance with our objectives, and to produce the highest quality scheme as possible given these constraints.

It is strongly supported how you have already engaged with the EA, and it is helpful to read their advice. In terms of next steps, a joint meeting with the Environment Agency with PPDT, LLDC design, your team and the EA is advised.

With clear parameters established, we can work together to develop the most appropriate solution at ground floor.

To be clear, Officers support the redevelopment of the site, and commit to working with the EA and your team to overcome flood issues. First however, we want to be at the table with the EA and collectively solve the problem to inform the design of any development, investigating and appraising all options.

Proposed Use at Ground Floor

The proposal presented elevated the first floor to 6 metres above ground level, with the incorporation of 'shipping containers' at ground and mezzanine levels that would provide commercial/workshop space and some F&B. The concept is developed to replicate similar footprint as the existing scrap containers on the site, satisfying the EA.

The proposal is innovative in its aspirations and has creative intent, although requires a comprehensive and thorough design review and the development of management and commercial strategies.

As iterated previously, the proposal at ground level needs to have longevity, both in its appearance and use; while Box Park and Pop Brixton are successful, these are as interim uses. Officers concerns are categorised as follows:

Use: how will these work in practice; what land uses are proposed; how will they be flexible over time?

Architecturally: how do they relate to the building above (proposed building is very polite, whereas shipping containers quite rough); how will they be designed in a way to stand test of time, and appear like permanent installations; how will they provide an edge/boundary/active frontage at different parts of the site; how are you approaching the existing Hope Chemical Works wall –part retention, re-use of wall?

In light of these comments, at this stage Officers are not convinced with the ground floor strategy. More information is required and a review of how it will work, and how the building will be designed to respond to this ground floor arrangement –how it will be different and use it as an opportunity, to be more creative in its architecture.

Next Steps

As noted above, the next stage is to jointly meet with the EA, understand the parameters, and collectively approach the issue to design a scheme that satisfies the EA, and LLDC's planning and design objectives. LLDC planning and design officers will work with you to develop a scheme that meets all of our aspirations; to re-assure you, we want development on this site, the EA acknowledge there will be development on this site, and together we will be able to design a development that is acceptable. Before accepting the current proposal at ground level, which we have some reservations about as detailed above, we need to fully understand different development options available first at ground level to ensure we have the best outcome possible.

Hotel Use

Following our discussion earlier on the phone I have had an opportunity to speak with policy colleagues. They corroborate the below.

Proposals for town centre uses should be directed towards the Neighbourhood Centre, as this

site is considered edge of centre any proposal for retail or leisure use of more than 200sqm should demonstrate that there are no other suitable sites available within the centre, and conduct a retail and leisure impacts assessment to demonstrate that the development would not have detrimental impacts on the neighbourhood centre, its boundary, spatial definition of the centre and footfall.

In relation to the hotel use, neither the HW Masterplan or the town centre elements of PDZ4 or 5 allow for a hotel use within it, so you may be able to demonstrate a lack of suitable, available sites for this use. The issue would really be more about the fact that the proposal would then contain wholly town centre uses (as opposed to the incorporation of residential) which would certainly shift the focus westwards, potentially having negative impacts upon the designated boundary and on the ability of the plots within the centre itself to deliver the required town centre uses. This will mean understanding the retail offer, the size of units, potential occupants etc..? As well as whether a mix including residential would be more appropriate in this location, emphasising the need to maximise housing delivery in the context of SP.2.

As noted in our meeting of 6th December, I am leaving LLDC on secondment to the GLA for 12-months. [REDACTED] and [REDACTED] are the design officers with an excellent knowledge of the site, and Catherine Smyth is in the loop and will be able to allocate a Case Officer when we wish to progress the scheme. The Case Officer is likely to be [REDACTED] (cc'd) as she is taking on the two live planning applications we are currently considering on the site.

Kind regards,
Sarah.

[REDACTED]
Senior Planning Development Manager
London Legacy Development Corporation

DDI: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)

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From: [redacted]
To: [redacted]
Subject: FW: re: 19/00004/FUL
Date: 04 February 2019 09:39:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[34-38 Wallis Road Heritage Impact Statement February 2019. Final.pdf](#)
[34-38 Wallis Road London E9 5LH Wick 2 February 2019.pdf](#)

Hi [redacted]

Comments from our heritage consultant attached.

Regards,

[redacted]
 Senior Planning Development Manager
Planning Policy & Decisions Teams
 LLDC
 Tel: [redacted]

From: [redacted] [mailto:[redacted]@mola.org.uk]
Sent: 01 February 2019 18:06
To: Russell Butchers <[redacted]@londonlegacy.co.uk>; [redacted]
 <[redacted]@mola.org.uk>
Subject: RE: re: 19/00004/FUL

Dear [redacted]

See attached final versions.

Best regards, [redacted]

[redacted] | **Lead Consultant (Built Heritage)** | [redacted] | [redacted]@mola.org.uk

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From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: 28 January 2019 11:28

To: [REDACTED]
Subject: RE: re; 19/00004/FUL

Thank you [REDACTED] that is very helpful. Can you please issue both reports as final versions?

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

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Email: [REDACTED] [@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)



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From: [REDACTED] <[REDACTED]@mola.org.uk>
Sent: 28 January 2019 11:03
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@mola.org.uk>
Subject: re; 19/00004/FUL

Dear [REDACTED]

Please find attached letter re; 19/00004/FUL

I reviewed documentation from the LLDC portal and have outlined findings within attached letter. I have also attached draft Heritage Impact Statement we provided last December.

Let me know if you have other queries,


Best regards, [REDACTED]
[REDACTED] | **Lead Consultant (Built Heritage)** | [REDACTED] | [REDACTED] [@mola.org.uk](mailto:[REDACTED]@mola.org.uk)

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██████████
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Date: 1 February 2019

██████████@londonlegacy.co.uk

Dear ██████████

SITE: 34-38 Wallis Road, London E9 5LH – Planning Ref: 19/00004/FUL

Description of Development:

Demolition of the existing boundary wall and redevelopment of the site for a mixed use development comprising a 240-bedroom hotel (Class C1), light industrial workspace (Class B1c), co working space (Class B1a), restaurant (Class A3) and flexible space for retail, food and drink uses (Class A1/A3/A4) including landscaping, plant and associated works.

Thank you for your instruction dated 17th January 2019 regarding the heritage implications of the above planning application. We would make the following observations:

Site Description

The site is located within the London Borough of Tower Hamlets and the London Legacy Development Corporation (LLDC) area.

The site is located on the southern side of Wallis Road, a road running west-east through the centre of Hackney Wick District, intersecting with the London Overground line, merging into White Post Lane to the south of the site and directly west of Hepscoth Road.

The site is the former location of Hope Chemical Works which closed in the early 1970s. It currently houses skips and shipping containers for storage purposes. To the immediate south is a six storey mixed-use; commercial and residential scheme currently under construction, which is bound by Hepscoth Road to the east and White Post Lane to the north. At Nos. 24-26 White Post Lane, there is a further consent to erect four new linked buildings of up to six storeys providing business floorspace, residential units, commercial yard and public realm.



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Heritage Assets

The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. However, the site is located directly west of Fish Island and White Post Lane Conservation Area, and 50m south of Hackney Wick Conservation Area, both designated heritage assets of high significance. Within the conservation area, individual undesigned heritage assets are identified. Those most pertinent to the site are the Lord Napier public house in Fish Island and White Post Conservation Area, directly east and clearly visible from the site, and former Carless Institute and Lion Works within Hackney Wick Conservation Area, north and north-east of the site on Wallis Road.

The Hope Chemical Works Walls are locally listed boundary walls which perimeter the site.

Non-designated heritage assets are 'buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated'.



Figure 1: The 34-38 Wallis road site looking north on Hepscoot Road/White Post lane junction



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Figure 2: View to 34-38 Wallis Road Site (from Hackney Wick Conservation Area) on Wallis Road



Figure : View to 34-38 Wallis Road Site on Wallis Road



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Policy and Advice

Various reports set out the policy basis against which proposals will be considered.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) at Paragraph 200 states that '*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance*'. This represents such an opportunity for beneficial change as long as it meets the broad requirements of relevant advice.

London Legacy Development Corporation (LLDC)

A key component of London Legacy Development Corporation (LLDC) heritage policy is the objective of reinforcing local distinctiveness. LLDC advice sets a number of criteria against which to assess new design proposals in this regard. In general terms, developments in the setting of heritage assets will be considered acceptable where they:

- *Preserve or enhance the special architectural or historic interest that has been identified within the appraisals of those heritage assets, in particular, historic buildings, structures, yards, waterways and the pre-war residential and industrial street patterns that give the area its unique character;*
- *Enhance and reveal the significance of heritage assets including the Lee Navigation;*
- *Restore and reuse heritage assets located within application boundaries as part of new development;*
- *Exhibit an understanding and reference the architectural and historic interest of the area within their design; and*
- *Retain street trees and or provide these, where appropriate.*

Significance of individual elements

As noted above, the Fish Island and White Post Lane and Hackney Wick Conservation Areas are considered to have architectural and historic interest as well as townscape quality and group value. The site itself has **negligible** significance as a baseline. The Hope Chemical Works boundary brick wall is of historical interest as a remaining built element of the former industry located at within the area.

Design comments

We have carried out a site and area inspection and we have considered the submitted documents, namely the Built Heritage, Townscape and Visual Impact Assessment, plans, elevations and 3D street views.



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The proposed development, by way of its overall form, is considered to have a minor positive heritage impact on the setting and significance of the Fish Island and White Post Lane Conservation Area.

The proposed development, in our opinion, has a neutral impact on the setting of both neighbouring Conservation Areas. The scale and nature of the proposals creates visual interest from the use and palette of materials within the streetscape. The use of stock brick complements the existing buildings and emerging typologies of surrounding developments. The massing and built form would introduce a higher elevation which would be visible from both the Conservation Areas and visible as a backdrop in views through, though this would be complementary with many of the nearby existing and emerging buildings. It would be visible in the backdrop in views east and south from both Conservation Areas looking though the view from Hackney Wick CA is bisected by the overground line. The development would not greatly affect visibility of the Lord Napier public house along Hepscott Road.

The proposed building would have a complementary appearance with many of the nearby buildings within the Conservation Areas, through the use of stock brick cladding and other appropriate materials and finishes.

Prior to approval it is recommended to gain details or samples of the following;

- bricks and mortar
- details of brick courses
- fenestration
- balcony metalwork

The setting of the Conservation Areas will be affected by the addition of active street frontage through the proposed development in addition to other ongoing works. The use of sympathetic building materials and a sympathetic frontage design suggest a minor enhancement of the setting and would mitigate harm through loss of historic fabric.

We agree with the reported view that the though the Hope Chemical Works Walls are a non-designated heritage asset, and that it is of low heritage significance and provides negligible contribution to setting. The walls have been developed fragmentarily and have ordinary appearance. The social and communal values that the graffiti contributes are transient, the graffiti being a relatively recent development in the walls' history. Neither is there any evidential historical signage remaining within the walls of The Hope Chemical Works which would contribute to historical association and communal values. Though the condition of the wall could be rehabilitated, their retention would not greatly preserve or enhance the setting of the neighbouring Conservation Areas. We are satisfied with the assessment that their contribution as existing is **neutral** therefore proposed demolition would provide no adverse heritage impacts.



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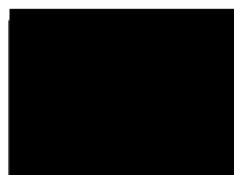
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The findings from Montagu Evans report within Built Heritage, Townscape and Visual Impact Assessment accord with those provided our own draft Heritage Impact Statement 2018, of which I've attached.

This report has found that the proposed works will retain the neutral contribution of the site and can be considered a minor enhancement to the visual setting of the CAs.

As such, the proposal will accord with relevant National and local policies.

I trust this is helpful at this stage.



Lead Consultant Built Heritage



Hope Chemical Works—Boundary Walls 34-38 Wallis Road, Hackney Wick

Heritage Statement

NGR 536,986; 184,514

February 2018



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Hope Chemical Works—Boundary Walls 34-38 Wallis Road, Hackney Wick

Heritage Statement

NGR 536,986; 184,514

Sign-off history

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1	13/12/2018	██████████ Consultant Built Heritage	██████████ Director	██████████ Director	First issue
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Contents

Figures	ii
Executive summary	1
<u>1</u> Introduction	4
1.1 Site Location	4
1.2 Designated and undesignated heritage assets	4
1.3 Definition of non-designated (locally listed) buildings	4
1.4 Aims and objectives	4
1.5 Limitations	5
<u>2</u> Methodology and sources consulted	6
2.1 Baseline	6
2.2 Setting and Significance	6
2.3 General Planning Advice 3 (GPA3) <i>The Setting of Heritage Assets</i> (Historic England 2015)	6
2.4 Impact	8
2.5 Conclusions and Recommendations	8
<u>3</u> Policy Baseline	9
3.1 Introduction	9
3.2 Statutory Protection	9
3.3 National Planning Policy Framework	9
3.4 Greater London Regional Policy	11
3.5 London Legacy Development Corporation (LLDC) Local Plan	13
<u>4</u> Built Heritage Baseline	15
4.1 Summary History	15
4.2 Site Description	18
4.3 Character of Fish Island & White Post Lane Conservation Area	18
4.4 Nearby heritage assets	19
<u>5</u> Statement of Significance	21
5.1 Introduction	21
5.2 Significance Criteria	21
5.3 Hope Chemical Works Wall—Summary of Significance	22
5.4 Local listing—Selection Criteria	23
5.5 Hope Chemical Works Wall—Assessment against Local Criteria	23
5.6 Statement of Significance	24
<u>6</u> Conclusions and Recommendations	25
6.1 Conclusion	25
6.2 Recommendations	25

Figures

Fig 1 Site location outlined in red (Source: Ordnance Survey)

Fig 2 1873 OS Map, 25 Inch.

Fig 3 1897 OS Map, 25 Inch.

Fig 4 1916 OS Map, 25 Inch.

Fig 5 1948 OS Map, 25 Inch.

Fig 6 Fish Island & White Post Lane Conservation Area Boundary (Source: Fish Island & White Post Lane CAA)

Fig 7 Hackney Wick Conservation Area Boundary (Source: Hackney Wick CAA)

Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

MOLA (Museum of London Archaeology) has been commissioned by London Legacy Development Corporation (LLDC) to carry out a heritage assessment of the *Hope Chemical Works—Boundary Walls*, located at 34-38 Wallis Road, Hackney Wick (the site) (Fig 1)

The Hope Chemical Works Boundary Wall is an approx. 3m perimeter brick wall which dates from 1891; and was constructed when the wider site was first established as the Hope Chemical Works and yard. The Hope Chemical Works was established by Eugene Carless in 1859 (later becoming Carless, Capel and Leonard after 1872). It was a pioneering works, becoming the country's main crude petroleum distillery, and oil refinery, for the newly imported American crude oil.

The wall was constructed in c1891. The works remained prominent through the early twentieth century. The wall is the only surviving built element of the works, which were demolished in 1981. The site is now a dilapidated skip yard. The works were one of the earliest industries in the area.

The site does not contain any nationally designated (protected) heritage assets; such as scheduled monuments, listed buildings or registered parks and gardens. The wall is identified as a non-designated (locally listed) asset on the Fish Island and White Post Lane Conservation Area Appraisal (CAA); however, it does not form part of the conservation area boundary. There is no formal local list held by the LLDC.

Further, the wall is in the vicinity of a number of heritage assets including the Hackney Wick Conservation Area and other individually listed built heritage assets.

It is proposed to demolish the Hope Chemical Works Wall as part of the redevelopment of the site. MOLA has previously commented on a pre-application scheme for a mixed-use and hotel development for the site, which retained the wall as part of the overall scheme (Planning Ref: 17/00496/FUL). A new scheme has since been prepared which proposes total demolition of the wall.

This report has been prepared to assess the heritage significance of the non-designated asset (Hope Chemical Works—Boundary Walls).

As part of this assessment, MOLA have reviewed the findings of the Heritage Assessment of the wall prepared by Montagu Evans in November 2018.

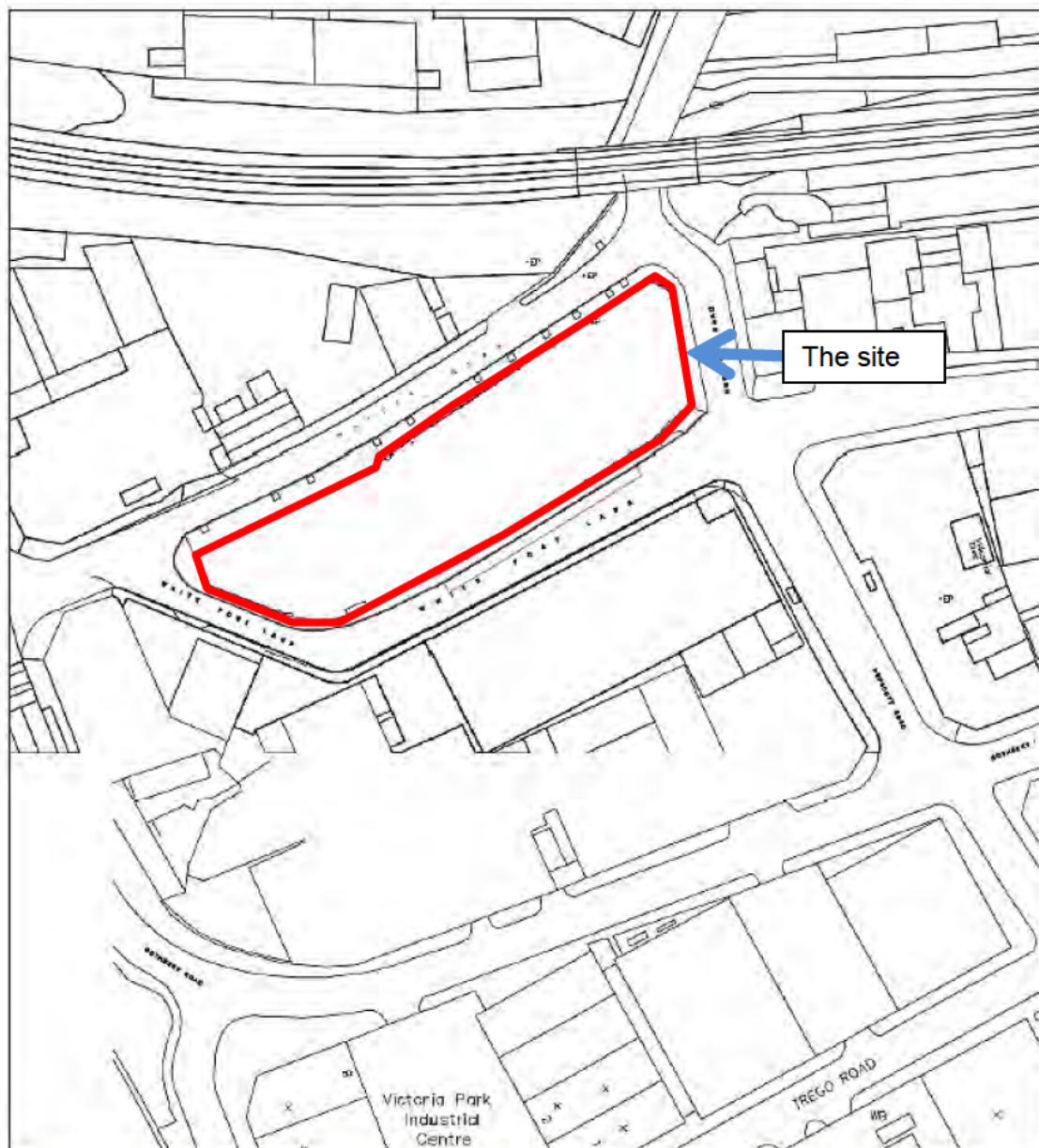
This heritage statement has the following findings:

The main conclusions are as follows:

- The wall has a degree of significance (evidential, historical and aesthetic) as well as townscape quality; however, this is 'low' overall. The wall does not reach the level of significance for local listing.
- The wall makes a positive contribution to the special interest, industrial character and setting of the nearby Conservation Area (Fish Island & White Post Lane) and other identified heritage assets in the vicinity and wider setting; however, its surround setting and context has been substantially changed (through modern development), and its level of contribution is 'minor' overall.

The main recommendations are as follows:

- The proposed works are not required to retain the wall on heritage grounds. The proposed re-development provides the opportunity to enhance the overall site and area.
- The proposed new development should be cognisant of the significance/special interest and setting of heritage assets (including conservation areas) located within the vicinity and be designed appropriately to respond to these.
- An archival recording of the wall should be undertaken in accordance with Historic England Standards. For an item of 'low' significance', the level of recording would be equivalent to a Level 1 recording.



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Fig 1 Site location outlined in red (Source: Ordnance Survey)

1 Introduction

1.1 Site Location

- 1.1.1 MOLA (Museum of London Archaeology) has been commissioned by London Legacy Development Corporation (LLDC) to carry out a heritage assessment of the *Hope Chemical Works—Boundary Walls*, located at 34-38 Wallis Road, Hackney Wick (the site).
- 1.1.2 This desk-based study provides an investigation of the significance of the non-designated asset.
- 1.1.3 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, 2015), and the Greater London Archaeological Advisory Service (GLAAS 2014), and the City of London (CoL 2004). Under the ‘Copyright, Designs and Patents Act’ 1988 MOLA retains the copyright to this document.
- 1.1.4 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated and undesignated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets; such as scheduled monuments, listed buildings or registered parks and gardens. The wall is identified as a non-designated (locally listed) item on the Fish Island and White Post Lane Conservation Area Appraisal (CAA); however, it does not form part of the conservation area boundary. There is no formal local list held by the LLDC.
- 1.2.2 Further, the wall is in the vicinity of a number of heritage assets including the Hackney Wick Conservation Area and other individually listed built heritage assets.

1.3 Definition of non-designated (locally listed) buildings

- 1.3.1 Locally-listable buildings are those that do not quite meet the criteria for being nationally-listed, but which are still of architectural or historical importance in their local area.

1.4 Aims and objectives

- 1.4.1 The aim of the assessment is to:
- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by national planning policy (see Section 2.2 for planning framework and Section **Error! Reference source not found.** for methodology used to determine significance);
 - assess the likely impacts upon the significance of the assets arising from the proposals; and
 - provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

1.5 Limitations

- 1.5.1 The findings of this report rely on visual inspection only and does not include a condition report or survey.

2 Methodology and sources consulted

2.1 Baseline

- 2.1.1 The baseline for this assessment has been determined primarily through desk-based research. It has been confirmed and extended by a site visit by a MOLA Built Heritage Consultant.
- 2.1.2 The following are the principal sources consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all key indicators of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads and burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive; and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - Historic England – information on non-designated assets—*Managing Local Authority Heritage Assets*.
 - The London Society Library – published histories and journals;
 - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - Groundsure Landmark – historic Ordnance Survey maps from the first edition (1860–70s) to the present day, and Goad fire insurance maps; and
 - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.

2.2 Setting and Significance

- 2.2.1 For each built heritage asset to be considered, a description will be provided leading to a statement of significance for that asset. Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation Principles, Policies and Guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.2 The significance of the asset is derived from its historical, evidential, communal and aesthetic values, these in turn derived from the building's fabric, design, landscape and history.
- 2.2.3 In the case of conservation areas, the significance will be primarily found in their character assessments and those aspects of the historic built environment that make positive contributions to them.

2.3 General Planning Advice 3 (GPA3) *The Setting of Heritage Assets* (Historic England 2015)

- 2.3.1 General Planning Advice 3 (GPA3) *The Setting of Heritage Assets* (Historic England 2015) sets out the broad methodology for assessing the impact of development on the significance of assets. This suggests a staged approach - Step 1 being the identification of assets potentially affected; Step 2 being to assess whether, how and to what degree the setting makes a contribution to the significance of the heritage asset(s); Step 3 is to assess the effects of the proposed development, whether beneficial or harmful, on that significance; Step 4 is to explore the ways to maximise enhancement and avoid or minimise harm; and Step 5, which is the preserve of the LPA, is to make and document the decision and monitor outcomes.
- 2.3.2 This report has identified that the only assets which could potentially be affected is the

identified Grade II listed terraces and the conservation area. (Step 1).

2.3.3 In detail, Step 2 considers:

- a) the physical surroundings of the asset, including its relationship with other heritage assets;
- b) the way the asset is appreciated; and
- c) the asset's associations and patterns of use.

2.3.4 Commentary of the various facets of these factors is as follows:

a) **The asset's physical surroundings**

- *Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)* – the site is in the vicinity of a number of heritage assets, including the Victoria Park Conservation Area, the Hackney Wick Conservation Area and The Lord Napier Hotel and Public Houses.
- *Land use* – the land is currently derelict and used as a skip yard. All former buildings associated with the Hope Chemical Works demolished.
- *Openness, enclosure and boundaries* – the site is enclosed by the subject boundary wall.
- *History and degree of change over time* – the site has been subject to extensive change over time, with the demolition of all former buildings relating to the Hope Chemical Works. Further, the surrounding area has seen the introduction of new contemporary in-fill development.

b) **Experience of the asset**

- *Views from, towards, through, across and including the asset* – There are no identified significant or invited view lines to or from the site. The subject wall has some townscape quality and contributes to the industrial character of the area.
- *Visual dominance, prominence or role as focal point* – the subject wall has some townscape quality in the street due to its height, scale and age.
- *Sense of enclosure, seclusion, intimacy or privacy* – the site is enclosed and private property.
- *Accessibility, permeability and patterns of movement* – the site is private property and is not readily accessible from the street.
- *Degree of interpretation or promotion to the public* – the subject wall can no longer be attributed to the Hope Chemical Works, but can be interpreted as a historic element. Ruined walls feature in the wider area, and are associated with the former industrial use of the area.

c) **Associations**

- *The assets associative attributes* – The subject wall has some association with other surviving elements and buildings of the former industrial use of the area.
- *Associative relationships between heritage assets* – there is no obvious causal link with any other asset in the vicinity.

2.3.5 This assessment reinforces the initial conclusion that the wall plays a 'low' minor contribution to setting and views associated with nearby heritage assets (including conservation areas) and their significance (Step 3).

2.3.6 The current setting of the walls is defined by the existing site (derelict yard) and buildings within the immediate vicinity including Wallis Road, White Post Lane, Hepscott Street and the Lord Napier Public House. The proposed demolition of the subject wall is subject to heritage impact assessment and should also consider the potential heritage impact in respect to the loss of the element to the setting and views associated with heritage assets in the vicinity (Step 4).

2.3.7 Step 5 will be undertaken by LPA in due course.

2.4 Impact

- 2.4.1 Impacts are those actions associated with the proposed development with potential to alter the significance of a heritage asset through affecting the values that contribute to it.
- 2.4.2 For each built heritage asset, the potential impacts of demolition and construction will be assessed in terms of how they may alter these values and, by extension, significance of each.
- 2.4.3 For Conservation Areas, the assessment will focus on the preservation and/or enhancement of their historic character.

2.5 Conclusions and Recommendations

- 2.5.1 The built heritage assessment will conclude with a list of impacts, potentially ranging from major adverse to major positive, on built heritage assets in the baseline.
- 2.5.2 This list is primarily intended to inform mitigation, whether through design or ameliorative archaeological recording of assets in advance of their alteration.

3 Policy Baseline

3.1 Introduction

- 3.1.1 There is potential for the proposed development to impact on the significance of designated and undesignated built heritage assets and Conservation Areas. These impacts will likely take the form of demolition or other physical alteration to buildings, demolition and new construction that may alter the setting of designated heritage assets, and demolition and new construction that may affect the character and setting of Conservation Areas.
- 3.1.2 The following lays out the general criteria upon which the proposed development will be assessed. The full policy framework can be found in Section 3.

3.2 Statutory Protection

Listed Buildings and Conservation Areas

- 3.2.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a Conservation Area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.
- 3.2.2 The requirements in respect of Listed Buildings (LB) are set out Section 66(1) and (2) of the Act:
- (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
- (2)..... a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.*
- 3.2.3 The requirements in respect of CAs are set out Section 72(1) of the Act.
- (1) In the exercise, with respect to any buildings or other land in a conservation area.....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

3.3 National Planning Policy Framework

The Government issued the National Planning Policy Framework (NPPF) in July 2018 (MHCLG 2018) and supporting Planning Practice Guidance in 2018 (MHCLG 2018). NPPF 2018 Section 16: *Conserving and enhancing the historic environment*, produced in full below:

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶¹. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶².

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
 - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
192. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

3.4 Greater London Regional Policy

The London Plan

3.4.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March 2015). Policy 7.8 relates to Heritage Assets and Archaeology:

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B. Development should incorporate measures that identify record, interpret, protect and, where appropriate, present the site's archaeology.
- C. Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

Para. 7.31 supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'

3.4.2 It further adds (para. 7.31b) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.

Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'

Emerging London Plan

3.4.3 Policy HC1 Heritage Conservation and Growth

- Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.
- Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
 - Setting out a clear vision that recognises and embeds the role of heritage in place-making
 - Utilising the heritage significance of a site or area in the planning and design process
 - integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

- Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

3.5 London Legacy Development Corporation (LLDC) Local Plan

Site Specific Policies

- 3.5.1 The Local Plan identifies different character sub-areas within which the LLDC acts as the planning authority. The Site is located within Sub Area 1 'Hackney Wick and Fish Island'. The vision for the Sub Area states that:
- 'Hackney Wick and Fish Island will become a more vibrant, diverse and well connected series of mixed and balanced neighbourhoods with places of social, cultural and economic activity.'
- 3.5.2 Within the Sub Area, the Local Plan identifies several 'opportunities' including those offered by 'under-utilised and empty sites' which can be redeveloped to create 'new open spaces, internal connections, and the creation of a legible street network'.
- 'Redevelopment will help to address 'challenges' including the Sub Area's 'poor internal movement network and legibility'.
- 3.5.3 The Sub Area is the subject of specific policies. Policy 1.1 (Managing change in Hackney Wick and Fish Island) supports the restoration and reuse of heritage assets for employment or other uses. With particular relevance to the application site, Policy 1.2 (Promoting Hackney Wick and Fish Island's unique identity and appearance) states that:
- 'Proposals for development within Sub Area 1 will be considered acceptable where they:
1. Reinforce local distinctiveness by incorporating high-quality and distinctive architecture that uses durable and suitable materials which reference the area's industrial past
 2. Enhance existing yards and poor-quality and under-used passages and streets
 3. Create new open spaces that complement the identity of the area
 4. Allow for future changes in use through flexible design
 5. Respect the contribution made by cultural and creative industries to the identity, culture and character of the area.'
- 3.5.4 Policy 1.3 (Connecting Hackney Wick and Fish Island) supports the enabling of 'access to north-south walking routes between Wallis Road and Monier Road' and offering 'passage through yards and buildings plots where appropriate and... [supporting] the creation of a new network of passages and streets.'
- 3.5.5 Policy 1.4 (Preserving or enhancing heritage assets in Hackney Wick and Fish Island) states that:
- 'Proposals for development in Sub Area 1, within the boundary or immediate setting of heritage assets, will be considered acceptable where they:
1. Preserve or enhance the special architectural or historic interest that has been identified within the appraisals of those heritage assets... that give the area its unique character.
 2. Enhance and reveal the significance of heritage assets
 3. Restore and reuse heritage assets located within application boundaries as part of new development.
 4. Exhibit an understanding of and reference the architectural and historic interest of the area within their design
 5. Retain street trees and/or provide these, where appropriate.'

Site Allocation SA1.1: Hackney Wick Station Area

- 3.5.6 In April this year the Hackney Wick Masterplan (HWMP) was resolved to be approved at Planning Decisions Committee. It is a material consideration for all applications coming forward within the Masterplan area.
- 3.5.7 The HWMP includes a Design Code, which has been resolved to be approved; Part 15, section 5.0 entitled *Retained Heritage Assets* states:
- In preparing schedules of planned works, Applicants must demonstrate they have addressed the following:

- Optimised opportunities to retain and repair as much of the existing building fabric as possible. Highly intrusive internal and external works to the building should be minimised;
- Non-original features that are not essential to the building's use and that detract from the building's significance should be removed, for example building services, lean-tos, sheds and out buildings;
- Colours for joinery and external services should be sympathetic with historic character; and
- Where possible new windows should use existing openings and where entirely new openings are proposed, these should be of contemporary and simple design using materials sympathetic to the existing building.

4 Built Heritage Baseline

4.1 Summary History

Area History

- 4.1.1 The area of Hackney Wick was originally characterised by farmland.
- 4.1.2 The industrialisation of the area began from the 1840s onwards, influenced by the development of the railways and improvements to the waterways and canals.
- 4.1.3 At the time of the development of the works in 1859, Hackney Wick was a small country village with houses on the edge of the marshes bordering the river.
- 4.1.4 By the late 19^h century, Hackney Wick was characterised by a mix of multi-storey factories, warehouses and terraced housing, to accommodate for blue-collar workers to the area.
- 4.1.5 The area thrived with businesses manufacturing products such as plastics, dyes, rubber and printing ink.

Hope Chemical Works

- 4.1.6 Hope Chemical Works was established in 1859 by Eugene Beauharnais Carless for the purpose of distilling and refining mineral oil.
- 4.1.7 Hope Chemical Works was initially owned and operated by Carless, a former surgeon and 'manufacturing chemist' by trade.
- 4.1.8 Carless, Capel & Leonard was established in 1872 and had the strongest association to the Hope Chemical Works. Under the leadership of Leonard, the sole owner by 1874, CCL grew to become the UK's foremost crude oil distillery, specialising in the refining of coal, tar and shale.
- 4.1.9 By 1873, the Hope Chemical Works site was well established, with several buildings seen on the site arranged around two large yards. The surrounding area is dominated by workers housing.

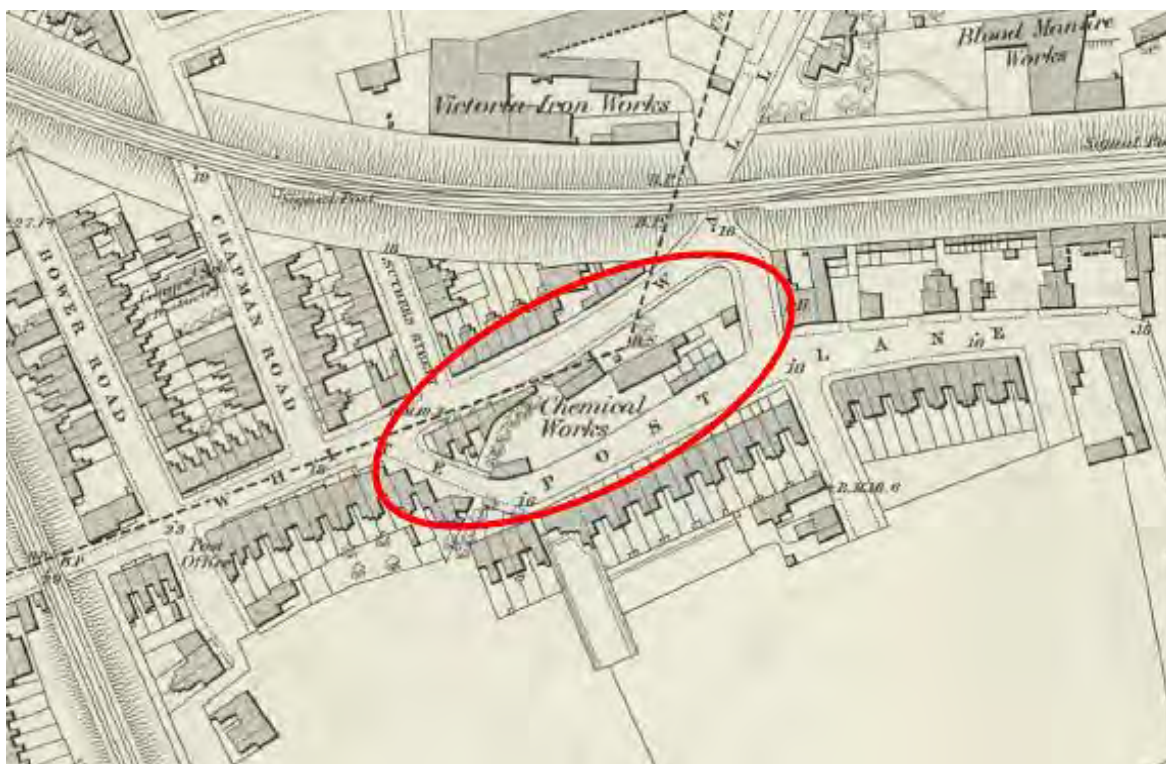


Figure 2: 1873 OS Map, 25 Inch.



Figure 3: 1897 OS Map, 25 Inch.

- 4.1.10 By 1880, the products manufactured by Carless, Capel & Leonard became the principal supplier of oil to the coal-gas industry by the turn of the century.
- 4.1.11 The 1897 OS Map shows little change to the site and surroundings.
- 4.1.12 According to the Conservation Area Appraisal (CAA) for Fish Island and White Post Lane, the sites boundary walls were built in 1891; however, they do not appear on the later historical map (the 1916 OS Map). The solid line on the 1897 and alter maps; however, likely indicate the presence of the wall.
- 4.1.13 The 1916 OS Map shows little change to the built form of the site at this time.
- 4.1.14 Physical inspection of the fabric of the wall shows that it comprises predominantly London Stock brick, with various later repairs and infill/replacement brick. Part of the wall (which comprises fenestration) on the south western corner, is remnant wall of the former terraces which existed on the site as shown in the early OS Mapping.

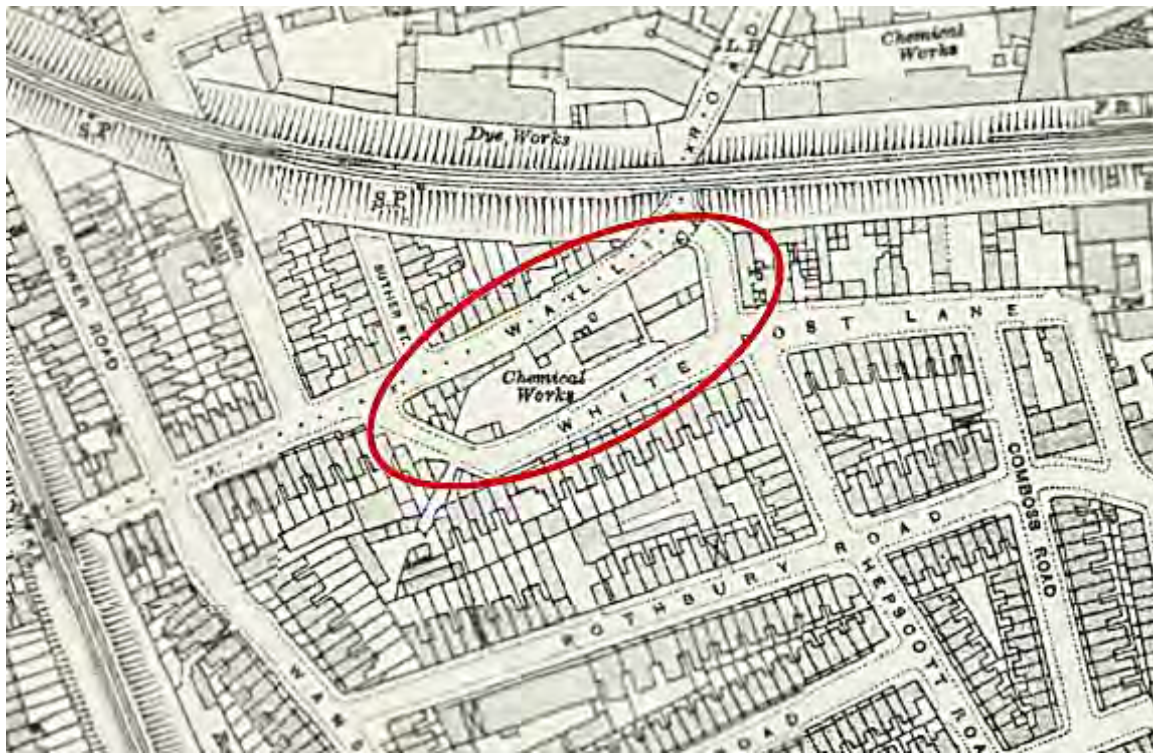


Figure 4: 1916 OS Map, 25 Inch.

4.1.15 The boundary wall appears on the later 1948 OS Map, 25 inch, as seen below (Figure 4).

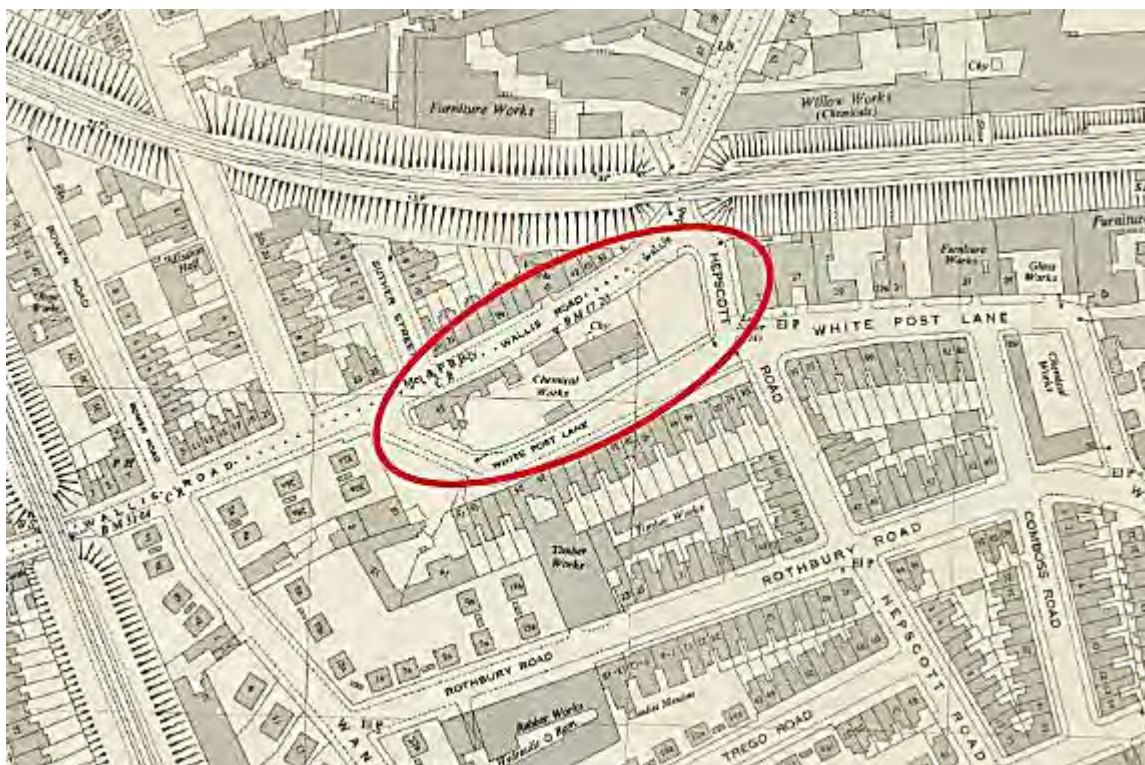


Figure 5: 1948 OS Map, 25 Inch.

4.2 Site Description

- 4.2.1 Hope Chemical Works—Boundary Walls are located at 34-38 Wallis Road, Hackney Wick (the site). The site is under the jurisdiction of the London Legacy Development Corporation (LLDC).
- 4.2.2 The wall is identified as a non-designated (locally listed) heritage asset in the Fish Island and White Post Lane Conservation Area Appraisal (CAA); however, it does not form part of the Conservation Area boundary.
- 4.2.3 The site is currently used for the open storage of skips and accommodates no buildings.
- 4.2.4 The wall is largely intact and retains its original alignment, albeit it has been subject to incremental change over time, including new openings, brick replacement and various repair works. Its overall condition is generally described as in '*a mixed state of repair*'.
- 4.2.5 The immediate setting of the wall has substantially changed through the past demolition of buildings and yards associated with the former Hope Chemical Works.

4.3 Character of Fish Island & White Post Lane Conservation Area

- 4.3.1 The site is located immediately adjacent to the Fish Island and White Post Lane Conservation Area.
- 4.3.2 The character of Fish Island and White Post Lane Conservation Area is described in Section 3.2 of the Fish Island & White Post Lane Conservation Area Appraisal (CAA) as follows:

The area is characterised by small clusters of industrial buildings, which, unlike the large-scale industrial structures of primary industries that have long been recognised as part of the Britain's heritage, were engaged in the invention and production of goods relating to the birth of the consumer age and whose heritage significance has, to date, been largely overlooked. The factories housed a range of activities such as confectionary manufacture, dye works, waterproof cloth works, chemical, varnish, ink and printing works and other such related uses. French entrepreneur Achille Serre, who introduced dry cleaning to England, had industrial premises that fall within the conservation area. Just off Wallis Road to the south of the railway line, Eugene Carless established a distilling and oil refining business that later invented the brand name 'petrol'. Industrial buildings and wharfs started to line the waterside of the Lee Navigation and Hertford Union Canal with some premises having openings that provided access to the towpaths. A number of factories changed their usage over time. With the exception of the housing adjacent to the Lord Napier public house, all the 19th century residential buildings have been cleared. The lock keepers cottages to the east of Old Ford Lock have been heavily remodelled and united as one house in the 1990s. The conservation area's extant buildings date from the 1860s onwards with a number of structures from the late 19th and early 20th centuries and some post-war buildings that have replaced earlier factories. The conservation area retains much of its original street pattern. Although the 19th century residential architecture has almost completely vanished, there are live-work units in some former industrial buildings (especially around Dace Road). Some recent, large-scale residential developments on the waterways are of a scale, form and appearance that is detrimental to the overall character and appearance of the conservation area.

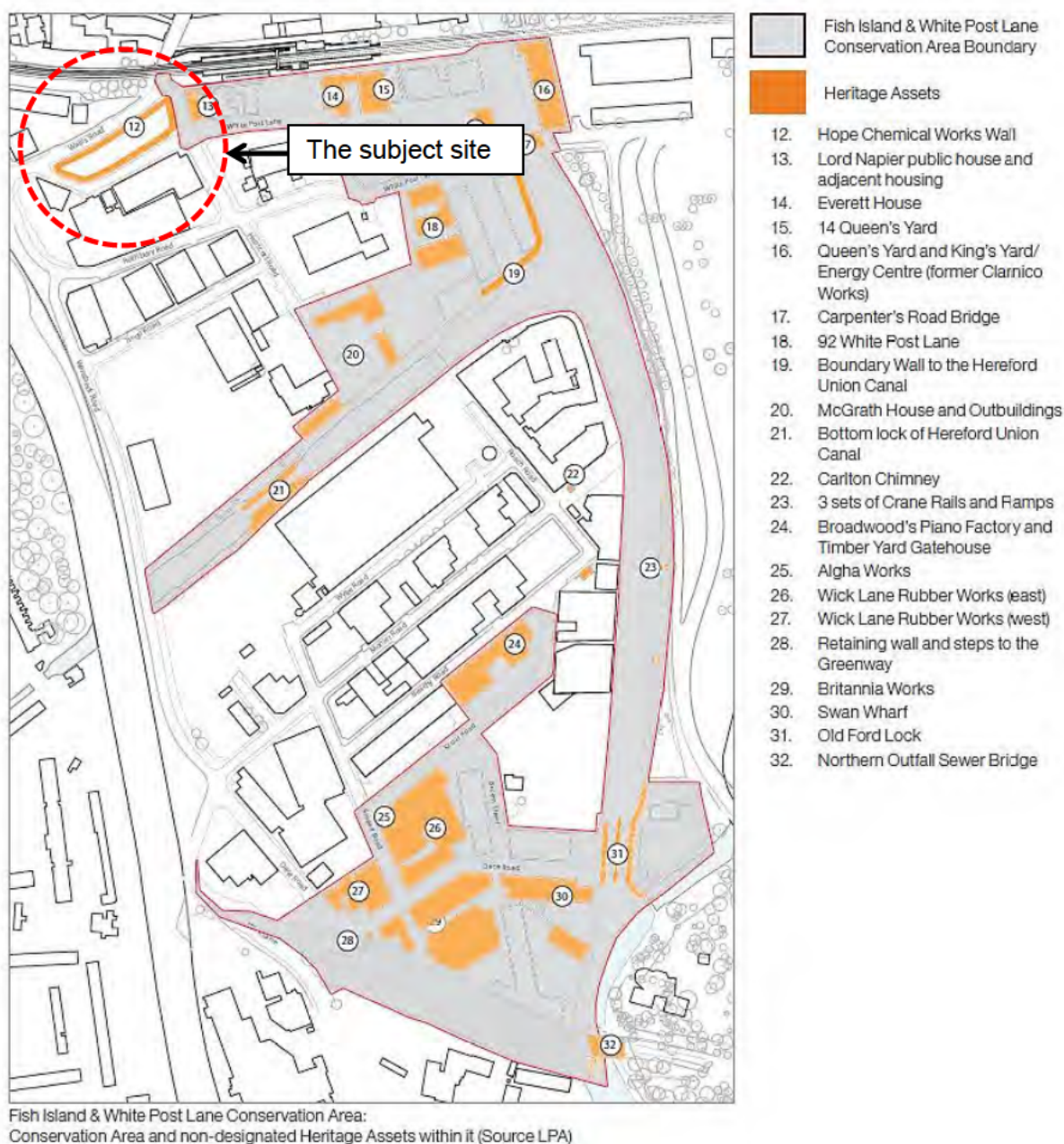


Fig 6 Fish Island & White Post Lane Conservation Area Boundary (Source: Fish Island & White Post Lane CAA)

4.4 Nearby heritage assets

4.4.1 The site is also in the immediate vicinity and wider setting of the following heritage listed assets:

4.4.2 *The Lord Napier and neighbouring houses, c1865.*

The Lord Napier Public House and adjoining housing is a two storey brick building on the corner of Wallis Road and White Post Lane. The building is currently in a poor and dilapidated state and is described as follows in the Fish Island & White Post Lane Conservation Area Appraisal (2014):

Built c.1865, the two storey pub and two houses adjoining to the north are in a basic mid-19th century classical style with parapets concealing the roof. Windows have been replaced in large part although the houses retain some sashes. Pub frontage is possibly inter-war. These buildings are important as the sole survivors of the mid Victorian residential development of the area south of the railway.

4.4.3 Hackney Wick Conservation Area

The site is in the vicinity of the Hackney Wick Conservation Area and non-designated and designated assets contained within this, located to the north of the subject site.

4.4.4 The Hackney Wick Conservation Area Appraisal (CAA) describes the site as follows:

The Hackney Wick Conservation Area has always existed as an industrial quarter. The area has survived and evolved over a century and a half, through the war and modern developments. At present, its strong industrial presence through its 19th century built form (factories and warehouse) gives it a distinct character and image.

The boundary of the conservation area is primarily denoted by adjacent roads and the property boundaries of the industrial heritage buildings.

The eastern boundary follows Chapman Road as far as the Trow Bridge House at the corner of Felstead Street. As for the northern boundary, it follows the Felstead Street as far as the corner of the Prince Edward Road and then takes in properties along the north side railway line. The boundary then turns north-eastwards, taking in both sides of Wallis Road until it meets the Prince Edward Road. From that point it runs eastwards including selective properties along Wallis Road, terminating at the Lee River.

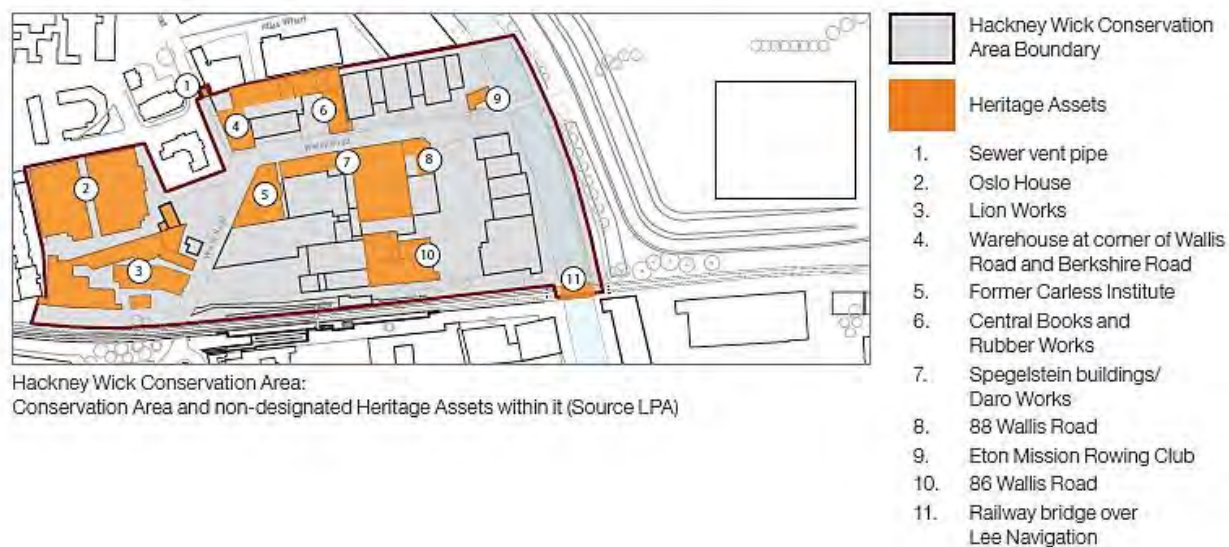


Fig 7 Hackney Wick Conservation Area Boundary (Source: Hackney Wick CAA)

5 Statement of Significance

5.1 Introduction

- 5.1.1 The site does not contain any nationally designated (protected) heritage assets; such as scheduled monuments, listed buildings or registered parks and gardens. The wall is identified as a non-designated (locally listed) asset on the Fish Island and White Post Lane Conservation Area Appraisal (CAA); however, it does not form part of the conservation area boundary. There is no formal local list held by the LLDC.
- 5.1.2 Further, the wall is in the vicinity of a number of heritage assets including the Hackney Wick Conservation Area and other individually listed built heritage assets.

5.2 Significance Criteria

- 5.2.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

Evidential value: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.

Aesthetic value: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;

Historical value: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;

Communal value: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

- 5.2.2 Table 2 outlines the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)

Heritage asset description	Significance
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings.	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation.	Low (Local)
Historic environment resource with no significant value or interest.	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined.	Uncertain

5.2.3 LLDC have no specific criteria for identifying non-designated (locally listed) assets.

5.3 Hope Chemical Works Wall—Summary of Significance

Evidential Value

5.3.1 The remains have limited evidential value in demonstrating that buildings previously existed on the site.

Historical Value

5.3.2 The wall dates from c1891.

5.3.3 The wall is largely intact and retains its alignment, albeit it has been subject to previous repair and alteration.

5.3.4 The association of the wall to the Hope Chemical Works can no longer be interpreted, due to the demolition of the former buildings on the site in the c1980s.

5.3.5 The wall has limited historical value overall.

Aesthetic Value

5.3.6 The utilitarian wall (its form and materials) makes a minor positive contribution visually to the industrial character and setting of the Fish Island & White Post Lane Conservation Area and identified nearby heritage assets in the vicinity.

5.3.7 The wall is considered to be in a mixed state of repair.

5.3.8 The wall makes some contribution to townscape quality due to its scale and materiality. The utilitarian character of the wall makes some contribution to the established industrial character of the area and has townscape merit as a boundary marker.

Communal Value

5.3.9 No specific communal value associated with the wall.

The subject wall has a low level of significance. According to the above *Table 2: Significance of Heritage Assets*—assets need to have Medium significance as a baseline to reach the level of local listing.

5.4 Local listing—Selection Criteria

5.4.1 LLDC does not have local specific criteria for local listing. The following criteria from Historic England Guidance (Historic England Advice Note 7—Local Heritage List) is therefore utilised as selection criteria.

5.4.2 Defining the scope of the Local Heritage List:

Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

5.5 Hope Chemical Works Wall—Assessment against Local Criteria

5.5.1 In addition to Section 5.3 above, assessment of the subject boundary wall against the above criteria is outlined below:

Criterion	Description
Age	The wall dates from the late 19th century, during a period of intense industrial development of the area. The fabric (London Stock Brick) is somewhat characteristic of the period.
Rarity	The site is not considered rare. Ruinous walls feature in the locality.
Aesthetic Interest	The brick materiality and ruinous character of the wall is locally distinctive to the former industrial character of the area, albeit, its contribution is low. It is considered that proposed new contemporary development has substantially changed the character of the area.

Group Value	No specific group value; however, the site forms part of the setting of nearby heritage assets.
Archaeological Interest	Not assessed in detail; however, the wall unit/foundations extend below ground.
Archival Interest	The history of the site has previously been documented; however, its exact date of construction is not confirmed.
Historical Association	There is some historical value embodied in the overall age of its physical fabric (c1891); however, its former historic context is no longer apparent as no other buildings from the Hope Chemical Works remain on the site. There is an historical association with Carless, Capel & Leonard.
Designed Landscape Interest	No particular landscape interest.
Landmark Status	The site contributes to townscape quality and character and to the visual setting of nearby heritage assets (including conservation areas); however, they are not considered to have 'landmark status'.
Social and Communal Value	The connection to the Hope Chemical Works can no longer be interpreted. There is some social and communal value associated with the street art, but this is a later (modern) addition.

5.6 Statement of Significance

- 5.6.1 The wall has a degree of significance (evidential, historical and aesthetic) as well as townscape quality; however, this is 'low' overall.
- 5.6.2 The wall contributes to the industrial character and history of the area and forms part of the overall local distinctiveness of the area; however, this is 'low' overall.
- 5.6.3 The wall makes a minor positive contribution to the setting of the townscape and nearby heritage assets, including the Fish Island and White Post Lane Conservation Area.

6 Conclusions and Recommendations

6.1 Conclusion

- 6.1.1 The wall has a degree of significance (evidential, historical and aesthetic) as well as townscape quality; however, this is 'low' overall.
- 6.1.2 The wall makes a minor positive contribution to the special interest, industrial character and setting of the nearby Conservation Area (Fish Island & White Post Lane) and other identified heritage assets in the vicinity and wider setting.
- 6.1.3 The subject wall has a low level of significance and does not reach they threshold for listing as a non-designated (local) asset.

6.2 Recommendations

- 6.2.1 The proposed works are not required to retain the wall on heritage grounds. The proposed re-development provides the opportunity to enhance the overall site and area.
- 6.2.2 The proposed new development should be cognisant of the significance/special interest and setting of heritage assets (including conservation areas) located within the vicinity and should be designed appropriately to respond to these.
- 6.2.3 An archival recording of the wall should be undertaken in accordance with Historic England Standards. For an item of 'low' significance', the level of recording would be equivalent to a Level 1 recording.

From: [REDACTED]
To: [REDACTED]
Subject: RE: 34-38 Wallis Road
Date: 01 March 2019 16:44:00
Attachments: [Design comments 1.03.19.pdf](#)

Hi [REDACTED]

Design comments attached.

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: 22 February 2019 08:51
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Subject: 34-38 Wallis Road

Hi [REDACTED]

As discussed, we have prepared a first draft of the S106 heads of terms which is attached. Could you please review and let me know if you have any comments?

Regards

[REDACTED]
Associate Director

direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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100 Pall Mall
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Site Address: 34-38 Wallis Road

Design Comments

Planning ref (if applicable):
 Date of submission / meeting: 19/00007/AOD
 Application : Submission, Formal comments
 Meeting no (if applicable): N/A

Client: TCHW Properties Ltd
 Architect: Hawkins Brown

Planning Officer: [REDACTED]
 Design Officer: [REDACTED]
 Date of comments: 01/03/2019

Use following sections as necessary:

1. Design Comments Summary

Overall the proposal is not supported due to the relatively low workspace provision and the suitability space for B1c use.

- The building design and aesthetics at upper levels are supported. The straightforward but layered façade complements the shape of the building which interestingly reflects the constraints of the site and contributes to the public realm.
- The building height goes above prevailing height this causes concern, on the basis that this allowing for this height should be balanced against the provision of additional workspace.
- The principal of the design resolution with regards to the Environment Agency concerns on flood risk are well worked through and should be commended.
- There is concern with the work space both in terms of whether it is fit for purpose, the quantum provided, the provision of affordable workspace and its management.
- One extra floor of workspace in one of the buildings is needed.
- More work needs to be done to show that the shutters which form the entire perimeter of the lower floor would be robust and fit for purpose, ideally adding a thermal layer.

2. Strategic Approach and Context

The form of the building layout and the principal of the response to the site constraints has been developed over a number of pre-app meetings and is supported.

The strategic approach to flood risk has been well resolved in terms of freeing up the ground floor for space and this appearing to be a complete part of a well-grounded whole building. There remains an issue to resolve regarding the incompatibility of heated space and permanently open louvres to allow flood water to enter to enter the building.

Within the Local Plan this area is designated as predominantly housing and employment, however hotel use could be acceptable if the scheme brought additional workspace to the area. As the scheme does not propose any workspace further to the area set aside for flood risk mitigation it is not currently acceptable due to the constraints, (dimensions, privacy, height, temperature, layout) and further floor space should be provided as has been made clear in our pre-application discussions. More workspace should be provided on the whole first floor of one of the blocks and all the lower floors should be affordable. This will not only provide quantum but suitable space for production as is suggested is right for the area by the developer in the in the DAS. Specific use classes should be set out in specific areas and it

should be clear which space is heated. The workspace is not thoroughly developed enough and contains inconsistencies which appear designed to sell an idea which hasn't been duly considered.

The scheme details demolition of a non-designated heritage asset wall, while this may be acceptable if replaced by industrial heritage in the area it is not felt that the scheme goes far enough on delivering this. The historic analysis in the DAS details and industrial past but does not adequately detail an industrial future.

3. Plan and Layout

The building form and plan of the plot both defines the street well but also interestingly represents the underlying constraints and breaks the block with a cut through.

The basic plan form for the hotel looks good and compact each room gets natural light and effort has been made to bring natural light into the corridor.

The plan of the room layouts looks adequately developed, however there is suspicion that the inclusion of a kitchenette, not usually found in a hotel room is more suited to living accommodation. The maximum length of stay would likely be capped at no more than 90 days through a planning condition. If the intention is for long stay, appropriate supporting justification should be given and adequate thought to communal areas.

4. Accessibility and Inclusive design

The building appears to be fully accessible. Further clarification is required on the wheelchairs units, including quantum, location and what design features make those units accessible.

5. Scale and Massing

The building is of uniform height across the site and the height of 22.7m is 2.7m (almost a storey) above the prevailing height of 20m. The form, scale and architecture of the scheme will need to be assessed against the criteria for BN10. It is noted that the Quality Review Panel gave the overall design a positive response. Adjacent schemes achieving similar heights would achieve more workspace as well as affordable housing provision. The scheme needs to contribute to the conservation area with use which reflects the industrial heritage of the site with more workspace type use.

6. Architectural Expression

The building structure and materials are supported. The team quite quickly developed their architectural approach which was received positively by the Quality Review Panel, officers and at a committee briefing. The team reviewed with different options but came back to the choice of brick and concrete. Efforts should be made to secure the brick choice presented which appears well considered and efforts should be made to keep this through to delivery. The pink concrete work complements the brick work and should be retained through to delivery.

7. Frontages

The team have proposed an innovative solution to the flood risk challenges. There needs to be further development of the permeable shutter system for the building perimeter, these units need to do a lot as they have to be openable and louvred in a flood event, provide glass frontage but also appear to be a solid wall in areas. Some of the detailed images look compelling but the detail of these elements are essential to secure a quality building and place.

The example precedent of Mare Street Market is a heated space with the exterior windows forming the thermal line, which makes the space usable throughout the year. There are concerns that the system proposed would mean the internal space is of limited use and lead to unsustainable methods heating of the space.

The comments below are made with an aspiration to create a thermal line. This may mean that appropriate set of management procedures from the Hotel are in place.

Curtain Walling

Officers are concerned that in some instances the louvres do not appear robust enough and may be subject to damage. The lines and detailing will likely appear much more clunky than shown. Rather than louvres would it be possible to replace with solid but openable lower window? Or if a thermal line is not possible due to EA Perhaps a more solid louvred system, not glass, would be appropriate.

Full scale mock-ups and demonstration units will need to be tested and approved as a condition, to satisfy the quality and robustness requirements.

8. Hotel accommodation

See plans and layouts section.

Within the DAS there is not much communicated about the vision for the hotel, some explanation has been given in pre-application meetings but not much detail is given about the need, rationale and how the hotel will operate in this area. There is concern that it is not quite clear how the hotel will operate. Where is the hotel breakfast area and restaurant? How would this shape relate to competing hotel chains?

A lot is made with the DAS of the demand for workspace but how the two areas will relate and the benefit of the hotel is not captured.

9. Employment Offer

Policy B.4 for area 4 Fish Island Mid suggests Managed Workspace, Incubator or co-working space, Small creative studios, large studios, small industrial space and maker space. Policy looks to promote making, creative and cultural uses in Hackney Wick and Fish Island. This scheme does not go far enough in providing appropriate B1c space. Hackney Wick Central by comparison provides no net loss by floor areas and space.

- In particular, the scheme proposes 648sqm of B1c space - however this looks to only provide 11 individual units. The size of the units or if they will be heated is not clear. Individual studios tend to range from anything between 150sqf 350sqf.

- Floor to ceiling heights should attempt to comply with LLDC's workspace guidance of 2.9 - 4.4m floor to ceiling heights. For example, B1c workspace in Hackney Wick Central is a minimum of 3.25m.
- To complement the quantum of hotel rooms coming forwards it should be possible to provide suitable B1c studio space on the first floor adjacent and complementary to the co-working space? For example individual artist studios could be designed into more of the floorspace and would cause no disruption to the hotel users provided there was an appropriate tenant selection process in place. Artists like hotels tend to use their space 24hrs a day so I think they could really complement each other's use.
- Additionally - many businesses may not like the prospect of being located on the ground floor and having very public facing units. An additional space would allow for more traditional, private studios to be created more reflective of the types of studios already present in HW
- How will the units be insulated to ensure that individuals can work from them without causing complaints from the hotel guests?
- If done well I think that the units on the ground floor could provide a great opportunity to provide really low-cost space. A low specification and simple design should hopefully make the space very cheap to build and run. The developer should also bear in mind that the affordable users will want as low a service charge as possible - so when designing all of the space they access this should be considered.
- Could they provide some more information on access to the makers space - will there be a goods entrance for example to allow large equipment and items to enter and leave the building with ease? How will deliveries/ collections be made
- Workspace which only contains marked out on the floor with lines and no solid walls surrounding it is not appropriate I doubt many businesses would want to operate in the open with no security for their possessions and work. How do they anticipate that this space will be run?
- There seems to be a lot of wasted space. Given their large emphasis on providing space for creative businesses at risk messier creative space should be provided.
- There is 728sqm of b1a co-working space proposed - a large proportion of which seems to be located in space shared with the hotel. Inevitably this space is likely to come across as quite exclusive. How do they anticipate making the space as accessible to all businesses as possible? I imagine that it could quite easily have a shoreditch house/ soho house feel to it. the DAS states this will be open to the wider community this should be secured in the S106.
- A workspace strategy is needed and we would encourage them to look at Hackney Councils approved provider list if they have not done so already.
- The DAS refers to the space as being affordable, this should be £8psf headlease to a workspace provider. The end user cost is also then required to be kept to a minimum with service charge as low as possible and any other costs being fair and reasonable. This should not be greater than the £16psf mark. Affordable units will enable them to attract local businesses who are suffering as a result of loss of studio space locally. If they set the price higher it will not be a suitable relocation space and I fear it will struggle to be accepted by the local creative community
- More should be fixed about their proposed partnership with Mare Street Market - have they got any commitments to local suppliers, local labour force and London Living Wage for

example? I would be interested in understanding the rates they would look to apply to their market stalls/ units. How affordable will this be?

14. Landscape Design and Public Realm Strategy

Safe routes need to be maintained during construction and the team should allow for a meanwhile streetscape design during construction.

Is the roof accessible?

There should be some play provision on the southern footway, between the buildings.

END.

From: [REDACTED]
To: [REDACTED]
Subject: 34-38 Wallis Road
Date: 21 March 2019 14:28:58

[REDACTED],

We note that there have been 5 late objections submitted from people who have recently purchased flats at the Bagel Factory, 52-54 White Post Lane. Given they were submitted so late they haven't been included in the committee report but I understand that committee members will be informed about them in the committee report addendum. We have therefore provided a response to the points raised below.

Consultation

As explained in the Statement of Community Involvement and Planning Statement, the Applicant has engaged in an extensive on-going consultation process with local residents and businesses. The programme of consultation with the wider community began in September 2018 with a door-knocking exercise to introduce the developers to local businesses. This was followed up with letters being sent to these local businesses introducing the scheme and publicising the public consultation exhibition. The exhibition provided an opportunity for residents to view the proposed development and discuss their issues with leading members of the development team. Further one to one meetings with interested businesses were also held by the Applicant. The feedback has been positive and this is reflected in the letters of support that have been submitted.

With regards to the Bagel Factory development, we are not clear on the stage of construction of the development and whether or not people have started moving into the flats yet, therefore, engaging with the future residents who have bought the flats off plan has not been possible. Nonetheless, the Applicant engaged with the developer, Aitch Group prior to submitting the application who expressed their support for the proposals. Aitch Group have now confirmed this in a letter of support they submitted earlier this week.

Furthermore, LLDC have achieved their statutory consultation requirements through press notices and posting of site notices.

Height

The letters include incorrect figures for the height of the building. They use the height of the building from sea level rather than the height of the building from ground level when describing it next to its neighbours. For clarity the prevailing parapet height is 23.625m Above Ground Level which is approximately 3.75m taller than 52-54 White Post Lane.

The planning application includes a thorough assessment of the proposals against Policy

BN10 and it is supported by the QRP and officers.

Loss of Light

The effects on the Bagel Factory are covered comprehensively in the submitted Daylight and Sunlight Report and in the Committee Report. As confirmed in the Committee Report the appropriate test for a new build property is one of Average Daylight Factor and c.80% of the flats at the Bagel Factory meet this under the proposal. Retained daylight levels are high in many cases significantly exceeding the targets. Where localised deviations do occur these affect rooms where windows are situated beneath balconies which is a common trade-off between internal daylight levels and the provision of private amenity space. Once the effect of the balconies is accounted for the scheme is fully compliant with the BRE targets.

[REDACTED]
Associate Director
direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED]
To: [REDACTED]
Subject: RE: 34-38 Wallis Road
Date: 06 March 2019 15:43:00
Attachments: [image001.png](#)

Hi [REDACTED]

The applicant has confirmed that they can make 14 March. The relevant contact is: [REDACTED]
[REDACTED] [@dp9.co.uk](#)

The planning application reference number is 19/00004/FUL.

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

From: [REDACTED]
Sent: 06 March 2019 14:35
To: [REDACTED] <[REDACTED]@frame-projects.co.uk>
Subject: 34-38 Wallis Road

Hi [REDACTED]

Can you please advise of potential dates for a planning application review for 34-38 Wallis Road?

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED] [@londonlegacy.co.uk](#)



Queen Elizabeth Olympic Park: a dynamic new metropolitan centre for London

For more information please visit www.QueenElizabethOlympicPark.co.uk

From: [REDACTED]
To: [REDACTED]
Cc: [Catherine Smyth](#); [REDACTED]; [REDACTED] [ORP; Anthony Hollingsworth](#)
Subject: LLDC Quality Review Panel, 14 March - agenda
Date: 12 March 2019 10:46:59
Attachments: [190314 PR 34 - 38 Wallis agenda.pdf](#)
[181101 FR 34-38 Wallis Road report.pdf](#)

[REDACTED]

Please find attached the agenda for the planning application review of the scheme for 34 – 38 Wallis Road on Thursday, 14 March.

I also attach for information the report of the previous review of this scheme.

Best wishes

[REDACTED]

Design Panel Manager

Frame Projects

Unit 14 Waterside · 44-48 Wharf Road · London N1 7UX

T [REDACTED] · D [REDACTED] · M [REDACTED]

London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: 34 – 38 Wallis Road

Thursday 1 November 2018

Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

Panel

Peter Studdert (chair)
Michál Cohen
Andrew Harland
Johnny Winter

Attendees

██████████	LLDC Planning Policy and Decisions Team
██████████	LLDC Planning Policy and Decisions Team
██████████	London Legacy Development Corporation
██████████	London Legacy Development Corporation
██████████	Frame Projects

Apologies / report copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Catherine Smyth	LLDC Planning Policy and Decisions Team
Jerry Bell	London Borough of Tower Hamlets
Jane Jin	London Borough of Tower Hamlets

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation the LLDC is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Project name and site address

34 – 38 Wallis Road, Hackney Wick

2. Presenting team

██████████	The Collective
██████████████████	Hurlington
██████████	Hawkins\Brown
██████████	Hawkins\ Brown
██████████████	Hawkins\Brown
██████████████████	DP9

3. Planning authority's views

While earlier planning applications for development of the site at 34 – 38 Wallis Road have not been formally withdrawn, they are not being pursued. The site now has a new client / developer, with a new design team.

A key consideration in developing the design for this site has been identifying a solution to flooding issues that meets the requirements of the Environment Agency.

The planning authority continues to consider: the response to the site context, including flood risk; the appropriateness of proposed uses, both hotel and workspaces; and scale, massing and architectural expression, including in the context of Local Plan Policy BN.10 on tall buildings.

4. Quality Review Panel's views

Summary

A fascinating proposal has been developed for 34 – 38 Wallis Road – which the Quality Review Panel thinks has much potential. It responds well to requirements in relation to flood risk and includes uses that appear appropriate for this location. To fulfil the scheme's ambitions, the panel recommends further rigorous analysis of the concept for the scheme – looking beyond the building itself to the wider public realm, including Wallis Road as a significant route, and also neighbouring residential development. The panel generally supports the proposed scale and massing but suggests some possible refinements. It recommends further consideration of the edges of the building at ground floor level – arguing against glazing and for a more robust treatment that better suits the proposed uses. The hotel entrance might be expressed more strongly. Brick as the predominant material is strongly supported – perhaps with the addition of steel. The plan and layout of the hotel accommodation generally work well but lengthy corridors without natural light should be avoided. Further work is required on the landscape design and public realm strategy in order to successfully situate the scheme in its urban context. These comments are expanded below.

Concept and strategic approach

- The panel is sympathetic to the concept underpinning redevelopment of this site: hotel accommodation above flexible modular workspaces. While it is for the planning authority to decide the appropriateness of proposed uses, the panel thinks that an argument for hotel accommodation in this location can be made, and that the scheme responds to the need to provide workspace in Hackney Wick.
- The proposal for uses at ground floor / mezzanine levels – which respond imaginatively to flood risk requirements – are exciting and reflect the special character of Hackney Wick.
- The panel thinks that further rigorous analysis is required in order to ensure that the concept successfully comes to life. It is a radical proposal, which the panel supports, but which could be approached in a more radical way – thinking less specifically of a building and more broadly of the ground plane, including as it extends beyond the site boundary. Such an approach would interrogate more incisively the character of the place to be created.
- This analysis would include, for example, the potential movement of people and vehicles through the public realm. This could inform more precisely how modular units at ground / mezzanine levels are arranged. A closer look at the sun path could indicate, for example, the best location for a café.
- While ensuring flexibility within the design will be important, the arrangement of the modular units currently appears rather random; a more coherent and ordered approach could be more successful.

Response to context

- Wallis Road is seen as a significant route from Victoria Park to Queen Elizabeth Olympic Park. Some thinking about how this might tap into and influence the design of the scheme, and its impact on the character of Wallis Road, would be valuable.
- Further analysis should also take noise into account. The uses at ground / mezzanine levels can be expected to generate a certain amount of noise. The impact on neighbouring residential development – notably The Bagel Factory, at 52 – 54 White Post Lane, and 24 – 26 White Post Lane – should be carefully considered and mitigated as far as possible through the scheme's design.
- The boundary wall of the former Hope Chemical Works is a non designated heritage asset. The panel considers this wall to be of minimal significance and sees little or no merit in retaining it. It suggests, however, that a memory of the wall could perhaps be integrated into the design.

Scale and massing

- The proposal consists of two buildings linked by a bridge. While, overall, the scale and massing are considered appropriate, a question is raised about the relationship between the new building to the east of the site and the former Lord Napier public house.
- While this difference in height is not unacceptable, a decrease in the height of the building next to the Lord Napier public house and possible increase in the height of the other building might be considered. The two buildings need not necessarily be the same height – and some divergence could result in a more interesting massing.
- The space at ground / mezzanine levels could appear rather cramped – and the panel recommends further thought, including a possible increase in height, in order to ensure that there is ample space to implement the exciting ideas proposed. It will also be important to ensure that adequate light penetrates these spaces.

Architectural expression

- The intriguing proposal for this site presents opportunities for an architecture that is particularly distinctive, avoiding blandness and predictability. An element of quirkiness and surprise could be appropriate – but keeping in mind neighbouring residential developments.
- The panel questions the proposed openable glazing at ground / mezzanine levels, arguing that these spaces should be much more open and permeable, without an overtly defensible edge.
- These spaces might be conceived of as more of a market place, perhaps with metal fencing or a metal grille. Glazing appears rather precious, with a more corporate feel, incongruous with the character of Hackney Wick. A more robust, industrial expression is required. (How the edges of the building are treated will be influenced by the buildings' structure, for example, if it includes a transfer structure.) It will be important to clearly identify entrances to the ground floor spaces.
- The panel suggests that there could be some differentiation in the elevations, rather than the same or similar treatment to each side of the buildings. It supports the proposed serrated roof line.
- The panel recommends that the entrance to the hotel be made more prominent and expressed more strongly.

- It is noted that the scheme for this site will be subject to Local Plan Policy BN.10 on tall buildings; this includes a requirement for ‘outstanding architecture’. Much will depend on the benefits that the scheme brings to the public realm.
- While assessment against the criteria of Policy BN.10 will await a subsequent review of the scheme as it is taken forward, the panel stresses at this stage the importance of retaining the design team through to detailed design and construction – and the avoidance of value engineering.

Materials and detailed design

- The proposed materials show much promise. The panel strongly supports the extensive use of brick – especially the proposed dark red clinker brick – which can be expected to result in richly textured façades.
- The panel recommends avoiding options where concrete predominates. It thinks, however, that steel could be incorporated in interesting ways, for example, by strengthening the way in which the buildings meet the ground. Making the buildings welcoming should be an important factor in the choice of materials at ground level.

Plan and layout

- The panel recommends considering some solid walls at ground / mezzanine levels in order to allow increased flexibility of uses.
- The panel suggests that the plan for the first floor – the hotel – could be improved by integrating the bridge more strongly into the form of the building. Generally, it thinks that the layouts of the hotel rooms work well.
- The panel strongly recommends avoiding lengthy corridors without natural light – and introducing as much natural light as possible into corridors.
- The hotel will require servicing to the ground floor for, for example, laundry delivery and collection.

Landscape design and public realm strategy

- The panel acknowledges that the landscape design and public realm strategy is at an early stage. It thinks, however, that it should reflect more strongly the very urban character of the site. (See also comments above on response to context.)
- Consideration should also be given to the impact of existing trees on the site as they continue to grow.

Next steps

- The Quality Review Panel encourages the design team to continue to develop the proposal for 34 – 38 Wallis Road, taking into account the comments above and in consultation with planning officers.
- The panel looks forward to having another opportunity to comment on the proposal as it is developed further, and before submission of a planning application.

London Legacy Development Corporation Quality Review Panel

Agenda for Planning Application Review of 34 – 38 Monier Road

Thursday 14 March 2019

13.30 – 13.45 panel briefing

Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

13.45 – 14.45 34 – 38 Wallis Road

Panel

Peter Studdert (chair)
Johnny Winter

Attendees

Anthony Hollingsworth
Catherine Smyth

████████████████████

████████████████████

████████████████████

LLDC Planning Policy and Decisions Team
LLDC Planning Policy and Decisions Team
LLDC Planning Policy and Decisions Team
London Legacy Development Corporation
Frame Projects

1. Project name and site address

34 – 38 Wallis Road, Hackney Wick

2. Information

Architects	Hawkins\Brown
Clients	TCHW Properties Ltd
Planning authority	London Legacy Development Corporation
Local authority	London Borough of Tower Hamlets
Planning reference	19/00004/FUL
Previous reviews	FR 1 November 2018

3. Attending the panel

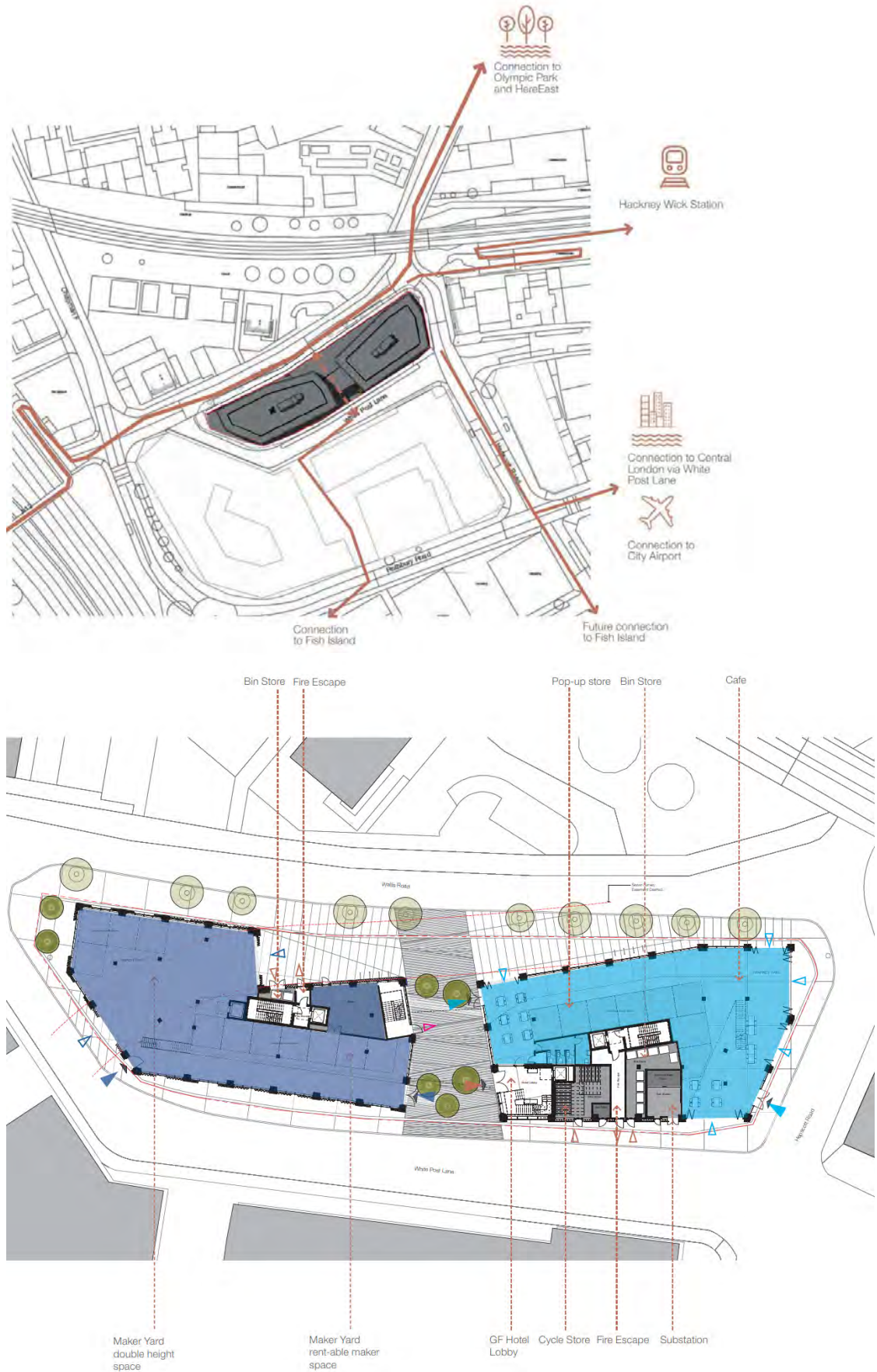
██████████	The Collective
██████████	Hawkins\Brown
██████████	Hawkins\Brown
██████████	DP9

4. Description

Returning scheme: site immediately to south of Hackney Wick Station; within flood zone 3, previous proposals objected to by Environment Agency; proposal for two linked seven storey buildings – ground and mezzanine Class A1 to A4 retail uses; upper floors Class C1 use for 211-bedroom hotel; ground floor built to be floodable; flexible, versatile modular structures at void space at ground and mezzanine levels, creating active ground floor frontages; hotel reception and lobby at first floor; hotel aimed primarily at local businesses but also those working in central London, supported by associated facilities including gym and restaurant / bar.

At previous review, Quality Review Panel: considered fascinating proposal with much potential; recommended further rigorous analysis of relationship with wider context, both public realm and neighbouring development; broadly supported scale and massing; suggested more robust treatment of building edge at street level; strongly supported brick as predominant material; considered plan and layout of hotel accommodation generally successful but encouraged avoidance of lengthy corridors without natural light; recommended further work on landscape design and public realm to better situate in urban context.

5. Site plan and project images



From: [REDACTED]
To: [REDACTED]
Cc: [Anthony Hollingsworth](#); [Catherine Smyth](#); [REDACTED] [QRP](#): [REDACTED]
Subject: LLDC Quality Review Panel, 14 March: 34 - 38 Wallis Road report
Date: 15 March 2019 15:51:29
Attachments: [190314_PR_34 - 38 Wallis Road report PUBLIC.pdf](#)

[REDACTED]

Please find attached the report of the Quality Review Panel meeting on 14 March to discuss the scheme for 34 – 38 Wallis Road.

If any point requires clarification, please contact me.

This is copied to [REDACTED] to ask her to upload the report onto the LLDC’s website as the Quality Review Panel’s formal response to the planning submission.

Best wishes

[REDACTED]

Design Panel Manager

Frame Projects

Unit 14 Waterside · 44-48 Wharf Road · London N1 7UX

T [REDACTED] · D [REDACTED] · M [REDACTED]

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review: 34 – 38 Wallis Road

Thursday 14 March 2019

Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

Panel

Peter Studdert (chair)
Johnny Winter

Attendees

██████████ ██████████	LLDC Planning Policy and Decisions Team Frame Projects
--------------------------	---

Report copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Catherine Smyth	LLDC Planning Policy and Decisions Team
██████████	London Legacy Development Corporation
Jerry Bell	London Borough of Tower Hamlets
Jane Jin	London Borough of Tower Hamlets

Note on process

The Quality Review Panel comments below follow on from a pre-application review of the scheme for 34 – 38 Wallis Road. Panel members who attended the previous meeting were: Peter Studdert (chair); Johnny Winter; Andrew Harland; and Michál Cohen.

1. Project name and site address

34 – 38 Wallis Road, Hackney Wick

Planning application reference: 19/00004/FUL

2. Presenting team

██████████	The Collective
██████████	The Collective
██████████	Hawkins\Brown
██████████	Hawkins\Brown
██████████	DP9

3. Planning authority's views

The planning authority supports the proposal for development of the site at 34 – 38 Wallis Road.

The scheme is considered to successfully address the requirements of the Environment Agency in relation to flood risk. Other issues taken into account include: response to site context; appropriateness of proposed uses, both hotel and employment space; scale, massing and architectural expression.

The planning authority seeks the Quality Review Panel's views on whether the proposal meets the requirements of LLDC Local Plan Policy BN.10 on tall buildings, including for 'outstanding architecture' (Policy BN.5 in the draft revised Local Plan).

4. Quality Review Panel's views*Summary*

The Quality Review Panel supports approval of the planning application for the development proposed for 34 – 38 Wallis Road. The approach of combining flexible work space with hotel accommodation seems appropriate for this Hackney Wick location. Refinements to the design respond well to the panel's earlier comments. The scale and massing work well and the architecture promises a building with a strong and distinctive personality – with the potential to meet the criteria of Local Plan Policy BN.10. To achieve this, it will be essential to ensure that the highest quality is maintained through to detailed design, materials and construction.

These comments are expanded below and those made at the previous meeting that remain relevant are repeated for clarity.

Concept and strategic approach

- This is an important, strategic site within Hackney Wick. The panel supports the concept underpinning its redevelopment: hotel accommodation above flexible work space. While it is for the planning authority to gauge the appropriateness of proposed uses, the panel would expect there to be a demand for this type of development within Hackney Wick.

Scale and massing

- The panel considers the scale and massing of the scheme to be appropriate. While there had been a suggestion that the two buildings, linked by a bridge, could differ in height, the panel agrees that maintaining equal heights results in a pleasingly simple composition.
- The panel welcomes refinements to the design of the ground floor and mezzanine levels, including further consideration of floor to ceiling heights, to ensure both flexibility of uses and also optimum spaces to implement the exciting ideas proposed.

Architectural expression

- The panel supports the proposed architectural expression of this development – which offers opportunities for an architecture that is particularly distinctive, with an element of quirkiness. The design as now presented brings that quality out more strongly. This promises to be a building with a strong personality.
- The serrated roofline is particularly successful. The panel also strongly supports the extensive use of bricks – which can be expected to result in richly textured façades.
- The panel welcomes refinements to the design that have effectively responded to its earlier comments, including treatment of the building edge at ground / mezzanine levels and articulation of the hotel entrance.
- Given the nature of the spaces at ground / mezzanine levels and the proposed materials, the panel recommends careful consideration of acoustic performance and, if necessary, some intervention to mitigate noise levels within those spaces.
- The panel concludes that the proposal has the potential to meet the requirement of ‘outstanding architecture’, as specified by Local Plan Policy BN.10.
- It stresses, however, that this will be entirely dependent on exceptionally high quality detailed design, materials and construction. The detailing of the brick, for example, will be critical. In order to achieve the design quality promised by the proposal, the panel strongly recommends retention of the design team through to detailed design and construction.

Plan and layout

- The plan and layout of the building, both hotel accommodation and work space, work well. The panel welcomes revisions to the layout that result in hotel corridors now enjoying daylight and views out.

Next steps

The Quality Review Panel supports approval of the planning application for the development at 34 – 38 Wallis Road; this promises to be an exciting and popular addition to the new neighbourhood at Hackney Wick.

From: [REDACTED]
To: [REDACTED]
Subject: RE: Review Issue; 2017-0037 34-38 Wallis Road Review Round 1 -19/00004/FUL
Date: 18 March 2019 15:32:00

Hi [REDACTED] so you are aware, a handful of objections have come in from the new occupants of the Aitch group schemes on White Post Lane. These have been published to our website and you should be prepared to respond to these at the committee.

I am a bit concerned that members will defer if they don't feel the new residents were duly consulted (irrespective of whether we have met our statutory requirements).

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: 08 March 2019 17:42
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@dp9.co.uk>; [REDACTED] <[REDACTED]@dp9.co.uk>
Subject: RE: Review Issue; 2017-0037 34-38 Wallis Road Review Round 1 -19/00004/FUL

Hi [REDACTED]

I have asked our architects to double check this point and we will report back asap.

So you are aware I am on leave next week so [REDACTED] and [REDACTED] will be covering in my absence.

Regards

[REDACTED]

[REDACTED]

Associate Director

direct: [REDACTED]

mobile: [REDACTED]

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From: [REDACTED]
 To: [REDACTED]
 Subject: FW: 19/00004/FUL - 34-38 Wallis Road - Right to Light, overlooking, lack of engagement and break with local context and design guidance.
 Date: 26 March 2019 09:05:00
 Attachments: [image002.png](#)

H [REDACTED], this is the email thread from the objector that is registered to speak tonight.

Sent: 20 March 2019 11:02

To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: Re: 19/00004/FUL - 34-38 Wallis Road - Right to Light, overlooking, lack of engagement and break with local context and design guidance.

Thank you for the detailed response, and the useful clarifications here. My issue is with the application of policy BN.10 as a matter of precedence, and I question the singular decision based on the architectural assessment of the building (I understand this to be a somewhat subjective matter, but it must be brought forward). Previous planning applications have brought the scheme forward without a required assessment against BN.10, suggesting this is a preferential treatment by the developer and not a necessity to make the scheme viable. I believe the scheme has value, but I do not understand why it is necessary to be the height it is, and believe it would satisfy the local plan regulation more appropriately if the upper story were removed, placing it more in line with the prevailing height of the area.

I have provided further commentary and response to your points below.

Consultation

- I note a total of four individuals attended the consultation. I also note the list of local businesses contacted, and question why certain businesses might have been excluded from the consultation process or where not contacted (notably Crate, Howling Hops, Hackney Bouldering Project and Bar 90, all of which are notable local businesses). Can the applicant confirm these businesses have been consulted, if so what the outcome was, and if not why they were excluded as clear and obvious local stakeholders (I note Crate Brewery is the number one visited location in Hackney Wick according to Google Analytics as an example).
- Aitch Group have confirmed they provided no input to the process. I respect the fact that it is impossible to contact new tenants in under construction developments, but perhaps a local approach could be taken in future considering the rapidly changing context of the area to ensure developers contact their future clients - we were told at purchase that planning would not break local context in this area (and that BN.10 was unlikely to be applied) as future schemes had not requested it, and viability of the site was possible without application of BN.10. Can you confirm the current scheme has also been considered during optioneering at a reduced height?

I have provided comment against specific subclauses of BN.10.

- **BN.10_Criteria 1: Outstanding Architecture/Design Process**

- While I agree that the ground plane is naturally attractive, and provides amenity to public space, I do not believe the 'serrated roofline' or monolithic facade of tiny windows accurately captures the design guidance typification for Hackney Wick. I would argue that the extended scale of the upper stories will lengthen the building, and give it a more medieval castle-like visage than anything resembling a quirky warehouse.
- The assertion that the success of the scheme is wholly dependent on the fine grain detailing of the brick suggests that any failures during construction process or 'relaxation' of this will lead to perhaps a less attractive building - a point, monolithic castle block that has no texturing above the ground plane, and is simply a facade of small hotel windows.

- **BN.10_Criteria 2: Respect the scale and grain of their context**

- I note the buildings are of identical height and scale, breaking the suggestion clause 7.1.10 that blocks should where possible differ in size and scale. I note the panel's reference to a 'pleasing simple composition', and question if simple is what was defined in the local plan at the outset.
- I note the criteria that the building must show development during the design process. Can the panel and committee confirm solutions have been assessed and trialed which would remove the need for the building to be delivered as a tall building? Can the panel and committee confirm the necessity of the additional (top) floor?

- **BN.10_Criteria 8: Promote legibility**

- Of the 5 Tall Buildings specified within the Local Plan, I would argue by allowing 34-38 Wallis Road to be built at a height of 26.45m above ground level would require these buildings to be substantially larger in their own scale in order to ensure the wayfinding/placemaking function of the town centre is not adversely disrupted. This 'one upmanship' could distort the prevailing height of the HW area and lead to a disruption of the original architectural and planning concepts defined within the local plan. I would argue the building adds no placemaking or wayfinding value.
- I would argue that the location slightly out of the HWNC will distort wayfinding and local legibility from the north and south.
- I question whether the first noticeable building to an area of 'industrial heritage' on the train Eastbound on the North London Line should have a serrated roofline, have no texture or rhythm to the architecture in shape and form above the ground plane, and ultimately look like a castle - it is not in context with the overarching design guidance for the area. It is worth noting this building will be the first thing you see approaching from the West (Victoria Park).

- **BN.10_Criteria 10: Heritage/visual/townscape impact.**

- I argue that the assessment of impact on the Lord Napier Tavern (heritage asset) is undersold, and that the scheme will dwarf the existing heritage asset.

- **BN.10_Criteria 12: Overlooking, over shadowing, etc**

- I note your assertion that a planning condition will be placed on the 'hotel' to ensure it is not used as an accommodation. Can you please confirm how this will be monitored, measured and enforced? I note this number of days per annum period still allows for near-permanent residency for long periods of the year, which changes the type and tone of the hotel. Have The Collective confirmed that this asset will be operated differently to their other offerings, which are on a more permanent basis? Has this assertion been included anywhere in the planning documentation?
- I note the use of ADF as a test for daylighting, and would argue that due to the advanced nature of the construction VSC is a more appropriate mechanism for testing the impact on the Aitch Group schemes. I further note Block A is now being occupied. (52-54 White Post Lane), and that for the panel to have an accurate understanding of the impact on neighbouring assets (Criteria 2) it is crucial for an existing and proposed assessment to be undertaken that accurately shows the impact on the neighbouring scheme.
- There is little to no assessment of the impact of circa 130 hotel rooms overlooking residential addresses (mostly bedrooms), affecting right to privacy.

I look forward to meeting on Tuesday of next week.

Kind Regards,

On Tue, Mar 19, 2019 at 11:18 AM [REDACTED] <[REDACTED]@londonlegacy.co.uk> wrote:

The committee starts at 6pm on Tuesday next week. If you wish to speak you would be allotted 5 minutes (if other neighbours wished to speak then you would need to share that 5mins between you or agree to have a spokesperson).

I have tried to address your points below:

Height

Regarding the image you sent through with the heights, they are in AOD (Above Ordnance Datum), which is a measurement against the average sea level. Those measures are not taken above ground level. You will note that the single storey unit on the traveller site is shown as being 10.7m, and I am sure that you will agree that that building is not 10.7m high above ground level.

The existing ground level height is 4.7m AOD, and the building to the parapet is 28.35 AOD, giving the building a height of 23.65m above existing ground level to the top of parapet. The height to the top of the plant enclosure is 26.45 above ground level, although the plant enclosure is set in from the edge of the building so its impact is reduced.

Prevailing height in HW is 20m above ground level, so the building therefore exceeds the prevailing height by 3.65m to the top of the parapet and 6.45m to the top of the plant enclosure.

The 20m prevailing height is not a height restriction, but a guide that is used to determine whether our Tall Buildings policy (BN.10) should apply to a particular development. We have assessed the building against BN.10, including assessment by our Quality Review Panel, and we are satisfied that it meets the tests of that policy. The QRP comments are appended to the committee report.

Hotel Use

A planning condition is proposed restricting occupation of the hotel by an individual to 90 days in any year. Planning permission would be granted on the basis of it being a hotel and we would be able to take enforcement action against the development if it were being used for a different purpose.

Consultation

Neighbour letters were sent to existing occupiers, site notices were posted and a notice was placed in the local newspaper and we have exceeded our statutory requirements under planning legislation and the NPPF. The applicant also undertook extensive pre-application consultation (refer to the attached Statement of Community Involvement). The Aitch Group, who developed The Bagel Factor, are aware of the scheme.

We do not have a means for contacting future occupiers of developments under construction and it would be unreasonable for us to hold up the planning process whilst we wait for future occupants to move in so that they can be consulted on an application. Hackney Wick is an area of rapid change and there is an onus on future occupants to keep abreast with future development sites if they are concerned that they might affect them. All planning applications are published to our planning register.

Daylighting

I note that 'right to light' is not a planning consideration, however the admittance of daylight and sunlight are. The daylight and sunlight report has appropriately assessed the impact upon neighbouring buildings and concluded the impacts to be acceptable and in line with BRE guidance. We have had the report reviewed by our own consultants and the methodology has been found to be sound and the impacts acceptable. The impacts upon 52-54 WPL are set out at 7.9 to 7.16 of the D&S report.

Where neighbouring properties are proposed or are not yet built or occupied, they will have no current occupants. As such the reduction of daylight is not a particularly relevant test, as there is no one to experience the present value, or reduction. During the design of these apartments the Average Daylight Factor (ADF) test has been used to establish whether a suitable amount of daylight is provided. It would therefore seem that the ADF test is a more appropriate indicator of the acceptability of daylight conditions within these apartments. As this development is still under construction appendix F of the BRE guidelines suggests the relevant metric is the Average Daylight Factor (ADF) to demonstrate these spaces will retain adequately daylight with the proposed scheme in place. This explains why there are only proposed values as it is ADF that has been assessed rather than Vertical Sky Component (VSC), which has been used for the existing occupied buildings to the north.

Regarding any potential overshadowing to communal or private amenity spaces, as the proposed development is located to the north of the Aitch Group schemes, there would not be any impact with respect to any potential overshadowing of those amenity spaces.

I note that a construction management plan (which includes construction logistics and noise management) is to be secured through a planning condition.

Regards,

██████████
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

Sent: 19 March 2019 09:47

To: ██████████ <██████████@londonlegacy.co.uk>

Subject: Re: 19/00004/FUL - 34-38 Wallis Road - Right to Light, overlooking, lack of engagement and break with local context and design guidance.

Hi ██████████

Thank you for your response. I'd appreciate your advice on this - I am happy to speak to the committee, but it might be slightly difficult for me to attend (is there a time-slot approach here, or?).

My key concerns

- The elevations and views provided to the committee do a poor job of evidencing the local scale and context of the massing, notably by highlighting the lift cores consistently on 24-26 White Post Lane as opposed to the actual residential properties. I would argue a textured 3D model is required to accurately present the impact of the scale of the scheme.
- Regardless of the assertion that this building satisfies clause BN.10, I would argue this is not the case, as it overly focuses on the arrangement of the lower

floors, which are attractive and will bring character to the area. The monolithic character of the west and east wings (with maintained massing and no 'breaking up of levels' as is argued for in the Local Plan) creates a 'single plane' of small hotel rooms which is not of architectural value at this scale. In the context of other local developments (such as the Bagel Factory) which are good examples of the planning guidance (notably following the 'rhythmic' movements of height and depth to create architectural interest), the proposed development is wholly reliant on the attractive nature of its ground floor architectural components.

- The height and scale of the building so close to the town centre (yet slightly off, noting this property is outside the HWNC) are likely to lead to natural way finding issues, drawing the pedestrian away from the station. The parallel nature of Hepscott Road and White Post Lane (station approach) mean this will likely be compounded unless planning policy is broken (yet again) to provide a central way finding building in the heart of HWNC.
- Breaking with the height regulation in the area at such an early stage is likely to set a consistent precedent that height is not to be respected as a planning sub regulation in Hackney Wick. By breaking with the height restriction not only for one building, but for both, and breaking with the quality and design guidance to fragment and structure facades and heights, there is an immediate disregard for the instituted planning policy that will set a precedent for an attractive area. I note that the rigorous and protective tone of the planning design guidance is one of the core reasons I chose to purchase a property in the HW area, and the disregard of the committee at such an early stage would be disappointing.
- I would argue that the assertion that the Collective is a 'lifestyle hotel' is a slightly misnomer, considering their own marketing treats them as a 'co-living' space. I would argue this means that typical occupancies terms will be considerably higher than that within a normal hotel. One could argue that this is in effect a clever move to circumvent minimum room sizes for planning. Nevertheless, this means that the likely occupancy of the individual 'windows' will be subtly different, leading to greater personalisation, longer 'terms', and in effect leading to a consistent overlooking over neighbouring properties by proxy-residential addresses.
- The consultation process has failed to correctly engage the local community. While difficult, I would argue the planning application process cannot be considered due, fair, and true to NPPF if an additional consultation phase has not been undertaken to speak to the new neighbours (who are meant to take occupancy from circa April/May). While the results of this consultation may have no material impact on the planning outcome, in order to follow protocol it is imperative that a consultation is undertaken and these results fed back into the quality review panel et al for consideration.
- When delving through the reports, I note the daylighting analysis that is titled "existing vs proposed" for the affected apartments curiously only shows the proposed, meaning it is difficult to draw any conclusions as to the impact on these individuals rights to light. I would argue that this report must be reissued with comprehensive information attached prior to any approvals - the lack of proposed lighting provided within the report
- No analysis (that I can find) has been undertaken of the impact on the local roof terraces and external amenity - I may have overlooked this, but without an appropriate consultation opportunity I must assume it has not been conducted).
- A construction logistics plan, as well as appropriate noise management plan should be instituted prior to commencement approval on site, regardless of any outcomes of the height and massing review.
- While the planning report consistently mentions circa 23m as the height of the building, I note the actual peak architectural height is 28.7 (I attach a snapshot of the applicant's own report as evidence of this). You can clearly see the break from other buildings in the area, with height differences of some 7 metres (circa three stories). I would note that the height difference of this scale will draw the Lord Napier, risking the loss of a community asset as a result of it no longer suiting the local context of the area.

To summarise, I have little issue with the underlying concept of the scheme, but I believe that the committee must consider what is in effect a monolithic residential scheme above an interesting mixed use space for what it is. The clear break with design guidance at such an early stage of the overall development sets a precedent that will be hard to unset, and risks creating a natural way finding challenge that will be hard to fix. The lack of consultation and the pace at which this has been progressed is of concern, and the lack of any information affecting matters such as existing light vs proposed light and impact of overlooking from what is in spirit a residential scheme is not considered.

Again, I do not have overt issue with the use of the building. I simply do not believe that the additional story adds sufficient architectural value or interest that could not be achieved by following the local regulated planning policy. The probable yield of the Collective's hotel suite is likely to be similar to By to Rent+ schemes (noting their commercial offers in Wembley in comparison with competing schemes), and should thereby be viable at a reduced overall height such as through removal of a story.

I am aware these issues are shared with other future neighbours at the Bagel Factory through a community group we have established.

Kind Regards,

cid:5E5E193C-948F-473B-9EED-9EA5EDD3E03E@lan



On 18 Mar 2019, at 10:19, [REDACTED] <[REDACTED]@londonlegacy.co.uk> wrote:

Thank you for your email. I will have your comments registered as an objection to the application.

The application is due to be considered by the Planning Decisions Committee on 26 March and has been recommended for approval. I will ensure that your comments are presented to the Committee members by way of an update report.

If you would like to read the committee report that assesses the application it will be uploaded to the website this afternoon. You will be able to download the document from this URL by clicking on the March 26 2019 meeting date: <https://www.london.gov.uk/moderngov/ldc/jelListMeetings.aspx?Committeeid=273>

If you would like to speak at the committee to present your views then this will be possible too; please let me know if that is the case.

Regards,

[REDACTED]
Senior Planning Development Manager
Planning Policy & Decisions Team
Queen Elizabeth Olympic Park

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E20 1EJ

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-----Original Message-----

Sent: 16 March 2019 12:10
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>

Subject: 19/00004/FUL - 34-38 Wallis Road - Right to Light, overlooking, lack of engagement and break with local context and design guidance.

Dear [REDACTED]

I have recently purchased a new property at 18 White Post Lane (The Bagel Factory, previously 52-54 White Post Lane), and have followed the recently revised drawings and amendments for 34-38 Wallis Road with some interest.

I note that the currently proposed scheme dramatically exceeds the local context on height (topping out at 28.7m AGL, a comparable 7.4m above local context). I note the local planning legislation suggests that all buildings within the HWNZ and local context are to be at a maximum of 4-6 stories, yet the proposed development at 34-38 Wallis Road exceeds this quite dramatically, and is likely to impinge on the right to light of our apartment, as well as provide overlooking of our exposed balcony and bedroom space.

I wish to voice my complaint against these issues in line with the planning policy, and further to this I wish to note that none of the new residents of The Bagel Factory have been engaged in the consultation process about 34-38 Wallis Road, despite the immediate and likely impact on our amenity and right to privacy. While I understand that Hackney Wick is a developing area, due consideration should and must be given to individuals who will become local stakeholders and part of the community. It is imperative that the applicant engage with the community of residents who will abut their construction site for the next several years, and be overlooked by their building for the foreseeable future.

I look forward to your response on this issue, and wish to be kept abreast of the timeline for planning application submission and have an opportunity to present my opinion.

Kind Regards,

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