

Plot N08 East Village

Ref:14/00034/REM

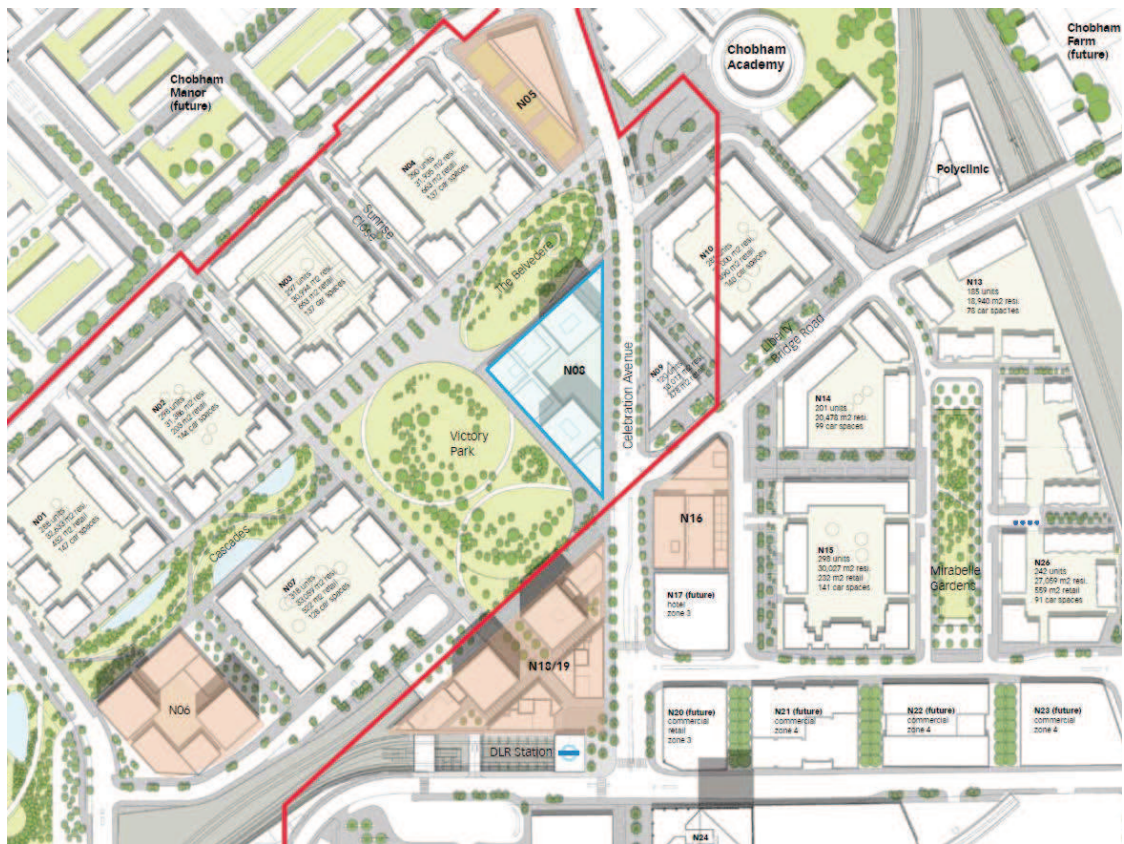


Application Description

Reserved matters application relating to the details of layout, scale, design, appearance, access and landscaping of **Plot N08**:

- G+8, G+26 and G+30 storey high buildings;
- 481 residential units;
- Retail and leisure uses on the ground floor; and
- Associated parking.

Page 2



Site Context



Site Context



Page 4

View looking west

Page 5

N07

N02

N03

N04

N08



View looking south west



Page 6

Site Context

Below: View looking south along Celebration Avenue.

Above: View from Victory Park looking across the site and Celebration Avenue.



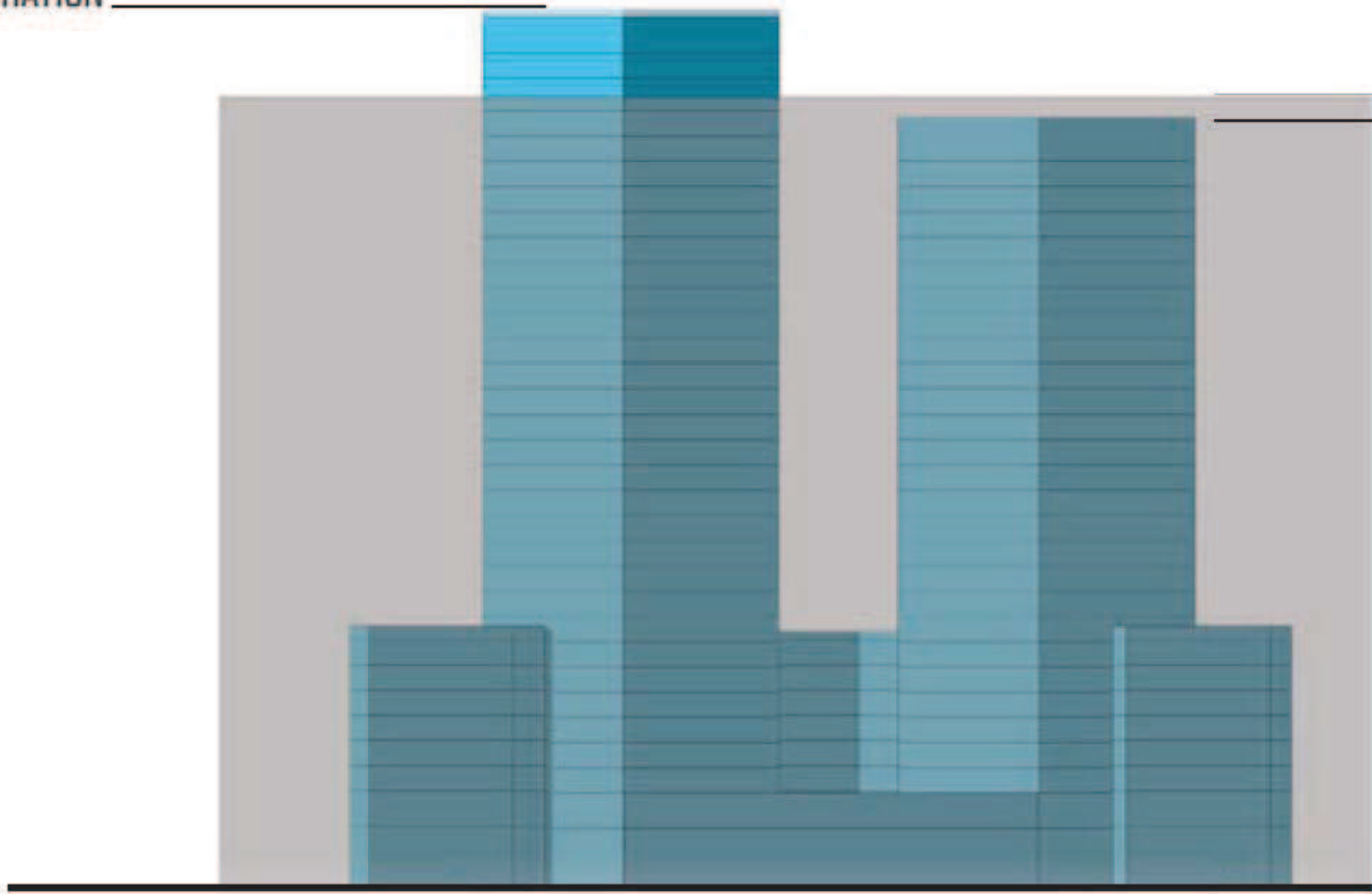
Height Parameters

126.7 m AOD



116.0 m AOD

113.5 m AOD

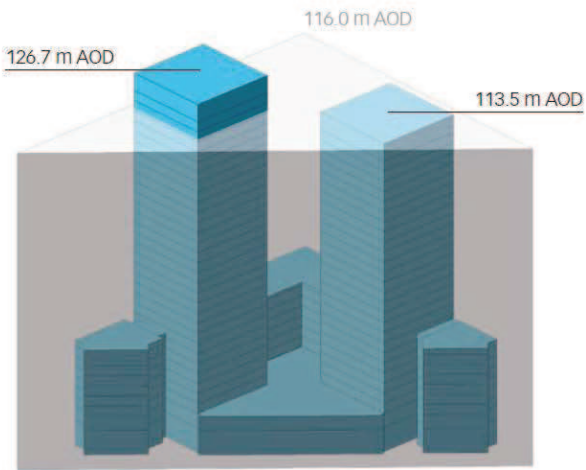
Page 7



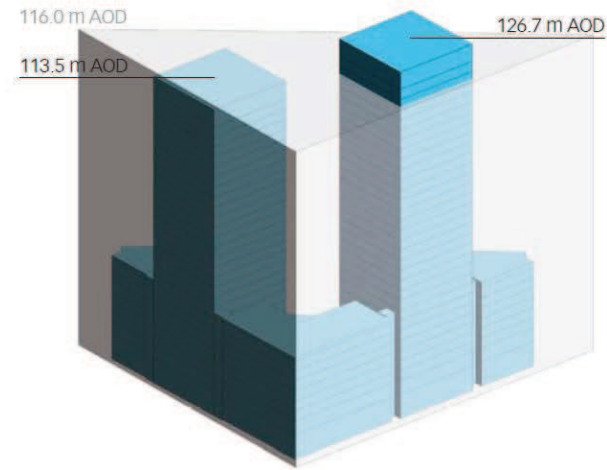
Celebration Avenue elevation

-  N08 proposed massing
-  parameter height envelope

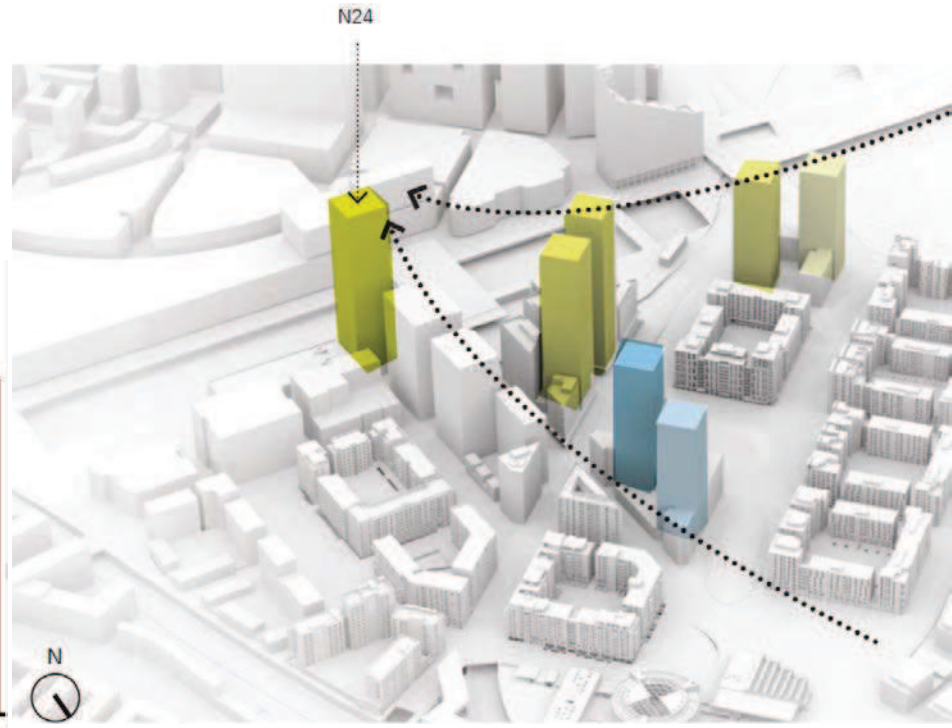
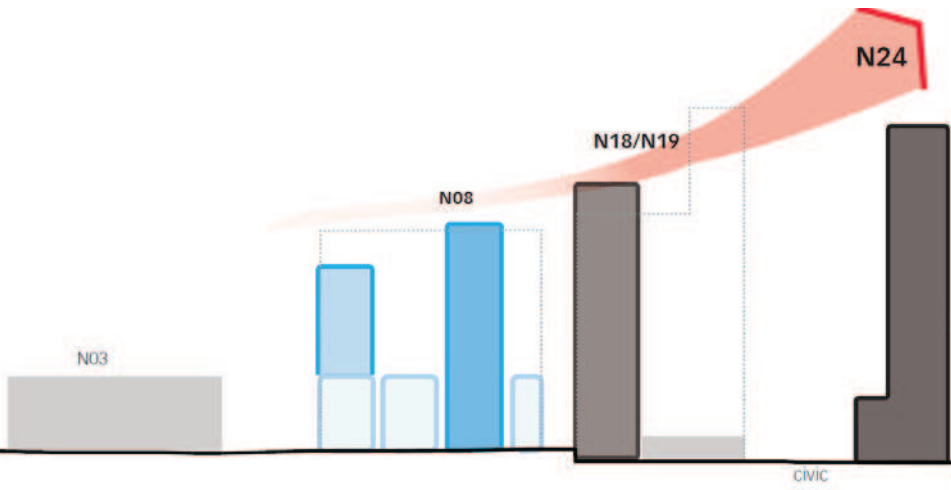
Height Parameters



aerial view above Celebration Avenue

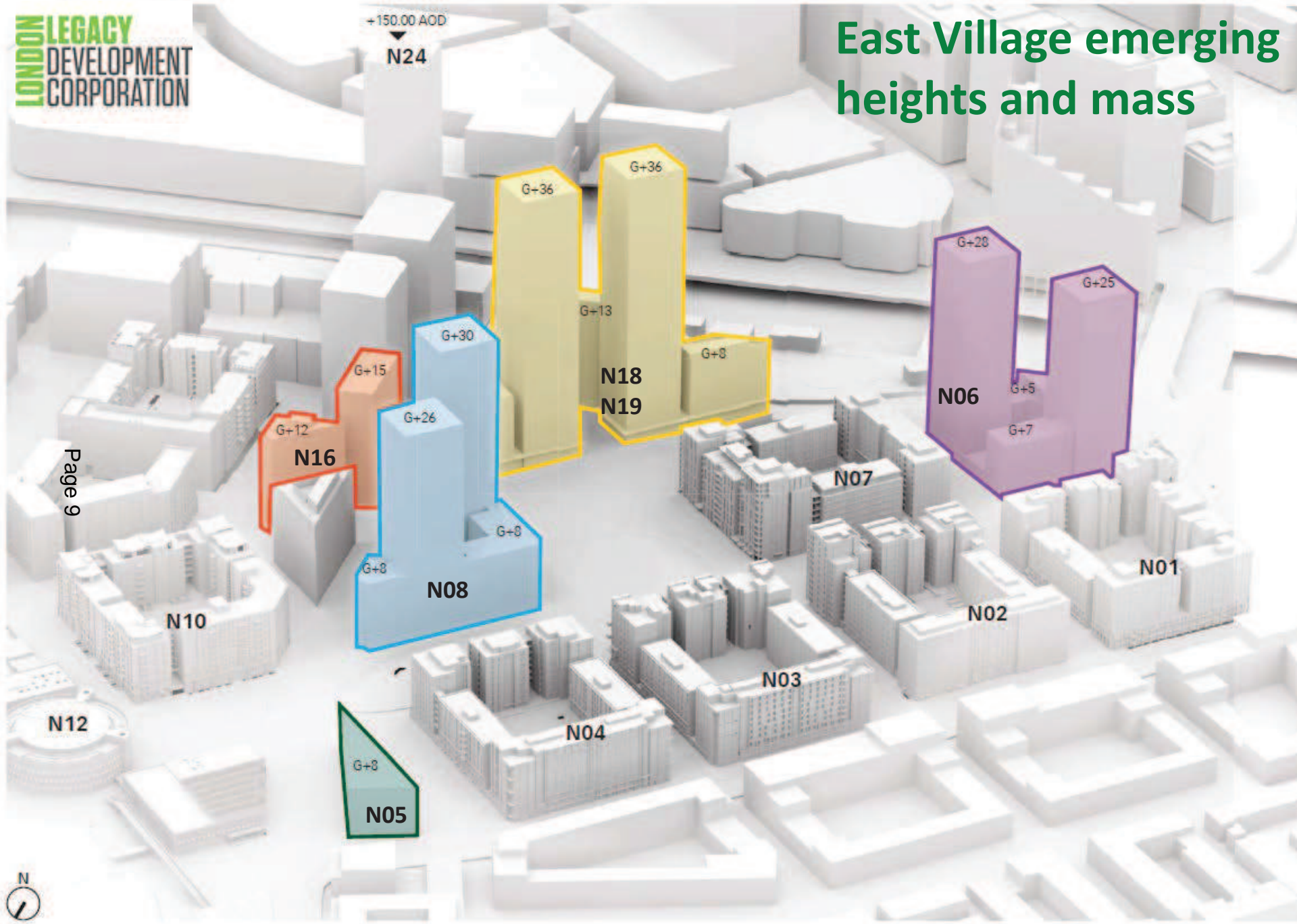


aerial view above Victory Park



+150.00 AOD
N24

East Village emerging heights and mass



Page 9



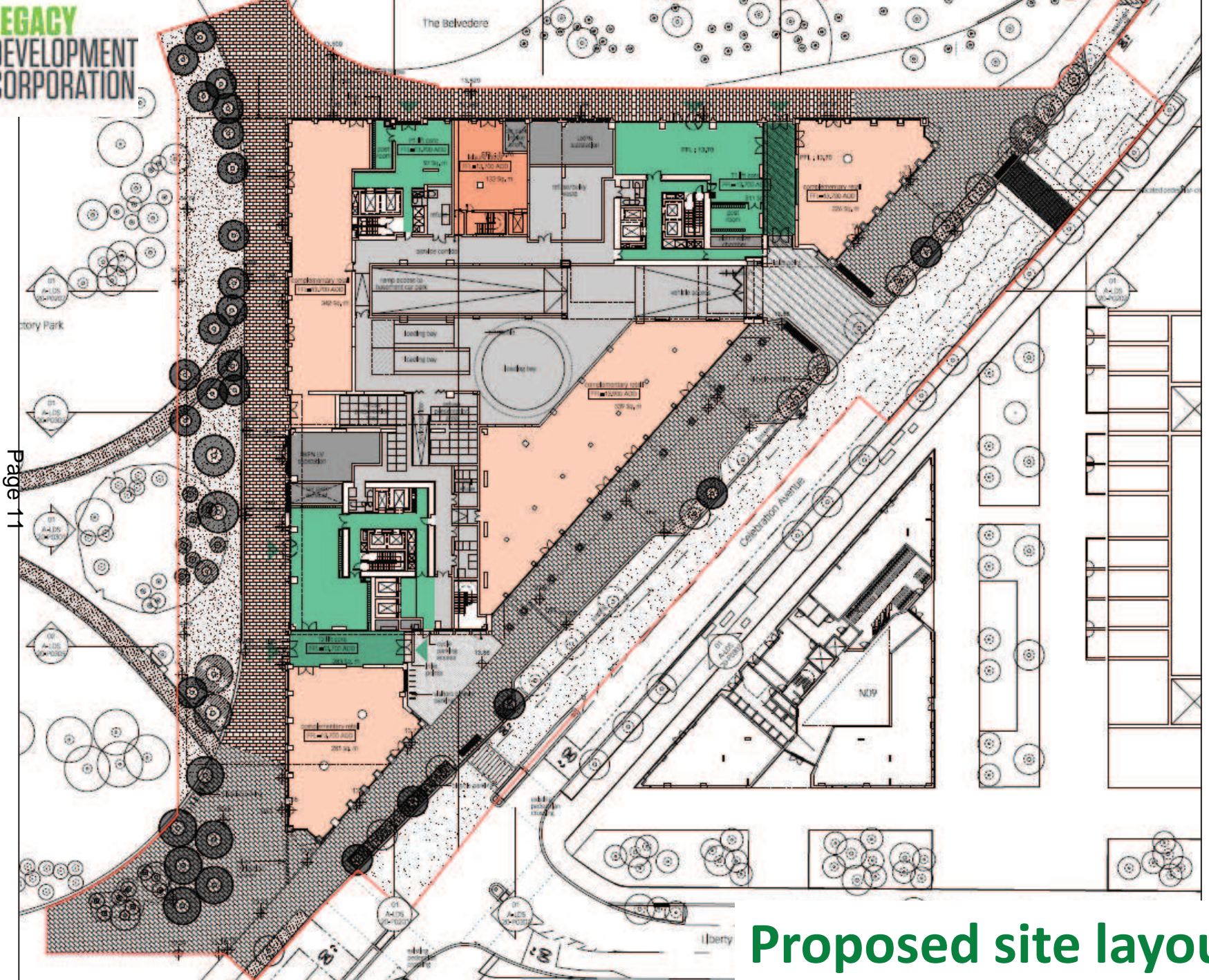
Reserved Matters Application (RMA)

- **1,514sqm GEA of retail space** at ground floor level fronting onto Celebration Avenue, Victory Park and the end elevations onto The Belvedere;
- **1,473sqm GEA of leisure uses** at ground and first floor level, accessed from The Belvedere and fronting Celebration Avenue;
- **131 car parking spaces including 52 accessible bays** at double storey basement level;
- **628 cycle spaces**, 564 for residential units at first floor, 16 for retail and leisure uses and 48 external visitor spaces.

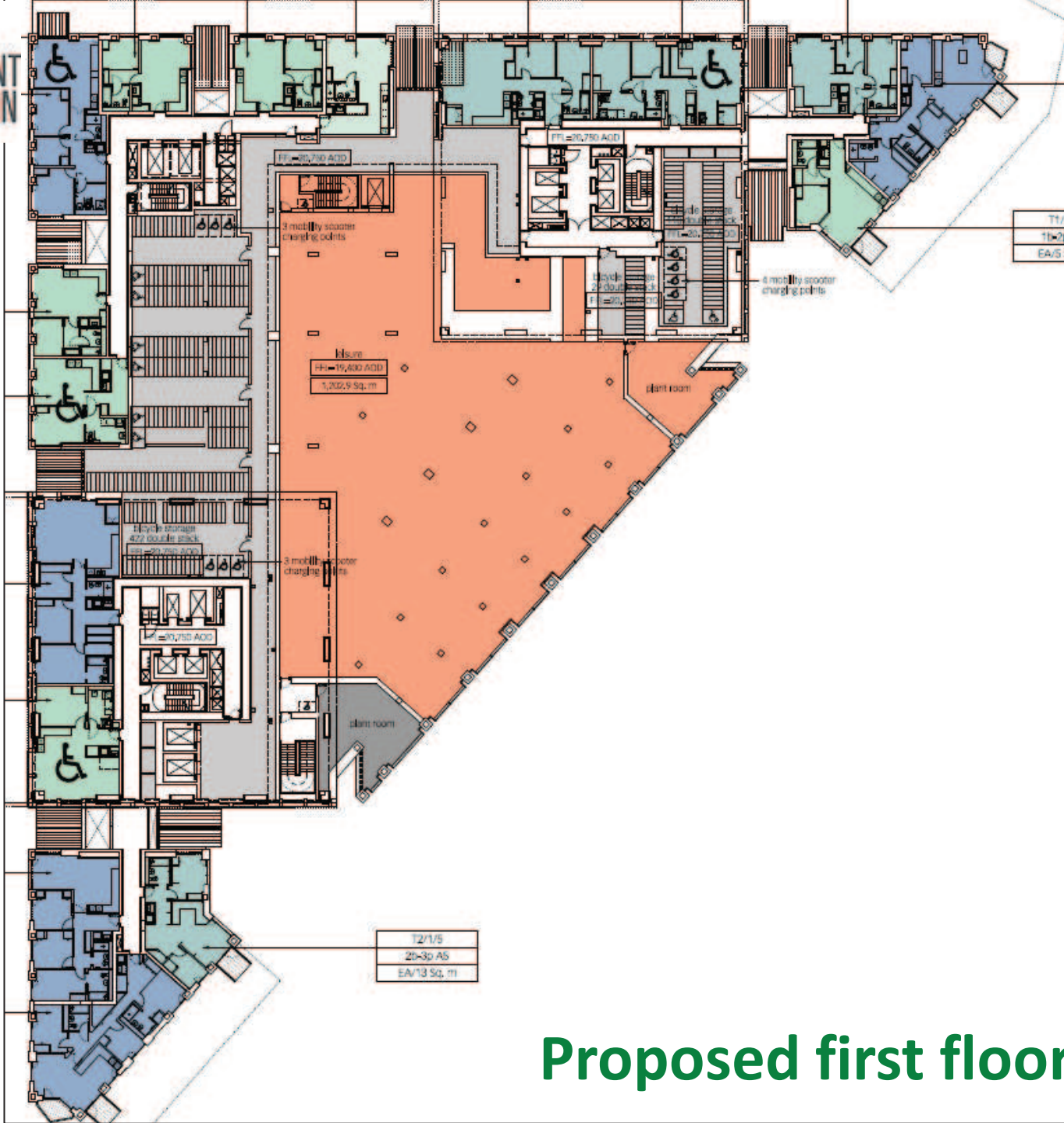
Page 10

Table showing the breakdown of residential accommodation proposed:

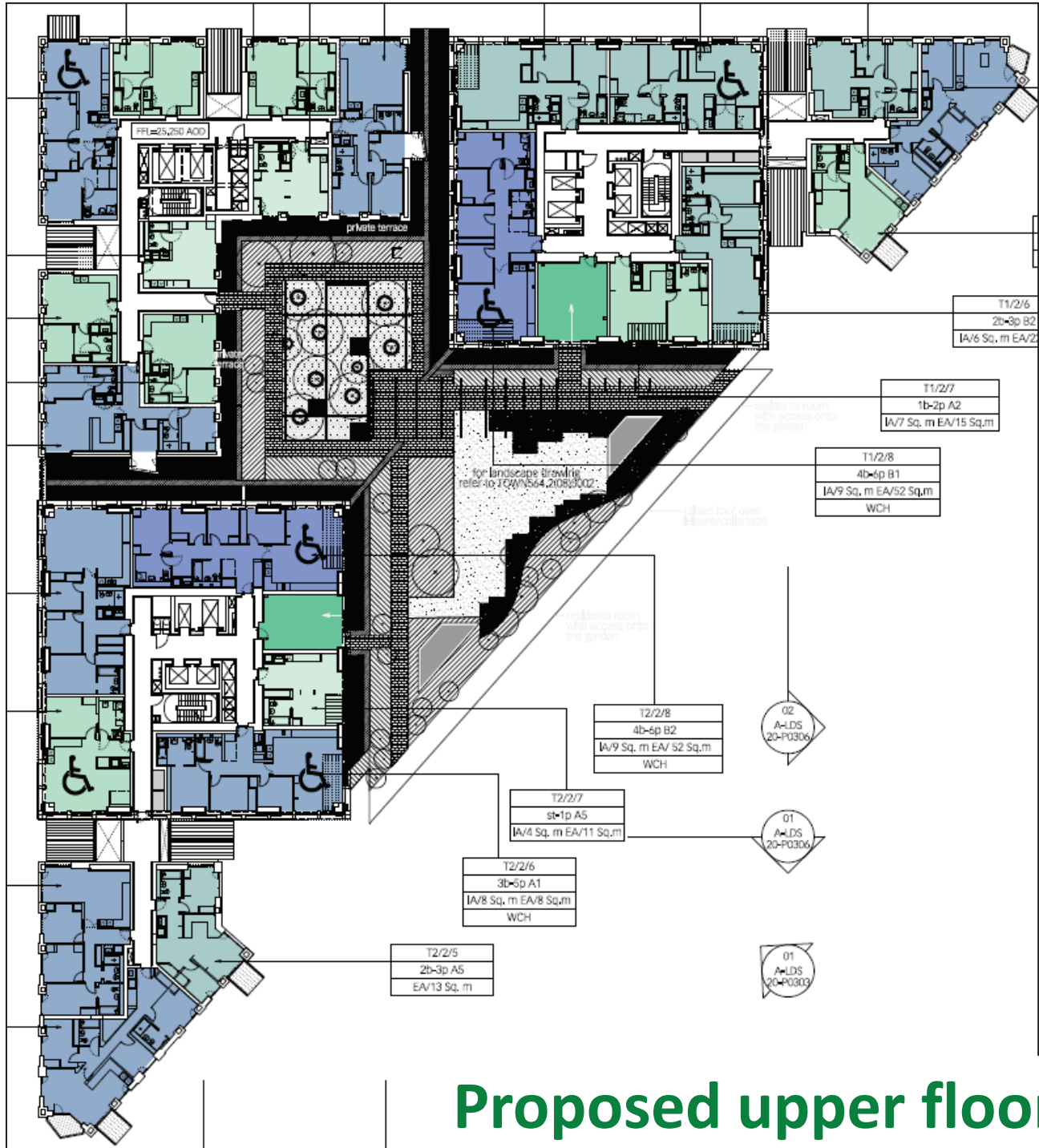
| Unit size | Podium | Tower (T1) | Tower (T2) | Total |
|-----------|--------|------------|------------|-------|
| 1 bed | 45 | 100 | 53 | 198 |
| 2 bed | - | 83 | 113 | 196 |
| 3 bed | 22 | 13 | 38 | 73 |
| 4 bed | 0 | 7 | 7 | 14 |
| Total | 67 | 203 | 211 | 481 |



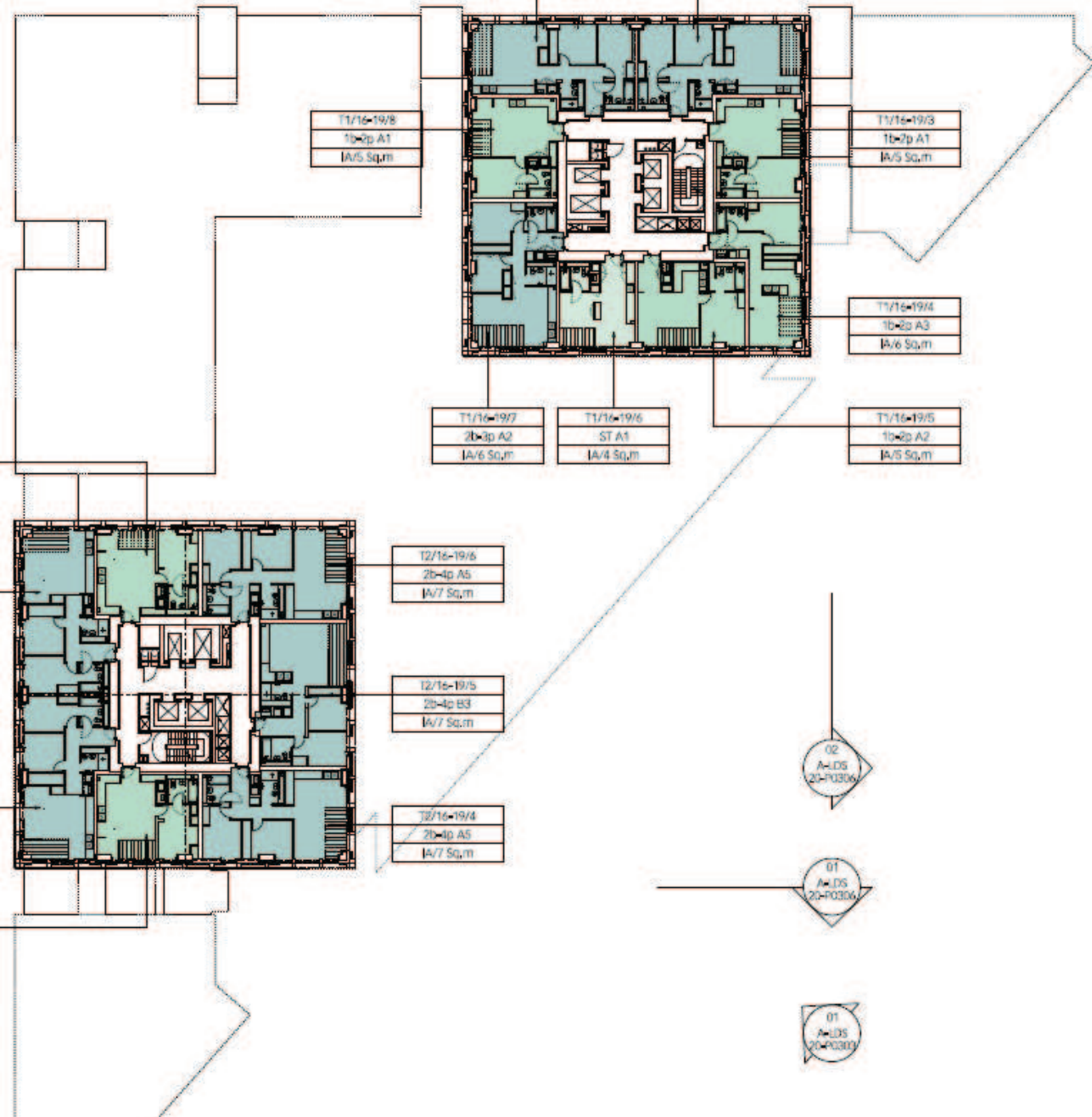
Proposed site layout



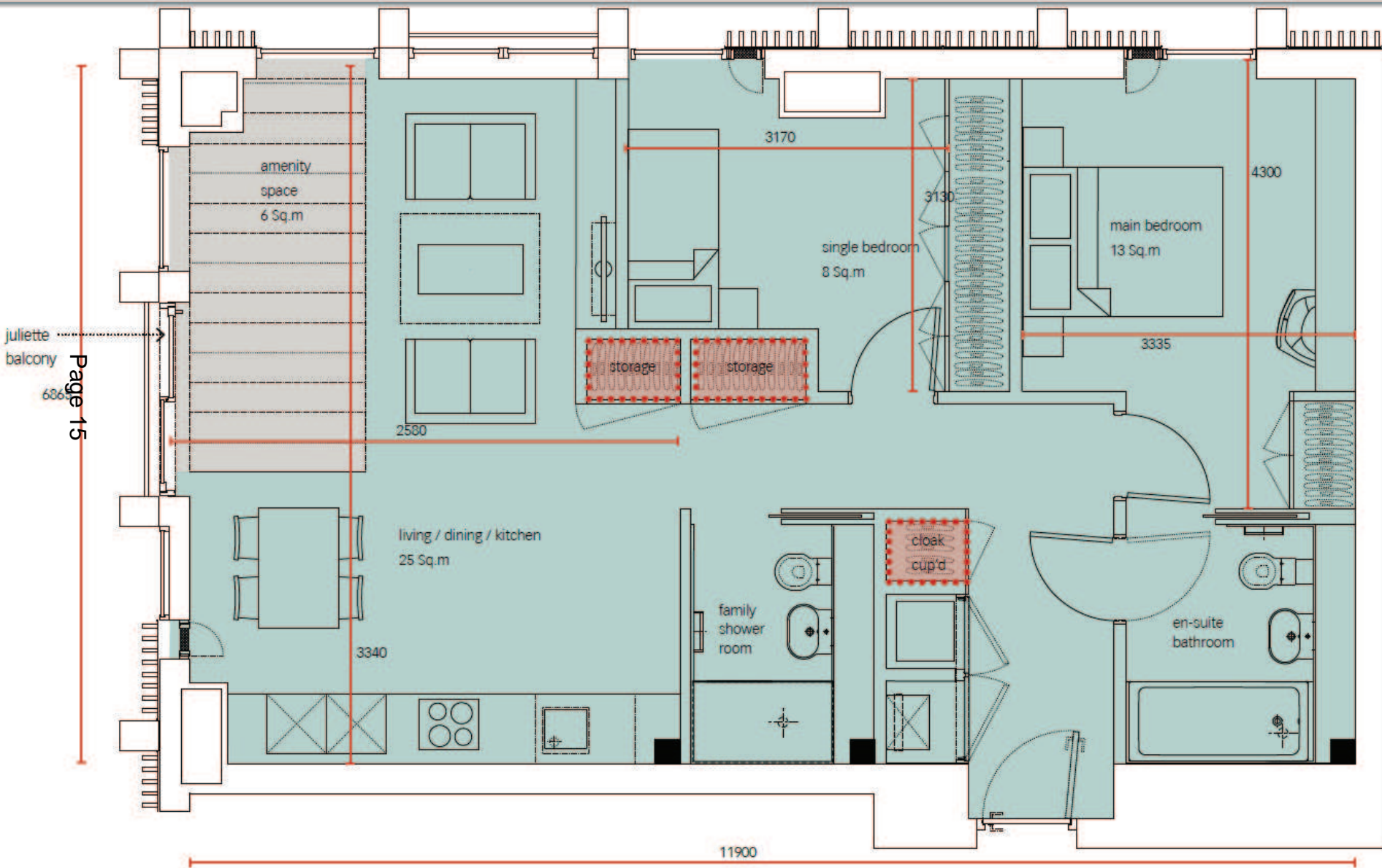
Proposed first floor layout



Proposed upper floor layout



Proposed upper floor layout



typical 2 bedroom, 3 person flat in tower

Amenity space



Page 16

second floor plan : residential amenity space

A courtyard garden is proposed at level 2 which is directly accessible from the residential cores with residential amenity rooms within the towers. Apartments opening onto the courtyard level are provided with a private terrace area as a buffer between internal rooms and the courtyard garden.

- private terrace (1.5m deep)
- public garden space
- residential core
- plant
- access to terrace



ninth floor plan : residential amenity space

Roof gardens are proposed on the top of podium and wing buildings which will be accessed from both tower cores. These gardens will provide a mixture of intensive and extensive green roof areas and will be afforded protection from the elements with glass screens at the perimeter.

- public garden space
- residential core
- access to terrace

Proposed landscape

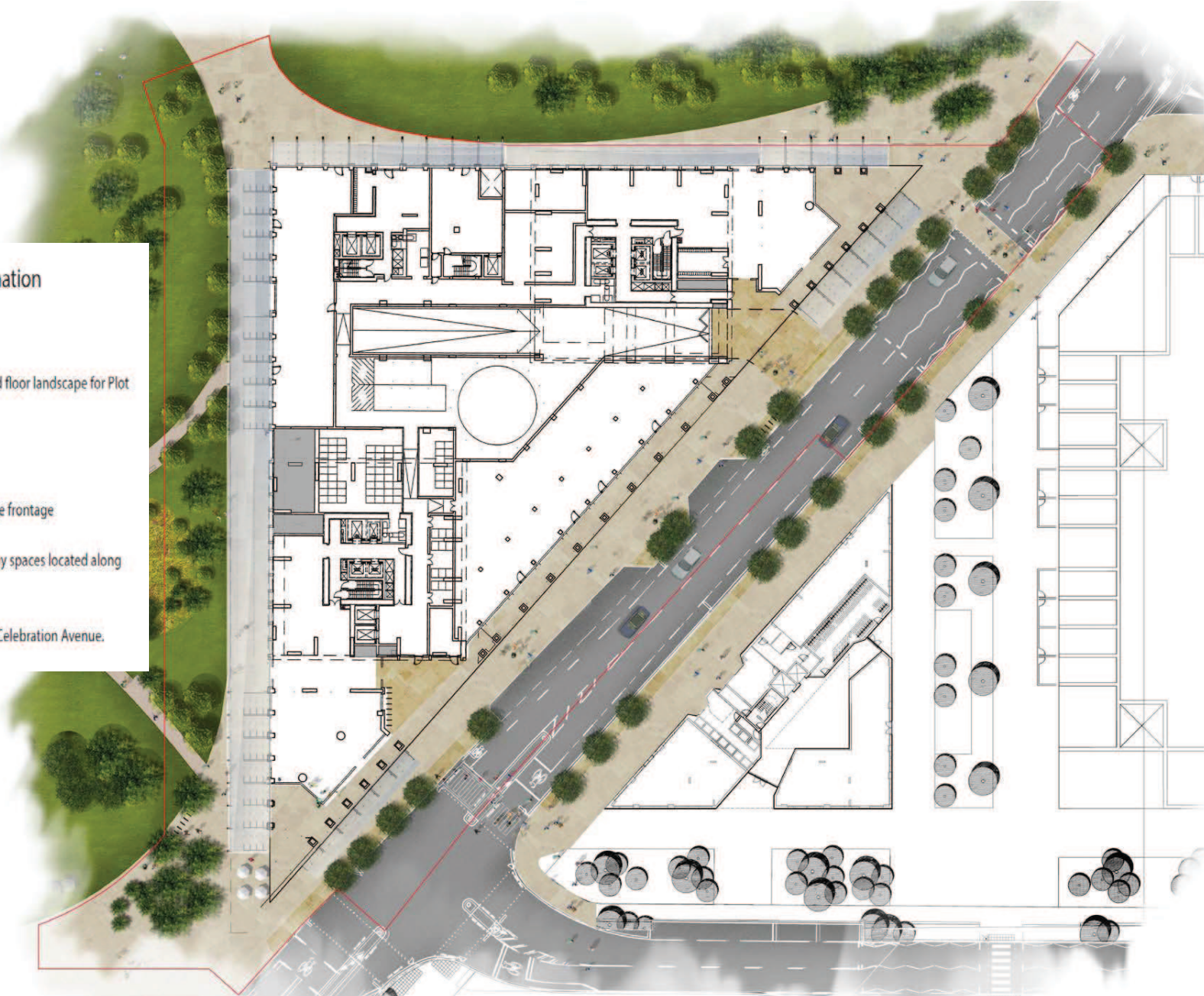
masterplan landscaping coordination

Ground floor landscape masterplan

The key elements within the proposals ground floor landscape for Plot N08 are:

1. Raised pedestrian crossings
2. Additional tree planting along the park edge frontage
3. Block tree planting at the two green gateway spaces located along Celebration Avenue
4. Continuation of existing streetscape along Celebration Avenue.

Page 17





Victory Park elevation



Celebration Avenue elevation

Materials



anodised aluminium screens with glass
infill for wind protection
brick parapet

recessed brick infill panel

anodised aluminium framed window
with opening side vent

anodised aluminium framed sliding
doors with external steel balustrade

glazed sliding doors
metal balustrade

facing brick

anodised aluminium ventilation louvres

cantilevered painted steel & glass canopy

low iron shopfront glazing

granite cladding at base

Materials

Belvedere elevation

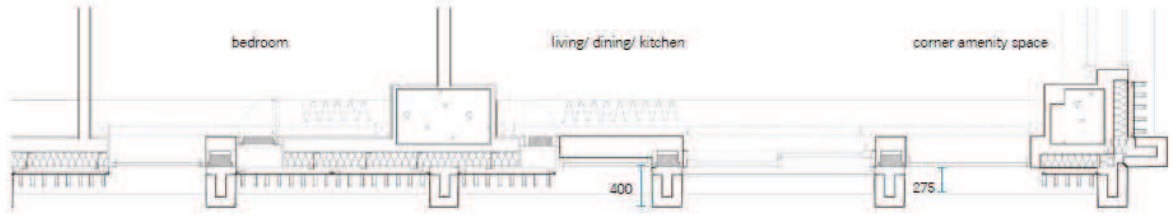


- anodised aluminium louvred plant screen
- brick parapet
- balcony screen
- recessed brick infill panel
- anodised aluminium framed window with opening side vent
- anodised aluminium framed sliding doors with external metal balustrade
- facing brick
- anodised aluminium ventilation louvres
- cantilevered PPC steel & glass canopy
- low iron shopfront glazing
- granite cladding



tower facade components - revised proposals

1:50 facade detail bay study



Section 9 of the officers report summarises the consultation undertaken for the application and the responses received.

Headlines

- Neighbours: A petition with 38 signatures and 14 individual responses in objection to the proposals (paragraph 9.21 of the report);
- TfL: Detailed comments requesting further information. Following clarification provided by the applicant TfL confirmed they are satisfied with the proposals;
- The Quality Review Panel supports the planning application for approval. The panel welcomes the refined architectural expression proposed for Plot N08.

The key matters for consideration:

- Environmental Impact;
- Overall conformity with the Outline Consent;
- Design (internal and external), including consideration of impacts as a result of the increased height;
- Consultation responses;
- Landscaping; and
- Sustainability.

Conclusion

There is no additional significant impacts as a result of the increase in height, when compared to the approved parameters. The development will provide much needed housing, available for private rent and therefore accessible to people unable to buy. The proposals are in general conformity with the Outline Consent and ZMP.

The development is well designed and meets or exceeds policy requirements as set out in the London Plan and Newham Core Strategy.

RECOMMENDATION

APPROVE the reserved matters application for Plot N08 as described in the report.

Page 25



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