



DESIGN and ACCESS STATEMENT
PANDA HOUSE

628 Commercial Road, E14 7HS
CDA ref:189, Rev. 06, Mar. 2019

FOR AND ON BEHALF OF
Wayview Limited

CREATE
DESIGN + ARCHITECTURE

CONTENTS

1.	Introduction	2
2.	Opportunities & Constraints	3
3.	Use & Amount	23
4.	Scale	30
5.	Appearance & Landscape	34
6.	Access & Transport	39
7.	Energy & Recycling	40
8.	Concluding Summary	41
	Appendices	42

This document has been prepared by Create Design Ltd on behalf of Wayview Limited for the development of the site at 628 Commercial Road, E14 7HS.

The document outlines the site constraints and opportunities and outlines our design intentions.



Executive summary

- » Locality of mixed character with heritage and modern elements
- » Limited value in existing building, well suited to redevelopment
- » Significant scope to improve the quality of public realm and facilities with redevelopment
- » Located in conservation area and in proximity to heritage assets which need to be sensitively addressed
- » Not at risk from fluvial or pluvial flooding
- » Minor air quality issues to ground floor North Elevation
- » Proposal for mixed use: Hostel (as existing) & HMO
- » Provision of 31 Hostel units on the Lower Ground Floor and Ground Floor, with a mix of single and double rooms and en-suites
- » Provision of 78 HMO units on the above floors, with a mix of single and double rooms and en-suites
- » Shared cooking facilities
- » Shared lounge areas and working spaces
- » Gym & cinema areas provided at Lower Ground Floor
- » Cycle parking provided at Lower Ground Floor along with refuse storage, with separate lift access to street level
- » 1 accessible parking bay and shared surface proposed to west side of Island Row
- » Materials of high quality and in-keeping with the surrounding context

1. Introduction

Overview

The site, 628 Commercial Road, E14 7HS, is on a London arterial road, just 300 metres away from Limehouse Railway Station, in the London Borough of Tower Hamlets.

The site is currently occupied by an existing operational hostel under the VIA chain.

The site falls within St. Anne's Church Conservation Area.

The proposal is to re-develop on the Lower Ground Floor and Ground Floor the existing hostel, offering exceptional quality of facilities and spaces to suit the demands of a modern generation.

On the floor above, short term accomodations with shared areas for cooking, lounging and receration zone proposed.

The Ground Floor enlivens the street scene at a terrace cafe ambience, likewise the Lower Ground Floor amenity spaces (cinema & gym) are for all tennancies.

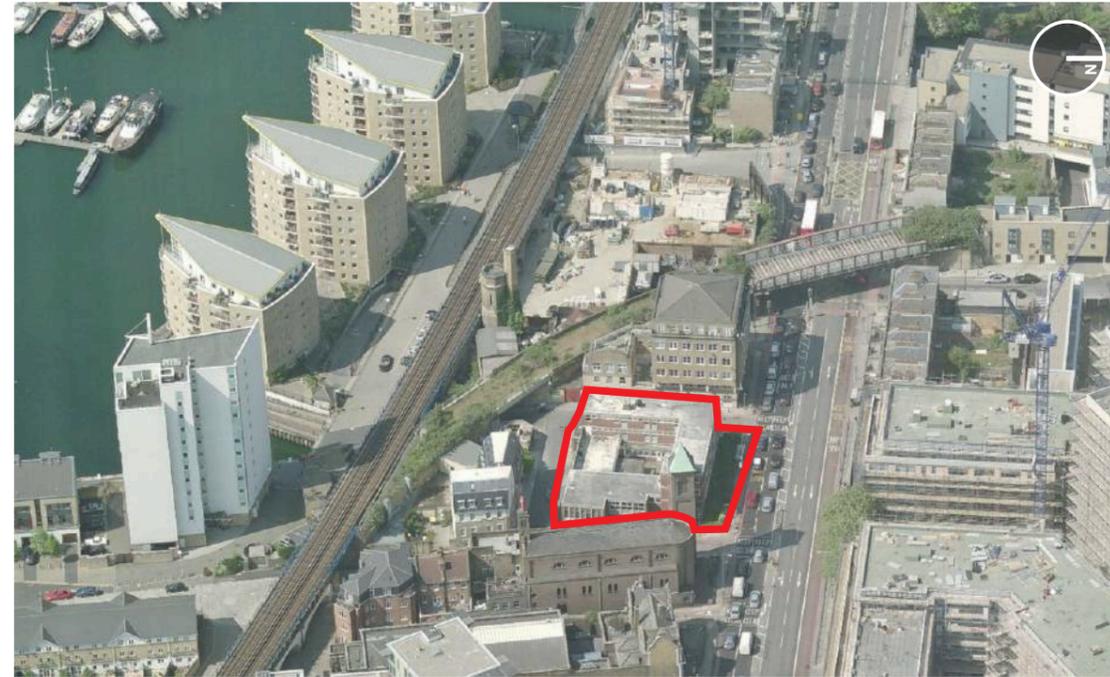


2. Opportunities & Constraints

Bird's eye views of the site

Opposite are four bird's eye views with the site highlighted in red, showing the general character of the area, urban grain, heights and building typologies.

The surrounding plots feature a mix of characters, shapes and heights.



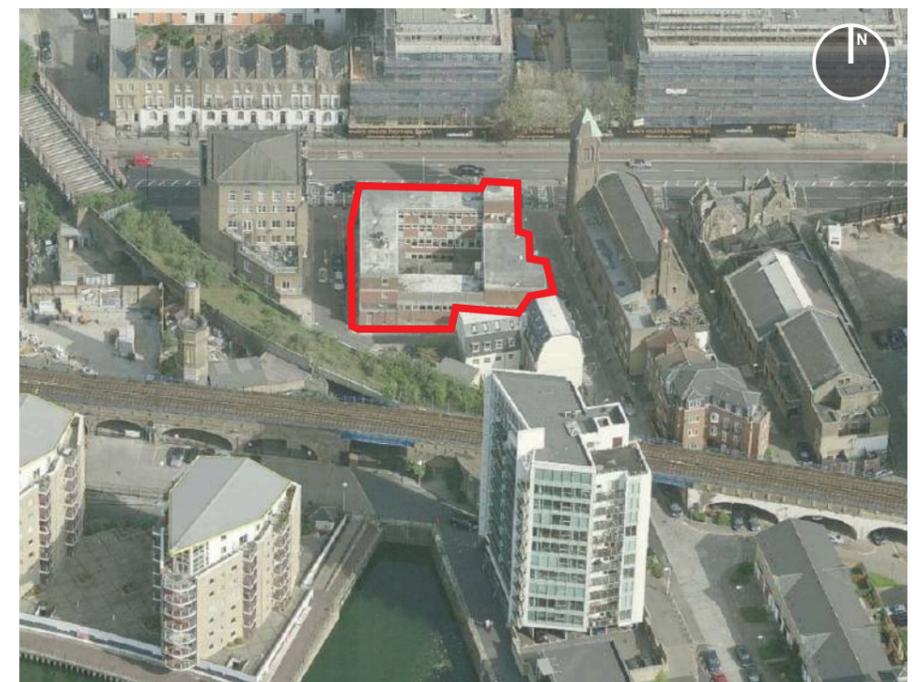
1. Bird's eye view from East, looking West



2. Bird's eye view from North, looking South



3. Bird's eye view from West, looking East



4. Street level view from South, looking North

Application Site

2. Opportunities & Constraints

Site Photographs - Existing Building

The existing building on the site is currently occupied by a hostel, operated under the Via chain, which is in ongoing operation.

- » The building itself is of brick and concrete construction, and of limited value in relation to the public realm, and spatial or material quality.
- » The primary entrance to the hostel is poorly signed and located, fronting onto Mill Place. The elevations provide little insight as to the use of the building, and are bland and unappealing in view.
- » The mass of the building is haphazardly arranged, with little sensitivity to the adjacent context.
- » The internal layout of the building is of average quality and does not enhance navigation or wayfinding.
- » The building is of an older generation

As such, it has been identified that there is limited value to the current building on the site, and that re-development of the site would lead to notable enhancements to the improvement of the facilities, the public realm, and character of the site.

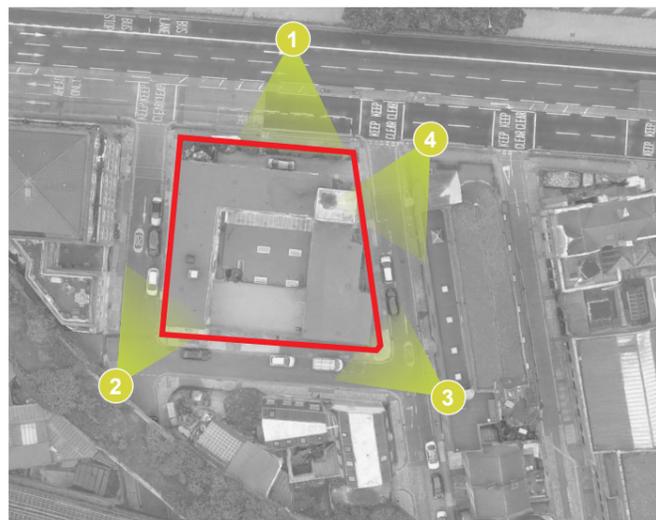


1. Street view: front elevation on Commercial Road



2. Street view from Island Row, looking toward Mill Place

View Key:



3. Street view from Mill Place (under the flyover), looking toward Commercial Road.



4. Street view from Island Row, looking toward Rose Court (building to the left)

2. Opportunities & Constraints

Local References

The images opposite show the local character of the area through the main buildings within the nearest plots.

The map shows the outline of each building:

1. On the North side of the site, lies a mixed use scheme called Wilson Place. It is a 4 to 8 storey building which fronts Commercial Road and includes B1 spaces at ground level. This development includes a 14 storey, set back from Commercial Road;
2. Limehouse Public Library, a Grade II listed building (638 Commercial Road);
3. On the West side of the site, there is Regent's Canal House, a 6 storey residential building with part empty B1 space at ground floor level;
4. This is the closest traditional terraced development on 697-711 Commercial Road and, as indicated in the following pages, it is Grade II listed;
5. On the South side of the site, lies Rose Court, a 3 and 4 storey residential building;
6. On the East side of the site, The RC Church of Our Lady Immaculate & St Frederick is situated. Built in 1934 for the Parish of Limehouse established back in 1881.
7. On the South-West side of the site, on the opposite side of Mill Place, there is the old Limehouse Accumulator Tower.



1. Caspian Apartments, Wilsons Place



2. Limehouse Public Library



3. Regent's Canal House



4. Terraced Houses at 697-711 Commercial Road Commercial Road, Grade II Listed



5. Rose Court

The local context is notably diverse with strong elements of heritage. The diverse character, in terms of material, mass, and use calls for a robust approach to ensure that any proposal sits harmoniously with the surrounding context. The key drivers for the proposal taken from the context are:

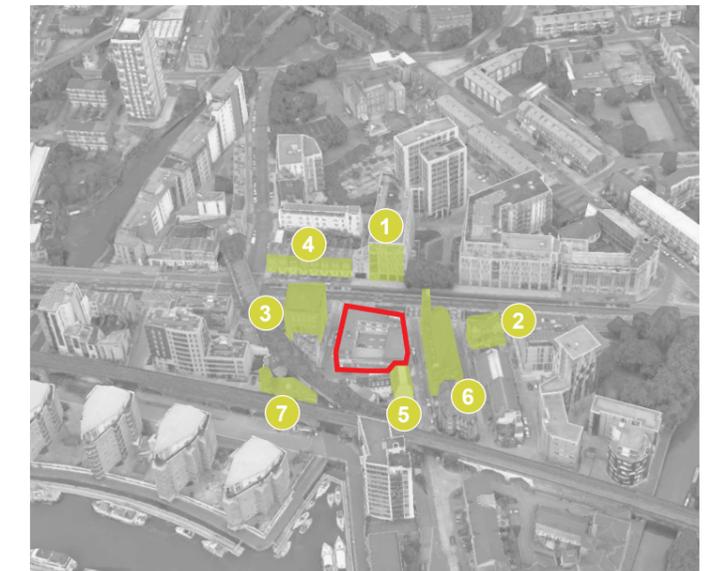
- » Suited to a use of buff multi stock brick to blend with the surrounding context,
- » Suited to a rational massing so as not to detract from the context,
- » Suited to maintaining a positive frontage to the street to reinforce the streetscape,
- » Suited to a well tempered, clean architectural expression of aesthetics.



6. Our Lady Immaculate Limehouse RC Church



7. Limehouse Accumulator Tower



2. Opportunities & Constraints

Site Heritage

The site sits within an area of heritage within London. Limehouse, originally drawing its name from the presence of lime kilns used in the ceramic industry close to London's East End docks, is a location of prominent UK industrial heritage. As such, it is identified that the articulation of any development must at a minimum be sympathetic in material and mass to the local context.

The site is located within St. Anne's Church Conservation Area where the policy states:

"The land use character of the area is mixed, comprising public buildings such as St. Anne's Church and Limehouse Town Hall, amongst a predominantly residential land-use. Commercial uses are found at ground level along Commercial Road. South of Commercial Road and set within the Conservation Area, recent proposals for development demonstrate the changing land use in the area, from historically commercial and public uses to residential use, taking advantage of the views and amenity of the evolving residential status in Limehouse."

Consequently we believe that the redevelopment of the site to support the hostel use is well supported by policy.



2. Opportunities & Constraints

Listed Buildings and Structures

The proposal will be in close proximity to the:

1. RAILWAY VIADUCT NORTH OF REGENTS CANAL DOCK *Grade II listed UID: 1241666* 1839. Engineers George Stephenson and G P Bidder. Built as part of the London and Blackwall Railway, opened in 1840. A three arched brick bridge with heavy stone quoins to abutments. Heavy keystones to each arch and a large stone cornice on brackets. Large arcaded cast-iron railing to parapet. A handsome and unaltered early railway bridge.
2. ACCUMULATOR TOWER AND CHIMNEY *Grade II Listed UID: 441684* C1855 early Armstrong accumulator tower of octagonal shape with chimney stack, also octagonal, built onto north side, the pumping station demolished. Presumably built to provide hydraulic power for the cranes etc, of the Regent's Canal Dock, whose engineer was Rendel. The tower is built of stock brick with a cornice and parapet, white brick and stone dressings. Slit windows to 3 faces.
3. FORMER RAILWAY LOOKOUT TOWER *Grade II Listed UID: 1065116* Mid C19. Former railway lookout tower on a straight line to Fenchurch Street. The former Blackwall Railway Line joined the Fenchurch Street Line at the junction adjacent to the tower. Used in the post semaphore era of signalling. Octagonal shape. Stock brick with white brick and stone dressings. Brick blocking course above stone cornice. 3 windows on alternate faces. Chimney now at rear.
4. COMMERCIAL ROAD TERRACES *Grade II Listed UID: 1065238* Early C19. Remaining part of a terrace. Stock brick with coped parapet. Rusticated stucco ground floor. 3 storeys and basements. 2 windows each, those of 1st floor with moulded stucco architraves and labels (except No 707 where facade has been partly rebuilt). Ground floor windows, round headed in similar architraves, No 699 with shop front. All sashes with glazing bars. Round headed doors with fanlights, plain, or fluted, pilasters and panelled doors. Steps with iron railings.
5. LIMEHOUSE DISTRICT LIBRARY *Grade II Listed UID: 1357807 & 1261219* 1900. Messrs Clarkson architects. Originally Passmore Edwards Library. White stone and yellow brick. 2 storeys, basement and attic. 5 windows, end

bays advanced. Ground floor of rusticated white stone with vermiculated quoins, cornice above. Outer upper bays of yellow brick with engaged side pillars under stone cornice and stone coped Flemish gable. Ground floor windows, round headed casements with fanlights, above, casements with mullions and transom flush with adjoining masonry.

6. DRINKING FOUNTAIN (UNDER RAILWAY BRIDGE AT JUNCTION WITH LOWELL STREET) *Grade II listed UID: 1357809* 1886. Polished granite drinking fountain with moulded archivolt to engraved panel at rear of fountain's bowl. Records fountain's erection in memory of 2 brothers.



The site has a strong heritage that should to be sympathetically addressed. Though as visible in a number of adjacent image, more modern incongruous developments have built.

The proposed developments will be of a more sympathetic nature, in material, mass, and aesthetic articulation; so as to enhance the heritage and character of the site. It has been identified that a simpler mass, of similar material, and rational and ordered articulation will provide a long lasting character to sit harmoniously with the site for the long term future.



2. Opportunities & Constraints

Local Policies

This extract from the Council's Proposals Map shows that:

- » The site lies 150 m from a water course (walking East from the site) and 50 meters away from Limehouse Basin to the South. The mentioned water courses are indicated as Site of Importance for Nature Conservation
- » The Terraced development on Commercial Road shown on the previous page is a Statutory Listed building, as former Limehouse Public Library (as part of St. Anne's Conservation Area) and the Limehouse Accumulator Tower.



2. Opportunities & Constraints

Relevant Planning Policy

EMERGING POLICIES identified as having relevance by the Council in their planning pre-application meeting, 10th August, 2018 are:

Draft Tower Hamlets Local Plan

Policy DH3 Housing

Policy DH7 HMO

Draft London Plan

Policy H18 Large-scale purpose-built shared living

Policy DM4 Housing quality standards

Highlighted text is relevant and addressed in the proposal.

Strategic Policy DH3 The Historic Environment

1. *Development will be required to conserve and enhance the Borough's heritage assets and their settings, this includes:*
 - World Heritage Sites
 - Conservation Areas
 - London Squares
 - Historic Parks and Gardens
 - Archaeological Remains
 - Archaeological Priority Areas
 - Scheduled Ancient Monuments
 - Statutory Listed Buildings
 - Locally Listed Buildings
 - Local Landmarks
 - Strategic and Local Designated Views
2. *Proposals for the alteration, extension, change of use, or development within a designated and non-designated heritage asset or asset of community value will only be permitted where:*
 - a. *they do not result in an adverse impact on the character, fabric or identity of the heritage asset or its setting;*
 - b. *they are appropriate in terms of design, scale, form, detailing and materials in its local context;*
 - c. *they enhance or better reveal the significance of assets or their settings;*
 - d. *opportunities to mitigate or adapt to climate change through the re-use or adaptation are maximised;*
 - e. *in the case of a change of use, a thorough assessment has been carried out of the practicability of retaining existing use and outlining the wider public benefits of the proposed use; and*
 - f. *they preserve views identified in the updated Character Appraisals and Management Guidelines and additional locally important views*
3. *Proposals for the demolition of a heritage asset will only be considered under exceptional circumstances where substantial public benefit outweighs the substantial harm of demolition. Where exceptional circumstances require demolition to be considered, applications will be assessed on:*
 - a. *the significance of the asset, architecturally, historically and contextually;*
 - b. *the adequacy of efforts made to retain the asset in use; and*
 - c. *the merits of any alternative proposal for the site*
4. *For proposed development that lies in or adjacent to Archaeological Priority Areas, the Council will require the proposal to include an Archaeological Evaluation Report and will require any nationally important remains to be preserved permanently in situ, subject to consultation with English Heritage*

LBTH Draft Local Plan to 2031, Policy DH3

Policy DH7 Amenity

1. *Developments are required to protect, enhance and where possible increase the extent of the amenity of new and existing surrounding residents and building occupants, as well as the amenity of the surrounding public realm, by:*
 - a. *maintaining good levels of privacy and avoiding an unreasonable level of overlooking or unacceptable increase in the sense of enclosure;*
 - b. *ensuring new and existing habitable rooms have an acceptable outlook;*
 - c. *ensuring adequate levels of daylight and sunlight for new residential developments, including amenity spaces within the development;*
 - d. *not resulting in an unacceptable material deterioration of the sunlighting and daylighting conditions of surrounding development including habitable rooms of residential dwellings and schools and not result in an unacceptable level of overshadowing to surrounding open space and private outdoor space;*
 - e. *not creating unacceptable levels of noise, vibration, artificial light, odour, fume or dust pollution during the construction and life of the development; and*
 - f. *creating, wherever possible, new attractive and usable open space that is accessible to all, visible and easy to access from the surrounding public realm and clearly public.*

LBTH Draft Local Plan to 2031, Policy DH3

Policy D4 Housing quality and standards

- A To optimise the development of housing on sites across London a range of housing typologies will need to be built. To bring forward development on constrained sites, innovative housing designs that meet the requirements of this policy, including minimum space standards, are supported. In ensuring high quality design, housing developments should consider the elements that enable the home to become a comfortable place of retreat and should not differentiate between housing tenures.
 - B New homes should have adequately-sized rooms and convenient and efficient room layouts which are functional, fit for purpose and meet the changing needs of Londoners over their lifetimes. Particular account should be taken of the needs of children, disabled and older people.
 - C Qualitative aspects of a development are key to ensuring successful sustainable housing and should be fully considered in the design of any housing developments.
 - D Housing developments are required to meet the minimum standards below. These standards apply to all tenures and all residential accommodation that is self-contained.

Private internal space

 - 1) Dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1.
 - 2) A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.
 - 3) A one bedspace single bedroom must have a floor area of at least 7.5 sqm and be at least 2.15m wide.
 - 4) A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sqm.
 - 5) Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1 sqm within the Gross Internal Area).
 - 6) Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.
 - 7) A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72 sqm in a double bedroom and 0.36 sqm in a single bedroom counts towards the built-in storage requirement.
 - 8) The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

Private outside space

 - 9) A minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant. This does not count towards the minimum Gross Internal Area space standards required in Table 3.1.
 - 10) The minimum depth and width for all balconies and other private external spaces should be 1.5m.
 - E Residential development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Policy D1. London's form and characteristics than a dual aspect dwelling and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.
 - F The design of development should provide sufficient daylight and sunlight to new housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
 - G Dwellings should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food.
- The Mayor will produce guidance on the implementation of this policy for all housing tenures.

Draft London Plan, December 2017, Policy D4

Policy H18 Large-scale purpose-built shared living

- A Large-scale purpose-built shared living Sui Generis use developments, where of good quality and design, may have a role in meeting housing need in London if, at the neighbourhood level, the development contributes to a mixed and inclusive neighbourhood, and it meets all the following criteria:
 - 1) it meets an identified need
 - 2) it is located in an area well-connected to local services and employment by walking, cycling and public transport, and its design does not contribute to car dependency
 - 3) it is under single management
 - 4) its units are all for rent with minimum tenancy lengths of no less than three months
 - 5) communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and include at least:
 - a) convenient access to a communal kitchen
 - b) outside communal amenity space (roof terrace and/or garden)
 - c) internal communal amenity space (dining rooms, lounges)
 - d) laundry and drying facilities
 - e) a concierge
 - f) community management
 - g) bedding and linen changing and/or room cleaning services.
 - 6) the private units provide adequate functional living space and layout, and are demonstrably not C3 Use Class accommodation
 - 7) a management plan is provided with the application
 - 8) it delivers a cash in lieu contribution towards conventional C3 affordable housing. Boroughs should seek this contribution for the provision of new C3 off-site affordable housing as either an:
 - a) upfront cash in lieu payment to the local authority, or
 - b) in perpetuity annual payment to the local authority

In both cases developments are expected to provide a contribution that is equivalent to 35 per cent of the residential units to be provided at a discount of 50 per cent of the market rent. If a lower contribution is proposed the scheme will be subject to the Viability Tested Route set out in part E of Policy H6 Threshold approach to applications.

Draft London Plan, December 2017, Policy H18

2. Opportunities & Constraints

Relevant Planning Policy

CURRENT POLICIES identified as having relevance by the Council in their planning pre-application meeting, 10th August, 2018 are:

Tower Hamlets Managing Development Document (2013)
 Policy DM4 Housing standards and amenity space
 Policy DM5 Specialist housing
 Policy DM7 Short Stay accommodation

London Plan (2016)
 Policy 3.8 Housing Choice
 London Housing SPG

Highlighted text is relevant and addressed in the proposal.

TOWER HAMLETS LOCAL PLAN Housing standards and amenity space

How this will be managed DM4

1. All housing developments should have adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should meet the most up-to-date internal space standards as stated in table 2.
2. Amenity space and child play space will be protected and any new provision should be provided in accordance with the standards set in table 3 below:

TOWER HAMLETS LOCAL PLAN Specialist housing

How this will be managed DM5

1. Existing specialist and supported housing, including sheltered housing and care homes will be protected where it is considered suitable for its use and meets relevant standards for this form of accommodation.
2. The redevelopment of any site which includes specialist and supported housing should re-provide the existing specialist and supported housing as part of the redevelopment unless it can be demonstrated that there is no longer an identified need for its retention in the current format.
3. New specialist and supported housing will be supported where it meets relevant guidance for this form of accommodation and it can be demonstrated that there is a need for its use.

TOWER HAMLETS LOCAL PLAN Short stay accommodation

How this will be managed DM7

1. Development of visitor accommodation will be supported in the locations identified in the Core Strategy and where:
 - a. the size is proportionate to its location within the town centre hierarchy;
 - b. there is a need for such accommodation to serve visitors and the borough's economy;
 - c. it does not compromise the supply of land for new homes and the Council's ability to meet its housing targets;
 - d. it does not create an over-concentration of such accommodation or cause harm to residential amenity; and
 - e. there is adequate road access and servicing for coaches and other vehicles undertaking settling down and picking up movements.
2. Applications for serviced apartments must demonstrate that they meet the criteria stated in part (1) and will be managed appropriately as short-term accommodation (up to 90 days).
3. The loss of hotels or serviced apartments to non-employment uses within Preferred Office Locations will not be supported.

Tower Hamlets Managing Development Document (2013)

LONDON PLAN (2016) POLICY 3.8 HOUSING CHOICE

Strategic

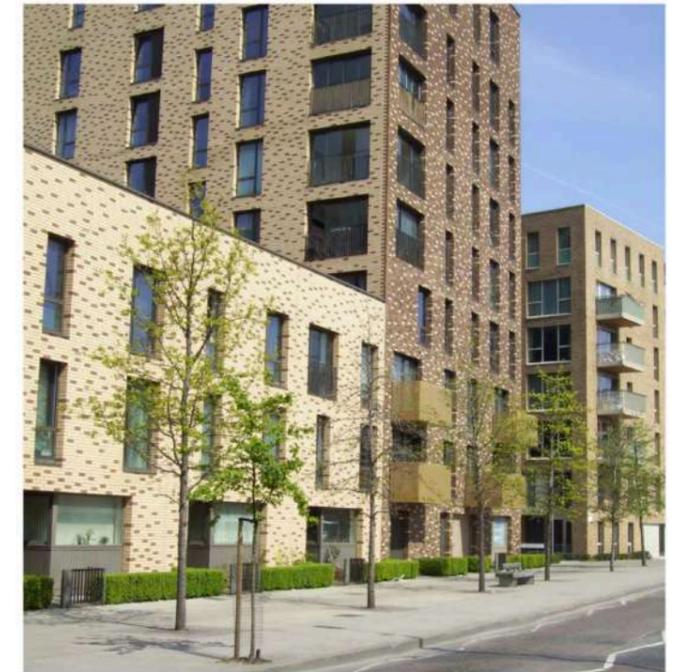
- A Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

LDF preparation and planning decisions

- B To inform local application of Policy 3.3 on housing supply and taking account of housing requirements identified at regional, sub-regional and local levels, boroughs should work with the Mayor and local communities to identify the range of needs likely to arise within their areas and ensure that:
- a new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors in meeting these
 - a1 the planning system provides positive and practical support to sustain the contribution of the Private Rented Sector (PRS) in addressing housing needs and increasing housing delivery
 - b provision of affordable family housing is addressed as a strategic priority in LDF policies
 - c ninety percent of new housing¹ meets Building Regulation requirement M4 (2) 'accessible and adaptable dwellings'
 - d ten per cent of new housing² meets Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users
 - e account is taken of the changing age structure of London's population and, in particular, the varied needs of older Londoners, including for supported and affordable provision
 - f account is taken of the needs of particular communities with large families
 - g other supported housing needs are identified authoritatively and co-ordinated action is taken to address them in LDF and other relevant plans and strategies
 - h strategic and local requirements for student housing meeting a demonstrable need are addressed by working closely with stakeholders in higher and further education and without compromising capacity for conventional homes.
 - i the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed, with sites identified in line with national policy, in coordination with neighbouring boroughs and districts as appropriate.
 - j appropriate provision is made for the accommodation of service families and custom build, having regard to local need.

LONDON PLAN (2016)

MAYOR OF LONDON



HOUSING SUPPLEMENTARY PLANNING GUIDANCE

MARCH 2016

LONDON PLAN 2016 IMPLEMENTATION FRAMEWORK

LONDON PLAN - Housing SPG (2016)

Policies addressed as appropriate

2. Opportunities & Constraints

Relevant Planning Policy - Waste Management

Both Hostel use (Lower Ground Floor & Ground Floor) and HMO use (First Floor through Sixth Floor) are classified as Sui Generis and are to be considered on a case by case basis.

In advance of further advise from the Council, and based on similar approved Hostel and HMO development, we are proposing 10 wheelie bins for refuse and recycling (Euro bin 1280L, 1100L and 660L, as indicated in the table opposite).

The bin provision will be supplemented by the building management regimes for the effective collection of waste depending on the specific demands of the facility.

The waste storage will be located at lower ground level. Wheelie bins will be carried via lift to ground level adjacent to the waste vehicle pick-up point

B1-LOWER GROUND FLOOR			
WASTE - Hostel & Administration Staff			
	liters	no.	liters
Refuse	1100	x 2	= 2200
Recycling	660	x 2	= 1320
Total			3520
WASTE - HMO			
	liters		liters
Refuse	1280	x 4	= 5120
Recycling	1280	x 2	= 2560
Total			7680

How we are going to get there

SP05

4. Ensure any new waste management facility is integrated into its surroundings, is modern, innovative and well designed. The facility should minimise negative environmental, transport and amenity impacts on the surrounding area (including within neighbouring boroughs). It should be flexible enough to alter its operation and capacity as circumstances change without materially increasing these impacts. Further criteria will be set out in the Development Management DPD.

Core Strategy - Sep 2010

2. Opportunities & Constraints

Relevant Planning Policy - Access

There are no specific standards for HMO and Hostel use, so we have applied similar standards used for Small HMO use (C4) and for Hotel use (C1)

Accessible Accommodation

The Document "Accessible London" (October 2014 reads):

4.8.17 The London Plan requires 10% of all new hotel accommodation to be wheelchair accessible (see 4.9 of this SPG). Boroughs should consider the requirement for additional units that can be adapted for disabled students at a later date in line with the requirement for accessible hotel accommodation.

'Accessible Hotels London May 2010', recommends at least 10 % of the accommodations should be wheelchair accessible.

Cycle Parking

In the written response provided by the Council during pre-application discussions (ref. PF/18/00086), it was deemed sensible to apply the hotel C1 standard to both the hostel and HMO elements of the scheme. This is due to the nature of the scheme providing short-stays of up to three months. This is in line with both local policy and the London Plan. Nevertheless, we have applied double the hotel C1 standard. So, rather than 1:20 cycles to bedrooms for long-stay, we've applied 1:10 which equates to 8 spaces. For short-stay, rather than 1:50 cycles to bedrooms, we've applied 1:25 which equates to 3 spaces. Enhancing this, we propose a provision of 12 cycle spaces be provided in the Lower Ground Floor (Semi-vertical cycle stands) and 4 cycle spaces be provided at street-level (Sheffield cycle stands).

Car Parking

The current proposal, just like the refused scheme (ref PA/15/01882) is a car-free development. This feature was supported by the case officer at the time.

Case Officer's Report (ref PA/15/01882) reads :

Given that the site has a good access to public transport and no objections were raised by Transport for London and the Council's Transport and Highway, it is considered that a car free development is supported.

Because the PTAL rating of the area is 6a - excellent, customers are likely not to use their own vehicle. Nevertheless, two Blue Badge holders' bays are available for the use of the Hostel and HMO use. One is on the site, the other is an existing disabled bay on Island Row, which may also be shared with visitors to the adjacent church, Our Lady Immaculate Limehouse RC Church. The on site disabled bay is at a convenient distance from the main entrance, solving an issue addressed by the Case Officer upon refusal and noted in the pre-application meeting, 10.08.2018.

Accessible Accommodation

The current proposal has wheelchair accessible accommodation for both the hostel use and the HMO use (ie two wheelchair accessible units on each of the Lower Ground to Fourth floors) - See Accommodation Schedules.

00- GROUND FLOOR	
CYCLE PARKING - Hostel & HMO Visitor and Administration Staff	spaces
Short stay	4
B1-LOWER GROUND FLOOR	
CYCLE PARKING - Hostel & HMO	spaces
Long stay	12