
Options Appraisal for Lister and Treves House

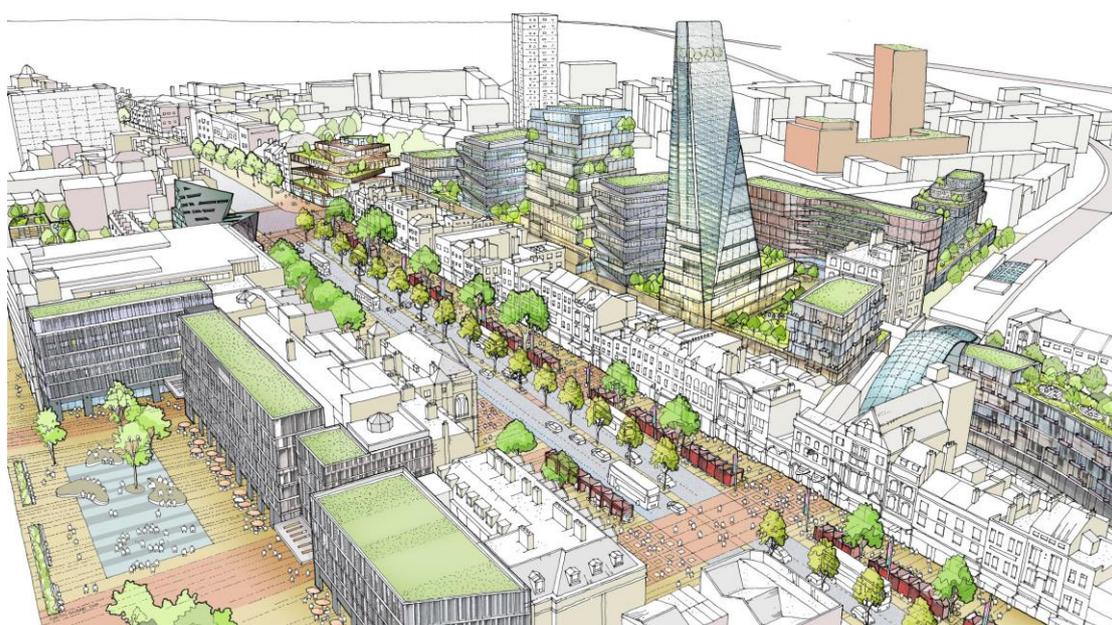
For

Tower Hamlets Homes

By



22 December 2015



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Executive Summary

This report outlines the options appraisal carried out for Lister and Treves Houses, Lomas Street, E15 on behalf of Tower Hamlets Homes (THH).

Lister and Treves Houses are existing residential housing blocks with a total of 51 units - 33 leaseholders and 18 tenanted across the two buildings, which currently require substantial investment for works to the fabric, fire stopping, health and safety, roofs, internal condition and external landscape, in order to meet THH's aspirations. Because of the current condition of the houses and their current net present values, THH have requested an options appraisal.

This options appraisal takes account of national, regional and local planning policy including the London Plan (2015) and The Whitechapel Vision Masterplan Supplementary Planning Document (2013) as well as the Client brief dated 26th May 2015.

The options have been developed by a team of planning consultants, strategic asset managers, cost managers and architects.

Option	Description	Area	Units	Construction cost incl. VAT	Mobilisation cost
1	Demolition of both houses and development of a new build residential development	9228 m ²	115 units	£28,569,029	£8,500,000
2a	Demolition of one house to develop a new 9-storey block.	6120 m ²	51 units	£14,322,452	£2,960,000
2b	Demolition of one house to develop mews-style maisonettes and flats above.	5700 m ²	51 units	£13,396,465	£2,960,000
2c	Option 2b but with more flats rather than maisonettes.	6172 m ²	51 units	£14,735,166	£2,960,000
3a	Retention of both houses with an Infill development to provide additional units.	6875 m ²	78 units	£14,921,899	£210,000
3b	Option 3a but with additional maisonettes.	7151 m ²	86 units	£15,718,932	£210,000
3c	Option 3b but with an extra extension.	6965 m ²	85 units	£15,183,406	£210,000
4	Retrofit to both houses with no other programme of works.	4580 m ²	51 units	£7,312,320	£510,000

We have not carried out a full development appraisal as this was outside the scope of our commission. However, we have undertaken an initial development assessment to establish an indicative return, which is attached on the next page. We recommend that a more detailed financial development appraisal is carried out to establish your preferred / most feasible options, which can then be analysed in more detail.

Executive Summary – Continued

Summary of Development Assessment of all Options

Op	Description	Total	Pvt	Int	Afford	Total cost (*)	Gross Dev value	Residual (rank)
1	Demolition on both and new build	115	25	17	41	£39,096,901	£45,569,344	£6,472,443 (1 st)
2a	Demolition of Lister and new build	51	25	8	18	£17,672,356	£9,177,588	-£8,494,767 (8 th)
2b	Demolition of Lister and new build	51	25	8	18	£16,788,281	£10,108,954	-£6,679,327 (5 th)
2c	Demolition of Lister and new build	51	25	8	18	£18,118,560	£9,921,790	-£8,196,770 (7 th)
3a	Retain both and infill with new build	78	39	11	28	£15,571,786	£10,014,701	-£5,557,085 (3 rd)
3b	Retain both and infill with new build	86	43	13	30	£16,423,223	£9,638,125	-£6,785,098 (6 th)
3c	Retain both and infill with new build	85	42	13	30	£15,915,314	£10,992,954	-£4,922,359 (2 nd)
4	Retain both and refurbish without any new build	51	33		18	£7,822,300	£1,560,000	-£6,262,320 (4 th)

*The cost includes construction and other associated items such as section 106 etc (provisional)

Based on the above we recommend Option 1 to be considered for detailed appraisal.

1. Introduction

Tower Hamlets Homes (THH) appointed John Rowan and Partners to carry out a stock options appraisal for Lister and Treves Houses in the London Borough of Tower Hamlets, E15.

Lister and Treves are existing housing blocks located at the junction of Lomas Street and Vallance Road, Whitechapel. Lister has 33 units (11 tenanted and 22 leaseholder) and Treves has 18 units (7 tenanted and 11 leaseholder). The surrounding area is a primarily residential, with the Osmani School and Osmani Centre opposite the site and White Chapel Road is 250 metres to the south.

The options appraisal will consider the following options:

Option 1: Demolition of the existing housing blocks and a new development to provide more bed spaces.

Option 2 Complete regeneration of the plot, involving the demolition of one or both houses to provide the same number of bed spaces on the plot.

Option 3: Retention of the existing houses, with extensions to increase the number of units on the plot.

Option 4: Retrofit to both houses with no additional works.

This proposal is based on:

- THH brief dated 26th May 2015.
- A site meeting between Neil Wilson-Prior of THH, Edwin Wai and Paul Ingram of John Rowan and Partners and Malcolm Hester of Hester Architects.
- The Whitechapel Vision Masterplan, approved in September 2013.
- Regional and local planning policy guidance published by the Mayor of London and the London Borough of Tower Hamlets.
- The desired housing tenure mix discussed during the meeting with Neil Wilson-Prior.
- THH project update report for Lister and Treves dated 03rd October 2014.

Please note that this options appraisal is based only on the information provided to us and we have not carried out detailed condition surveys of the buildings.

1.2 The Team

The team involved in this options appraisal comprises:

- Ken Morgan, John Rowan and Partners (Strategic Asset Management)
- Ed Wai, John Rowan and Partners (Project Management)
- Athma Sarma, John Rowan and Partners (Cost Management)
- Julie McLaughlin, John Rowan and Partners (Planning Consultant)
- Darren Feldon, Hester Architects (Architectural Design)

1.3 Scope of Services / Methodology

This report is a result of the following activities:

- Review of the brief dated 26 May 2015.
- Site visit to investigate the site and its surrounding.
- Review of the planning history of the site and relevant planning policies at a local, regional and national level.
- Review of the Whitechapel Vision Masterplan and its objectives to regenerate Whitechapel with new homes, jobs, town centre uses, public spaces and activity.
- Research of the local area and conditions including:
 - Promap digital data
 - OS Map
- Assessment of local supply and housing mix requirements.
- Planning appraisal (*see Appendix A*).
- Preliminary assessment of the building i.e. potential for extension and existing condition.
- Conceptual assessment of the site's potential for development, including consideration of the neighbourhood and surrounding uses.
- An assessment of a wide range of options in the context of planning, market, value and other relevant considerations, seeking to optimise site value.
- Developing a sketch design for each option and architectural layout (*see Appendix B*).
- Production of provisional accommodation schedules for the full new build options (*see Appendix D*).
- Further conceptual assessment of a number of specific options to understand cost, value, risks and benefits.
- Indicative estimate incorporating construction costs, professional fees and mobilisation (*see Appendix C*).
- Summary of a long-list of options, including cost and benefits.
- Sale Value indicative figure from known East London based agent
- Recommendations and the way forward for the next stage – detailed study.

2. Background to the Appraisal

Lister and Treves Houses are located in the Spitalfields and Banglatown ward of the London Borough of Tower Hamlets and are bounded by Lomas Street to the south and Vallance Road to the west. They are approximately 250 metres to the north of Whitechapel Road. Vallance Road is an important primary north-south connection route, which connects the district centre of Whitechapel to the wider area, including Bethnal Green.

The estate comprises two blocks of flats: Lister House to the south of the site is nine-storeys and contains 33 flats (11 units are rented and 22 leased) and Treves House to the north of the site is four-storeys and contains 18 flats (7 units are rented and 11 are leased).

The project update report dated 3rd October 2014 indicates various risks and challenges in connection with the refurbishment works to Lister and Treves. It appears that Lister House is formed of a concrete portal frame with the majority of its weather proofing elements being formed of non-structural infill. This is comprised of timber weather boarding and aluminium framed glazed walling. The flank-ends are comprised of floating cavity brick work. Internal layout of dwelling spaces is of “scissor” style composition. It is worth noting that Lakanal House in London Borough of Southwark, which experienced a serious fatal fire in 2009, had similar “scissor” style design features. Lister House does not appear to have a similar high-risk fire danger as Lakanal House; however the current design does present a high degree of risk management in relation to fire, health and safety.

Treves house has external desk access, with dwellings arranged in a simple maisonette format. The presence of a predominance of non-structural infill is a feature shared with Lister House. Treves House has no secure access arrangements.

We are aware that Lister and Treves were included as part of the Decent Homes programme of works and the current project team has identified various detailed scope of works in addition to a series of risks items. The following is the brief scope identified:

- Remodelling the configuration.
- Renewal of flat roof, windows, entrance doors, curtain walling, external weather proof fabric elements including wall insulation.
- Extensive works for fire safety and fire protection works including internal fire screen, smoke extractor system, fire doors, fire seals, fire escape route alteration.
- Renewal and alteration for audio visual reception, integrated reception system digital receiver.
- Floor covering and alteration to fire escape routes.
- Removal of asbestos contaminated material.
- Other internal improvements including services replacements.
- Establishment of new residents' room in the ground floor.
- Extensive work required to achieve the right u-value.

The above indicates that this work will have the following risks:

- Health and safety during the works.
- Lack of cost certainty and time certainty.
- Buildability due to large number of integrated services and fabric elements.

- Substantial amount of Leaseholder contribution; Lister £92k per property and Treves £52k per property)-according to THH records.
- Lack of certainty of recovering the LH cost.
- Potential LH challenges and substantial legal battle between LH and TH Council.
- Risks in connection with disability access.
- Design and construction risks.
- Lack of certainty in achieving greater flexibility of the building.
- Continuous high expenditure on maintenance.
- Continuous high energy cost.
- Potential structural issues for long term stability.
- Lack of certainty of achieving VFM.

In addition we are aware that THH commissioned an enhanced fire risks assessment which recommended the following:

- Additional fire doors and additional fire compartments.
- Installation of FD30 doors for all dwellings.
- Installation of fire-resting, intumescent hoppers to the refuse chute.
- Overhaul existing smoke extract system.

The THH report also concludes that the current level of fire protection to Lister House is considered to be inappropriate for a building of this design and density.

It appears that the overall cost is likely to be in the region of £7m (including fees and VAT) and the project team has raised concerns over its value for money. We are aware that based on various costs, design, and risks the above project has been put on hold subject to a detailed review.

Therefore there is a clear technical business case for THH to look at alternative options to provide better quality homes for their residents and enhance the local environment.

Investment decision based on Net Present Value (NPV)

It is essential that detailed NPV calculations are carried out, taking into account current expenditure, planned maintenance costs, day to day maintenance costs, management costs, rental income, and service charge income.

Net Present Value (NPV) is the difference between the **present value** of cash inflows and the **present value** of cash outflows. **NPV** is used in capital budgeting to analyze the profitability of a projected investment or project

Definition by the Cabinet Office: *Discounting is an established decision making technique used to compare costs and benefits that occur in different time period. It's a separate concept from inflation and is based on the principles that generally people prefer to receive good and service now rather than later. This is known as "time preference"*

Present value and discount rate: *Calculating the net present value of the difference between the streams of costs and benefits provides the net present value (NPV) on an option. The NPV is the primary criterion whether the decision can be justified or not.*

NPV calculations will justify the need and rationale for options appraisal. The Homes and Communities Agency (HCA) often uses NPVs to assess the justification for

disposal or regeneration under the regulatory requirements. The NPV is the most important factor in their decision.

We have calculated the current NPV of Lister and Treves Houses, using the following data:

Income:

- Rental income (including the rent reduction announced by the government)

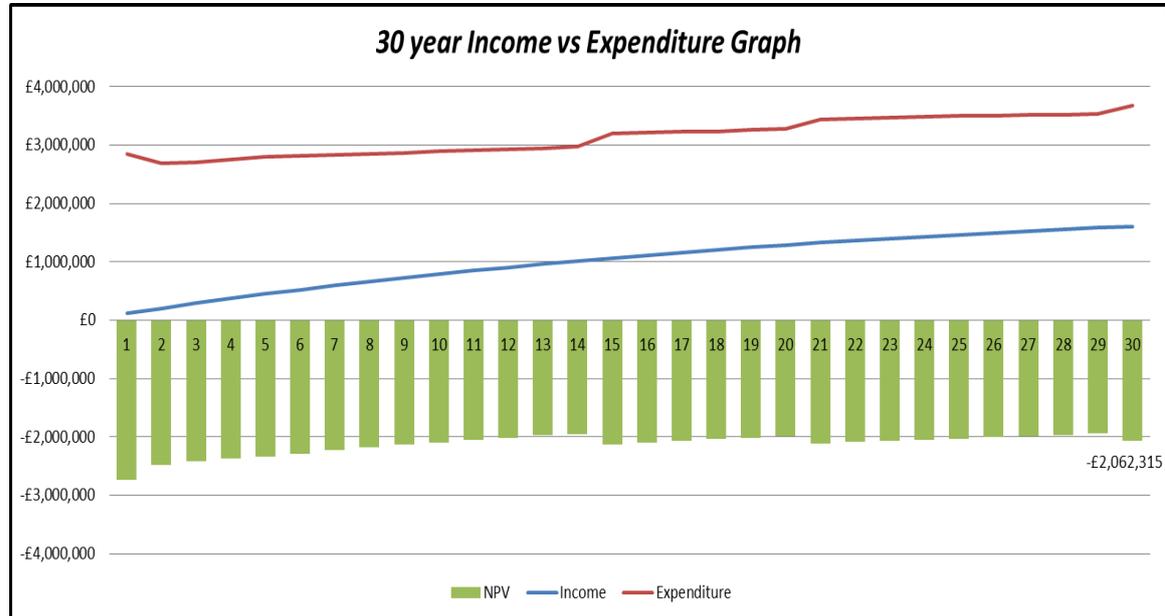
Expenditure:

- Planned maintenance expenditure for 30 years,
- Investment required to bring Lister and Treves to a particular standard based on current regulations
- Management cost
- Day to day repairs
- Cyclical decoration

Industry data and other THH strategic AM data

- Inflation
- Maintenance inflation
- Maintenance inflation
- Discount rate
- Void %
- Bad debt %

NPV graph:



Lister and Treves Houses have a negative NPV. There is a clear financial and investment business case for them to look at alternative options so that they can provide better quality homes for its residents and enhance the local environment.

Whitechapel Vision

The Whitechapel Vision Masterplan is a local planning document prepared by the London Borough of Tower Hamlets, which was approved as a Supplementary Planning Document in September 2013. It is a guide for new development within the Whitechapel area up to 2028 and provides guidance and a framework for developers, registered providers, the local community and other key stakeholders.

The Vision recognises that Whitechapel will undergo extensive regeneration over the coming years. A priority of the Vision is to increase the housing offer throughout the area, delivering 3,500 new homes (a minimum 35% will be affordable homes) so that the local population will “*significantly benefit from additional modern housing provision*”. The Vision also states that “*the masterplan must create the right conditions to harness investment and improvement in the existing social housing through refurbishment and the delivery of new affordable housing*”; and recognises the importance of upgrading existing housing estates to mitigate overcrowding and the consistently long waiting lists for social housing in Tower Hamlets.

As a result of the Whitechapel Vision Masterplan, the surrounding area is subject to a number of emerging development schemes which seek to regenerate the area into a vibrant and successful key destination within London.

The site has very good connections to a wide range of public transport, which is expected to increase with the arrival of Crossrail at Whitechapel. Whitechapel also has rail and underground stations.

Active Asset Management

THH are taking a proactive approach to active asset management based on its asset investment need, day to day maintenance need, management costs, income, social need, component life cycle and optimising assets’ potential in accordance with strategic asset management good practice and the Homes and Communities Agency regulatory environment. The objective is to provide better homes for local communities and enhance the wellbeing of residents.

In order to determine the best way to achieve this, THH has commissioned an options appraisal.

3. Asset Appraisal and Development Appraisal

A detailed assessment of discounted cash flow, net present value calculation appraisal was calculated and outlined in Item 2.

Development Appraisal

Gross development value will have to be verified based on private sale values, market rent, affordable rent, social rent, market value, shared ownership value, and construction costs and other expenditure. The above is not part of our commission but we have carried out a high level development assessment which is attached to **Appendix C**. A summary of the GDV and residual value was included in item 3.

4. Considered Development and Regeneration Options

Option 1: Complete regeneration of the plot, involving the demolition of one or both houses to provide more bed spaces on the plot.

Option 1a – Demolition of both houses and development of a new build residential development	
Description of option	<p>Demolition of both blocks and construction of the following: Block A: Potential 16 storey development – A number of separate cores that serve both affordable and private units. Block B: 4 storey development: Affordable housing Block C: 4 storey development: Affordable housing Block D: 4 storey development: Affordable housing Block E: 7 storey development: A mix of private and shared ownership. This option requires buying back leaseholder flats and decanting residents. Flats: 7079m² Maisonettes: 960m² Commercial: 131m² Common parts: 3198m² Total: 11,368m²</p>
Number of Units	<p>57 private units (50%) 1 bed: 45 17 intermediate-rent units 2 bed: 36 (15%) 3 bed: 28 41 affordable units (35%) 4 bed: 6 Total: 115</p> <p>Total bed spaces: 225 Total people housed: 410</p>
Significant benefits	<p>Maximises site potential, providing additional units/bed spaces. Sustainable regeneration of the site presenting a mixed-use development. Provides modern, well designed, high quality homes, including family units. Enhances the environment of the site and the surrounding neighbourhood. Provides commercial space at ground floor level. Contributes to the aims and objectives of the Whitechapel Vision and acts as a natural extension to its six key development sites. Can create private and shared ownership units, which will subsidise the construction of affordable units. May attract other registered providers to develop in a partnership or JV deal.</p>
Significant drawbacks	<p>Approximate programme is 4-5 years.</p>
Indicative cost (Appendix C)	<p>Construction cost including professional fees VAT: £28,569,029. Decanting and buy back LH flats: £8,500,000</p>
Gross Development Value (App C)	<p>£45,569,344</p>
Residual and Ranking	<p>£6,472,443 (1st)</p>

Option 2: Complete regeneration of the plot, involving the demolition of one or both houses to provide the same number of bed spaces on the plot.

Option 2a – Demolition of one house to develop a new nine-storey block	
Description of option	<p>The demolition of Treves House and the development of a new nine storey block in its place. The new building would accommodate a mix of unit sizes from one to four bedrooms, with accessible units on the ground floor.</p> <p>Lister House would be fully refurbished with over-clad to ensure accordance with the latest building regulations. The internal layout could be revised to achieve a variety in unit sizes in the building with a number of the two bedroom flats increased to three or four bedroom family flats.</p> <p>New area: Lister House: 3060m² New nine-storey development: 3060m² Total: 6120m²</p>
Number of Units	<p>New development: 18 (18 x 4B/6P @113m²) Lister House: 33 (Extg) Total: 51 units Private 25nr; Intermediate: 8nr; Affordable: 18 nr</p>
Significant benefits	<p>18 new, high quality, family units. Greater access to the internal shared green space and play facilities at Hughes Mansions.</p>
Significant drawbacks	<p>The layout does not make the best use of the site area. High cost of refurbishment of Lister House. Extensive remodelling is required to retain the existing block. High cost of maintenance. Potential LH challenges from LH tenants at Lister House. Inability to recover the LH contribution of £92k (according to THH estimate). Lack of certainty in achieving VFM for Lister House works. Health and safety and fire risks based on existing design and nature. May not attract developers or Housing Association for JV deal. 100% funding should come from Tower Hamlets. Reduced value on the new build</p>
Indicative cost (Appendix C)	<p>Construction cost including professional fees and VAT: £14,322,452 Decanting and buying back LH flats: £2,960,000</p>
Gross Development Value (App C)	£9,177,588
Residual and Ranking	-£8,494,767 (8th)

Option 2b – Demolition of one house to develop mews-style maisonettes with flats above	
Description of option	<p>The demolition of Treves House and development a new four storey block. This will provide nine 3-bedroom own-door maisonettes with entrances from the north and east boundaries. This provides a more 'private style' of residential design. Each of the houses will have its own private amenity space and includes a shared private amenity space for the flats.</p> <p>As in Option 2a, Lister House would be fully refurbished with over-clad to bring it in line with the latest Building Regulations. The internal layouts could be revised to achieve a greater variety of flat types in the building with a number of the two bedroom flats increased to three or four bedroom family flats.</p> <p>Area: New development maisonettes: 660m² New development flats: 1980m² Lister House: 3060m² Total: 5700m²</p>
Number of Units	<p>New development: 9 units (9 / 3B 5P @90m²) New development: 9 maisonette (9 / 4b 6P@115m²) Lister House: 33 units (Extg) Total: 51 units Private 25; Intermediate 8; Affordable 18.</p>
Significant benefits	<p>18 new, high quality, family units. Greater access to the shared green space and play facilities at Hughes Mansions.</p>
Significant drawbacks	<p>The layout does not make the best use of the site area. Two tower blocks sitting within the site is not desirable. This form of urban design is not considered favourably by local authorities. High cost of refurbishment of Lister House. Extensive re modelling is required to retain the existing block. High cost of maintenance Potential LH challenges from LH tenants at Lister Inability to recover the LH contribution of £92k (according to THH estimate) Lack of certainty in achieving VFM for Lister House works Health and safety and fire risks based on existing design and nature. May not attract developers or housing association for JV deal. 100% funding should come from Tower Hamlets. Reduced value on the new build</p>
Indicative cost (Appendix C)	<p>Construction cost including professional fees and VAT: £ 13,396,465 Decanting and buy back LH flats: £2,960,000</p>
Gross Development Value (APP C)	£10,108,954
Residual and Ranking	-£6,679,327 (5th)

Option 2c – Option 2b but with more flats rather than maisonettes	
Description of option	<p>Similar to Option 2c but the new building provides more flats and fewer maisonettes. This option will also allow for a greater number of units to be constructed and exceed the existing number of 51 units due to the circulation core, which could rise up to accommodate additional floors. The proposed new build sits further away from Lister House and will allow the development to be carried out in isolation.</p> <p>Area: New development maisonettes: 778m² New development flats: 2334m² Lister House; 3060m² Total 6172m²</p>
Number of Units	<p>New development maisonettes: 5 x 4B/6P @115m²) New development flats: 8 x 3B/5P @90m² and 5 x 3B/6P@102m²) Lister House: 33 (extg) Total: 51 units Private 25; Intermediate: 8; Affordable 18.</p>
Significant benefits	<p>18 new, high quality family units. Greater access to the shared green space and sports facilities at Hughes Mansions.</p>
Significant drawbacks	<p>The layout does not make the best use of the site area. High cost of refurbishment of Lister House. Extensive re modelling is required to retain the existing block. High cost of maintenance. Potential LH challenges from LH tenants at Lister House. Inability to recover the LH contribution of £92k (according to THH estimate). Lack of certainty in achieving VFM for Lister House works. Health and safety and fire risks based on existing design and nature. May not attract developers or housing association for JV deal. 100% funding should come from Tower Hamlets. Reduced values on the new build.</p>
Indicative cost (Appendix C)	<p>Construction cost including professional fees and VAT £ 14,735,166 Decanting and buy back LH flats: £2,960,000</p>
Gross Development Value (App C)	£9,921,790
Residual and Ranking	-£8,196,770 (7th)

Option 3: Regeneration of existing structures and extensions

Option 3a – Retention of both houses with an extension to provide additional units	
Description of option	<p>The circulation core of Treves House could be used to extend to the north of Lister House, creating a 9-storey link between the two buildings. The proposed extension will complete the development to the eastern boundary and enclose the site to the north and east. This proposal will create a more coherent form on the site rather than the two buildings standing in isolation.</p> <p>Both Lister and Treves Houses will be fully refurbished and the over-clad brought in line with the latest Building Regulations. The internal layout of Lister House will be revised to achieve a variety of unit sizes with a number of the two bedroom flats increased to three or four bedroom family flats.</p> <p>Treves House: 1520m² Lister House: 3060m² New 9-storey development: 2850m² Total: 6875m²</p>
Number of Units	<p>Lister House: 33 (extg) Treves House: 18 (extg) New 9-storey development: 27 x 3B/5P@86m²) Total: 78 Units</p> <p>Private 39 (6 additional); Intermediate: 11 (11 additional); Affordable 28 (10 additional).</p>
Significant benefits	<p>Creates additional family-sized units. Retention of existing blocks.</p>
Significant drawbacks	<p>Does not maximise the site potential. High cost of refurbishment of both houses. High cost of maintenance Extensive remodelling is required to retain the existing blocks Potential LH challenges from LH tenants at Lister House. Inability to recover the LH contribution of £92k for Lister and £52k for Treves (according to THH estimate). Lack of certainty in achieving VFM for Lister House works. Health and safety and fire risks based on existing design and nature. May not attract developers or Housing Associations. 100% funding should come from Tower Hamlets. Reduced value on the new build.</p>
Indicative cost (Appendix C)	<p>Construction cost including professional fees and VAT £ 14,921,899 Decanting and buy back LH flats: £210,000</p>
Gross Development Value (App C)	£10,014,701
Residual and Ranking	-\$5,557,085 (3rd)

Option 3b – Option 3a but with additional maisonettes	
Description of option	<p>This proposal adds additional maisonettes to the south of Treves House and an extension to the north east corner of Lister House. The new units for Treves House will be similar to the existing residential units at the lower floors with three bedroom family units in addition to two bedroom units over and accessed through a shared circulation core. This will provide a greater mix of unit types. The new extension will create a court yard accessed through the circulation of Treves House again increasing the link between the two buildings.</p> <p>Both Lister and Treves Houses will be fully refurbished and the over-clad brought in line with the latest Building Regulations. The new extension will increase the number of flats on site by 35 units.</p> <p>Area New development maisonettes: 159m² New development flats: 2412m² Treves House: 1520m² Lister House: 3060m² Total: 7151m²</p>
Number of Units	<p>New development maisonettes: 4 (4 nr 3B 5P @96m²) New development flats: 4 (4 nr 2B 4P @61m²) New development flats: 27 (27 nr 2B 4P @61m²) Treves House: 18 Lister House: 33 Total: 86 units Private 43 (10 additional); Intermediate: 13 (13 additional); Affordable 30 (12 additional).</p>
Significant benefits	<p>Creates additional units. Retention of existing blocks.</p>
Significant drawbacks	<p>Does not maximise the site potential. High cost of refurbishment of both Houses. High cost of maintenance. May not attract developers or Housing Associations. Extensive re modelling is required to retain the existing block Potential LH challenges from LH tenants at Lister Inability to recover the LH contribution of £92k for Lister and £52k for Treves (according to THH estimate) Lack of certainty in achieving VFM for Lister House works Health & safety and fire risks based on existing design and nature. 100% of funding should come from Tower Hamlets. Reduced value on the new build</p>
Indicative cost (Appendix C)	<p>Construction cost including professional fees and VAT £ 15,718,932 Decanting and buying back LH flats: £210,000</p>
Gross Development Value (App C)	£9,638,125
Residual and Ranking	-£6,785,098 (6th)

Option 3c – Option 3b but with an extra extension	
Description of option	<p>This proposal adds maisonettes to the south of Treves House, as per Option 3b but with the addition of units facing to the east at the same height as Treves House, and an extension to the south of Lister House. The extension to Lister House would be accessed through a new private circulation core off Lomas Street. It will create a new face for the building, enhance Vallance Gardens and improving the existing building's identity in the neighbourhood. Again, the new extension will create a link between the two buildings with a denser urban feel and sense of enclosure to the private amenity space.</p> <p>Both Lister and Treves Houses will be fully refurbished and overclad as per Options 3a and 3b. The extensions would increase the numbers on site by 34 units.</p> <p>Area: New development maisonettes: 768m² New development flats: 1651 (346m² + 1305m²) Treves House: 1520m² Lister House: 3060m² Total: 6965m²</p>
Number of Units	<p>New development flats: 26 (2 /1B 2P@50m², 15 /2B 4P@61m² & 9 /3B 5P@86m²) New development maisonettes: 8 (8 / 3B 5P@102m²) Treves House: 18 (extg) Lister House: 33 (extg) Total: 85 Units Private 42nr (9 additional); Intermediate: 13nr (13 additional); Affordable 30 nr (12 additional)</p>
Significant benefits	<p>Creates additional units. Retention of existing blocks. Extensive de canting is not required.</p>
Significant drawbacks	<p>Does not maximise the site potential. High cost of refurbishment of both houses. High cost of maintenance Extensive re modelling is required to retain the existing block Potential LH challenges from LH tenants at Lister Inability to recover the LH contribution of £92k for Lister and £52k for Treves (according to THH estimate) Lack of certainty in achieving VFM for Lister House works Health & safety and fire risks based on existing design and nature. May not attract developers or Housing Associations. 100% funding should come from Tower Hamlets.</p>
Indicative cost (Appendix C)	<p>Construction cost including professional fees and VAT £ 15,183,406 Decanting and buy back LH flats: £210,000</p>
Gross Development Value (App C)	£10,992,954
Residual and Ranking	-£4,922,359 (2nd)

Option 4 – Retrofit to both houses with no other programme of works	
Description of option	<p>This proposal looks retrofits existing blocks without any new development. This includes recladding, re-roofing, internal improvements, new services and external improvements. Substantial amount of works are required according to the current project team.</p> <p>Area: Lister House: 3069m² Treves House: 1520m² Total 4580m²</p>
Number of Units	<p>Lister House: 33 units Treves House: 18 units Total 51 units As before: Affordable 18; Private 33 (LH)</p>
Significant benefits	<p>No leaseholder buy back (considered as refurbishment). Retention of existing blocks and tenancies.</p>
Significant drawbacks	<p>Doesn't maximise site potential. Extensive works is required to retain the existing blocks to meet the health and fire safety High cost of refurbishment Decanting is still required based on the works involved Potential LH challenges from LH tenants at Lister Inability to recover the LH contribution of £92k for Lister and £52k for Treves (according to THH estimate) Lack of certainty in achieving VFM for both Houses Health and safety and fire risks based on existing design and nature. 100% funding should come from Tower Hamlets Negative NPV and any further investment will not be justified.</p>
Indicative cost (Appendix C)	<p>Construction cost including professional fees and VAT £ 7,312,320 Decanting : £510,000</p>
Gross Development Value (App C)	£1,560,000
Residual and Ranking	-£6,262,320 (4th)

5. Planning Appraisal (Appendix A):

The Planning Appraisal was prepared to inform the design options developed by the architect. In producing the planning appraisal, desk-top research has been undertaken with regard to the site, the surrounding area, and the planning history of both the site and emerging schemes within the area. In addition, a comprehensive review of the relevant adopted and emerging planning policy documentation at a national, regional and local level has been completed.

A number of over-arching planning policy principles have been considered as key to the potential regeneration of the site and these include:

- Optimising previously developed land.
- Housing including choice, tenure and mix.
- Design.
- Private and public amenity space, landscaping and child play space.
- Highways and parking.
- Sustainability.

National, regional and local planning policy clearly advocates the need for more housing and places particular emphasis on the provision of affordable housing, which meets the needs of local communities. The site is located within an area which is expected to undergo much change and regeneration in the coming years and the potential to optimise unit numbers on this site, while increasing affordable housing and improving local amenity and public realm accords with the key visions for the Whitechapel area.

Please refer to Appendix A for detailed Planning Appraisal.

6. Indicative Estimate and Development Assessment (see Appendix C)

We have carried out an indicative estimate based on the current costs. We have allowed appropriate allowances for the:

- Resident consultation and legal fees
- Leaseholder buy back value (based on Zoopla May 15 price)
- CPO fees
- Decanting residents (for all options)
- Professional fees
- Planning fees
- Demolition
- Construction cost including preliminaries
- Shell and core for commercial elements for Option 1
- Current cost based on the need for development assessment
- External works
- Value added tax

We have not included the following:

- Internal fit out for commercial property for Option 1
- External funding costs and borrowing costs
- Inflation
- Client internal management and supervision costs

7. Conclusion

Lister and Treves are two existing residential housing blocks located in an area of Tower Hamlets which will undergo much change and regeneration over the coming years.

The appraisal concludes that retaining both houses will not be a long term viable option for its residents and enhance the local environment and create better quality homes for the future.

The overarching vision of the Council as set out in its Whitechapel Vision Masterplan SPD (2013) is underpinned by three guiding principles: strengthening Whitechapel's District Centre, the promotion of sustainable communities, and the delivery of high quality places. The delivery of a Crossrail station to the area in 2018 will significantly increase accessibility to the area and result in a thriving regional hub, which will include 3,500 new homes by 2025 with an emphasis on new family and affordable homes, 5,000 new local jobs, new community facilities, a civic hub and significant improvements to the public realm.

The potential regeneration of Lister and Treves Houses, which seeks to optimise the development potential of the site by providing a mixed use development of high quality homes with affordable housing, increased private and public amenity space and non-residential floorspace accords with the principles of national, regional and local planning policy.

Detailed design development will be required, in consultation with London Borough of Tower Hamlets as Local Planning Authority, to agree the form of any increase in massing on the site.

The options presented within the Brief have been appraised based on the assumptions outlined in Item 1. The Option 1 (demolition of both houses and construction of 115 units) provides a construction cost of **£28,569,029** (including fees, VAT) and mobilisation to cover buy back existing LH flats and decanting at a cost of £8,500,000. The development assessment also provides a residual value of **£6,472,443** and is ranked as no 1 among the options considered.

Therefore we recommend Option 1 to be considered for further review.

We also recommend that detailed financial modelling is carried out to establish the return and then carry out a detailed feasibility study, which would also include more detailed designs, input from other consultants, including but not limited to Daylight and Sunlight, Transport, Landscape, Noise, and Energy and discussions with the relevant officers from Planning, Transport, Design and Housing at Tower Hamlets Council.

If you require further information please contact Ken Morgan on 07971 988 206.



Appendix A – Planning Appraisal

Planning Appraisal

Lister and Treves Houses, Whitechapel, London

For

Tower Hamlet Homes

December 2015

Contents

1. Introduction
 2. Context
 3. Planning Policy Assessment
 4. Planning Considerations
 5. Conclusions
-

1. INTRODUCTION

- 1.1 John Rowan and Partners has been commissioned by Tower Hamlets Homes ('the Client') to carry out a detailed planning appraisal to inform the Client on the planning implications of the potential regeneration for the residential estate "Lister and Treves Houses" ('the site'), in Whitechapel, London Borough of Tower Hamlets.
- 1.2 This planning appraisal has been prepared to inform the design option studies prepared by the client's architect, Hester Architects Limited. In producing this planning appraisal, desktop research has been undertaken with regard to the site, the surrounding area, the planning history and a review of the relevant adopted and emerging planning policy documentation at a national, regional and local level.
- 1.3 This appraisal has been prepared for the sole internal use and reliance of Tower Hamlets Homes. It shall not be relied upon by other parties without the express written authority of John Rowan and Partners. If an unauthorised third party comes into possession of this appraisal they rely on it at their own risk and the authors owe them no duty of care.
- 1.4 Advice and recommendations in this appraisal have been based on the findings of the desktop research. John Rowan and Partners has based this appraisal on the sources detailed within this report, which are believed to be reliable. John Rowan and Partners cannot and does not guarantee the authenticity or reliability of the third party information it has relied upon.

2. CONTEXT

(i) The location and site

- 2.1 The site is located in the Spitalfields and Banglatown ward in the London Borough of Tower Hamlets ('the Council'). The site is bounded by Lomas Street to the south and Vallance Road to the west, and is approximately 250 metres to the north of White Chapel Road. Vallance Road is an important primary north-south connection route, which connects the district centre of Whitechapel to the wider area, including Bethnal Green.
- 2.2 The site is a residential estate comprising two blocks of flats, Lister House to the south of the site is nine-storeys and contains 33 flats (11 units are rented and 22 leased) and Treves House to the north of the site is four-storeys and contains 18 flats (7 units are rented and 11 are leased). The table below shows the breakdown of units in each block:

	1-bed	2-bed	3-bed	4-bed	5-bed
Lister House	0	30	0	2	1
Treves House	0	0	18	0	0
TOTAL	0	30	18	2	1

- 2.3 Of the 11 units that are rented within Lister House, 10 are 2-beds and one is a 5-bed; with 20 2-bed units and two 4-bed units leased. In Treves House, all 18 units are 3-bed, with seven rented and the remaining 11 are leased. There is a total of 127 bed spaces across the site.
- 2.4 The grounds of the estate are made up of private gardens, communal open space and hard-standing car parking.
- 2.5 The site has very good connections to a wide range of public transport, with a PTAL rating of 6a 'Excellent', which is expected to increase to a rating of 6b with the arrival of Crossrail at Whitechapel. Whitechapel Train and Underground Station (Overground, District and
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Hammersmith and City line services) is located approximately 350m to the south. Bethnal Green Overground Station is located approximately 400m north of the site. Whitechapel Road has five bus services operating along it (no. 25, no. 106, no. 305, no. 254, and D3) which connects the site to the City and wider eastern area of London.

- 2.6 The immediate area consists of five storey residential development to the north (Hughes Mansions); public open space to the south (Vallance Gardens), which has been identified in the Whitechapel Vision SPD as the only accessible public open space in the Whitechapel Masterplan area; terraced housing to the east which is a mixture of two and three storeys; and to the west of the site there is a mixture of three and five storey residential properties as well as the Osmani School and Osmani Centre.
- 2.7 The site has no statutory or local listings and it is not located within a Conservation Area. The site has been designated within the Whitechapel Vision SPD (2013) as a 'Place to Live' but it does not form part of the Masterplan's 'Major Development Sites'. The nearest 'Major Development Site' as designated by the Vision is "Durward Street Gardens", which is located directly to the south and east of the site.
- 2.8 The site is located within the GLA's City Fringe Opportunity Area, and is designated within the 'wider hinterland' of the City Fringe Opportunity Area Planning Framework: Consultation Draft (2014).
- 2.9 The Council's Adopted Policies Map (2013) indicates that the site is located within a London View Management Framework viewing corridor. The viewing corridor is Townscape View 25: City Hall to the Tower of London. The majority of the Protected Vista is "Landmark Background Assessment Area", whereby if development proposals do not breach the threshold pane they will be subject to a "Qualitative Visual Assessment".
- (ii) The surrounding area
- 2.10 The surrounding area is predominantly residential in character with a mix of tenures and a diverse range of heights, design and materials and as such the area has no distinct character.
- 2.11 Whitechapel Road is located approximately 200m to the south of the site. This road is one of the main vehicular routes leading east from the city and is the central component of public realm, movement and town centre activity across Whitechapel with a diverse mix of uses aligning either side. The area centred round Whitechapel Centre has been designated as a District Centre within the Council's Adopted Policies Map and the Core Strategy Town Centre Hierarchy. The surrounding area has an abundance of local community facilities, retail, restaurants, cafes, public houses, a library and convenience shops, all easily accessible from the site.
- 2.12 The Whitechapel Vision (SPD) 2013 has been prepared and adopted by the Council to enhance Whitechapel as a key destination within London. Whitechapel will benefit from the arrival of a Crossrail Station in 2018, which is anticipated to increase investment into the area and the Council see this as the perfect opportunity to plan, develop and design Whitechapel into a vibrant and successful new area for London.
- 2.13 The Vision (SPD) states that *"This Masterplan highlights key transformations which we can deliver in Whitechapel when all key stakeholders work together. These include the possibility of new infrastructure including brand new public spaces for people to relax and enjoy; enhancing and growing the street market; developing a cultural centre and community facilities; and the creation of new industry hubs for medical research and culture, media and technology. Most excitingly the Masterplan highlights the benefit of delivering a new 21st century civic hub for Tower Hamlets in Whitechapel to bring Borough services into the heart of the borough. Finally,*
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this regeneration will result in at least 3,500 new homes and 5,000 new local jobs which will raise the quality of life for all our residents now and in years to come”.

- 2.14 It is clear from the Vision that Whitechapel’s townscape character in relation to, height, scale, design and density will transform over the coming years. The Vision has designated a ‘Key Transformation Place’ directly to the south of the site, known as ‘Durward Street Gardens’. Durward Street Gardens has been designated as *“a new high quality urban quarter to enliven the area to the north of the Crossrail station. It will provide new homes, retail, offices and public spaces, including modernising and redeveloping the leisure centre and building over the station and rail track”.*
- 2.15 There are currently a number of granted and emerging proposals for the redevelopment of sites in the surrounding area. The Masterplan designations, with specific regard to Durward Street Gardens to the south and east of the site will continue to transform the wider townscape character and visual amenity of the area.
- (iii) Planning history
- 2.16 The site has had a number of planning applications relating to external and internal improvements of both Lister House and Treves House. Other than these improvement works there have been no major planning applications relating to the redevelopment of the site.
- (iv) Planning history of the surrounding area
- 2.17 As a result of the Whitechapel Vision Masterplan SPD, the surrounding area is subject to a number of emerging development schemes which seek to regenerate the area into a vibrant and successful key destination within London.
- 2.18 Of note is a current planning application to the north of the site at 120 Vallance Road and 2-4 Hemming Street, where proposals include the “demolition of existing buildings and the erection of four buildings to provide 152 residential units, 1,311sqm of commercial space, new public realm, landscaped amenity space, cycle parking and all associated works” (Application PA/15/01231).
- 2.19 The planning application is of potential strategic importance due to the number of units’ proposed (152 units) and therefore, the application has been reported to the GLA which has prepared a Stage I Referral Report. This site is also designated as “A Place to Live” within the Masterplan SPD. The scheme proposes:
- 152 residential units (390 habitable rooms) of one, two, three and four bed housing units, including intermediate and affordable social rent (30% affordable based on habitable rooms, with a tenure split of 70% affordable and 30% intermediate).
 - Provision of 1,311sq.m of commercial floor space at ground floor and lower ground floor levels fronting onto Vallance Road and Hemming Street (A1, A3 and B1).
 - A capped retail floorspace at 500sqm in two blocks.
 - 2,000sq.m of private space in the form of balconies and terraces; and 1,185sq.m of communal amenity space.
 - Heights of five, eight and twelve storeys.
 - Cycle parking spaces (long-term and short-term) in accordance with London Plan 2015.
 - A new east-west pedestrian link between Hemming Street and Vallance Road.
- 2.20 The principle to include residential and commercial uses as part of a mixed use development proposal has been deemed acceptable. Early pre-application discussions centred on the height of the proposals, with the original 20-storey scheme reduced to 12-storeys as a result of Officer’s concerns on the impact on the local context, and the London View Management Framework
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Corridor. The applicant was asked to reduce the number of single aspect flats, to better reflect the Council's preferred dwelling mix, improve the affordable housing in offer in line with 35% and provide further analysis on Daylight and Sunlight.

2.21 It is worth highlighting that the overall height and scale of the building was then considered acceptable at a pre-application meeting and therefore has not been scrutinised within the Stage 1 Report. In terms of further information required, the GLA is requesting the following:

- A playspace strategy setting out how the children's playspace will be achieved and its arrangement.
- Further improvements required on the quality and permeability of the public realm.
- Further consideration needs to be given to inclusive design, in particular corridor widths and general site-side accessibility.
- Climate change mitigation
- Transport – access to the cycle parking storage areas and the provision of shower and changing facilities for commercial employees.

2.22 These comments and the advice received from the GLA can be taken forward and provide guidance on any proposed regeneration of the site.

3. PLANNING POLICY ASSESSMENT

3.1 The starting point for the determination of any planning application is the adopted Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 state that planning applications should be determined in accordance with the relevant policies of the adopted Development Plan, unless there are material planning considerations which indicate otherwise.

3.2 Following the publication of the National Planning Policy Framework ("the Framework") on 27 March 2012 planning authorities with adopted plans or plans in preparation need to consider which, if any, parts of those plans need updating.

3.3 The Framework is a material consideration (Annex 1 paragraph 208 and 212). It states that Local Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (paragraph 15). Where there is more than limited conflict, less weight should be accorded to the plan policy (paragraph 215).

3.4 In addition, the Department for Communities and Local Government (DCLG) produced a Written Ministerial Statement on 6th March 2014, which highlights a list of previous planning practice guidance documents that have been cancelled and replaced with a web-based resource, "Planning Practice Guidance". The Guidance, in the form of 41 chapters is a material consideration in the determination of planning applications and sets out the mechanism for the application of policies found within the Framework.

3.5 The Development Plan comprises the London Plan (2015), which was published in March 2015. At a local level, the Development Plan comprises the Council's adopted Core Strategy (2010), and the Managing Development Document (2013). Material considerations include the Framework (2012) and adopted Supplementary Planning Documents, including the Whitechapel Vision Masterplan SPD (2013) and the Affordable Housing SPD (2013).

3.6 The GLA's Draft City Fringe Opportunity Area Planning Framework, which will become Supplementary Planning Guidance to the London Plan was published for public consultation from 19 December 2014 until 13 February 2015. As the guidance has been subject to public

consultation, the document is a material consideration in the determination of planning applications and will be reviewed as part of this Planning Appraisal.

- 3.7 It is considered that there are a number of overarching planning policy principles which need to be reviewed when considering any potential regeneration of the site, which are the following:
- (i) Optimising previously developed land
 - (ii) Housing, including choice, tenure and mix
 - (iii) Design
 - (iv) Private and public amenity space, landscaping and child play space
 - (v) Highways and parking
 - (vi) Sustainability
- 3.8 Each of these considerations is addressed in turn.
- (i) Optimising previously developed land
- 3.9 The National Planning Policy Framework ('the Framework') is a material consideration in the determination of planning applications and states that Local Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (paragraph 15).
- 3.10 The Framework makes clear at paragraph 14 that: *"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development"*.
- 3.11 A set of 12 core land-use planning principle are set out by the Framework (paragraph 17), which should underpin decision-making. These principles include, inter alia, that planning should:
- *"Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
 - *Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area;*
 - *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
 - *Encourage the effective use of land by re-using land that has been previously developed (brownfield land), providing it is not of high environmental value"*.
- 3.12 With regard to decision-making, the Framework states that local planning authorities should approach it *"in a positive way to foster the delivery of sustainable development"* (paragraph 186) and *"look for solutions rather than problems, and seek to approve applications for sustainable development where possible"* (paragraph 187).
- 3.13 The Framework re-states the importance of re-using previously-developed land:
- "Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that is it not of high environmental value"* (Paragraph 111).
- 3.14 One of the key performance indicators of the London Plan 2015 is to maximise the proportion of development taking place on previously developed land, with at least 96% of new residential development to be carried out on previously developed land (Table 8.2 London Plan 2015).
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- 3.15 The Council's Core Strategy (2010) Strategic Objective SO1 seeks to *"optimise the use of land to deliver the growth agenda and targets as defined by the London Plan"*. Strategic Policy SP02 seeks to create sustainable places by *"Ensuring new developments optimise the use of land"*.
- 3.16 The Council's Development Management Plan (2013) Policy DM0 seeks to deliver sustainable development stating, inter alia, that *"when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development"*.
- (ii) Housing including choice, tenure and mix
- 3.17 The Framework specifically addresses proposals for new homes at paragraph 48:
"Housing applications should be considered in the context of the presumption in favour of sustainable development"
- 3.18 The London Plan states that the Mayor *"recognises the pressing need for more homes in London"* and urges boroughs to *"seek to achieve and exceed the relevant minimum borough annual average housing target"*, in particular through *"the potential to realise brownfield housing capacity"* (Policy 3.3).
- 3.19 Table 3.1 of the London Plan highlights that the London Borough of Tower Hamlets has an annual monitoring target of 3,931 new homes in the period 2015-2025.
- 3.20 Tower Hamlets' Core Strategy Objective SO7 seeks to deliver housing growth to meet general and specialised housing demand in line with London Plan housing targets.
- 3.21 Policy 3.4 of the London Plan states that development should seek to optimise housing output for different locations within the relevant density range provided within Table 3.2. The site is defined as an "urban" setting as it is within 800m walking distance of a District Centre. The site has a PTAL rating of 6a and as such density is expected to be in the range of 200-700hr/ha.
- 3.22 The use of the density matrix is reiterated in Core Strategy Spatial Policy SP02, which seeks to ensure that new housing creates sustainable places by corresponding the distribution and density levels of housing to public transport accessibility levels and the wider accessibility of that location.
- 3.23 Policy 3.8 states that *"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"*.
- 3.24 London Plan Policy 3.9 promotes communities that are mixed and balanced by tenure and household income, which *"foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods"*.
- 3.25 In terms of affordable housing targets, the Mayor will seek to maximise affordable housing provision, with 60% of affordable housing for social and affordable rent and 40% for intermediate rent or sale. Priority should be accorded to the provision of affordable family housing (Policy 3.11).
- 3.26 Core Strategy Strategic Policy SP02 seeks to *"deliver 43,275 new homes (equating to 2,885 per year) from 2010 to 2025"*. One objective of Policy S02 seeks to deliver new housing by *"supporting infill development in the borough where it meets an identified need and contributes to creating sustainable communities"* and by *"working with our housing partners to support the regeneration of housing estates"*.
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- 3.27 In relation to affordable housing, Strategic Objective S02 seeks to *“Set an overall strategic target for affordable homes of 50% until 2025. This will be achieved by: requiring 35%-50% affordable homes on sites providing 10 new residential units or more (subject to viability)”*.
- 3.28 Policy DM3 of the Council’s Development Management Plan states that *“Development will be required to maximise affordable housing in accordance with the Council’s tenure split (70% Social/Affordable rent and 30% intermediate) as set out in the Core Strategy; and affordable housing should be built to the same standards as private housing”*.
- 3.29 Policy DM3 continues to state that *“estate regeneration development that proposes a net loss of affordable housing will only be allowed in exceptional circumstances where: development demonstrates that a limited loss of affordable housing is required to improve the tenure mix on site; or public open space or a non-residential use will benefit the overall estate regeneration scheme”*.
- 3.30 In addition, Policy DM3 outlines that development should provide a balance of housing types, in accordance with the breakdown of unit types as set out below:

Tenure	1-bed%	2-bed %	3-bed %	4+bed %
Market Sector	50	30	20	
Intermediate	25	50	25	0
Social/Affordable Rented	30	25	30	15

- 3.31 The Whitechapel Vision Masterplan SPD (2013) seeks mixed use redevelopment within the area and states that *“...this regeneration will result in at least 3,500 new homes”*. The SPD has highlighted a priority to increase the housing offer throughout the area stating that *“Of the 3,500 new homes a minimum 35% will be affordable homes and therefore the local population will significantly benefit from additional modern housing provision”*. The Vision continues to state that *“the masterplan must create the right conditions to harness investment and improvement in the existing social housing through refurbishment and the delivery of new affordable housing”*.
- 3.32 The SPD designates a large portion of the Masterplan area as a ‘Place to Live’ and states that these areas provide *“important opportunities for improvements to existing housing estates, and new infill development”* and that *“new opportunities for residential-led mixed use development...especially affordable and family homes”*.
- 3.33 The Mayor’s draft City Fringe OAPF identifies Whitechapel as a key strategic area and the site is located within the *“wider hinterland”*, which is identified as *“an area suitable for residential-led mixed use development”*.
- 3.34 Core Strategy Strategic Objective SO7 seeks to *“ensure housing contributes to the creation of socially balanced and inclusive communities by offering housing choice reflecting the Council’s priorities for affordable and family homes”*.
- 3.35 In terms of mixed use development, the Framework specifically promotes the creation of healthy communities with the aim of planning decisions to achieve places which promote *“...mixed use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity”* (Paragraph 69).
- 3.36 London Plan Policy 3.3 emphasises the promotion of mixed use development, stating that *“Boroughs should identify and seek to enable development capacity to be brought forward to*
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meet housing targets having regard to other policies of this Plan and in particular the potential to realise brownfield housing capacity through the spatial structure it provides including: ...mixed use redevelopment, especially of surplus commercial capacity”.

(iii) Design

- 3.37 Planning policy principles relating to good design are set out in paragraph 58 of the Framework, aiming to ensure that developments:
- *Will function well and add to the overall quality of the area;*
 - *Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
 - *Optimise the potential of the site to accommodate development;*
 - *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *Create safe and accessible environments;*
 - *Are visually attractive as a result of good architecture and appropriate landscaping”.*
- 3.38 London Plan Policy 3.5 states that new housing development “*should be of the highest quality internally, externally and in relation to their context and to the wider environment*” and continues that the design “*should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix*”. This approach is reinforced by Policy 7.1, which notes that the design of new buildings “*should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood*”.
- 3.39 Policy 3.5 continues to state that new developments should seek to ensure that minimum spaces standards as set out in Table 3.3 are reflected, with design taking account of factors relating to “arrival” at the building and the “home as a place of retreat”, while meeting the changing needs of Londoners over their lifetimes.
- 3.40 This approach is reinforced by London Plan Policy 7.1, which highlights that the design of new buildings “*should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood*”.
- 3.41 London Plan Policy 7.4 states that new development should have regard to the “*form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings*” and buildings “*provide a high quality design response that...has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass*”.
- 3.42 London Plan Policy 7.6 states that new design “*should incorporate the highest quality materials and design appropriate to its context*” and, inter alia, “*comprise details and materials that complement, not necessarily replicate, the local architectural character, “not cause unacceptable harm to the amenity of surrounding land and buildings, in relation to privacy, overshadowing, wind and microclimate” and “optimise the potential of sites*”.
- 3.43 Strategic Objective SO23 seeks to promote a borough of well designed, high quality, sustainable and robust buildings that enrich the local environment and contribute to quality of life.
- 3.44 Spatial Policy SP10 seeks to “*ensure that buildings and neighbourhoods promote good design principles to create buildings, spaces and places that are high-quality, sustainable, accessible, attractive, durable and well-integrated with their surrounds. This will be achieved through ensuring development:*
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- a. *Protects amenity and promotes well-being (including preventing loss of privacy and access to daylight and sunlight);*
 - b. *Uses design and construction techniques to reduce the impact of noise and air pollution;*
 - c. *Respects strategic and local views and their role in creating local identity and assisting in wayfinding;*
 - d. *Respects its local context and townscape, including the character, bulk and scale of the surrounding area;*
 - e. *Contributes to the enhancement or creation of local distinctiveness;*
 - f. *Is flexible and adaptable to change;*
 - g. *Uses high quality architecture, urban and landscape design;*
 - h. *Assists in creating a well-connected public realm that is easy and safe to navigate”.*
- 3.45 The Council’s Policy DM4 reiterates the London Plan Policy 3.5 outlining that all developments should meet the most up-to-date internal space standards.
- 3.46 Policy DM24 relates to design and states that *“Development will be required to be designed to the highest quality standards, incorporating principles of good design, including:*
- a. *ensuring design is sensitive to and enhances the local character and setting of the development, taking into account the surrounding:*
 - *scale, height, mass, bulk and form of development;*
 - *building plot sizes, plot coverage and street patterns;*
 - *building lines and setbacks, roof lines, streetscape rhythm and other streetscape elements;*
 - *design details and elements; and*
 - *natural environment.*
 - b. *ensuring the use of high quality building materials and finishes;*
 - c. *ensuring the internal design and layout of development maximises comfort and usability for occupants and maximises sustainability of the development;*
 - d. *ensuring development is designed to be easily adaptable to different uses and the changing needs of users;*
 - e. *protecting features of positive value within the site; and*
 - f. *taking into account impacts on microclimate”.*
- 3.47 The guiding principles of the Whitechapel Vision seek to promote sustainable communities and deliver high quality places, incorporating the highest standards of sustainable design.
- 3.48 London Plan Policy 7.7 relates to the design of tall and large buildings and states inter alia, that *“tall and large buildings should only be considered in areas whose character would not be affected by the scale, mass or bulk of a tall or large building; relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm; and incorporate the highest standards of architecture and materials”.*
- 3.49 London Plan Policy 7.11 highlights the London View Management Framework and underlines the importance of the two parts of the protected vista, the Landmark Viewing Corridor and the Wider Setting Consultation Area.
- 3.50 The site is within the Wider Consultation Area of Townscape View 25 (The Queen’s Walk to the Tower of London), where the townscape view should be managed *“so that the ability to see specific buildings or groups of buildings, including distant buildings is preserved”.* Development proposals should not harm the composition of the view as a whole and should form an attractive element in its own right.
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- 3.51 Spatial Policy SP10 outlines that tall buildings will be acceptable in Canary Wharf and Aldgate, and those sites will be identified within the Sites and Placemaking DPD. *“All tall buildings including those outside of the above locations will be assessed against criteria set out in the Development Management DPD”.*
- 3.52 The Council’s Management Policy DM 26 states that *“building heights will be considered in accordance with the town centre hierarchy”.*
- 3.53 Proposals will be required to satisfy a number of criteria including but not limited to:
- Be of a height and scale that is proportionate to its location within the town centre hierarchy and sensitive to the context of its surroundings;
 - Achieve high architectural quality and innovation in the design of the building including a demonstrated consideration of scale, form, massing, footprint, proportion and silhouette, facing materials, relationship to other buildings and structures, the street network, public and private open spaces
 - Provide a positive contribution to the skyline, when perceived from all angles during both the day and the night, assisting to consolidate clusters within the skyline;
 - Not adversely impact on Heritage assets or strategic and local views including their settings and backdrops;
 - Present a human scale of development at street level;
 - Where residential uses are proposed, include high quality and useable private and communal amenity space and ensure an innovative approach to the provision of open space.
- 3.54 The Whitechapel Vision states that high density development is considered appropriate in Whitechapel, and “Landmark buildings” are an important visual representation of the regeneration and when designed with high quality architecture, *“they provide an opportunity to positively contribute to the new built form and character of Whitechapel”.*
- 3.55 The Vision highlights the need for tall buildings to be sensitive, not just in terms of the immediate context but in a London wide impact, in line with the London View Management Framework.
- 3.56 London Plan Policy 7.2 requires all new development *“to achieve the highest standards of accessible and inclusive design”.*
- 3.57 London Plan Policy 3.8 requires all new development to be built to “The Lifetime Homes” standard and 10% of new housing needs to be designed to be wheelchair accessible, or easily adaptable for residents, taking account of the GLA’s guidance for “Wheelchair Accessible Housing” (2007).
- 3.58 Core Strategy Spatial Policy SP02 provides the basis to support the delivery of high quality and well-designed housing, which meets the needs of residents. Policy DM4 of the DMD highlights that Tower Hamlets has a particular need for wheelchair accessible family sized homes in the affordable tenures. Wheelchair accessible units above the ground floor must be provided with access to a second lift for use when the primary lift is not functioning.
- (iv) Private and public amenity space, landscaping and child play space
- 3.59 The Framework (Paragraph 58) states that *““planning policies and decisions should aim to ensure that developments:*
- *Will function well and add to the overall quality of the area;*
 - *Establish a strong sense of place, using streetscapes and buildings;*
 - *Create attractive and comfortable places to live, work and visit;*
-

- *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities”.*

- 3.60 London Plan Policy 3.6 states that development proposals that include housing should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. The Mayor’s SPG *“Providing for Children and Young People’s Play and Informal Recreation”* recommends a minimum of 10sqm of dedicated play space per child as a basis for assessing existing provision within an area.
- 3.61 The Mayor’s Housing SPG also requires a minimum of 5sqm for residential amenity space for dwellings for 1 or 2 persons and an extra 1sqm for each additional occupant.
- 3.62 Spatial Policy SP02 requires sites that are providing family homes to provide adequate space for play space for children.
- 3.63 Policy DM4 highlights that existing amenity space and child play space will be protected and any new provision should be in accordance with London Plan standards. This requires a minimum of 5sqm of private outdoor space for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant. In terms of communal amenity space, there should be 50sqm for the first 10 units and 1sqm for every additional unit thereafter; and for child play space there should be 10sqm for each child. As a requirement, play space for children under five should always be on site and be well integrated into the development.
- 3.64 London Plan Policy 5.10 requires development proposals to *“integrate green infrastructure from the beginning of the design process”* and The Whitechapel Vision seeks to deliver high quality places, where improvements to the public realm can create friendly, active and safe streets.
- 3.65 Policy DM25 states that *“development should seek to protect and where possible improve, the amenity of the surrounding existing and future residents and building occupants as well as the amenity of the surrounding public realm by:*
- a) *not resulting in an unacceptable loss of privacy, nor enable an unreasonable level of overlooking or unacceptable increase in the sense of enclosure;*
 - b) *not resulting in the unacceptable loss of outlook;*
 - c) *ensuring adequate levels of daylight and sunlight for new residential developments;*
 - d) *not resulting in an unacceptable material deterioration of the sunlighting and daylighting conditions of surrounding development, including habitable rooms of residential dwellings, schools, community uses and offices and not result in an unacceptable level of overshadowing to surrounding open space; and*
 - e) *not creating unacceptable levels of noise, vibration, artificial light, odour, fume or dust pollution during the construction and life of the development.*
- (v) Highways and parking
- 3.66 London Plan Policy 6.3 states that development proposals *“should ensure that impacts on transport capacity and the transport network are fully assessed and development should not adversely affect safety on the transport network”*.
- 3.67 The standards for cycling are provided at Policy 6.9, which states that *“developments should provide secure, integrated, convenient and accessible cycle parking facilities in line with the standards set out in Table 6.3.*
-

- 3.68 The London Plan sets out standards for parking at Policy 6.13, stating that *“the maximum standards set out in Table 6.2 should be the basis for considering planning applications”*. In addition, developments must:
- a) Ensure that 1 in 5 spaces provide an electrical charging point to encourage the uptake of electric vehicles.
 - b) Provide parking for disabled people in line with Table 6.2.
 - c) Meet the minimum cycle parking standards.
 - d) Provide for the needs of businesses for delivery and servicing.
- 3.69 Policy 6.13 further states that in locations with high public transport accessibility, car-free developments should be promoted (while still providing for disabled people).
- 3.70 Core Strategy Spatial Policy SP09 reiterates Policy 6.13 promoting car free developments and those schemes which minimise on-site and off-site car parking provision, particularly in areas with good access to public transport.
- 3.71 Policy DM22 states that where development is located in areas of good public transport accessibility and/or areas of existing on-street parking stress, the Council will require it to be permit-free and reiterates the requirements for electric charging points and advocates an appropriate allocation of parking spaces for affordable family homes. In terms of cycling, development will be required to meet and exceed the Council’s standards and provide, where suitable, land for and/or contributions towards new publicly accessible shared cycle hire scheme docking station(s).
- (vi) Sustainability
- 3.72 Section of 10 of The Framework highlights that planning plays a key role in supporting the delivery of renewable and low carbon energy (Paragraph 93) and one of the core planning principles of the Framework seeks to encourage the use of renewable resources (Paragraph 12).
- 3.73 London Plan Policy 5.1 seeks an overall reduction in carbon dioxide emissions from developments, while Policy 5.2 urges development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy of being lean (use less energy); being clean (supplying energy efficiently), and being green (using renewable energy). Policy 5.2 requires that major developments meet certain targets. The Mayor requires the application of a 35% carbon reduction target beyond Part L 2013 of the Building Regulations, which is deemed to be broadly equivalent to the 40% target beyond Part L 2010 of the Building Regulations.
- 3.74 In addition, London Plan Policy 5.3 seeks the highest standards of sustainable design and construction to *“improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime”*. In addition, *“Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process”*.
- 3.75 The London Plan Policy 5.7 relates to renewable energy in which the Mayor states that *“major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible”*.
- 3.76 Spatial Policy 11 seeks to ensure that all new homes are built in-line with government guidance to reach zero carbon by 2016, and that all new non-domestic development reaches zero-carbon
-

by 2019, and seeks to promote low and zero-carbon energy generation and requires all new developments to provide 20% reduction of carbon dioxide emissions through on-site renewable energy generation where feasible.

- 3.77 Policy DM29 states that an Energy Assessment will be required to accompany planning applications to demonstrate compliance with those energy targets. Development will also need to demonstrate how it will help to deliver a decentralised energy system within the borough by connecting to an existing energy source or network to help lower carbon emissions and ensure a secure supply of power.
- 3.78 Policy DM13 requires development to show how it reduces the amount of water usage, run-off and discharge from the site, through use of appropriate water reuse and Sustainable Urban Drainage (SUD) techniques.

4. SITE OPTIMISATION: PLANNING CONSIDERATIONS

- 4.1 A desk-top assessment of the site's development potential has been undertaken which has incorporated a review of relevant planning policy at a national, regional and local level. This initial assessment has established key planning considerations which relate to any potential redevelopment on the site and include:
- (i) Principle of redevelopment of the site
 - (ii) Affordable housing
 - (iii) Design
 - (iv) Private and public amenity space, landscaping and child play space
 - (v) Highways and parking
 - (vi) Sustainability
- 4.2 Each of these considerations is addressed in turn.
- (i) Principle of redevelopment of the site
- 4.3 National, regional and local policies place an emphasis on the re-use and optimisation of previously developed land (The Framework paragraph 17 and 111; London Plan Table 8.2; and Tower Hamlets Core Strategy Strategic Policy SP02).
- 4.4 The site is located within the City Fringe Opportunity Area and London Plan Policy 2.13 seeks to maximise residential and non-residential output and densities within this location. Annexe 1 of the London Plan states that new developments in the City Fringe Opportunity Area have the scope to deliver an indicative capacity of 70,000 new jobs and a minimum of 8,700 new homes.
- 4.5 It is recognised that Whitechapel will undergo extensive regeneration over the coming years which is set out in the Whitechapel Vision SPD. A priority of the Vision is to increase the housing offer throughout the area, delivering 3,500 new homes. The Vision also recognises the importance of up-grading existing housing estates to overcome overcrowding and waiting lists for social housing in Tower Hamlets which remains persistently high.
- 4.6 It is clear from the policy position at a national, regional and local level that any proposed redevelopment to optimise the site in relation to unit numbers, affordable housing and increasing quality of the housing offer and the surrounding environment would be welcomed in principle.
-

(ii) Affordable housing

- 4.7 National, regional and local policies emphasise the need for additional affordable housing. At a strategic level the Mayor seeks to maximise affordable housing provision within all new developments (London Plan Policy 3.11).
- 4.8 At a local level the Council seeks a target of 35-50% affordable homes on sites providing 10 or more new residential units, setting a minimum of 35% affordable homes. A tenure split of 70% social/affordable rent and 30% intermediate is required by the Council (Core Strategy Strategic Policy SO2 and Development Management Plan Policy DM3).
- 4.9 Limited loss of affordable housing, as part of the redevelopment of the site, will only be deemed appropriate by the Council if supporting justification demonstrates that the loss is required to improve the overall tenure mix of the estate or public open space or a non-residential use will benefit from the overall estate regeneration (Development Management Plan Policy DM3).
- 4.10 A guiding principle of the Whitechapel Vision SPD is “Promoting Sustainable Communities” through the on-going improvement of the housing offer. The Vision highlights that overcrowding and waiting lists for social housing in the Borough remain persistently high and therefore it is vital that the right conditions are created “to harness investment and improvement in the existing social housing and the delivery of new affordable housing”.
- 4.11 It is clear from the policy position at a national, regional and local level that affordable housing is a priority need. Any proposed regeneration of the site will need to take into account both strategic and local requirements for affordable housing with regard to a minimum target of 35% (subject to viability) and a tenure split of 70%:30%.

(iii) Design

- 4.12 The height, scale and massing of any proposed redevelopment/renewal of the site and its relationship with the surrounding area is an important consideration. National, regional and local policies seek the highest quality of standards in relation to the design of proposals. Any redevelopment of the site should seek to enhance the local character and sensitively respect the setting of the development with specific regards to height, scale and massing (The Framework paragraph 58; London Plan Policies 7.1, 7.4, 7.6; Core Strategy Strategic Policy SP10; and Development Management Plan DM4, DM23-DM26 inclusive).
- 4.13 The site is located within the Mayor’s protected vista “City Hall and Tower of London Townscape Viewing Corridor” as identified within the London View Management Framework, which is a protective vista. Any proposed increase in height on site will need to be managed to ensure that there is no detrimental impact on the protected vista.
- 4.14 The surrounding area in terms of both height and scale will undergo significant change throughout the coming years, as set out within the Whitechapel Vision (SPD) 2013. It is considered that, as a result of this change, there may be scope to increase height on the site, but this would need to be explored through pre-application discussions with the Council; and any increase will need to be sensitively designed to ensure that it respects the immediate residential areas, the wider setting and the designated protective vista.
- 4.15 Tower Hamlets Council require a Tall Buildings Assessment to be submitted with planning applications where buildings exceed 18 metres in height.
-

- 4.16 All new units should be designed to meet the internal space standards as set out in the Government's "Technical housing standards – nationally described space standard" (2015), the London Plan (Table 3.3) and the Mayor's Housing Design Guide.
- (iv) Private and public amenity space, landscaping and child play space
- 4.17 Redevelopment of the site will require private and communal amenity space to be carefully planned into the proposal and to meet the minimum requirements set out within the London Plan.
- 4.18 Provision for play space is an additional amenity requirement which will need to be designed into any redevelopment proposal for the site. The strategic guidance set within the Mayor's supplementary planning guidance 'Shaping Neighbourhoods: Play and Informal Recreation' sets a benchmark of 10m² of usable child play space per child, which is calculated against the child yield of the site (London Plan Policy 3.6; and Development Management Plan Policy DM4).
- 4.19 The Vision SPD indicates that Vallance Gardens, to the south of the site, provides the only large publicly accessible open space within the Whitechapel Masterplan designated area. Although not part of the site, the public realm and space strategy for the site should consider how best to use this open space and integrate it within any forthcoming development proposals.
- 4.20 Proposals should ensure that the layout, scale and massing is sensitively designed, taking into account residential amenity including, overlooking and privacy, outlook, daylight and sunlight and overshadowing, both within the context of the existing site and its future occupiers and the surrounding residential area.
- 4.21 Single aspect and north-facing units should be designed out of any redevelopment to increase the residential amenity onsite with regards to daylight and sunlight.
- (v) Highways and parking
- 4.22 The site is well located in relation to public transport services and the strategic highway network. Whitechapel Overground and Underground Station (Zone 2) is within 350 metres to the south of the site, located on Whitechapel Road, which is an important arterial route into the City and the wider eastern area of London. The arrival of Crossrail in 2018 will significantly increase the area's accessibility.
- 4.23 Whitechapel Road is also the main shopping street for Whitechapel offering a street market, shops, restaurants, local services, businesses, and community and faith buildings.
- 4.24 The Whitechapel Vision seeks to revitalise Whitechapel Road through a major public realm improvement scheme, seeking to further connect this important arterial route with the surrounding estates, ensuring connectivity and smooth movement across the area.
- 4.25 Proposed development schemes should seek to comply with the standards outlined at both regional and local level for both car parking and cycle parking.
- (vi) Sustainability
- 4.26 The Framework states that local planning authorities should support developments which promote renewable and low carbon energy schemes.
-

- 4.27 The London Plan seeks an overall reduction in carbon dioxide emissions, stating that residential developments should achieve a 35% reduction against Building Regulations 2013 Part L.
- 4.28 An Energy Statement would be required to support any forthcoming application on the site and should demonstrate that carbon emissions for the development could be reduced by at least 35% through the use of renewable technologies. The proposed energy solutions should follow and respond to the “Be Lean; Be Clean; Be Green” principles and include various energy efficiency measures as well as low-carbon and renewable energy technologies.
- 4.29 A Sustainability Statement will be required to demonstrate that the proposed sustainability approach has been developed to meet the targets and standards set by national, regional and local planning policy; and that the proposed development is targeting high standards of design and build-quality, with attention accorded to reducing the environmental impact throughout the lifetime of the development and not just during occupation.
- 4.30 BREEAM pre-assessment on any non-residential element would be expected to demonstrate that the proposals can achieve an “Excellent” rating.

5. Conclusion

- 5.1 The site is located within an area of Tower Hamlets that will be undergoing dramatic change and regeneration over the coming decade. The adoption of the Whitechapel Vision SPD heralded a determination by the Council to manage the expected growth in the area, to use the momentum already created by Crossrail combined with public sector investment to provide a vision for the area and to ensure that the benefits of regeneration and transformation are delivered within the local community.
- 5.2 Any proposed regeneration of the site should be brought forward within the context of the Whitechapel Vision, while taking account of the planning policies of the London Plan, Tower Hamlets Core Strategy and Development Management Plan and any other material planning documents.
- 5.3 The Whitechapel Vision SPD sets out six “Key Place Transformations”, which are specific locations where regeneration through transformational and significant interventions will occur. One such key place, “Durward Street Gardens” is located to the south east of the site and the redevelopment of the site could act as a natural extension of this key site, providing much needed high density residential development, providing a landmark development which addresses that primary connection route from Whitechapel Road up Vallance Road, providing a way-finding development, creating improved synergy with the surrounding area and one which integrates with the public realm of Vallance Gardens.
- 5.4 The proposed height of any new buildings should respectfully consider the protected vista of Townscape View 25, in addition to the surrounding residential developments on Lomas Street and Trahorn Close, Hughes Mansions to the north and the mixed use nature of Vallance Road to the west. It is widely acknowledged that the area is undergoing change and that new proposals coming forward will involve greater heights than the existing urban fabric. Any increases in height on the site should be proportionate to its location, whilst drawing on its sustainable location between Whitechapel Road and Bethnal Green in the north. Detailed design development will be required, in consultation with the LBTH as Local Planning Authority, to agree the form of any increase in massing on the site.
-

- 5.5 Planning policy at all levels advocates high quality urban design, greater numbers of residential units, with an emphasis on both affordable housing and family housing in this area, enhancement of the public realm, increased private and public amenity space and child play space.
 - 5.6 Proposals should ultimately deliver a range of planning and regeneration benefits not only for the site itself but for the wider community of Whitechapel.
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Appendix B – Architectural Proposals



Lister & Treves House - Feasibility Appraisal Stage 1 - Rev G



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1. INTRODUCTION

- 1.0.1. John Rowan and Partners has appointed Hester Architects Limited to develop an options appraisal of the plot of land occupied by two residential blocks known as Lister House and Treves House in Whitechapel, London Borough of Tower Hamlets. The client, Tower Hamlets Homes, has outlined that the options appraisal should recommend “the most economic, socially advantageous and practical use of the land to provide social accommodation for future generations of tenants and leaseholders”.
- 1.0.2. This appraisal explores the options provided by the client, with a particular emphasis on the “complete regeneration of the plot”. This document sets out to assess the site based on its locality, history and potential for development within the existing constraints and within “The Whitechapel Vision”. This document puts a particular emphasis on exploring OP1 (option 1 of 4 options put forward by THH & LBTH).

1.1. The Team

- 1.1.1. **John Rowan & Partners** is “a global consultancy with a diverse, experienced and motivated team providing high quality, innovative services. We assist our private and public sector clients to overcome challenges and deliver their projects across their full property lifecycle.”
- 1.1.2. **Hester Architects Ltd** is a modern, client focused practice with over 15 years of experience and practice in designing and developing successful residential schemes. The practice work across most sectors including; large scale housing projects for national developers; affordable housing; regeneration projects; care homes/care villages; hotels; leisure complexes; and commercial buildings. Hester Architects Ltd. specialise in Master Planning; high density mixed-use urban design; multi-storey buildings; prefabricated construction; and energy efficient/sustainable design.



Figure a – Site Location within Central London context

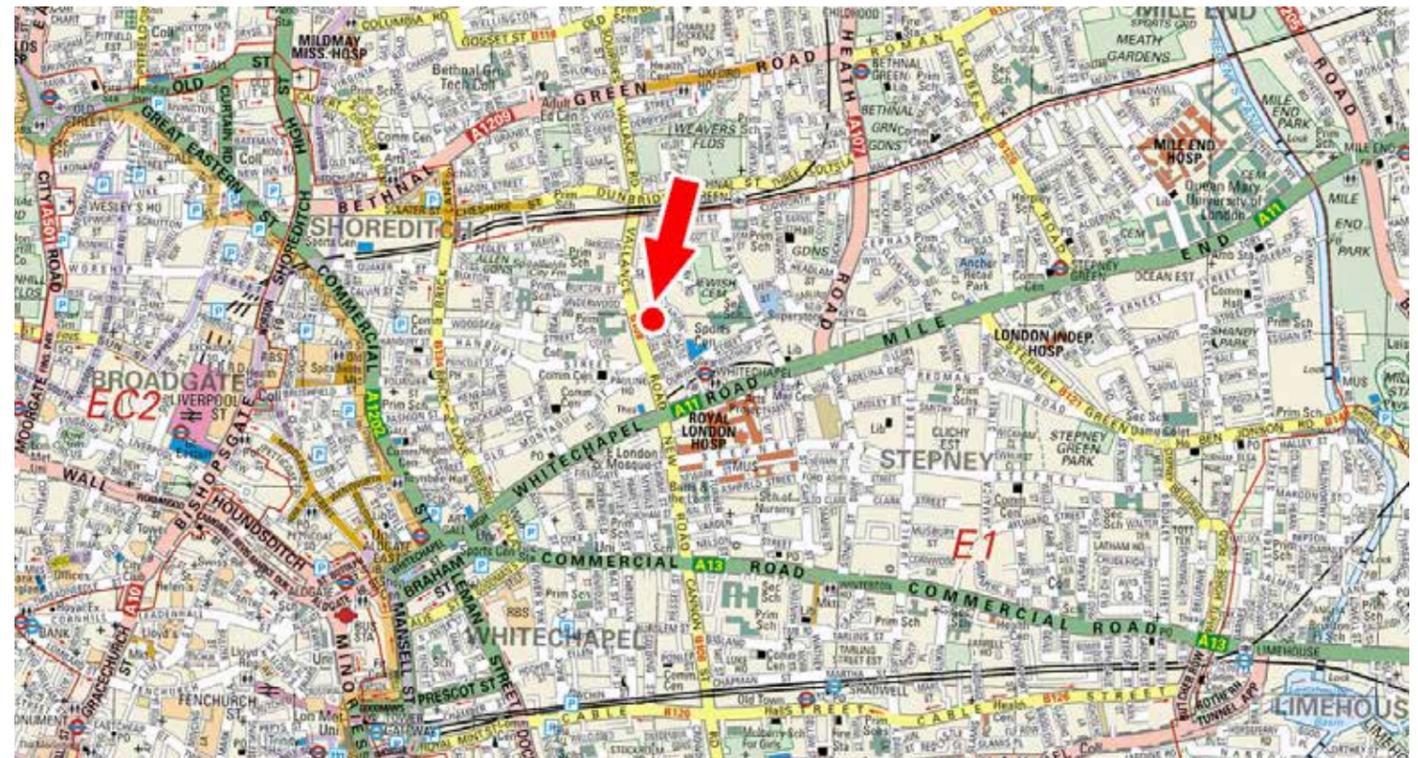


Figure b – Site Location within East London context

2. SITE ASSESSMENT

2.1. Site Location

2.1.1. The site is located in the London Borough of Tower Hamlets, fronting onto Vallance Road (B108) to the west and Lomas Street to the south with post code of E1 5BG.

2.2. Site Definition

2.2.1. The site currently consists of 2 residential blocks of flats. Treves House, to the north of the site, consists of 18 flats over 4 storeys with a predominantly north/south aspect. Lister House, to the south of the site, consists of 33 flats over 9 storeys with a predominant east/west aspect.

2.2.2. The site is surrounded by development of with a varying of uses, sizes, designs and ages. To the north of the site is the existing 5 storey residential development Hughes Mansions; To the east is existing terraces of 2 to 3 storey houses; to the south is an open public space (Vallance Gardens) and to the west of the site is a mix of existing 3 storey and 5 storey accommodation, as well as the Osmani School & recently completed Osmani Centre.

2.3. Topography

2.3.1. Within the site the ground is predominantly flat with the public footpath at Lomas Street retained approximately 2 meters higher and with a downwards direction ramp starting at the south-east corner running northwards along the eastern edge of the site. Vallance Road reduces in height from the southerly corner to achieve a level footpath at the access between Treves House and Hughes Mansions.

2.4. Public Transport

2.4.1. Whitechapel Train Station operates a number London Overground services and is approximately 5 minutes walking distance south of the site. The tube station is also located at the same location and operates District Line and Hammersmith & City Line services. Bethnal Green Overground Train Station is approximately 9 minutes walking distance. A bus stop immediately north of the site on Vallance Road operates a service towards Wapping while numerous other bus stops within walking distance operate various services into the city.

2.5. Local Community Facilities

2.5.1. The site is highly accessible to local community facilities, including a 2 minute walk to Whitechapel Sports Centre; a 6 minute walk to The Royal London Hospital; a 6 minute walk to Upton Hospital. The newly built Osmani Centre is opposite the site.

2.6. Pedestrians & Cycles

2.6.1. The area surrounding the site is very well provided for in terms of footways with a comprehensive network of independent footways between the residential areas and local facilities including supermarkets, high street shops and restaurants. Santander Cycles in Selby Street offer 17 bicycle for hire and the Sustrans National Cycle Network (NCN) identifies that Route 1 passes within 2900 meters (1.8 miles) east of the site.

2.7. Policy Designations & Documents

2.7.1. The site is located within the following areas:

- GLA City Fringe Opportunity Area
- "Wider hinterland" - City Fringe Opportunity Area Planning Framework (Consultation Draft 2014)
- "Background Assessment Area" - Townscape 25: City Hall to the Tower of London
- "A Place to Live" – Whitechapel Vision SPD (2013)

2.7.2. The Development Plan comprises the following documents which have been reviewed:

- The London Plan (2015)
- Tower Hamlets Adopted Core Strategy (2010)
- Tower Hamlets Managing Development Document (2013).
- Material considerations include the National Planning Policy Framework (2012), the City Fringe Opportunity Area Planning Framework (Consultation Draft 2014) and adopted Supplementary Planning Documents, including the Whitechapel Vision Masterplan SPD (2013) and the Council's Draft Affordable Housing SPD (2013).

2.8. Historic Maps

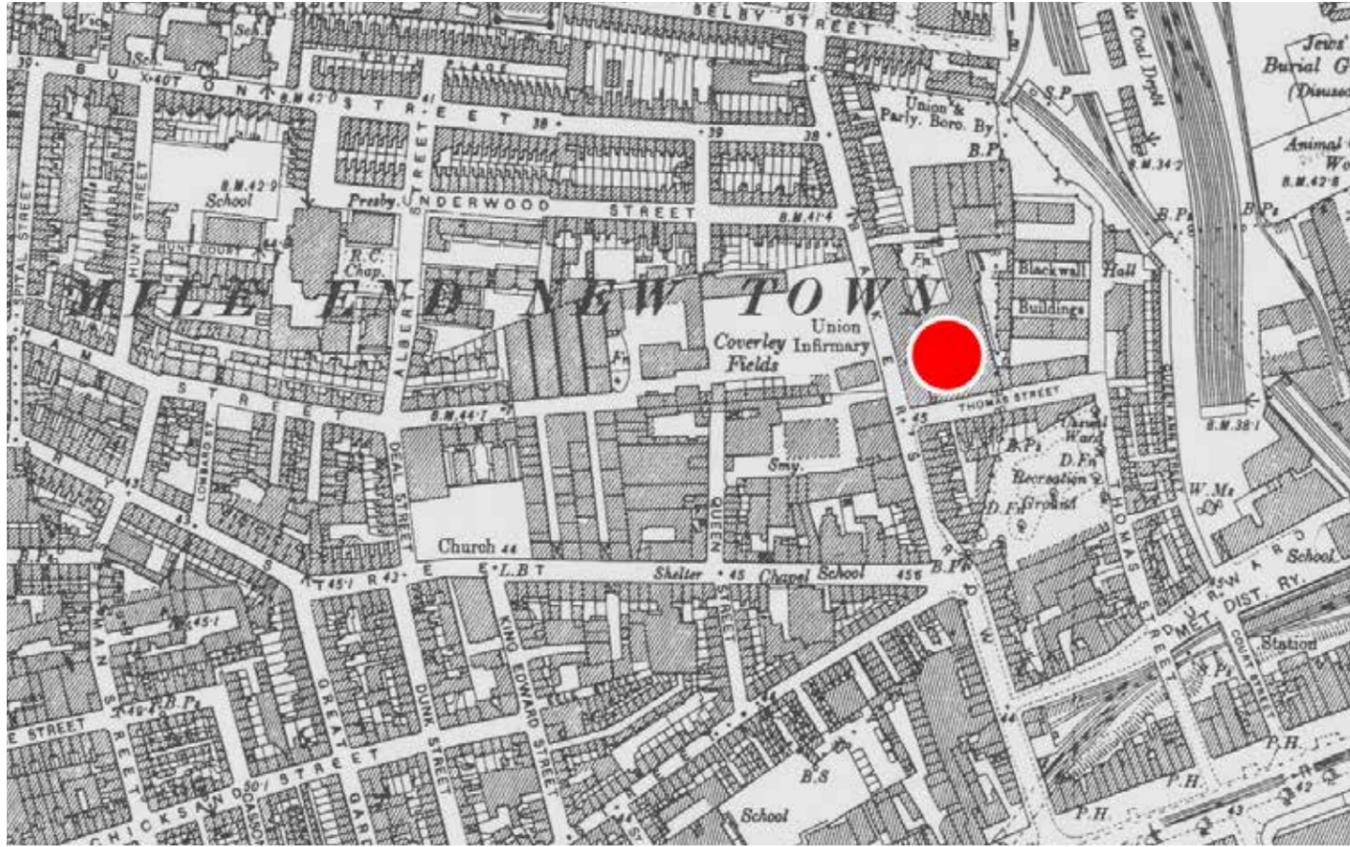


Figure c - Historic Map - Estimated (circa) pre 1900<

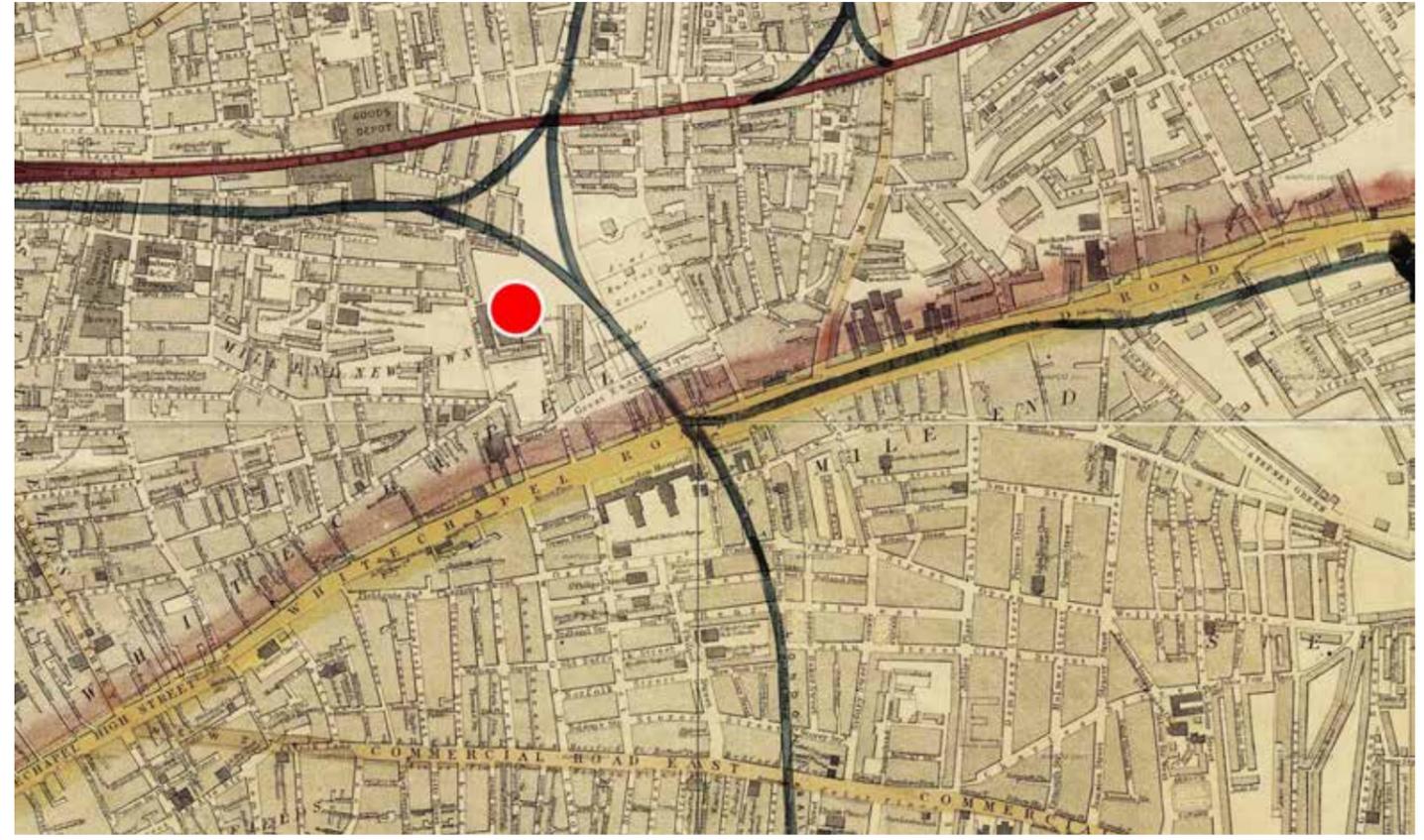


Figure d - Historic Map - 1868.jpg



Figure e - Historic Map - 1875-1880.jpg

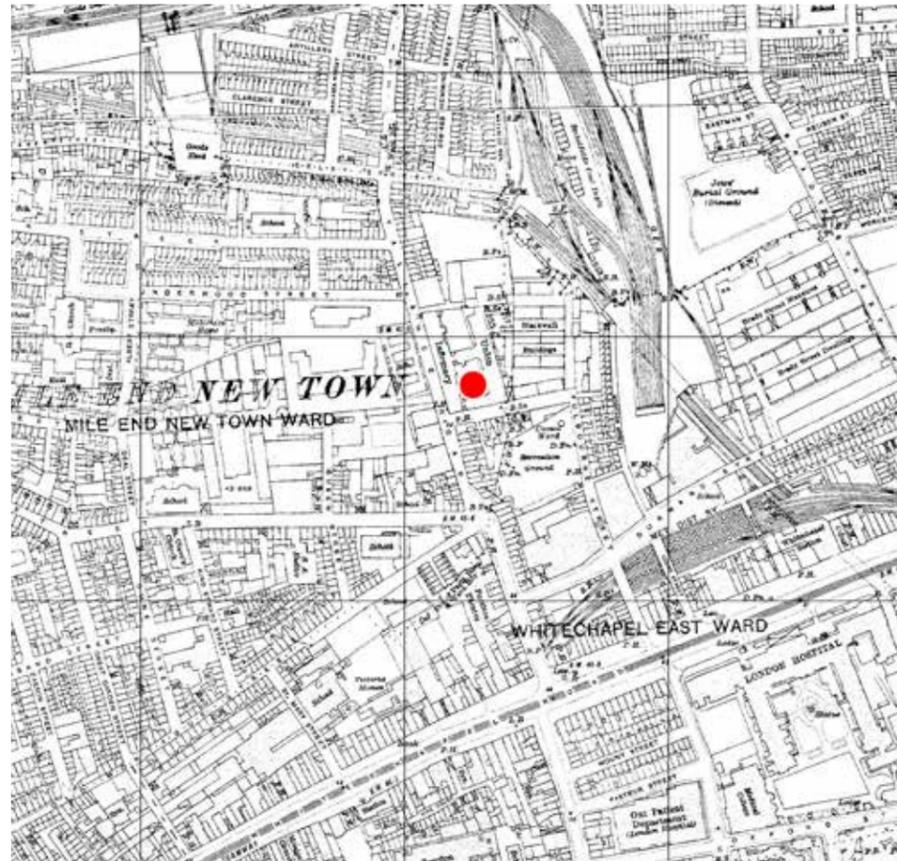


Figure f - Historic Map - 1916.jpg

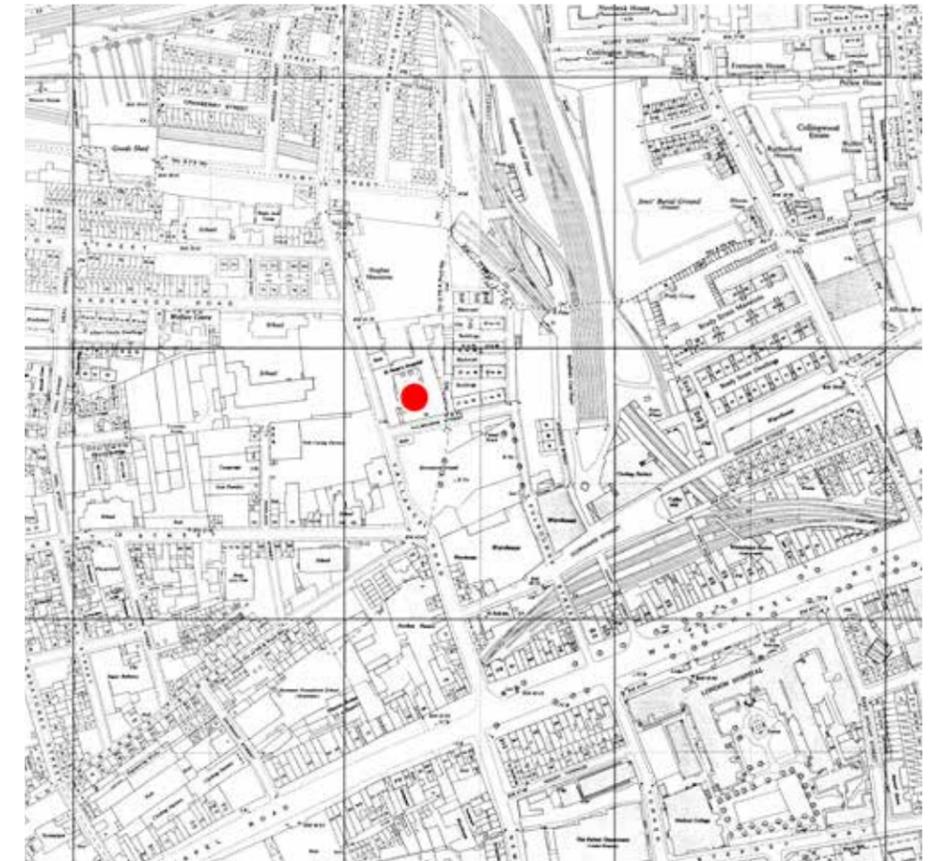


Figure g - Historic Map - 1948.jpg