

ADDRESS: Olympics and Paralympics site – Hackney and adjoining Boroughs: Land between River Lea Navigation, A12 East Cross Route, River Lea and Silverlink railway line, Homerton, London, E9	
WARD: Olympic Park Site.	REPORT AUTHOR: Anthony Traub
APPLICATION NUMBER (ODA): 08/90196/AODODA APPLICATION NUMBER (LB Hackney): 2008/1894 Documents: Parklands & Public Realm. Scope & Programme; Architectural Requirements for: Bridges; Streetscape Components; Retaining Structures.	VALID DATE: 23/07/2008
APPLICANT: <u>Olympic Delivery Authority</u> One Churchill Place 23 rd Floor Canary Wharf London E14 5LN	AGENT: None submitted.
PROPOSAL IN BRIEF: Observations to the Olympic Development Authority (ODA) regarding Submission of Urban Design and Landscape Framework Appendices (Bridges, Retaining Structures, and Streetscape Components) pursuant to condition OD.0.9 of planning permission 07/90010/OUMODA dated 28/09/07.	

RECOMMENDATION SUMMARY:

The submitted information is broad and relates to generic bridge, retaining and streetscape fixtures, in particular materials and generic formations of such structures within the wider approved Urban Design and Landscape Framework (UDLF).

Overall, the London Borough of Hackney (LBH) raise no objection to the submitted appendices and raise some observations.

1.0 SUMMARY OF PLANNING CONSIDERATIONS

Introduction

- 1.1 This application has been submitted to the Planning Decisions Team of the Olympic Delivery Authority (ODA). Since December 2006, the ODA has been the determining authority for planning applications and enforcement matters within the area by virtue of powers granted by the Olympic and Paralympic Games Act 2006. The London Borough of Hackney, together with the London Boroughs of Tower Hamlets, Newham, Waltham Forest and Greenwich are statutory consultees.
- 1.2 The application has been referred to LBH as part of the ODA's consultation process.
- 1.3 This report provides comments and analysis of the application in respect to its potential impacts on the London Borough of Hackney and provides specific observations from the Council's internal consultees.

2.0 PLANNING CONTEXT & HISTORY

- 2.1 On the 28th September 2007, Outline Planning Permission (Ref:07/90010/OUMODA) was granted for the development in connection with the 2012 Olympic and Paralympic Games and subsequent Legacy Transformation. This planning permission allowed for the development of the Olympic Park and the associated venues and facilities.

2.2 The Urban Design and Landscape Framework (UDLF) is intended to give designers, constructors and planners guidance on the urban design and landscape context for buildings, spaces and new landscapes they create for the Olympic and Paralympic Games and their legacy. It should provide the framework for decision making on location, scale, mass, form, and aesthetics. The current submission provides guidance for bridges, retaining structures and streetscape components and are to be attached as appendices to the UDLF.

3.0 THE SITE

3.1 The UDLF relates to the entire Olympic Site.

4. PROPOSAL

4.1 The application covers a discharge of condition for the approval of specific appendices to the approved UDLF with the current submission relating to generic bridge, retaining structure and streetscape component construction and detail.

4.2 The appendices provide guidance as to how these structures are to appear and be formed within the Olympic Park. The details submitted will influence the Legacy Masterplan Framework (LMF) as all permanent structures will remain in Legacy.

5. INTERNAL CONSULTATIONS

5.1 Sustainability and Design – Raises several observations with regards to the submitted documentation.

5.2 Highways and Transportation – To be advised at Committee.

5.3 Crime Prevention Officer – No comments received.

5.4 Landscape and Tree Officer – Verbal comments received. Suggests that living walls and potential for refuge for local fauna could be incorporated into some retaining structures.

5.5 **Policy** – No comments received.

6. **POLICY FRAMEWORK**

Hackney Unitary Development Plan 1995

EQ1:	Development Requirements
EQ9:	Development and the River Lee Navigation Floodplain
EQ21:	Metropolitan Open Land
EQ30:	Areas of special landscape character
EQ31	Trees
EQ40:	Noise Control
EQ41	Development Close to Existing Sources of Noise
EQ42:	Air Pollution
EQ43:	Development of Contaminated Land
EQ44:	Water Pollution
EQ46:	Recycling Facilities
EQ48	Designing out Crime
E6	Retention of Sites and Premises within Defined Employment Areas
E8	Employment Uses and Nuisance
E14:	Access and Facilities for People with Disabilities
E18	Planning Standards
TR19:	Planning Standards
OS1:	Enhancing Metropolitan Open Land
OS2:	Open Spaces and Parks
OS3:	Loss of Open Spaces and Parks
OS4:	Protection of Character of Open Spaces and Parks Green Chains and Links
OS6:	Sports grounds and Playing Fields
OS7:	Recreational Footpaths, Towing Paths, Cycleways and
OS9:	Bridleways
OS13	Access and Use of Water Areas

OS14	Areas of Nature Conversation
OS16	Development and Areas of Nature Conservation Importance
OS17:	Wildlife Habitats
ACE1:	New Arts, Culture and Entertainment Development Promoting the Development of Arts, Cultural and
ACE2:	Entertainment Facilities
ACE4	Art and Art Space

Other Hackney Planning Policies

Lower Lea Valley Joint Area Action Plan (Hackney Wick SPG)

Core Theme A: A Water City

Core Theme B: Thriving Centres

Core Theme C: Neighbourhood & Communities

Core Theme D: A Working Valley

Core Theme E: A Connected Valley

Core Theme F: A Sustainable & Enduring Legacy

Core Theme G: Reaping the Benefits of the Olympic Investment

London Plan Policies

Policy 3C.2 Matching Development to Transport Capacity

Policy 3B.10 Development of sustainable tourism including the Olympic & Paralympic Games (Proposed Alteration to London Plan)

Policy 3D.7 Realising the value of open space

Policy 3D.9 Metropolitan Open Land

Policy 3D.12 Biodiversity & Nature Conservation

Policy 4A.1 Waste Strategic Policy Targets

Policy 4A.6 Improving Air Quality

Policy 4A.7 Energy Efficiency and Renewable Energy

Policy 4A.9 Providing for Renewable Energy

Policy 4A.10 Supporting the Provision of Renewable Energy

Policy 4A.11	Water supplies
Policy 4A.12	Water Quality
Policy 4A.16	Bringing Contaminated land back into beneficial use
Policy 4B.1	Design Principles for a compact city
Policy 4B.2	Promoting world class architecture and design
Policy 4B.3	Maximising the potential of sites
Policy 4B.4	Enhancing the Quality of the Public realm
Policy 4B.5	Creating an inclusive environment
Policy 4B.6	Sustainable Design and construction
Policy 4B.7	Respect Local context and communities
Policy 4B.8	Tall buildings, location
Policy 4B9	Large scale buildings, design and impact
Policy 4B.14	Archaeology
Policy 4C.1	The strategic importance of the blue ribbon network
Policy 4C.2	Context for sustainable growth
Policy 4C.3	The natural value of the blue ribbon network
Policy 4C.8	Sustainable Drainage
Policy 4C.12	Sustainable growth priorities for the blue ribbon network
Policy 4C.14	Freight uses on the blue ribbon network
Policy 4C.17	Increasing access alongside and to the blue ribbon network
Policy 4C.20	Design Starting from the water

OA Framework Lower Lea Valley Opportunity Area Planning Framework

National Planning Guidance

PPS1	Sustainable Development
PPG4	Industrial and Commercial Development
PPS9	Biodiversity & Geological Conservation
PPG13	Transport
PPG16	Archaeology & Planning
PPG17	Planning for Open Space, Sport and Recreation
PPS22	Renewable Energy
PPS23	Planning & Pollution Control
PPG24	Planning and Noise
PPG25	Development and Flood Risk

7. COMMENTS

Introduction

- 7.1 The 2012 Olympic and Paralympic Games and the Legacy proposals will have major implications for the local and wider environment. They will benefit the quality of life for residents and businesses in the Borough. The Olympic Games are warmly welcomed by Hackney for the contribution they will make to the regeneration in East London.
- 7.2 The proposed appendices to the UDLF provide generic guidance as to how bridges, retaining structures and streetscape components are to appear and be formed within the Olympic Park. The details submitted will influence the Legacy Masterplan Framework (LMF) as all permanent structures will remain in Legacy.

Council Consultee Comments

- 7.3 The London Borough of Hackney makes the following comments with regards to the application:

7.3.1 Sustainability and Design

Streetscape

In 'Vision for the Lower Lea Valley' published by London Thames Gateway Development Corporation, Hackney Wick is described as one of the key centres and a key gateway into the Lower Lea Valley as it is located on the North London Line and will provide a key access point into Victoria Park, Hackney Wick, Fish Island, and the Olympic Park.

The report suggests that an improved new retail centre for the Hackney Wick area should be created for the benefit of local businesses and residents. This should include new mixed-use and residential development taking maximum advantage of the high public transport accessibility and waterside location and to improve public access to the waterside.

Therefore, the submitted streetscape principles need to explain how to transform the

hierarchy of the road system from Games Mode to the Legacy Mode. For example, the links between Hackney Wick and the new strategic employment location - IBC/ MPC site, Stratford City, and Stratford Town Centre (Carpenter's Road) are crucial for Hackney Wick's redevelopment. However, the submitted streetscape principle fails to demonstrate how the streetscape transformation can support the new hierarchy of connections at the legacy phase and does little to address how the cycle routes within the Olympic Park can be integrated into a wider cycle network.

Furthermore, connectivity to the park in Legacy is a paramount aspiration of the London Borough of Hackney with specific links to Hackney Wick. The east / west links through the park are encouraged with north / south barriers (such as wide busy roads) are discouraged.

Bridges and Retaining Structures

River, bridges and retaining structures will constitute the main landscape in the lower tier, 'river valley'. However, the current bridge designs seem more appropriate for a heavy traffic highway overpass rather than relatively narrow river located within areas of landscape interest and protected green space. It is crucial that the different finishes to the bridges and retaining structures are of the highest quality to provide a positive environment along the towpath and in particular abutment finishes.

Retaining structures, whilst serving a specific purpose, could also be reconsidered with multi-function to fit its location and its surroundings. For example, configured and designed to incorporate landscaped squares with steps providing people with a place to stay and to enjoy the views of river and stadiums. Where accessibility is an issue, the potential of for living walls or multi purpose retaining structures could be explored to provide green visual interest or possibly bat boxes/bee habitats.

8.0 Conclusion

The London Borough of Hackney (LBH) does not object to the proposed appendices relating to Bridges, Retaining Structures and Streetscape Components to the Urban Design and Landscape Framework (UDLF). However, LBH does raise the following observations:

- Materials for such structures within the Olympic Park should be of the highest quality as most will remain in Legacy and influence the development of the Legacy Masterplan Framework;
- More information should be provided to show how the roading networks will accommodate cyclists and connect to the wider cycle network;
- East / west connections are encouraged to ensure connectivity between the Olympic Park and Hackney Wick in Legacy;

- Bridge materials must be of the highest quality to ensure they contribute to the visual amenity of the area and are robust to ensure longevity at Legacy stage;
- Design of retaining structures could be configured to incorporate, where accessible, more usable spaces by visitors and where not accessible the potential for living walls and local fauna refuges (i.e. bat boxes/bee habitats) could be explored.

10.0 RECOMMENDATIONS

10.1 The London Borough of Hackney (LBH) raise no objections to the proposed appendices to the Urban Design and Landscape Framework (UDLF).

10.2 The LBH raise the following observations with regard to the proposal:

10.2.1 The LBH expects materials for such structures (bridges, retaining structures and streetscape components) within the Olympic Park to be of the highest quality;

10.2.2 The LBH recommends that more information should be provided to show how the roading networks will accommodate cyclists and connect to the wider cycle network;

10.2.3 The LBH encourages the east / west connections through the Olympic Park to ensure connectivity at Legacy stage with Hackney Wick;

10.2.4 The LBH would encourage that the design of retaining structures could be configured to incorporate, where accessible, more usable spaces by visitors and where not accessible the potential for living walls and local fauna refuges (i.e. bat boxes/bee habitats).

Sue Foster

Signed Date **06 OCT 2008**

SUE FOSTER
ASSISTANT DIRECTOR OF PLANNING AND REGENERATION

	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Hackney UDP	Anthony Traub	Ground Floor, 263 Mare Street, Hackney E8 3HT.
2.	London Plan		
3	Lower Lea Valley Joint Area Action Plan and Opportunity Area Planning Framework	020 8356 7219	
4.	Lower Lea Valley Opportunity Area Planning Framework		