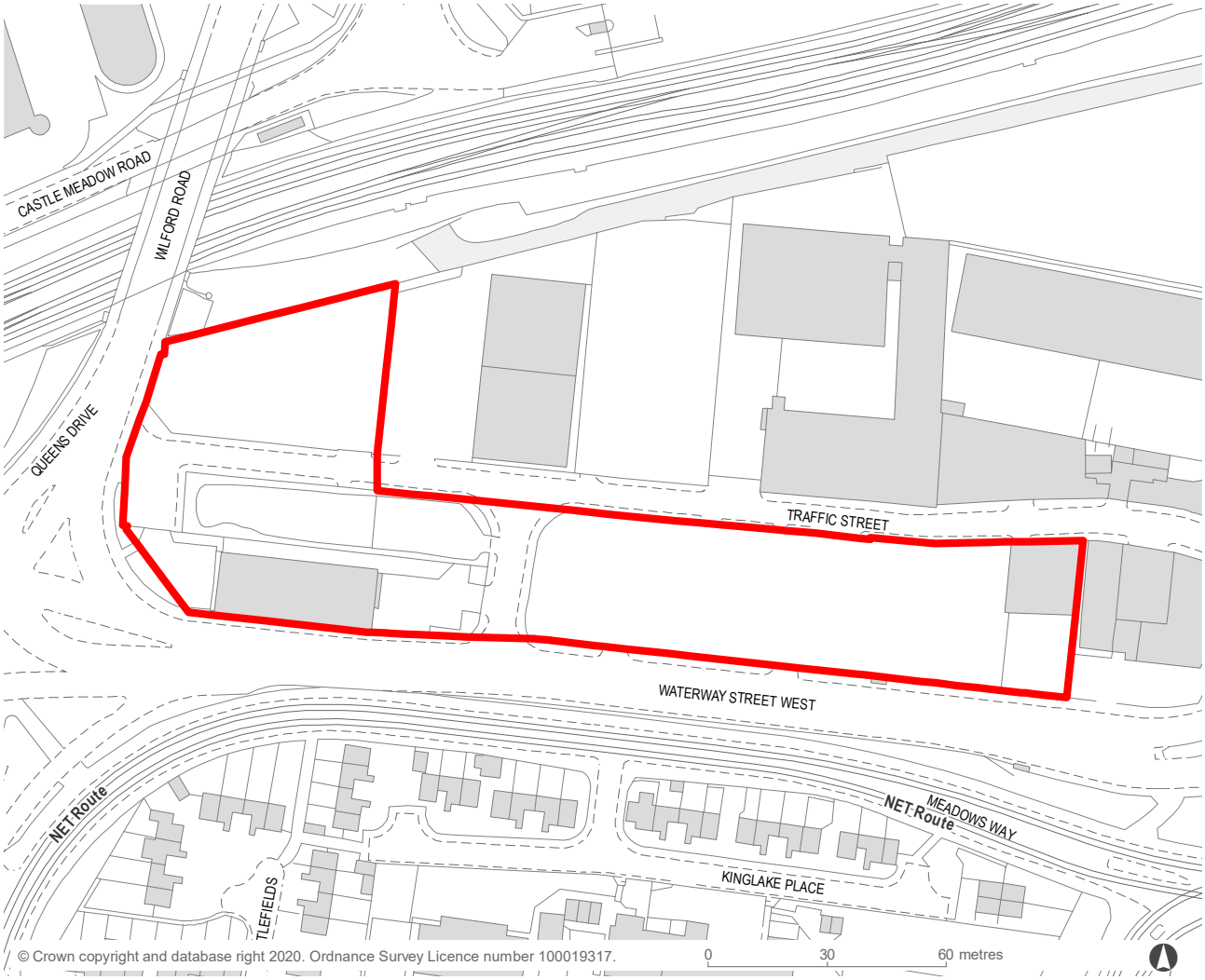
SR63 Canal Quarter - Waterway Street



Site Area (ha):
1.07

Ward:
Meadows

Address:
Waterway Street West

Current Use:
Cleared Site and Retail

Proposed use:

Offices/light industry/research & development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), assembly & leisure (D2). Ancillary uses could include small scale retail (A1, A2, A3) to ground floor (delivered as integral part of mixed use scheme).

Development principles:

This site has the potential to deliver significant improvements to the physical environment and to help transform the area into a vibrant extension to the City Centre. Single storey warehouse style development is not considered appropriate in this location. Development should be of a high quality design that positively addresses prominent frontages, takes account of nearby housing south of Waterway Street and complements neighbouring business operations which add to the distinctiveness of the area (such as the brewery facility on Queens Bridge Road). Tinkers Leen is a culverted ordinary watercourse running along the northern boundary of this site. There should be no development on top of the culvert and opportunities should be explored to open up the watercourse to provide a green corridor with associated amenity and wildlife benefits. Opening up the culvert may require an easement. Proposals should provide positive linkages to the Meadows and enhance walking and cycling routes, having regard to the relationship with the tram route to the south of the site. Immediate potential for low carbon energy via connection to the District Heating System. Site is close to the Eastcroft Energy from Waste Facility and the London Road Heat Station and within an AQMA - dispersion modelling may be necessary, depending on the scale of the proposal. Site is in an area of high flood risk and any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development. Proposals should have regard to Highway Route Improvement Safeguarding TR2.3 to the south of the site.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	170*	9100*		Small Scale*
Mid-Point	170*	4550*		
Min	170*	0*		

*All ranges given are indicative