

## **London Legacy Development Corporation Quality Review Panel**

### **Report of Planning Application Review Meeting: Monier Road**

Thursday 17 October 2013, 10.00 – 11.30

Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

#### **Panel**

Peter Studdert (chair)

Martin Stockley

#### **Attendees**

Anthony Hollingsworth

LLDC Planning Policy and Decisions

Allison De Marco

LLDC Planning Policy and Decisions

Eleanor Fawcett

London Legacy Development Corporation

Deborah Denner

Fortismere Associates

#### **Apologies / report copied to:**

Vivienne Ramsey

LLDC Planning Policy and Decisions

Tim Ross

London Borough of Tower Hamlets

## **1. Project name and site address**

Land at 85, 105 and 115 Monier Road, London E3  
Revised planning application: 13/00204/FUM

## **2. Presenting team**

Monica Coffey	Stock Woolsencroft
Owen O'Carroll	Stock Woolsencroft

## **3. Planning authority's views**

The planning officers welcome the significant changes that have been made to the proposals for Monier Road. These respond to many of the comments made at the previous Quality Review Panel for this scheme. This forms the basis of a revision to the current planning application. However, planning officers noted that the amount or type of affordable housing is yet to be confirmed.

## **4. Quality Review Panel's views**

### *Summary*

The Quality Review Panel welcomes the amendments that have been made to the design of Monier Road, and supports the revised application for approval. The proposed development provides a welcome mix of housing types and sizes, with appropriately located commercial units, which together make the most of the narrow proportions of the site. However, this design has evolved through a highly unsatisfactory process of submitting a scheme for planning approval of wholly unacceptable scale, with amendments now proposed which reduce this. In some areas, there remains scope to further improve the scheme. This could be achieved through the use of planning conditions relating to the entrance design, materials and construction and parking spaces.

### *Entrance design*

- The biggest challenge for this scheme is the design of entrances, where ground floor maisonettes share the available street frontage with upper level units.
- The number of front doors will ensure a lively street environment, but the detailed design of bin storage will be critical to good relations between neighbours, and to ensure bins do not spill onto the pavement.
- This aspect of the design has clearly been given careful thought, but the panel think there is further scope to refine the design of entrances, to make the most of the available space.
- For example, there is scope to provide valuable storage space above bins, which could for example be used for children's scooters and outdoor toys.

- It will be important to ensure that the bin stores are used as intended through the management of the development.

#### *Materials and construction*

- In general the panel supports the materials and construction proposed for Monier Road, which generate an appropriately robust and simple architectural expression.
- Where perforated bricks are shown on the elevation facing north on Wyke Road, the panel thinks these may make the staircases behind them gloomy. Residents may also dislike wind, rain and birds coming through this perforated wall. For these reasons, the panel think the architects should consider replacing this perforated brick with windows.
- Perforated bricks are more appropriately used around bin stores, but would be best not taken right to the ground, where the perforations are likely to collect dirt and debris.
- On Wyke Road and Monier Road, the blank end walls of Block A will be prominent in views along these streets. Inserting some windows in these walls, or using textured brickwork, could relieve these blank walls.
- Maintaining the quality promised by the planning application drawings will be key to the success of the scheme, and conditions relating to the quality of materials and construction should be used to ensure this.
- Where commercial units are proposed on Roach Road and Monier Road, allowing sufficient space for signage, designed so that it is subsidiary to the architecture, will protect the quality of the scheme.

#### *Parking spaces*

- Three off-street parking spaces are provided with access from Wyke Road, and the panel thinks the arrangement of these should be reconsidered.
- Rotating these spaces so that they are at 90° to the road would make parking in these spaces easier, and avoid creating a potentially unpleasant corner, hidden behind a blank wall, but open to the street.