

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: East Wick Park Edge Block Design

Thursday 3 April 2014, 12.00 – 13.00

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

Attendees

Peter Studdert	Chair of the LLDC Quality Review Panel
John Gardener	LLDC Planning Policy and Decisions Team
Kathryn Firth	London Legacy Development Corporation
Vincent Bartlett	London Legacy Development Corporation
Deborah Denner	Fortismere Associates

Report also copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Will Teasdale	London Borough of Hackney
Chris Schulte	Allies and Morrison

Note on process

The Quality Review Panel comments below follow a pre-application review of the proposals for East Wick Park Edge Block Design. Panel members who attended the previous meeting were: Peter Studdert (chair); Lindsey Whitelaw and Adam Khan.

1. Project name and site address

East Wick Park Edge Block Design
Queen Elizabeth Olympic Park, Waterden Road, East Wick E20

Planning reference LCS s73 application 14/00036/VAR

2. Planning authority's views

The planning condition for the Legacy Communities Scheme requiring a 15m set back for blocks on the Park edge of East Wick was a result of representations made to the ODA Planning Committee by the London Borough of Hackney. This was intended to maximise the area of the Queen Elizabeth Olympic Park available to Hackney residents. LLDC planning officers understand and support the arguments put forward in favour of amending the approved development parameters to recover the original configuration. Hackney planning officers have also recommended support for these proposals, but Hackney's Planning Committee continues to object, on the basis of loss of parkland.

3. Quality Review Panel's views

Summary

Quality Review Panel supports the application to reinstate the layout of residential development at East Wick, as shown in the original Legacy Communities Scheme outline planning application. A planning condition requires a 15m set back to the development at East Wick, to maximise the area of the Queen Elizabeth Olympic Park. However, analysis of the existing patterns of development in surrounding areas of East London carried out by Allies and Morrison makes a highly convincing case for this condition to be reviewed. The two main benefits of this would be to increase the amount and diversity of housing that can be built, and maximise the number of people who will enjoy the Park. The panel understands that Hackney Council objects to the proposal, to returning the 15m strip of land to the development at East Wick. However, the Quality Review Panel remains convinced that the benefits of this would outweigh the loss of park area, as discussed below.

Housing

- A key aim of the Legacy Corporation is to provide family housing in the Queen Elizabeth Olympic Park. This is essential to meet the need for family housing in East London.
- It has been demonstrated by the design team for East Wick that both the quantity of housing and the proportion of family homes can be substantially increased if the width of development parcels is increased by 15m.

- It is also significant that the variety of house types and sizes that can be provided with this increased development area will better serve the diversity of East London.
- The additional critical mass of family housing in this location will create a more cohesive community as well as provide additional support for local shops and facilities.

The Park

- A 15m strip of park would be sacrificed to development at East Wick, to achieve the benefits described above.
- However, the Panel understands that the usable area of the North Park has been increased by 0.75 hectares, through reconfiguration of the Velopark.
- This adjustment of the Park landscape has also provided better views and access to the river, for this area of the North Park.
- Allies and Morrison have analysed the way in which Victoria Park is used by its surrounding residents, to predict the effect that the number of homes at East Wick will have on use of the Queen Elizabeth Olympic Park.
- This analysis demonstrates that a greater critical mass of homes at East Wick will generate more visits to the Park, maximising its value to Hackney residents, and making it a livelier place to be.
- The panel thinks the LLDC have successfully demonstrated that the usable area and quality of the North Park has been improved by alterations to the Velopark. Its accessibility would be improved through construction of additional homes at East Wick.

Conclusion

- The Quality Review Panel is satisfied that the gains to be made by reinstating the depth of the residential blocks at East Wick, as shown in the original Legacy Communities Scheme outline planning application, significantly outweigh any loss of parkland. The panel also welcomes the improvements that are underway to increase the usable area and design quality of the North Park.

