



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review: Legacy Wharf Phase 3

Thursday 23 November 2023

Zoom video conference

Panel

Teresa Borsuk (chair)

Keith French

Barbara Kaucky

Attendees

Alexander Cameron

LLDC Planning Policy and Decisions Team

Frances Madders

London Legacy Development Corporation

Pippa Henshall

London Legacy Development Corporation

Lucy Block

Frame Projects

Shona Henry

Frame Projects

Apologies / report copied to

Anthony Hollingsworth

LLDC Planning Policy and Decisions Team

Catherine Smyth

LLDC Planning Policy and Decisions Team

Paul Taylor

London Legacy Development Corporation

James Bolt

London Borough of Newham

Ben Hull

London Borough of Newham

Deborah Denner

Frame Projects

Cindy Reriti

Frame Projects

Note on process

The Quality Review Panel comments below follow on from five pre-application reviews of Legacy Wharf Phase 3. Panel members who attended the previous meetings were: Hari Phillips (chair), Peter Studdert (chair), Julia Barfield, Teresa Borsuk, Catherine Burd, Keith French, Simon Henley, Barbara Kaucky and Johnny Winter.

1. Project name and site address

Legacy Wharf Phase 3, Barbers Road, Pudding Mill, London, E15 2PW
21/00460/FUL

2. Presenting team

Adam Hewgill	Allies & Morrison
Luke Coe	Camlins
Jamie MacArthur	Bellway Homes Limited (Thames Gateway)
Emma Shaw	Bellway Homes Limited (Thames Gateway)
George Daniel	Savills
Laura Fletcher-Gray	Savills

3. Planning authority briefing

The site is located in the Pudding Mill area, within sub area 4 of the Local Plan, and is identified in site allocation SA.4.3 'Pudding Mill'. The allocation includes an area to be provided as play space. The site formerly contained a waste transfer centre, which has now ceased operation.

Following the submission of the application, officers raised concerns, and the applicants sought to amend the scheme. Revised proposals were presented to the panel in August 2022, March 2023 and June 2023. In the latest review, the panel provided comments on the design codes, but noted that they felt that the presentation of the design codes was premature. Since this meeting, the applicants have further developed the outline masterplan and the design codes.

The proposal now provides new buildings ranging from six to 14 storeys, to provide circa 343 residential dwellings in addition to commercial floorspace (circa 1,656 square metres). This includes a detailed element for two blocks that would be part eight and part nine stories with commercial uses at ground floor and residential uses on the upper floors. A revised application has now been submitted.

Officers asked for panel comments on changes to the illustrative masterplan and design code, and on whether the scheme complies with Policy BN.5. The panel was also invited to comment on the developed design and materiality of the detailed application, as well as the public realm and landscape design for the whole masterplan area.



4. Quality Review Panel's views

Summary

The panel welcomes the opportunity to review the scheme again, and considers the reduction in height and density positive. However, as the taller buildings are included within the outline application, the panel is still unable to determine whether Policy BN.5 is being met. The quality of these buildings will rely heavily on the design coding and parameters, which have yet to be clearly evidenced. The panel also still has concerns about the number of single aspect family homes, particularly in light of new Greater London Authority guidance.

The ambition to maximise greening and biodiversity is commended, and the panel feels that this will contribute to the emerging character of the Pudding Mill area. However, it feels that proposals to gate the internal courtyard should be reconsidered. Further detail should be provided of the design of the public spaces on Cook's Road, including opportunities for additional street trees, traffic calming measures and new pedestrian crossings.

Layout, heights, and density

- The panel thinks that the masterplan and design code have developed and are progressing in a positive direction. The content of the parameter plans will be important, as they must allow for the possibility of different interpretations of the masterplan to be implemented for the outline phases of the development.
- The panel welcomes the reduction in building heights, and feels that the proposed massing sits comfortably within the emerging context.
- However, it still has concerns that there is insufficient certainty about the design quality of these taller buildings, given that these are included in the outline component of the hybrid planning application.
- The panel therefore feels unable to determine if Policy BN5 is being met, as it is the design coding and parameters that will need to demonstrate exceptionally good design.
- The removal of the standalone substation is positive. The location for this should be controlled through the design code and parameter plans.
- Likewise, the provision of community uses, including the nursery, should be safeguarded through the masterplan and design code.
- The panel is concerned that the development contains a significant proportion of single aspect homes. This will be particularly problematic for the larger, family-sized flats. The panel asks whether the designs reflect the new Greater London Authority definition of dual aspect, as there are potential implications if the scheme is not compliant.
- The design code should include detail of shading measures and of how the façades relate to orientation, overheating, ventilation, and daylight.



Landscape and public realm

- The ambition to maximise greening and biodiversity across the site is commended. The panel feels that this will contribute positively to wider placemaking and to the character of the Pudding Mill area.
- The panel feels that the hierarchy of public, semi-public and private spaces could be further strengthened and expressed through the design.
- However, the panel does not support the gating of the central residents' garden. While it understands Secured by Design consideration, it asks for alternative approaches to be considered, including dealing with security through the architectural approach instead.
- Boundary conditions and any gates should be included within the design coding to ensure that their design quality is safeguarded.
- The quality and quantum of play provision should be clarified. This should be safeguarded through the design code, particularly in relation to the proposed nursery provision.
- The panel would like to see further development of the design of Cook's Road, and relationship of the proposal and open spaces alongside the street. The design of the wall to the nursery play area and the spaces around it will be particularly critical.
- Additional crossing points, as well as traffic calming measures to improve safety, could be considered.
- Opportunities for additional tree planting along the street and at the pocket park should also be assessed.

Next steps

- The panel encourages the design team to develop the designs in response to the comments above, in consultation with planning officers.

