



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

### **Report of Formal Review Meeting: Chobham Farm North**

Thursday 21 March 2024

Auditorium 1, Level 10, 5 Endeavour Square, London E20 1JN.

#### **Panel**

Hari Phillips (chair)

Kate Digney

Jayne Earncliffe

Jonathan Hagos

#### **Attendees**

Vineeta Sharma

LLDC Planning Policy and Decisions Team

Richard McFerran

LLDC Planning Policy and Decisions Team

Frances Madders

London Legacy Development Corporation

Cindy Reriti

Frame Projects

Eleanor Schone

Frame Projects

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

Anthony Hollingsworth

LLDC Planning Policy and Decisions Team

Catherine Smyth

LLDC Planning Policy and Decisions Team

Kuljeet Sibia

London Legacy Development Corporation

James Bolt

London Borough of Newham

Ben Hull

London Borough of Newham

Deborah Denner

Frame Projects

#### **Note on process.**

The Quality Review Panel comments below follow on from one pre-application review. Panel members who attended the previous meetings were: Hari Phillips (chair); Kate Digney; Jayne Earncliffe; Jonathan Hagos; Simon Henley; and Helen Hough.

## **1. Project name, site address and planning application reference**

Chobham Farm North, 150 Leyton Road, Stratford E15 1DT  
24/00063/FUL

## **2. Presenting team**

Tom Winter	Allford Hall Monaghan Morris Architects
Marc Williams	Allford Hall Monaghan Morris Architects
Tessa O'Donnell	Exterior Architecture
David Chalmers	Fairview New Homes
Andrew Tweedie	Fairview New Homes

## **3. Planning authority briefing**

Chobham Farm North is in the north-east of the LLDC area, within the London Borough of Newham. The site fronts Liberty Bridge Road (Henrietta Street) to the south, Leyton Road to the east, railway lines to the west, and includes a smaller frontage on Temple Mills Road to the north. The site is 0.4 hectares (3,367 square metres) and is partly used as open storage, by a gas producing operator, and partly vacant former railway land. To the south of Liberty Bridge Road is the completed Prospect East development. The site is split by a change in levels and an approximately four metre high retaining wall.

Chobham Farm North is allocated in the Local Plan for mixed-use development (Site Allocation SA2.4). This development forms the southern part of the Chobham Farm North site allocation and comprises a residential-led development of 106 homes, along with commercial floorspace, highways and public realm works, and cycle and car parking. A planning application has been submitted.

Officers would welcome the panel's comments on the approach to level changes across the site, the quality of the public realm, and the access and servicing arrangements, particularly the location of blue badge parking. Comments are also sought on the proposed scale and massing, and the emerging architectural design and materiality.

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

##### *Summary*

The panel commends the design team on the improved designs and offers suggestions for further refinements. It feels that the scheme will meet the criteria of Local Plan Policy BN.5 if the comments in this report are addressed, in consultation with planning officers.

It is crucial that the masterplan is considered holistically and drawings should be provided to show how it will look when complete, as well drawings that demonstrate the quality of life that the residents of phase one will have from the outset and through subsequent phases of construction.

The architecture, materiality and tone of the buildings is progressing well, but further thought is needed on how a distinctive identity can be given to each block, including a clearly defined crown, greater depth to the ground level brickwork, variation in the design of the balcony railings, and the lobby areas and signage. Drawings of the detailed design, including the underside of balconies and the position of rainwater pipes, should also be provided. Further thought should be given to increasing the width of the chamfer on the corner of the buildings, and to the interim enlivenment and long-term activation of the chamfered north, ground floor corner of Block C.

The panel commends the improved landscape designs, including the equitable ramped access from Liberty Bridge Road, and the positive outcomes for Biodiversity Net Gain and the Urban Greening Factor. Further thought should be given to the purpose and design of Community Square, and additional details are requested on the planting along Liberty Bridge Road, the increase in the tree canopy cover, the provision of sustainable urban drainage, and the interim green wall to the north of the Blue Badge parking spaces.

Further thought should also be given to the private amenity space on the northwest corner of Block A, the provision of larger homes that can comfortably accommodate a family with a disabled member, and any improvements that can be made in breaking up the Blue Badge parking spaces in later phases of the masterplan.

##### *Phasing*

- Further thought should be given to the phasing of the whole masterplan, to ensure that the residents of phase one will enjoy a high quality of life from the outset and through the construction of all subsequent phases.
- Drawings should be provided to officers, to show the proposed interim conditions, as well as the final design of the masterplan, including the green route, landscape, play space, and the commercial spaces.

- The panel welcomes the applicant's intention to ensure that the proposed communal amenity space is made accessible for all residents in future phases of the masterplan, and the intent to ensure that the pedestrian route connection is maintained in future phases of the masterplan. It supports planning officers' use of conditions to ensure that the intent is delivered.

#### *Architecture, materiality and tone*

- The proposed range of tones for the bricks is supported, but consideration should be given to how each building could be given a distinctive identity within the overall character of the masterplan.
- The white tops of the buildings should be clearly read as distinctive crowns.
- Further depth should be incorporated into the façades at ground level.
- Consideration should be given to variation in the design or colour of the balcony railings to add more identity to the different blocks.
- The design of the lobby area and the signage for each building could also help to distinguish one building from another.
- The width of the chamfer on the corner of the buildings should be increased so that it is relative to the scale of the building, similar to the references presented. Evidence of any impact on the internal layouts of the flats should be provided.
- Further information and detailed drawings should be provided to officers, to show, for example, what the underside of the balconies will look like, where rain water pipes will be located, and the strategy for mitigating residents' use of bamboo screens and/or other detritus that accumulates on balconies.
- Further thought should be given to how the undercroft, created by the chamfered ground floor on the north corner of Block C, might make a greater contribution through, for example, the inclusion of public art to enliven the space.
- Consideration should be given to the potential to fill in the chamfer, if it is no longer needed after the masterplan is delivered. The new space created should be allocated to a use that will activate the area.

#### *Public realm and landscape*

- Further thought should be given to the name and the purpose of Community Square. A greater sense of calm and cohesion should be incorporated into the design of this space, to provide a welcome arrival and meeting space for the residents, sheltered from Liberty Bridge Road.

- Information and drawings should be provided for the area of planting adjacent to Liberty Bridge Road, including the number, size and species of trees that can be accommodated in the no-build zone.
- Further details are requested on the provision of sustainable urban drainage across the site, including the dimensions of each of the proposed strips of planting.
- Details should be provided on the increase in the area of tree canopy cover.
- Information is requested on the planted wall, shown in the visuals, along the red line boundary to the north of the four Blue Badge parking spaces. This interim measure will provide welcome greening for residents of the first phase of the masterplan.

#### *Private amenity*

- Further consideration should be given to the ground floor residential amenity space on the northwest corner of Block A, including the location of the gate in relation to the building entrance. It is noted that this dwelling is very exposed to the public realm and a balance needs to be struck between enlivening that corner and providing adequate privacy for the residents.

#### *Inclusive accommodation*

- Further consideration should be given to the provision of larger homes than the proposed two bedroom, three person units, which will be small for a family with a disabled member.

#### *Blue Badge car parking*

- Consideration should be given to ways in which the four end-to-end Blue Badge parking spaces, on the north side of the access road, could be broken up in future phases of the masterplan.

#### *Next steps*

- The panel supports the proposals, subject to the comments above, which it is confident the applicant team can address in consultation with the planning officers.