

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

### **Report of Planning Application Review Meeting: Bream Street**

Friday, 27 November 2015

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

#### **Panel**

Peter Studdert (chair)  
Catherine Burd  
Lindsey Whitelaw  
David Gilpin

#### **Attendees**

Allison De Marco	LLDC Planning Policy and Decisions Team
Anne Ogundiya	LLDC Planning Policy and Decisions Team
Deborah Denner	Fortismere Associates
Tessa Kordeczka	Fortismere Associates

#### **Report also copied to**

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
-----------------------	---

#### **Note on process**

The Quality Review Panel comments below follow on from two pre-application reviews of the scheme for Bream Street. Panel members who attended the previous meetings were: Peter Studdert (chair); John Lyall; Julia Barfield; Peter St John; Lindsey Whitelaw; and Lynn Kinnear.

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

Bream Street: site adjacent to Bream Street / Dace Road / Stour Road, London E3

Planning application reference: 15/00278/FUL

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

Several refinements had been made to the design for the proposed development for the Bream Street site in response to comments from Historic England.

These include modifications to the commercial building, the residential building and the building to the corner of Stour Road and Bream Street – which has been reduced in height.

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

The Quality Review Panel had previously given broad support to this development, finding much to admire in the architecture and landscape design. High quality, characterful buildings are proposed. While the scale and massing were generally appropriate, the panel suggested that the building to the corner of Stour Road and Bream Street be reduced in height.

The panel thinks that revisions made to designs in response to comments from Historic England – including the reduced height of the corner building – are appropriate and successful. It finds that some of the refinements improve on what were already successful designs for the commercial and residential buildings.

It stresses, however, that high quality materials and detailing will be critical to the development's success and would encourage retention of the design team throughout detailed design and construction.

### *Next steps*

The panel is pleased to support the planning application for development on this site.