



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: 1 – 7 Dace Road

Thursday 1 December 2016

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

Panel

Peter Studdert (chair)
Teresa Borsuk
Catherine Burd
Lynn Kinnear

Attendees

| | |
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| Sarah Birt | LLDC Planning Policy and Decisions Team |
| Hannah Lambert | London Legacy Development Corporation |
| Deborah Denner | Frame Projects |
| Tessa Kordeczka | Frame Projects |

Report also copied to

| | |
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| Anthony Hollingsworth | LLDC Planning Policy and Decisions Team |
| Jerry Bell | London Borough of Tower Hamlets |

Note on process

The Quality Review Panel comments below follow on from two pre-application reviews of the scheme for 1 – 7 Dace Road. Panel members who attended the previous meetings were: Peter Studdert (chair); Neil Deely; John Lyall; Catherine Burd; Tom Lonsdale; Russell Curtis; and David Lindsey.

1. Project name and site address

1 – 7 Dace Road, London E3 2NG

Planning application reference: 16/00462/FUL

2. Presenting team

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|-----------------|---------------------|
| James Greenaway | Buckley Gray Yeoman |
| Nick Lawrence | Aitch Group |
| Tim Gaskell | CMA Planning |

3. Planning authority's views

Since the previous Quality Review Panel meeting several revisions have been made to the proposal for development at 1 – 7 Dace Road. The planning authority supports the scale, massing and layout of the scheme's four blocks – which remain unchanged. The provision of commercial floorspace and residential units complies with planning policy. Refinements to the design include reducing the dominance of the horizontal banding of Blocks B and C and introducing cross bracing to Block A – changes that the planning authority broadly supports. The provisions of LLDC Local Plan Policy BN.10 on tall buildings apply to the three buildings – Blocks A, B and D – that exceed the agreed height parameter of 20m.

4. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the proposal for 1 – 7 Dace Road; this has developed well and can be expected to deliver a high quality commercial and residential development. It therefore supports approval of the planning application, subject to further refinements. While the revised architectural expression of Blocks B and C work well, that of Block A would be improved if the elevation more explicitly expressed the building's structure. Meticulous detailed design and high quality materials will be essential. The panel recommends further consideration of floor to ceiling glazing in residential units, particularly in relation to ventilation and internal layouts. The central courtyard and residents' private amenity spaces will provide attractive and functional spaces.

These comments are expanded below and those made at previous meetings that remain relevant are repeated for clarity.

Form and massing

- The panel repeats its support for the form, massing and layout of the blocks across the site. These demonstrate a thoughtful analysis of the sequence of views through the site.



Architectural expression

- The panel raises some questions about the elevational treatment of Block A – the commercial building – which is now characterised by cross bracing within a grid of black metal cladding.
- The panel appreciates the effect sought – including adding visual interest to the elevation – but thinks that ambiguity remains around its expression. It thinks that greater integrity could be achieved if the building's structure was expressed more explicitly in the elevation.
- Block A marginally exceeds the agreed height parameter of 20m and therefore the provisions of Policy BN.10 would apply – including the requirement for 'outstanding architecture'. The panel thinks that further refinement is needed to meet this test.
- Block A, with its extensive glazing, could be perceived more as an office block than a building to accommodate workspaces for more creative activities – or making things – which would be more in keeping with existing uses within Hackney Wick.
- The panel notes that high specification glass and mechanical ventilation will be required – but accepts that proximity to the A12 would discourage those using the building from opening windows.
- The panel thinks that refinements to the design of Blocks B and C that reduce the thickness of the horizontal banding work well; the slightly heavier band separating commercial and residential units successfully differentiates between the two.
- The design of Block D also shows considerable promise.
- Across all blocks, the success of the architecture will depend on meticulous detailed design, high quality materials and construction. This would include, for example, ensuring that the light coloured concrete banding at the roof level of Blocks B and C is protected from staining.

Detailed design

- The panel finds the balconies, including Juliet balconies, and railings of the residential units attractive. It raises some questions, however, about the proposed floor to ceiling glazing. While this has merits, care needs to be taken to ensure that it works well.
- The panel thinks that an openable window – perhaps included as a side panel – will be required in addition to doors to provide convenient ventilation.



- Extensive floor to ceiling glazing could also compromise internal furniture layouts. While it may work for larger rooms, it could limit options in smaller rooms.

Public realm / landscape design

- The panel has welcomed improvements to the design of the central courtyard and residents' private amenity spaces; it thinks that these will be both functional and attractive.
- It also welcomes assurances that issues such as daylight, sunlight and wind levels, including for play spaces at first floor level, are being assessed by environmental consultants.
- Access to entrances to the central courtyard from Dace, Monier and Smeed Roads will be controlled by gates – which are planned to be closed from 23.00 to 07.00.
- While some questions are raised about how necessary this might be, the panel accepts that measures to prevent misuse of the central courtyard are legitimate.
- If included, careful detailed design will be essential to ensure that the gates complement the architecture of the elevations. Set back gates – which could result in concealed, possibly unsafe, corners – should be avoided.
- The panel suggests that a more distinctive gateway – to welcome pedestrians into the central courtyard – could be created between Blocks B and C on Smeed Road.

Next steps

- The Quality Review Panel again commends the close cooperation between the design team and the planning authority – which has resulted in a development that promises to provide high quality commercial workspace and residential accommodation.
- It is confident that the design team will be able to make further refinements, in consultation with planning officers, to respond to the comments above, and is therefore pleased to support approval of the planning application.

