

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

### **Report of Planning Application Review Meeting: 52 - 54 White Post Lane**

Thursday 10 September 2015

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

#### **Panel**

Peter Studdert (chair)  
Alex Ely  
Tom Lonsdale  
Lynne Sullivan  
David Bonnett

#### **Attendees**

Sarah Jones	LLDC Planning Policy and Decisions Team
Josh Hackner	LLDC Planning Policy and Decisions Team
Hannah Lambert	London Legacy Development Corporation
Deborah Denner	Fortismere Associates

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

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Allison De Marco	LLDC Planning Policy and Decisions
Esther Everett	London Legacy Development Corporation
Tim Ross	London Borough of Tower Hamlets

#### **Note on process**

The Quality Review Panel comments below follow on from a pre-application review of the proposals for 52 - 54 White Post Lane. Panel members who attended the previous meeting were: Peter Studdert (chair); Neil Deely; Tom Lonsdale; Mark Brearley.

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

52 – 54 White Post Lane, Hackney Wick  
Planning application reference: 15/00416/FUL

## **2. Presenting team**

Nicolas Khalili	HWO Architects
Laurence Quail	Aitch Group
Charles Moran	CMA Planning

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

### *Summary*

The Quality Review Panel is pleased to support the planning application for 52 - 54 White Post Lane, which proposes a convincing development solution for a challenging site. The layout achieves flexibly designed commercial units, and well planned residential units above, despite the constraints of an L shaped site wrapping around a warehouse currently in use as a Church. The pared back architectural expression promises to be successful, and it will be essential that this is followed through with high quality materials and construction detailing. Some further thought is needed to address accessibility, in the event that a lift breaks down, and in the detailed design of balconies. The panel is confident that HWO architects will be able to address these points, which are discussed in more detail below.

### *Layout and mix of use*

- The panel supports the layout of development, creating commercial units with access from both the street and yard, and minimising single aspect residential units above.
- For the scheme to achieve the quality of environment promised by the visualisations, a strong lettings strategy will be needed for the commercial units.
- However, the versatility of the commercial space, which could be arranged either as through units over two floors, or subdivided as required, gives confidence this can be achieved.
- The panel understands that orientation of living rooms in the White Post Lane block is under discussion with planning officers.
- In principle, the panel would support both possible solutions: living rooms facing north west towards the street, which would catch evening sun; or south east towards the church. Sunlight and daylight modelling could help resolve this decision.

### *Architecture*

- The panel finds much to admire in the architectural expression proposed, which takes a direct and simple approach to reinterpreting the brick warehouse buildings characteristic of the area.
- For such a pared back scheme, it will be essential that high quality detailing and materials are achieved in construction. The panel would support planning officers in using conditions to ensure this
- For example, the detailed design of commercial units will need to resolve: robust stall risers; ventilation; signage; and integration of suspended ceilings.
- The panel also notes that the south east and south west facades appear highly glazed – the detailed design will need to address solar gain and the risk of overheating.

### *Inclusive design*

- The provision of a lift in every circulation core is welcome – but the panel notes that where single lifts are provided, if it breaks down anyone unable to use stairs will be unable to access upper floors.
- The panel also trusts that balconies can be detailed so that they are level with internal living accommodation, and can be accessed by all.

### *Next steps*

The panel is confident that the project team will be able to address the points above, in consultation with LLDC officers, and / or through conditions, and is therefore pleased to support the planning application.