



FRAME PROJECTS

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

### **Report of Planning Application Review Meeting: Cook's Road / Legacy Wharf (Bellway Homes)**

Thursday 12 January 2017

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

#### **Panel**

Peter Studdert (chair)

Neil Deely

#### **Attendees**

Richard McFerran

Sophie Backhouse

Tessa Kordeczka

LLDC Planning Policy and Decisions Team

London Legacy Development Corporation

Frame Projects

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

Anthony Hollingsworth

Ben Hull

LLDC Planning Policy and Decisions Team

London Borough of Newham

#### **Note on process**

The Quality Review Panel comments below follow on from a pre-application review and four planning application reviews. Panel members who attended the previous meetings were: Peter Studdert (chair); John Lyall; Adam Khan; Alex Ely; Neil Deely; Tom Holbrook; Martin Stockley; and Liam Bond.

## 1. Project name and site address

Legacy Wharf, land at Cook's Road, Pudding Mill Lane, London E15 2PW

Planning application reference: 16/00534/VAR

## 2. Presenting team

Sam Handscombe	RMA Architects
James Cornock	Levitt Bernstein
Leyth Toma	Bellway Homes (Thames Gateway)
Philip King	Bellway Homes (Thames Gateway)
Toby Staveley	Murdoch Wickham
Laura Fletcher-Gray	Savills

## 3. Planning authority's views

A Section 73 application (16/00534/VAR) seeks to make a series of minor material amendments to the originally consented scheme (15/00392/FUL). The most significant amendments include: increased height of Block B2; amended layouts to residential units, including the creation of duplex units; revised elevations, including proposed materials, to the communal courtyard and 'neighbourhood wynd'; new entrances and additional lift shaft; revised car parking layout; and, at roof level, the addition of fencing around play areas and a brise soleil.

## 4. Quality Review Panel's views

### *Summary*

The Quality Review Panel supports the modifications to the consented scheme proposed in the Section 73 application. It had previously supported approval of the planning application for this phase of the Cook's Road development (Legacy Wharf), which it thinks promises to provide high quality residential accommodation and commercial space, making a significant contribution to the regeneration of Pudding Mill.

### *Proposed amendments*

- The panel supports the decision to increase floor to ceiling heights of office accommodation (Block B2), considering it important to provide high quality office space. Modifications required as a result of this increase are considered acceptable.
- Reconfiguration of residential entrances – from podium to street level – in Block B4 has required incorporation of an external lift shaft. The panel notes, however, that this does not impinge on the amenity space of the communal courtyard.



- The panel suggests that, given that it has to be included, the lift shaft should be celebrated – with confident and careful detailed design, including in choice of materials, and perhaps a slightly increased height – rather than played down.
- Materials for the ‘neighbourhood wynd’ elevation of Block B4 have been revised – with less copper than originally proposed. The panel thinks, however, that the amended design could be equally successful.
- Where revised residential unit layouts have resulted in ground floor bedrooms (Block B1 and Block B4), the panel thinks that this is acceptable. While ground floor bedroom accommodation may potentially be used as a study, with the inclusion of effective defensible space it would also function well as a bedroom.

#### *Next steps*

- The Quality Review Panel is pleased to support approval of the Section 73 application to the consented scheme for Legacy Wharf.

