

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

### **Report of Planning Application Review Meeting: East Village Plot N16**

Thursday 13 March 2014, 12.00 – 13.00

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

#### **Panel**

Peter Studdert (chair)

Neil Deely

#### **Attendees**

Liz Fisher

LLDC Planning Policy and Decisions Team

Rachel Gleave

LLDC Planning Policy and Decisions Team

Deborah Denner

Fortismere Associates

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

Kathryn Firth

London Legacy Development Corporation

Anthony Hollingsworth

LLDC Planning Policy and Decisions Team

Chris Gascoigne

London Borough of Newham

#### **Note on process**

The Quality Review Panel comments below follow on from two pre-application reviews of the reserved matters proposals for East Village Plot N16. Panel members who attended the previous meeting were: Peter Studdert (chair); Lindsey Whitelaw; John Lyall; and Lynne Sullivan.

#### **Declaration of interest**

Deborah Denner is project manager for the Quality Review Panel. Her husband James Denner is a Director at Squire and Partners, who work with Qatari Diar on projects outside the LLDC area.

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

Plot N16, East Village, Stratford City, Zone 3.  
Planning application reference: 14/00056/REM

## **2. Presenting team**

|                |                                |
|----------------|--------------------------------|
| Glenn Burton   | Qatari Diar and Delancey (QDD) |
| Douglas Inglis | Lifschutz Davidson Sandilands  |
| Adrian Bower   | Lifschutz Davidson Sandilands  |

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

LLDC planning officers would welcome the Quality Review Panel's views on whether their previous comments have been successfully addressed. In particular, the panel's views on the design of roof terraces between the townhouses on De Coubertin Street would be welcomed.

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

### Summary

The Quality Review Panel supports the reserved matters planning application for East Village Plot N16 for approval. This scheme promises to set a high standard for the quality of future development in the area. Some detailed comments are provided below.

### *General arrangement*

- The panel support the general arrangement of development proposed for Plot N16, and its massing.
- The decision to retain the temporary pedestrian route through the site makes sense, and creates an interesting wedge shaped building.
- As a detailed comment, the podium block flats are accessed via a corridor with no natural light. The quality of these corridors would be improved by providing windows to the north and/or south.

### *Architecture*

- The design proposes different architectural expressions for the podium and wedge residential blocks, and townhouses. The panel supports this approach.
- Staggering the balconies on the podium block, where it faces Celebration Avenue, is successful in softening the appearance of this façade.

- The half inset balconies on this façade will also help avoid overheating of the west facing single aspect flats, which will not benefit from through ventilation.
- The panel also supports the simpler design of the rear of this block facing De Coubertin Street, where brick is the primary material, punctuated by projecting balconies with metal mesh.
- The quality of construction detailing and materials will be essential to the success of this more pared back elevation, and for the scheme as a whole.

#### *Construction materials*

- The panel understands that the construction materials for Plot N16 do not form part of the current reserved matters application. However, high quality materials will be essential to the success of the development.
- If LLDC planning officers are convinced that approval of construction materials can be dealt with through planning conditions, the panel would encourage rigorous scrutiny before these conditions are discharged.

#### *Landscape design*

- For residents of Plot N16, the podium level garden will provide a shared private space, and the panel finds much to admire in the landscape design of this.
- At podium level, between the Mews Houses on De Coubertin Street, there are two pocket spaces, currently intended for shared use.
- The panel recommends that it would be better to allocate these as private terraces to the Mews Houses, to maintain the privacy of windows looking onto these spaces.
- The relocation of parking spaces on De Coubertin Street, to improve the pedestrian route between Plot N16 and Ribbons Walk is welcome.

#### *Next steps*

The panel is confident that comments above can be addressed through the use of planning conditions, and looks forward to seeing East Village Plot N16 built.