



FRAME PROJECTS

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

### **Report of Planning Application Review: 68 Wallis Road**

Thursday 13 November 2017

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

#### **Panel**

Peter Studdert (chair)

Adam Khan

#### **Attendees**

Sarah Birt

LLDC Planning Policy and Decisions Team

Grant McClements

LLDC Planning Policy and Decisions Team

Tessa Kordeczka

Frame Projects

#### **Report copied to**

Anthony Hollingsworth

LLDC Planning Policy and Decisions Team

Andrew Cunningham

London Borough of Hackney

## 1. Project name and site address

68 Wallis Road, Hackney Wick, London E9 5LH

Planning application reference: 17/00428/FUL

## 2. Presenting team

Fiona Bostock            Orsinibrewin  
Antonio De Pasquale   Orsinibrewin  
Áine Mcdonagh        Orsinibrewin

## 3. Planning authority's views

Restoration and refurbishment of 68 Wallis Road – formerly the Carless Institute and now a non designated heritage asset – includes a single storey roof extension to provide additional office floorspace. A separate planning application for change of use (17/00391/FUL) has been submitted concurrently; this will allow provision for a theatre / performance space, restaurant and office floorspace.

The planning authority supports in principle the addition of the roof extension. It looks for assurances that the extension, in its detailed design, will complement and enhance the building, rather than overburden it. Responding to the building's status as a non designated heritage asset, however, need not preclude a contemporary, possibly slightly quirky, intervention that responds to the unique character of Hackney Wick. A comfortable middle ground is sought.

The initiative to provide a theatre / performance space – bringing the building back into community use – is also supported.

## 4. Quality Review Panel's views

### *Summary*

The Quality Review Panel welcomes the opportunities opened up for extending the uses for 68 Wallis Road and it raises no objection to the addition of a roof extension and increased height to the building. While the proposed design seeks to respond sympathetically to a non designated heritage asset, the panel thinks that there is nevertheless scope for an intervention with a more contemporary feel. The detailed design and quality of materials of the roof extension will be critical for its success. The building's new south elevation could be where a more interesting and bolder approach is deployed. These comments are expanded below.

### *Principle of redevelopment*

- The redevelopment of 68 Wallis Road presents an exciting opportunity. The panel strongly supports the proposed change of use, including reinstating community use. The building will be a significant focal point within the new Hackney Wick Central neighbourhood.



- The panel considers the proposed addition of a roof extension and increase of height to be uncontroversial. It suggests, however, refinements to the architectural treatment of the extension and the new south elevation to achieve a more interesting and coherent design.

#### *Architectural expression*

- 68 Carless Road is a small, modest corner building – but it presents an opportunity for something intriguing and distinctive in keeping with the particular character sought for Hackney Wick Central.
- The panel acknowledges a perceived tension between responding sympathetically to a non designated heritage asset, including respecting existing elevations, and at the same time seeking an appropriately contemporary intervention. In this context, it understands the evolution of the proposed design, which has seen several iterations.
- The panel would, however, encourage further interrogation of the coherence of the design – both for the roof extension and for the new south elevation. There may be other approaches that would work well.
- It questions drawing on the precedent of a classic mansard roof for a building dating from the 1920s. While a more neutral and understated design is intended, the form of the extension, including the metal clad dormer on the south elevation, and the large new openings proposed for that elevation, appear rather at odds with that intention.
- The roof extension is to be clad with perforated metal panels. The panel asks how this might actually appear when constructed – and whether it might restrict what promise to be interesting views from the roof extension.
- The panel agrees that the roof extension should be perceived as light and floating. If the proposed design is detailed crisply and sharply – giving it a stronger contemporary feel – it has the potential to be successful. A lighter roof extension, possibly incorporating a shallow roof terrace, could, however, be a happier solution.
- The panel suggests that scope for developing a bolder, more contemporary intervention lies with the south elevation, including the dormer – and it therefore encourages the design team to explore this further.

#### *Plan and layout*

- The panel recommends continuing careful consideration of what appear to be quite constricted entrances to the building, and also the large new openings to what will be a theatre / performance space.



### *Next steps*

- The Quality Review Panel raises no objection to the inclusion of a roof extension and increased height.
- While acknowledging a commitment to responding appropriately to a non designated heritage asset, the panel encourages further refinements to the design to arrive at a more contemporary and striking contribution to Hackney Wick's emerging new neighbourhood.

