

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: Bream Street

Thursday 14 January 2016

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

Panel

Peter Studdert (chair)
Catherine Burd
Lindsey Whitelaw

Attendees

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Anne Ogundiya	LLDC Planning Policy and Decisions Team
Erin Byrne	London Legacy Development Corporation
Deborah Denner	Fortismere Associates
Tessa Kordeczka	Fortismere Associates

Report also copied to

Allison De Marco	LLDC Planning Policy and Decisions Team
Matthew Sherwood	Quod

Note on process

The Quality Review Panel comments below follow on from two pre-application reviews and a planning application review of the scheme for Bream Street. Panel members who attended the previous meetings were: Peter Studdert (chair); John Lyall; Julia Barfield; Catherine Burd; Peter St John; Lindsey Whitelaw; and Lynn Kinnear.

1. Project name and site address

Bream Street: site adjacent to Bream Street / Dace Road / Stour Road, London E3

Planning application reference: 15/00278/FUL

2. Presenting team

Andrew O'Donnell	Allford Hall Monaghan Morris
Paul Monaghan	Allford Hall Monaghan Morris
Ash Goyal	Allford Hall Monaghan Morris
Megan McKeever	East
Ed Tibbetts	London and Quadrant Housing Trust

3. Planning authority's views

The planning authority strongly supports the proposed development – which successfully integrates seven distinct buildings, each of high architectural quality.

Refinements had been made to the design in response to comments from Historic England. Modifications included a reduction in height of the building to the corner of Stour Road and Bream Street.

The LLDC Planning Committee had, however, raised concerns about the height of the Lock Building – which at six storeys, with a seventh set back, exceeds a specified 20m datum – and also the density of development.

4. Quality Review Panel's views

The Quality Review Panel offers its strong support for this scheme – which promises a development of outstanding quality for this part of Fish Island.

The panel had previously given broad support to this development, finding much to admire in both the architecture and the landscape design. High quality, characterful buildings are proposed. While the scale and massing were generally appropriate, the panel had suggested that the building to the corner of Stour Road and Bream Street be reduced in height.

The panel thinks that revisions made to designs in response to comments from Historic England – including the reduced height of the corner building – are appropriate and successful. It finds that some of the refinements improve on what were already successful designs for both commercial and residential buildings.

It considers that the scheme as a whole, including the Lock Building, demonstrates the quality required to meet the stringent tests required by Policy BN.10 relating to tall buildings, including 'outstanding architecture'.

In addition to well thought through private spaces, a sensitively planned public realm will bring significant benefits not only to those living and working in this development but also to the wider community.

The panel thinks that each building – with its own distinctive character – responds effectively to its intended use. For example, the employment building will provide high quality workspace, and the inclusion of a café in the small Gateway Building is an inspired move.

The panel once again stresses, however, that high quality materials and detailing will be critical to the development's success. It therefore particularly welcomed, at this review, the design team's detailed presentation of the materials palette proposed for each building.

To ensure its outstanding quality, it will essential for the development to be constructed as described; the panel therefore encourages retention of the design team throughout detailed design and construction.

Next steps

The panel repeats its strong support for this development – which it considers demonstrates both outstanding architecture and an exemplary exercise in urban design – and would therefore recommend approval of the planning application.