



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review: 34 – 38 Wallis Road

Thursday 14 March 2019

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

Panel

Peter Studdert (chair)
Johnny Winter

Attendees

Russell Butchers	LLDC Planning Policy and Decisions Team
Tessa Kordeczka	Frame Projects

Report copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Catherine Smyth	LLDC Planning Policy and Decisions Team
Steve Tomlinson	London Legacy Development Corporation
Jerry Bell	London Borough of Tower Hamlets
Jane Jin	London Borough of Tower Hamlets

Note on process

The Quality Review Panel comments below follow on from a pre-application review of the scheme for 34 – 38 Wallis Road. Panel members who attended the previous meeting were: Peter Studdert (chair); Johnny Winter; Andrew Harland; and Michál Cohen.

1. Project name and site address

34 – 38 Wallis Road, Hackney Wick

Planning application reference: 19/00004/FUL

2. Presenting team

Jermaine Browne	The Collective
Chris Hale	The Collective
Seth Rutt	Hawkins\Brown
Petr Kalab	Hawkins\Brown
Sam Hine	DP9

3. Planning authority's views

The planning authority supports the proposal for development of the site at 34 – 38 Wallis Road.

The scheme is considered to successfully address the requirements of the Environment Agency in relation to flood risk. Other issues taken into account include: response to site context; appropriateness of proposed uses, both hotel and employment space; scale, massing and architectural expression.

The planning authority seeks the Quality Review Panel's views on whether the proposal meets the requirements of LLDC Local Plan Policy BN.10 on tall buildings, including for 'outstanding architecture' (Policy BN.5 in the draft revised Local Plan).

4. Quality Review Panel's views

Summary

The Quality Review Panel supports approval of the planning application for the development proposed for 34 – 38 Wallis Road. The approach of combining flexible work space with hotel accommodation seems appropriate for this Hackney Wick location. Refinements to the design respond well to the panel's earlier comments. The scale and massing work well and the architecture promises a building with a strong and distinctive personality – with the potential to meet the criteria of Local Plan Policy BN.10. To achieve this, it will be essential to ensure that the highest quality is maintained through to detailed design, materials and construction.

These comments are expanded below and those made at the previous meeting that remain relevant are repeated for clarity.



Concept and strategic approach

- This is an important, strategic site within Hackney Wick. The panel supports the concept underpinning its redevelopment: hotel accommodation above flexible work space. While it is for the planning authority to gauge the appropriateness of proposed uses, the panel would expect there to be a demand for this type of development within Hackney Wick.

Scale and massing

- The panel considers the scale and massing of the scheme to be appropriate. While there had been a suggestion that the two buildings, linked by a bridge, could differ in height, the panel agrees that maintaining equal heights results in a pleasingly simple composition.
- The panel welcomes refinements to the design of the ground floor and mezzanine levels, including further consideration of floor to ceiling heights, to ensure both flexibility of uses and also optimum spaces to implement the exciting ideas proposed.

Architectural expression

- The panel supports the proposed architectural expression of this development – which offers opportunities for an architecture that is particularly distinctive, with an element of quirkiness. The design as now presented brings that quality out more strongly. This promises to be a building with a strong personality.
- The serrated roofline is particularly successful. The panel also strongly supports the extensive use of bricks – which can be expected to result in richly textured façades.
- The panel welcomes refinements to the design that have effectively responded to its earlier comments, including treatment of the building edge at ground / mezzanine levels and articulation of the hotel entrance.
- Given the nature of the spaces at ground / mezzanine levels and the proposed materials, the panel recommends careful consideration of acoustic performance and, if necessary, some intervention to mitigate noise levels within those spaces.
- The panel concludes that the proposal has the potential to meet the requirement of ‘outstanding architecture’, as specified by Local Plan Policy BN.10.
- It stresses, however, that this will be entirely dependent on exceptionally high quality detailed design, materials and construction. The detailing of the brick, for example, will be critical. In order to achieve the design quality promised by the proposal, the panel strongly recommends retention of the design team through to detailed design and construction.



Plan and layout

- The plan and layout of the building, both hotel accommodation and work space, work well. The panel welcomes revisions to the layout that result in hotel corridors now enjoying daylight and views out.

Next steps

The Quality Review Panel supports approval of the planning application for the development at 34 – 38 Wallis Road; this promises to be an exciting and popular addition to the new neighbourhood at Hackney Wick.

