

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

### **Report of Formal Review Meeting: 61 Wallis Road**

Thursday 16 January 2014, 15.45 – 16.45

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

#### **Panel**

Peter Studdert (chair)

Alex Ely

Martin Stockley

Neil Deely

#### **Attendees**

Will Steadman

LLDC Planning Policy and Decisions

Hannah Lambert

London Legacy Development Corporation

Deborah Denner

Fortismere Associates

#### **Apologies / report copied to:**

Anthony Hollingsworth

LLDC Planning Policy and Decisions

Will Teasdale

London Borough of Hackney

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

61-63 Wallis Road London E9 5LH  
Planning application reference: 13/0049/FUL

## **2. Presenting team**

Jaimie Shorten	Barker Shorten Architects
Josephine Bacon	Barker Shorten Architects
Allen Mahoney	ATM Developments

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

LLDC planning officers have been in discussion with the design team for 61 Wallis Road for a number of months, and in broad terms they support the development proposals. An objection from a neighbour on grounds of sunlight and daylight remains to be assessed. They will also be keen to secure high quality materials and detailing through any planning approval, particularly in view of the site's location in a conservation area.

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

### *Summary*

The Quality Review Panel support the planning application for 61 Wallis Road, which proposes development of an appropriate scale, with an architectural simplicity appropriate to its use. The scheme promises to make a positive contribution to the conservation area. High quality materials and construction detailing will be essential to fulfil this potential. The panel would support the planning authority in using conditions to secure this. Some detailed comments on the design and construction are also provided below.

### *Architecture*

- The panel supports the scale and massing of development proposed.
- The use of a five-sided block, with windows on all five sides, is a successful way of turning the corner between Wallis Road and Prince Edward Road.
- The pilastered ground floor elevation of shop fronts on both Wallis Road and King Edward Road, is also an elegant solution.
- The ground floor elevation could be further improved by moving bin stores away from the perimeter, to make better use of the odd corners in the commercial units.
- The design team should also consider whether the amount of glazing proposed is desirable for the commercial unit. The panel thinks there is a risk large areas of glazing will be blanked out with vinyl, as has happened elsewhere in the area.

- Similarly, the design of signage and shutters will be important to the quality of the architecture at street level. With three commercial units, there should only be a need for three signs.

#### *Structure*

- Several columns are shown in the commercial units at ground floor level.
- With a transfer slab, it should be possible to omit these columns, improving the flexibility with which these units can be fitted out.

#### *Cycle parking*

- Given that this will be a car free development, it is important that cycle parking arrangements are of the highest standard.
- The panel would encourage a more generous cycle store to be provided at the centre of the ground floor plan.

#### *Materials and construction detailing*

- The success of the simple and restrained architectural expression proposed will depend on the quality of construction.
- For example, the brick piers between windows are only 2.5 bricks wide. With the natural variation in brick sizes, it will be difficult to ensure these are of even width – the detailing of window reveals could help resolve this.
- The panel would encourage the LLDC to use planning conditions to control the quality of materials and key construction details.