

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

### **Report of Planning Application Review Meeting: Chobham Manor Phase 1**

Thursday 19 December 2013, 12.00 – 13.00

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

#### **Panel**

Peter Studdert (chair)  
Catherine Burd  
Lindsey Whitelaw

#### **Attendees**

Liz Fisher	LLDC Planning Policy and Decisions Team
Kathryn Firth	London Legacy Development Corporation
Deborah Denner	Fortismere Associates

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

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Pauline Schaffer	London Legacy Development Corporation
Stephen Wilkinson	Lea Valley Regional Parks Authority
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 Phase 1 of Chobham Manor. Panel members who attended the previous meetings were: Peter Studdert (chair); Neil Deely; Alex Ely; Peter Barber; Ann Sawyer; Lindsey Whitelaw; John Lyall; Catherine Burd; and Peter Lainson.

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

Chobham Manor Phase 1, Queen Elizabeth Olympic Park

Reserved matters planning application reference: 13/00504/REM

## **2. Presenting team**

Andrew Harrington	Taylor Wimpey
Stella Yip	Taylor Wimpey
Simon Baxter	London and Quadrant Housing Trust
Peter Lancaric	PRP
Simon Robins	Make
Matthew Sherwood	Quod

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

LLDC planning officers confirmed that the consultation period has now closed for the reserved matters application for Phase 1 of Chobham Manor. Comments have been received from Transport for London, recommending that the cyclists should be accommodated on carriageway as part of the Velo Route, in preference to an off road cycle lane. This will require a redesign of the Velo Route, creating an opportunity for more generous front gardens for stacked maisonettes in this location. Planning officers requested the Quality Review Panel's comments on this, and other areas of the landscape and street designs.

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

### *Summary*

The Quality Review Panel supports the reserved matters application for Phase 1 of Chobham Manor for approval. Some minor amendments to the design of the Veloblock and Mansion Block could further enhance the scheme. Comments previously made on the accessibility of the Stacked Maisonettes are also repeated below. The other area in which the panel feel there is further scope for improvement is the design of the street edge on Honour Lea Avenue and layout and landscape design of the Velo Route. The panel would support the planning authority in requesting more information to demonstrate high quality design for these streets, prior to planning approval.

### *Velo Block*

- The panel welcomes the design of the Velo Block, which provides residential accommodation with retail at ground level opposite the Velodrome.
- The one aspect of the scheme that the panel would encourage the design team to reconsider is the staggered arrangement of windows on the end elevations.

- The panel think that expressing these end elevations as solid brick walls with punched openings would be more successful.

#### *Mansion Block*

- The panel also supports the design of the Mansion Block on Honour Lea Avenue.
- Two areas remain in which the panel think there is scope for further improvement: the top storey of residential accommodation, currently designed as a mansard; and the front gardens outside homes on Honour Lea Avenue.
- A less conventional approach to the design of the mansard would be more successful, for example designing this more honestly as a set back top floor, rather than pretending this is part of a roof.
- Planting in containers is proposed for front gardens on Honour Lea Avenue, and these would require considerable maintenance to continue to look good.
- The panel would encourage a more robust approach to the design of these front gardens.
- As a minimum, railings on a low wall, with a gate on the pavement edge, would provide a consistent street edge.
- Hedges behind these railings, would further enhance the scheme, but would require a commitment to maintain them for the first 2 -3 years until they are well established.
- Both the solutions suggested above would partially screen front gardens, so that the quality of the street edge relies less on residents maintaining their front gardens, and keeping them free of clutter.

#### *Stacked Maisonettes*

- The panel was also briefed on concerns raised by the LLDC's Built Environment Access Panel about the lack of access to the 8 upper maisonettes by anyone unable to use stairs.
- Ideally the first phase of residential development in the Queen Elizabeth Olympic Park would have been designed to be 100% accessible.
- However, the panel accepts that as the stacked maisonettes are for private sale, it will be possible to install a stair lift if required.

### *Street design*

- The design of the Velo Route is in the process of being reconsidered, to take into account comments from Transport for London about the design of cycle paths.
- This provides an opportunity to increase the depth of front gardens in front of the stacked maisonettes along the Velo Route, which could improve arrangements for storing bikes and bins.
- For both the Velo Route and Honour Lea Avenue, more detailed plans, and sections should be provided to demonstrate the quality of these important routes.
- For example, on Honour Lea Avenue, the diagrammatic drawings provided make it difficult to assess whether the location of trees, and species proposed will be successful.
- The panel would also encourage the design team to consider tree planting on the Velo Route.

### *Next steps*

- The Quality Review Panel is confident that the design team will be able to address their comments on the reserved matters application for Phase 1 of Chobham Manor, and looks forward to seeing the scheme built.