

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: Bromley-by-Bow Station

Thursday 02 July 2015, 13.00 – 13.30

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

Attendees

Peter Studdert (chair)	Chair of the LLDC Quality Review Panel
Rachel Gleave	LLDC Planning Policy and Decisions Team
Deborah Denner	Fortismere Associates

Report also copied to

Harbinder Birdi	Hawkins\Brown Architects
Mike Crabtree	London Underground
Sam Rolfe	London Underground
Karen Hoad	CH2M HILL
Anthony Hollingsworth	LLDC Planning Policy and Decisions
Allison De Marco	LLDC Planning Policy and Decisions
Steve Tomlinson	London Legacy Development Corporation
Rebecca Miller	London Legacy Development Corporation
Amy Thompson	London Borough of Tower Hamlets
Paul Buckenham	London Borough of Tower Hamlets

Note on process

The Quality Review Panel comments below follow on from a pre-application review of the proposals for Bromley-by-Bow Station. Panel members who attended the previous meeting were: Peter Studdert (chair); John Lyall; Julia Barfield; Catherine Burd; and Dan Epstein.

1. Project name and site address

Bromley-by-Bow London Underground Station, Blackwall Tunnel Northern Approach, London E3 3JJ

Planning application reference: 15/00054/FUL

2. Planning authority's views

The remodelled Bromley-by-Bow Station is a critical component of the extensive regeneration of the surrounding area. Currently unprepossessing, the updated station is expected to have a strong and distinctive presence – an important first step in enhancing the quality of the surrounding public realm.

The redesigned station will also considerably improve both functionality and accessibility: it will meet anticipated increased capacity as regeneration of Bromley-by-Bow progresses; and provide step-free access.

Planning officers are generally supportive of the proposals for Bromley-by-Bow Station, but requested the chair of the Quality Review Panel's comments on the detailed design of the entrance.

3. Quality Review Panel's views

Summary

The Quality Review Panel strongly supports the planning application for Bromley-by-Bow Station. An upgrade to the station is long overdue and will spur on improvements to the wider public realm. The panel admires the proposed design and believes this will provide a station of appropriate quality and prominence.

The panel considers it crucial that the design of the station is taken forward in the context of other planned interventions, notably a proposed third lift and crossing over the A12, although these are envisaged as separate planning applications.

Further comments on this, and also architectural expression, construction and materials, are provided below, including comments made at the previous review, which remain relevant.

Site context

- The panel acknowledges that this proposal is specifically for the remodelled station and does not include other proposed related interventions such as a third lift and an at grade crossing over the A12.
- It considers, however, that the success of the station scheme is contingent on these interventions being taken forward, and the quality of their design.

- It recognises that proposals for a third lift may be implemented at a later date but strongly recommends that the planning authority ensure that its design complements, and is of equal quality to, the refurbished station.
- The panel registers its support for the proposed at grade crossing over the A12 which will result in reduced use of the underpass.
- The panel encourages initiatives by the planning authority to further improve the public realm around Bromley-by-Bow Station, within the context of regeneration of the wider area.

Architectural expression

- The panel finds much to admire in the design of the station. It supports in particular the proposed lantern, with its references to the underground stations of Charles Holden.
- The distinctive London Underground sign is a prominent feature of the station exterior, and the panel thinks this is appropriate.
- The panel also supports the way in which the detailed design of the station canopy has developed since the previous review.
- A pattern of glazed and unglazed bricks is proposed on the North elevation, adding subtle interest to an otherwise blank brick wall.
- The proposed third lift could also provide opportunities for increasing the visibility and impact of the station.

Construction and materials

- The panel strongly supports the choice of materials, and thinks that the use of prefabricated cladding is a sensible solution.
- The use of glazed tiles consistently at lower level, including for the lift towers, strengthens the coherence of the design.
- It will be important to ensure that the detailed design and specification are rigorously and carefully implemented to guarantee the desired quality. The success of elements such as the lantern mullions and parapet coping will depend on the quality of their construction. The continued involvement of Hawkins\Brown Architects would be preferable to achieve this.

Sustainability

- The panel welcomes the fact that the design retains much of the existing structure.

Accessibility

- The panel notes that the remodelled station will be fully accessible: two new lifts will provide step-free access to both platforms; two wide-aisled gates will be provided; and the current change of level at the forecourt will be levelled.

Next steps

- The panel supports the planning application for Bromley-by-Bow Station, and looks forward to seeing it built.