



FRAME PROJECTS

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

### **Report of Planning Application Review: Telereal Trillium site**

Thursday 20 September 2018

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

#### **Panel**

Peter Studdert (chair)  
Catherine Burd  
Mike Martin

#### **Attendees**

Catherine Smyth	LLDC Planning Policy and Decisions Team
Richard McFerran	LLDC Planning Policy and Decisions Team
Steve Tomlinson	London Legacy Development Corporation
Akrem El-Athram	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

#### **Report copied to**

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
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 two pre-application reviews of the Telereal Trillium site. Panel members who attended the previous meetings were: Catherine Burd; Mike Martin; Graham King; John Lyall; Adam Khan; Lindsey Whitelaw; and David Bonnett.

## 1. Project name and site address

Telereal Trillium site, land bounded by Hepscott Road and Rothbury Road, London E9 5HA

Planning application reference: 17/00222/FUL

## 2. Presenting team

Steve Akeju	Telereal Trillium
Rob Foster	Carey Jones Chapman Tolcher
James Cogan	GL Hearn

## 3. Planning authority's views

The design team has worked constructively with the planning authority to resolve outstanding issues – including those raised by the Quality Review Panel at its previous meetings.

The planning authority would support approval of the planning application for the scheme for the Telereal Trillium site – but seeks the panel's advice on whether Building B, which slightly exceeds 20m in height, meets the criteria of Local Plan Policy BN.10 on tall buildings, including a requirement for 'outstanding architecture'.

## 4. Quality Review Panel's views

### *Summary*

The Quality Review Panel is pleased to support approval of the planning application for the scheme for the Telereal Trillium site. It considers that it makes a significant contribution to the regeneration of Hackney Wick and Fish Island, including delivery of the strategic new north / south route from Hackney Wick Station to the Hertford Union Canal and beyond. The panel supports the proposed scale, massing and architectural expression – but stresses the importance of ensuring high quality detailing, materials and construction. It therefore strongly recommends retention of the design team throughout. The scheme promises high quality residential accommodation. Davey Way – part of the new north / south route – will be an attractive, animated route. Taken as a whole – both buildings and public realm – the panel concludes that the scheme has the potential to meet the tests of Policy BN.10. These comments are expanded below, and those made at the previous reviews that remain relevant are repeated for clarity.

### *Scale and massing*

- The panel supports the proposed scale and massing, including the configuration of the four buildings across the site. It welcomes the omission of the set back seventh storey initially proposed for Building B.



### *Architectural expression*

- Revisions to the architectural expression of the four buildings improve on previous iterations. The proposed architecture results in well mannered buildings which, in the specific context of Fish Island, could be considered 'outstanding'.
- It is what the scheme as a whole – the buildings and, crucially, also the public realm – brings to Hackney Wick and Fish Island that should be considered when assessing it against the criteria of Policy BN.10.
- Compliance with Policy BN.10 will, however, depend heavily on the quality of detailing, materials and construction. The panel stresses the importance of retaining the design team through to detailed design and construction – and avoiding value engineering. It therefore welcomes the planning authority's assurance that this will be secured in a Section 106 agreement.
- As a detailed point, the panel underlines the importance of exceptionally high quality bricks.
- The panel suggests further thought to the full height glazing proposed for the ground floor commercial workspace. Further consideration of, for example, cill heights could avert the risk of subsequent ad hoc interventions by occupants that could detract from the quality of the building as perceived at street level.

### *Residential accommodation*

- The proposal promises high quality residential accommodation. The reduction of the number of single aspect units in Building B contributes significantly towards compliance with Policy BN.10. Sixty-nine per cent of units across the development are now dual aspect.

### *Public realm*

- The panel repeats its view that the design of Davey Way will strengthen permeability through Hackney Wick and Fish Island. This route promises to be a pleasant social space.
- An effective lighting strategy will be important to make the most of the potential of Davey Way.

### *Next steps*

- The Quality Review Panel considers that the proposal, as revised, for the Telereal Trillium has the potential to meet the criteria of Local Plan Policy BN.10 and is therefore pleased to support the planning application for this scheme.



- It looks forward to the scheme being built – but stresses the importance of retention of the design team through to detailed design and construction in order to ensure the design quality promised by the proposal is realised.

