



FRAME PROJECTS

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

### **Report of Planning Application Review: Bromley by Bow: Lindhill site**

Thursday 24 August 2017

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

#### **Panel**

Peter Studdert (chair)  
Peter St John

#### **Attendees**

Richard McFerran	LLDC Planning Policy and Decisions Team
Steve Tomlinson	London Legacy Development Corporation
Sophie Backhouse	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

#### **Report copied to**

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Catherine Smyth	LLDC Planning Policy and Decisions Team
Jerry Bell	London Borough of Tower Hamlets

#### **Note on process**

The Quality Review Panel comments below follow on from three pre-application reviews of the Lindhill site at Bromley by Bow. Panel members who attended the previous meetings were: Peter Studdert (chair); Peter St John; Lee Bennett; Catherine Burd; Lindsey Whitelaw; Mike Martin; David Gilpin; and Steven Bee.

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

Imperial Street, Bromley by Bow South

Planning application reference: 17/00344/FUL

## **2. Presenting team**

Chris Bath	BPTW Partnership
Andy Heath	BPTW Partnership
Andy Matthews	Pitman Tozer Architects
Hazel Cowie	Pitman Tozer Architects
Julian Lewis	East
Cécile Solnon	East
Lee Fitzpatrick	Lindhill
Holly Mitchell	Simply Planning

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

The scheme for the Lindhill site at Bromley by Bow had been reviewed by the Quality Review Panel on three previous occasions. The panel had commended the proposal for Plot D1 and recommended refinements to the proposal for Plot A. Subsequent revisions to the proposal for Plot A responded well to the panel's comments, although further refinements to the parkside building were suggested.

The proposal for the Lindhill site has also been considered at a Planning Decisions Committee briefing.

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

### ***Summary***

The Quality Review Panel strongly supports approval of the planning application for the scheme for the Lindhill site at Bromley by Bow. Revisions to the design for Plot A successfully address the panel's previous comments. It considers that both the canalside building and the civic building will meet the requirements of LLDC Local Plan Policy BN.10 on tall buildings. Minor refinements to the design of the windows of parkside building are suggested. The mews houses also promise to provide high quality accommodation. The panel is impressed by the exceptional quality of the proposal for Plot D1; a slight reduction in the height of the parapet could avoid any sense of heaviness at the top of the building. The panel also commends the landscape design for the Lindhill site, suggesting some reconsideration of the choice of tree species.

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



## **Plot A – BPTW Partnership**

### *Plan and layout*

- The panel repeats its support for the plan and layout of the buildings on Plot A.

### *Architectural expression*

- The panel welcomes revisions to the designs of the buildings making up Plot A. These respond well to its previous comments and result in substantial improvements.
- The design of the canalside building now reads much more strongly as a masonry framed structure; the panel supports the more pronounced articulation of the elevations. The design of the civic building is also successful. Both buildings are considered to meet the provisions of LLDC Local Plan Policy BN.10 on tall buildings.
- The panel broadly supports the design of the parkside building. It makes some suggestions for refinements – in particular for strengthening regularity in the arrangement of the windows.
- Elevation drawings show alternating full height windows with Juliette balconies, for master bedrooms, and small windows, for smaller bedrooms. The panel accepts that full height windows to smaller bedrooms could restrict options for internal layouts.
- The panel recommends introducing consistency in the vertical openings in the brickwork for the full height windows and the smaller windows. Where smaller windows are required, a brick recessed panel could be inserted below the window. This would establish more regular proportions across the façade.
- The panel supports the proposed brick recessed panels to the stair cores – with full height windows with Juliette balconies allowing light to the stairs.
- The panel suggests that the ironwork of the Juliette balconies could be less standard and more distinctive. It could for, for example, be more opaque or solid. This would bring additional interest to the façade.
- The panel repeats its strong support for the design of the mews houses – which promise to provide high quality residential accommodation.

## **Plot D1 – Pitman Tozer Architects**

### *Plan and layout*

- The panel strongly supports the design for Plot D1 – which adopts a highly individual and unusual approach. The scale and generosity of the scheme contribute to a strong metropolitan quality which adds significantly to the wider Bromley by Bow masterplan.



- The internal courtyard works well – reinforcing the communal character of the scheme.

#### *Architectural expression*

- The panel fully supports the choice of materials. The subtle variations in the tone and texture of brick – expressed both vertically and horizontally – are particularly successful.
- The panel thinks, however, that the brick banding at the top of the building might appear rather heavy in relation to the banding at lower levels. It suggests that the height of the parapet might be reduced slightly to produce a less weighty effect.

#### **Public realm / landscape design**

- The panel has consistently praised the public realm and landscape design strategy proposed for the Lindill site – and more broadly for the Bromley by Bow development as a whole.
- The proposal for this site responds particularly well to both building uses and also its canalside location. A successful sequence of spaces is proposed.
- As a detailed point, while generally supporting the interesting variety of planting proposed, the panel repeats its suggestion that more native species might be appropriate in the riverside park and residential park. These are large spaces that could support bigger trees than those proposed.
- Larger trees – perhaps in groups in addition to rows – could be particularly appropriate in the residential park.

#### **Next steps**

- The Quality Review Panel is pleased to strongly support approval of the planning application for the scheme for the Lindhill site. It has the potential to provide high quality homes and to contribute significantly to the success of the new neighbourhood at Bromley by Bow.
- The panel suggests minor refinements to the design of the windows of the parkside building; the depth of the parapet of the building on Plot D1; and also the choice of tree species for the riverside park and residential park.

