



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: The Vogue, former Truman Brewery, Stour Road

Thursday 25 July 2019

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

Panel

Peter Studdert (chair)
Russell Curtis
Nisha Kurian

Attendees

Anne Ogundiya	LLDC Planning Policy and Decisions Team
Steve Tomlinson	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

Apologies / 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
Jane Jin	London Borough of Tower Hamlets

Note on process

The Quality Review Panel comments below follow on from a pre-application review of the scheme for the former Truman Brewery. Panel members who attended the previous meeting were: Peter Studdert (chair); Catherine Burd; Jennette Emery-Wallis; Nisha Kurian; and Sarah Wigglesworth.

1. Project name and site address

The Vogue, former Truman Brewery, Stour Road, Hackney Wick

Planning application reference: 19/00185/FUL

2. Presenting team

Craig Linnell	Henley Halebrown
Luke Engmann	Future Generation
Frances Taylor	Future Generation

3. Planning authority's views

The planning authority supports the proposal for the former Truman Brewery, which it considers has the potential to be highly successful.

Planning officers would welcome the panel's views on revisions to the proposal and the extent to which the panel's comments at the previous review have been addressed. The panel's recommendations included refinement to the public realm and landscape design strategy, in particular safeguarding existing trees; introducing some relief to the lengthy elevation along Beachy Road; reconsideration of the ground floor plan; and treatment of façades to respond to microclimatic conditions.

4. Quality Review Panel's views

Summary

The Quality Review Panel repeats its strong support for the proposal for the former Truman Brewery and has no hesitation in recommending approval of the planning application. While the revised proposal responds comprehensively and effectively to its previous comments, the panel suggests further minor refinements. In particular, it recommends looking again at the lengthy, uninterrupted seven storey elevation along Beachy Road and considering ways in which it might be relieved. It also recommends a more generous expression of the ground floor storey of this elevation. The architectural expression, including a strong use of colour, promises to be successful. The panel would encourage less formality and more planting to the raised quadrangle garden. Particular attention should be given to mitigating a risk of overheating to student kitchen / dining spaces with a southwest aspect.

These comments are expanded below and those made at the previous review which remain relevant are repeated for clarity.



Mix of uses

- The panel repeats its strong support for the mix of uses proposed for this development: purpose built student accommodation, together with academic accommodation and student incubator units; and a separate building to provide commercial workspace. Combining learning / work / living is an exciting concept.
- The revised design responds well to the panel's previous comments – including a better integration of the different uses.

Scale and massing

- The panel again questions how the lengthy, uninterrupted seven storey elevation along Beachy Road might be perceived. Its uniformity could result in a rather sterile streetscape – despite the welcome contribution of the trees along this road. While the depth of the reveals will add character to the elevation, some break, as introduced on the Stour Road elevation, would be an improvement.
- The panel again suggests increased height to the ground floor storey along Beachy Road – which currently appears rather compressed. Integrating the ground floor fenestration more with that of the storey above – creating an impression of a more generous ground floor storey – could be an option.

Plan and layout

- The panel warmly welcomes revisions to the ground floor plan and layout. These respond well to its earlier comments and result in a more rational arrangement that makes the most effective use of both internal and external spaces – including the yard space.

Architectural expression

- The panel repeats its support for the architecture proposed for this development – which it thinks will have a strong personality. It supports the proposed detailing and palette of materials – including the vibrant use of colour. Illustrations of the scheme appear compelling – and the panel would want to see the high quality promised followed through to construction.
- As a detailed point, the panel suggests possible further thought to the distinction between the colour of the pre-cast concrete and the brickwork of the façades. This appears more subtle in the student accommodation building but more evident in the commercial building.



Public realm and landscape design

- The panel repeats its view that the public realm and landscape design show much promise.
- Revisions to the design of the raised quadrangle garden, which introduce seating and raised planters, appear, however, to result in a harder, less green space. Additional planting would soften this space, make it feel less formal and more like a garden, and encourage more socialising among students.

Microclimatic conditions

- The panel points to the potential for overheating on elevations with extensive glazing (although this has been reduced in the revised design). This would apply particularly to student kitchens / dining spaces with a southwest aspect onto the raised quadrangle garden. The panel suggests that some further intervention to mitigate overheating may be required.

Next steps

- The Quality Review Panel is confident that the design team can successfully refine the design of the former Truman Brewery in line with its comments. It has no hesitation in supporting approval of the planning application for this scheme – which promises to be a highly successful addition to Fish Island.

