



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: 14 Marshgate Lane

Thursday 26 July 2018

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

Panel

Peter Studdert (chair)
Johnny Winter
Russell Curtis
Andrew Harland

Attendees

Catherine Smyth	LLDC Planning Policy and Decisions Team
Anne Ogundiya	LLDC Planning Policy and Decisions Team
Gwenaël Jerrett	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

Apologies / report copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Ben Rogers	Grade Planning
Ben Hull	London Borough of Newham

1. Project name and site address

14 Marshgate Lane, London E15 2NH

2. Presenting team

Andy Puncher	pH+ Architects
Robert Bowen	pH+ Architects
Gavin Henneberry	pH+ Architects
Glen Charles	City and Suburban Homes
Emma Gibson	B D Landscape Architects

3. Planning authority's views

The 14 Marshgate Lane site forms part of a wider site – 14 Marshgate Lane and Marshgate Business Centre – for which planning permission for mixed use development was granted in May 2017. The proposal for 14 Marshgate Lane will be an independent, standalone application. Legacy Communities Scheme Planning Delivery Zone 8 (Pudding Mill) adjoins the site and the planning authority seeks to ensure that the scheme at 14 Marshgate Lane does not turn its back on LLDC development to the north.

The planning authority is particularly interested to consider how well the architecture and landscape design come together. It would also welcome comments from the panel on the treatment of the north elevation – which extends along the length of the site and has a horizontal expression.

The planning authority confirms that the proposed access road to the north of the site will be delivered.

4. Quality Review Panel's views

Summary

The Quality Review Panel finds much to admire in the scheme proposed for 14 Marshgate Lane – which responds creatively to a challenging site. Recent confirmation of delivery of a new access road to the north of the site opens up opportunities to reconfigure the ground floor plan of the building and increase active frontage. The panel would support relocating Blue Badge parking to the new road, which will improve the quality of the space to the rear of the building. The architecture proposed is complex and ingenious, with a welcome distinction between the north and south elevations. The high quality promised must be ensured – including by retaining the design team through to detailed design and construction. The panel is equally impressed by the landscape design strategy – residents will enjoy rich and varied amenity spaces. Effective management and maintenance of those spaces must, however, be guaranteed. The new road also provides opportunities for tree planting. These comments are expanded below.



Response to context

- The design for 14 Marshgate Lane is an interesting response to a challenging site. The proposal presented to the panel had been developed before delivery of the proposed access road to the north of the site had been confirmed.
- The panel strongly recommends that the new access road be considered as part of the planning application for 14 Marshgate Lane – with extension of the ‘red line’ boundary and a Section 106 agreement to secure delivery of the road.
- The new access road now enables reconfiguration of the ground floor plan, including relocation of Blue Badge parking, bin stores and cycle storage. This will radically change the character of the north elevation, which can now enjoy considerably increased active frontage – including, potentially, front doors.
- The panel would support including Blue Badge parking on the new road, rather than to the rear of the building. It also supports the two public pedestrian routes through the scheme from the new access road. This adds to the grain of the development.
- The panel expresses some uneasiness about the lack of clarity around eventual development of the neighbouring site to the south – and what impact it might have on the 14 Marshgate Lane scheme.

Architectural expression

- The panel finds much to admire in the architectural expression proposed for the scheme. The layering of fenestration and articulation that progresses along the length of the north elevation is highly effective, resulting in an intriguing façade.
- It will be essential, however, that the high quality design proposed is carried through to construction and not diluted by value engineering. The panel therefore stresses the importance of retaining the design team through to detailed design and construction and recommends that this be specified in a Section 106 agreement.
- The panel thinks that deploying a different approach to the north and south elevations works well. It commends the depth of thought and detail that have gone into the design of the south elevation, including the walkways and amenity spaces. The connections and continuity between them – provided by the staircases – will be critical.



Residential accommodation

- The panel commends the design team for achieving 100 per cent dual aspect units.
- It also supports the proposal to provide flexibility in living spaces through enabling rooms to be divided. Being able to change the character of spaces within homes will be a significant asset.

Landscape design strategy

- The proposal for 14 Marshgate Lane promises generous external amenity spaces with a real richness and intricacy.
- The panel supports the approach to the planting strategy – which is rich and varied and responds well to the context, for example sunlight and shade. While supporting inclusion of herbaceous plants and grasses, the panel suggests introducing a little more planting that will provide some green over the winter months. Inclusion of a productive garden on the roof at sixth floor level is an excellent addition.
- The panel stresses that the quality of the amenity spaces will depend heavily on a rigorous management and maintenance regime – and it urges that this be guaranteed.
- The panel repeats the benefits of including Blue Badge parking for the scheme on the new access road, rather than to the rear of the building. This will greatly improve the quality of this space, also allowing people to look up towards the luxuriant walkways and terraces.
- The new access road will also provide opportunities for tree planting. The panel recommends that this be planned realistically – with sufficient space to support tree growth, including adequate distance from the building. Trees could, for example, be planted between parking bays.

Next steps

- The Quality Review Panel offers its warm support to the proposed scheme for 14 Marshgate Lane and encourages the design team to continue to develop details of the design, taking into account the comments above, and in consultation with planning officers.
- The panel also offers to provide comments on the revised plan of the scheme's ground floor to respond to the new access road.



Addendum, 14 May 2019

The scheme for 14 Marshgate Lane is required to meet the provisions of Local Plan Policy BN.10 on tall buildings, which include a requirement for 'outstanding' architecture.

Based on the proposal presented on 26 July 2018, the chair of the Quality Review Panel considers that the proposed scheme has the potential to comply with Policy BN.10, provided that the design team is retained through to detailed design and construction.

