

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: East Village Plot N08

Thursday 3 April 2014, 11.00 – 12.00

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

Panel

Peter Studdert (chair)

Neil Deely

Attendees

Rachel Gleave
Deborah Denner

LLDC Planning Policy and Decisions Team
Fortismere Associates

Report also copied to

Anthony Hollingsworth
Liz Fisher
Chris Gascoigne

LLDC Planning Policy and Decisions Team
LLDC Planning Policy and Decisions Team
London Borough of Newham

Note on process

The Quality Review Panel comments below follow on from three pre-application reviews of the reserved matters proposals for East Village Plot N08. Panel members who attended the previous review were: Peter Studdert (chair); Neil Deely; Alex Ely; Ann Sawyer and Lindsey Whitelaw.

Declaration of interest

Deborah Denner is project manager for the Quality Review Panel. Her husband James Denner is a Director at Squire and Partners, who work with Qatari Diar on projects outside the LLDC area.

1. Project name and site address

East Village Plot N08

Planning reference 14/00034/REM

2. Presenting team

Glenn Burton	Qatari Diar and Delancey (QDD)
Adrian Bower	Lifschutz Davidson Sandilands
Abigail Thomas	Lifschutz Davidson Sandilands
Steffan Rees	Quod

3. Planning authority's views

The reserved matters application for East Village Plot N08 was submitted in January 2014, with a target planning committee date in April. Planning officers would welcome the Quality Review Panel's views on whether their previous comments have been successfully addressed. At this stage, the applicants are not seeking approval of material samples, which will be submitted at a later date.

4. Quality Review Panel's views

Summary

The Quality Review Panel supports the reserved matters application for East Village Plot N08. This site includes two of the six residential tall buildings, which have outline planning permission at East Village. The reserved matters designs by Lifschutz Davidson Sandilands, propose three pairs of tall buildings, each with different architectural character. The panel welcomes this approach, and the refined architectural expression proposed for Plot N08. As detailed design work continues, the panel would support the planning authority in using conditions to ensure high quality materials and construction. Comments made at previous meetings which remain relevant, are also repeated below for clarity.

Architectural expression

- The panel welcomes the architectural expression of the tall buildings, which combines a precast concrete frame of elegant proportions, with glazing and bronze coloured louvred panels.
- The top of each tower is articulated by a continuation of the precast frame, screening plant, which is set back from the façade of the building. The panel supports this simple but effective design solution.
- The panel also thinks that the architecture of the podium blocks, which provide a brick base to the development will be successful.
- A canopy is proposed around the perimeter of the building, to protect pedestrians at street level from downdraught winds.

- Around the tall buildings, the canopy forms part of the precast concrete frame, and around the podium blocks, a more visually lightweight canopy structure is proposed. The panel supports this approach.
- As detailed design work progresses, the panel is confident that Lifschutz Davidson Sandilands will continue to refine the façade and canopy designs.
- The precast concrete frame articulates double floor heights, and the glazing system could give subtle emphasis to this arrangement, by continuing vertical glazing bars through two storeys.
- It may also be possible to develop a third type of canopy design, to give greater emphasis to residential entrances.
- Alternatively, it could make it easier to identify the residential entrances from Victory Park and The Cascades, if these were relocated under the tall buildings, where the precast canopy could signal these entrances.

Internalised balconies

- The panel supports the principle of providing additional internal space instead of balconies for the apartments in the towers.
- The internalised balconies, and indeed the management restrictions being imposed by QDD on the use of conventional balconies, would suggest the need for additional space for well-ventilated clothes drying cupboards as a low energy (and lower cost) alternative to tumble driers throughout East Village.
- Alternatively, the panel would encourage QDD to offer a shared laundry facility in the basement, as a means of reducing energy consumption by tenants.

Construction materials

- The panel understands that the construction materials for Plot N08 do not form part of the current reserved matters application. However, high quality materials will be essential to the success of the development.
- If LLDC planning officers are convinced that approval of construction materials can be dealt with through planning conditions, the panel would encourage rigorous scrutiny before these conditions are discharged.

Next steps

- The Quality Review Panel supports the reserved matters application for East Village Plot N08, and looks forward to seeing it built.

