



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: Carpenters Estate masterplan

Thursday 3 February 2022
video conference

Panel

Peter Bishop (chair)
Jayden Ali
Keith French
Simon Henley
Shashank Jain
Ann Sawyer

Attendees

Grant McClements	LLDC Planning Policy and Decisions Team
Hilary Wrenn	LLDC Planning Policy and Decisions Team
Marina Milosev	LLDC Planning Policy and Decisions Team
Pippa Henshall	London Legacy Development Corporation
Frances Madders	London Legacy Development Corporation
Kaiyil Gnanakumaran	London Legacy Development Corporation
Ruth Holmes	London Legacy Development Corporation
Ben Hull	London Borough of Newham
Cristina Monteiro	Panel member - observer
Cindy Reriti	Frame Projects
Marina Stuart	Frame Projects

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Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Catherine Smyth	LLDC Planning Policy and Decisions Team
James Bolt	London Borough of Newham
Deborah Denner	Frame Projects

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation the LLDC is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

Note on process

The Quality Review Panel comments below follow on from one pre-application review. Panel members who attended the previous meeting were: Peter Studdert (chair); Jayden Ali; Jane Briginshaw; Simon Henley; Shashank Jain; Barbara Kaucky.

1. Project name and site address

Carpenters Masterplan, Carpenters Estate, Stratford, Newham

2. Presenting team

Pia Berg	Populo Living
Nick Clough	Populo Living
Sensen Ghezai	Populo Living
Neil Deely	Metropolitan Workshop
Alistair Napier	Metropolitan Workshop
Joe Williams	Metropolitan Workshop
Andrew Matthews	Proctor and Matthews
Harrison Symonds	Proctor and Matthews
David Smith	CampbellReith
Benjamin Walker	LDA Design
Natasha Morgan	Mott MacDonald
Louise Wille	XCO2
Lizzie Le Mare	Tibbalds Planning and Urban Design
Leanne Williams	Tibbalds Planning and Urban Design

3. Planning authority briefing

The Carpenters Estate is located immediately south of Stratford Station. It lies within the Central Stratford area and is bounded by railway lines to the northwest and northeast. The estate extends south to Warton Road and east to Jupp Road and the rear of the buildings that front Stratford High Street.

The site is currently occupied by a 1960s housing development, with a mix of typologies – residential tower blocks, two to three storey flats / maisonette blocks, and terraces of houses – totalling 710 units. Other existing uses include Carpenters and Docklands Community Centre, light industrial units on Gibbins Road, the Carpenters Arms public house and The Building Crafts College.

An outline planning application is expected to be submitted in spring 2022 for comprehensive redevelopment of the Carpenters Estate including the provision of up to 2,200 residential units (50 per cent affordable), commercial floor space for start-up makerspace, station-based retail bars, restaurants, and other neighbourhood and education uses. A separate planning application has already been submitted for the refurbishment of James Riley Point tower.

Planning officers asked for the panel's comments on the landscape and public realm, in particular, the success of the open space at the centre of the scheme and the provision of adequate amenity and play space for all age groups. Comments were also sought on movement and connectivity through the masterplan, including the provision for match day crowds.



4. Quality Review Panel's views

Summary

The panel congratulates the design team on the improved clarity and coherence of the emerging masterplan. However, further work is needed to resolve key aspects of the scheme to ensure that this will be a great place to live.

For example, further scrutiny is needed to determine a balance between the quantum of development and the provision of public open space, and especially adequate amenity and play space for residents of all age groups; the panel feels that this should be provided entirely within the red line boundary of the masterplan. Careful consideration also needs to be given to the detailed phasing of the masterplan, to ensure that existing residents and those moving into the early phases experience minimal disruption and have access to amenity and public space.

The panel welcomes the vision for Gibbins Road, but feels that further consideration must be given to how each of the character areas and the junctions between them will function, to ensure the safe use of shared space by pedestrians, cyclists and cars, to support temporary uses within the streetscape, and to demonstrate how match day crowds will be handled.

Finally, the panel would like to see higher ambitions of environmental sustainability and biodiversity, including the inclusion of targets for the Urban Greening Factor, for tree planting, and for the area of the different roof types in the parameter plans.

Comments still relevant from the previous report are repeated for clarity.

Strategic approach

- A detailed phasing plan will be essential to minimise disruption to existing residents, and to those who will occupy the early phases of the scheme, throughout the long-term development of the masterplan. Adequate amenity and public open space must be provided at all stages, to ensure a high quality of life for residents.

Density and massing

- The panel questions if the quantum of development is too high, given that the proposed number of homes will increase more than threefold.
- The density of the scheme should be considered in relation to the provision of high-quality public open space that adequately meets the requirements of residents of all age groups, including young children, teenagers and elderly residents, and further scrutiny is needed to determine if a reduction in the number of units is needed to allow for more generous open space.
- The panel would like to see section drawings to illustrate the changes in scale across the masterplan and to highlight areas of potential overshadowing.



Public realm and landscape

- The open space is working incredibly hard to accommodate the proposed increase in population, and the panel would like clarification of the target for the quantum of public open space and a detailed outline of proposed uses.
- Early consideration needs to be given to water management as will have an impact on the amount and flexibility of the open space available for other uses.
- Further consideration also needs to be given to biodiversity and ecology, which need to be integrated into the public realm and landscape strategy from the outset, with targets included in the parameter plans.
- The panel supports the integration of trees in the masterplan and feels that planting targets and dates should be included in the parameter plans.
- Targets for the Urban Greening Factor and for green, brown and bio-solar roofs should also be included in the parameter plans.

Amenity and play space

- The panel would like details on the provision of play space and facilities for each age group. It suggests that facilities such as outdoor gyms could cater to a variety of age groups. However, different uses and areas for different age groups need to work well together, and adequate provision must also be made for older residents.
- The panel would like to see play provision for 12-17 year olds included within the red line boundary. If the facilities for this age group are to be provided in the Queen Elizabeth Olympic Park, detailed drawings of the journey must be provided to convince the panel that this is a safe option.
- Targets for deck amenity space should be included in the parameter plans.

Character areas and streetscape

- As noted in the previous report, the masterplan would benefit from a materials strategy, to foster a strong sense of place and to provide a basis from which the different character areas can emerge naturally.
- The panel is keen to understand how the Station Quarter character area, including Station Square, will function. It also wonders if Gibbins Road would be more successful if its full length was to be included in one character area rather than spilt across two. Further details of the character areas are requested to illustrate how each area, and the junctions between them, will work successfully.
- Further consideration should be given to the yards and vaults linking Carpenters Lane and Gibbins Road. Their success will be dependent on how well the proposed commercial uses activate these spaces.



- The arches provide a good threshold to balance protection and permeability between public space and the quieter domestic scale of the mews streets.
- The wide streets and public squares throughout the masterplan lend themselves to temporary uses that would benefit the estate and the wider community. The panel suggests that a temporary use strategy be provided to ensure that the necessary infrastructure is in place: for example, a three-phase power supply to support pop-up markets, street parties and bouncy castles.
- Careful consideration must be given to the safety of pedestrians and cyclists, of all ages and abilities, given the amount of shared space.
- As noted in the earlier report, Gibbins Boulevard will need to accommodate pedestrians, car parking and service spaces for residents, in addition to serving the proposed commercial / workspace / makerspaces. Further consideration and testing of various activities at different times of the day and throughout the year, including match days, is required.
- A clear strategy must be agreed with the residents for directing match day crowds, to minimise disruption.

Environmental sustainability

- As noted in the previous report, the masterplan offers an excellent opportunity to produce an exemplar large scale sustainable development, in line with the environmental sustainability commitments of the Legacy Corporation.
- An environmental sustainability strategy should include stretch targets to meet the challenges of the future that will be faced when the development is being delivered onsite.
- The strategy should go beyond policy requirements, and aspire to the creation of a genuinely sustainable neighbourhood. For example, it could generate its own energy, and produce a percentage of its own food.
- It is crucial that ongoing environmental analysis considers not only the comfort of new residents but also that of pedestrians and residents in surrounding neighbourhoods.
- The panel requests that additional daylight / sunlight analysis, beyond two hours, be provided to planning officers.
- Daylight / sunlight studies must also be undertaken to determine any effect that the six to ten storey buildings have on the masterplan. In particular, any effect that they might have on the Neighbourhood Green, at the centre of the scheme, and on the courtyard spaces given their proposed use for play.



- Ongoing analysis should be undertaken to monitor down draughts created by the line of high-rise buildings along the northwest boundary, adjacent to the railway.

Next steps

- The panel would welcome the opportunity to review the masterplan again as the design team continues to progress the design, taking into account the comments in this report and in consultation with planning officers.
- It also offers a focused chair's review on the approach to low carbon design and environmental sustainability.
- The panel would welcome the opportunity to review the Design Code.

