

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

### **Report of Planning Application Review Meeting: 57 Berkshire Road**

Thursday 4 May 2017

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

#### **Panel**

Peter Studdert (chair)  
Peter St John  
David Gilpin

#### **Attendees**

Sarah Birt	LLDC Planning Policy and Decisions Team
Sophie Backhouse	London Legacy Development Corporation
Ryan Shaw	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

#### **Report also copied to:**

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Andrew Cunningham	London Borough of Hackney

#### **Note on process**

The Quality Review Panel comments below follow on from a pre-application review of 57 Berkshire Road. Panel members who attended the previous meeting were: Peter Studdert (chair); Neil Deely; Peter St John; Lindsey Whitelaw; and David Gilpin.

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

57 Berkshire Road, Hackney Wick

Planning application reference: 16/00704/FUL

## **2. Presenting team**

David Mikhail	Mikhail Riches
Kayleigh Harp	Mikhail Riches
Tim Gaskell	CMA Planning

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

The planning application for the scheme at 57 Berkshire Road is expected to be considered by the Planning Decisions Committee in June 2017. The planning authority has sought a comprehensive strategy for the scheme that incorporates successfully both complex phasing and also the wider aspirations of the Hackney Wick masterplan. It welcomes the panel's comments in particular on the public realm, including the proposed new road along the site's southern boundary.

The planning authority is engaged in pre-application discussions on redevelopment of the neighbouring Rahim's cash and carry site, which is currently serviced by an access road along the site's northern boundary.

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

### *Summary*

The Quality Review Panel admires the ambition of the proposal for 57 Berkshire Road and supports approval of the planning application. It welcomes the design team's effective responses to the particular conditions influencing development of this site, including phasing. Residential and commercial uses have been skilfully integrated, and the design quality of both homes and employment space is high. These comments are expanded below.

### *Response to context*

- The panel welcomes the clarity of the design team's presentation. 57 Berkshire Road is an important site, marking a transition between predominantly industrial use to mixed residential and commercial use. The proposal promises to contribute positively to the regeneration of Hackney Wick.



- The scale and massing of the scheme have been carefully designed to respond to the site context, and the proposal, which brings together both phase 1 and phase 2, responds well to the site's particular conditions. These include eventual redevelopment of the neighbouring Rahim's cash and carry site; removal of the existing access road; and creation of a new road along the site's southern boundary.
- In the longer term, this new road will provide the main vehicle access to the redeveloped Rahim's cash and carry site.
- Further clarity about anticipated use of this new road would be helpful in reinforcing confidence that the proposal represents a well considered and effective response to the site context.
- The panel supports creation of a shared yard to provide access to the employment space to be provided in phase 1, and also the one storey 'pavilions' proposed for phase 2, when the existing access road is removed.

#### *Residential accommodation*

- The panel thinks that the design of the residential units maximises the site's potential and will result in attractive and interesting places to live. The configuration of balconies on both the north and south elevations is particularly effective.
- It recommends, however, continued careful consideration of ventilation to single aspect south facing units. Adequate openable windows and shading will be needed in order to avoid overheating. The proposed part recessed / part projecting balconies will contribute to mitigating this.
- The panel supports the permanent play strategy incorporated into phase 1. Roof top play space is provided at fifth floor level, to be accessed by all residents from core A.

#### *Employment space*

- The panel supports the decision to allocate the entire ground floor of the 'terrace' building as employment space, which will be increased by the one storey 'pavilions' to be provided in phase 2. Flexible workspaces of different sizes are proposed, which can be expected to attract a variety of users.
- The design quality of the workspaces is high, and will be enhanced by the inclusion of roof lights in the 'pavilions'.
- The inclusion of small landscaped courts between the 'pavilions' has the potential to provide attractive external amenity space within the shared yard.



- A question is raised about vehicle access from Berkshire Road to the shared yard. While wide enough to accommodate vehicles, access to the yard will generally be discouraged and is expected to be only occasional.
- Ideally, 'creating' / 'making' industries will be attracted to the development's employment spaces. These will require deliveries, and assurances are sought that this will not result in undue pressure for parking on Berkshire Road.

#### *Environmental sustainability*

- The panel encourages the inclusion of green roofs where possible across the development.

#### *Next steps*

- The Quality Review Panel is pleased to support approval of the planning application for the scheme at 57 Berkshire Road, which promises to provide both high quality homes and also successful employment space. It looks forward to the completion of both phases of the development.

