

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: 34-38 Wallis Road

Thursday 4 September 2014, 14.00 – 15.30

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

Panel

Peter Studdert (chair)

Tom Holbrook

Neil Deely

Attendees

Will Steadman

Deborah Denner

LLDC Planning Policy and Decisions Team

Fortismere Associates

Report also copied to

Anthony Hollingsworth

Allison De Marco

Kathryn Firth

Shay Bugler

LLDC Planning Policy and Decisions Team

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London Legacy Development Corporation

London Borough of Tower Hamlets

Note on process

The Quality Review Panel comments below follow on from two pre-application reviews of the proposals for 34 – 38 Wallis Road. Panel members who attended the previous meeting were: Peter Studdert (chair); Neil Deely; Mark Brearley and Martin Stockley.

1. Project name and site address

34 – 38 Wallis Road

Planning application reference: 14/00019/FUL

2. Presenting team

Frank Green BUJ Architects

3. Planning authority's views

LLDC planning officers have scheduled this scheme for the September Planning Committee. In their view, the majority of the points raised by the Quality Review Panel at pre-application meetings have been addressed.

4. Quality Review Panel's views

Summary

The Quality Review Panel supports the planning application for 34 – 38 Wallis Road for approval. The scale, massing, mix of uses, and architectural expression of the scheme generally seem appropriate. There remains some scope for further refinement of the elevations, and construction detailing. More detailed comments are provided below.

Landscape design

- The panel welcomes the creation of a shared garden to the west of the site, where a sewer below ground makes building impossible.
- The landscape design of this garden promises to create valuable play space, which may be used by a crèche, as well as children living in the development.
- The scheme also proposes the new openings in a historic wall on Wallis Road, to this shared garden, as well as private gardens.
- The panel would encourage the architects to explore the detailed design of these openings further, and consider pairing the gates or doors. If it is felt that this wall is worth keeping, alterations to it should be designed with care.

Architectural expression

- Generally the panel supports the proposed architectural expression, which achieves a robust simplicity appropriate to the area.

- However there appears to be some discrepancy between the plans and elevations to White Post Lane – or at least a lack of clarity about the extent of cladding or glazing.
- In the process of clarifying the design of the White Post Lane elevation, the panel think it would be worth considering how individual homes could be more clearly expressed.

Materials and construction

- The panel believes that the success of this scheme will depend in large part on the quality of the bricks selected, and the planning authority should control this through a planning condition.
- Likewise the quality of construction detailing and materials should be controlled through planning conditions, to safeguard the design through the likely Design and Build procurement.

Car and cycle parking

- The approach to cycle parking, with a combination of external lockups and internal storage in Block A is convincing.
- The panel also supports the proposal that a number of parking spaces for blue badge or car club use would be located on White Post Lane. This seems appropriate to the scale of development proposed.

Next steps

- The panel supports the planning application for 34 – 38 Wallis Road, and looks forward to seeing it built.