



FRAME PROJECTS

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

### **Report of Planning Application Review Meeting: Chobham Manor Phase 3**

Thursday 9 February 2017

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

#### **Panel**

Peter Studdert (chair)  
Teresa Borsuk  
Mike Martin

#### **Attendees**

Sarah Birt	LLDC Planning Policy and Decisions Team
Paul Middleton	London Legacy Development Corporation
Irene Man	London Legacy Development Corporation
Tony Westbrook	London Legacy Development Corporation
Joanna Rushton	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

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

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Ben Hull	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 Phase 3 of Chobham Manor. Panel members who attended the previous meetings were: Peter Studdert (chair); Catherine Burd; Peter St John; Lindsey Whitelaw; David Gilpin; and Dan Epstein.

## 1. Project name and site address

Chobham Manor, Development Parcel 6.3, Planning Delivery Zone 6, Queen Elizabeth Olympic Park

Planning application reference: 16/00510/REM

## 2. Presenting team

Scott Cromack	PRP
Adrian Judd	PRP Landscape
Mario Gerace	PRP Landscape
Mark Rickards	Chobham Manor LLP
Frank Bainbridge	Chobham Manor LLP
Matthew Sherwood	Quod
Matt Eyre	Quod

## 3. Planning authority's views

There had been several previous reviews of Chobham Manor Phase 3 by the Quality Review Panel. While other blocks in this phase were considered to demonstrate high quality design, Block 3A – in particular the elevation along Honour Lea Avenue – required some rethinking. The landscape design for Phase 3 was broadly supported, but consideration of enhanced connections through to the central green from the road to its north was suggested.

The planning application for Chobham Manor Phase 3 is expected to be considered by the planning committee in March 2017.

## 4. Quality Review Panel's views

### *Summary*

While the design of the end sections of Block 3A work well, the Quality Review Panel thinks that further refinement is needed to the elevation along Honour Lea Avenue in order to express its different elements more clearly. The panel supports the landscape design strategy developed for Chobham Manor Phase 3, welcoming improvements made in response to its earlier comments. Further details are provided below.

### *Honour Lea Avenue (Block 3A)*

- The panel thinks that the revised design of both the western and eastern end sections of the block – including the treatment of the corners on Honour Lea Avenue – is successful.
- The Honour Lea Avenue elevation, however, requires further refinement to achieve a clearer distinction between its different sections.



- In particular, the panel thinks that the two 'linking' sections currently compete too much with the main sections and would benefit from being recessed further and perhaps given a contrasting balcony treatment.
- For example, there may be scope on the western 'linking' section to provide balconies at the rear to facilitate a less cluttered front elevation.
- It is noted that there appears to be no particular justification for a symmetrical design along this elevation, especially as the block is much shallower at its eastern end.
- A lower three or four storey 'linking' section at the eastern end would improve daylighting to the interior of the block and also provide welcome variation to the long elevation.

#### *Landscape design*

- The panel repeats its broad support for the landscape design strategy for Chobham Manor Phase 3, which completes the central green public space. The design team has responded well to the panel's previous comments.
- Increased planting and seating in the space around the entrance to the nursery in the community building clearly define this as a place for pedestrians – including children's play – rather than a road.
- The panel agrees that proposed adjustments to the central entrance to the green on its north side, including widening the entrance and introducing a raised table to indicate the principal pedestrian crossing point, effectively address an earlier suggestion that an additional entrance might be necessary.

#### *Next steps*

- The Quality Review Panel recommends further refinement of the Honour Lea Avenue elevation of Block 3A and would welcome the opportunity to provide final comments on a revised design for this block.

