



FRAME PROJECTS

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

### **Report of Planning Application Review Meeting: Hackney Wick masterplan**

Thursday 9 March 2017

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

#### **Panel**

Peter Studdert (chair)  
Russell Curtis

#### **Attendees**

Sarah Birt	LLDC Planning Policy and Decisions Team
Alex Chrusciak	LLDC Planning Policy and Decisions Team
Hannah Lambert	London Legacy Development Corporation
Andrew Tesseyman	London Legacy Development Corporation
Mark Crane	London Legacy Development Corporation
Lucy Heath	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

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

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Peter Maxwell	London Legacy Development Corporation
Jermaine Thomas	London Borough of Tower Hamlets
Peter Foley	London Borough of Hackney

#### **Note on process**

The Quality Review Panel comments below follow on from four pre-application reviews, and a previous planning application review, of the Hackney Wick masterplan. Panel members who attended the previous meetings were: Peter Studdert (chair); Russell Curtis; Neil Deely; Tom Holbrook; Julia Barfield; Alex Ely; Adam Khan; Ann Sawyer; Mark Brearley; Tom Lonsdale; Dan Epstein; and Peter Lainson.

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

Hackney Wick Masterplan: area bounded by Wallis Road, River Lee Navigation and Hertford Union Canal

Planning application reference: 16/00166/OUT

## **2. Presenting team**

Nick Ecob                      Karakusevic Carson Architects  
Aska Welford                Karakusevic Carson Architects

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

At its previous meeting the Quality Review Panel had expressed reservations about the heights proposed for buildings on two plots within the Hackney Wick masterplan: Plot EF (Block E) and Plot K (Block K). Heights on both plots have now been reduced.

The planning authority clarifies that this reduction in height will be reflected in a small loss of residential accommodation; provision of workspace will not be affected.

A baseline figure of 20 per cent for affordable housing across the Hackney Wick masterplan area has been set - but a higher figure can be anticipated at reserved matters stage.

The outline planning application for the Hackney Wick masterplan will be considered by the LLDC Planning Decisions Committee in April 2017.

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

### *Summary*

The Quality Review Panel offers its wholehearted support for approval of the outline planning application for the Hackney Wick masterplan. It again congratulates both the planning authority and the design team for developing an effective masterplan, the thoroughness and quality of which are exemplary. It welcomes the well considered responses to its previous comments – including reduced heights for Plot EF and Plot K. It repeats its view that it will essential to secure the highest quality architecture, in particular for Plot K. Further details are provided below.

### *Design Code*

#### **2.0 Public realm**

- The panel welcomes amendments made to the codes for the public realm, including in relation to hard landscaping materials for the new north / south route and the height of planters along pedestrian routes.



## 7.0 Tall buildings

- The panel strongly supports the principle of a varied townscape for Hackney Wick and had supported the proposed heights of Plot B (Block B), Plot GHI (Block H) and Plot LM (Block M). There were reservations, however, about Plot EF and Plot K, including the impact on long views.
- The panel therefore appreciates the design team's well considered response to its earlier comments, and warmly welcomes the reduction in height by one storey for Plot EF and by three storeys for Plot K – resulting in eight storeys for both plots.
- The panel again stresses that it will be essential that Plot K demonstrates outstanding architectural quality, as required by LLDC Local Plan Policy BN.10.
- The panel, in particular, draws attention to the importance of the architectural expression and materials of the north facing elevation of this building – which will directly confront those arriving at Hackney Wick Station.
- The panel clarifies that there should not be an assumption that buildings exceeding six storeys should have set back upper storeys. If the proposed scale is accepted, the building's form and massing should not be prescribed – but rather flexibility allowed for detailed design stage.
- In order to secure the highest quality architecture, the panel repeats its recommendation that an architectural competition be considered.

### *Next steps*

- The Quality Review Panel strongly supports approval of the outline planning application for the Hackney Wick masterplan.
- It again commends the quality of the masterplan – which sets a very high standard for developments coming through in Hackney Wick.

