

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: Monier Road West

Tuesday 3 March 2015, 16.30 – 17.30

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

Panel

Peter Studdert (chair)

Neil Deely

Tom Lonsdale

Attendees

Allison De Marco

LLDC Planning Policy and Decisions Team

Sarah Jones

LLDC Planning Policy and Decisions Team

Deborah Denner

Fortismere Associates

Report also copied to

Paul Buckenham

London Borough of Tower Hamlets

Amy Thompson

London Borough of Tower Hamlets

Note on process

The Quality Review Panel comments below follow on from two pre-application reviews of the reserved matters proposals for Monier Road West. Panel members who attended the previous meeting were: John Lyall (chair); Neil Deely; and Adam Khan.

A revised version of this report was issued on 18 April 2015, at the request of LLDC planning officers, to reflect post-submission amendments to the application.

1. Project name and site address

1 Smeed Road, 79-85 Monier Road, London E3
Planning reference: 14/00374/FU

2. Presenting team

Russell Brown	Hawkins\Brown
Phil Catcheside	Hawkins\Brown
Petr Kalab	Hawkins\Brown
Glen Charles	City and Suburban Homes
Charles Moran	CMA Planning

3. Planning authority's views

Planning officers feel that significant improvements have been made to the design of this scheme since the previous review. Negotiations are on going to determine the level of affordable housing the scheme should provide. The LLDC's independent viability assessments suggest that 35% is achievable. Higher levels of affordable housing are likely to increase the number of families with children living in the development – which would make provision of play space an important consideration.

4. Quality Review Panel's views

Summary

The Quality Review Panel welcomes the amendments that have been made to the planning application for Monier Road West, and is now able to support this for approval. The panel's previous concerns about the quality of the internal courtyard have been addressed by creating a podium, with parking below. This improves the height to width ratio of the courtyard, so that it will receive more sunlight and daylight. Vertical circulation has been removed from the courtyard, and is now included within the blocks – further improving the quality of the central space. The panel continues to support the architectural expression, residential layout, and provision of employment space in a stand-alone block. More detailed comments are provided below.

Density and height

- The panel welcomes the decision to raise the courtyard to first floor level, with car parking below. As well as improving the quality of the courtyard, it will also improve light levels for accommodation at lower levels facing onto this space.
- The provision of parking is also welcome, in an area with narrow streets, where a number of developments with no on site parking are proposed.

Residential units

- Generally, the panel thinks that the layout of the units is successful.
- The panel welcomes the fact that wheelchair accessible units are distributed throughout the scheme.
- The panel also strongly supports the intention to make accommodation tenure blind.
- Homes at first floor level would also benefit from a small area of private amenity space on the podium.
- Affordable housing provision is to be confirmed, but the panel trusts this will be in line with planning policy – given that the site was recently purchased in full knowledge of both affordable housing and workspace policies, and is at the absolute limit of acceptable density.

Mix of uses

- The panel supports the concentration of employment use in one block, providing workshop/studio spaces.

Architectural expression

- Skilful design is evident in the quality of architectural expression – and the panel think this will be successful.

Next steps

- The panel supports the planning application for Monier Road West, and looks forward to seeing it built.