



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: 115-119 Wallis Road

Thursday 15 August 2024

Auditorium 1, Level 10, 5 Endeavour Square, London E20 1JN

Panel

Cristina Monteiro (chair)

Barbara Kaucky

Simon Henley

Attendees

Josh Hackner

LLDC Planning Policy and Decisions Team

Paul Taylor

London Legacy Development Corporation

Robert Brew

London Borough of Hackney

Hanako Littlewood

Frame Projects

Cindy Reriti

Frame Projects

Apologies / report copied to

Anthony Hollingsworth

LLDC Planning Policy and Decisions Team

Catherine Smyth

LLDC Planning Policy and Decisions Team

Donald Roberts

London Legacy Development Corporation

Rita Adeoye

London Legacy Development Corporation

Graham Callam

London Borough of Hackney

Tyler Linton

London Borough of Hackney

Note on process

The Quality Review Panel comments below follow on from two formal reviews. Panel members who attended the previous meetings were: Peter Bishop (chair); Cristina Monteiro (chair); Julia Barfield; Keith French; Simon Henley; and Barbara Kaucky.

1. Project name, site address and planning reference

115-119 Wallis Road, London E9 5LN

Planning reference: 24/00021/FUL

2. Presenting team

Jayne Kersten	Morris + Company Ltd
James Knight	Halcyon
Harry Manley	Halcyon (MS Teams)

3. Planning authority briefing

The site, Plot D, is located to the north of Wallis Road. It is within the Hackney Wick Conservation Area and on the eastern edge of the Hackney Wick Central Masterplan. Central Books (99 Wallis Road), a four-storey building adjacent to the west elevation of 115 Wallis Road, is a non-designated heritage asset. The Gilbert Johnson Boat House and Main Yard, also non-designated heritage assets, are to the south of the site, and the River Lee Navigation adjoins its eastern boundary. The site is located in Flood Zone 3.

The proposal is to demolish the existing buildings and redevelop the site, to provide large-scale, purpose-built shared living accommodation across two connected blocks (Blocks D1 and D2) with active ground floor uses comprising workspace and retail space, 337 studios on the upper floors and new public realm, including Boat House Yard, and pedestrian priority routes through the plot.

The lawful use of the buildings is Class B8 (storage and distribution). However, part of the site, 115-117 Wallis Road, received resolution to grant (ref. 19/00382/FUL) for a mixed-use development comprising 49 residential units and commercial space at ground floor. This application has been withdrawn, as a Section 106 Agreement could not be secured.

Officers request the panel's comments on scale and massing, architectural expression, and whether the proposals meet the requirements of Local Plan Policy BN.5.

4. Quality Review Panel's views

Summary

The panel supports the design team's updated proposal and considers that the scheme meets the requirements of Local Plan Policy BN.5. Detailed comments are offered for further refinements that could be made to enhance the proposal, in consultation with planning officers.

The design team's engagement with the Hackney Wick and Fish Island Community Development Trust and Matchbox Collective is commended. A successful community investment programme and street art that aligns with the existing Hackney Wick art scene will help to embed the development within the local community. Ongoing collaboration with both organisations is encouraged, to ensure that their needs are met.

Overheating analysis is required, to ensure that Block D1's rooftop pavilion is protected from excessive solar gain and to avoid the need for mechanical ventilation with heat recovery. Environmental analysis is also needed to inform the correct balance between daylight/sunlight and overheating, for all orientations, to ensure that residents will enjoy a high quality of life.

The reduction in the massing of Block D1 is supported, but any further reduction that can be made would be welcome, as would any further generosity that could be afforded to the shared amenity space on the top level on Block D2. Further work is needed to provide officers with accurate drawings and visualisations, to show the design intent for the articulation of the façades and depth of reveals at ground level, as well as the proposed colour and tone of the brickwork for Block D2. Further information and drawings of the landscape proposals should also be provided.

Environmental sustainability

- An overheating assessment should be undertaken on the roof top pavilion on Block D1, given the proposed use of glazing on all four elevations. A fabric first approach should be taken, with the provision of canopies or brise soleil to prevent excessive solar gain and to avoid the use of mechanical ventilation with heat recovery.
- Environmental analysis should be undertaken to ensure that all residents will enjoy a high quality of life. A balance needs to be struck between the provision of daylight / sunlight and the mitigation of overheating, for each orientation of the building, particularly for small single aspect rooms with no cross ventilation. Consideration should also be given to noise pollution through openable windows, particularly in the summer months.

- South and west facing rooms will be particularly susceptible to overheating, while adequate provision of daylight / sunlight may be a challenge for north facing rooms, especially where neighbouring buildings are in close proximity.

Colour and tone of brickwork

- The panel supports the proposed colour of the brick for Block D1, but further clarity is needed regarding the brick proposed for Block D2.
- The tone of Block D2 brickwork shown in the drawing looking east along Berkshire Road would be very successful, as it gives the building the appearance that it has been in situ for a long period of time and contrasts well with brickwork for Block D1. The material sample for Block D2 and the other drawings should be updated to reflect this tone.
- The panel supports officers' use of conditions to ensure that material samples are provided to London Borough of Hackney officers for their approval.

Community engagement

- The panel commends the design team's engagement with the Hackney Wick and Fish Island Community Development Trust to accommodate its long-term use of ground floor space in Block D1 at affordable rates.
- The panel welcomes the design team's proposal to use street art that is in keeping with the existing Hackney Wick art scene to create 'cheerful corners'. It feels that the proposal for artworks, wrapping around corners and overlapping windows, has the potential to be very successful.
- Ongoing engagement is encouraged with both the Community Development Trust and Matchbox Collective. The Trust should be given the opportunity to co-design the interior of their ground floor space, and both organisations should have input into the articulation of the façades at ground level, to ensure that these reflect the internal uses and help to activate the street, and to ensure that the materials selected will support durable and long-lasting artwork.

Articulation of the ground floor façade

- There is inconsistency in the drawings of the ground floor elevations. These should be revised to accurately show the design intent for each elevation of the two blocks.
- In addition to reflecting the ground floor uses and activating the street, the depth of door and window reveals should vary with each orientation, to address solar gain and prevent overheating.

Public realm and landscaping

- Further information and detailed drawings should be provided to officers showing the proposed species of trees and plants to be used, including for the roof terrace, and to demonstrate that Urban Greening Factor targets and biodiversity net gain have been adequately addressed.

Shared amenity space

- The panel acknowledges that the development exceeds the minimum requirements for internal and external amenity space, as specified in the Mayor of London's large-scale purpose-built shared living guidance. However, it suggests that the whole of the top floor of Block D2 should be given over to generous shared amenity space.

Next steps

- The panel considers that the scheme will meet the requirements of Local Plan Policy BN.5. It welcomes any further refinements that could be made to enhance the proposal, in consultation with planning officers.