



FRAME PROJECTS

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

### **Report of Planning Application Review: East Wick Phase 3**

Thursday 15 August 2024

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

#### **Panel**

Teresa Borsuk (chair)

Simon Henley

#### **Attendees**

Josh Hackner	LLDC Planning Policy and Decisions Team
Paul Taylor	London Legacy Development Corporation
Rita Adeoye	London Legacy Development Corporation
Robert Brew	London Borough of Hackney
Graham Callam	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
Frances Madders	London Legacy Development Corporation
Tyler Linton	London Borough of Hackney
Deborah Denner	Frame Projects

#### **Note on process**

The Quality Review Panel comments on the proposed amendment below follow on from one planning application review. Panel members who attended the previous meeting were: Teresa Borsuk (chair); and Simon Henley.

## **1. Project name, site address and planning reference**

East Wick Phase 3, Legacy Communities Scheme Planning Delivery Zone 5, Queen Elizabeth Olympic Park.

Proposed amendments to approved EWS Phase 3 RMA: 21/00032/REM

## **2. Presenting team**

Adrian Bower	ADP Architecture
Neil Lister	ADP Architecture
Lisa Clements	East Wick and Sweetwater Projects
Susie Hamilton	London Legacy Development Corporation
Craig Roberts	London Legacy Development Corporation
Nigel Dexter	London Legacy Development Corporation
Gwenaël Jerrett	London Legacy Development Corporation
Stephen McMorris	Balfour Beatty
Anjuli Schiele	Quod

## **3. Planning authority briefing**

The proposal relates to the Legacy Communities Scheme Zonal Masterplan for Planning Delivery Zone 5 (East Wick), Phase 3 which is located in the northwest of Queen Elizabeth Olympic Park, bounded by the London Overground, the River Lee Navigation, Eastway and parklands.

The applicant intends to submit a 'non-material' amendment to the East Wick and Sweetwater Phase 3 Reserved Matters application, which was approved in October 2021 (ref: 21/00032/REM).

The Department for Levelling Up, Housing and Communities published guidance on 29 March 2024 calling for second staircases to be included in all new residential buildings that are 18 metres or taller. This has resulted in changes to Approved Document B, the government's building guidance covering fire safety. Some of the proposed amendments to the East Wick scheme are necessitated to comply with the current fire safety requirements introduced in March 2024.

The applicant's approach to meeting the new guidance is to reduce all building heights to below 18 metres so that a second core is not a regulatory requirement. Other changes relate to redistributing the lost floorspace to maintain unit numbers and to satisfy investor requirements to provide access to a second stair (although this will not be a regulatory requirement since all building heights have been reduced to below 18 metres).

Officers request the panel's comments on whether the proposed changes to the massing, to the elevations and to the internal layouts will maintain the quality of the scheme.

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



## *Summary*

The Quality Review Panel supports the proposed amendments, particularly the design team's decision to incorporate a second stair to avoid long dark corridors. However, some further refinements could be made to the proposals to ensure that a high quality of accommodation is provided. Environmental analysis should be undertaken to demonstrate that the proposed changes to the massing will provide adequate daylight/sunlight to areas of public realm, shared amenity and playspace, to ensure that these spaces will be enjoyable for residents and the wider community to inhabit.

The panel acknowledges the challenge of amending the layouts of the homes to maintain high-quality accommodation following the reduction in height, the addition of second stair cores and a redistribution of the massing to avoid a reduction in the number of homes delivered. Given the number of changes that have resulted from reorganising the plan and layout, along with a change in the method of construction, the design team should undertake final, detailed scrutiny of the drawings and information to ensure that it is accurate and that there is consistency between, for example, the plans and elevations. The panel notes that the provision of more detailed information is a planning condition of the reserved matters application.

## *Environmental analysis*

- Environmental analysis of the public realm, shared amenity and playspace should be undertaken, to ensure these will be enjoyable spaces for both residents and the wider community to inhabit.
- The panel would welcome any further refinements that can be made to the placement of windows, to ensure that each resident will receive the maximum level of daylight/sunlight possible in each room, to deliver 411 high-quality homes.

## *Waterden Road elevation*

- The panel notes that the proposed location of the lifts for Building 5805 / 5807 is on the roadside elevation of the building. Detailed drawings should be provided to officers, to give confidence that there will be no visibility of the lift overruns, or any part of the lifts, from Waterden Road.

## *Accuracy of information and drawings*

- The reduction in the height of the proposals, the addition of second stair cores and the change in the construction method have resulted in a redistribution of the massing and amendments to flat layouts, to avoid a reduction in the number of homes to be delivered.
- There have been a lot of changes to the information and drawings for the scheme and the panel notices some inconsistencies in the visualisations. For



example, there appears to be inconsistent window head heights on the Waterden Road elevation of Building 5805 / 5807.

- It is crucial that all amendments to the layouts are accurately reflected in the elevations to ensure that, for example, the placement of the windows and their effect on the composition of the façade can be considered.

*Next steps*

- The panel offers its support to the proposals, subject to the comments above, which it is confident the applicant team can address in consultation with planning officers.

