

Design issues Willow Way: comments on appeal statement

Design concern 1: open space, public realm, building set-back, street trees and pause spaces at ground level. Justification in the landscape addendum refers to the building line of the front façade not allowing more space to be given over to the public realm. This is fundamentally a **masterplanning** issue – I believe that the proposal is to maximise, rather than optimise, Parcel A of the site allocation (in conflict with London Plan D3). I would encourage the applicant to review the GLA's draft LPG regarding London Plan Policy D3: [Optimising Site Capacity: A Design-led Approach LPG | London City Hall](#)

Appeal statement **9.3.8** describes a widening Willow Way from 12m to 20m to allow Parcel B to benefit from appropriate daylight/sunlight levels; and to improve servicing which is currently "inadequate." This places the burden of setting back wholly on Parcel B. This is not a balanced approach. Parcel A should take its fair share of setback to Willow Way. While the applicant states why this cannot be done (**para 9.4.2 - 9.4.6**), these reasons have not been tested/shown in plan, so evidence to support this argument is not convincing.

The TVIA report para **4.15; 4.22 and 4.29** all talk to the masterplan not forming part of the application or appeal process. This is not compliant with the site being allocated and requiring to be informed by a design-led masterplanning process.

Design concern 2: **cumulative effect of height**, when multiplied by the proposed footprint and lack of relief in the form of views through the linear block or inclusion of a street tree screen. I still believe that the height could be acceptable **if** the proposal was not a continuous linear block (ie there was relief in the mass) and street trees with wide canopies were incorporated into the design.



Appeal statement para 9.3.4 – “

“The key views along Willow Way itself, from both north and south, demonstrate how the granular development of the Appeal Site creates an appropriate building plot scale” – Joanna and I dispute

UD Draft comments on appeal statement
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that the scale depicted in the DAS is accurate, as seen above when viewed together with view 17 of the TVIA

Design concern 3: **design quality of residential units**

- Provision of studio accommodation
- 40% single aspect
- Communal corridor access which is narrow, dark, one stair core per 8 unit with one stair core per 8 units and no fire lobbys – these will not meet emerging fire regulations and will likely result in an amendment to the planning application further down the line (limiting Council control of quality)
- Units, particularly on southern corner, that are long and awkwardly designed



Potentially resolved: impact on William Wood care home. *I would welcome your and Joanna's thoughts on this one* – but I believe that having reviewed the information again, the applicant has demonstrated that the impact on the daylight/outlook will be negligible.