

25 May 2010

Dear Gillian

**Planning application 2010/0902
Site of the former Lesney Toy Factory**

The Hackney Society did not submit any comments on the original planning application 2009/1042 for the very large mixed-used development on the site of the former Lesney Toy Factory. This was due to not having a dedicated person looking at planning applications at the time.

With regard planning application 2010/0902 the Hackney Society would like to make the following comments on the external material, windows and balconies:

External material

Details of terracotta rainscreen cladding do not detail manufacturer, colour or size. It would be useful to see samples of materials (terracotta, aluminium, glazing frames) to be able to comment in any further detail.

Windows

The windows proposed are SAPA (or similar) powder-coated aluminium polyester. Frame proportions and sections lack refinement. Alternative sections of finer quality would be welcomed. The applicant also proposes that some windows are positioned 75mm back from the façade face, which will produce a very flat looking façade lacking any depth or clarity between wall and aperture. It would be preferable to position the windows further back to increase definition.

Balconies

PPC aluminium panels to balconies do not specify the thickness of material proposed. Panels and copings such as this will become easily dented and deformed unless constructed from aluminium of at least 3mm thickness.

Conclusion

As a waterside development and a key landmark site that is situated on a busy main road leading to both the Olympic site and the A12, the Hackney Society strongly believes that the quality of the detailing for this scheme should be of the highest quality. At present, we feel that the materials, windows and balconies could be of a higher quality.

Please confirm receipt of these comments.



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Best wishes

Lisa Rigg
On behalf of the Planning Sub-group

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