

22nd October Planning Committee Addendum

Item 5.1 – 20/00549/PRE - 922-930 Purley Way

As an update since the officer report was published, the scheme has now been to Place Review Panel for the second time. A summary of the key verbal points raised and highlighted by the panel is included below:

- The Panel agree that Blocks B and C are working more successfully than Block A at present.
- It is recommended to reconsider the overall massing strategy; exploring a transitional height of 12-8-6 storeys. Block A's footprint should have a straight up extrusion with no horizontal split to the massing as this will emphasize its strong form and corner condition.
- The Panel reiterated the Block A will need to be of exceptional architectural quality in order to justify its height. The scheme should aspire to match the quality of architecture of Purley Baptist Church.
- The Panel are not convinced that the vertical splits and contrasting brick tones are helpful in breaking up the massing. More subtle alternatives should be tested.
- Further work is needed regarding the base, middle and top articulation, and how this relates to the character of Purley.
- The Panel are broadly happy with the emerging landscape design; however they highlighted that making the play space publically accessible would "give back" to the existing residents of Purley.
- The Panel encouraged the Applicant to further consider the interface between architecture and landscape and how this could be enhanced to strengthen the relationship between these two elements of the proposal.