

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: 9 / 11 Memorial

Thursday 19 December 2013, 15.00 – 16.00

Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

Panel

Peter Studdert (chair)

Lindsey Whitelaw

Catherine Burd

Attendees

Anthony Hollingsworth

LLDC Planning Policy and Decisions

Mick Gavin

LLDC Planning Policy and Decisions

Kathryn Firth

London Legacy Development Corporation

Deborah Denner

Fortismere Associates

Apologies / report copied to:

Ben Olney

London Legacy Development Corporation

Adriana Marques

London Legacy Development Corporation

1. Project name and site address

9 / 11 Memorial Project

Queen Elizabeth Olympic Park, junction of Carpenters Road and Pool Street

Planning application reference: 13/00558/FUL

2. Presenting team

Steve Baker	Michael Aukett Architects
Michael Davies	9/11 London Project
Jeremy Hayward	9/11 London Project
Andy Connolly	9/11 Project
Mike Worthington	DP9 Planning Consultants

3. Planning authority's views

The LLDC's Planning Committee has been briefed on the proposals to locate the 9 / 11 Memorial in the Queen Elizabeth Olympic Park. In assessing the planning application, they will be interested in the relationship between the memorial and the Aquatics Centre, views of the sculpture from Bridge F10, and the rationale for the site selected.

4. Quality Review Panel's views

Summary

The 9 / 11 Memorial sculpture, made by Miya Ando using steel from the World Trade Centre in New York is an emotive work of art, which deserves a setting that allows quiet contemplation. The Quality Review Panel does not think that the site that has been selected for the memorial, next to the Aquatics Centre, is well suited to achieving this. However, the panel acknowledges that this site is felt by the LLDC planning and design officers to be the best that is available in the Queen Elizabeth Olympic Park. It may therefore be necessary to look elsewhere in London for a more appropriate site. If this cannot be achieved, much further work is needed to create a sensitively designed landscape setting for the memorial in this particular location.

Site selection

- The panel acknowledges that the choice of a site for the 9 / 11 Memorial in the Queen Elizabeth Olympic Park is limited by factors including land ownership, access, and existing programming.
- However, the proposed location for the 9 / 11 Memorial places the sculpture in visual competition with the sculptural architecture of the Aquatics Centre.
- The Arcelor Mittal Orbit will also tend to compromise views of the memorial where the two sculptures are seen together.

- The site is in an exposed location, on top of a grassed mound, forming a triangular site bounded by two roads and the Aquatics Centre car park.
- The panel does not think this location will create the atmosphere of quiet contemplation, which the memorial deserves.
- For these reasons, the panel recommends that an alternative site should be found for the 9 / 11 Memorial – ideally one designed specifically to accommodate the sculpture.
- If this is not achievable within the Queen Elizabeth Olympic Park, an open competition could perhaps generate ideas for alternative locations elsewhere in London.

Setting of the memorial

- The Kennedy Memorial in Runnymede provides a precedent for a landscape design that creates an approach route and a setting that are integral to the experience of the memorial.
- The Quality Review Panel feels that the 9 / 11 Memorial deserves a specifically designed setting of similar quality.
- For example, a Peace Garden could be designed as a setting for the Memorial, communicating a message of peace and reconciliation.
- As currently proposed the route to the memorial is indirect and confusing, and the immediate setting of the memorial does not allow for seating or even paving to accommodate visitors who wish to reflect on the horror of 9/11.
- If there is no alternative to the location currently proposed, the panel recommends planting the mound as a copse, and providing seating and appropriate paving, to create a contemplative and sheltered setting.

Public consultation

- It is disappointing that consultation with the local community has not yet taken place at a pre-application stage.
- For example, the Legacy Youth Panel, which represents a cross section of the diverse local population, should be consulted on the project. This would be particularly appropriate given the apparent educational objectives of the 9/11 London Project.

Next steps

- The Quality Review Panel would encourage a rethink of the site selected for the 9 / 11 Memorial, to identify a more appropriate location either in the Queen Elizabeth Olympic Park, or elsewhere in London.
- However, if this is not possible, the panel recommends that substantial further work will be needed to improve the setting of the memorial in the location currently proposed.