

Subject: Quality Review Panel update

Agenda item: Public item 8

Report No: 5

Meeting date: 19 February 2013

Report to: Board

Report of: Kathryn Firth, Chief of Design

FOR INFORMATION

This report will be considered in public

1. SUMMARY

- 1.1 This paper provides an update on the Quality Review Panel (the Panel) established by the LLDC to provide advice to the LLDC and other developers and their design teams working in the Development Corporation area.

2. RECOMMENDATIONS

- 2.1 The Board members are invited to **NOTE** this report and its Appendix.

3. TIMING

- 3.1. There are no pressing timing issues related to this decision.

4. BACKGROUND

- 4.1. Fortismere Associates who manage the Panel have provided the update attached at Appendix 1 on the role, membership and work of the panel. The Panel was recruited through an open call for expressions of interest. In collaboration, the Chief of Design and the Director of Planning and Policy Decisions made the final membership selection with the advice of the Project Manager, Fortismere Associates.

5. FINANCIAL IMPLICATIONS

- 5.1. The Panel is funded through the Design Directorate. For projects where LLDC is not a Planning Applicant or partner Applicant a charge is levied for the services of the Panel via the Planning and Policy Decisions Team. These funds are then transferred to the Design Directorate.

6. LEGAL IMPLICATIONS

- 6.1. This report provides an overview of the activities of the Design Review Panel to date. There are no legal implications related to the decision to note the contents of this report.

7. PRIORITY THEMES

- 7.1. The LLDC is continuing the priority themes set by its predecessor the Olympic Park Legacy Company. These are: Promoting convergence and community participation; Championing equalities and inclusion; Ensuring high quality design; Ensuring environmental sustainability. The independent Quality Review Panel as part of its commitment to achieving high quality design.

8. APPENDICES

- 8.1. Appendix 1 – Quality Review Panel report to the LLDC Board

List of Background Papers

- None

Report originator: Kathryn Firth, Chief of Design
Telephone: 020 3288 1844
Email: kathrynfirth@londonlegacy.co.uk

Quality Review Panel report to the LLDC Board

19th February 2013

1 Introduction

The London Legacy Development Corporation has established an independent Quality Review Panel as part of its commitment to achieving high quality design. The panel has been set up to provide advice on both schemes where the Legacy Corporation is client or landowner, and to other developers and their design teams working in the Development Corporation area.

Development proposals are reviewed at a strategic design stage, to identify and consider their fundamental assumptions. Once planning applications are submitted, the panel supports the Legacy Corporation's planning function in promoting high quality design. The Quality Review Panel will comment on a wide range of building and public realm projects within the Park and surrounding communities. It is managed by Fortismere Associates in order to safeguard the impartiality and transparency of its advice.

Panel members include built environment professionals with expertise in architecture, landscape architecture, urban design, environmental sustainability, inclusive design, development economics and delivery.

The panel is chaired by Peter Studdert, and panel members are: Edward Jones (vice-chair); Adam Khan; Alex Ely; Catherine Burd; John Lyall; Julia Barfield; Kirsten Henson; Liam Bond; Lindsey Whitelaw; Lucy Bullivant; Neil Deely; Peter Barber; Peter Lainson; Ricky Burdett and Tom Holbrook.

2 Requirement for a Quality Review Panel

The Quality Review Panel has been set up in response to a S106 agreement relating to the Legacy Communities Scheme planning approval. This requires development proposals to be considered by a Quality Review Panel to support the work of the Planning Policy and Decisions team and the Planning Decisions Committee.

At the level of national planning policy, design review is also seen as a valuable means of testing the design quality of development proposals going through the planning process, and influencing them for the better. The Government's National Planning Policy Framework (March 2012) states in paragraph 62 that:

“Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. They should also when appropriate refer major projects for a national design review. In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.”

3 Review process

Quality Review Panel meetings typically take place once a month, although additional reviews can be arranged as required. Two types of review can be arranged, depending on the stage of design development of the project. Workshop reviews provide early informal comments on development proposals up to RIBA Stage B (design brief). Formal reviews take place for schemes from RIBA Stage C (concept design) onwards, providing advice to the client, and to the planning authority.

The format of reviews is tailored to the projects to be considered, but typically between 5 and 7 panel members plus the chair or vice-chair will attend. Representatives of the relevant Borough are also invited, as well as other stakeholders such as the Lea Valley Regional Park Authority. The Planning Policy and Decisions team attend the meetings to provide a briefing on the planning context, as well as their views on the schemes reviewed.

Schemes are presented by a member of the design team, normally the architect, following a brief introduction by the client. This is followed by comments from the LLDC Planning Policy and Decisions team, Borough, and any other stakeholders attending. The panel then makes comments on the development proposals in an open discussion of the scheme, and their views are summarised by the chair at the end of the meeting.

Fortismere Associates are responsible for drafting a report of the review, which is checked by the chair of the panel, before being issued to the design team, planning authority, and other key stakeholders. Reports on planning applications will also be published on the LLDC Planning Policy and Decisions web site.

4 Schemes reviewed to date

4.1 Chobham Manor

This will be the first residential development in the Queen Elizabeth Olympic Park, brought forward through a partnership between the LLDC, Taylor Wimpey and London and Quadrant Housing Trust. The scheme proposes 850 new homes, community and retail uses, and a series of communal open spaces. The Quality Review Panel has provided comments on the project at the following meetings: 11 October 2012; 15 November 2012 and 17 January 2013.

4.2 Neptune Wharf

Neptune Wharf is a development proposal in the Fish Island area of Tower Hamlets. The scheme proposes redevelopment of a 2.45 hectare canal side site to provide up to 293 new homes, cultural industries and commercial space. Allocation of part of the site for use as a primary school is also being considered. The Quality Review Panel provided comments on the scheme on 15 November 2012.

4.3 34 – 38 Wallis Road

34 – 38 Wallis Road is a site directly opposite Hackney Wick Station, where a development of 80 new homes and 646m² of ground floor commercial space is proposed. The Quality Review Panel provided comments on the scheme on 7 December 2012.

4.4 iCITY

iCITY is the proposed redevelopment of the Broadcast Centre (BC) and Press Centre (PC). iCITY London is a joint venture between Infinity and Delancey which will see the conversion of these buildings to create a multi-tenanted technology and media hub. The scheme was reviewed at a Quality Review Panel meeting on the 12 December 2012.

4.5 Canal Park

This LLDC project has been commissioned to meet a condition of the Legacy Communities Scheme permission that requires a Canal Park Design Guide to be approved prior to the planning applications being submitted for Planning Delivery Zones 4 or 5. The scheme was reviewed at a Quality Review Panel meeting on the 12 December 2012.

5 Invitation to LLDC Board Members

LLDC Board Members would be welcome to attend Quality Review Panel meetings as observers.

Prepared by Fortismere Associates, February 2013