



## **London Legacy Development Corporation Quality Review Panel**

### **Report of Planning Application Review Meeting: IQL North masterplan**

Thursday 4 April 2024

Auditorium 1, Level 10, 5 Endeavour Square, Stratford, E20 1JN.

#### **Panel**

Hari Phillips (chair)

Mike Martin

John O'Mara

#### **Attendees**

Sara Dawes	LLDC Planning Policy and Decisions Team
Rita Adeoye	London Legacy Development Corporation
Donald Roberts	London Legacy Development Corporation
Halil Yorel	London Borough of Newham
Cindy Reriti	Frame Projects
Eleanor Schone	Frame Projects

#### **Apologies / report copied to**

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Catherine Smyth	LLDC Planning Policy and Decisions Team
Frances Madders	London Legacy Development Corporation
James Bolt	London Borough of Newham
Ben Hull	London Borough of Newham
Deborah Denner	Frame Projects

#### **Note on process:**

The Quality Review Panel comments below follow on from four pre-application reviews and one planning application review. Panel members who attended the previous meetings were: Hari Phillips (chair); Angie Jim Osman (chair); Shashank Jain; Mike Martin; John O'Mara; Ann Sawyer.

## 1. Project name and site address

Plots N20, N21, N22 and N23, International Quarter London North, Celebration Avenue, Stratford, London.

23/00441/FUL

## 2. Presenting team

Alexander Krol	Mecanoo
Arne Lijbers	Mecanoo
Ed Fisher	Hadley Property Group
Ryan Greenhalgh	Hadley Property Group
Jeremy Castle	Deloitte
Alix De Nercy	Deloitte

## 3. Planning authority briefing

The Zonal Masterplan split International Quarter London (IQL) North into four plots, from N20 in the west, through to N23 in the east. Under the Stratford City Outline Planning Permission, IQL North was proposed as a commercial office district within the Stratford Metropolitan Town Centre, with heights of up to 60 metres AOD across most of the site, rising to 120 metres AOD facing Celebration Avenue. Plot N22 benefits from Reserved Matters Approval (ref: 17/00050/REM) for a commercial building, which has not been implemented.

Hadley Property Group have submitted a full planning application for a comprehensive mixed-use development of six towers, ranging from 20 to 32 storeys in height, up to 115.6 metres AOD and including basement. The scheme will provide 709 homes, 28,928 square metres (909 rooms) of purpose-built student accommodation, 845 square metres of community floorspace, 8,421 square metres of flexible commercial, business and services space, servicing, landscaping, parking and other associated works. The planning application is accompanied by approval of details and non-material amendment applications to 'slot out' the site from the Stratford City Outline Planning Permission.

Planning officers would welcome the panel's comments on the evolution of the proposals, how its previous comments have been addressed, and the masterplan's ability to meet the requirements of Local Plan Policy BN.5. In particular, comments are sought on the quality of the design, materiality and tone of the architecture, the quality of the residential and student accommodation, and the integration of the service access into the public realm.

## 4. Quality Review Panel's views

### *Summary*

The panel commends the amount of work that has been undertaken by the design team, including the response to the panel's previous comments, and it feels that the scheme will meet the requirements of Local Plan Policy BN.5 if the comments in this report are addressed, in consultation with planning officers.

The proposed architectural expression, materiality and tone of the six towers is working well. The reduction in the amount of metal in the façades, the tactile brickwork on the lower levels of the buildings, and the proposed variation in the brickwork tones and bonds across the six towers is supported. The design team's aspiration to hand lay the whole height of brickwork, for all six buildings, is commended. While it is acknowledged that this strategy needs to remain flexible, it is essential that, as the minimum, the plinths of all six buildings are hand laid to retain the monolithic expression of the development.

The improved residential layouts are welcomed. However, any improvements that can be made to further reduce the number of single aspects, three bedroom flats, would be welcomed. Further thought should be given to the internal student amenity space, within each cluster, and how that could be best used to support the students' health and wellbeing. Technical details should be provided for the landscape designs, to give planning officers confidence that the aspirations illustrated can be delivered and maintained in the long-term. The retention of Mecanoo, through to the delivery of the scheme, is strongly supported.

### *Architectural expression, materiality and tone*

- A strategy should be put in place to ensure that, as a minimum, the brickwork for the plinths of all six buildings are hand laid, to retain the monolithic expression of the buildings.

### *Quality of residential accommodation*

- Improvements that can be made to further reduce the number of single-aspect, three bedroom homes, particularly on the lower levels of the buildings, would be welcome.

### *Quality of student accommodation*

- The provision of cycle storage in each of the student blocks (Blocks E and F) is welcomed. One further refinement could be to reveal the second floor cycle store in the façade, through a change in fenestration.

- The provision of amenity spaces throughout the height of each block is also welcomed and the living / kitchen / dining spaces are generally improved. However, further thought should be given to the proposed internal spaces, to ensure that the amenity within each cluster positively contributes to the health and wellbeing of the students.
- Rather than internal rooms, the space could contribute to a more generous corridor, to help foster chance encounters between students. Further engagement should be undertaken with the provider.

#### *Landscape design*

- Technical details, for example, of the rain gardens proposed along International Way, should be provided to give planning officers confidence that the proposals can be delivered, and maintained, to meet the aspirations illustrated. The technical detail will also be useful in discussions with the London Borough of Newham.
- Biodiverse planting, beyond sedum, should be specified for the green roofs.
- The variety of trees specified is positive, but further details should be provided on canopy size, and ash should be replaced with an alternative species.

#### *Next steps*

- The panel supports the proposals, subject to the minor comments above, which it is confident the applicant team can address in consultation with the planning officers.