

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: East Village Plot N06

Friday 20 June 2014, 14.00 – 15.00

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

Panel

Peter Studdert (chair)

Neil Deely

Attendees

Rachel Gleave
Deborah Denner

LLDC Planning Policy and Decisions Team
Fortismere Associates

Report also copied to

Anthony Hollingsworth
Kathryn Firth
Layla Conway
Chris Gascoigne

LLDC Planning Policy and Decisions Team
London Legacy Development Corporation
LLDC Community Engagement (Youth Panel)
London Borough of Newham

Declaration of interest

Deborah Denner is project manager for the Quality Review Panel. Her husband James Denner is a Director at Squire and Partners, who work with Qatari Diar on projects outside the LLDC area.

Note on process

The Quality Review Panel comments below follow on from two pre-application reviews of the reserved matters proposals for East Village Plot N06. Panel members who attended the previous meetings were: Peter Studdert (chair); Neil Deely; Lindsey Whitelaw; John Lyall; Mark Brearley; and Dan Epstein.

1. Project name and site address

Plot N06, East Village, Stratford City, Zone 5
Planning application reference: 14/00185/REM

2. Presenting team

Glenn Burton	Qatari Diar and Delancey (QDD)
Alex Lifschutz	Lifschutz Davidson Sandilands
Steffan Rees	Quod

3. Planning authority's views

LLDC planning officers are generally supportive of the way in which the architecture of Plot N06 has developed. However, they continue to have some concerns about views of the development from the Queen Elizabeth Olympic Park. More accurately rendered computer generated images, showing the appearance of the development in views from the Park were requested.

4. Quality Review Panel's views

Summary

The panel supports the proposed design of Plot N06, which builds on the masterplan concept developed by Lifschutz Davidson Sandilands for a family of tall buildings at East Village. The architectural expression of the two towers is a successful variation on the design of Plots N08 and N18 / N19, responding to the particular site location and microclimatic conditions. The panel also welcomes the design of ground floor units in the podium block with sufficiently tall floor to ceiling heights to allow future conversion to non-residential use. Comments made at previous meetings on the sustainability of the scheme, which remain relevant, are repeated below.

Architecture

- In broad terms, the panel supports the scale and massing proposed for Plot N06, bearing in mind that the quantum of development is set by an outline planning approval.
- Visualisations showing the scheme in distant views, illustrate the differing character of three pairs of tall buildings proposed at East Village, on Plot N06, N08 and N18/N19.
- The character of the tall buildings on Plot N06 is influenced by both the need to mitigate wind conditions, and the scale of existing East Village perimeter blocks.

- These two factors, have informed a façade design, with balustrades, encircling the lower storeys of the tall buildings. These balconies are intended to slow draught winds, and mediate between the scale of the tall buildings and the perimeter blocks.
- The upper storeys of the tall buildings have more vertical emphasis in their cladding and glazing, without external balconies.
- The design of the tops of the tall buildings also appears to be working well, with the central bay of cladding on each side extending upwards to create a cruciform.
- The panel supports this approach to the design of the tall buildings, which achieves a slightly more relaxed architectural expression, than has been developed for Plot N08 or N18/N19. This seems appropriate to a site on the edge of the wetland area of the Queen Elizabeth Olympic Park.
- The design of the podium blocks also promises to be successful.

Microclimate and landscape

- The design of Plot N06 has been informed by the site's challenging microclimatic conditions.
- Shadow studies have influenced the location of a play space in Ravens Walk, to ensure that it will be sunlit for a significant proportion of the day.
- Wind analysis has indicated that corner of the western tall building facing the wetlands, requires a substantial canopy at ground level, as protection from draughts.
- The canopy is designed with open slots, both to optimise the wind mitigation it provides, and allow rainfall to reach planting below.
- Additionally, tree planting is proposed to help mitigate wind conditions, and the panel welcomes the species proposed, including Holm Oaks.

Mix of uses

- The panel welcomes the design of ground floor units in the podium block with sufficiently tall floor to ceiling heights to allow future conversion to non-residential use
- The location of Plot N06 towards the edge of the East Village, has led to a decision not to include retail units at ground floor level. However, the panel continues to think that including non-residential uses, such as managed workspace, could add interest and activity at street level.

- The ground floor levels of the southern corner of the development, facing the Queen Elizabeth Olympic Park might be an ideal location for a destination restaurant.

Sustainability

- The proximity of the tall buildings to the podium blocks will make it difficult to achieve the daylight levels for all flats, required to achieve Level 4 of the Code for Sustainable Homes.
- Comments made for other East Village schemes on the need for energy efficient arrangements for drying clothes, such as drying cupboards, or shared laundry facilities would also apply to this scheme.
- The social sustainability of East Village will also be a challenge, because the rental accommodation it provides will result in a relatively transient population.
- A clear strategy for the geography of non-residential uses around East Village could be an important means of generating a sense of community.
- The panel would also encourage the design team to engage with the Legacy Youth Panel, who could bring a fresh perspective on how a strong community can be established in East Village.

Next steps

- The Quality Review Panel supports the reserved matters application for East Village Plot N06 for approval, and looks forward to seeing it built.

