

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: East Wick Zonal Masterplan

Friday 27 November 2015

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

Panel

Peter Studdert (chair)
Catherine Burd
Lindsey Whitelaw
David Gilpin

Attendees

| | |
|-----------------------|-----------------------------------------|
| Anthony Hollingsworth | LLDC Planning Policy and Decisions Team |
| Sarah Jones | LLDC Planning Policy and Decisions Team |
| Vincent Bartlett | London Legacy Development Corporation |
| Tony Westbrook | London Legacy Development Corporation |
| Jennifer Angus | London Legacy Development Corporation |
| Leona Roche | London Legacy Development Corporation |
| Deborah Denner | Fortismere Associates |
| Tessa Kordeczka | Fortismere Associates |

Report also copied to

| | |
|------------------|---------------------------------------|
| Allison De Marco | LLDC Planning Policy and Decisions |
| Peter Maxwell | London Legacy Development Corporation |
| Matt Payne | London Borough of Hackney |

Note on process

The Quality Review Panel comments below follow on from two pre-application reviews of the East Wick Zonal Masterplan. Panel members who attended the previous meetings were: Peter Studdert (chair); Julia Barfield; Catherine Burd; Peter St John; Lindsey Whitelaw; and David Gilpin.

1. Project name and site address

East Wick: PDZ5, northwestern part of Queen Elizabeth Olympic Park

Planning application reference: 15/00472/FUL

2. Presenting team

| | |
|-----------------|-----------------------------------|
| Andrew Atkins | East Wick and Sweetwater Projects |
| Charles Scott | Sheppard Robson |
| Jonathan Renton | Fabrik |
| Holly Murphy | Quod |

3. Planning authority's views

Since the Quality Review Panel's last review, work has continued to reinforce the East Wick Zonal Masterplan. The design team has responded to planning officers' comments on layout and circulation, as well as further elaborating parameters. Overall, the planning authority is satisfied with modifications made. It accepts, however, that further work will be required to ensure that developments at East Wick are well integrated with initiatives such as alterations to Wallis Road Bridge (H10) and the Quietways route. In particular, the planning authority notes the importance of the key east / west route from Hackney Wick through East Wick to Queen Elizabeth Olympic Park

4. Quality Review Panel's views

Summary

The Quality Review Panel considers that the design team has generally responded well to its previous comments. Some aspects of the scheme, however, remain to be resolved – in terms of circulation, building typologies, daylight levels, and the public realm. It will be essential that the parameters of the East Wick Zonal Masterplan provide a framework for continuing design work to resolve these issues. The panel therefore looks forward to commenting on detailed designs as they come forward. More detailed comments are provided below, and comments made at previous meetings that remain relevant are repeated for clarity.

Masterplan principles

- The panel welcomes the broad principles presented for the East Wick Zonal Masterplan, including the varied scale and massing proposed for different components within the development.

Circulation

- The panel had previously welcomed clarification of proposed routes through the masterplan area – for pedestrians, cyclists, private and service vehicles.

- Generally, the panel would support a strategy to slow traffic down within the masterplan area.
- A major area of concern remains the point where East Bay Lane meets Copper Street at the approach to Wallis Road Bridge (H10), between parcels 5.3 and 5.5
- The T-junction formed at this point will be a crucial point of arrival and departure – particularly for pedestrians, including schoolchildren, and cyclists.
- This east / west route – linking Hackney Wick to Queen Elizabeth Olympic Park – is critical. At the moment, its legibility appears unclear.
- The panel recommends further thought to the building edges along this route and also to the appropriateness of a building on parcel 5.3B. Omitting this building would provide an opportunity to create a small square – enhancing clarity and legibility.
- More thought should also be given to ensuring priority for cyclists along this route – including measures to slow down vehicular traffic.
- In view of these comments, the panel would strongly support masterplan parameters that allow sufficient flexibility for modified designs in reserved matters applications.

Delivery and access strategy

- The panel thinks that further clarification of the delivery and access strategy is required, and notes that discussions continue with the London Borough of Hackney on servicing for the masterplan area.
- In particular, it is not yet clear how this might be managed around the proposed sequence of three squares along the pedestrian route from East Bay Lane to Queen Elizabeth Olympic Park.
- The panel would be reluctant to see management of access dependent on use of bollards.

Building typologies

- The panel thinks that, generally, the building forms proposed work well, including where they enclose central courtyards – and supports the concept of ‘cut outs’ in perimeter blocks (see below).
- Concerns remain, however, about the depth of blocks, such as those included in parcel 5.9 – the building accommodating the crèche / nursery and its neighbour. The very deep plans of these buildings risk inadequate daylight levels.

Daylight, sunlight and overlooking

- The panel thinks that attention should continue to be given to levels of daylight and sunlight penetration into block interiors, especially in those parcels with higher perimeter buildings.
- It notes that modifications have been made to the massing – with ‘cut outs’ of one to two storey frontages at ground floor – to improve light penetration to block interiors.
- The panel had previously suggested a minimum of two storeys for the ‘cut outs’ as appropriate in terms of scale, and also to mitigate noise from surrounding streets.
- The panel also welcomes further analysis of daylight penetration to residential accommodation, especially for those apartments looking out onto interior podiums.
- While studies have been undertaken into overlooking – and solutions sought – the panel trusts that this will continue to be addressed as design work continues.

Architectural expression

- The residential terrace facing Queen Elizabeth Olympic Park will be particularly prominent. It should therefore convey a strong and distinctive impression of East Wick.
- The panel welcomes the commitment to involve an impressive range of architects in the design of East Wick, including: Sheppard Robson; Studio Egret West; Astudio; Piercy & Co; Alison Brooks Architects; and Shed KM.

Public realm

- The panel notes that Copper Box Plaza falls outside the remit of the zonal masterplan – and had suggested discussion with the Copper Box to ensure that the urban realm is properly coordinated for the benefit of all.
- It had also suggested that careful thought be given to the design of the road alongside the Copper Box Plaza – and that this should not simply be based on vehicle swept paths.
- It welcomes proposals by the design team to create ground floor frontages that are as active as possible for buildings adjacent to Copper Box Plaza.

Tenure / affordable housing

- The panel notes that it is envisaged that 30 per cent of new homes provided at East Wick will be affordable (with 35 per cent for market sale and 35 per cent for private rent).

- In order to encourage a socially mixed and stable community at East Wick, the panel believes that every effort should be made by the development partners to ensure that the market sale homes are prioritised for owner occupiers, given that there is a separate allocation for buy to let investors.

Next steps

- The Quality Review Panel looks forward to the opportunity to comment on detailed designs for the various parcels included in the East Wick Zonal Masterplan, as well as more detailed proposals for the public realm.