

TIMBER LODGE CAFÉ





Timber
Lodge

**AN ICONIC
VENUE IN THE
HEART OF THE PARK**



Adjacent to Tumbling Bay Playground and near burgeoning residential areas such as Chobham Manor, East Village, and East Wick, Timber Lodge Cafe presents an exclusive, adaptable space benefiting from consistent high foot traffic.

En-route to Lee Valley VeloPark, Hockey and Tennis Centre, and across Park from Copper Box Arena which brings footfall in terms of spectators and participants.



QUEEN ELIZABETH OLYMPIC PARK

**100,000 NEW RESIDENTS
AND 40,000 NEW HOMES**

will be delivered across the Mayoral Development Corporation/ London Legacy Development Corporation area

**WESTFIELD ANNUAL
FOOTFALL 51 MILLION**

**IQL STRATFORD WILL DELIVER
2.5 MILLION SQ FT OF OFFICES**

**35+ MAJOR EVENTS AT
LONDON STADIUM EACH YEAR**

**16,000 STUDENTS TO BE
BASED ON THE PARK**

**STRATFORD IS CONNECTED
BY 10 RAIL & TUBE LINES**

Elizabeth line, Central line, Jubilee line, DLR, Overground, High Speed Rail and National Rail



**128 MILLION PASSENGER
MOVEMENTS THROUGH
STRATFORD STATION
IN 2019.**
(TFL fig).

Sadler's Wells will open a new 550-seat theatre presenting the best UK and international dance, operating at least 100 performances each year (90,000 sq ft).

UAL's London College of Fashion a state-of-the-art campus, accommodating 6,500 students (400,000 sq ft).

The V&A a new museum to display its world-famous collections (73,000 sq ft)

BBC the new home for the BBC Symphony Orchestra, BBC Symphony Chorus, BBC singers with recording facilities and access to the public for performances (92,000 sq ft).

UCL will create a new campus, UCL East, for around 4,000 students (c.1.9million sq ft).



LONDON
AQUATICS
CENTRE

SADL
ERSW
ELLS

BBC

ual: london college
of fashion

V&A

EASTBANK
**A VIBRANT
AND DYNAMIC
DESTINATION**

Here East is an innovation and enterprise hub situated in the former Press and Broadcast Centres in the northwest of the Park near to Timber Lodge.

Here East is home to a number of academic partners including Loughborough University London, UCL, Staffordshire Digital Institute London, LMA and Teesside University London as well as a diverse mix of key institutions and start-ups

including MatchesFashion.com, Studio Wayne McGregor, Plexal and the new V&A Storehouse.

- 6,000 people work or study here
- 29,000 people visit this campus yearly

Also situated in the north Park, the **Copper Box Arena** has c450k and the **Lee Valley VeloPark** has 750k visitations and major events pa.



Beyond its role as a café, Timber Lodge stands as a beacon of sustainability with its energy-efficient design and controlled natural ventilation. Featuring a primary and secondary kitchen suitable for external service, the venue boasts versatile event space that can function as a single expansive room or be partitioned into two areas.

The venue's charm is further enhanced by access to the event lawn, solidifying its position as a beloved cornerstone within Queen Elizabeth Olympic Park.



Cafe area space



Buffet food dining set up



The design creates a natural internal space to mirror the green surrounds and adjacent the Tumbling Bay playground, providing visitors with an pleasing, natural retreat from the hubbub of the rest of the park.

The design approach concentrated on creating a sustainable and comfortable environment, blending into the natural landscape. This allows it to produce its own green energy using solar panels. The building is highly insulated with an airtight fabric. Large rooflights and windows in the main spaces provide excellent daylight and air flow. The cafe and flexible spaces use controlled natural ventilation, providing fresh air in winter and cooling breezes in summer. Back-of-house areas use mechanical ventilation with heat recovery.



The project was awarded a BREEAM 'Excellent' Rating under the BREEAM New Construction 2011: Other Buildings scheme.

Other design awards include: Award winning building design:

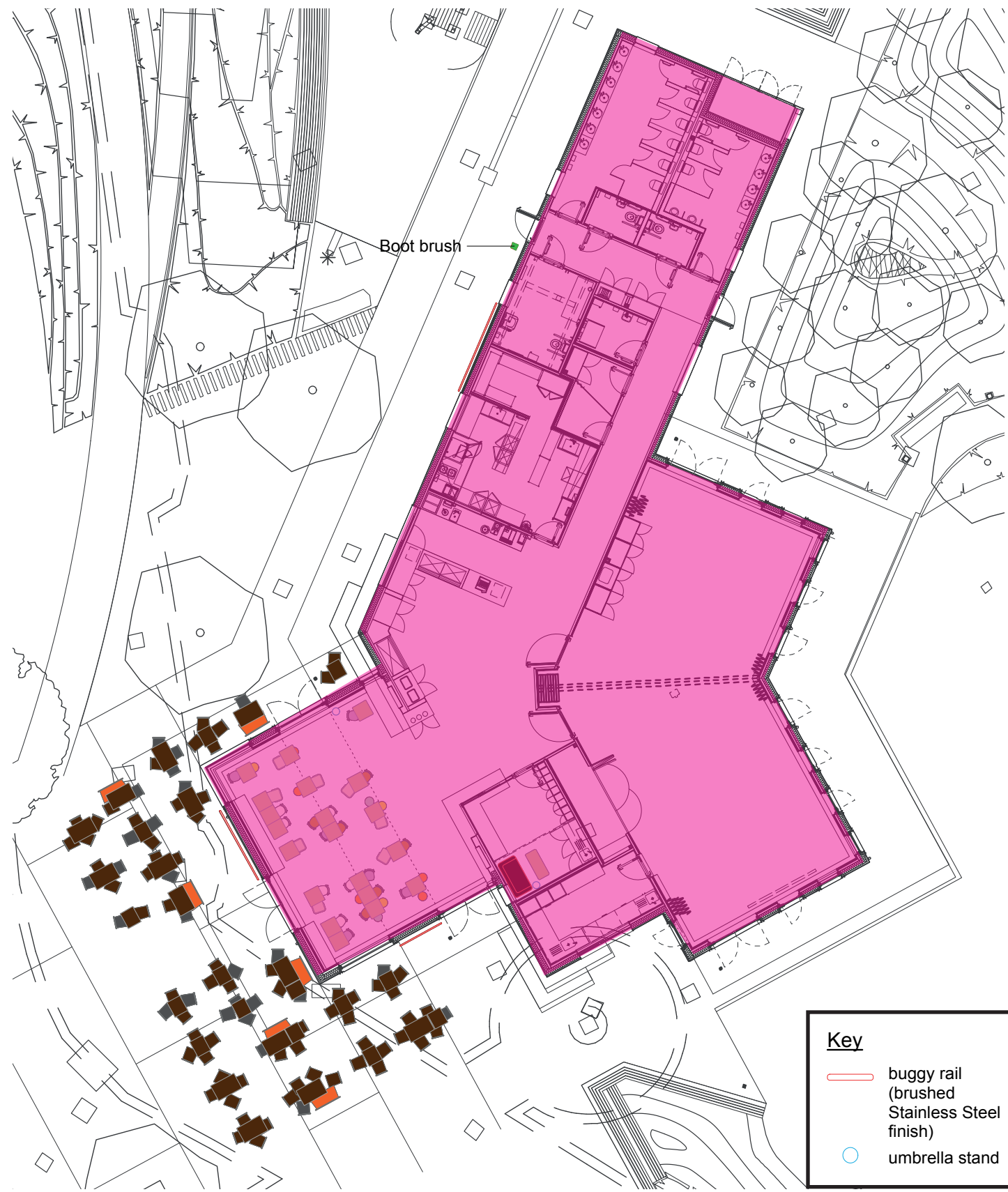
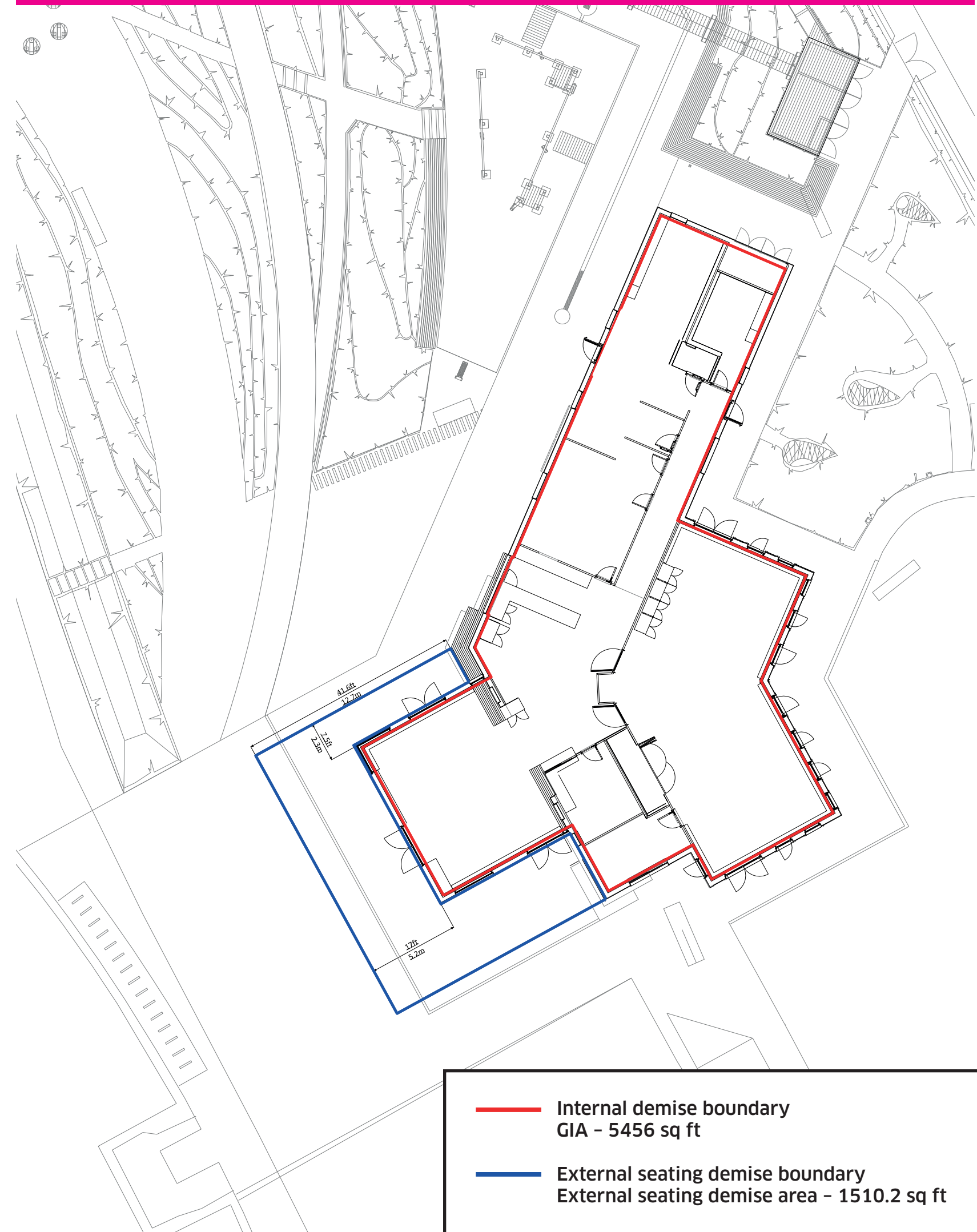
- Winner, Civic Trust National Award, 2014
- Winner, Selwyn Goldsmith Award for Universal Design, 2014
- Winner, New London Architecture Award, Public Spaces, 2014



Flexible event space set up

FLOOR PLAN LAYOUTS

DEMISE PLAN



01 Summer exterior furniture layout
1:200



CAFE SUMMER



-70x110cm top
-fold down top
-17.5kg



-70x60cm top
-fold down top
-11.5kg



10.3kg



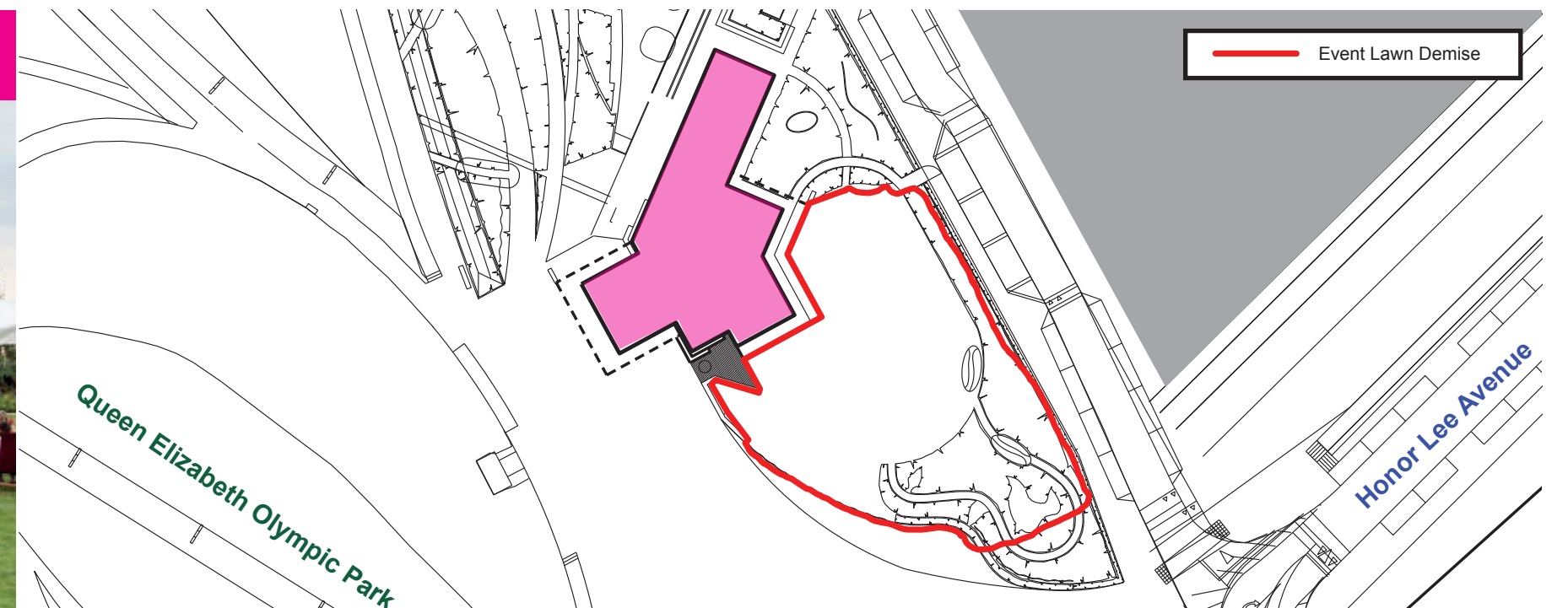
4.2kg



3.8kg

02 Exterior furniture

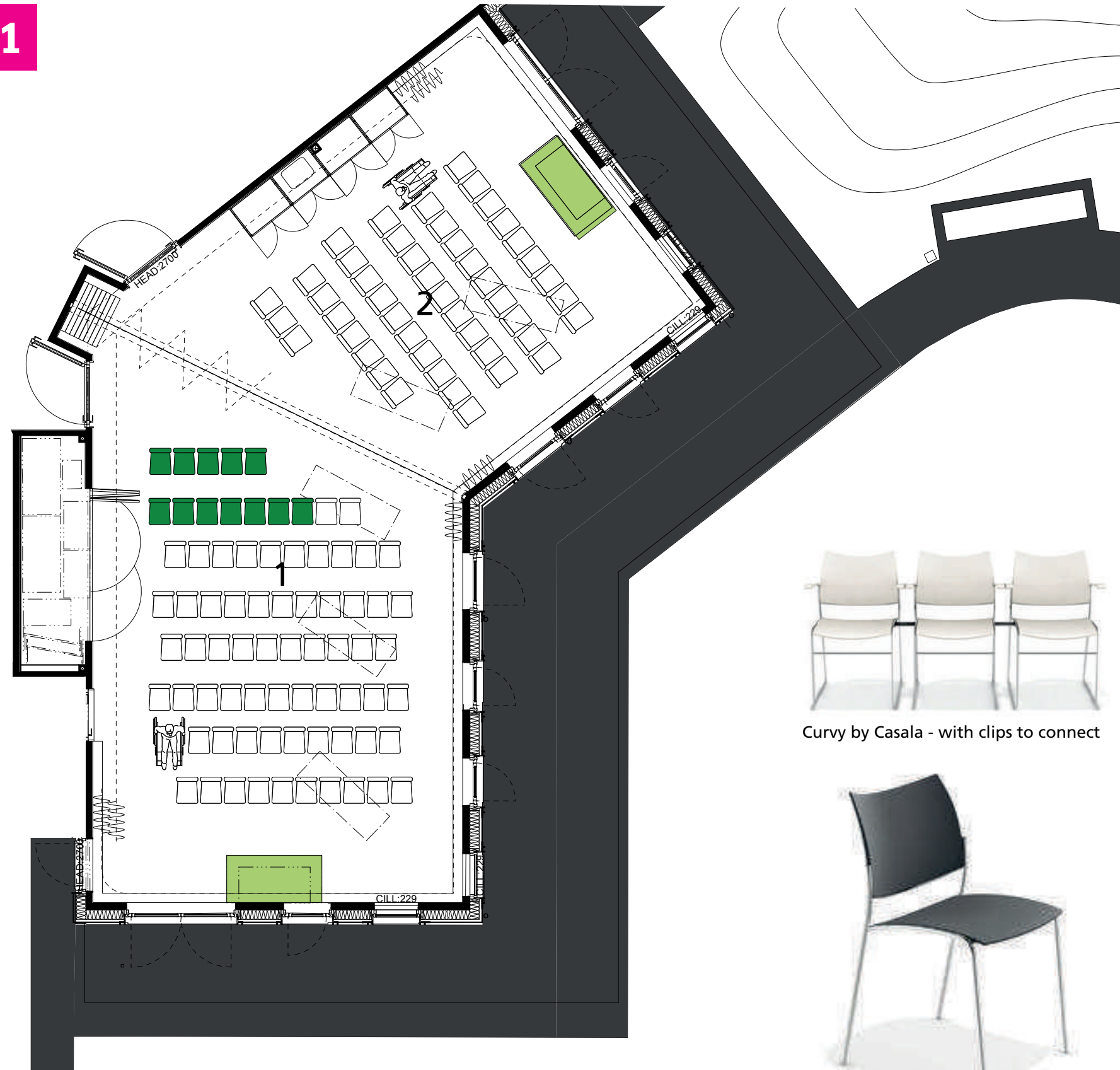
LAWN EVENT PLAN



FLOOR PLAN LAYOUTS

FLEXIBLE SPACE 1

- 40 Stored tables
- 75 Chairs area 1
- 1 Wheelchairs area 1
- 47 Chairs area 2
- 1 Wheelchairs area 2
- 122 Total chairs
- (12) (12) Hired chairs
- 2 2x1m stage/platform
- Partition in place for smaller events

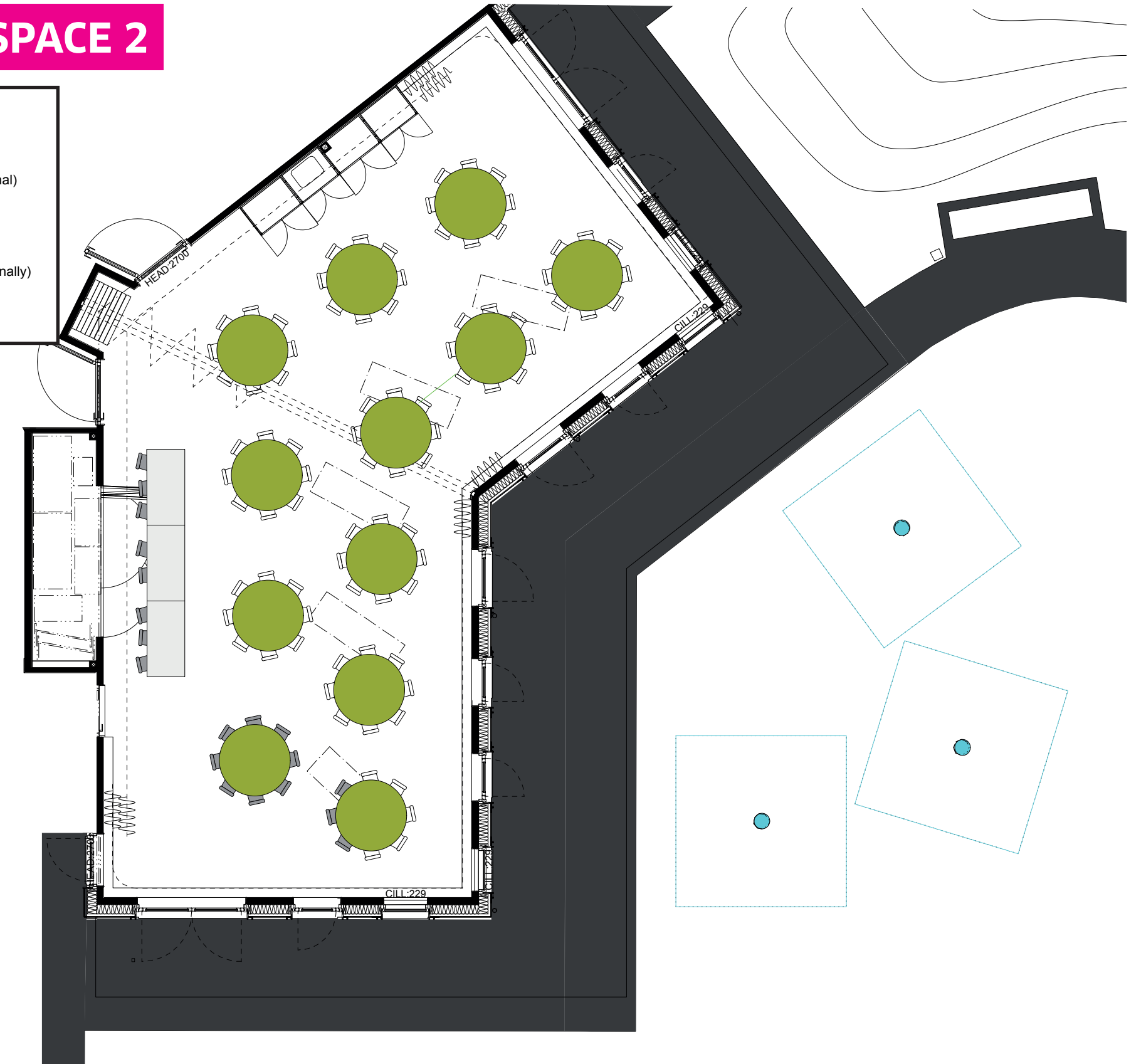


Curvy by Casala - with clips to connect



FLEXIBLE SPACE 2

- 3 Rectangular tables
- (17) Stored tables
- 12 Hired tables (internal)
- 85 Chairs
- 19 Chairs with arms
- 104 Total Covers (internally)
- 3 Umbrellas



Rounds to be hired for functions if required



Parasol umbrellas for the Flexi space lawn

OPPORTUNITY



With a complete fitout already in place, all that stands between you and your new venue are the finishing touches – equipment, furniture, and your unique brand. Step into this iconic venue and watch as Timber Lodge becomes the gateway to a triumphant future for your business in the heart of Queen Elizabeth Olympic Park.



LONDON LEGACY
DEVELOPMENT
CORPORATION

