

**London Legacy Development Corporation Quality Review Panel**

**Report of Formal Review Meeting: Stratford Waterfront – Carpenters land bridge**

Thursday 11 August 2016

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

**Panel**

Peter Studdert (chair)

Johnny Winter

Mike Martin

David Bonnett

**Attendees**

Hilary Wrenn

LLDC Planning Policy and Decisions Team

Sara Dawes

LLDC Planning Policy and Decisions Team

Peter Maxwell

London Legacy Development Corporation

Irene Man

London Legacy Development Corporation

Carla Smyth

London Legacy Development Corporation

Thomas Powell

London Legacy Development Corporation

Phil Askew

London Legacy Development Corporation

Deborah Denner

Fortismere Associates

Tessa Kordeczka

Fortismere Associates

**Apologies / report copied to**

Anthony Hollingsworth

LLDC Planning Policy and Decisions Team

Allison De Marco

LLDC Planning Policy and Decisions Team

Anne Ogundiya

LLDC Planning Policy and Decisions Team

Josh Hackner

LLDC Planning Policy and Decisions Team

Natalie Dobraszcyk

LLDC Planning Policy and Decisions Team

Ben Hull

London Borough of Newham

## **1. Project name and site address**

Carpenters land bridge, crossing Carpenters Road, Network Rail tracks, and Docklands Light Railway tracks.

## **2. Presenting team**

Olga Felip Ordis	Camps Felip Arquitectura SLP
Josep Camps Povill	Camps Felip Arquitectura SLP
Matthew Crouchman	Buro Happold
Ben Toner	Buro Happold
Jim Strike	AECOM

## **3. Planning authority's views**

Carpenters land bridge is being considered as an integral part of the wider public realm strategy for Stratford Waterfront (see also the separate report on the public realm).

The bridge is a key connection identified in the LLDC Local Plan, connecting Stratford Waterfront to the International Quarter London (IQL). The planning authority continues to pursue issues around the width of the bridge – which will be required to accommodate both pedestrians and cyclists – how it connects into the urban grain at each landing, and also its detailed design.

A full application, as part of a hybrid application, is expected to be submitted in December 2016.

## **4. Quality Review Panel's views**

### *Summary*

The panel finds much to admire in the design of Carpenters land bridge. While an interesting and intriguing design, the panel raises some questions about its structural integrity. In particular, the proposed open pergola over the bridge reads less as an integral part of the bridge, and more as a non-structural addition. The panel makes some suggestions about how this might be addressed. The proposed materials, arrival points, lighting, seating and lift provision can all be expected to contribute to the success of the bridge. These comments are expanded below.

### *Structural design*

- The panel commends the design team for the clarity of its presentation. The design is interesting and unusual – adding a sense of drama to arrival at Stratford Waterfront.

- The panel raises some questions, however, about the open pergola applied to the bridge structure. The pergola is not integral to the structure as a whole – and there is a risk that it will appear flimsy and superfluous.
- The panel understands the ideas underlying the design: a desire to create a welcoming, intimate, inclusive and safe route. When seen in perspective, the length of the pergola effectively provides a sense of enclosure, with more prominent structures clearly marking each side of the bridge.
- The bridge houses / portals at either end of the bridge are successful in conveying a gateway to Stratford Waterfront and IQL.
- The panel would, however, encourage the design team to revisit the concept of the pergola, and consider alternative ways of giving character and delight to the bridge, with greater structural honesty.
- For example, a series of slim portals, echoing the form of the bridge houses / portals, but not connected to form a pergola, could be one approach to explore.
- The panel notes the risk, however, that pigeons perching on either a pergola or slim portals would require spikes to be installed to avoid the issue of droppings.
- The panel welcomes the interesting treatment of the bridge's soffit – an element often neglected.

#### *Bridge landings*

- At the Stratford Waterfront landing, it will be important to ensure clear wayfinding for those using the steps, ramp and lift to both ascend from and descend to Carpenters Road. Ideally, this should be achieved through the bridge design, rather than signs.
- The panel welcomes the fact that, in addition to the lift incorporated into the Stratford Waterfront landing, a second lift to reach podium level is available at the end of the arcade ramp along the London College of Fashion.

#### *Materials*

- The panel fully supports the materials proposed for the bridge, including bonded gravel surfaces, perforated steel and concrete. It suggests the incorporation of some colour into the detailed design of the bridge.

#### *Lighting*

- The panel supports the lighting strategy developed for the bridge, including illumination at low level.

### *Seating*

- The proposed discreet integration of seating into the balustrades of the bridge deck is successful. This may also have the advantage of deterring cyclists – who are expected to dismount when using the bridge (although there will not be signs specifically requesting this).
- The panel suggests that seating could also be incorporated at either end of the bridge.

### *Next steps*

- The panel encourages the design team to continue to develop the design of the bridge – which it thinks shows considerable promise – in consultation with planning officers, and taking into account the comments above.
- It would welcome the opportunity to comment again on the design of the bridge, once a planning application has been submitted.