



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: Stratford Waterfront: cultural / education buildings

Thursday 14 February 2019

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

Panel

Peter Studdert (chair)
Adam Khan

Attendees

Sara Dawes	LLDC Planning Policy and Decisions Team
Victoria Bates	LLDC Planning Policy and Decisions Team
Sophie Backhouse	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

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Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Catherine Smyth	LLDC Planning Policy and Decisions Team
Richard McFerran	LLDC Planning Policy and Decisions Team
Grant McClements	LLDC Planning Policy and Decisions Team
Irene Man	London Legacy Development Corporation
Leona Roche	London Legacy Development Corporation
Rachel Meunier	London Legacy Development Corporation
Greg Smith	London Legacy Development Corporation
Ben Hull	London Borough of Newham

Note on process

The Quality Review Panel comments below follow on from three pre-application reviews and a planning application review of the Stratford Waterfront cultural / education buildings. Panel members who attended the previous meetings were: Peter Studdert (chair); Teresa Borsuk; John O'Mara; Adam Khan; Jayne Earncliffe; Mike Martin; and David Gilpin.

1. Project name and site address

Stratford Waterfront, Queen Elizabeth Olympic Park

Planning application reference: 18/00470/OUT
18/00471/VAR

2. Presenting team

Sheila O'Donnell	O'Donnell + Tuomey
Eimear Hanratty	O'Donnell + Tuomey
Nick Peri	Allies and Morrison
Peter Maxwell	London Legacy Development Corporation

3. Planning authority's views

The planning authority supports the revisions to the design of Sadler's Wells in response to the Quality Review Panel's previous comments, specifically in relation to wind mitigation measures that integrate well into the building's architecture.

It understands that a number of options have been explored to respond to the panel's previous comments on the BBC Studios – in particular looking at the detailed resolution of the junction of the building with London College of Fashion.

The hybrid planning application is expected to be considered by the Planning Decisions Committee in April 2019. The planning authority recommends approval of the planning application, subject to conditions on detailed design.

4. Quality Review Panel's views

Summary

The Quality Review Panel commends the respective design teams for Sadler's Wells and the BBC Studios for skilfully responding to its earlier comments. The panel has no hesitation in supporting approval of the Stratford Waterfront hybrid planning application. The response to wind mitigation at the southwest corner of Sadler's Wells cleverly retains the integrity of the building's architecture. The improved clarity of the images and additional details, including of materials, presented to the panel demonstrate that the challenges posed by the BBC Studios – external expression of internal volumes and junction with the London College of Fashion – are also well resolved.

These comments are expanded below. The panel's comments on the other two cultural / education buildings – London College of Fashion and V&A East – are given in the report of the meeting on 13 December 2018.



Sadler's Wells

- The panel warmly welcomes the design team's revised treatment of the southwest corner of the building on Stratford Walk, the approach to Bridge F10, and Waterfront Place. This responds well to the panel's earlier recommendation that interventions to address wind mitigation integrate better with the building's architecture.
- It considers that the architecture of this corner is now well articulated – with a clear hierarchy established within the design and a pleasing lightness and texture. The canopy now reads much better.
- The panel also thinks that the building and its associated public realm come together well.
- In the drawings presented, an abstract image is incorporated into the perforated metal wind mitigation screen on the southwest corner. While it would support integration of art, the panel understands that this will depend on the detailed design of the screen, including materials. Inclusion of lighting could result in a sufficiently rich effect, making addition of an image unnecessary.

BBC Studios

- The improved clarity of the images presented, as well as additional details on materials, effectively address the concerns that the panel had previously expressed about the design of the southwest elevation of the BBC Studios. The elevation now appears elegantly resolved.
- The junction with the adjoining London College of Fashion works well – a neat solution to a tricky abutment has been arrived at. The building also meets the ground well – with the concrete plinth adding to its character and identity.
- While fully supporting the proposed metal cladding, the panel sounds a note of caution. The depth of the projecting ribs could attract pigeons – with associated nuisance. A solution – other than spikes – will need to be sought so that the building's appearance is not marred.
- The panel notes that the signage – 'BBC' – to be incorporated into the building will be subject to conditions to secure further details.

Public realm

- As a postscript to this meeting – and relating to wind mitigation measures for the public realm considered at the previous meeting on 13 December 2018 – the panel repeats concerns about interventions proposed for the public realm (see also the report of this meeting).
- These concerns relate particularly to the proposed elevated cross hairs on Stratford Walk by Sadler's Wells – which would be the most conspicuous, and



potentially most intrusive. The panel repeats its recommendation that any form of advertisements on the elevated cross hairs be discounted and that, rather, they be conceived of as public art.

- The panel welcomes assurances that wind mitigation measures integrated into the public realm will be subject to conditions.

Next steps

- The Quality Review Panel has no hesitation in advising that the proposed designs of both Sadler's Wells and the BBC Studios meet the requirement of 'outstanding architecture' specified by Local Plan Policy BN.10 on tall buildings.
- The panel is therefore pleased to support approval of the hybrid planning application for the Stratford Waterfront cultural / education buildings and public realm, including Carpenters land bridge.

