



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: East Wick Phase 1

Thursday 15 December 2016

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

Panel

Peter Studdert (chair)
Russell Curtis

Attendees

Anne Ogundiya	LLDC Planning Policy and Decisions Team
Leona Roche	London Legacy Development Corporation
Tony Westbrook	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

Report also copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Peter Maxwell	London Legacy Development Corporation
Andrew Tesseyman	London Legacy Development Corporation
Andrew Cunningham	London Borough of Hackney

Note on process

The Quality Review Panel comments below follow on from two pre-application reviews and a planning application review. Panel members who attended the previous meetings were: Peter Studdert (chair); John Lyall; Adam Khan; Catherine Burd; Peter St John; Lindsey Whitelaw; David Bonnett; and David Gilpin.

1. Project name and site address

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

Phase 1 reserved matters application: Development Parcels 5.5 and 5.9

Planning application reference: 16/00520/REM

2. Presenting team

Andrew Atkins	East Wick and Sweetwater Projects
Pádraig Noone	East Wick and Sweetwater Projects
Patrick Rudd	Piercy & Company
Matti Lampila	Piercy & Company
Max Rengifo	Astudio
Matthew Sharpe	Quod

3. Planning authority's views

The planning authority supports the reserved matters application for East Wick Phase 1. This includes proposals for Parcels 5.5 and 5.9 of the East Wick Zonal masterplan, and the associated public realm. The scheme establishes an appropriately tight urban grain, as well as an effective link between Hackney Wick and Queen Elizabeth Olympic Park. There has been a commitment to achieving high quality design and strenuous efforts have been made to respond to the Quality Review Panel's previous comments.

4. Quality Review Panel's views

Summary

The Quality Review Panel repeats its support for approval of the reserved matters application for East Wick Phase 1. The design teams – Studio Egret West; Astudio; and Piercy & Company – have responded well to its earlier comments. The panel finds much to admire in the distinctive architecture proposed for both Parcels 5.5 and 5.9. The quality of residential accommodation has been improved by fewer single aspect units and shorter access corridors benefiting from increased natural light. The panel thinks that the simplified landscape strategy will work well and that modifications to the wider public realm will succeed in creating a safe and friendly environment where pedestrians enjoy priority.

These comments are expanded below, and those made at previous reviews that remain relevant are repeated for clarity.

Architectural expression

- The panel has welcomed the quality and variety of the architecture achieved by the involvement of three architectural practices – Studio Egret West; Astudio; and Piercy & Company – in the design of buildings for Parcels 5.5 and 5.9.

- It finds much to admire in the distinctive architectural expression and materials proposed for the separate blocks within each parcel.
- The materiality of the two buildings that make up Parcel 5.9 has been revised. The timber cladding initially proposed has been replaced by aluminium (with floor to ceiling glazing at ground floor level to provide an active frontage).
- The panel thinks that this more robust and durable material has the potential to be highly successful. The vertical aluminium fins are a particularly effective way of articulating the balconies, and the interplay between horizontal and vertical results in interesting and satisfying elevations.
- The intriguing façade created by the frame – now steel rather than timber – on the elevation of Parcel 5.5A along East Bay Lane and The Diagonal is strongly supported.
- The panel repeats its earlier advice, however, that care needs to be taken to ensure that the frame appears integral to the building, rather than an extraneous addition.
- The panel suggests that the relationship between frame and building might be better resolved if the rhythm of the frame corresponds to that of the building, so that the steel does not meet the brickwork in what would appear to be a random way.
- The panel stresses that meticulous detailed design will be essential to achieve the high quality aspired to.

Residential accommodation

- Concerns had been raised about the relatively high proportion of single aspect units included in both Parcels 5.5 and 5.9, as well as lengthy central access corridors.
- The panel acknowledges that the design teams have attempted, as far as possible, to reduce the number of single aspect units and to mitigate the impact on those that are, including by generous unit sizes and faceted façades to provide an additional aspect.
- The panel had previously welcomed revisions to internal layouts that resulted in shorter access corridors benefiting from increased natural light.

Public realm / landscape design

- The panel welcomes revisions made to both the public realm and landscape design strategies. The much simplified landscape design responds well to its earlier comments. The panel also supports amendments made to the public realm along East Bay Lane and the junction between East Bay Lane and Copper Street, at the approach to Bridge H10.

- Clarity must be ensured in order to avoid any confusion around the hierarchy of vehicles, cycles and pedestrians at this junction – especially as this can be expected to be a popular cycle route from Hackney Wick, across Bridge H10, to Queen Elizabeth Olympic Park.

Next steps

- The Quality Review Panel is pleased to support approval of the reserved matters application for East Wick Phase 1.

