

### **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
Peter Maxwell
Andrew Tesseyman
Andrew Cunningham

LDC Planning Policy and Decisions Team
London Legacy Development Corporation
London Legacy Development Corporation
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 designs 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.



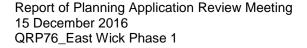
- It finds much to admire in the distinctive architectural expression and materials proposed for the separate blocks within each parcel.
- The materiality of the two buildings that make up Parcel 5.9 has been revised. The timber cladding initially proposed has been replaced by aluminium (with floor to 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.