



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: Stratford Waterfront: residential

Thursday 16 November 2017

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

Panel

Peter Studdert (chair)
Teresa Borsuk
John O'Mara
Adam Khan
Mike Martin

Attendees

Catherine Smyth	LLDC Planning Policy and Decisions Team
Anne Ogundiya	LLDC Planning Policy and Decisions Team
Richard McFerran	LLDC Planning Policy and Decisions Team
Leona Roche	London Legacy Development Corporation
Thomas Powell	London Legacy Development Corporation
Yuan Sun	London Legacy Development Corporation
Carla Smyth	London Legacy Development Corporation
Rachel Meunier	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

Apologies / report copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Ben Hull	London Borough of Newham

1. Project name and site address

Stratford Waterfront, Queen Elizabeth Olympic Park

2. Presenting team

Bob Allies	Allies and Morrison
Alex Wraight	Allies and Morrison
John Tuomey	O'Donnell + Tuomey
Sheila O'Donnell	O'Donnell + Tuomey
Eimear Hanratty	O'Donnell + Tuomey
Denise Murray	O'Donnell + Tuomey
David Williams	O'Donnell + Tuomey
Peter Maxwell	London Legacy Development Corporation
Irene Man	London Legacy Development Corporation

3. Planning authority's views

The planning authority welcomes the testing and refinements to the proposals for Stratford Waterfront, including for the residential component. It encourages further consideration of the townscape that will be result from the proposed scale and massing of Stratford Waterfront as a whole – but particularly the residential blocks.

The planning authority stresses the importance of securing optimum conditions for high quality residential accommodation at the masterplanning stage. This should include careful consideration of, for example: orientation; daylight and sunlight levels; overshadowing; number and positioning of cores; location of entrances and front doors; and provision of associated community amenities.

The planning authority also raises questions about the location of retail units at the northern tip of the Stratford Waterfront site where the residential blocks are sited.

4. Quality Review Panel's views

Summary

The Quality Review Panel warmly welcomes the reduction in height of the residential component of Stratford Waterfront and is impressed by the quality of the revised proposals. Particularly successful are the varied heights and off-setting of the residential blocks, with a more distinctive treatment of the pivotal building at the prow of the site. The panel recommends continuing exploration of the best location for residential entrances and opportunities to improve how Carpenters Road might be experienced. While inclusion of commercial uses at corner ground floor locations will help to animate the development, the panel also points to the importance of including community amenities. The landscaped courtyards at podium level would be best conceived of as more natural,



green spaces rather than overly designed gardens. These comments are expanded below.

This report should be read together with the separate reports of reviews on 16 November 2017 of the Stratford Waterfront masterplan, public realm and landscape, and the cultural and education buildings (Sadler's Wells; BBC Concert Studios; the London College of Fashion; and V&A East).

Scale and massing

- The panel finds the proposal for the residential component of Stratford Waterfront – which will provide 570 homes for market sale – to be compelling.
- It warmly welcomes the radical reduction in scale of the residential blocks from the previous scheme and now supports, in principle, the scale, massing and form proposed for these blocks. A successful interplay of foreground and background is established across the scheme.
- Breaking the massing down into taller and lower blocks, and off-setting them, will maximise views and daylight / sunlight levels.

Architectural expression

- The panel also sees merit in the different architectural treatment applied to the different blocks. It suggests that this variation could perhaps be further reinforced, for example, by fine tuning the design of the taller and lower blocks.
- The panel supports the more singular architectural expression of the block at the northern prow of Stratford Waterfront. This block needs particular strength and personality to hold its location. While the articulation of three storeys as one could contribute to a sense of the monumental, its success will depend on how well it is detailed.

Plan and layout

- The panel recommends continuing thought to the location of residential entrances – including front doors and easily identifiable addresses.
- Residential entrances are predominantly located along the proposed cross street, – which could work well, distancing them from vehicles, cycles and servicing along the less hospitable Carpenters Road. An argument could also be made, however, for including concierges and front doors along Carpenters Road, which could go some way towards activating and humanising this street and providing clear addresses for the blocks.



- The panel encourages the design team to explore various options for enhancing the quality of Carpenters Road. There may be other interventions that could take advantage of the depth of public realm and further activate the street.
- The panel supports the encouragement of activity by including retail and other commercial uses at the corners of the residential blocks. It also points, however, to the importance of reinforcing the residential nature of this part of Stratford Waterfront by including community amenities such as a nursery, doctors' surgery or pharmacy.

Residential accommodation

- The panel welcomes the fact that there are no north facing single aspect units – but encourages the design team to continue to seek ways to avoid, or at least minimise, the number of single aspect units.

Public realm and landscape design

- The raised landscaped communal courtyards between the blocks are a positive move – but the panel recommends careful consideration of how well used they might be, given the closeness of Queen Elizabeth Olympic Park.
- It recommends that the courtyards be designed to offer something rather different – emphasising greenness and as natural an environment as possible and veering towards big and bold rather than intricate and fussy.

Environmental conditions

- The site will be vulnerable to prevailing southwesterly winds. This will have an impact on, for example, the proposed cross street. The panel therefore recommends careful testing of wind levels and consideration, if necessary, of mitigating features.

Next steps

- The Quality Review Panel encourages the design team to continue to develop the designs for the residential component of Stratford Waterfront, taking into account its comments above and in consultation with planning officers.
- It looks forward to having another opportunity to comment, before a planning application is submitted.

