

London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: Here East: Gantry and Sky Sign

Thursday 2 July 2015

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

Panel

Peter Studdert (chair)
Julia Barfield
Lindsey Whitelaw
Liam Bond

Attendees

Anthony Hollingsworth	LLDC Planning Policy and Decisions
Sarah Jones	LLDC Planning Policy and Decisions
Natalie Dobraszcyk	LLDC Planning Policy and Decisions
Adrian Walker	London Legacy Development Corporation
Deborah Denner	Fortismere Associates
Tessa Kordeczka	Fortismere Associates

Apologies / report copied to

Allison De Marco	LLDC Planning Policy and Decisions
Peter Maxwell	London Legacy Development Corporation
Esther Everett	London Legacy Development Corporation
Rodney Keg	London Borough of Hackney

1. Project name and site address

Here East (former broadcast centres), Waterden Road, London E20 3BS

2. Presenting team

Gavin Poole	Here East
Helen Fisher	Here East
Nick Gaskell	Hawkins\Brown
Jack Stewart	Hawkins\Brown
Alastair Parvin	Architecture 00
Jeremy Castle	Deloitte
Richard Maung	Deloitte
Ross Raftery	Deloitte

3. Planning authority's views

The planning authority welcomes the highly inventive approach taken in developing proposals for the Gantry. Planning permission was granted for modification of the Gantry in March 2014. Updated design proposals are presented to demonstrate how it is intended to comply with the planning permission.

The planning authority is more cautious about the approach to the proposed Sky Sign; this reflects the need to consider policies for the wider Queen Elizabeth Olympic Park – where there are numerous demands for signs and advertisements. The design for the Sky Sign will be subject to a separate application for advertisement consent.

4. Quality Review Panel's views

Summary

The Quality Review Panel strongly supports the innovative approach taken to provide bespoke spaces for diverse small businesses. It also thinks that the design of the proposed Sky Sign will be an appropriate addition to Here East.

The Gantry

- The Quality Review Panel is impressed by the proposal for creating individual spaces within the Gantry.
- It thinks that the use of WikiHouse – an open source integrated stack building system – is a novel and exciting initiative.
- This approach has the potential to provide a variety of accommodation suited to the specific needs of diverse small businesses.

Sky Sign

- The panel also thinks that the design of the Sky Sign is successful.
- The design would appear to be sensitive to the impact of an illuminated sign of this scale on future residential development to the south of Here East.
- While other structures / buildings in Queen Elizabeth Olympic Park are distinguished by their form, the simple box form of Here East can support external graphic signage.
- The panel thinks that the proposed sign, while elegant, has a strong presence and is in keeping with the spirit of Here East.

Next steps

- The panel supports the way in which emerging designs for the Gantry comply with the planning permission granted in March 2014.
- It also supports approval of advertisement consent for the Sky Sign.