



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: IQL Redman Place

Thursday 22 March 2018

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

Panel

Peter Studdert (chair)

Neil Deely

Johnny Winter

Attendees

Josh Hackner

LLDC Planning Policy and Decisions Team

Tessa Kordeczka

Frame Projects

Apologies / report copied to

Anthony Hollingsworth

LLDC Planning Policy and Decisions Team

Catherine Smyth

LLDC Planning Policy and Decisions Team

Richard McFerran

LLDC Planning Policy and Decisions Team

Steve Tomlinson

London Legacy Development Corporation

Ben Hull

London Borough of Newham

1. Project name and site address

International Quarter London (IQL) South, Zone 2, Stratford City

Redman Place, comprising public realm between Plot S4 and Plot S9.

2. Presenting team

| | |
|---------------------|---------------------------|
| Mary Bowman | Gustafson Porter + Bowman |
| Tom van de Bospoort | Gustafson Porter + Bowman |
| Tim Makower | Makower Architects |
| Laura Pellegrinelli | Lendlease |
| Matthew Eyre | Quod |
| Steffan Rees | Quod |

3. Planning authority's views

The Quality Review Panel had reviewed the revised masterplan for International Quarter London (IQL) South in November 2017. Revision of the masterplan has required a new approach to both the public realm and the design of buildings on individual IQL plots. The panel considered the revised masterplan to be a significant improvement on its earlier iteration.

New proposals for the public realm associated with Plot S4 and Plot S9 – now renamed Redman Place – have been developed to respond to the revised masterplan and a new design for the building on Plot S4. The planning authority is keen to ensure that Redman Place provides high quality public space at the heart of IQL South.

4. Quality Review Panel's views

Summary

The design of the IQL South public realm, including Redman Place, has developed well and shows considerable promise. The Quality Review Panel suggests that the principal route through IQL from Arber Lane, between Plot S3 and Plot S4, to Bridge Place might be reinforced by the landscape design, including choice of materials. The 'garden gallery' in front of the building on Plot S9 responds particularly well to a building that will be occupied by the British Council, with a gallery at ground floor level. The panel thinks that the proposed lighting strategy has the potential to be highly effective. These comments are expanded below.

This report should be read together with the report of the panel's review of IQL Plot S4, also on 22 March 2018, which considered the public realm between Plot S3 and Plot S4.



Response to masterplan

- Previous presentations of the revised masterplan for IQL South included clear diagrams of the spaces to be created. It would be helpful to see those diagrams overlaid with the detailed designs for the public realm, including Redman Square and Redman Place. This would allow a closer interrogation of the relationship between functionality and character.

Public realm and landscape design strategy

- The panel welcomes the clear description of the design for the public realm between Plot S4 and Plot S9, to be named Redman Place. This has developed well.
- It repeats its support for the move of the vehicle access route through the IQL site from southwest to northeast – passing in front of building S4 instead of building S9. This is indicated by natural stone setts within a shared surface.
- The panel recommends that the principal pedestrian route to be established from Arber Lane, between Plot S3 and Plot S4, across Redman Place and Redman Square to Bridge Place be reinforced by the landscape design, including in the choice of materials. (See also the report of the review of Plot S4 on 22 March 2018.)
- The panel also repeats its support for the interpretation of historic uses (railway lines) within the landscape design. It would encourage continuity of this distinctive motif through the public realm from Endeavour Square, including Redman Place.
- The presence of the British Council in the building on Plot 9, and its ground floor gallery, will be especially important for the success of IQL as a new city quarter. The panel thinks that the ‘garden gallery’ in Redman Place responds particularly well to building S9.
- Pedestrians will be able to both filter through and also linger in the ‘garden gallery’. Both the proposed ‘amphitheatre’ and the bar / workspace incorporated into the ‘garden gallery’ can be expected to be popular.
- The panel raises a minor, detailed point: a strong direction of travel to the right from the entrance to building S9 is established; the panel suggests that there will also be a desire line to the left and that this might be more strongly reflected in the landscape design.
- The panel repeats a point made in its review of building S4. It suggests reconsideration of the low clipped hedge around the entrances to the proposed café and cinema in building S4. The panel thinks that this hedge is unnecessary and does not fit with the more civic character sought for Redman Place and the wider IQL public realm.



Lighting strategy

- The panel fully supports the proposed lighting strategy, which includes catenary lighting on major pedestrian routes. It suggests that this might be used more extensively.

Next steps

- The Quality Review Panel offers its warm support for the design developed for Redman Place.
- It looks forward to having the opportunity to comment in more detail on the design of the public realm for Redman Square.



