



FRAME PROJECTS

## **London Legacy Development Corporation Quality Review Panel**

### **Report of Planning Application Review Meeting: Stratford Waterfront: residential**

Thursday 29 November 2018

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

#### **Panel**

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

#### **Attendees**

Sara Dawes	LLDC Planning Policy and Decisions Team
Anne Ogundiya	LLDC Planning Policy and Decisions Team
Richard McFerran	LLDC Planning Policy and Decisions Team
Grant McClements	LLDC Planning Policy and Decisions Team
Rachel Meunier	London Legacy Development Corporation
Owain Roberts	London Legacy Development Corporation
Victoria Bates	London Legacy Development Corporation
Tessa Kordeczka	Frame Projects

#### **Apologies / report copied to**

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

#### **Note on process**

The Quality Review Panel comments below follow on from three pre-application reviews of the residential component of Stratford Waterfront. Panel members who attended the previous meetings were: Peter Studdert (chair); Teresa Borsuk; John O'Mara; Adam Khan; Jayne Earncliffe; and Mike Martin.

## 1. Project name and site address

Stratford Waterfront, Queen Elizabeth Olympic Park

## 2. Presenting team

Alex Wraight	Allies and Morrison
Peter Maxwell	London Legacy Development Corporation
Irene Man	London Legacy Development Corporation
Leona Roche	London Legacy Development Corporation

## 3. Planning authority's views

The Stratford Waterfront hybrid planning application has been submitted. The detailed element comprises: four cultural / education buildings; Carpenters land bridge; and the public realm. The outline element comprises residential development of up to 600 units.

Planning officers arranged an independent review of the design code developed for the residential development at Stratford Waterfront. A report of this review – *Stratford Waterfront Design Code Review* – was prepared by Tibbalds. Planning officers would welcome the Quality Review Panel's views on the extent to which the design code and parameter plans effectively address both comments made in the panel's previous reviews and also the recommendations made in the report of the independent testing of the design code.

## 4. Quality Review Panel's views

### *Summary*

The Quality Review Panel welcomes the development of the Stratford Waterfront residential design code and considers that it has the potential to ensure high quality design – including the requirement of LLDC Local Plan Policy BN.10 for 'outstanding architecture'. The design code responds well to recommendations made by both the panel and also the independent review of the design code. The panel encourages the planning authority to institute as many checks as possible to ensure design quality, including conditions to the planning permission. The panel suggests a minor refinement to the design code in relation to illustrative materials. These comments are expanded below.

### *Ensuring design quality*

- The panel notes that, alongside the Stratford Waterfront residential design code, a revised LLDC Design Quality Policy has been drafted and is expected to be published in January 2019. These documents should be read together. The panel recommends that the Design Quality Policy be provided to the panel once published.



- It is not intended that the design code duplicate London Plan policy, LLDC Local Plan policy or any of the other submitted Stratford Waterfront planning documents.
- Significant challenges may lie ahead in ensuring the highest quality design for Stratford Waterfront – not least for residential development. A very robust process will therefore be needed and the panel welcomes whatever additional safeguards may be put into place.
- The LLDC will enter into a joint venture with a development partner. The panel is reassured that the LLDC will be involved in selection of the design team.
- It will be the role of the planning authority to ensure that commitments to high quality contained in both the design code and the Design Quality Policy are upheld. The panel encourages the planning authority to institute as many checks as possible, including conditions to the planning permission. This could become especially important in a future changed political and planning context.

#### *Stratford Waterfront residential design code*

- While warmly welcoming development of the design code, as a general point, the panel agrees that it will rule out less than good design but also asks how it might go further and encourage exceptional design.
- The panel is satisfied that the specific recommendations made in the independent review of the design code have been incorporated as appropriate.
- It is noted that details of the arrangement of residential accommodation, for example, the loading of cores, internal layouts, and daylight in corridors, are effectively covered by the other standards that will be applied.
- Similarly, standards relating to environmental performance and sustainability will be set by energy and sustainability statements and are also expected to be conditioned.
- As a detailed point, in Section 6.6 Material Character, the panel expresses some surprise at the illustrative materials included, especially the fletton brick wall. It thinks that these examples may not adequately convey the high quality sought and may be misleading. It recommends reconsidering the examples shown.

#### *Next steps*

- The Quality Review Panel considers that the framework provided by the design code developed for the residential component of Stratford Waterfront has the potential to encourage 'outstanding architecture' that would comply with LLDC Local Plan Policy BN.10.

