



FRAME PROJECTS

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

### **Report of Formal Review Meeting: IQL Plot S4**

Thursday 3 May 2018

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

#### **Panel**

Peter Studdert (chair)  
Simon Henley  
Mike Martin  
Kelvin Campbell  
David Bonnett

#### **Attendees**

Daniel Davies	LLDC Planning Policy and Decisions Team
Richard McFerran	LLDC Planning Policy and Decisions Team
Sophie Backhouse	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

## 1. Project name and site address

Plot S4, Zone 2, Stratford City (known as International Quarter London (IQL))

## 2. Presenting team

Earle Arney	Arney Fender Katsalidis
Peter Vrahimis	Arney Fender Katsalidis
James Cheung	Arney Fender Katsalidis
Mary Bowman	Gustafson Porter + Bowman
Tim Makower	Makower Architects
Adam Peavoy	Makower Architects
Harry Hon	Lendlease
Jonathan Pinkney	Lendlease
Steffan Rees	Quod

## 3. Planning authority's views

The planning authority has had several meetings with the design team and considers that the design for IQL Plot S4 is developing in the right direction. Revisions to the design have responded to previous comments by the Quality Review Panel, including by improving legibility through IQL, notably through Arber Lane.

Building S4 will be required to meet the requirements of LLDC Local Plan Policy BN.10 on tall buildings, including 'outstanding' architecture.

## 4. Quality Review Panel's views

### *Summary*

The Quality Review Panel welcomes the revisions made to the design of the building on Plot S4, as well as the projection of the design of the building on neighbouring Plot S3. A much clearer route through IQL is established – in line with the principles of the IQL South masterplan. The panel recommends further exploration of how Turing Street might become more activated. The proposed architectural expression of building S4, including the articulation of façades and materials, shows promise; its success will depend on the quality of detailing, materials and construction. The panel repeats its support for the landscape design and public realm associated with Plot S4. It recommends continuing analysis of microclimatic conditions across IQL South. These comments are expanded below.

### *Response to masterplan*

- The panel commends the refinements made to the design of building S4. These represent a significant improvement on earlier iterations. The simplification of the design, together with the projection of the design of building S3, are a rational response to reinforcing legibility through IQL. A natural flow of movement is established.



- The panel welcomes the fact that key principles for the design of building S3 will be safeguarded in the design codes to be developed as an addendum to the IQL outline planning permission. These will include specifying a diagonal along Arber Lane; the height of the base and the undercut; and the extent of the active frontage and public realm. The projected design of building S3 features a row of columns – the panel would be interested to see how these might be developed.
- The clarity of the entrance to office accommodation on Westfield Avenue, with an entrance lobby wrapping around into Arber Lane, as well as retail continuing along the length of Arber Lane, are successful moves.
- The panel would encourage initiatives to maximise transparency and activation along Turing Street. It suggests exploring possible ways of locating inactive uses further into the interior of the building and active uses to the frontage along Turing Street (see also comment below).
- Further clarity of how obvious the entrance to building S9 will be from the route along Arber Lane would be helpful.

#### *Architectural expression*

- The panel repeats its support for the device of separate ‘zones’ for the buildings: base / podium; middle; and upper. The base zone allows more flexibility in the design of the public realm and results in a stronger human scale at street level.
- The architectural expression developed for building S4 displays a clear narrative. The fragmented form of the massing and the modular articulation of the façades work well. The panel would be interested to see further details of the treatment of the façades.
- The panel broadly supports the proposed materials, including dark metal and concrete. These have the potential to result in a distinctive building that differs from, but sits well with, the other IQL buildings.
- The building’s success will depend on how well it is crafted: exceptional detailed design, materials and construction will be essential to achieve the quality sought. Detailing should be as crisp as possible, including for the proposed projecting ‘boxes’. The panel would welcome the opportunity to see how details of the design are developed in order to be able to advise on compliance with Policy BN.10.
- The panel recommends that signage be incorporated at this stage of the design.



### *Landscape design and public realm*

- The panel repeats its broad support for the landscape and public realm strategy associated with Plot S4, which can be expected to result in delightful public spaces.
- The panel's principal concern in relation to the landscape and public realm was successful interpretation of a masterplan that envisages Arber Lane as a major thoroughfare. The revised design is a marked improvement in this respect.
- The panel repeats the importance of not neglecting how Turing Street will be used and experienced by pedestrians. While this is a service road, necessarily wide, the panel would support interventions to enliven this street and encourage use by pedestrians. In this respect, it welcomes the inclusion of the ramp to basement cycle storage from Turing Street.

### *Microclimatic conditions*

- The panel recommends continuing analysis of microclimatic conditions, including wind levels through IQL South, and consideration of mitigating factors, including through the buildings' architecture.

### *Inclusive design*

- The panel points to the comparatively long distances to be navigated through IQL South and seeks assurances that access by taxis will be efficiently managed.

### *Next steps*

- The Quality Review Panel encourages the design team to continue to refine the design for IQL Plot S4, taking into account the comments above and in consultation with planning officers.
- It would welcome the opportunity to provide final comments, after submission of a planning application, including on compliance with Policy BN.10.

