

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: MSCP Facade

Thursday 30 January 2014, 13.30 – 14.00

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

Panel

Peter Studdert
Catherine Burd

Chair of the LLDC Quality Review Panel
LLDC Quality Review Panel

Attendees

John Gardener
Kathryn Firth
Andrew Tesseyman
Deborah Denner

LLDC Planning Policy and Decisions Team
London Legacy Development Corporation
London Legacy Development Corporation
Fortismere Associates

Report also copied to

Anthony Hollingsworth
Pauline Schaffer
Will Teasdale

LLDC Planning Policy and Decisions Team
London Legacy Development Corporation
London Borough of Hackney

Note on process

The Quality Review Panel comments below follow on from a pre-application review of the MSCP Facade. Panel members who attended the previous meeting were: John Lyall (chair); Catherine Burd; Ann Sawyer and Tom Lonsdale.

1. Project name and site address

MSCP (Multi-storey car park), Queen Elizabeth Olympic Park
Planning application reference: 13/00580/AOD

2. Quality Review Panel's views

Summary

Haptic Architects design of the Multi Storey Car Park Facade brings delight and inventive creativity to a utilitarian existing building. The scheme is unusual for its bold and sophisticated use of graphics, by Bob Design, which are integral to the architecture. New cladding will wrap the car park, in a variety of subtle shades of anodised aluminium. The panel think this is an exceptional scheme, with the potential to set new standards for the design of multi storey car parks.

Graphic design

- The integration of graphic design with architecture is a particular strength of this scheme.
- Creative thinking about signalling entrances, stairs and lifts with graphics, should make it easy to find your way around the building.
- The panel think it should be possible for this approach to replace the need for more traditional signage, which would detract from the strength of the current design.

Ground floor level

- Minimal alterations are proposed to the car park at ground floor level, creating an interesting contrast between a utilitarian base, and the beautiful ribbon of cladding above.
- The panel support this strategy, which maintains an open feel at ground floor level.

Materials and construction

- It is refreshing to see a project where materials and construction detailing have been given so much thought.
- As detailed design continues, including decisions about cladding materials, the panel think that the luminance of the competition scheme should be maintained.
- The description of the new cladding as a 'ribbon' suggests something flimsy. However, it should be possible to achieve robust construction detailing as well as visual lightness.

Lighting design

- The scheme budget has not allowed the involvement of a lighting design specialist, and consequently the panel think this aspect of the scheme may need to be kept under review.
- Once the MSCP Façade is installed, it will become apparent whether there is a need for additional lighting to be installed, for example to highlight entrances.
- Where graphics slide underneath the cladding, lighting may be needed so that these remain visible at night.
- The panel also recommend that planning conditions require lighting to be switched off when the car park is not in use.