



London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: East Wick Development Parcel 5.4

Thursday 4 July 2019

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

Panel

Peter Studdert (chair)

Toby Johnson

Attendees

Josh Hackner	LLDC Planning Policy and Decisions Team
Nick Gleave	London Legacy Development Corporation
Hannah Lambert	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
Anne Ogundiya	LLDC Planning Policy and Decisions Team
Craig Roberts	London Legacy Development Corporation
Steve Tomlinson	London Legacy Development Corporation
Tony Westbrook	London Legacy Development Corporation
Matthew Halsall	London Legacy Development Corporation
Momina Ahmed	London Legacy Development Corporation
Andrew Cunningham	London Borough of Hackney

1. Project name and site address

Park Pivot, East Wick Development Parcel 5.4, Queen Elizabeth Olympic Park

Planning application reference: 19/00192/REM

2. Presenting team

Max Rengifo	WR-AP
Andrew Atkins	East Wick and Sweetwater Projects
Daniel Young	Fabrik
Anjuli Sethi	Quod

3. Planning authority's views

The planning authority considers that the design team has responded well to the Quality Review Panel's previous comments. This includes relocation of cycle storage – now incorporated into the building itself – and further clarity of the narrative underpinning the architectural expression of the building, now drawing on the idea of a market hall, which, in the specific context of Park Pivot, works well.

4. Quality Review Panel's views

Summary

The Quality Review Panel warmly supports the proposal for Park Pivot. Revisions to the design respond comprehensively and successfully to its earlier comments. The panel repeats its support for the principle of development for this small but significant building – while recommending continuing attention to its integration with the wider public realm. The design promises a striking building that will meet the requirements of both interim and longer term uses. The architecture – including the use of vibrant colour – is elegant and interesting. Success will, however, depend on the highest quality materials, detailed design and construction. The panel is reassured by the proposed sensitive incorporation of signage. It repeats its support for the public realm and landscape design strategy.

These comments are expanded below and those made at the previous review that remain relevant are repeated for clarity.

Strategic approach

- The panel repeats its support for development of this small but significant building. Its proposed form and plan respond well to both site – which is not without considerable constraints – and brief.



- The panel welcomes incorporation of the cycle store into the building and extension of the building's footprint slightly to the west. This also results in improved interaction between the cycle route along Waterden Road and the entrance to Park Pivot on its east elevation.
- Broader issues in relation to the public realm – such as integration of existing cycle routes – rest as much with the LLDC as with the design team. Effective integration with the wider public realm beyond the site boundary will be essential. The panel understands that the LLDC is liaising with Transport for London on configuration of vehicle, cycle and pedestrian routes at this important intersection.

Architectural expression

- The panel strongly supports the interpretation of Park Pivot as a free-standing building that is different and stands out from the buildings around it. The proposed design promises a striking building – entirely appropriate for its location and use. The design lends itself equally well to interim use as a marketing suite for the East Wick and Sweetwater development and also its eventual reversion to an office building with ground floor retail space.
- The building's design is well considered with elegant and interesting architecture and a well judged consistency to the elevations.
- The panel raises a minor point about the west elevation, which will be prominent on approach from Hackney wick. While Park Pivot is conceived very much as a four sided building, this elevation, which is without any apertures, appears rather blank.
- While suggesting possible inclusion of windows to the stair core, the panel notes that it is intended to exploit the stair core to promote the East Wick and Sweetwater development. It also acknowledges that this is the building's smallest elevation.

Materials and detailed design

- The choice of materials, including the proposed vibrant colour, is strongly supported – and will result in a distinctive and eye-catching building.
- The introduction of wider columns with corrugated metal cladding at ground floor level works successfully to add weight to the building's base and strengthen how it meets the ground.
- The panel repeats the importance of an unwavering commitment to the highest quality materials, detailed design and construction.



Signage

- The panel is reassured by the proposals for integration of signage into the building's façades. These appear sensitive to, and will not detract from, the integrity of the building's design.

Public realm and landscape design strategy

- The panel repeats its support for the public realm and landscape design strategy – which has been improved by further refinement. It particularly welcomes the proposed use of the roof level as a flexible amenity space.

Next steps

- The Quality Review Panel is pleased to support approval of the planning application for Park Pivot, East Wick Development Parcel 5.4.

