



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: Strand East Plot R7

Thursday 4 May 2017

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

Panel

Peter Studdert (chair)
Johnny Winter

Attendees

Sara Dawes	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
Ben Hull	London Borough of Newham

1. Project name and site address

Strand East / Sugar House Lane redevelopment – reserved matters application for Plot R7 at: land to the south of Stratford High Street, east of the River Lea Navigation and west and north of the Three Mills Wall River.

2. Presenting team

Michael Westlake	ARC-ML
Fiona Young	ARC-ML
Hilary Boyle	Vastint UK B.V.
Antony Nelson	Planit-IE
Christopher Schiele	GL Hearn

3. Planning authority's views

The design of the tower block / podium has evolved since the previous review of Strand East Plot R7 by the Quality Review Panel and the panel's comments on the revised design, in particular the treatment of the riverside elevation, are sought. The public realm at the entrance to the ramp to the basement car park, between the tower block / podium and the linear riverside block, has also been refined. Reconfiguration of the internal layouts of the tower block has resulted in considerable improvements.

4. Quality Review Panel's views

Summary

The Quality Review Panel commends the design team on an effective response to its earlier comments on the proposal for Strand East Plot R7. Revisions to the design of the entrance to the basement car park, and the treatment at ground floor level of the sharply angled corner of the podium, enhance the public realm. The architectural expression of the tower block / podium is well considered, with the two elements now relating more successfully to each other. The scheme promises high quality residential accommodation. The panel recommends further exploration of the best solution for access to cycle storage at basement level. These comments are expanded below, and those made at the previous review that remain relevant are repeated for clarity.



Response to site

- The panel repeats its view that the access ramp from Hunts Lane to the basement car park – which serves both Plot R7 and Plot R8 – will work well. It welcomes revisions to the public realm at the entrance to the car park which enhance the environment for pedestrians.
- The panel supports the revised design of the sharply angled corner of the podium block at Hunts Lane. Chamfering this corner at the ground floor adds to the public realm by improving legibility and navigability, including towards the riverside park.
The panel agrees that the chamfer should be restricted to the ground floor.

Architectural expression

- The tower block / podium is a significant building that has to both successfully signal a connection from Chimney Walk towards the riverside park and also create a landmark building in a prominent riverside location. The panel commends the design team on its effective response to its earlier comments.
- The panel finds the architectural quality of the tower block / podium to be much improved: the two elements now relate well to each other; the symmetry of the tower block's silhouette is considerably strengthened; and the number of single aspect units – already minimal – is reduced.
- At its previous review, the panel had suggested revisiting the architectural expression of the eight storey element of the linear riverside block – where the elevation shifts from three structural bays to two at the upper storeys, reflecting the internal layout.
- The panel thinks that this is broadly acceptable, and that the visual coherence of the elevation could be strengthened by skilful detailing.

Residential accommodation

- The panel repeats its support for the highly efficient plan and layout of residential accommodation – now further improved. The scheme promises high quality homes, and the panel particularly welcomes the fact that all residential accommodation for Plot R7 is to be tenure blind.

Cycle storage

- As currently planned, access to cycle storage in the basement is gained through the residential entrance lobby and lifts of the tower block. (It will not be possible for cyclists to use the vehicle ramp to the car park from Hunts Lane.)
- The panel supports the decision to locate cycle storage in the basement: this maximises the potential for active frontages at ground floor level.



- In order to encourage cycle use, however, storage should be as convenient as possible. The panel thinks that the rather circuitous route to reach secure cycle storage may be a deterrent – or result in cycles being taken up to apartments.
- Also, if cycles are taken through the residential entrance lobby, there is a risk that this would detract from the smartness of the lobby and lifts. Their design would have to be suitably robust.
- The panel therefore recommends that the design team explore an alternative plan that would allow a more direct and practical route from the street to the basement cycle storage.

Next steps

- The Quality Review Panel is confident that the design team will continue to evolve the proposal for Strand East Plot R7 successfully, in consultation with planning officers.

