



FRAME PROJECTS

London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: Clarnico Quay

Thursday 8 February 2018

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

Panel

Peter Studdert (chair)
Johnny Winter
Fergus Feilden
Keith French
David Bonnett

Attendees

Anne Ogundiya	LLDC Planning Policy and Decisions Team
Hannah Lambert	London Legacy Development Corporation
Tony Westbrook	London Legacy Development Corporation
Craig Roberts	London Legacy Development Corporation
Katherine Hosea	London Legacy Development Corporation
Joanna Rushton	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
Andrew Cunningham	London Borough of Hackney

1. Project name and site address

Clarnico Quay, PDZ 5, Development Parcel 5.3, Queen Elizabeth Olympic Park

2. Presenting team

Philippe Castaing	Makeshift
Leo Boscherini	Makeshift
Carl Turner	Carl Turner Architects
Margaret Kraft	Carl Turner Architects
Matthew Sharpe	Quod
Anjuli Sethi	Quod

3. Planning authority's views

The proposal for Clarnico Quay is for meanwhile use – anticipated for seven years – for a variety of commercial uses, to include: workshops; event spaces; cafés; bars; and restaurants. Clarnico Quay is intended to act as a stepping stone for businesses operating within Hackney Wick and Fish Island or those looking to locate to the area. The employment offer has been designed to complement that proposed as part of the planned East Wick development.

The planning authority supports the way in which the proposal for Clarnico Quay has developed and thinks that it has the potential to be an exciting and successful initiative.

4. Quality Review Panel's views

Summary

The Quality Review Panel gives its enthusiastic support to the proposal for Clarnico Quay and looks forward to its early implementation. The plan and layout of the scheme generally work well, although there may be potential to make more of the site's west facing aspect. The panel recommends continuing careful attention to accessibility for all across the site, including from the lower canal side level. The architectural expression of the five blocks making up Clarnico Quay shows much promise, but the panel suggests that an injection of an element of fun – through public art, colour, signage and lighting – would enhance its appeal. It also makes some comments about the scheme's environmental sustainability, including in relation to energy performance and eventual re-use of materials. The panel broadly supports the landscape and public realm strategy, while suggesting that it could benefit from further richness. These comments are expanded below.



Strategic approach

- The development of Clarnico Quay is inspired by an exciting and innovative concept and can be expected to be incredibly popular.
- The panel notes the importance of effective, active management of all aspects of Clarnico Quay: each of the buildings and the associated landscape and public realm, including the Mobile Garden. It feels confident that Makeshift will successfully fulfil this role.

Plan and layout

- The panel generally commends the plan and layout of the scheme. The diagram of the five separate blocks – to create an entrance yard and a central main yard – works well. Given the anticipated popularity of Clarnico Quay, circulation, access and use of spaces need to be thought through carefully.
- The panel suggests that there may be scope for further exploiting the site's west facing aspect. Blocks A, B and C are planned to extend hard up to the retaining wall. While two small terraces are included at the entrances between blocks A and B and blocks B and C, additional open public space along the west elevation, which will enjoy late afternoon and evening sun, might be considered.
- The panel also recommends further thought to the transition from the lower level of the canal side to the higher level. While steps are proposed to access blocks A and B, an intuitive solution might be a ramp. The panel understands, however, the constraints imposed by the Thames Water service road – which would preclude such an intervention (see also comments below on inclusive design.)
- Block D incorporates a makers' spill out space. The panel recommends careful thought to the fact that this – and the adjoining delivery yard – will be highly visible from the Copper Box Arena.

Architectural expression

- Generally, the panel supports the architectural expression of the five blocks that make up the scheme. The wharf-like typology works well.
- The choice of materials can be expected to result in impressive and interesting buildings – although the panel raises some questions about their re-usability at the end of their seven year life (see also comments below on environmental sustainability).
- The concept underpinning Clarnico Quay instinctively calls for an element of fun – and the panel recommends that, as detailed designs are developed, ways to introduce public art, colour, signage and imaginative lighting be explored.



- The entrance yard, bounded by block D and block E, will be the main arrival point for Clarnico Quay, and the location of temporary activities. The panel suggests that more might be done to make this an enticing and fun space. Equally, block C – conceived of as an events space – would benefit from an injection of colour.
- The covered routes through blocks A and B and blocks B and C extend to the full two storey height of the buildings. The panel suggests that, rather than extending the cladding to the roof of the building, the full height of these routes be expressed explicitly on the elevation.

Environmental sustainability

- Given that it is intended to be a seven year project, a discussion remains to be had as to what extent Clarnico Quay will be required to comply with BREEAM standards. There should, however, be an aspiration to make minimise energy use. Further detail on projected energy performance would be helpful.
- The panel would recommend maximising natural ventilation as far as possible, although many of the spaces to be provided in blocks A, B and E will be single aspect. Noting that it is intended that only blocks A and D will be heated (largely by electrical heating), the panel recommends further thought to the thermal envelope of the various blocks.
- The panel points to the risk of both condensation in those blocks that will not be heated and also overheating in those constructed of galvanised steel. It recommends that consideration be given at this stage to how these risks might be minimised.
- While conscious of the need to avoid excessive light spill – Clarnico Quay will also be an evening / night time venue – the panel thinks that introducing more windows and natural light into the blocks should be achievable.
- As noted above, the panel supports the materials proposed for the five blocks. It recommends, however, consideration of their environmental sustainability, in particular the extent to which they might degrade over seven years and their potential re-use at the end of that period. This would apply particularly to the polycarbonate proposed for building D.

Landscape and public realm strategy

- The panel broadly supports the proposed landscape and public realm strategy – but stresses that it will need to be robust, flexible and cost effective.
- The entrance yard will, for example, be used for a number of temporary activities, such as market stalls, and surfacing will need to be robust and durable.



- The panel encourages an approach that introduces hierarchy and richness, identifying areas that could bring the public realm more to life. This might include, for example, exploring in more depth issues such as biodiversity and urban ecology.
- The panel strongly supports the inclusion of the Mobile Garden – but recommends further consideration of how this might interact with the public realm.
- Further information on the water management strategy would be helpful. There will, for example, be significant water run off.

Inclusive design

- Clarnico Quay is an exciting initiative which should be as accessible as possible so that all can enjoy everything that it has to offer. The panel therefore recommends continuing careful consideration of accessibility across the site, including from the lower canal side level.
- Steps are proposed from the lower level to the entrance between blocks A and B. Those unable to use the steps will have to use the zig zag path to the north of the site. If a ramp is precluded because of the constraints of the Thames Water service road, the panel suggests exploring the possibility of a platform lift at the entrance between blocks B and C.
- Blue Badge parking is included at the south of the site, the zig zag path to the north. The panel points to the distances that will need to be negotiated through the site – from north to south. Circulation routes through Clarnico Quay will be busy and lively – possibly also congested – and careful thought will need to be given to how those routes might be navigated by disabled people.
- In this context, while asphalt surfacing will work well, gravel may be less successful.

Next steps

- The Quality Review Panel gives its warm support to the proposal for Clarnico Quay – and looks forward to it being taken forward as early as possible.

