



London Legacy Development Corporation Quality Review Panel

Report of Formal Review Meeting: East Village Plots N18/19

Thursday 9 June 2022

Glenn Howells Architects, Middlesex House, 34-42 Cleveland Street, London W1T 4JE

Panel

Cristina Monteiro (chair)

Julia Barfield

Simon Henley

Barbara Kaucky

Mike Martin

Ann Sawyer

Attendees

Sara Dawes

LLDC Planning Policy and Decisions Team

Frances Madders

London Legacy Development Corporation

Donald Roberts

London Legacy Development Corporation

Patrycja Karas

Frame Projects

Cindy Reriti

Frame Projects

Apologies / report copied to

Anthony Hollingsworth

LLDC Planning Policy and Decisions Team

Catherine Smyth

LLDC Planning Policy and Decisions Team

Josh Hackner

LLDC Planning Policy and Decisions Team

James Bolt

London Borough of Newham

Ben Hull

London Borough of Newham

Deborah Denner

Frame Projects

Note on process

The Quality Review Panel comments below follow on from three pre-application reviews. Panel members who attended the previous meetings were: Peter Bishop (chair); Peter Studdert (chair); Julia Barfield; Jane Briginshaw; Simon Henley; Barbara Kaucky; Mike Martin; Johnny Winter.

Declaration of interest

Ann Sawyer is founder of Access=Design, and is working with Glenn Howells Architects as an access consultant on other projects.

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9 June 2022

QRP23_ East Village N18/N19

1. Project name and site address

East Village Plots N18/19, East Village, Stratford City, Zone 3

2. Presenting team

Glenn Howells	Glenn Howells Architects
William Poole	Glenn Howells Architects
Jamie Dredge	Qatari Diar
Ibrahim Diaz Vera	Grant Associates
Jayne Earnscliffe	Earnscliffe
Nick Hunter	Cast Consultancy
Steffan Rees	Quod

3. Planning authority briefing

Plots N18/19 at East Village sit within part of Zone 3 of the overarching Stratford City Outline Planning Permission (SCOPP), which sets out key principles for development thresholds, land uses, building heights, massing, location and quantum of open space. The plots benefit from reserved matters approval for primarily residential uses, with non-residential uses at ground floor, for 710 market housing units in two towers with shoulder blocks (ref:20/00141/REM). The LLDC Planning Policy and Decisions Team has been in early-stage pre-application discussions with Get Living for new applications for Plots N16 and N18/19. This Quality Review Panel meeting relates to Plots N18/19 only.

The applicant intends to submit a new reserved matters application for Plots N18/19, which would draw down the full quantum of remaining residential floorspace that is currently utilised within the N16 and N18/19 Reserved Matters Approvals, approved in 2014. Approximately 850 residential units are proposed, which would increase the density for Plots N18/19 and overall for East Village.s

The panel's comments are requested on the design team's response to its previous comments, as well as the landscape proposals, including sustainable urban drainage systems, and environmental sustainability. Comments are also sought on the Celebration Avenue elevations, the proposed first floor balconies above retail units, and the plan, layout and quality of residential accommodation.



4. Quality Review Panel's views

Summary

The panel finds much to admire in the proposals presented for East Village plots N18/19 and considers that the scheme will meet the requirements of Local Plan Policy BN.5, provided high-quality materials are specified and careful detailed design is carried through to construction. The scheme would also benefit from some further refinement to the form of the shoulder building's and to the treatment of Celebration Avenue, and early consideration should be given to the management of the public realm.

Architectural expression and materiality

- The panel finds much to admire in the development of the building's façades and it commends the consideration that the design team has given to microclimate optimisation for each elevation, based on orientation.
- It likes the generosity of the crowns of the buildings. Their simple, yet distinctive design, will be recognisable from a distance and will help to guide people to Stratford International and the DLR station.
- The materiality is moving in the right direction and the panel supports the design team's use of textured panels made from lightweight precast concrete. It feels that the irregular vertical pattern would work well, complementing the tactile quality of the hard landscape.
- The panel welcomes any further improvements that can be made to break up the 'squareness' of the shoulder buildings' elevations, and to impart some of the lively quality of the tower block elevations to them.
- As noted in the previous report, the panel would like to see further refinement of the window designs, and their louvred panels, to minimise the use of aluminium. Lower carbon materials could be considered, such as Accoya, a highly durable wood.
- The projecting balconies, above the park level retail units, are positioned at a comfortable height.

Relationship with Celebration Avenue

- The panel likes the elegant elevation of N18, fronting onto Celebration Avenue. It welcomes the building's improved relationship with the avenue, but suggests that this could be enhanced for pedestrians if the width of the pavement is retained as one continuous surface, along the full length of the building, with a shared surface used to demarcate the layby.
- The panel urges the design team to plant an additional tree along the avenue, to the south of the layby.



Landscape design

- The panel is supportive of the landscape design proposals, welcoming the rich planting palette, and the aim to create an immersive garden experience.
- It encourages the design team to give early consideration to how the public realm and landscape will be managed and maintained, to ensure its long-term success.
- The panel welcomes the use of the same paving treatment for both the stepped and ramped routes. It also welcomes the incorporation of the level pocket space, with seating, and the provision of seating along the length of the routes, to allow people to gather and linger along their journey from Celebration Avenue up to Victory Park.
- The panel supports the design team's decision to designate The Gateway as a pedestrian only area. It suggests that this be reinforced by additional planting at the Victory Park end, to deter cyclists from using the ramp.
- The panel welcomes the design team's ambition to incorporate a feature tree in the internal entrance level courtyard, with its canopy extending through an opening, into the open air of the Park Level Plaza above. However, further thought must be given to the species of the tree and to how it will be watered, to ensure that it will thrive.
- Consideration must also be given to how it will appear through all seasons and the impact that it will have on the amount of light allowed into the entrance area.
- The panel suggests that a backup plan should be put in place, in the event that the tree does not survive.
- Consideration must be given to microclimate analysis, given that the tree line on Celebration Avenue does not extend its full length, but stops adjacent to the south end of plot N18.
- The panel welcomes the provision of the Garden Lounge, to the northwest of plot N19. The doorstep play and informal seating makes good use of the area formerly accommodating the Neighbourhood Equipped Area of Play.
- Noting the underground constraints in the area, the panel still feels that the Garden Lounge area would benefit from further greening and notes that this may help to increase the Urban Greening Factor.
- Additionally, detailed drawings are requested, to show the sustainable urban drainage system, and the relationship between the Garden Lounge and the cycle route.



- Details should be provided on the biodiversity net gain of the site, including support mechanisms put in place for creatures such as bats and bees.
- The panel suggests that the gate to the maintenance access route, on the south side of N19 adjacent to the railway, should be moved forward, to improve security.

Plan, layout and entrance

- The panel likes the residents' entrance sequence, with the landscaped arrival from the street and the layout and sequencing to accommodate pedestrians and cyclists.
- The specification of high-quality materials and careful detailed design for the interiors is crucial, to ensure that what is delivered meets the aspiration illustrated in the visual drawings.
- The provision of a cycle hub, beyond merely storage, is welcome. The panel feels that the amount of space allocated to cargo bike parking will need to increase, given their growing popularity. It suggests that consideration could be given to a carpool for cargo bikes.
- The panel welcomes any further improvements that can be made to increase the amount of daylight penetrating the internal corridors.
- Similarly, any further improvements to the design of the inside corner units, on the lower levels of block N18, and to the sequencing of the block's south facing units, to avoid access via the bedroom, is welcome.
- Consideration should be given to how the evacuation of the accessible units will be managed.
- The positioning and legibility of wayfinding and retail signage should also be considered.

Environmental sustainability

- The panel supports the design team's commitment to low carbon design. At planning application stage, it will be essential that sustainability targets are translated into firm commitments, in line with the fast-paced change in environmental sustainability standards.
- The panel welcomes the inclusion of skylights, to increase the natural daylight into the residential entrance lobby and the cycle hub. Daylight studies should be undertaken, to confirm that the quality of daylight meets the aspiration illustrated in the drawings.



Next steps

- The panel considers that the proposals will meet the requirements of Local Plan Policy BN.5, if the comments for further refinements in this report are addressed, in consultation with planning officers, and if high-quality materials are specified and careful detailed design is carried through to construction.
- The panel is available to review any aspects of Plot N18/19, post submission, that the planning officers consider would benefit from a Chair's review.

