

## London Legacy Development Corporation Quality Review Panel

### Report of Formal Review Meeting: IQL Plot S4

Tuesday 31 May 2016

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

#### Panel

Peter Studdert (chair)  
Toby Johnson  
Michal Cohen  
Lindsey Whitelaw

#### Attendees

Rachel Gleave O'Connor	LLDC Planning Policy and Decisions Team
Josh Hackner	LLDC Planning Policy and Decisions Team
Hilary Wrenn	LLDC Planning Policy and Decisions Team
Sarah Birt	LLDC Planning Policy and Decisions Team
Leona Roche	London Legacy Development Corporation
Tessa Kordeczka	Fortismere Associates

#### Report copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Allison De Marco	LLDC Planning Policy and Decisions Team
Peter Maxwell	London Legacy Development Corporation
Ben Hull	London Borough of Newham

## 1. Project name and site address

Plot S4, Zone 2, Stratford City (known as International Quarter London (IQL) South)

## 2. Presenting team

Ivan Harbour	RSH+P
Steve Martin	RSH+P
James Hamilton	Lend Lease
Simone Santi	Lend Lease
Mary Bowman	Gustafson & Porter
Steffan Rees	Quod

## 3. Planning authority's views

The planning authority generally supports the direction in which the design of IQL Plot S4 is being developed.

It repeats the importance of ensuring legibility of routes through IQL from Westfield Avenue to Stratford Waterfront, including across the planned new pedestrian bridge connecting IQL to Stratford Waterfront, across Carpenters Road.

## 4. Quality Review Panel's views

### *Summary*

The Quality Review Panel considers that the design for Plot S4 – and its associated public realm – is developing well and offers its broad support. The proposed diagonal route through the site, reinforced by the angle introduced to the ground floor of the building, successfully establishes a legible principal route through IQL, as well as adding interest to the public realm. Positive moves have also been taken in the architectural treatment of the building. The southwest elevation, with distinctive three storey cassette atriums, is particularly successful. The northeast elevation, however, would benefit from further refinement to strengthen the relationship between its separate elements. These comments are expanded below, and those made at the previous review that remain relevant are repeated for clarity.

### *Response to context / public realm*

- The panel repeats its support for the strategy aimed at drawing people into and through IQL – including towards Stratford Waterfront – by architectural ‘points of interest’ and ‘points of orientation’.

- Comments from the panel's previous review have been interpreted well: the revised design succeeds in reinforcing the pivotal route – now diagonal – from Westfield Avenue through to Carpenter's Square and beyond to the planned bridge to Stratford Waterfront.
- The diagonal route is a successful move that creates more interesting spaces within the public realm. The panel suggests that it could end in a plaza as it passes through Plots S9 and S10 (which have yet to be designed) and approaches the bridge.
- The design successfully accentuates this route between Plots S4 and S2 as the principal route from Westfield Avenue, with a service road created between Plots S4 and S5.
- The panel thinks, however, that consideration should be given to making the service road as pleasant as possible for those who choose to use this route.
- The panel notes that the proposed 'cycle hub' – storage and possible associated retail – is located to relate to the pedestrian route between Plots S4 and S2, rather than the service road. While the primary purpose of this facility will be to serve Plot S4, it is also intended to generate wider community activity.
- In this context, the panel recommends consideration of designing the diagonal route as a shared pedestrian / cycle route that continues to the bridge across to Stratford Waterfront. This would have an impact on the design of this bridge to accommodate cyclists as well as pedestrians.
- The panel supports the proposed landscape design for Carpenters Square.
- It suggests that some tree planting on Westfield Avenue in front of the Plot S4 building on the approach from Westfield shopping centre, across Westfield Avenue, could be an effective addition; this would baffle the view onto plant and facilities management accommodation.

#### *Architectural expression*

- The panel welcomes revisions made to the design since its previous review.
- The proposed cutting away of the corner of the building at ground floor level effectively signals the pedestrian route from Westfield Avenue. The angle now introduced at the lower level of the building contributes to defining this as a diagonal route.
- The panel suggests that, to further reinforce this route, the device of an angle might be reciprocated in the designs for Plots S9 and S10.
- The panel also considers that the three storey cassette atrium elements, including terraces, on the southwest elevation onto Carpenter's Square are successful, adding character and interest to the elevation.

- It questions, however, whether the double height ground floor storey might be extended along the entire elevation, including the setback section.
- The panel finds the design of the northeast elevation onto Westfield Avenue less convincing at this stage and suggests that it could be improved by further refinement.
- While the panel supports the general principles informing the architectural language – a consistent ‘background’ allowing for introduction of distinctive vertical breaks – it thinks that this is not yet satisfactorily resolved on the northeast elevation.
- While the vertical staircase element results in a strong form and materiality, its relationship with other components, including the glazed element accommodating WCs, could be strengthened, so as not to appear too fragmented.
- Considering IQL South as a whole, the panel repeats its view that, while appropriate for the group of taller buildings to the east of the site (Plots S1 – S6) to share an architectural language, a different language should be sought for those to the west of the site (Plots S9 and S10).
- While Plots S9 and S10 should relate sympathetically to the others, there is considerable scope to introduce more diversity and individuality to the foreground of IQL, particularly as this will be viewed from Stratford Waterfront.

#### *Next steps*

- The design for Plot S4 is developing positively and the panel is confident that the design team, in consultation with planning officers, will be able to refine it successfully, including the articulation of the Westfield Avenue elevation.