

London Legacy Development Corporation Quality Review Panel

Report of Planning Application Review Meeting: Angel Lane, Stratford

Wednesday 23 November 2016

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

Panel

John Lyall (chair)
Adam Khan
Lindsey Whitelaw

Attendees

Anne Ogundiya	LLDC Planning Policy and Decisions Team
Steve Tomlinson	London Legacy Development Corporation
Sophie Backhouse	London Legacy Development Corporation
Tessa Kordeczka	Fortismere Associates

Report also copied to

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Ben Hull	London Borough of Newham

Note on process

The Quality Review Panel comments below follow on from two pre-application reviews. Panel members who attended the previous meetings were: Peter Studdert (chair); Toby Johnson; Michál Cohen; Lindsey Whitelaw; Russell Curtis; and Kelvin Campbell.

1. Project name and site address

Angel Lane, Stratford

Planning application reference: 16/00524/FUL

2. Presenting team

Chris Sutton	Suttonca
David Blair	TP Bennett
Silvia Gil	TP Bennett
Jon Watson	Westfield
Jake Chalmers	Youth Hostel Association
Chris Deeks	DP9

3. Planning authority's views

In response to the Quality Review Panel's earlier comments, a number of revisions have been made to the proposals for both elements of the development at Angel Lane: the commercial office building and the youth hostel. The planning authority broadly supports the proposal. The provisions of Local Plan Policy BN.10 on tall buildings apply, including for 'outstanding architecture' and significant enhancement of public amenity.

The planning authority continues to consider the optimum solution for incorporation of the advertisement screen on the elevation of the commercial building, and also the treatment of the ground and mezzanine levels of the youth hostel.

4. Quality Review Panel's views

Summary

The Quality Review Panel welcomes revisions to the proposal for the commercial building, including the associated public realm, which respond well to its previous comments. It repeats its reservations about incorporation of the advertisement screen – which is required by the brief – but accepts that the most satisfactory solution has been sought. While the design of the youth hostel, including the treatment of the façade at ground and mezzanine levels, has been revised, the panel suggests further refinements to strengthen the coherence of the architectural expression. Subject to those refinements, the panel would support in principle approval of the planning application for the scheme at Angel Lane. Further details are provided below and comments made at previous meetings that remain relevant are repeated for clarity.

Commercial office building (Westfield)

- The panel welcomes the comprehensive response by the design team to its earlier comments. Issues previously raised, including in relation to the public realm associated with the building, architectural expression and landscape design, have been satisfactorily resolved.

Incorporation of advertisement screen

- The panel acknowledges that incorporation of the existing advertisement screen overlooking the Meridian Square steps is a requirement of the brief, without which development will not proceed.
- It will be unfortunate, however, if its inclusion compromises the architectural integrity of a building that will be very prominent.
- The panel appreciates the design team's exploration of a number of options in order to identify the best possible solution. It accepts that the revised proposal represents an improvement on earlier iterations.
- The panel notes that the screen would be able to be removed in the eventuality of current advertisement consent not being renewed on expiry.

Youth Hostel (YHA)

- The addition of a youth hostel at Stratford is to be welcomed enthusiastically and the panel acknowledges that the design has progressed significantly since its earlier reviews.

Architectural expression

- While broadly supporting the architectural expression of the building as a whole, including the strong, dark expression of the vertical and horizontal elements of primary frame, the panel thinks that it could be improved by a more coherent approach to the façade of the ground and mezzanine levels, which it thinks could be rationalised and simplified.
- The panel thinks that extending the vertical expression of the primary frame to the ground could be achieved without compromising the openness and transparency sought for the ground and mezzanine levels.
- It would remain possible, for example, to include an opportunity for the proposed café to spill out at ground floor level. While recognising the importance of reinforcing an active frontage, it is not clear that opening / folding glazing along the length of this section of the façade is necessary.
- The panel also recommends that further thought be given to the design of the lower two storey element at the north end of the building; this currently appears as an 'add on', rather than an integral part of the building.
- The coherence and continuity of the façade at ground / mezzanine levels would be strengthened if the proposed glazed treatment of this two storey element, which accommodates the luggage store at ground floor, was reconsidered.

- The panel is not convinced that the proposed semi opaque glazing – which departs significantly from the treatment of the rest of the façade – is necessary. It recommends a more consistent treatment along the entire length of the ground / mezzanine levels of façade.
- Generally, the panel supports the proposed materials palette.

Next steps

- The Quality Review Panel supports in principle approval of the planning application for the scheme at Angel Lane, subject to further refinement of the façade at the ground and mezzanine levels of the youth hostel, including the two storey element at the north end of the building.
- The panel also strongly recommends that the planning authority reconsider inclusion of the advertisement screen on the commercial building when the current advertisement consent expires.