



FRAME PROJECTS

## **London Legacy Development Corporation Quality Review Panel**

### **Report of Planning Application Review Meeting: Stratford Waterfront Residential**

Thursday 16 May 2024

Auditorium 2, Level 10, 5 Endeavour Square, Stratford, London E20 1JN

#### **Panel**

Hari Phillips (chair)

Teresa Borsuk

#### **Attendees**

Richard McFerran	LLDC Planning Policy and Decisions Team
Kuljeet Sibia	London Legacy Development Corporation
Hanako Littlewood	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
Pippa Henshall	London Legacy Development Corporation
James Bolt	London Borough of Newham
Ben Hull	London Borough of Newham
Halil Yorel	London Borough or Newham
Deborah Denner	Frame Projects

#### **Note on process.**

The Quality Review Panel comments below follow on from two pre-application reviews and one post application review. Panel members who attended the previous meetings were: Hari Phillips (chair); Teresa Borsuk; Neil Davidson; Jonathan Hagos; Adam Khan; Nisha Kurian; and Nathan Millar.

## 1. Project name, site address and planning reference

Stratford Waterfront Residential, London E15 2DU  
24/00067/REM

## 2. Presenting team

Areta Soare	Howells Architects
Reinhold Schmaderer	Howells Architects
Tilly Gerlikaite	Ballymore
Simon Ryan	Ballymore
Esther Everett	London Legacy Development Corporation
Katie Harris	London Legacy Development Corporation
Rachel Hearn	London Legacy Development Corporation
Eve Ladden Timbers	London Legacy Development Corporation
Ruth Lin Wong Holmes	London Legacy Development Corporation
Ryan Newham	AECOM
Matt Eyre	Quod

## 3. Planning authority briefing

The site is in a prominent location within the Queen Elizabeth Olympic Park, at the prow of the Stratford Waterfront site, northwest of the London Aquatics Centre. The subject of this review is the outline element, which comprises 0.96 hectares at the northern end of the 4.25 hectare site. It is bounded by the Waterworks River to the west, by Carpenters Road to the north and east, and by the detailed element of Stratford Waterfront, to the southeast. The site is situated in the London Borough of Newham, close to the boundaries with the London Boroughs of Tower Hamlets and Hackney. The PTAL rating for the site is 3, but improves to 6B for the Detailed Element.

The site benefits from outline consent as part of the Stratford Waterfront Hybrid Planning Application, approved in July 2019. The outline is for up to 65,000m<sup>2</sup> of development, comprising up to 62,800m<sup>2</sup> of residential floorspace, together with private amenity spaces and ancillary uses, and up to 2,200m<sup>2</sup> of retail/food and beverage uses. A planning application has been submitted.

Officers would welcome the panel's comments on whether the scheme meets the requirements of Local Plan Policy BN.5. In particular comments are request on buildings A2, B1 and B2 in regard to the detailing and tone of the brickwork, the crowns of the buildings, the proposed wind mitigation for balconies, and the impact of the plant enclosures on the shoulder blocks of buildings B1 and B2. Comments are also sought on the retail strategy.

#### 4. Quality Review Panel's views

##### *Summary*

The panel thanks the design team for its focused presentation in response to the panel's request for further detail on buildings A2, B1 and B2. It considers that the proposals will meet the requirements of Local Plan Policy BN.5, if the comments in this report are addressed in consultation with the planning officers.

Further work is needed to distinguish the crowns of the buildings, to provide a clear distinction between the middle and the top of the buildings. The crown of the building should register visually as two to three storeys, as per the design intent, in proportion to the overall height of the building.

Details of the permitted area of spill out space and the size of pergola structures, for the commercial units fronting onto Stratford Waterfront and Waterfont Square, should be clarified and included in the design code, to give confidence that private space will not encroach on the public realm.

Further work is needed to determine the appropriate tones for the brickwork and/or mortar of buildings B1 and B2. Once agreed with planning officers, the material strategy document should be updated.

##### *Brickwork tone and texture*

- The tone of building B2 does not currently sit comfortably adjacent to the V&A East building. The panel feels that the buffed white tone of building A2 works well alongside the dark earthy tone of the Prow building and further thought should be given to how the tone of building B2 can support the prominence of the V&A East building in a similar way.
- The panel feels that the tone of the brickwork for buildings B1 and B2 is too similar. One option suggested is to test a white mortar with one of the bricks to further distinguish it from its neighbour. Further work is needed to determine appropriate tones for the brickwork and/or mortar that will distinguish these two buildings from each other, while ensuring that they sit comfortably alongside each other and within the wider context of the East Bank cultural quarter.
- The material strategy document should be updated to reflect the brickwork tones that are agreed with planning officers.

### *The crowns of the buildings*

- The parapets of the buildings register as visually more dominant than their two and three storey crowns. In addition, the glazed wind mitigation, on the corners of the inset balconies, has resulted in the loss of the open corners on the tower blocks, emphasising the need for a clear distinction between the middle and the top of the buildings. A stronger datum is needed to define and accentuate the crowns of the buildings.
- Further thought should be given to whether all three buildings should have triple, three storey, height crowns so that they can be clearly distinguished.

### *Retail strategy*

- The panel is concerned that the proposed retail pergola structures and spill out space has the potential to visually dominate the building frontage and encroach on the public realm. The design coding currently provided does not incorporate sufficient control measures to ensure this won't occur.
- Further clarity is needed regarding the area of spill out space and the size of pergola structures that will be permitted, for the commercial units fronting onto Stratford Waterfront and Waterfront Square.
- Details of the maximum permitted dimensions and the maximum extent as a percentage of the façade should be included in the design code, to give officers confidence that spill out space will not encroach on the public realm.

### *Wind mitigation to balconies*

- The design team should consider whether the metal banding between the wind mitigation glazing, on the top of the side elevations of the buildings, should be the same height as the banding between the adjacent windows so that it reads as a continuous line across the whole elevation.

### *Impact of plant enclosures*

- The panel accepts that the visual impact of the metal plant enclosures on the shoulder blocks will be minimal in distant views.
- It acknowledges that the design team has done all that it can reasonably do to reduce the impact of the metal plant enclosures on the occupants of the two adjacent bedrooms that look out onto the shoulder blocks of buildings B1 and B2, and notes that noise impact will be limited to the event of a fire and an annual test.

*Next steps*

- The Quality Review Panel considers that the scheme will meet the requirements of Local Plan Policy BN.5, if the comments above are addressed in consultation with the planning officers.