



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

### **Report of Planning Application Review Meeting: Plot S10**

Thursday 6 June 2024

Auditorium 3, Level 10, 5 Endeavour Square, Stratford, London E20 1JN

#### **Panel**

Teresa Borsuk (chair)

Amber Fahey

Mike Martin

#### **Attendees**

Dan Davies	LLDC Planning Policy and Decisions Team
Kuljeet Sibia	London Legacy Development Corporation
Rita Adeoye	London Legacy Development Corporation
Ben Hull	London Borough of Newham
Cindy Reriti	Frame Projects
Hanako Littlewood	Frame Projects

#### **Apologies / report copied to**

Anthony Hollingsworth	LLDC Planning Policy and Decisions Team
Catherine Smyth	LLDC Planning Policy and Decisions Team
James Bolt	London Borough of Newham
Halil Yorel	London Borough of Newham
Deborah Denner	Frame Projects

#### **Note on process when submit**

The Quality Review Panel comments below follow on from three pre-application reviews. Panel members who attended the previous meetings were: Teresa Borsuk (chair); Hari Phillips (chair); Kate Digney; Amber Fahey; Barbara Kaucky; Nisha Kurian; Anna Liu; Mike Martin; Nathan Millar; John O'Mara; and Shashank Jain.

## 1. Project name and site address

Plot S10, Stratford Cross (formerly International Quarter London South), Westfield Avenue, Stratford, London

24/00174/REM

## 2. Presenting team

Andrew Waugh	Waugh Thistleton Architects
Rebecca Sawcer	Waugh Thistleton Architects
Alistair Walker	LDA Design
Daniel Navarro	Lendlease
Alfie Battle	Lendlease
Matt Eyre	Quod
Steffan Rees	Quod

## 3. Planning authority briefing

Stratford Cross is bounded by Westfield Avenue to the east, Montfichet Road to the southeast, and Carpenters Road and railway line, to the west. The proposal is for a new commercial building of up to 15 storeys in height, with a gross external area of 42,314 square metres. The applicant is seeking to introduce education as an acceptable land use at this site in order for it to adapt to the emerging needs of the market, in terms of use and layout.

Plot S10 has an outline permission for commercial and retail uses, granted in 2020. The planning delivery strategy for the district has evolved over time and, through a suite of planning applications, the applicant has:

- Updated their land use strategy to incorporate a greater mix of uses and activation of the urban realm with more retail and leisure uses.
- Introduced a greater diversity of architecture and a more varied public realm and landscape approach through design codes and updated zonal masterplans.
- Introduced principles to enable coordination between the areas coming forward under the historic permission and more recent stand-alone planning permissions.

Officers asked for the panel's comments on the architecture, public realm and landscape, and environmental sustainability, and on whether the scheme has sufficiently evolved to meet the requirements of Local Plan Policy BN.5.



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

##### *Summary*

The panel thanks the design team for responding to many of its previous comments and considers that the scheme has progressed well through the process and that it will meet the requirements of Local Plan Policy BN.5 if the comments in this report are addressed in consultation with planning officers. The architecture and materiality has the potential to work well, with the specification of high-quality materials and carefully considered detail design. The panel is reassured by the amount of information that has been provided in the planning application regarding how the detail should work. However, further details are needed to support the design team's aspiration to deliver an adaptable, low embodied carbon building and passive design should underpin the strategic approach.

The public realm and landscape proposals also have the potential to work well if the right trees and plants are specified to ensure that they will look good from day one and will endure over time. Further consideration should be given to the size of the trees to be planted along Railway Walk and Orchard Walk, and to the provision of sustainable urban drainage systems, accessibility and a clear and legible cycle entrance.

##### *Environmental sustainability*

- A holistic approach to sustainability, with a focus on passive design strategies, should be taken. Details of the level of operational carbon emission savings achieved at each stage of the energy hierarchy should be provided to officers, to demonstrate that the use of passive design measures has been maximised.
- Embodied carbon should be a key consideration. Details should be provided to officers of anticipated embodied carbon emissions, as well as the analysis that has informed material selection. This should include details of any alternative materials that have been considered and the carbon savings achieved through the proposed use of recycled steel.
- The ambition to attain BREEAM Outstanding and WELL Platinum certification is commended, but this will require a strategic approach to sustainability and involve high standards, such as a minimum 60 per cent onsite reduction in carbon emissions. Details of the innovative strategies to be implemented in order to achieve these aspirations should be provided to officers.
- The proposed large areas of glazing will provide great views for the building's occupants. However, while the shading strategy responds to solar radiation studies, the glazing ratios do not and the panel questions the need to provide such high ratios throughout. Consideration should be given to lower ratios with higher g-values that could reduce the impact on energy consumption by lowering the average U-values, without compromising daylighting.



### *Public realm and landscaping*

- The panel welcomes the naturalistic approach to landscape, but careful consideration should be given to the specification of climate resilient and easily maintained trees and plants, to ensure that what is delivered will meet, and continue to meet, the aspiration shown in the drawings.
- It is essential that robust planting is specified and a management plan put in place for the narrow areas of planting along Orchard Walk. A detailed cross section should be provided to officers, to give confidence that the size of trees shown in the drawings can be planted and will thrive.
- Details of the size of trees to be planted along Railway Walk should be provided to officers, along with assurance from Network Rail that they can be planted adjacent to the railway lines.
- A plan showing the proposed locations for permeable paving and sustainable urban drainage systems should be provided to officers.
- Further details and drawings should be provided to officers to clarify how the spatial arrangements, including level changes, will work, both inside and outside the red line boundary. In particular, these should include the access/egress and route for vehicles using the Blue Badge parking, as well as the route taken between the car park and the building entrance.
- A separate cycle entrance is a sensible approach, but the panel feels that signage should be provided to ensure that it will be easily found, given that the entrance is on the side of the building.
- The panel welcomes the proposed playable landscape along Railway Walk.

### *Architectural expression and materiality*

- The panel welcomes the improvements made to the core of the building. The metal works well with the concept of a building clad in stone and is complementary to the other metal components woven through the façade.
- The removal of the central column creates a distinctive and legible entrance to the building.
- The panel welcomes the design team's presentation of the window study and agrees that the articulation of the windows and proportions work well.
- The colourful banding and canopies work well to highlight the retail use.



### *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.

