

GREATER LONDON AUTHORITY

[REDACTED]
[REDACTED]

Our Ref: MGLA240519-3400

17 July 2019

Dear [REDACTED]

Thank you for your request for information which the GLA received on 24 May 2019. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

You asked for;

I would like to request copies of all design review reports produced by the London Review Panel for the period of time Jan 2019 to May 2019. I would also like to request all meeting notes from the London Review Panel from the same period.

The GLA does not hold meeting notes from the Panel meetings. We do hold 11 review reports in scope of your request. Please find attached 9 of these reports. Please note that the review reports are all scheduled for future publication as directed by the terms of reference:

13 Panel Reports

... Once planning applications are submitted, the report may provide guidance to the local planning authority and GLA officers in reviewing the planning application. This may include suggesting planning conditions or advising refusal of planning permission if the design quality is not of an acceptably high standard. This report becomes a public document and is published on the local planning authority's website alongside all other planning papers once a clear recommendation has been formed by the authority.

Therefore, we have decided that at this time, 2 of the reports covered by your request are exempt from disclosure under the exception provisions found under Regulations 12(4)(d) and 12(5)(e) of the EIR.

Regulation 12(4)(d) is engaged when the request relates to material that is still in the course of completion, unfinished documents or incomplete data. If the information in question falls into one of these categories, then the exception is engaged.

This provision has been applied to withhold material in the course of completion. [Guidance](#)¹ published by the Information Commissioner clarifies:

¹ https://ico.org.uk/media/for-organisations/documents/1637/eir_material_in_the_course_of_completion.pdf

"The fact that the exception refers to both material in the course of completion and unfinished documents implies that these terms are not necessarily synonymous. While a particular document may itself be finished, it may be part of material which is still in the course of completion. An example of this could be where a public authority is formulating and developing policy."

This same guidance also clarifies that material which is still in the course of completion can include information created as part of the process of formulating and developing a policy, decision or recommendation. In this instance it is necessary that officers should have the necessary space to undertake discussions relating to planning applications and protecting the integrity of the decision-making process, and the free and frank exchange of ideas, options and suggestions that form part of that process.

The London Review Panel operates in two modes.

- **Investment decisions:** Teams across the GLA can call upon the London review panel to assess GLA funded projects or projects on GLA land for review. In this instance, the London Review Panel provides a constructive and reliable forum for GLA funded partners, clients and their design teams to seek guidance at an appropriate and early stage of the design process or business cycle. The purpose of a LDR for these projects is to provide commentary, guidance and advice to help the project best serve its aims, the place it is situated in, and the wider community, as well as adding value. The panels input will inform the investment decision having been programmed in as key milestone early on in the projects development.
- **Planning decisions:** The GLA Planning team can also call upon the London Review Panel to provide a further independent voice on design and urban considerations. In this instance, the expertise provided by Mayor's Design Advocates can form 'part of the process of formulating and developing a...decision or recommendation.' Where the GLA plays a role in planning decisions, the GLA Planning team decides what weight to place on the panel's comments in the formulation of recommendations to the Mayor.

In terms of the publication of review information a distinction is made with regard to the material weight that can be attributed to the review in the determination of planning decisions. Publication can in no way fetter the decision making ability of the authority / Mayor and/ or the ability of the planning team to form recommendations. Reviews carried out on behalf of the planning authority / Mayor's Planning team are therefore issued alongside planning recommendations only once a view has been formed and recommendation made; published on the planning portal alongside all other associated planning papers (Stage 1, 2, 3 reports).

Reports produced for investment decisions and not utilised as part of planning decisions can be shared with partners as soon as is available and be published on the GLAs GGbD website. However, investment decision reviews may on occasion be undertaken in a similar timeframe to Planning decisions and as such respective Heads of planning may advise on the need to hold back publication in order to avoid undue influence on planning decisions.

On this occasion, all of the Investment Decision reports are disclosed, and 2 reports which are being considered by the GLA planning team are not disclosed at this point. Reports will continue to be considered on an individual basis for publication with the above distinction in mind, with greater clarity now included in the London Review Panel terms and conditions regarding the use and purpose in relation to GLA planning.

Reports Summary:

Project Name	Investment or Planning?	Attached
Capel Manor College	Inv.	Yes
Crystal Palace NSC	Inv.	Yes
Bugsby Way	Inv.	Yes
Pentavia	P	No
Polka Theatre	Inv.	Yes
Studio Voltaire	Inv.	Yes
Bishopsgate	P	No
LEX - Livesey Exchange	Inv.	Yes
Peabody - Thamesmead	Inv.	Yes
NYT	Inv.	Yes
The Tulip	P	Published on GLA website²

In relation to the [Pentavia Retail Park development³](#), Meadow Mill Hill Limited considers that disclosure of the DRP report at this time may undermine the negotiations between the developer and its contractors/funders which would have a knock-on adverse impact on the scheme's viability in addition to causing delay. In this instance, Regulation 12(5)(e) applies when disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law.

In relying on these EIR exception provisions under regulations, the GLA is required to balance the public interest in order to decide whether the information should be withheld. Under regulation 12(1)(b), the public authority can only withhold the information if, in all the circumstances of the case, the public interest in maintaining the exception outweighs the public interest in disclosing the information. Furthermore, under regulation 12(2), it must apply a presumption in favour of disclosure.

There is a public interest in the release of information that would inform and engage the public debate on issues pertinent to architectural design, however, the release of unpublished review reports would be likely to undermine the safe space required by the GLA and Local Authorities to reach decisions on pending planning applications without undue influence.

The GLA recognises the public interest in transparency and the requirement for publication is included within the Terms of Reference, however we consider that it is in the public interest to adhere to the original time table for publication once all internal decision making and / or third-party commercial negotiations have concluded.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

² <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/direction-refuse-applications-0>

³ <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/pentavia-retail-park-public-hearing>

Yours sincerely

[REDACTED]
Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

LONDON REVIEW PANEL

[REDACTED]
Capel Manor College
Bullsmoor Lane,
Enfield,
EN1 4RQ

January 2019

London Review Panel: Capel Manor College Crystal Palace Project

Please find enclosed the London Review Panel report following the review of the proposals for Capel Manor College on 9th January 2019. On behalf of the Panel, I would like to thank you for your participation in the review and offer the Panel's ongoing support as the scheme's design develops.

Yours sincerely,



David West
Mayor's Design Advocate

cc.

All meeting attendees

Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills

Lucy Owen, Executive Director of Development, Enterprise and Environment, GLA

[REDACTED], Senior Project Officer, Regeneration, GLA

[REDACTED], Principal Strategic Planner, GLA

LONDON

REVIEW PANEL

Report of London Review Panel meeting Capel Manor College, Crystal Palace Project (Anerley Rd and Farm sites.)

Wednesday 9 January 2019
Crystal Palace National Sports Centre, Ledrington Rd, London SE19 2BB

Held alongside London Review Panel meeting of the Crystal Palace National Sports Centre.

London Review Panel

David West (chair)
Sowmya Parthasarathy
Rory Hyde
Irene Djao Rakitine

Attendees (including Capel Manor College presenting team)

[REDACTED]	GLA Regeneration (Panel Manager)
Patrick Dubeck	GLA Regeneration
[REDACTED]	Capel Manor College
[REDACTED]	Fielden Fowles Architects
[REDACTED]	Fielden Fowles Architects
[REDACTED]	Fusion Project Management Consultancy
[REDACTED]	Fusion Project Management Consultancy
[REDACTED]	LB Bromley
[REDACTED]	Hawkins Brown Architects
[REDACTED]	Hawkins Brown Architects
[REDACTED]	Consortium Sports Consultants
[REDACTED]	Kinnear Landscape Architects

Apologies / report copied to

[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration

Report copied to

Lucy Owen	GLA
Jules Pipe	Deputy Mayor for Planning, Regeneration and Skills
[REDACTED]	GLA

Confidentiality

Please note that while schemes not yet in the public domain, for example at a pre-application stage, will be treated as confidential, as a public organisation the GLA is subject to the Freedom of Information Act (FOI) and in the case of an FOI request may be obliged to release project information submitted for review.

Project name and site address

Capel Manor College

<u>Farm Site</u>	<u>Anerley Hill Site</u>
Crystal Palace Park Farm	Land to the East of Crystal Palace Park Museum
Ledlington Road	Anerley Hill
London	London
SE19 2BS	SE19 2BA

Presenting team



Capel Manor College
Fielden Fowles Architects
Fielden Fowles Architects
Fusion Project Management Consultancy
Fusion Project Management Consultancy

Capel Manor introduction

Capel Manor College is a leading education provider offering vocational land-based and environmental courses. The College currently has 3,500 students, ranging in age from 14-60+ years. Full and part-time courses lead to nationally recognised qualifications up to degree level, alongside traineeships and apprenticeships to obtain professional training. Courses on offer include horticulture, animal care and management, dog-grooming, groundsmanship, floristry and arboriculture.

The College has a positive impact on young people and adult learners, who travel from all over London to attend courses. The buildings can be used out of park hours so need to be welcoming, safe and secure. The status of the project is RIBA stage 2, leading to a pre-application submission in the near future. The scheme has undergone several iterations including the consideration of an alternative site. This has been discounted for buildability reasons. The Crystal Palace Park Trust and LB Bromley Council have previously given views on earlier massing, positioning and programme split between the two sites that have shaped the schemes as they are presented today.

Design Review Panel's views: Overarching

The London Review Panel commend the unique and wide-ranging opportunities the College provides for Londoners and view the College's position at Crystal Palace Park as fitting and of great benefit to the park, local area and wider community of South East London. The Panel support the project and are enthused by the well-matched methodology of the design team and the admirable ethos of the College. The Panel agreed the co-location of park and college resonates with the original intentions of Paxton's park; to impress, educate, entertain and inspire, and should be celebrated. The Panel welcome the proposal to reinstate the historic education provision in the currently degraded Anerley Hill site, and of the continued provision of a city farm at the farm site.

The Panel would encourage a stronger and more confident approach to the architecture of both sites, with a greater consideration of the wider park setting. There is a unique opportunity to demonstrate and test a new model of park management; an ideological approach integrating active learning from Capel Manor College with an exemplar of park maintenance. The Panel feel the new College buildings should reflect this aspiration, through the architectural language used and through the interface with the landscape. As design work continues for both sites, the Panel would encourage a review of the balance between park, landscape and built form, and what distinctions, or lack of distinctions, these should have.

Design Review Panel's views: Farm Site

Massing, Positioning and Visibility

- An uncertain approach to the corner element of the main building was noted by the Panel, who queried the current architectural position for this. A stronger sense of arrival and visual intention for the entrance is encouraged.
- This volume should be viewed as a beacon or landmark in the park, an orientation and recognition point with the remaining buildings adopting a more functional massing.
- The Panel noted how the existing massing on the site is very prominent, if unwelcoming. There is the potential for a new structure to be bold and visible.
- The hierarchy of the site and buildings need definition. The Panel likened the scheme to a village or a farm; a cluster of buildings that relate to each other. The design team are encouraged to define what these relationships are and how that is expressed architecturally.

Entrance, Arrival and Public/ Private division

- The Panel find the proposed public and private divisions make sense within the site boundary, but how these relate to the wider park and arrival routes is less clear.
- More could be done to address the public/ private interface, mixing routes and entrances to fully engage the public with the work of the College including the animals without compromising security.
- The Panel applauds the proposed meandering public arrival experience from the station and supports the pavilions and route. The differing characters and significance of these are appropriate.
- The Panel feels the site would also benefit from a generous civic arrival experience, and that the proposed tall structure and change in level near the Paxton pond could provide this if further developed.

Connectivity

- The Panel commended the clear circulation and arrival from the station and queried how accessible the site was from other means of transport.
- If the beacon or landmark proposal is further developed, the Panel feel that the circulation of the wider park needs to be linked and connected to the site.
- The edge condition of the site should be considered further, how the 'farmland' borders to the 'parkland'.
- The topography of the site could be played with more to connect with the wider park, or to increase built form.
- The relationship with the National Sports Centre should be reinforced, with the landscape designed to create a more permeable connection.

Architectural Identity

- The Panel encourages the design team to establish a confident identity for the scheme, to reflect the robustness of both the retaining elements found within the site and the industrial activity it relates to. The architectural language should reflect the recent history of the park, and not appear too agricultural or too timid as the built-form context of the sites are urban, industrial and modernist.

- The Panel finds the ‘farmhouse’ distinction of the main building of interest, if this was expressed as a solid, cornerstone volume. The Panel suggested the building materials need not be vernacular in nature, even if the forms are.
- The ‘spine’ buildings are articulated differently and appear to be much lighter in a framed expression. These diminish in scale and significance which the Panel find appropriate.
- Differing schemes and design iterations were identified by the Panel, with various versions of massing and roofscape shown in the presentation and model. Confidence in intent is encouraged by the Panel.
- The Panel would welcome a reflection of the playful park elements which sit adjacent to both sites; the Victorian dinosaurs and sphinxes. The balance between playfulness and seriousness is an interesting and enjoyable thread to pursue.

Design Review Panel’s views: Anerley Hill Site

Massing, Positioning and Visibility

- The Panel questioned the layout of the 3 volumes on the site in the ‘L’ shape configuration and would encourage further testing of the positioning of built form.
- The relationship of the buildings to the site, landscape and wider park should reflect the building programmes; where workshop, classroom and studio denote different environments and are aligned with their immediate context.
- A more linear proposal would be welcomed by the Panel, one which reflects or utilises the existing hard boundary to Anerley Hill.

Connectivity

- The Panel would like to see the scheme hold a much stronger connection to the park setting and would welcome a more porous boundary between the site and park.
- The scheme would benefit from a clearer link to the station.
- The Panel feel a visible and civic presence of the College on Anerley Hill would be positive.

Metropolitan Open Land (MOL) and Landscaping approach

- The Panel were very supportive of using the historical horticultural terraces of the former Crystal Palace as a design precedent, both utilising the existing topography of the site in the form of a stepped building volume and applying a planted landscape to the roofs of the buildings.
- The Panel suggested a conceptual move of bringing the park into the site and designing the whole as an extension to the landscape would be successful.
- The Panel considered whether this could be argued as no loss of MOL, or at least beneficial to the argument, particularly as the site is inaccessible to the public, of poor quality and offers no amenity in its current condition.
- An ‘unstitching’ of barriers to the park would offer greater opportunities to strengthen the narrative of the building use within the park setting.

LONDON REVIEW PANEL

Patrick Dubeck
Regeneration and Economic Development
Greater London Authority
City Hall
The Queen's Walk
SE1 2AA

January 2019

Dear Patrick,

London Review Panel: Crystal Palace National Sports Centre

Please find enclosed the London Review Panel report following the review of the CPNSC on 9th January 2019. On behalf of the Panel, I would like to thank you for your participation in the review and offer the Panel's ongoing support as the scheme's design develops.

Yours sincerely,



David West
Mayor's Design Advocate

cc.

All meeting attendees

Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills

Lucy Owen, Executive Director of Development, Enterprise and Environment, GLA

[REDACTED], Senior Project Officer, Regeneration, GLA

[REDACTED], Principal Strategic Planner, GLA

LONDON

REVIEW PANEL

Report of London Review Panel meeting

Crystal Palace National Sports Centre

Wednesday 9 January 2019

Crystal Palace National Sports Centre, Ledrlington Rd, London SE19 2BB

Held alongside London Review Panel meeting of Capel Manor College.

London Review Panel

David West (chair)

Sowmya Parthasarathy

Rory Hyde

Irene Dja Rakitine

Attendees (including Capel Manor College presenting team)

[REDACTED]	GLA Regeneration
Patrick Dubeck	GLA Regeneration
[REDACTED]	GLA Regeneration
Beth Lackenby	GLA Regeneration
[REDACTED]	GLA Regeneration
[REDACTED]	Hawkins Brown Architects
[REDACTED]	Hawkins Brown Architects
[REDACTED]	Consortium Sports Consultants
[REDACTED]	Kinnear Landscape Architects
[REDACTED]	LB Bromley
[REDACTED]	Capel Manor College
[REDACTED]	Fielden Fowles Architects
[REDACTED]	Fielden Fowles Architects
[REDACTED]	Fusion Project Management Consultancy
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Project name and site address

Crystal Palace National Sports Centre, Ledrlington Rd, London SE19 2BB

Presenting team

Patrick Dubeck	GLA Regeneration
[REDACTED]	Hawkins Brown Architects
[REDACTED]	Hawkins Brown Architects
[REDACTED]	Kinnear Landscape Architects
[REDACTED]	Continuum Sports and Leisure Ltd.

GLA introduction

The National Sports Centre (NSC) at Crystal Palace was once the primary location for professional competitive sports in England and was one of 5 National Sports Centres under Sport England ownership. The centre was transferred to the ownership of the London Development Authority in 2006 and then to the Greater London Authority (GLA) in April 2012, ahead of the London 2012 Olympics. Post-Olympics and the construction of the Queen Elizabeth Olympic Park in Stratford, the NSC has lost its international and national competition function.

The function of the centre has been changing incrementally without vision or guidance for its future. The centre is managed by GLL on behalf of the GLA. The management contract with GLL for the NSC runs to March 2020 with an option to extend for one further year. The contract will then have to be retendered to potential operators which provides an opportunity for a fundamental review.

The location of the NSC, linking areas of the South East, and its proximity to London gives it a broad and unique offer. It serves a wide reach of people within the South East and beyond for specialist sports, including athletics and diving. It continues to host regional competitive sport and acts as a popular local leisure centre. An options appraisal for the future of the NSC was carried out in 2014, but this was never implemented. The latest plan for the centre, buoyed by a new Mayor and LB Bromley's Regeneration Plan for the park, provides an opportunity to secure a sustainable future for the NSC. This plan has resulted in a feasibility study undertaken by Hawkins Brown and a vision for the centre which is presented today.

Design Review Panel's views

Summary

The London Review Panel support the ambition and overall vision of the project and feel the pragmatism of the proposals is appropriate. The Panel offer thanks to the design team for the clarity of presentation and commend their integrated approach and design methodology. In general, the Panel finds the feasibility work encouraging and is confident that the work is leading to an interesting architectural and landscape discussion. The project objectives and proposed key moves are well-defined and endorsed by the Panel.

The design team is encouraged to further consider the programme mix and the role of the proposed 'Hub' building. The relationship of levels within the NSC and wider landscape should be resolved, with thought given to the level of intervention to the elevated walkway. As design work continues, a greater and more vigorous exploration of how the NSC fits into the wider park setting and masterplan is required, with an understanding of the NSC and park at the Macro scale.

Ambition, Approach and Vision

- The overall vision is to be commended and is fitting with the regional importance of the centre.
- The Panel agree with and support the 5 project objectives and 5 key moves and find them to be clear in approach and ambition.
- The Panel realise an opportunity for the NSC to become the ‘heart’ of the park, with the proposed ‘Hub’ space having an important role in the identity of the centre.
- In general, the Panel are reassured by the design approach and the recognised context of importance of the NSC and feel this will lead to careful and considered design development.
- ‘Play as a pathway into sport’ is welcomed as an apt agenda for the programming offer at the NSC, reflecting the ambition for a broader community pull.
- The Panel finds play intrinsic to the project vision and feel this should be strongly reflected in the design proposals. This would help modify the offer from exclusively sport, to all users in the community.

Masterplan and the Wider Park Setting

- The proposals are lacking an urban and landscape masterplan.
- The hierarchy of spaces both within the NSC estate and wider park need to be defined.
- A focus on the transition between park, play, sport and club level is encouraged.
- The interface between the park and sports will be a challenge. The Panel acknowledged that this stage of the design is a good point to ‘plug in’ to the wider masterplan and review how this influences the public realm and landscape.
- The Panel urge the design team to explore the implications of the proposals on the masterplan, in terms of sequencing, surfacing, lighting, interfaces and experience.
- The outdoor ‘Hub’ could provide a new public square for the park and the city.

NSC Use and Programming

- The Panel recognise the opportunity for the NSC to function better for local communities and identified the mix of programming as the key driver to a successful future.
- In general, the Panel are broadly supportive of the programmatic approach to the project but feel more could be made of the ‘Hub’ proposals.
- The ‘Hub’ could be more central to the scheme, with pedestrian routes leading to a central orientation point.
- The ‘Hub’ should appeal to all centre and park users, focusing on play and bringing people together.
- The Panel are broadly supportive of the retention of the 25m swimming pool, recognising it as an asset, especially for families.
- A clearer understanding of who the centre is for and how they would experience the centre would be beneficial for the scheme, the Panel agreed that ‘everyone’ needs to be defined better.
- The London Aquatics Centre and the Southbank Centre are offered by the Panel as suitable design and programmatic precedents. The way in which the Southbank under-croft has been transformed and connected to the river is successful and interesting in the context of the NSC architecture, particularly the activation at ground level.

Accessibility and Changes in Level

- The Panel are interested in understanding the wider access routes to the NSC. Further studies of routes through the site, the experience of those journeys and how they fit into the wider context would be welcomed.
- A radial approach to the network of paths within the park should be considered, with thought given to access from the North and West of the park, in addition to the train station and Penge gate.
- The Panel queried whether the proposed pedestrian access from the station is direct enough.
- The 'Hub' could be used to distribute all park users, a pause point and orientation space for the park.
- The way in which the scheme responds to the topography of the site would benefit from the design team working in section, considering elements such as the proposed new-build, indoor running track, and how this impacts the views and permeability of the park.
- As design work continues, the Panel would encourage a more rigorous testing of interventions to the elevated walkway and reasons to retain the structure. The changes in level should be used to enhance the walkway and integrate the park, rather than reinforce a barrier or boundary.
- The relationship with the Capel Manor farm site should be reinforced, with the landscape designed to create a more permeable connection.

Governance

- The Panel understands the complexity of stakeholders of the project and encourages the design team to look beyond the red-line boundary of the NSC, to connect with the wider park and communities.
- How this integrated approach to the wider park is funded should be considered and agreed.
- The Panel queried who has the role of leading and bringing together the separate projects in the park; the park improvements, the new GLA funded café, the Capel Manor College projects and the NSC, and urges a consideration of these as one cohesive masterplan.

LONDON
REVIEW PANEL

[REDACTED]
[REDACTED] North West London
GLA Housing & Land
169 Union Street, London
SE1 0LL

5th February 2019

Dear [REDACTED]

London Review Panel: Bugsby Way colocation project

Please find enclosed the London Review Panel report following the panel assessment of the London Borough of Redbridge proposals for Bugsby Way colocation project on 21st January 2019. On behalf of the panel, I would like to thank you for your participation in the review and reiterate the panel's enthusiasm to remain involved in a supportive capacity as the scheme's design develops.

Yours sincerely,



Sadie Morgan
Mayor's Design Advocate

LONDON REVIEW PANEL

Report of London Review Panel meeting Bugsby Way colocation project

21st January 2019
City Hall

London Review Panel

Sadie Morgan (Chair)
Holly Lewis
Manisha Patel
Paul Karakusevic

Attendees

Report copied to

Jules Pipe Deputy Mayor for Planning, Regeneration and Skills

Summary

The London Review Panel (LRP) are supportive of the aims and objectives of the Bugsby Way scheme, given the need to prove needs typologies and development models around co-locating industrial and residential uses. The Panel wishes to thank the client for bringing designs to LRP at such an early stage in the process, and would welcome further LRP reviews at key milestones in the development process. As well as recognising the ambition of the overall scheme, LRP members wish to commend the rigorous options testing undertaken by the design team. The Panel recognises the early stage of the design work, but nevertheless strongly encourages the client and design team to make a clear choice for a particular option as soon as possible and for this to be reflected in the approach to development. In the event that the client decides to procure a development partner via the London Development Panel, the Panel recommends presenting only one option rather than multiple options. Given the innovative nature of the typology, this will help ensure that the delivered scheme matches the ambition of the scheme presented to LRP, and meets the overall objectives of the client. The Panel strongly recommends further developing the Podium option presented by the design team (see *Podium Option* section below) as this meets the brief in terms of designing an exemplar project for London, but also responds better to the challenging site context and is more likely to secure high quality residential and industrial space. The Panel recommends that the site can support the scale of development set out in the medium to high options. Finally, the panel would strongly recommend that the clients looks into the potential for acquiring the SGN Land as this will allow for active frontage on Bugsby's Way, and delivers a higher quality, comprehensive scheme.

Criteria for defining success

The Panel recognises the need for both the residential and the industrial aspects of the scheme to work well and meet all relevant statutory and policy standards. Building-based colocation offers a variety of opportunities for industrial and residential uses to successfully mix and to meet London Plan (LP) policy for no-net loss of industrial floorspace. However, the Panel believe it is important to recognise that different forms of co-location are variously effective at meeting the brief's desire for an "exemplar project", and involve different trade off's in terms of typical expectations of both residential and industrial occupiers. For instance, site-based colocation allows for traditional residential and industrial development that meets both occupiers' typical requirements. However, such development does not provide an "exemplar" project that substantially moves on the industry's understanding of what is possible in terms of the design, development and management of a colocation scheme.

Recommendation 1

In moving towards a preferred option, LRP encourages the client and design team to clearly articulate its priorities for this project, and the criteria for defining and measuring success. The optioneering process should set out how well the various options respond to the requirements of the brief, and what trade-offs it involves. The presented design work suggests that much of this work has been done. The Panel recommends that this assessment - including the priorities of the brief as they have developed in the course of the project - be formalised in the final report produced by the design team. The criteria for assessing the success of the various options can then also be used to assess the design proposals of potential delivery partners.

Site context and development options

The Panel agree wholeheartedly with the assessment that the site conditions are challenging, particularly the adjacency of the Blackwall Tunnel approach as it rises to cross Blackwall Lane. The various options presented generally orient residential uses away from the tunnel approach with industrial acting as a

form of buffer to the hardest edge conditions, an approach the Panel would agree with as sensible. The two preferred options utilised the smaller site footprint (minus the disused gasholder site), with the residential providing a new frontage onto Commercial Way. A series of discarded options were also presented some of which showed development on the gasholder site.

Recommendation 2: site context

The Panel recommend the design and client team to further develop the possible forms and function different buffers might take. The Panel would encourage further thinking on the impact of acoustic buffering, as well as visual buffering / enclosure for residents. While it may be difficult to buffer against air pollution from the road, the Panel would encourage the design team to think carefully about the impact of pollution on future residents and workers, and how design might be used to partially mitigate the problem.

The Panel highlighted the changing context of the Greenwich Peninsula in terms of the scale of development and encourage a ‘muscular’ approach to development on site. The site is likely able to support the scale of development set out in the medium to high options presented. Raising residential development away from traffic has obvious benefits, although care is required in landing residential access points and associated ancillary space in appropriate locations.

The Panel would encourage the client and design team to be mindful of wider change when it comes to developing an approach to positioning uses and the orientation of the building. While Bugsby Way is currently a somewhat hostile environment, wider changes currently underway mean that it may not always remain so. Development of the site has the potential to provide a positive and active new frontage onto Bugsby Way. Given the surrounding context of low intensity retail sheds and the potential for redevelopment, it is important that this scheme sets a positive precedent for re-establishing a more urban street frontage. Regardless of whether wider change takes place or not, Bugsby Way remains the main pedestrian and vehicle access route for future residential occupiers. As a result it is important that the development’s relationship to Bugsby Way be properly considered.

Following on from this, the Panel would strongly recommend that the client team look at options for acquiring the former gas holder site. Having an additional, fully accessible side to the development site would not only provide a positive frontage to Bugsby Way, but would also allow for considerably more design options that can meet the requirements of industrial and residential occupiers.

Recommendation 3: development options

The Panel recommends progressing with the podium development, as this provides best “proof of concept” for colocation, overcomes the particular difficulties of the immediate site context and delivers the best chance of securing a quality outcome for both residential and industrial occupiers.

The Panel recommends that in developing options for the industrial space under the podium, proper challenges are applied to the advised ‘requirements’ of industrial space, with a clear distinction drawn between the idealised expectations of the current market and the ‘must have’s’ that are unlikely to change over time. This could include length of required yard space, with current requirements meaning the orientation of the building / yard is currently East to West. A shorter yard space could allow the building / yard to be reoriented North to South, which would allow for an easier separation between industrial and residential access. However, this option would almost certainly require the acquisition of the gasholder site.

Similar challenge should be applied to the recommendations about the appropriate scale of industrial space. While the Panel agrees with assessment that demand for mid-box industrial will likely increase in this location, development of the surrounding area and the likely loss of nearby industrial space will mean there will probably be demand for smaller industrial units in the coming years. Smaller workshops or studio type units, as well as ancillary could be located on the edges of the podium, and would play an important placemaking function by providing a more positive, active frontage.

The Panel recommends that further consideration be given to the potential for including high quality amenity space for workers in the industrial space. While this is not typically part of traditional industrial developments, the project's status as an exemplar projects provides an opportunity to push new forms of best practice.

Development models

Alongside the design option the Panel was presented with early thinking on potential development approaches by the client. Long-term stewardship of the scheme once built was emphasised as an important consideration, particularly the management of the interface and/or shared space between industrial and residential occupiers. This may lend itself to a PRS provider, but is not essential so long as there is a suitably developed management strategy in place.

Recommendation 4

The Panel recommends that the brief for any potential development partner presents one design option, as opposed to multiple forms of co-location. Given the risk averse nature of the development industry, it is unlikely that a developer will chose to progress the more ambitious podium option if there is the option to progress a more straight forward site base co-location option. The Panel recommends that the client and design team undertake a similar appraisal as for the design options, testing how far different development routes will likely deliver on the GLA's aspirations and the outputs of the brief.

The Panel recommends that, given the complexity and novelty of the proposed typology, that there is meaningful design-team input in developing the brief for any development partner. This will help ensure that the ambition of the scheme presented to LRP is maintained through the procurement process and into completion. Such input could come via the MDA Panel members or via the client's appointed design team.

The Panel recommends that the client gives proper consideration to ensuring the retention of exemplary design quality throughout the procurement and development process. The approach to this will vary on the development model chosen by the client. If the client wishes to take forward the project themselves, it would be advisable to consider options for novating the design team to the contractor and/or having design team input throughout the construction process. However, if the project is taken forward via the London Developer Panel, it would be advisable to have meaningful design input in the development brief, as well as appropriate conditions ensuring development partners retain high quality design through to delivery.

The Panel recommends that there is an on-going LRP design reviews for the scheme built into the development brief, with reviews taking place at agreed milestones. This will further help ensure that the design aspirations and overall ambitions of the scheme are maintained through to completion.

LONDON REVIEW PANEL

[REDACTED]
The Polka Theatre,
240 The Broadway,
Wimbledon,
London
SW19 1SB

March 2019

Dear L [REDACTED]

London Review Panel: Polka Theatre

Please find enclosed the London Review Panel report following the review of the Polka Theatre proposals on 13th March 2019. On behalf of the Panel, I would like to thank you for your participation in the review and offer the Panel's ongoing support as the scheme's design develops.

Yours sincerely,



Daisy Froud
Mayor's Design Advocate

cc.

All meeting attendees

Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills

Debbie Jackson, Executive Director of Development, Enterprise and Environment, GLA

Patrick Dubeck, Head of Regeneration, GLA

LONDON

REVIEW PANEL

Report of London Review Panel meeting

Polka Theatre

Wednesday 13 March 2019

Review held at: Close Brothers, Wimbledon Bridge House, 1 Hartfield Road, London, SW19 3RU

London Review Panel

Daisy Froud (chair)
Paloma Strelitz

Attendees

[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration
[REDACTED]	Polka Theatre
[REDACTED]	Polka Theatre
[REDACTED]	Foster Wilson Architects
[REDACTED]	Foster Wilson Architects
[REDACTED]	Cragg Management
[REDACTED]	LB Merton
[REDACTED]	Love Wimbledon BID

Apologies / report copied to

[REDACTED]	Europa
[REDACTED]	LB Merton
[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration

Report copied to

Jules Pipe	Deputy Mayor for Planning, Regeneration and Skills
Debbie Jackson	GLA
Patrick Dubeck	GLA

Confidentiality

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Project name and site address

Polka Theatre, 240 The Broadway, Wimbledon, London SW19 1SB

Presenting team



Polka Theatre
Polka Theatre
Foster Wilson Architects
Foster Wilson Architects

LB Merton's views

LB Merton wholeheartedly support the proposals and view the Polka Theatre's presence in Wimbledon as contributing to the very essence of the town/ central to the town's identity. The recently consulted Wimbledon Town Centre Masterplan acknowledges the strong cultural offer of the Polka Theatre and its importance as an emanating anchor point, describing the Broadway Corner area as being characterised by culture. The proposals are befitting of LB Merton's emerging priorities for the area, which include 'cultural space' and 'high quality architecture' in addition to 'independent retail' and 'greening Wimbledon'. The latter two of which could be encouraged by the development and success of the theatre.

LB Merton described the challenge of increasing development pressure in the area in recent years and gave a commentary of planning applications in the immediate locality to the Polka Theatre, including the efforts the Council has expended in enhancing the quality of these schemes. The Council indicated its commitment to shop front improvements throughout the Borough, using CIL monies and a potential Future High Streets Fund application to improve retail parades such as the row adjacent to the Polka Theatre. The Broadway Corner parade is being considered for improvements by the Council. The area is also included in the 'high quality resurfacing' and 'decluttering' zones for public realm improvements in the masterplan.

Polka Theatre introduction

Polka Theatre representatives set out the context and need for development, describing the artistic and technical limitations the Theatre currently faces. Accessibility is a considerable factor in the refurbishment, as the existing Theatre does not provide access for all and fails to reflect audience and artist expectations. Alongside a spend-to-save financial rationale for the project, the new development will give space to fulfil the ambitions of the company; to produce artistic work of exceptional quality, to engage more children and families in theatre, to have a financially stable future and for Polka to be a central hub for the community.

Design Review Panel's views

Summary

The London Review Panel are enthused by this exciting project and children's theatre. The Panel recognise the inspiring spirit of the Polka Theatre and admire the sense of discovery and playful learning the company offers. The ambition of the project and proposed key moves are well-defined and supported by the Panel. In general, the Panel find the design proposals logical and recognise the functional and operational considerations that have informed the scheme.

The Panel recognise a significant opportunity to maximise the benefit of the outdoor play areas, encouraging co-design and collaboration with children, theatre users and specialist play design consultants. The power of

the elevation and scenography of the High Street are considered to resonate with the nature of the theatre programming. The way in which the scheme responds to this, both in a temporary way during construction and through the final frontage design would benefit from further design work. The Panel welcomes the potential for participation and the act of engaging the community, which has a pleasing interconnectivity with performance and theatre and could be developed creatively during the construction works and 'off-site' Polka sessions. A more rigorous exploration of the Theatre's visual identity and how this is communicated coherently through the architectural language is recommended.

Consideration of the Polka Theatre's role in the proposed LB Merton wider area improvements would be beneficial, jointly assessing with the Council how Polka as a catalyst can stimulate and influence the aspirations of adjacent public realm.

Playspace

- The Panel view the programmatic narrative of storytelling and story-making as having a synergy with the potential design and design process of the external playspaces.
- The Panel urge the design team to explore the ethos and theory of adventure play and to consider how this could be applied to an external space and integrated in the production of this space.
- The concept of a creative landscape was of interest to the Panel, who encourage a greater exploration of this theme. The 'Garden of the Imagination' proposal could sit within this theme.
- A consideration of sunlight and shadow and other environmental factors that impact how the external spaces are experienced should underpin the design approach.
- The intended contrast or continuity of the two proposed external spaces is also considered an interesting line of enquiry by the Panel.
- The proposed sensory garden space adjacent to the church could fully engage with the prop workshop. A way of viewing the production process of props and scenery is encouraged by the panel, offering comprehension of craft and making to a young audience.
- The Panel referenced several precedent projects of interest; Discover Stratford, Kings Crescent Estate, Breakers Yard at Sutton House and Mountview Theatre School, Peckham.
- The Panel would recommend GLA assistance in writing a brief with Polka Theatre for a playspace consultant/ designer to develop the external spaces.

Identity and Street Presence

- The Panel consider the primary moves of the proposals to be coherent and rational.
- Some concerns were raised over the use of motifs and the lack of continuity or consistency of these. The Panel suggests that the story told through the public facing element of the building should have clarity and represent the essence of Polka Theatre.
- The more generous pavement space created to the front of the theatre should be responsive to the design proposals and reflect the overall design intent of the project.
- Signage and wayfinding proposals offer an opportunity to reinforce the vibrant character of the Polka theatre, careful consideration should be given to how these relate to the changing promotional banners and posters.
- The way in which the screen design contributes to the identity of the theatre and the narrative of the outdoor spaces would benefit from the input of an artist or designer. The Panel view this commission as significant to the success of the project and would welcome GLA assistance in writing a brief for this, or an involvement in a discussion about how this piece is commissioned.
- The Panel feel a GLA Special Assistance day would be beneficial for the project, to review graphic design ideas and concepts.

Visibility and 'In the Meantime'

- The Panel commend the planned off-site programming and 'hard hat' tours for the duration of the project.
- The hoarding design for the 'interval' period is an opportunity to activate the theatre during construction, communicating to passers-by what Polka represents and what the design proposals entail. Both the hoarding panels and the façade of the building offer the most compelling space and opportunity for inclusion in the storytelling process. As the design work continues, this opportunity should be maximised.
- Collaborative design was again identified as a suitable process for the hoarding design, working with children to tell the story; the process of development and the history of the Polka Theatre, avoiding the unimaginative use of solely children's artwork.
- The Panel suggest the design and appearance of the 'interval' period is considered and included in future design development work, including any GLA Special Assistant Team input and/ or the playspace commission.

Masterplan and the Wider Area

- The Panel questioned what it means for the Polka Theatre to define the character of Broadway Corner within the masterplan. If the aspiration is for the area to be developed as a child-focused cultural and leisure hub, with the Polka as catalyst, then consideration should be given to how the child-focused element can permeate into the public realm and wider area.
- The Panel commend and are encouraged by LB Merton's commitment to improving the Broadway Corner area.
- The Panel would endorse a public realm scheme where children are the design driver and believe this focus would benefit everyone. The act of making and storytelling is intrinsic to the project vision, embedding this vision in the townscape to create a playful and child-friendly space would be enjoyable and accessible for all.

LONDON REVIEW PANEL

Studio Voltaire,
1A Nelsons Row,
London
SW4 7JR

March 2019

Dear [REDACTED]

London Review Panel: Studio Voltaire

Please find enclosed the London Review Panel report following the review of the Studio Voltaire proposals on 28th March 2019. On behalf of the Panel, I would like to thank you for your participation in the review and offer the Panel's ongoing support as the scheme's design develops.

Yours sincerely,



Daisy Froud
Mayor's Design Advocate

cc.

All meeting attendees

Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills

Debbie Jackson, Executive Director of Development, Enterprise and Environment, GLA

Patrick Dubeck, Head of Regeneration, GLA

LONDON

REVIEW PANEL

Report of London Review Panel meeting

Studio Voltaire

Wednesday 28 March 2019

Review held at: City Hall, Queen's Walk, London SE1 2AA

London Review Panel

Daisy Froud	(chair)
Paloma Strelitz	MDA
Fabienne Nicholas	MDA

Attendees

[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration
[REDACTED]	Studio Voltaire
[REDACTED]	Studio Voltaire
[REDACTED]	Matheson Whiteley
[REDACTED]	Matheson Whiteley
[REDACTED]	Matheson Whiteley

Apologies / report copied to

[REDACTED]	LB Lambeth
[REDACTED]	LB Lambeth
[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration

Report copied to

Jules Pipe	Deputy Mayor for Planning, Regeneration and Skills
Debbie Jackson	GLA
Patrick Dubeck	GLA

Confidentiality

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Project name and site address

Studio Voltaire, 1A Nelsons Row, Clapham, London SW4 7JR

Presenting team



Studio Voltaire
Studio Voltaire
Matheson Whiteley Architects
Matheson Whiteley Architects

Studio Voltaire introduction

Studio Voltaire introduced the project and set out the case for change, citing the challenges of rising studio rents, increasing maintenance costs and growing demand for studio space as drivers for development. The key deliverables for the project were outlined as the safeguarding of the existing studio space and an increase in the number of affordable studios available. The scheme responds to a London-wide demand for affordable studio space, together with a local demand for community space and aims to have more of a civic role in the local area. The project will also cater for increased support available for artists, signalling a programmatic shift in the user relationship; away from tenant/ landlord to a more supportive, pastoral role. Studio Voltaire described the intention to build an artist's community that is mutually beneficial, where professional development and specialist training is offered alongside affordable studio and live/ work units, shared facilities (including a sculpture workshop) and a community participation space. The programme for this space is to include events, Action Space uses and community private hire.

Design Review Panel's views

Summary

The London Review Panel are supportive of the scheme and expressed their excitement in both the richness of the design brief and of the project potential. The Panel urge Studio Voltaire to take advantage of identified opportunities to provoke conversations through the design of the public-facing spaces, encouraging co-design and design participation of both artist-users and the local community. Utilising the current public programming could facilitate this, through non-traditional consultation events. During the construction works, the Panel advocate an active programme for Studio Voltaire, with a window; physical, digital or conceptual window into the project progress. The Panel view a collaboration between artist(s) and contractor as a positive way to build ownership and help communicate intent to the community.

The Panel encourage an exploration of sightlines and visibility to begin to address the safety and access issues on Nelson's Row, working with LB Lambeth to ensure the site feels safe, open and welcoming. LB Lambeth are urged to take the opportunity to programme required upgrades concurrently to avoid construction clashes.

The Panel acknowledge the GLA as active funders offering further guidance and advocate the use of both the Special Assistance Team and the London Review Panel as design work progresses.

Public Space Design

- The Panel recognise the design is in the early stages and view the timing of this design review as an opportune moment to input on and influence the project.
- The opening-up of the existing courtyard wall makes sense to the Panel who agree it would unlock the space, extending the invite to those who may not otherwise feel welcomed.
- The Panel see an opportunity for the courtyard garden to stitch the proposed entrance spaces together, including the internal entrance space and streetscape, similar to the South London Gallery garden.
- The Panel regard Anthea Hamilton as an excellent artist to be working with for this element of the project and await developed proposals with anticipation. The GLA are keen to be involved in the commission and would encourage any LB Lambeth street improvement proposals and discussion to be integrated.
- The entrance was identified as a critical point to communicate a welcoming outlook for the project. The design team are advised to consider the sightlines, signage, materials, boundary line and dwell space that could be implemented to give a sense of permeability to the entrance journey.
- The ambition of a ‘Public Room’ is to be applauded, particularly in the context of competing or contrasting users; artists and the public. The Panel would encourage a wider conversation with the local community about what would make this space feel open or public and consider this a good question to pose to a focus group or workshop. This engagement should include the café operator once chosen. There is also an opportunity to access the Specialist Assistance Team to help inform the engagement process.
- The Panel put forward a precedent to consider; Central St Café at St Luke’s which offers varied table settings, removing the barrier of uncertainty for users.
- The intention to involve further artist collaborations in the fit out of the scheme, such as the toilets, is commended by the Panel, and these opportunities should be explored and programmed with the GLA.
- The Panel consider the continuation of Studio Voltaire as a space of production integral to the character and essence of the project. The café and public spaces should display a behind-the-scenes awareness and not present as a sterile space or vacuum from the activity.

Access & Street Presence

- The Panel consider the sequencing and intent of LB Lambeth’s proposals for Nelson’s Row important and observed the difficulty in creating a safe and welcoming entrance without some change to the highway layout. Discussions with Lambeth should be sought urgently to align the Studio Voltaire proposals with wider street improvement ambitions.
- The Panel understand that the road and pavement layout is overdue an upgrade and note the recent accessibility audit confirmed the unsafe existing approach. The stage 2 application stated LB Lambeth were investing in the street improvements here and this work is key to the safety and access of this entrance space.
- Altering the existing access yard to a more welcoming, public entrance could transform the ethical responsibility for public safety. The Panel view the design and positioning of wayfinding and identifier signage as significant, to confirm the most appropriate and safe route for visitors.
- The design and functionality of the gate to the garden space should contribute to the street presence and the entrance journey. A piercing of the wall or suggestion of an entrance, whilst maintaining the function of outdoor café space and garden could facilitate a safer approach to the building. Particularly if a dwell space or refuge from the road is incorporated.

- The competing interests of the scheme will have to be managed appropriately (artists' studios vs public space) to facilitate appropriate security arrangements and safe deliveries of materials and café supplies.

Visibility, Off-site Programming and Community Engagement

- The Panel recognise an opportunity for collaboration including codesign with artists and the local community, to shape the principles of the public space fit-out and build a shared sense of ownership of the facilities.
- Studio Voltaire are advised to carefully consider how to continue to communicate with the local community for the duration of the works, to ensure a permeability and ongoing presence.
- The Panel endorse the use of participatory workshops as a vehicle to maximise discussion and consultation about the function and requirements of the public space and support the GLA's offer for the Special Assistance Team to help design this engagement. The design team and Studio Voltaire are encouraged to identify appropriate moments in the programme for this engagement.
- Studio Voltaire's work with local schools is also considered a potential route to have a more participative response to the design proposals, how the space should feel and how this might be framed.

LONDON
REVIEW PANEL

April 2019

Dear [REDACTED]

London Review Panel: Livesey Exchange

Please find enclosed the London Review Panel report following the review of the Livesey Exchange proposals on 5th April 2019. On behalf of the Panel, I would like to thank you for your participation in the review and offer the Panel's ongoing support as the scheme's design develops.

Yours sincerely,



David Ogunmuyiwa

Mayor's Design Advocate

cc.

All meeting attendees

Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills

Debbie Jackson, Executive Director of Development, Enterprise and Environment, GLA

Patrick Dubeck, Head of Regeneration, GLA

LONDON

REVIEW PANEL

Report of London Review Panel meeting

Livesey Exchange

Friday 5th April 2019

Review held at: 93 Peckham High Street, London, SE15 5RS

London Review Panel

David Ogunmuyiwa (Chair)

Hilary Satchwell (also representing Southwark Design Panel)

Attendees

[REDACTED]	PEM people/ Livesey Exchange
[REDACTED]	Livesey Exchange PM
[REDACTED]	Livesey Exchange
[REDACTED]	PEM People
[REDACTED]	PEM People
[REDACTED]	Counterculture
[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration
[REDACTED]	What If: projects Ltd.
[REDACTED]	Max Fordham
[REDACTED]	Stockdale
[REDACTED]	Southwark Regeneration Team
[REDACTED]	Southwark Regeneration Team
[REDACTED]	Southwark Regeneration Team
[REDACTED]	Old Kent Road Regeneration Team
[REDACTED]	Old Kent Road Regeneration Team
[REDACTED]	Old Kent Road Regeneration Team

Apologies / report copied to

[REDACTED]	Architecture 00
[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration

Report copied to

Jules Pipe	Deputy Mayor for Planning, Regeneration and Skills
Debbie Jackson	GLA
Patrick Dubeck	GLA

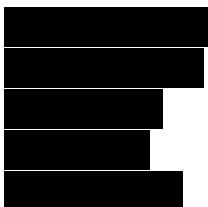
Confidentiality

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Project name and site address

Livesey Exchange, Lovegrove Street, London SE1 5EW

Presenting team



Livesey Exchange PM
 PEM people/ Livesey Exchange
 What If: projects Ltd.
 Counterculture
 Max Fordham

Livesey Exchange introduction

Representatives from the Livesey Exchange offered a detailed background to the project and described one of the primary motives of the LEX is to engage with as many members of the community, to build the capacity to react and adapt positively to regeneration. The LEX is described as a community knowledge exchange, sharing skills, requirements and ideas, providing a space for an aspirational and inclusive community of people empowering people.

London Borough of Southwark Council's views

LB Southwark offer their complete support for the project and note how the project meets a range of policy agendas, including affordable workspace, social integration and creating a positive future for the Borough's young people. LB Southwark endorse the pragmatic approach the design team have taken and are impressed by the way in which the site positioning constraints have informed the project, resulting in an interesting architectural response. The LEX context of the Old Kent Road and the significant changes the area is about to go through gives even more importance to the scheme, an impetus to engage as many people as possible and create a self-supporting space for a growing community.

Design Review Panel's views

Summary

The London Review Panel commend this exciting and positive project and acknowledge the considerable work and careful thought that has gone into the work so far. The Panel thank the presenting team for the contextualisation of the project and understand the Livesey Exchange is more than a piece of architecture

and will be a valuable addition to the area, with a huge social impact for the communities of Peckham and Bermondsey.

The Panel question the way in which the scheme addresses the boundaries and edge condition of the site and encourage a more detailed conversation with TfL and LB Southwark to ensure the public realm proposals are fully integrated. The Panel feel the project would benefit from a prioritisation of objectives, to aid decision making and give clarity to the hierarchy of spaces and required accommodation programme. The Panel note the evolving specification of the scheme which users of the workshop or workspace can assist with and help populate, however functional elements such as meeting rooms and storage should not be overlooked. The routes through the site should be considered further, as should the important frontage to Old Kent Road, the main approach to the site.

Edge Condition & Access

- The Panel question how the scheme addresses the edges of the site and find parts of the current scheme insular and inward-looking.
- The Panel queried if both proposed routes through the site were required and if these add further complexity to challenging site parameters. A more rigorous testing of the routes is encouraged, to assess the value of maintaining the severance of the site.
- The Panel endorse joined up work to integrate the project with the TfL 'Healthy Streets' programme.
- The Panel encourage the team to pursue conversations with Serco, the adjacent builders' merchant regarding the parcel of unused land. This would be very beneficial to the scheme and the Panel would very much support these conversations.

Street Presence & Positioning

- The way in which the proposed building form responds to the site would benefit from greater consideration. The Panel suggest the building form could be linear without being rectilinear. If the utility of the linear is required, the Panel encourage the design team to consider ways in which the positioning of the building form meets or reacts to the edges of the site.
- As design work continues, the Panel recommend a testing of site positioning. The rotation of one volume to open the prominent corner of the site would be beneficial to the scheme and bring people into the site.
- The Panel note that rotating one volume would enable the events space to extend into the courtyard, which could be advantageous for future programming of the space.
- The Panel acknowledge the corner location of the billboards and encourage the team to anticipate the possible future scenario in the design process. The Panel note the angles of the billboards must remain but the boards themselves can be moved up or down.
- The Panel is interested to understand how the conflict of site constraints including the TfL street realignment proposal and the LB Southwark billboards could be reconsidered as part of the project.

Building Programme & Business Plan

- The Panel encourage the team to pursue opportunities to maximise advertising or billboard space for the site as an income generator for the LEX.

- The Panel suggest the design of the building should aim to maximise the amount of lettable floor space, to ensure the most sustainable future for the project.
- The careful programming and management of the multi-functioning space is considered to be key to its success. The Panel advise that the programming should make the space work hard.
- The ‘back of house’ and operational requirements of the building could be further developed. The Panel highlighted a lack of meeting space and storage.
- The Panel noted that capital costs have not been interrogated in this review and queried both the level of occupancy and programme that the building has been designed to and whether these elements could be feasibly reduced to fit the project budget.
- The way in which energy generation and passive technology is designed and employed could be very beneficial to the scheme. The Panel encourage consideration of renewable energy such as Air Source Heat Pumps, which are cost effective and would secure a sustainable future for the project.
- The Panel queried the levels of insulation and noise, contributing to the user experience and comfort of the space. It was noted that two building volumes are usually more expensive to build and service and offer a poorer performance in terms of energy consumption.

Architectural language & materiality

- The Panel advise the team to define and agree upon the objectives of the project to help inform design decisions. The prioritisation of these objectives is key to developing the scheme beyond the challenging project constraints.
- The Panel acknowledge the necessary balance required in the design to maximise the flexibility and ability to adjust without hindering the immediate use.
- The Panel queried the security of the building and how robust the ground floor will be. As design work continues, passive security measures could be integrated as part of the design. The Panel encourage the design of the edge condition to be used to protect the building, separating the façade and offering security in a simple and low-tech way.
- The Panel understands the materiality of the interior is in development and welcome the suggestion of a simple material palette.

LONDON REVIEW PANEL

████████████████
Senior Regeneration Manager
Peabody
Parkview Hub
212-214 Yarnton Way
Thamesmead DA18 4DR

2nd May 2019

Dear ██████████

London Review Panel: Thamesmead Community, Enterprise and Learning Hub

Please find enclosed the London Review Panel report following the review of the proposals for the Thamesmead Community, Enterprise and Learning Hub on 16th April 2019. On behalf of the Panel, I would like to thank you for your participation in the review and offer the Panel's ongoing support as the scheme's design develops.

Yours sincerely,



Russell Curtis
Mayor's Design Advocate

cc.

All meeting attendees
Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills
Debbie Jackson, Executive Director of Development, Enterprise and Environment, GLA
Patrick Dubeck, Head of Regeneration, GLA

LONDON

REVIEW PANEL

Report of London Review Panel meeting

Thamesmead Community Hub

Friday 16th April 2019

Review held at: Peabody

London Review Panel

Russell Curtis Chair
Alice Fung MDA
Fenella Griffin Special Assistance Team (SAT)

Attendees

[REDACTED] GLA Regeneration
[REDACTED] GLA Regeneration
[REDACTED] Peabody
[REDACTED] Peabody
[REDACTED] Artist-in-residence
[REDACTED] Project Orange
[REDACTED] EVA Studio
[REDACTED] Daisy Froud

Apologies / report copied to

[REDACTED] GLA Regeneration
[REDACTED] GLA Regeneration

Report copied to

Jules Pipe Deputy Mayor for Planning, Regeneration and Skills
Debbie Jackson GLA
Patrick Dubeck GLA

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Project name and site address

Former Moorings Social Club, Arnott Close, London SE28 8BG and Byron Close arches, Byron Close, London, SE28 8AA

Presenting team

	Peabody
	Peabody
	Artist-in-residence
	Project Orange
	EVA Studio

Thamesmead project introduction

Representatives from Peabody framed the history and historic vision for Thamesmead, describing the extraordinary approach to town planning and place-making. The way in which the Moorings neighbourhood has evolved over the last 50 years was portrayed, changing dramatically in demography yet remaining a very strong community.

Peabody communicated the duality of their ambitious, long-term programme of development for the area and the immediacy of the required change for the existing communities. A priority is to deliver tangible change for the people that live here, and Peabody recognise that this Good Growth funded project has the opportunity to stimulate positive resident engagement and deliver long-term change if managed correctly.

Verity-Jane Keefe, Artist-in-residence for the Moorings and the regeneration project outlined her work in the area to date and illustrated the evolving structure of the design team. The project is an exploration and testing of codesign, and these principles are intended to be instilled at every possible moment of the project, to allow space for everyone to participate and have a voice.

Design Review Panel's views

Summary

The London Review Panel consider the Thamesmead Community, Learning and Enterprise Hub to be an exemplary project for public engagement. The design team are to be congratulated on the project process which the Panel would like to see emulated across London. The Panel are very supportive of the work carried out so far and commend both the client and design team for their tenacity in a challenging socio-economic environment.

The Panel views this London Design Review as an interesting interrogation of the co-design process rather than a critique of the design and have confidence in the talents of the design team to execute the restoration job of an interesting building as long as decisions are guided by the community.

The success or failure of the project will be its long-term viability and the appetite the community have for the continued governance and responsibility of the social club. The ambition to link the spaces, creating a route through the Moorings is to be applauded. However, the Panel suggests the identity of these interventions and how they relate to each other as a unifying element needs a more confident design exploration.

Process and Evaluation

- The Panel question what success looks like for the project and what objectives and outcomes have been established. The Panel acknowledges the planned Peabody 5-year evaluation framework and

would welcome a defined and agreed-upon project vision and objectives for the scheme, to inform design decisions and future governance.

- The Panel commends the intention to train the neighbourhood forum to contribute to this dialogue of evaluation, which would further support the community codesign role as meaningful engagement rather than endorsement.
- The Panel urges the design team to prioritise the conversations that are happening through the engagement process and codesign work, whilst recognising their responsibility to guide how this process works and evolves.
- The use of an architectural model as a design tool is applauded by the Panel, which encourages further use of models as a provocation with which to elicit ideas from the community on the use of spaces and choice of materials and fittings
- The procurement of the construction team and future suppliers or services for the Hub offers an additional way for the project to support the local community. The design team is encouraged to consider ways in which the local supply chain can be involved in the construction and running of the building.

Governance and Sustainability

- The team is urged to consider the most appropriate and sustainable governance model for the community centre. The mechanism of responsibility and level of resident empowerment underpins the success of the project and needs to be carefully planned and managed.
- The Panel encourages skills training and development to build capacity within the community for future governance as well as day-to-day operation of the spaces. The GLA may be able to offer support through 'Team London' opportunities.
- The 'Meanwhile Space' at Loughborough Junction Arches were offered as an example of local resilience and a successful community governance structure.
- The Panel would welcome the Business Plan and economic viability of the centre to be worked up with the community and integrated into the co-design process.
- The Panel identifies the programming of the space(s) as key to the success of the community centre, to allow different uses throughout the day. The Panel recommends scenario testing to anticipate how groups might use the centre, testing the 'seasonal social life' and imagining a day, month and year in the life of different groups.
- The Panel recommended the wider provision in nearby centres and spaces are mapped and analysed to ensure the offer is sustainable.
- The Panel questioned the integration of young and older people sharing a space and how that is envisioned working. Intergenerational engagement work is recommended to evolve the conversation of space sharing and appropriate programming.
- The role of the Royal Borough of Greenwich and its responsibility to engage with the process and contribute positively to the development in a constructive way was noted by the Panel. Early collaboration with the Borough is urged by the Panel to facilitate joint working.

Identity and Aspect

- The Panel note the alternating openness and access points of the arches and query the proposed permeability of these. The perceived primary entrance of 'front' or 'back' of these is a design challenge to consider.
- The social club appears to have an inward looking or internal aspect, the Panel questions how the design can address this to reveal the activity within and welcome in passers-by.
- The Panel recognises the challenge of a first-floor community centre and identified the entrance as a critical point to communicate a welcoming and inclusive outlook. The design team is advised

to consider the signage, visibility and security mechanisms that could be used to best promote a sense of permeability and inclusiveness to the entrance space.

- The Panel notes a potential tension between a community sense of ownership and a Peabody presence on the ground floor and would welcome further engagement work, working with both the community and Peabody's Social Economic Development team on the design of this aspect.
- The rear elevation of the social club was identified as an access route for many people. The way in which this element of the design is treated should be carefully considered; How can you make the back act as a front?
- The Panel encourages the design of the wayfinding strategy to link to the identity of the project and the area.
- The Panel regards the existing route(s) as unintuitive and would encourage the scheme to be extended to include the road on Byron Close and the pedestrian routes and pathways. The route itself should be considered a destination with a strong spatial identity, providing opportunities for social interaction and conveying a sense of arrival and reception to the Moorings.
- The Panel identified scope for Arnott Close to be a town square and focal point and would advocate for this to be included in the future vision for the area, even if not immediately deliverable.
- The Bentway Park created under a Toronto Expressway by Public Work was cited by the Panel as an interesting and relevant precedent.
- The design team is urged to think of the pockets of space holistically, to weave in the identity of the Moorings and help the community to take ownership. The way in which the Byron Close 'arches' link to the identity of the area and to the Hub needs further consideration.

LONDON
REVIEW PANEL

[REDACTED]
National Youth Theatre
443-445 Holloway Road,
London,
N7 6LW

May 2019

Dear [REDACTED]

London Review Panel: National Youth Theatre

Please find enclosed the London Review Panel report following the review of the proposals for the National Youth Theatre on 23rd April 2019. On behalf of the Panel, I would like to thank you for your participation in the review and offer the Panel's ongoing support as the scheme's design develops.

Yours sincerely,



Daisy Froud
Mayor's Design Advocate

cc.

All meeting attendees
Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills
Debbie Jackson, Executive Director of Development, Enterprise and Environment, GLA
Patrick Dubeck, Head of Regeneration, GLA

LONDON

REVIEW PANEL

Report of London Review Panel meeting

National Youth Theatre

Tuesday 23rd April 2019

Review held at: National Youth Theatre, 443-445 Holloway Road, London, N7 6LW

London Review Panel

Daisy Froud Chair
Russell Curtis MDA
Paloma Strelitz MDA
Rory Hyde MDA

Attendees

[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration
[REDACTED]	National Youth Theatre
[REDACTED]	DSDHA
[REDACTED]	DSDHA
[REDACTED]	Gardiner Theobald

Apologies / report copied to

[REDACTED]	GLA Regeneration
[REDACTED]	GLA Regeneration

Report copied to

Jules Pipe	Deputy Mayor for Planning, Regeneration and Skills
Debbie Jackson	GLA
Patrick Dubeck	GLA

Confidentiality

Please note that while schemes not yet in the public domain, for example at a pre-application stage, will be treated as confidential, as a public organisation the GLA is subject to the Freedom of Information Act (FOI) and in the case of an FOI request may be obliged to release project information submitted for review.

Project name and site address

National Youth Theatre, 443-445 Holloway Road, London, N7 6LW

Presenting team



National Youth Theatre
National Youth Theatre
National Youth Theatre
DSDHA

National Youth Theatre introduction

The presenting team gave a detailed description of the history of the National Youth Theatre (NYT) and described the organisation's focus on participation and engagement. The objectives of the project were outlined, which aim to dramatically increase use of the building. The ambition to create more useable space, to allow more young Londoners to engage with the NYT and to provide more activity for young people to experience, underpin the design process and development project. For the NYT to have a sustainable future, an overhaul of the existing premises which unlocks the programming potential of the spaces and offers more flexibility of use is required.

The NYT acts as a production space for all aspects of theatre. By providing an accessible route for thousands of young people into the many roles available within the industry, (from actors and directors, through to lighting technicians and prop builders etc.) the NYT simultaneously supports a key element of London's cultural offer, while also broadening access to sector. The presenting team described strong long-term partnerships with West End theatres which generate an income for NYT (through space rentals) and increasingly training, placements, and employment opportunities for NYT members.

Design Review Panel's views

Summary

The London Review Panel are deeply impressed by the National Youth Theatre as an organisation and wish them well in their project development. The Panel offer thanks to the team for the clarity of the presentation and praised the excellent design team and deserving client. The Panel fully support the ambition and overall vision of the project and consider the proposals to make sense spatially; the proposed key moves of the project are endorsed by the Panel.

In general, the Panel finds the feasibility work encouraging and is confident that the work is leading to an interesting architectural response. The Panel had some concerns over the closing or filling-in of the North façade of the pavilion extension and queried the use of the arch as motif in this location. Whilst the Panel have mixed opinions on this element of the design, they agree the 'arch' could become a controlling, rather than enabling element and urge the team to allow themselves to be challenged by this aspect.

The Panel note the NYT's commendable aims to engage with the local community and observe an opportunity for design engagement and consultation to align with the community outreach programme. The Panel endorse the ambition of an improved pedestrian access and the proposal to introduce a pedestrian crossing to Holloway Road, and encourage LB Islington to continue to engage with the project and the great work of the NYT. The Panel recognise the extraordinary opportunities the NYT offers to young people and suggest the architectural language of the scheme should be truly celebratory and reflect the important work the organisation delivers. The Panel would welcome plans for the materiality of the pavilion and design of the public realm to be explored and developed playfully in line with this language.

Entrance and Arrival

- The Panel recognise the building is required to operate in different modes, representing a national organisation whilst strengthening relationships with and supporting the local community. The architectural language used to communicate this is of interest to the Panel, who accept the public gesture of a pavilion with reservation.
- The Panel commend the intention of having an active programme on the public threshold, yet suggest the current programming, layout and façade treatment may to some degree work against the aspiration to welcome, engage and invite. A more permeable façade and entrance experience is favoured by the Panel.
- The Panel note the conflict of programme requirements versus public facing 'shopfront' and question the need to host the 'Playing Up' workshops in rehearsal space in the public-facing zone of the building.
- Whilst the importance of safeguarding and privacy is acknowledged by the Panel, the team are encouraged to consider ways in which the design can be altered or adapted flexibly to overcome constraints.
- The Panel commend the idea of an activated courtyard, adding layers of permeability to the entrance and arrival experience, however the Panel query how public the courtyard would feel and the ways in which it could link to the businesses next door.

Access and Layout

- The Panel commend the provision to isolate areas for weekend and public use, to safely extend and maximise the programming. The Panel queried if the proposed toilet use and access to the circulation core could be improved to alleviate potential security issues.
- The Panel acknowledge that Phase I of the project offers restricted space for the expected capacity and is reassured by the unlocking of additional space in future phases.
- The design team is encouraged to further consider the programme allocation to the pavilion extension.
- The Panel fully endorse the intention of the 'co-working' space as a place of orientation and exchange and support the expansion of this type of space in later phases of the development.
- The Panel note the design team have successfully rationalised a challenging existing layout and circulation route which can now accommodate the future needs of the NYT. The Panel endorse the eminently sensible and pragmatic amended layout.

- The Panel note the challenging environment of Holloway Road in terms of noise and air pollution and heavily trafficked through route. Proposals for an improved pedestrian access to the NYT are commended by the Panel as a necessary and long-overdue intervention.

Architectural Language and Identity

- The Panel note the boldness of the proposed pavilion extension, projecting into the street with a predominantly blank façade. The Panel welcome the use of windows and applaud the proposed long view through the extension.
- The Panel suggest this gesture could be taken further to mitigate the development and give something back to the streetscape and public realm.
- The Panel likened the existing building to a stage set, with a grand and detailed façade concealing a more practical production space behind. The Panel are yet to be convinced by the proposed language of the pavilion which needs to address both the pedestrian approach to the building and the experience of passing-by on Holloway Road in different ways.
- The arch motif is considered by the Panel to be potentially restrictive rather than helpful when used as a device and filled in to suit internal programming. The design should respond to the condition of each space with appropriate expression.
- A metaphor was illustrated by the Panel, of pulling a drawer out of the existing building. The Panel questioned if the sides of the drawer should be treated in the same way as the front and suggest the design could be resolved if the pavilion responded more to the north/ south axis or oblique view.
- The Panel consider the arch to make sense on the primary elevation and offers an opportunity to 'peak behind' the 'red theatre curtain' to reveal the activity within. Developing the design of the arch to outwardly express the playfulness of the NYT is encouraged by the Panel.
- The Panel urge the design team to reveal the experience of the theatre through the architectural response, embedding improvisation, production and theatrical delight throughout the building.
- Holloway Road tube station is considered a potentially useful reference for the project, where the architectural language and materiality expresses a robustness and acts as a beacon.

Engagement and Inclusion

- The Panel recognise a real opportunity for design engagement and public consultation to align with the existing community outreach programme, devoting the same resource to facilitate this and give confidence to the scheme going forward.
- Utilising trained NYT members to conduct engagement workshops would offer additional insight and perspective and would be supported by the Panel. The inclusion of members as participants at these workshops is also encouraged, given the varied backgrounds and experiences of NYT members.
- The Panel queried how community engagement and inclusion can be enhanced during the planned part-closure and phased works.
- The Panel welcome a design in which the workings of the NYT are revealed and exposed, to integrate and include the local community rather than reinforce barriers through a predominantly closed façade.

- The Panel note the identified opportunity to utilise the construction hoardings, to both maximise visibility and communicate the aims and objectives of the development project in a creative way. Involving NYT members in the design process of the hoardings would be supported by the Panel.