

Subject: The Pavilion, Endeavour Square, International Quarter London (IQL), Stratford City Zone 2, London, E15 2EG – reference: 18/00252/REM.

Meeting date: 24 July 2018

Report to: Planning Decisions Committee

Report of: Josh Hackner, Planning Development Manager

FOR DECISION

This report will be considered in public

1. EXECUTIVE SUMMARY

- 1.1. This report presents the planning assessment of a reserved matters application, relating to Zone 2 in Stratford City, also known as the International Quarter London (IQL). The reserved matters application is submitted pursuant to Conditions B1, B8 and B9 of the Stratford City Outline Planning Permission (SC OPP) (ref: 10/90641/EXTODA) and seeks the approval for the siting, design, external appearance and means of access elements for a Pavilion, which would be situated within Endeavour Square (formerly known as International Square). Endeavour Square received reserved matters approval (ref: 16/00523/REM) on 13 July 2017.
- 1.2. The wider overarching SC OPP and accompanying Section 106 Agreement (in so far as it relates to the HS1 and LCR Land) dated 30th March 2012 and subsequent Deed of Variations dated 22nd January 2014 and Modification Agreement dated 18th September 2015 set the requirement for, and general location of a Pavilion and visitor centre to be located within Endeavour Square.
- 1.3. The “Pavilion” is defined within Part 8 of the Stratford City Section 106 Modification Agreement as

“‘Pavilion’ means the pavilion café to be provided in International Square, which shall include the Visitor Centre”.
- 1.4. The S106 Modification Agreement also defines the “Visitor Centre”:

“‘Visitor Centre’ means an area of no less than 6 square metres to be provided in the Pavilion in accordance with paragraph 8.29”.
- 1.5. The reserved matters application seeks approval for a building of two storeys in height for complementary retail (Use Classes A1 to A5) at ground and first floor levels, with pop up space at roof level, comprising a total of 1,343sqm (GEA) in floorspace, along with the provision of a visitor centre at ground floor.
- 1.6. The proposals are in conformity with the parameters described in the Outline Consent, Section 106 Agreement and Zonal Masterplan for Zone 2.

- 1.7. Officers consider the design of the Pavilion to accord with the aspirations for high quality described in the approved Zonal Masterplan, however planning conditions are recommended, securing the submission of further design details to the Local Planning Authority for approval as the scheme progresses to ensure the design aspirations for the Pavilion are delivered.
- 1.8. No objections have been raised by consultees, or the local community.
- 1.9. It is considered that the siting, design, external appearance and means of access for the Pavilion are acceptable. It is therefore recommended that the application be approved.

2. RECOMMENDATIONS

- 2.1. **The Committee is invited to APPROVE the application as follows:**

APPROVE Application for the approval of reserved matters pursuant to conditions B1, B8 and B9 attached to the Outline Consent comprising details of layout, scale, appearance, access and landscaping of the IQL Pavilion, comprising a part two, part three storey building for complementary retail (Use Classes A1-A5) with associated works.

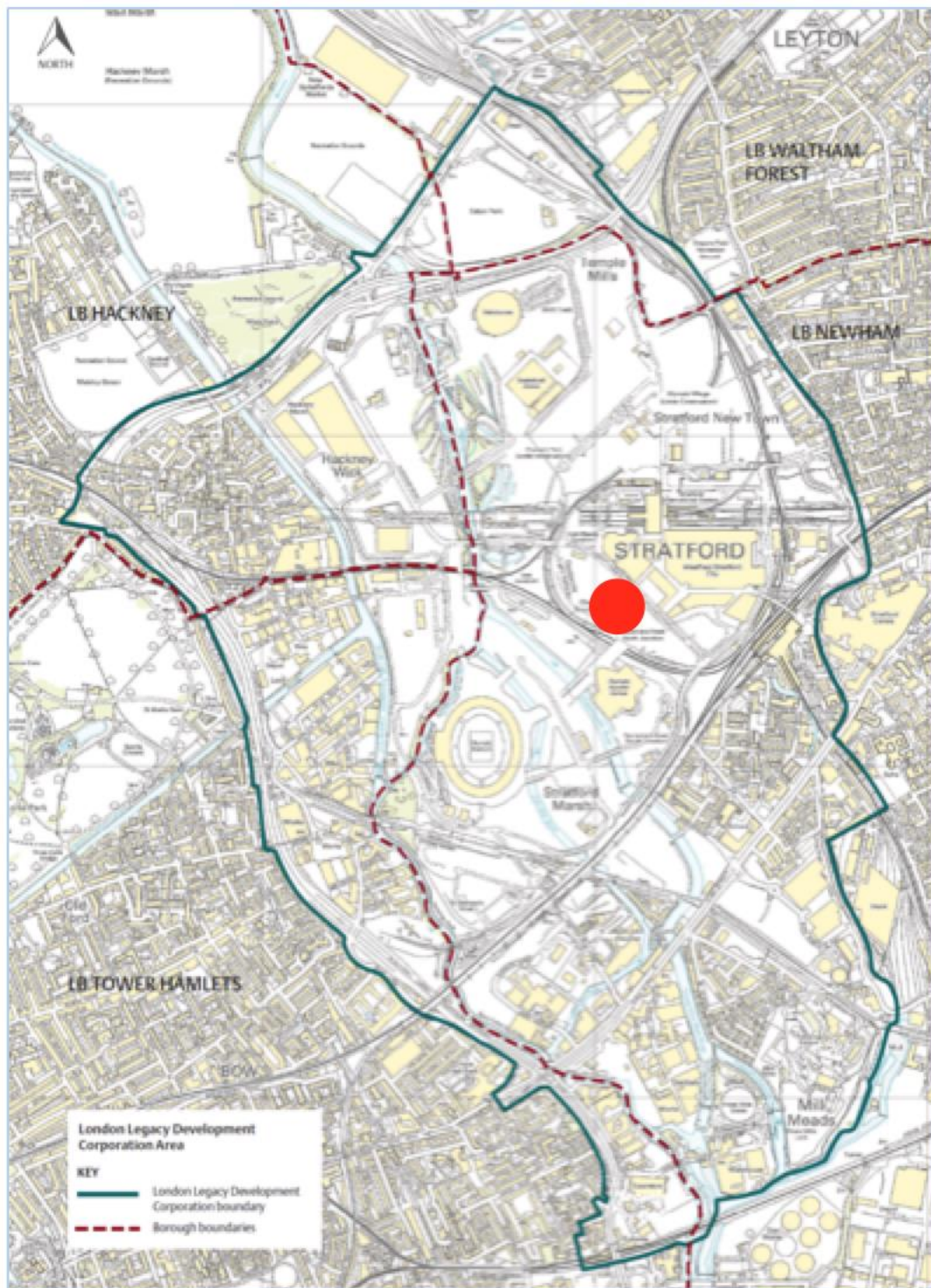
3. FINANCIAL IMPLICATIONS

- 3.1. None

4. LEGAL IMPLICATIONS

- 4.1. None

Site Plan



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- Location:** The Pavilion, Endeavour Square, International Quarter London (IQL), Stratford City Zone 2, London, E15 2EG
- London Borough:** London Borough of Newham
- Proposal:** 18/00252/REM: Application for the approval of Reserved Matters pursuant to conditions B1, B8 and B9 of the Stratford City Outline Planning Permission (Ref: 10/90641/EXTODA)

comprising details of layout, scale, appearance, access and landscaping of the IQL Pavilion, comprising a part two, part three storey building for complementary retail (Use Classes A1-A5) with associated works.

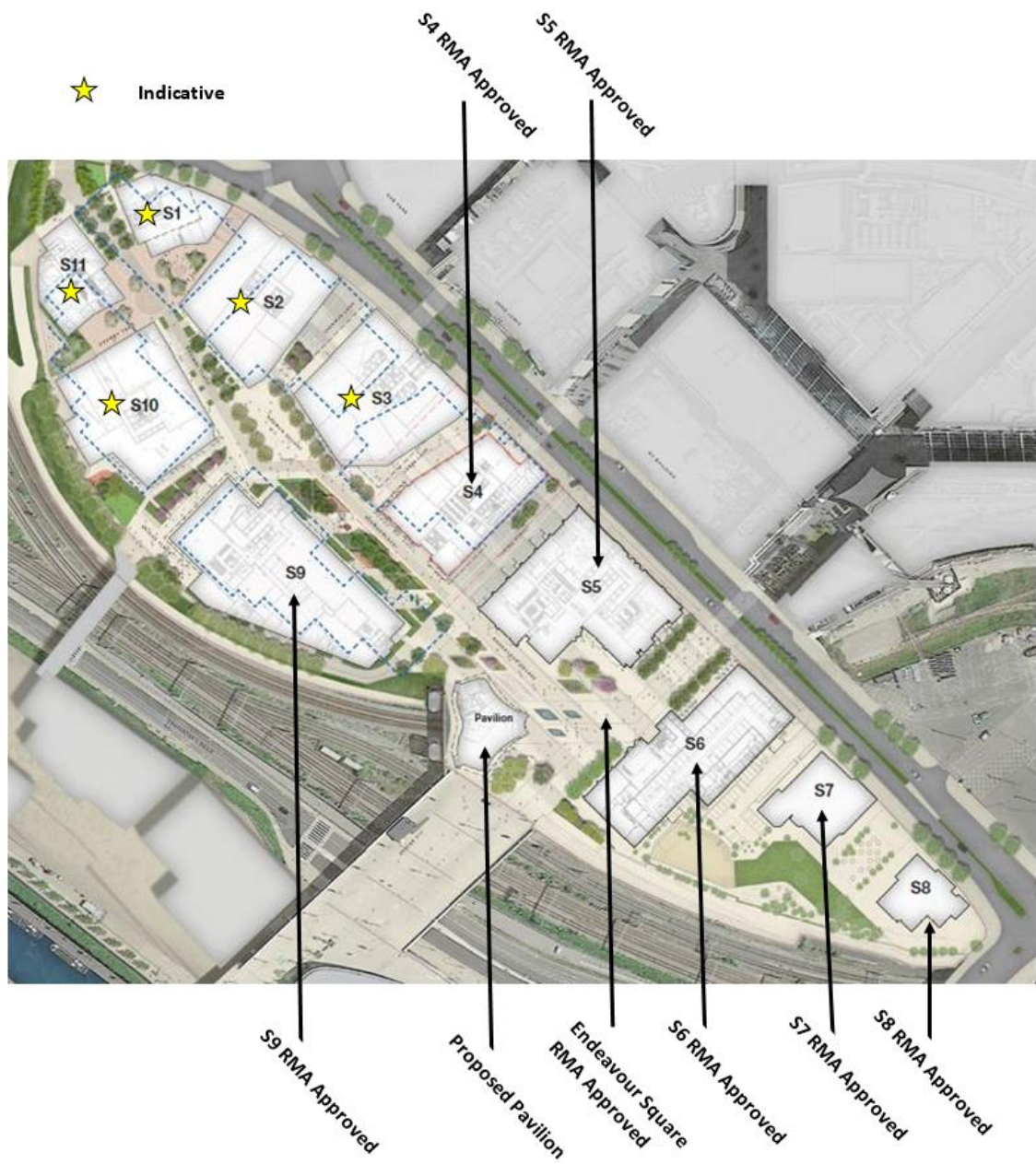
Applicants: Stratford City Business District Limited

Agent Quod

Architects ACME (as architects for the Pavilion)

Gustafson-Porter and Bowman (as landscape architects)

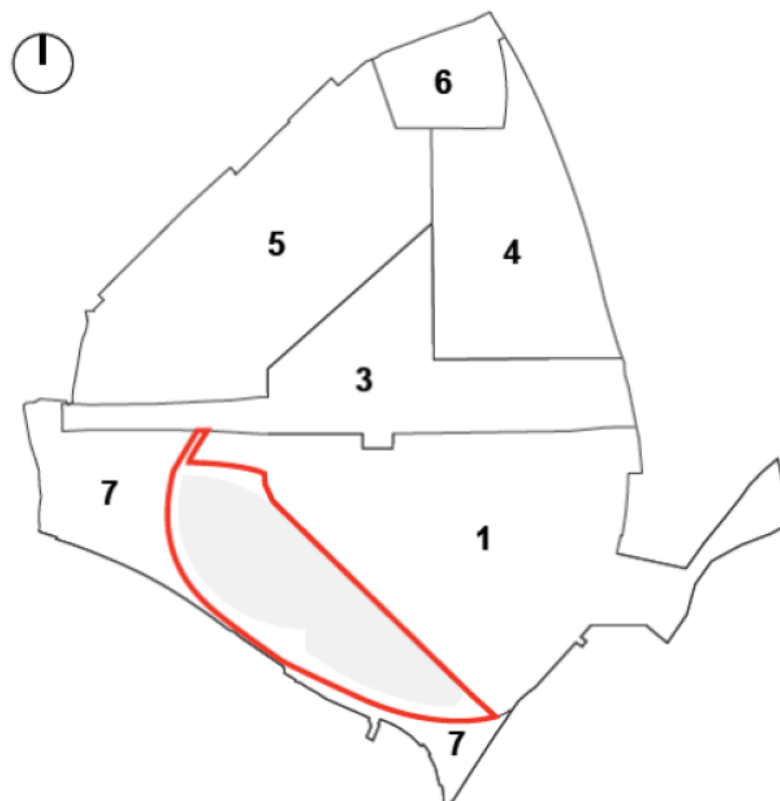
Figure 1: Site Context



5. SITE & SURROUNDINGS

- 5.1. The application site comprises part of Zone 2 of the wider Stratford City development and is located within International Quarter London (IQL) South. Zone 2 is bounded by Westfield Avenue to its eastern edge and railway infrastructure and lines to its western edge. Queen Elizabeth Olympic Park (QEOP) is located further west of the site and what is largely considered to be the main entrance to the Park is accessed through Zone 2 and via the F10 Bridge.
- 5.2. IQL comprises Zone 2 in its entirety (Plots S1-S10, IQL South), and also Plots N17 and N20-23 (IQL North) in Zone 3. Zone 2, shown below, comprises the south-western part of Stratford City which sits between Zone 1 (predominantly comprising Westfield Shopping Centre) to the north east and the QEOP to the south west.

Figure 1: Zone 2 of Stratford City



- 5.3. Outline Planning Permission (ref: P/03/0607) was approved on 17th February 2005 by the London Borough of Newham for the comprehensive redevelopment of the site comprising offices, residential, retail, commercial leisure uses, hotels and conference facilities, community, health and education facilities, open space, landscaping, water features, parking, transport interchanges, associated infrastructure and a town centre link.
- 5.4. Zone 2 comprises a number of development plots as defined in the Zonal Masterplan approved by the Local Planning Authority (LPA) in March 2012 under application reference 11/90463/AODODA (ZMP). When completed, Zone 2 as approved will provide 257,267sqm of new commercial floorspace, 333 new

homes, 3,000sqm of new retail shops and restaurants together with community uses and open space.

- 5.5. In January 2014, Plots S7 and S8 received reserved matters approval (ref: 13/00409/REM) for 333 residential units consisting of two towers (17 and 30 storeys in height). Occupation of Glasshouse Gardens began in October 2016. This also included the first open space areas to secure reserved matters approval, known as Balcony Park. The opening of Balcony Park was phased, with parts opening in October 2016 and the remainder open in 2017.
- 5.6. In October 2015 Plots S5 and S6 received reserved matters approval (refs: 15/00002/REM and 15/00003/REM respectively) for two commercial buildings collectively comprising approximately 94,000sqm of office (Use Class B1) and complementary retail (Use Classes A1-A5). Building S6 was completed and handed over to the commercial tenant, TfL, for occupation in August 2017. Building S5 was handed over to the commercial tenant, FCA, in March 2018.
- 5.7. Building S4 received reserved matters approval in November 2017 (ref: 16/00342/REM) for 74,848sqm GEA commercial floorspace and associated retail floorspace.
- 5.8. In April 2017, building S9 received reserved matters approval (16/00671/REM) for a commercial building of maximum of 10 storeys (60m AOD) providing a total 35,510sq metres of gross external area (GEA) floorspace.
- 5.9. Opposite the site to the north east of Westfield Avenue is the Westfield Shopping Centre and to the south of this, the development site known as Cherry Park in Zone 1 where planning consent has been granted for 1,224 residential units and approximately 10,000sqm of (B1) business, (C1) hotel, and (D2) leisure floorspace within the combined sites known as Cherry Park and Angel Lane. To the north west of the site lies the currently vacant plots in Zone 2 (Plots S1 to S4), with outline planning approval for commercial development to be situated in a series of tall buildings.
- 5.10. The site has excellent public transport connections with Stratford International Station, Stratford Regional Station and Stratford Underground Station conveniently located in close proximity to the site. There are numerous rail links available at these stations, including London Overground, Jubilee and Central Lines, as well as national rail services, all providing convenient and frequent services to Central London, Canary Wharf and Essex. The site is in close proximity of Westfield Avenue which is served by London Bus routes. The site has a public transport accessibility level (PTAL) of 6b, indicating its excellent proximity to public transport hubs.

6. RELEVANT PLANNING HISTORY

Outline Planning Permission

- 6.1. Outline Planning Permission was granted in February 2005 (reference P/03/0603) by the London Borough of Newham for comprehensive redevelopment of the rail lands site comprising:

“Comprehensive mixed use development of rail lands site comprising B1 offices, residential, retail development in the full range of A1, A2 and A3 uses, commercial leisure uses, hotels and conference facilities, community, health and education facilities, open space, landscaping, water features, parking, transport interchanges, associated infrastructure and a town centre link.”

- 6.2. The above permission is subject to a series of planning conditions and Section 106 Agreement. Eleven Parameter Plans were also approved, which together with the Development Specification, defined the parameters for the development and the basis for the Environmental Impact Assessment (EIA).
- 6.3. Outline planning permission was granted on 30th March 2012 (reference 10/90641/EXTODA) to vary conditions under the outline consent, altering the quantum of development and parameters approved (Stratford City OPP). This application relates to Zone 2 in Stratford City. Concurrently, a separate application was submitted by London Continental Railways (LCR) and Lend Lease (subsequently approved in March 2012) to extend the life of the OPP by 10 years.
- 6.4. It is now the outline planning permission approved on 30 March 2012 (reference 10/90641/EXTODA) and accompanying Section 106 Agreement (known as the Section 106 for the LCR and HS1) that governs the development within Zone 2.

Zone 2 – International Quarter London (IQL)

- 6.5. The ZMP for Zone 2 was approved on 28th March 2012 (reference 11/90463/AODODA), and set out in more detail how Zone 2 would be developed.
- 6.6. Application 11/90464/NMAODA sought agreement to the following non-material amendments to the OPP (ref.10/90641/EXTODA):
- Parameter Plan 6 – Access and Circulation: A shortening of secondary road S2 and movement of secondary route S3 northwards so that it enters on to secondary route S1 to the north of its current location. This shortening only affected vehicles, with pedestrians still able to use the entire stretch;
 - Parameter Plan 7 – Development Heights: Increase in height of the north-west portion of Plot P04 from +41m AOD to +60m AOD. Decrease in height of the south-east portion of Plot P04 from +60m AOD to +41m AOD. Increase in the southern part of Plot P03 from +50m AOD to +70m AOD;
 - Parameter Plan 11 – Composite Plan: Reflecting the above relevant changes; and
 - Revisions to Floorspace Schedule: Increase of complementary retail floorspace from 1,000sqm to 3,000sqm.
- 6.7. An update to the ZMP was approved on 22 September 2015 (reference 15/00005/AOD) with the following amendments:
- The provision of a safeguarded break in Plot P04 and modifications to the boundaries of Plots P01 and P02;
 - Modifications to access and circulation arrangements (in terms of alignment of Secondary Road S2 access route between Plots P01 and P02);
 - Introduction of points of orientation and interest to help create interest and activity along key pedestrian routes and to assist with legibility and integration of IQL with its context; and
 - Modifications to the shape of Carpenter's Square and International Square with no loss in area.

Reserved Matters

- 6.8. **Buildings S7 & S8** - Reserved matters approval was granted in January 2014 (ref: 13/00409/REM) for the residential component of IQL, where occupation commenced in October 2016. This comprised two buildings up to a maximum height of 30 storeys, providing 333 residential units, associated car parking and

landscaped open spaces. This also included the first open space area to secure reserved matters approval (known as Balcony Park). The landscaped open space is fully open to the public.

- 6.9. **Building S6** – Reserved matters approval for substructure works was granted in February 2015 (ref: 14/00483/REM) for Building S6 (commercial building) being details of the siting and engineering works, in-ground drainage services and utilities and associated substructure works. Later approval for the superstructure was granted under reference 15/00003/REM in October 2015 comprising the construction of a building up to a maximum of 12 storeys (+70m AOD approx.) to provide approximately 32,700sqm of office (Use Class B1), complementary retail (Use Classes A1-A5) and a crèche (Use Class D1) (consistent with Part 5, 5.7, of the LCR and HS1 Section 106 Agreement for the Stratford City OPP dated 30th March 2012 (as amended) being the provision of day care facilities of not less than 300sqm) with associated parking for cars, motorcycles and bicycles. Building S6 was completed and handed over to the commercial tenant, TfL, for occupation in August 2017.
- 6.10. **Building S5** – Reserved matters approval for substructure works was granted in February 2015 (ref.14/00482/REM) for Building S5 (commercial building) being details of the siting and engineering works, in-ground drainage services and utilities and associated substructure works. Later approval was granted for the superstructure under reference 15/00002/REM in October 2015 for a commercial building up to a maximum of 20 storeys (+107m AOD approx.) to provide 62,120sqm floorspace, consisting of 61,233sqm of office floorspace (Class B1) and 887sqm of complementary retail (Class A1-A5). Building S5 was handed over to the commercial tenant, FCA, in March 2018.
- 6.11. **Building S4** – Building S4 (Commercial Building) received reserved matters approval in November 2017 (ref: 16/00342/REM) for 74,848sqm GEA commercial floorspace and 604sqm GEA of complementary retail floorspace. This permission has not yet been implemented and the applicant has informed the LPA that they do not expect to implement this permission. A new Reserved Matters Application has been submitted to the LPA for Building S4 and is currently pending consideration.
- 6.12. **Building S9** – Reserved matters approval for Building S9 (Commercial Building) was granted on 3rd April 2017 (ref: 16/00671/REM) being details of layout, scale, siting and access including engineering works for the below ground basement, in-ground drainage, services and utilities and associated substructure work for a commercial building of maximum 10 storeys (60m AOD) providing a total 35,510sq metres of gross external area (GEA) floorspace. Building S9 is currently under construction and will be occupied by the British Council and Cancer Research UK in October 2019.

Public Realm Reserved Matters Applications

- 6.13. **Balcony Park** – The first open space area received reserved matters approval (ref: 15/00015/REM) in September 2015, comprising a Multi-Use Games Area (MUGA) and Local Equipped Area of Play (LEAP) and car parking associated with buildings S7 and S8 (approved under reference: 13/00409/REM as amended by 13/00324/NMA). Balcony Park is now open to the public.
- 6.14. **Endeavour Square** – International Square, Olympic Promenade and Secondary Road S2 (part) (collectively known as Endeavour Square [formerly known as International Square]) received reserved matters approval (reference 16/00523/REM) in July 2017. The Pavilion is to be located within the Endeavour Square red line boundary, albeit the detailed design of which is subject to this

separate and current Reserved Matters Approval (RMA) now being presented to members for their consideration. An application for non-material amendments (reference 18/00292/NMA) to the Endeavour Square RMA has been submitted concurrently with the Pavilion RMA to ensure both the Pavilion and the surrounding area of public realm would fully align; and is being reported here.

- 6.15. **Carpenter's Square** – Reserved matters approval (reference 16/00683/REM) was granted in July 2017 for Carpenter's Square (part), secondary road S2 (part) and the landscape around Buildings S4 and S9 (collectively known as Redman Place, previously known as Carpenter's Square). This has not yet been implemented.

Endeavour Square Relevant Applications

- 6.16. Planning permission (reference 18/00180/FUL) was granted 30th May 2018 for the temporary provision of a food and drink event space consisting of a shelter structure and outdoor seating to be used as a multi-purpose space. From May 2018 until October 2018 (6 months) in Endeavour Square. Uses comprise a café (Use Class A3), Bar (Use Class A4), an event space (Use Class D2), indoor/outdoor workspace (Sui-generis) and two WC facilities.
- 6.17. Other Relevant Planning Applications
- 6.18. Full planning approval was granted (ref: 14/00481/FUL) for the temporary and phased diversion of the pedestrian route between Westfield Avenue and Bridge F10 through 'The International Quarter' Zone 2, known as 'The Stitch'. The temporary 'Stitch' was relocated opposite John Lewis, however has now reverted to its permanent position, between Buildings S5 and S6 through to bridge F10.
- 6.19. A bridge (Carpenter's Land Bridge) is proposed to connect Zone 2 to Stratford Waterfront (now known as East Bank), PDZ 1 from the north west of IQL South. The application for the bridge will be submitted as part of the East Bank proposals.
- 6.20. 15/00006/NMA application under Section 96a of the Town and Country Planning Act 1990 (as amended) to make non-material changes to the Stratford City Outline Planning Permission (ref: 10/90641/EXTODA) as follows:
- i. to relocate the Secondary Road S2 access as shown on Parameter Plans 6 ('Access to Circulation') and 11 ('Composite Drawing') pursuant to Conditions D9 and D9A ('Parameter Plans');
 - ii. to allow Buildings S5 and S6 to deviate from Parameter Plan 7 ('Height Parameters') pursuant to Conditions D9 and D9A ('Parameter Plans');
 - iii. to allow the emerging proposals within IQL to exceed the community facilities floorspace (Class D1) permissible under the outline planning permission pursuant to Conditions D2 and D2A ('Development Thresholds and Phasing') consistent with the requirements of Part 5 of the accompanying Section 106 Agreement (in so far as it relates to the HS1 and LCR land dated 30 March 2012).
- 6.21. This application was approved 22 September 2015.
- 6.22. Zone 2 Site-Wide In-Ground Services and Utilities: Reserved matters approval was granted in February 2015 under application 14/00479/REM. An extension to the site-wide in-ground services and utilities relating to development within Zone 2 only was approved on 18 May 2016 under planning application ref: 15/00582/REM.

Environmental Impact Assessment:

- 6.23. The proposed development has been subject to a Screening Opinion requested on 11th May 2018 (Reference 18/00253/SCRES). The original Stratford City was subject to an Environmental Impact Assessment and the submitted Screening Report associated with this reserved matters application, describes that the proposals would not lead to any new or different significant environmental effects that were not previously assessed at the outline stage. Therefore, in accordance with Part 3, section 8 (2) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011, it was decided on 9th July 2018 that a further Environmental Impact Assessment is not required at this time.

7. APPLICATION PROPOSAL

- 7.1. The application seeks the approval of Reserved Matters pursuant to Conditions B1, B8 and B9 of the Stratford City Outline Planning Permission (SCOPP) (Reference: 10/90641/EXTODA) comprising details of layout, scale, appearance, access and landscaping of the International Quarter London (IQL) Pavilion, comprising a part two, part three storey building for complementary retail (Use Class A1-A5) with associated works.
- 7.2. The wider overarching SCOPP and accompanying Section 106 Agreement (in so far as it relates to the HS1 and LCR Land) dated 30th March 2012 and subsequent Deed of Variations dated 22nd January 2014 and Modification Agreement dated 18th September 2015 set the requirement for, and general location of a Pavilion and visitor centre.

- 7.3. The “Pavilion” is defined within Part 8 of the Stratford City Section 106 Modification Agreement as

“‘Pavilion’ means the pavilion café to be provided in International Square, which shall include the Visitor Centre”.

- 7.4. The S106 Modification Agreement also defines the “Visitor Centre”:

“‘Visitor Centre’ means an area of no less than 6 square metres to be provided in the Pavilion in accordance with paragraph 8.29”.

- 7.5. Paragraph 8.29 in the S106 Modification Agreement states (inter alia):

“8.29.1 Subject to paragraph 8.29.4, SCBD shall provide and maintain the Visitor Centre within the pavilion or a Retail Unit in Building S5 or Building S6.

8.29.2 The Visitor Centre shall provide as part of a commercially operated café the following:

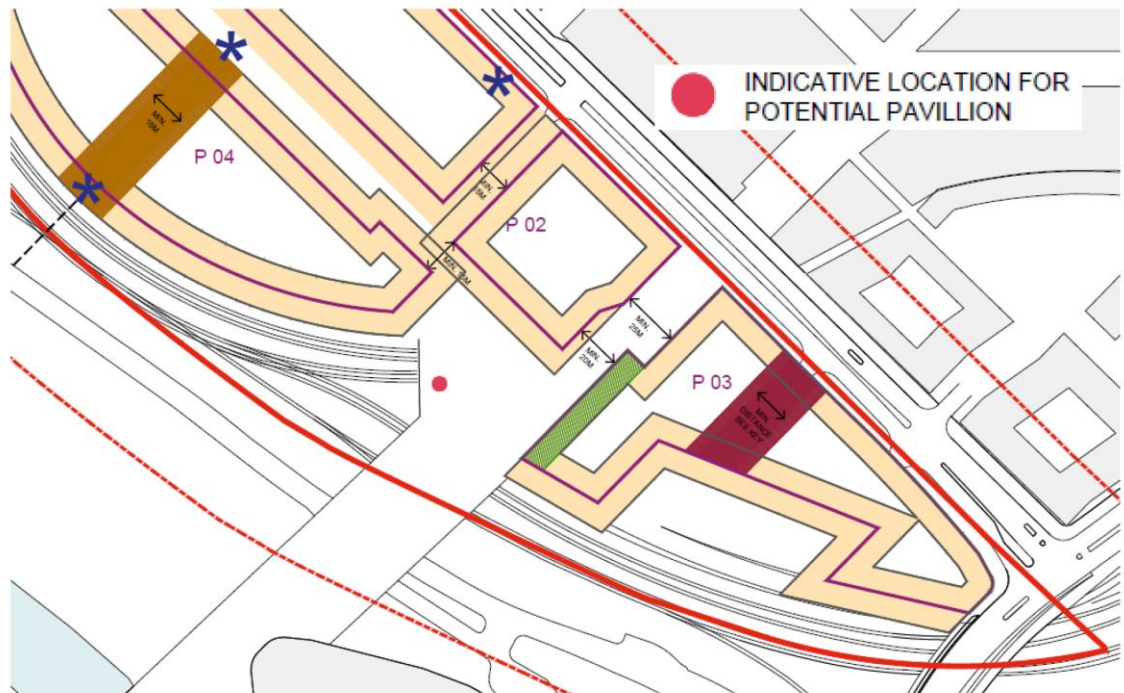
(A) maps, brochures and event information relating to the Queen Elizabeth Park and Stratford City; and

(B) facilities for dealing face to face queries from visitors, workers and residents about facilities and events at the Queen Elizabeth Park and Stratford City.

And the LLDC shall assist SCBD in delivering and maintaining the facilities above by providing to SCBD relevant maps, brochures and event information for display and providing appropriate training for staff working in the Pavilion to deal with face to face queries about facilities and events at the Queen Elizabeth Park and Stratford City.

- 7.6. A Zonal Masterplan (ZMP) for Zone 2 was also approved in March 2012 (reference: 11/90463/AODODA) and a subsequent Addendum on 22nd September 2015 (reference: 15/00005/AOD).
- 7.7. The extract below, taken from the ZMP, shows the indicative location for a potential Pavilion within Endeavour Square (formerly known as International Square).

Figure 3 – ZMP Plot Boundaries



- 7.8. As such, the Reserved Matters Approval is submitted pursuant to Condition B1, B8, B9, B10, Q1 and Q4 of the Stratford City Outline Planning Permission (ref: 10/90641/EXTODA) and seeks approval for the layout, scale, appearance, access and landscaping of the Pavilion.
- 7.9. Details of the conditions is provided below:
- Condition B1 relating to details of siting, design and external appearance of buildings, as well as means of access and landscaping;
 - Condition B8 relating to the form and content of Reserved Matters Applications (RMAs); and
 - Condition B9 relating to re-profiling of site and earthworks.
- 7.10. The IQL Pavilion is proposed to be a two and partial three storey retail and commercial building with basement plant room and accessible roof. The scheme has a GIA of 1,343 sqm.
- 7.11. The ground and first floors would be complementary retail use (Classes A1, A2 and A3) incorporating a Visitor Centre at ground floor level.
- 7.12. An accessible roof terrace is located on the second floor with a pop-up bar (Class A4) providing additional flexibility for use.
- 7.13. Below is an indicative image of the proposed Pavilion.

Figure 4 – IQL Pavilion



7.14. The applicant team have engaged in a comprehensive pre-application consultation process with the London Legacy Development Corporation (LLDC) Planning Policy and Decision Team (PPDT), the LLDC's Quality Review Panel (QRP), LLDC Design Officers and LLDC Accessibility Officers.

7.15. The proposals were presented to the Quality Review Panel on two occasions, 12th July 2017 and 8th February 2018. It was also presented to the Built Environment Access Panel on 8th June 2018.

An application for non-material amendments (ref: 18/00292/NMA) made under Section 96A of the Town and Country Planning Act 1990 (as amended) have been approved to the Endeavours Square RMA (ref; 16/00523/REM) consisting of alterations to the public realm. The amendments largely relate to the areas surrounding Building S5, as well as the Pavilion. Should reserved matters be approved for the Pavilion, the amendments will ensure the surrounding public realm is fully aligned.

8. POLICIES & GUIDANCE

8.1. National Planning Policy Framework (2012)

8.2. The policies in the NPPF are material considerations in the determination of applications. The NPPF recommends that as of April 2013, due weight should be given to relevant local plan policies according to their degree of consistency with the NPPF. The principle of sustainable development permeates the NPPF. The Framework makes clear that local authorities should be positive and

proactive in encouraging sustainable growth and addressing barriers to investment.

8.3. The following NPPF policies are relevant to this planning application:

Section 1	Building a Strong, Competitive Economy
Section 2	Ensuring the vitality of town centres
Section 4	Promoting sustainable transport
Section 7	Requiring Good Designs
Section 8	Promoting healthy communities
Section 11	Conserving and enhancing the natural environment

8.4. London Plan (2016)

2.4	'The 2012 Games and Their Legacy';
2.9	'Inner London';
2.14	'Areas for Regeneration';
4.1	'Developing London's Economy';
4.12	'Improving Opportunities for All';
5.2	'Minimising Carbon Dioxide Emissions';
5.3	'Sustainable Design and Construction';
5.12	'Flood Risk Management';
5.13	'Sustainable Drainage';
5.15	'Water Use and Supplies';
5.12	'Contaminated Land';
6.9	'Cycle parking'
7.4	'Local Character';
7.5	'Public Realm';
7.6	'Architecture';

8.5. **The Draft London Plan (December 2017)**

The Mayor of London published for the purpose of public consultation a draft new London Plan on 29th November 2017. The policies in the draft new London Plan currently have only very limited material weight when making planning decisions. That weight will increase once the new Plan is submitted for its Examination in Public. This report may make reference to policies within the new London Plan where they are directly relevant to the assessment of the application proposal. However, the relevant development plan policies remain those within the current London Plan (March 2016) and the LLDC Local Plan (July 2015).

8.6. London Legacy Development Corporation (LLDC) Local Plan (July 2015) (LLDCLP)

Development management policies within the London Legacy Development Corporation Local Plan, relevant to the current application, are listed below:

Policy SP.1	Building a strong and diverse economy
Policy SP.3	Integrating the Built and Natural Environment

Policy B.1	Location and maintenance of employment uses
Policy B.2	Thriving town, neighbourhood and local centres
Policy B.5	Increasing local access to jobs, skills and employment training
Policy BN.1	Responding to Place
Policy BN.5	Requiring Inclusive Design
Policy BN.7	Improving Local Open Space
Policy BN.11	Reducing noise and improving air quality
Policy BN.13	Improving the Quality of Land
Policy T.2	Transport Improvements
Policy T.4	Managing development and its transport impacts
Policy T.5	Street Network
Policy T.6	Facilitating local connectivity
Policy T.8	Parking and parking standards for new development
Policy T.9	Providing for pedestrians and cyclists
Policy S.2	Energy in new development
Policy S.3	Energy infrastructure and heat networks
Policy S.4	Sustainable design and construction
Policy S.5	Water supply and waste water disposal
Policy S.6	Waste reduction
Policy S.8	Flood risk and sustainable drainage measures
Site Allocation SA3.1 Stratford Town Centre West	

9. CONSULTATION

Pavilion – RMA (reference 18/00252/REM)

- 9.1. Site notices were displayed around the application site on 30th May 2018 and an advertisement was published in the Newham Recorder newspaper on 30 May 2018. No responses have been received.

Representations from statutory and non-statutory consultees

- 9.2. Details of those consulted and their responses are set out in the table below

Consultee	Response
London Borough of Newham Planning	No comments received
London Borough of Newham Transport	No comments received
London Borough of Newham Highways	No comments received

<p>London Borough of Newham Environmental Health</p>	<p>No objection to the proposals</p>
<p>Transport for London (TfL)</p>	<p>The primary concern of TfL is around loading structures above the Dockland Light Railway (DLR) railway corridor, where there is a loading restriction on the tunnel below the proposed building and a 'no build zone' as well as requirements for emergency egress and access from the DLR access stair, and access for inspection and maintenance.</p> <p><i>Officers response: The applicant has had regular engagement with DLR from an early stage of design and have presented proposals for both building above the tunnel and maintaining access to the DLR emergency stairs. The applicant has agreed with DLR that an Approval in Principle will be issued following Stage 3 design release (end July) providing details of how the building design is compliant with the WLE loading restrictions and permanent building design remaining outside the 'no build zone'</i></p> <p>TfL commented that the walkway alongside the parapet to the rear of the proposed development would be more practical if the width was increased from 600mm – 800mm to 800mm – 1000mm.</p> <p><i>Officer response: Minutes have been provided by the applicant of a meeting held on 15th May 2018 between DLR and Lendlease that the access route will be 600mm.</i></p> <p>TfL suggested that the height of the foliage along the walkway to the rear of the proposal be reduced from 2m to allow better access alongside the parapet and not conceal the route from the DLR access stair towers nor the fire box on the side of the F10 bridge. A lower foliage height, would help to define the dimension requirements for a DLR access corridor, and this in particular will need to be discussed further and agreed.</p> <p><i>Officer response: The minutes provided by the applicant of a meeting held on 15th May 2018 between DLR and the applicant confirm agreement that any planting would be reduced to ensure that the fire box is visible.</i></p> <p>TfL advised that DLR and / or emergency services may require access through both gates proposed to the rear of the Pavilion for ease of any vehicles or mechanical access and to avoid</p>

	<p>reversing manoeuvres in close proximity to public spaces and bridge parapets.</p> <p><i>Officer response: The applicant has provided a Vehicle Access Tracking Plan, which the applicant has discussed with DLR. Vehicles will be able to access within 10m of the Woolwich Line Enclosure escape stairs with no through vehicle access.</i></p> <p>TfL welcomed the provision of 6 secure cycle parking spaces for member of staff.</p> <p>In summary, TfL have acknowledged the applicants response and confirm they are satisfied and require no further actions.</p>
Network Rail	No comments received
Crossrail	Reviewed the application and do not wish to make any comments.
Dockland Light Railway (DLR)	No comments received
Metropolitan Police	No comments received
Thames Water (TW)	<p><u>Waste Comments</u></p> <p>No objection to the proposals with regard to foul water sewage network infrastructure.</p> <p><u>Water Comments</u></p> <p>No objection to the proposals with regard to water network infrastructure capacity. TW recommend an informative advising the applicant that TW will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves TQ pipes. The developer should take this minimum pressure in to account in the design of the proposed development.</p>
Natural England	<p>The innovative work on the QEOP Biodiversity Action Plan should be extended beyond the boundaries of the Park wherever possible. We would welcome the incorporation of green or brown roofs and green walls wherever possible as this greatly increases the area of potential wildlife habitat.</p> <p><i>Officer response: The proposal includes green roofs which is assessed in the assessment section of this report.</i></p>

London Fire and Emergency Planning Authority (LFEPA)	<p>Confirmed they are satisfied with the proposals subject to compliance with the Access Statement submitted in support of the application.</p> <p>LFEPA also recommended that sprinklers systems are installed.</p> <p>Officer response: Should planning permission be granted, it is recommended that this document be listed as an approved document which requires the development to be carried out in accordance with the Access Statement.</p> <p>An informative is recommended reminding the applicant to install sprinkler systems in line.</p>
Environment Agency (EA)	Reviewed the application and have no comments or objections toward the proposals.
Historic England	Reviewed the application and do not wish to comment.
Historic England (GLAAS)	Reviewed the application and conclude that the proposals are unlikely to have a significant effect on heritage assets of archaeological interest.
E20 Ltd	No comments received
Lee Valley Regional Park Authority (LVRPA)	No comments received
LLDC Development	No comments received
LLDC Park Operations and Venues	No comments received
LLDC Park Security	No comments received
LLDC Safety Advisory Group (SAG)	No comments received

Internal Consultees

PPDT's Environmental Consultant (Arup)

- 9.3. Confirmed that the proposals are in line with the Zone 2 Zonal Masterplan; and the conditions and ES commitments have been adhered to.
- 9.4. Recommended a planning condition requiring details of hard and soft landscaping in relation to the proposed roof terrace. Details should include information demonstrating how the proposed extensive and intensive green roof respond to the biodiversity strategy and provide biodiversity improvements. Soft landscaping should include planting species, specification, densities, size for both the extensive and intensive green roofs and planting schedule.

- 9.5. Officer response: The suggested planning condition has been recommended should planning permission be granted.
- 9.6. Environmental Consultants advised target wind conditions by all entrance should be 'short term sitting', however the submitted Environmental Compliance Statement detailed several entrance locations on the ground level and first floor terrace above this limit and therefore should be mitigated. Consultants also advised that wind mitigation would be needed on the southern proportion of the roof terrace to achieve improved conditions. As such, consultants have advised that a planning condition is imposed requiring the applicant to submit details of mitigation to improve the wind conditions for the entrance locations and southern proportion of the terrace, which exceed 'short term sitting' for the ground floor. Further wind tunnel testing should be carried out to verify the effectiveness of the proposed mitigation measures.
- 9.7. Officer response: The suggested planning condition has been recommended should planning permission be granted.

PPDT's Transport Consultant (CH2M)

- 9.8. Requested clarification regarding the cycle parking provision in relation to the proposed Pavilion given a slight disparity with the submitted Design Development Report. The applicant confirmed that 6 employee cycle parking spaces are proposed within the Pavilion, whilst 8 cycle parking spaces for visitors are provided within the public realm. This is compliant with the minimum standards set out in the S106.
- 9.9. Transport consultants noted that the proposed lifts are to be designed in line with the Approved Documents K and M of the Building Regulations including the minimum size requirements in these regulations. However, consultants recommended by way of best practice, that this should also take note of relevant guidance in LLDC's Inclusive Design Guidance 2013 (IDS 39), in order to provide sufficient capacity for internal pedestrian flow. An inclusive design statement has been submitted in support of the application which confirms compliance with said guidance.
- 9.10. Consultants confirmed that the vehicle access via Westfield Avenue is acceptable and in line with the principles established in the RMA for Endeavour Square (reference 16/00523/REM).

LLDC Quality Review Panel (QRP)

9.11. The Pavilion has been presented to the LLDC QRP on two occasions. The table below provides a summary of their comments.

QRP Comments 12.07.2017	QRP Comments 08.02.2018
<ul style="list-style-type: none"> • Considered the design to show considerable potential; • Supported the concept of designing a 'building in the round' – with each side equally distinctive and accessible; • Recommended further thought regarding the building's southern side, as approached from the London Aquatics Centre and Bridge H10. 	<ul style="list-style-type: none"> • The panel considered the southern side of the building to be better resolved with the omission of the stairs rising to the first floor and increased ground floor activation.
<ul style="list-style-type: none"> • The quality of the environment of the route between the Pavilion and the railway parapet will also need to be carefully considered. 	<ul style="list-style-type: none"> • The revised design also results in improvements to the quality of the space between the pavilion's western side and the parapet to the railway lines.
<ul style="list-style-type: none"> • The form and massing are generally supported, however careful detailing and high-quality materials, including timber, will be essential for the building's success. 	<ul style="list-style-type: none"> • While the panel finds much of interest in the pavilion's proposed design, its success will depend on particularly skilful and meticulous detailed design; • Panel had previously expressed reservations about the glazing, however the glazing line now appear clearer; • Panel supports the extensive use of timber, however advised that careful thought would need to be given to weathering and slip resistance.
<ul style="list-style-type: none"> • The Panel queried the location of the service core. 	<ul style="list-style-type: none"> • The panel had previously suggested shifting the service core further into the centre of the building – but understands that the site's constraints, most notably the railway tunnel below, offer little flexibility.
<ul style="list-style-type: none"> • Clarification of potential access between the different components of the Pavilion was requested. The importance of clear wayfinding was stressed. 	<ul style="list-style-type: none"> • The panel asks whether the lifts can be made more prominent as they appear to be rather relegated.
<ul style="list-style-type: none"> • The panel stressed the importance of exemplary standards of accessibility and inclusivity. Mobility scooters should be less tucked away and more visible. 	<ul style="list-style-type: none"> • The importance of exemplary standards of accessibility and inclusivity were again stressed.
<ul style="list-style-type: none"> • The landscape design should follow more closely the design strategy already established for the public realm. 	<ul style="list-style-type: none"> • The proposal presents an intriguing continuation of the public realm on its eastern side. The panel stresses the importance of creating a perception of fluidity. The green roof should be more garden-like with a stronger sense of enclosure, but still allowing views out.

Applicant's Response to QRP

- 9.12. With regard to the southern side of the building, the direction of the southern stair has been reversed, and would provide clearer circulation to the roof terrace, no longer obstructing the ground floor retail façade providing greater transparency and active frontage.
- 9.13. The west façade has been re-aligned by repositioning storage requirements within the building. The planters adjacent to the railway parapet have been coordinated with the building outline to ensure that a minimum walkway width of 3 metres would be achieved.
- 9.14. The architects have done a number of studies looking at re-locating the service core, however site constraints, particularly the railway tunnel below has made alternative options extremely limited.
- 9.15. The location of the lifts has been altered to maximise their visibility from the main pedestrian routes crossing Endeavour Square in response to QRP comments. Strong tonal contrasting graphics have also been incorporated to enhance their visibility.
- 9.16. Officer response: A planning condition is recommended requiring the applicant to submit a signage strategy for approval by the LPA.
- 9.17. The applicant has engaged with LLDC Inclusive Design Officers and presented the scheme to the Built Environment Access Panel (BEAP). All areas are considered to be accessible to all visitors. Specifically ramps at 1:21 have been introduced on the roof terrace and the level changes at first floor level have been omitted. The mobility scooters would be located outside the Visitor Centre in a convenient position from the taxi drop-off.

10. ASSESSMENT OF PLANNING ISSUES

Principle of Development

- 10.1. The LLDC Local Plan includes site allocation SA3.1 'Stratford Town Centre West', which highlights IQL South as a development parcel, with expectations of active frontages onto Olympic Promenade and identification of this route as a key connection. The site is identified for office and residential use with localised retail at ground floor. Key local connections for enhancement are also identified.
- 10.2. Stratford City is an area that benefits from Outline Planning Consent for extensive redevelopment as part of the wider regeneration aspirations for the area. The parameters of the development that can be carried out in Zone 2 have also been described in the approved Zone 2 Zonal Masterplan (ZMP) and strategies submitted in accordance with conditions on the outline consent.
- 10.3. The ZMP for Zone 2 identifies an indicative location for a Pavilion within Endeavour Square (Figure 3). The S106 attached to the Stratford City Outline Planning Permission also secures the delivery of a Pavilion within Endeavour Square (formerly known as International Square) as defined below:

“‘Pavilion’ means the pavilion café to be provided in International Square, which shall include the Visitor Centre”.

- 10.4. The Outline Planning Permission and S106 have therefore established the principle of a Pavilion within Endeavour Square.

- 10.5. Condition C1 of the Outline Consent (10/90641/EXTODA) states that prior to the approval of any Zonal Masterplan or Reserved Matters application, details of the Site Wide Strategies for sustainable design, estate management, construction method, air quality and housing shall be approved by the LPA.
- 10.6. The Site Wide Strategies for Zone 2 have been approved; therefore this application for Reserved Matters Approval can be assessed in accordance with the parameters set out in the Outline Consent, Zonal Masterplan and other policy and material considerations acknowledged through that consent.

Overall Conformity with Parameter Plans, Outline Consent and Zonal Masterplan

- 10.7. Condition A4 of the Outline Consent requires all RMAs submitted in respect of each Zone to be in accordance with the Zonal Masterplan (ZMP) approved for that Zone. In accordance with the requirements of this condition, a ZMP Conformity Report has been submitted in support of the application explaining how the application conforms to the approved parameters for Zone 2. A summary of the application proposals and conformity with these parameters is provided below, with more detail on the proposed development form and design provided in the wider assessment at paragraph 10.30 onwards.

Siting of the Building

- 10.8. Parameter Plan 4 (Appendix 6) defines the Development Zones within limits of deviation for the Stratford City Site. The Zonal Masterplan (ZMP) 'Plot Boundaries' (Appendix 8) defines the indicative location for the 'potential Pavilion' to be provided within Endeavour Square. The proposed siting of the Pavilion is situated within the general area of the indicative location defined by the ZMP for Zone 2 and is therefore compliant with this parameter.

Design and Use of the Building

- 10.9. Condition D2 of the Outline Consent sets out the total quantum of built floorspace and land use distribution for the Stratford site in its entirety.
- 10.10. Condition D2 acknowledges that all figures are given in gross external area and exclude roof top plant, basement plant and car parking areas within buildings. Part (h) of Condition D2 also states:

“Apart for figures for community facilities and health facilities, the distribution within Zones is subject to a tolerance of + or – 2,000sqm”.

- 10.11. Under the provision of part (h) of Condition D2, 2,000sqm of Commercial Floorspace (Class B1) has been transferred to Complementary Retail (Class A1-A3). The conversion of floorspace was agreed by way of letter on 20th March 2018 (Appendix 9) and condition D2 updated.
- 10.12. The table below details the allocation for Zone 2 (International Quarter London South).

Land Use	Floorspace (GEA)
Complementary Retail (Class A1 – A3)	5,000sqm *
Commercial floorspace (Class B1)	255,267sqm **
Residential floorspace (Class C3)	29,310sqm
Community facilities (Class D1)	309sqm

** incorporates the additional 2,000sqm transferred from the commercial floorspace provision permitted by part (h) of Condition D2.*

*** incorporates the reduction of 2,000sqm transferred to the complementary retail floorspace provision permitted by part (h) of Condition D2.*

10.13. The approved floorspace for the IQL development relevant to this RMA is set out in the table below.

Land Use	Building S5	Building S6	Building S4	Building S9	Total
Status	Built and occupied by TfL	Built and handed over to the FCA	Not implemented	Under Construction	
Complementary Retail (Class A1 – A3)	887	592	604	381	2,464
Commercial floorspace (Class B1)	61,233	32,797	74,848	33,536	202,414
Community facilities (Class D1)	0	301	0	0	301
Total	62,120	33,690	75,452	33,917	205,179

10.14. Whilst Building S4 benefits from RMA approval (reference 16/00339/REM and 16/00342/REM), it has not been implemented. Stratford City Business District (SCBD) are also progressing a new RMA for Building S4 pursuant to the Stratford City Outline Planning Permission (SC OPP), which has been submitted and is pending consideration.

10.15. The proposed Pavilion comprises a total of 1,343sqm (GEA) of floorspace comprising complementary retail uses at ground and first floor levels, as well as a Visitor Centre with a floorspace of 25sqm (GEA).

10.16. The following table provides a breakdown of the overall limits of development floorspace permitted under condition D2 and areas relevant to the Pavilion.

Land Use	Permitted floorspace for Zone 2	Built	Unimplemented	Approved in other RMA's (Building S9)	Proposed in this RMA	Balance
Complementary Retail (Class A1 – A5)	5,000	1,479	3,521	381	1,343	+1,797
Commercial (Class B1)	255,267	94,030	161,237	33,536	0	+127,701

10.17. As demonstrated by the table, the proposed quantum of floorspace associated with the Pavilion is compliant with the total quantum of complementary retail floorspace for Zone 2.

10.18. The Visitor Centre is required by Part 8 of the S106 Modification Agreement attached to the SC OPP and is defined in the S106 as: “Visitor Centre” means an area of no less than 6 square metres to be provided in the Pavilion”. The proposed floorspace of the Visitor Centre generously exceeds the requirements of the S106 by 19sqm.

Development Heights

10.19. Parameter Plan 7 ‘Development Heights’ (Appendix 10) and ZMP Drawing ‘Maximum Building Heights’ (Appendix 7) defines the maximum height and building envelopes for the area in which the proposed Pavilion would sit.

10.20. The maximum permitted height for the Pavilion sits between +41m AOD and +60m AOD. The Pavilion would have a maximum height of +28.94m to the top of the lift overrun and therefore sits well within the permitted thresholds.

Levels, Services and Earthworks

10.21. Parameter Plan 3 ‘Stratford City Land Profiles’ (drawing no. S-98-003 Rev D) sets the ground levels for the development across the site. This confirms a site level of 13.5m AOD and makes provision for deviation of ground levels of +/- 5m from the levels shown. The proposed finish level for the building is +15m AOD and is therefore compliant with the parameter.

Environmental Compliance

Sunlight and Daylight

10.22. Conditions V1 and V2 of the SC OPP require any RMA to demonstrate that the development has been designed to accord with the BRE Practice Guidance ‘Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice’ and the guidance in BS8206: Part II and the Applications Manual: Day Lighting and Window Design – Lighting Guide LG10 (1999).

10.23. A Daylight and Sunlight Assessment has been provided in support of the application to describe the effects of the proposed development on the

surrounding buildings; effects of the proposed development on future users and compliance with conditions V1 and V2 of the SC OPP.

- 10.24. The assessment establishes whether the proposed development subtends more than 25° at the lowest window of neighbouring properties, S5 and S9. The report concludes that due to the proposed building height, the Pavilion would not be within 25 degrees of the site lines of the lowest windows of adjacent buildings and therefore is unlikely to have an adverse effect on sunlight availability.
- 10.25. PPDT Environmental Consultants have reviewed the submitted document and consider the development to be acceptable with conditions V1 and V2 of the SC OPP.

Wind

- 10.26. Conditions V3 and V4 of the SC OPP require demonstration that all buildings and outdoor spaces are subject to wind tunnel testing to ensure that all outdoor spaces would have a comfortable wind environment for occupiers and users of the area.
- 10.27. FD Global have undertaken a wind assessment for the RMA in the context of the ZMP Environmental Compliance Statement. The study submitted in support of the application has provided an assessment of the wind environment at key pedestrian locations in and around the site, in terms of pedestrian comfort and safety. The study concludes that with the introduction of wind mitigation measures within the context of future surrounds, wind conditions in and around the proposed development are rates as suitable in terms of pedestrian safety and comfort, for their intended use.
- 10.28. However, PPDT Environmental Consultants advised target wind conditions by all entrance should be 'short term sitting', however the submitted Environmental Compliance Statement detailed several entrance locations on the ground level and first floor terrace above this limit and therefore should be mitigated. Consultants also advised that wind mitigation would be needed on the southern proportion of the roof terrace to achieve improved conditions. As such, a planning condition is recommended requiring the applicant to submit details of mitigation to improve the wind conditions for the entrance locations and southern proportion of the terrace. The condition also requires further wind tunnel testing should be carried out to verify the effectiveness of the proposed mitigation measures.
- 10.29. Overall, the proposals are in generally conformity with the development structure set out in conditions and parameter plans for Zone 2, as well as the ZMP. The detail of the submission and accordance with the Outline Consent is assessed in more detail below.

Design

Form, Massing and Height

- 10.30. 'Building in the round' is the main concept of the Pavilion's building form, ensuring access is provided on all sides of the building to create a sense of public engagement for people approaching the Olympic Park. QRP support this concept.

- 10.31. The Pavilion is not orthogonal which enables the development to frame and address three urban spaces known as Redman Place, Endeavour Square and the area to the south of Endeavour Square.
- 10.32. The massing of the structure has been designed to hold and anchor Endeavour Square, extending the public realm into the building via the Pavilion's amphitheatre.
- 10.33. During the pre-application discussion process LLDC Design officers raised reservations over the overall quantum of development being proposed by this scheme, however acknowledge that the proposed quantum's fall within the allowances of the applicant's ZMP permission. On balance, design officers are accepting of the proposed scale of the scheme as the applicant has demonstrated a clear strategy for how they intend to fill the building and how it would sit within the context of their overall commercial strategy for the masterplan. The form and massing of the Pavilion was supported by QRP; however they highlighted the importance of careful detailing and use of high quality materials, which is assessed in more detail below.
- 10.34. During the pre-application process, LLDC Design officers also had reservations regarding the form of the roof popup elements (bar, toilets and lifts) and how they would appear on approaching the building. However, Design officers consider the submitted proposal to have made improvements to the form of these elements, with incorporation of a brown roof finish and more flowing integration into the overall roof-scape proposal. Design officers also recommended close attention should remain on the development of these forms as the proposal is worked through in technical detail to ensure they don't become ungainly. A planning condition is recommended securing the submission of a planting strategy to be submitted for approval by the local planning authority. The Section 106 Agreement associated with the SC OPP also requires the architects to be retained, which will ensure continuity through the detailed design stage.

Uses, Layout and Access

- 10.35. The Pavilion's design would encourage access from all sides to promote public engagement, which has been the driving concept for the building's form with external stairs encouraging movement up to the building's roof from all approaches. The main access point to the first level and the roof level would be via the lifts located in the north-east corner.
- 10.36. With regard to the external stairs, this is considered to be successful in ensuring the building is engaging and dynamic from all angles, however it has created a challenge in providing a fully inclusive design given the separation between the lifts and stairs. This has been discussed extensively during the pre-application process and has triggered alterations to the scheme.
- 10.37. QRP questioned whether the prominence of the lifts could be improved. The architects presented a number of studies looking at re-locating the service core. However due to site constraints, in particular the Woolwich Line Enclosure, alternative options were extremely limited. In order to improve the prominence, strong tonal contrasting colour graphics are proposed to further enhance the

visibility and to identify the vertical core (visualisations provided in the appendices).

- 10.38. Design Officers accept the final proposed design, however encourage the applicant to give careful consideration as to how clear wayfinding and visual presence of the lift could be enhanced during detailed design to ensure the experience of those with accessibility needs are enhanced. A planning condition is recommended requiring these details to be submitted to the Local Planning Authority for approval.
- 10.39. The Visitor Centre, which would be located in the north-east corner, would be close to the taxi drop-off point and is considered to be in a visible position when approaching from Westfield Avenue. However, LLDC Design officers recommend that the visibility of the Visitor Centre needs to be protected and enhanced through detailed design, with consideration given to the signage strategy and placement of tables, chairs and parasols to ensure the entrance is clearly visible on approach from The Stitch and access is not hindered by seating in front of the entrance. Planning conditions are recommended securing a signage strategy and an Estate Management Plan detailing the arrangement of street furniture associated with the Pavilion.

Architectural Expression, Materials and Quality

- 10.40. The Pavilion is to consist of a timber structural design, with the architectural intent to ensure the timber remains exposed in order to create a Pavilion which differentiates itself from the surrounding concrete/glazed office buildings. The main structural elements would be 2-way spanning CLT panels and a Glulam structure, with shallow concrete foundations to support the building over the sensitive loading F10 Bridge structure.
- 10.41. The proposed design is considered to be striking and ambitious and would create a presence in Endeavour Square. The choice of timber for the predominant material is welcomed by both officers and QRP as a countenance to the neighbouring office buildings. Design officers envisage the ambitious glulam structure, if detailed with care, to feel quite unique and iconic without being overbearing. Design Officers have requested further detail on areas of opaque panels on the elevations as the design develops, to ensure a quality finish. A planning condition is recommended securing the submission of these details for approval by the Local Planning Authority.
- 10.42. QRP recommended further consideration regarding the southern side of the Pavilion, as approached from the Aquatics Centre and Bridge F10. In response, the direction of the southern stair has been reversed providing clearer circulation to the roof terrace and it would no longer obstruct the ground floor retail façade allowing greater transparency and active frontage. The revisions were presented to the panel and they confirmed the elevation was better resolved.
- 10.43. QRP and LLDC Design officers have advised that the success of the scheme will come down to meticulous detailing given the many complex interfaces including, the integration of the balustrade and security gates; how the structure meets the ground and how different types of timber on the building sit together as an overall composition; how the timber is detailed to cope with weathering;

and how the glazing meets the undulating timber soffit. Both PPDT officers and Design officers consider it acceptable for these details to be secured by way of planning condition.

Landscape - Roof Terrace

- 10.44. The roof terrace area proposes a bar facility which would provide the opportunity for space to host pop-up events and activation. The roof terrace has been designed to respond to key views by incorporating three lower viewing terraces, which would allow views to Redman Place, Endeavour Square, the Aquatics Centre, and across the wider Queen Elizabeth Olympic Park. Slopes at a 1:21 gradient have been incorporated in the south and east for inclusivity. The roof would incorporate extensive and intensive green roofs to maximise biodiversity.
- 10.45. Planning and Design Officers are satisfied with the overall arrangement of the roof terrace and consider the level changes to be integrated successfully. A planning condition is recommended securing the submission of a planting strategy for the roof area. Design Officers recommend that the applicant consider variety and seasonality when developing these proposals, to create a more intimate 'garden-like' atmosphere.
- 10.46. QRP recommended careful consideration towards the quality of the environment of the route between the Pavilion and the railway parapet. In response, the west façade has been re-aligned by re-positioning storage requirements with the building. The planters adjacent to the railway parapet have been coordinated with the building outline to ensure that a minimum walkway width of 3 metres would be achieved.

Transport

Vehicle access

- 10.47. The proposed development does not incorporate any car parking area and there is no proposed means of vehicle access into the Pavilion.
- 10.48. There would be vehicle taxi-off points to the north of the Pavilion in the taxi drop-off area, which was approved under the Endeavours Square RMA (ref: 16/00523/REM). This area is within close proximity of the Pavilion, which would allow disabled people, employee and visitor drop-off.

Car Parking

- 10.49. Condition T2 of the Outline Planning Permission sets the maximum standards for car parking provision across the Stratford City development. For complementary retail it confirms there are to be no parking spaces within Zone 2. As such, in accordance with this requirement, the Pavilion does not provide any car parking.

Cycle Parking

- 10.50. London Plan policy 6.9 requires developments to provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum standards sets.

- 10.51. Based on the total complementary retail floorspace proposed, a total of 6 employee cycle parking spaces and 8 visitor cycle parking spaces are required as set out within the Section 106 Agreement (Part 2) Modification Agreement.
- 10.52. The RMA proposals comprise 6 cycle parking spaces within the ground floor for employees, whilst a further 8 are integrated into the public realm, thus meeting the cycle parking standards set out in the S106 Agreement (and subsequent modifications). PPDT Transport Consultants and TfL have confirmed the proposed provision is acceptable.

Mobility Scooters

- 10.53. As part of the services offered at the Visitor Centre, provision has been made for the charging and storing of 6 mobility scooters. In response to QRP's comments, the mobility scooters are to be outside on display during the operating hours of the Visitor Centre to help advertise their availability. Outside these hours, the mobility scooters would be stored inside the Visitor Centre.

Servicing and Delivery

- 10.54. Service access to the Pavilion would be directly from Westfield Avenue via Secondary Road S2 (situated between Building S5 and Plot S4). The majority of service rooms, plant and refuse store have been positioned to the north façade at ground floor level, adjacent to the taxi drop off and service route. A goods lift is included for deliveries to be received to the first and second floors. Deliveries for the ground level retail units would be through the back of house (BOH) corridor connecting directly to tenant's BOH/kitchen area.
- 10.55. The proposed servicing arrangements and access are consistent with the servicing arrangements proposed for Building S9, extending Secondary Road S2, running between Buildings S4 and S5.

11. HUMAN RIGHTS & EQUALITIES IMPLICATIONS

- 11.1. Members should take account of the provisions of the Human Rights Act 1998 as they relate to the application and the conflicting interests of the Applicants and any third party opposing the application in reaching their decisions. The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account
- 11.2. In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty *inter alia* when determining all planning applications. In particular Members must pay due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 11.3. Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

12. CONCLUSION

- 12.1. Overall, the proposals are in conformity with the Outline Consent, Section 106 Agreement and Zonal Masterplan for Zone 2. The proposed development is considered to represent high quality architecture that would positively respond to Endeavour Square which is supported by QRP, meeting the requirements of Local Plan Policies BN.1 'Responding to place'. No objections to the scheme have been received.
- 12.2. It is therefore recommended that the submitted Reserved Matters application be granted, subject to conditions set out below.
- 12.3. The Committee is invited to APPROVE the application as follows:
- 12.4. FULL DISCHARGE of conditions B1, B8 and B9 attached to the Outline Consent in relation to reserved matters comprising details of layout, scale, appearance, access and landscaping of the IQL Pavilion, comprising a part two, part three storey building for complementary retail (Use Classes A1-A5) with associated works.

Conditions

Time limit

1. The development shall be commenced before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990

Works in accordance with approved details

2. The development, including demolition and construction, shall be carried out in accordance with the following details and plan numbers:
 - (Document titles and drawing references to be inserted ahead of issuing the decision notice)

and the description of development contained in the application and any other plans, drawings, documents, details, schemes or strategies which have been approved by the Local Planning Authority pursuant to these conditions.

Reason: To ensure that all works are properly implemented and retained.

Estate Management Plan

3. The development hereby approved shall not be used or open to the public prior to the submission and approval in writing by the Local Planning Authority of a site specific Estate Management Plan for the public realm. The plan shall be in accordance with the approved Site Wide Estate Management Strategy.

The site specific Estate Management Plan shall include as a minimum the following details:

- Details of the roles and responsibilities to be held by an Estate Management Company for the site, and the location of the Estate Management Company office;
- Details of loose tables, chairs, parasols and mobility scooters accommodated adjacent to the Pavilion and spill out areas;
- Details of maintenance and management for planting, including a programme of works to be undertaken as part of identified roles (in accordance with the above requirement).

The details approved in the submitted Estate Management Plan shall be put in place as part of the operation of the site, prior to use/opening of the open space hereby approved; and thereafter the development shall be carried out in accordance with such approval.

Reason: In order to ensure that the outside spaces on the site and the new public realm is maintained and managed appropriately.

Detailed Drawings

4. The development hereby permitted shall not commence until the following detailed drawings shall have been submitted to and approved in writing by the Local Planning Authority.

Detailed drawings including sections (at 1:50 / 1:20) of:

- Bay study of glazing system including incorporation of features to assist solar shading;
- Principal features on all facades (including the opaque facades);
- Layout of plant;
- Security gates to the rear of the Pavilion;
- Green roofs and green screens (walls); and
- Parapets / roof edges;

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason and pre-commencement justification: In order to ensure that a high quality of design and detailing.

Materials

5. The development hereby permitted shall not commence until, the final proposal for materials to be used on the building have been submitted to and approved in writing by the Local Planning Authority. Submissions shall include detailed drawings at a scale to be agreed with the Local Planning Authority, alongside materials as required under condition B10 of the Outline Planning Permission (ref: 10/90641/EXTODA).

Reason and pre-commencement justification: In order to ensure that a high quality of design and detailing.

Construction Management

6. The development hereby permitted shall not commence (other than preparatory works) until a Construction Method and Management Statement (CMMS) Review has been submitted to the Local Planning Authority and approved in writing. The review shall refer to the approved CMMS for Zone 2 and incorporate any required revisions and / or additional mitigation as necessary, specifically as a result of new development approved surrounding the site.

Reason and pre-commencement justification: In order to minimise disruption and disturbance.

7. Landscaping and Cycle Parking

- Provision for external cycle parking associated with this development (approved under application 15/00252/REM) shall be made available for use prior to first occupation of the development;
- Prior to first opening/use of the development hereby permitted details of landscaping to the roof terrace areas, including planting and furniture, shall be submitted to and approved in writing by the Local Planning Authority. This shall include, as a minimum, the wind mitigation measures described in the submitted Environmental Compliance Report. The landscaping shall be put in place prior to first occupation/use of the building and retained / maintained thereafter.

Reason: In order to ensure that a high quality of design and public realm.

Use Class A3 - Food

8. H02 Grease Trap (A3 & Food Factories)

The development hereby permitted shall not be first occupied/used until full details of the grease trap or grease digester system to be installed for the commercial kitchen have been submitted to and approved in writing by the Local Planning Authority. Details shall include plan and sectional drawings with measured drain sizes and invert levels, full manufacturers specifications etc. The approved scheme shall be completed prior to first occupation/use of the restaurant and shall be permanently maintained thereafter.

Reasons: To protect the amenity of future occupants and/or neighbours.

Signage Strategy

9. The development hereby permitted shall not be first occupied/used until a signage strategy for the Pavilion has been submitted to and approved in writing

by the Local Planning Authority. The strategy shall detail the signage associated with the complementary retail uses, the Visitor Centre and the lift core.

Reason: To ensure high quality wayfinding.

Wind Mitigation

10. The development hereby permitted shall not commence until details of wind mitigation to improve the wind conditions for the areas detailed below have been submitted to and approved in writing by the Local Planning Authority;

- entrance locations with measured exceedances above 'short term sitting';
- southern portion of the roof terrace;

Further wind tunnel testing should be carried out to verify the effectiveness of the mitigation proposed.

Reason and pre-commencement justification: To ensure a comfortable level of amenity for visitors of the development and in the interest of visual amenity.

Informatives

Thames Water

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
2. The applicant is advised that the London Fire and Emergency Planning Authority (LFEPA) recommend that fire brigade access and water supplies for fire fighting purposes to the proposed development is compliant with Building Regulations Approved Document B B5. The LFEPA also recommend that sprinklers are considered for new developments and major alterations to existing premises.

Appendices:

Appendix 1 – Site Location
Appendix 2 – Basement GA
Appendix 3 – Ground Floor GA
Appendix 4 – First Floor GA
Appendix 5 – Roof Level GA
Appendix 6 – Parameter Plan 4
Appendix 7 – Zonal Masterplan Maximum Building Heights
Appendix 8 – Zonal Materplan Plot Boundaries – To follow
Appendix 9 – Condition D2 Floorspace Letter
Appendix 10 – Parameter Plan 7 Development Heights
Appendix 11 – QRP reports
Appendix 12 – Visualisations