

Design Review Panel

Summary Feedback Notes

QUAYSIDE LODGE William Morris Way

22 August 2017

Panel	LBHF	Architects and Agents
Robin Partington [chair] Paul Sandilands Maya Donelan Ed Moseley Jonathan Manser Gary Colleran	Paul Goodacre Steve Davies	Pascal Wesink & Janice Kwok – EPR Architects Billy Pattison – Boyer Rachel Broughton & Adam Smith – CLS Holdings plc

Main Issues Raised during the Design Review Panel

1.	Timing of the application for the Watermeadow Court development
2.	Testing the impacts on the local townscape in a Townscape Views Analysis
3.	The length of the east elevation
4.	The number of units in the scheme
5.	Materiality
6.	Single aspect north facing units
7.	Number of parking spaces
8.	Consideration given to retail use at the base of the building
9.	Quantum of affordable housing
10.	Core arrangements for the affordable units
11.	Entrance to affordable units
12.	Waste collection strategy
13.	Type of office space provided and means to keep it affordable
14.	Timing of the application
15.	Orientation of the units
16.	Views to the river

Panel Summary and Recommendation

The Panel thank the team for their presentation and the briefing note.

At the Review, there was much discussion on the form of the building. The precedent images shown illustrate the teams aspiration to craft and balance the elevations as a whole with an elegant level of detail in support.

This is a big scheme in its context, with significant flank elevations of over 60m in length. The Panel feel that the detail shown for the elevations is not yet sufficiently developed or refined to achieve the desired effect illustrated in the precedent images, with the proposed riverside elevation in particular feeling rather unrelenting, falling awkwardly between two potential directions, one presenting a more sophisticated calm and refined horizontality, and the other adding stronger punctuation or articulation to the form.

The strong horizontality is not helped by the way that the progressive setbacks to successive levels appears to run out of energy towards the apex, and the panel feel that a celebration of the top level would help to complete/finish the overall form, giving it greater confidence and presence, making sense of its height in relation to neighbouring buildings, rather like the bridge on a ship adding a point of interest whilst still being part of the overall language, adding important punctuation to the silhouette in the local townscape.

The smaller scale precedent images were helpful, illustrating how important detail will be for the success of the overall composition, and the presentation highlighted a number of key details including the curved corners as being part of the underlying architectural theme. In this respect the Panel feel that the curved corners should be more rigorously applied given their deemed importance, as the design is inconsistent at the moment, with a square corner at one end of the building. All corners should reinforce the language and be curved. Furthermore, the curved glazing to the corners would also add much needed sophistication and elegance to the overall composition, and would not work if faceted.

More sophistication is therefore sought in the detailing of the façade to fully convince that the design of a building of this scale successfully achieves its aims.

The Panel seek comfort that the applicants will ensure that the proposed materials will age gracefully and that the proposed use of Jesmonite will not look tired quickly. Careful consideration of drainage details, falls and ledges will be required in order to prevent light rain washing accumulated dirt over the outer surface and staining the building. The proposed banding needs to look crisp and clean.

The Panel welcomed the tenure blind design to the affordable element of the housing and encourage the applicants to ensure that the design of the affordable element going forward does not distinguish them as the poor neighbours, with curved corners and curved glazing to corners running consistently around the whole building, presenting a unified whole.

The proposed location of the bin stores is good, keeping the servicing aspects of the building away from the residential entrances. The detailed design would need to make sure that they were properly ventilated to avoid smells etc.

Finally, the Panel encourage the applicants to make the office offer attractive to local businesses and as affordable as possible, and look at various ways of achieving this. The success of these units will not only contribute to the public realm but also to the success of the development overall and its integration into the wider community.