

Design Review Panel

Summary Feedback Notes

Wednesday 27th April 2016

WESTFIELD - Block K

Panel	LBHF	Architects and Agents
Roy Collado – Chair Nigel Bidwell Alessia Mosci Fred Pilbrow Melanie Whitlock	Paul Goodacre Davina Barton Sally Shepherd	Simon Cochrane Westfield Jason Forbes Westfield Nick Ffoulkes Sheppard Robson Architects

Main Issues Raised during the Design Review Panel

1.	Quality of the space and management of the street edge.
2.	The pedestrian environment and the number of pedestrians walking through

3.	Residential character of the area and the use of the route to access the shopping centre
4.	Location of refuse store and limited parking
5.	Block K's design in relation to the shopping centre design
6.	The direction of the "saw-tooth" alignment to the frontage and the aspect of the design and daylight studies carried out
7.	The plans for the gap between Block K and the shopping centre in terms of ventilation and proximity to the car park ramp
8.	Access to other levels and communal space
9.	Location of duplexes within the development
10.	Close proximity of the three buildings and challenges this poses

Panel Summary and Recommendation

The proposal was considered to be a positive one, and the chair expressed gratitude to the Westfield team for bringing the scheme forward early in the process for comments. The quality of the diagrams was good and it was accepted that the scheme is complex given the environment where Block K will sit, the size and shape of the plot, its aspect and proximity to Westfield shopping centre and the car park ramp. It was also noted that Block K is an affordable housing option and Westfield were thanked for their approach to bringing a high quality solution to a difficult site/scheme. Significant resources have been used to try and design a high quality scheme and the effort is commended.

The Panel felt that the diagram was good, and a bespoke building was emerging.

The Panel is pleased that consideration is being given to the possibility of a communal roof facility. The quality of the core area, communal areas and the gap between Westfield and Block K should be given special consideration to ensure air quality, noise and heat solutions are found.

The design is obligated to use linear access and the quality of the journey between lift and apartments should be considered further. The use of bridges and voids would make the space potentially interesting, and the experience could be further enhanced by windows in kitchens looking back out onto the route.

The Panel questioned the tension between the residential use at ground floor and the ambition to extend the pedestrian access to the shopping centre along the

frontage. The impacts this will have on the residential frontage needs further analysis.

The Panel ask that the architects explore re-orientating the saw-tooth arrangement to the facades this may afford the lounges a westerly aspect.

In summary, the Panel felt that the team had come up with an extremely interesting and bespoke design for this tough site and encouraged the architects to ensure the quality is delivered through the process.