

**OLYMPIC DELIVERY AUTHORITY**

**ODA PLANNING COMMITTEE**

**SUBJECT: MINUTES OF 91<sup>st</sup> COMMITTEE MEETING**

Held on 14 February 2012 at 18.00

Old Town Hall, Stratford, 29 Broadway, London E15 4BQ

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**Present:**

Lorraine Baldry	Chairman
David Taylor	Deputy Chairman

**Local Authority Members:**

Cllr Terry Wheeler,	LB Waltham Forest
Cllr Conor McAuley,	LB Newham
Cllr Judith Gardiner	LB Tower Hamlets

**Independent Members:**

Mike Appleton  
William Hodgson  
Janice Morphet  
Dru Vesty

**Officers in attendance:**

Anthony Hollingsworth	ODA, Chief Planner Development Control, Planning Decisions Team
Richard Ford	ODA Legal Adviser, Planning Decisions Team (Pinsent Masons)
Saba Master	ODA Board Secretary

**1. APOLOGIES  
(AGENDA ITEM 1)**

1.1. There were apologies from Cllr Geoff Taylor and Celia Carrington.

**2. UPDATES, ORDER OF BUSINESS, AND REQUESTS TO SPEAK**

## **(AGENDA ITEM 2)**

- 2.1 There were Updates for Item 5 and Item 7.
- 2.2 The order of business was unchanged.
- 2.3 There were requests to speak from Kevin Owens, LOCOG, for Item 5, and Matt Buckhurst, Future Brand, for Item 7.

## **3. DECLARATIONS OF INTEREST (AGENDA ITEM 3)**

- 3.1. The Secretary read the following statement:

'Members of this Planning Committee need to declare personal interests relevant to the agenda at the beginning of each meeting of the Planning Committee.

'Members will see that the paper for Item 3 which has been circulated lists interests which they have declared which appear to be personal interests relating to Item 5, 6 and 7.

'Would Members please confirm that the declarations of personal interests listed in the paper for Item 3 are correct; and state if there are any other interests you wish to declare?'

'Personal interests are prejudicial if a reasonable member of the public with knowledge of the relevant facts would conclude that the nature of your personal interest is such that your judgement of the public interest is likely to be affected. If, by virtue of your personal interest you have been involved in decisions about these proposals, you may have a prejudicial interest. In that circumstance you would need to leave the meeting during the consideration of that item. In light of the agenda before you this evening, please state whether or not any of the interests declared are prejudicial interests?'

The remaining Members of the Planning Committee confirmed that the declarations of personal interests recorded on the paper for Item 3 were correct and that none were considered prejudicial.

## **4. MINUTES AND MATTERS ARISING (AGENDA ITEM 4)**

- 4.1. The Committee

**AGREED** the Minutes of the 90th Planning Committee Meeting.

## **5. Stadium Front of House Structures - 11/90803/AODODA**

*Approval of details pursuant to condition OG.3 (Temporary structures) of permission 07/90010/OUMODA in respect of Games phase front of house overlay.*

- 5.1 The applicant gave a presentation and explained that the application was for approval of the Olympic stadium podium front of house facilities and structures pursuant to condition OG.3 (Temporary structures) of the 2007 Olympic and Legacy Facilities permission as varied (11/90313/VARODA). The application seeks approval for temporary buildings and structures on the stadium podium and single storey tent structures on the stadium pedestrian bridges.
- 5.2 The applicant showed the Committee diagrams of the proposal and the individual proposed modular units which would encompass, at the front of Stadium Island, a fire rated counter, a corrugated steel envelope, a decking ramp and LED lighting. The back of the “pods” would have a purple brand colour wall, a service zone and where the decking extends to the rear of the units, an upstand which rises some 300mm above the permanent podium handrail.
- 5.3 The applicant confirmed that all development is placed outside the crowd flow area and that the scheme maintains the integrity of the original crowd flow modelling. The arrangement of the units with its clear frontage line facing the stadium will also create a sense of enclosure of the circulation space between them and the stadium, giving a sense of containment and “high street ambience” to foster a festival atmosphere. The applicant explained that the siting of the modular units has drawn from the strong geometry of the ‘toilet pods’ arrangement within the stadium “black space” behind the wrap. The concentric layout of these is mirrored externally by the podium units with a strongly defined facing line of unit facades.
- 5.4 A PDT Officer gave a presentation and explained the proposal seeks approval of the Olympic stadium podium front of house facilities and structures pursuant to condition OG.3 (Temporary structures) of the 2007 Olympic and Legacy Facilities permission as varied (11/90313/VARODA). The application seeks approval for temporary buildings and structures on the stadium podium and single storey tent structures on the stadium pedestrian bridges.
- 5.5 The PDT officer reported that the form and appearance of the prominent front of house structures has moved away from the ‘pod’ concept that was indicatively identified as part of the reserved matters submissions for the main stadium. The original indicative proposal showed groupings of circular, curved, lightweight structures of various sizes clustered in groups, or “villages”, around the edge of the podium. Following further work, however, it became clear that the circular, curved form of the structures would not allow adequate room and height to accommodate the necessary equipment and internal space movement requirements. Further design development therefore took place with various iterations explored prior to arrival at the present scheme.
- 5.6 The PDT Officer explained the key considerations of the proposed scheme included the:

- 5.6.1 Principle of development** - the principle of the proposed front of house development has been previously agreed as part of the wider Games phase masterplan, and subsequent reserved matters permissions for the stadium development
- 5.6.2 Design and visual impact** – the present proposal retains the design philosophy of accommodating services outside the stadium on the podium, but the design approached has changed. Merchandising, refreshments, information points and significant toilet provision (a third of total provision) are to be within podium structures. These are grouped into zones defined by the perimeter of the crowd circulation area, bridge positions and the proximity of the river edges. The structures comprise simple, modular, temporary units of a consistent typology to accommodate the commercial requirements of LOCOG and spectator needs while retaining consistency and clarity of layout and architectural form. The proposal comprises a total of 40 structures. The submitted Design and Access Statement sets out the rationale for the layout and design of the structures. The design intent of the scheme is to enhance and build on the image of the stadium rather than compete with it to maintain the primacy of the landmark structure. The layout of the modular units forms a concentric line around the stadium, addressing the stadium while maintaining a clear separation area of concourse to adequately accommodate crowd circulation.
- 5.6.3 Sustainability** - Embodied carbon is reduced as far as possible in the present scheme through use of simple, modular structures which facilitate ease of construction and disassembly, and maximises potential for reuse and recycling, or for component parts to be returned to the supplier where elements are rented. The applicant advises that the material palette has been chosen to follow LOCOG's sustainable material sourcing code, minimising waste and maximising reuse and recycling.
- 5.6.4 Waste Management** – no detail of waste management have been submitted and Condition 4 addresses this.
- 5.6.5 Accessibility** - Level access is provided from the stadium bridges through the podium and on into the stadium. Wooden decking to the ramps and rear perimeter areas is slip resistant and compliant with the ODA Inclusive Design Standards in terms of gradient. The applicant has been requested to supply further detail on appropriate height of and access to counter areas and an update on this will be provided at the committee meeting.
- 5.6.6 Safety** – The layout of the front of house spectator services does not intrude into the area identified as necessary to safely accommodate crowd circulation and emergency evacuation.
- 5.7** The PDT officer reported that no representations were received in response to the two site notices posted. Consultation response was received from the MPS which requested further discussion with the applicant regarding detailed matters including CCTV surveillance around the proposed structures, planned queuing arrangements and security at the lock up level. An informative has subsequently been proposed.

- 5.8 The Update Report clarified that the recommendation for approval is for a partial discharge of Condition OG.3. Condition 1 has had additional elevation drawings inserted (as set out in the Update Report). Condition 2 has been expanded to be more specific regarding the further detail of the completed modular unit, either as part of the modular unit sample or separately and Condition 3 has been amended to clarify the detail of the assessment of design prior to approval by the local planning authority.
- 5.9 In conclusion, the PDT Officer reported that the design of the temporary structures submitted for approval was considered by PDT to be of high quality and one which both secures the operational requirements of LOCOG while ensuring that the development provides an appropriate setting for the landmark stadium structure and an attractive and vibrant pedestrian environment. The proposal is considered to be acceptable, pursuant to condition OG.3 of permission 11/90313/VARODA, in terms of other material planning considerations, and subject to resolution of design issues relating to the treatment of the podium perimeter and the existing service pods it is considered that permission should be granted. As the structures only accommodate services and only require access for maintenance they have not been subject to the same constraints as structures required to accommodate spectator services.
- 5.10 Members raised concern over the lack of consideration of the details regarding waste management and requested that officers were diligent in the consideration of these details once these are submitted..
- 5.11 In addition, a member expressed their dismay at what they felt was a sub standard design for the LOCOG overlay and that there was a need to improve the quality of the proposals. The member felt that the design process had been undertaken in an elemental way and that the Committee had to consider a wholly compromised design. The member felt that the fault lay with both ODA and LOCOG for continually delaying the detailed design of the front of house structures until there was little opportunity left to do anything but a modular solution. It was agreed that the PDT would arrange for the Committee to view a sample modular unit for stadium front of house as an informal Committee site visit, with the final approval of details delegated to officers.
- 5.12 The applicant clarified that the colour scheme of the frontage of the kiosks was yet to be decided and the colour scheme used in the report and presentation were for illustrative purposes only.
- 5.13 The legal advisor questioned whether an informative was required for the weather protection of spectators. PDT explained that engineering constraints had made this difficult for LOCOG to undertake. The applicant reported that LOCOG had undertaken a review of the use of fabric structures but this was only deemed possible in limited locations. As a result, the design has incorporated a cowl protection on the frontages which would provide some limited weather protection.
- 5.14 There being no questions the Committee took a vote and voted (8 in favour and 1 abstention):

**APPROVED** the amended recommendation, as set out in the Update Report to the partial discharge of condition OG.3 (Temporary Structures) of the 2007 Olympic and Legacy Facilities

permission as varied (11/90313/VARODA) subject to the conditions and informatives as updated. .

## 6. NBC Studio - 11/90737/AODODA

*Submission of details of a temporary freestanding television studio in connection with the 2012 Olympic and Paralympic Games comprising: laying of concrete foundations, erection of a modular single storey pavilion studio, concourse area for spectators, back of house and technology area, pursuant to Condition OG.3 (Temporary buildings) of 11/9013/VARODA and subject to informative 11 (Further Details) of 11/90459/AODODA.*

- 6.1 A PDT Officer gave a presentation and explained that the proposal was for an Approval of Details submission (11/90737/AODODA) for the erection of a temporary television studio proposed to be located within LOCOG's Temporary Common Domain Overlay area. The Committee is asked to Partially Discharge Condition OG.3 as identified at Section 10 of the report. The site area is located within the Common Domain/concourse area within PDZ 9, to the south of PDZ 6 and will be directly accessed and visible from footbridge F03. The proposed scheme has taken account of the surrounding developments that are under construction and is consistent with the consented LOCOG Common Domain approval for the site and is considered not to compromise the Legacy approval for the Stratford City Public Realm application within this area, so no incompatibility issues are raised.
- 6.2 The PDT Officer explained that provision of a temporary television studio at this location was not proposed in 2007, although the 2007 outline planning permission did include approval for Back of House (BoH) facilities and structures in this part of the site. The location of the 2007 BoH approved area is consistent with that of the temporary NBC television studio. The supporting Games phase function and temporary nature of the television studio proposed under this application is considered to consistent with the original intent, purpose and location of the temporary BoH 1 elements approved in PDZ 9 under the 2007 OLF permission.
- 6.3 The PDT Officer explained the key considerations of the proposed scheme included the:
- 6.3.1 Principle of Development and compatibility with Stratford City Legacy approvals** – The total footprint proposed is considerably less than that of the total permitted area under the 2007 OLF permission. Although the 2007 OLF permission did not envisage the construction of any form of temporary Games phase television studio, the supporting Games phase function and temporary nature of the television studio proposed is considered to consistent with the original intent and purpose of the supporting structures originally envisaged to be located in the BoH1 area in PDZ 9. The proposed location of the structure is compatible with Back of House facilities approved under the 2007 OLF planning permission. The principle of a temporary Games phase structure in this location has therefore been previously approved.
- 6.3.2 Design, Visual Impact and Detailed appearance** - The scale and visual impact of the building is considered to be acceptable and sufficient details have been submitted showing the appearance, proposed materials and

colours of the structure such that only a limited number of conditions and informatives are required in order to secure final details.

- 6.3.3 The proposal would not result in any adverse impacts in terms of flooding and drainage, accessibility, remediation or noise subject to the various informatives proposed. The development is a sustainable solution to the provision of a temporary studio structure. The informatives recommended address the issues of materials, temporary plant and post games removal.
- 6.4 The PDT Officer explained that proposed scheme has taken account of the surrounding developments that are under construction and is consistent with the consented LOCOG Common Domain approval for the site. The temporary nature of the proposal would not compromise or be incompatible with the Legacy approval for the Stratford City Public Realm application within this area.
- 6.5 The PDT Officer reported that no objections have been raised by statutory and non-statutory consultees.
- 6.6 In conclusion, PDT is satisfied that the application, subject to the recommended conditions and informatives, is considered to comply with policies in the London Plan and London Borough of Newham UDP saved policies and their Core Strategy. The proposal also allows for the proper preparation for the 2012 Games in accordance with section 5(5) of the Olympic Act.
- 6.7 There being no questions the Committee took a vote and unanimously:

**APPROVED** the submitted details for application ref. 11/90737/AODODA subject to the conditions and informatives as set out in the Report to Partially Discharge Condition OG.3 (Temporary buildings) of 11/90313/VARODA (OLF Planning Permission) for the reasons given in the Report with the condition and informatives (as set out in the Report) for a temporary freestanding television studio in connection with the 2012 Olympic and Paralympic Games in PDZ 9.

## **7. Prestige Ticketing - 11/90454/OUTODA**

*Application for the approval of reserved matters for construction of a temporary Games phase Prestige Pavilion, being details of access, appearance and layout pursuant to Condition 6 of permission 11/90454/OUTODA.*

- 7.1 The applicant gave a presentation and explained that the application was for Reserved Matters Application (11/90721/REMODA) for the temporary Prestige Pavilion pursuant to condition 6 of permission 11/90454/OUTODA. The application principally seeks approval for details of layout, appearance, access, sustainable design and plant. Outline Planning Approval was given for the scale and siting of the Prestige Pavilion on 15 November 2011. The Prestige Pavilion is a temporary, Games phase building and following the Paralympic Games the pavilion will be removed.

- 7.2 The applicant showed the Committee a large scale elevation and plan of the proposal and a sample of the illuminated strip lighting and external glazing which was to be used within the "black box" atrium.
- 7.3 The applicant reported that they had presented the proposal to CABE which has resulted in two major changes. These were to the detail of the curved central atrium and its connection to the north and south wing on either side and to the balconies which have been pulled back by one section on two floors. In addition, an acetate colour from dark purple (common domain colour) to pink (Prestige brand colour) had been added across the balcony. The illuminated strip lighting would stretch along the full height of the atrium.
- 7.4 A PDT Officer gave a presentation and explained that the Prestige Pavilion is proposed to have a total internal floor space of 10,697m<sup>2</sup> which is proposed to be broken down as Restaurants = 6285m<sup>2</sup>; Guest Toilets & cloakrooms & other areas = 1875m<sup>2</sup>; Kitchens = 1920m<sup>2</sup>; Atrium = 617m<sup>2</sup>. The Prestige Pavilion is also proposed to include two external areas to have a total external floor space of 2136m<sup>2</sup> which comprise of External Terrace = 600m<sup>2</sup>; Plant and External Storage = 1536m<sup>2</sup>. The PDT Officer reminded the Committee that Condition 5 of 11/90454/OUTODA limited the total floor space of the approved Prestige Pavilion and OBS tower to a total of 13,000m<sup>2</sup>. The breakdown and total floor space set out is consistent with those provided at outline stage.
- 7.5 The PDT officer noted that the maximum height currently proposed exceeds that approved under 11/90454/OUTODA by 300mm, at 15.3metres. The extent of this deviation is limited to the central atrium's maximum ridge height. The south and north wings both have ridge heights below the maximum parameters approved at outline .  
The increase is considered to be relatively minor when considered within the context of the overall scale and nature of the scheme. The cumulative impact of the proposed changes is not considered to result in a visually detrimental or significant material change to the appearance of the pavilion and is considered to be non-material.
- 7.6 The PDT Officer explained that the key considerations of the proposed scheme included the:
- 7.6.1 Background and principle of development** - The submitted site plan show that the details submitted under the reserved matters submission under consideration are consistent with the parameters and location approved under application 11/90454/OUTODA. The principle of the prestige pavilion and its use has been established by the outline consent.
- 7.6.2 Appearance and Building Design** - The prestige pavilion is a combination of a temporary bespoke element, in respect of the atrium glazing, and pre-fabricated wings which are to be returned to the supplier and re-used in future. Officers have sought amendments to the scheme which have resulted in changes to the colour and opacity of the central atrium's glazing, changes in the treatment of the balustrades along the east elevation, added emphasis to the vertical elements which define each 5m module/bay within the long east elevation and also further details of the quality of finishes and materials. However, the overall composition and roof form of the structure have remained largely unchanged.



**7.6.3 Composition and East Elevation** - The primary visual impact of the structure on the Common Domain during Games phase will result from the appearance of the east elevation. Although proposing no further changes to the composition or layout of the pavilion's main elements, the applicant has:

- Amended the colour of the atrium's glazing to a 'smoke grey' finish in order to increase the level of opacity of the atrium and allow internal activities to be seen from outside. The amended elevations more accurately illustrate the band of clear vertical glazing proposed in the centre of the atrium.
- Amended the finish of the glass balustrades by proposing to apply coloured film to the glass on the south and north wings. The coloured film will be from the Olympic palette and is proposed to be pink adjacent to the atrium, changing along the length of the building helping to provide interest to the long elevation. Strips will be cut into the coloured film in the pattern of the 2012 shards. The coloured film will wrap around the south elevation fire escape and provide interest, drawing the approaching visitor's eye around to the front of the building and the common domain;
- Atrium entrances have been detailed to enhance their prominence by introducing pink coloured glass to the door reveals and header.
- Introduced a black finish to the balcony structures by dressing these with decorative black linear panels and dressing each 5m module's vertical elements; and
- Provided additional supporting photos of samples and the lighting to be used to articulate the 'pink slash' across the front of the atrium.

**7.6.4 Access and layout** - details submitted under this reserved matters submission are considered to accord with UDLF design guidance which requires that temporary overlay should 'have minimal impact on egress routes, existing way finding/ directional signs and operational requirements'. The pavilion will provide a continuous building line to define the western extent of LOCOG Common Domain area and screen operational areas including the Games phase Loop Road located further to the west.

**7.6.5 Pavilion Roof** - The applicant has constructed a full size mock-up of a roof panel and has supplied photographs of this in support of the application. This provides greater detail on the appearance of the scalloped roof edges which are repeated along each bay.

**7.6.6 Materials and Finishes** - The materials and details submitted indicate that the finishes will be of a high standard and include stainless steel, glazed balustrades and timber decking. The applicant has provided details of the external fire escape stairs which will have a glass balustrade and stainless steel handrail finish and noted that the balcony balustrade will be a similar detail. Officers acknowledge that the finished architectural quality of the scheme will be heavily dependent on detailing and construction. It is considered that the finishes proposed will be of a high quality which will enhance the appearance of the structure and provide an acceptable frontage

towards the common domain which would not detract from the appearance of the wider Olympic Park.

- 7.6.7 Back of House/Plant Compound Area** - The applicant has sought approval of the layout of the pavilion, including areas within the site boundary such as plant, but has not sought approval for the external treatment of the enclosure surrounding the plant compound at this time. It is considered that the general layout and location of the plant compound and servicing requirements are acceptable in principle, but that the outstanding boundary details should be accompanied with confirmation that plant located along the eastern perimeter of the compound, fronting the common domain, should be single storey and not be visible from ground level within the common domain. The BoH area will include facilities for servicing the catering storage and will include: building services heat rejection plant, associated switch rooms and water tanks, staff rest area and toilets, furniture storage, catering storage and short term waste storage.
- 7.6.8 Drainage and Flooding** - The pavilion is proposed to connect to the Olympic Park's existing foul water drainage network and there is currently a termination point for the primary foul sewer within the site. The pavilion is also proposed to connect to the Olympic Park's existing surface water drainage network. The EA is satisfied and has raised no objection to the proposal.
- 7.6.9 Sustainability** - The applicant has stated that the intention is for the majority of the elements used in the construction and fit out of the pavilion are to be returned to the hire market, including the atrium glazing, kitchen equipment, toilets, furniture, scaffold, lighting, lifts, back of house storage areas. Carpets and electrical cabling are proposed to be re-cycled.
- 7.6.10 Residential amenity** - The pavilion is located at a sufficient distance from the nearest residential occupiers, on the opposite side of the canal in Fish Island, to ensure that no loss of daylight or sunlight will occur. The closest residential properties are located approximately 90m to the north-west and 160m to the south-west of the site boundary.
- 7.7 The PDT Officer reported that no objections have been raised by statutory and non-statutory consultees.
- 7.8 The Update Report includes an amended east elevation from the applicant which now limits the colour palette used whilst still creating the overall effect of reducing the opacity of the balustrades. In addition, there are amendments to Condition 1 which has been updated to reflect the revised east elevation drawing.
- 7.9 In conclusion, the PDT officer reported that the proposed amendments have enhanced the appearance of the prestige pavilion such that, on balance, the submitted details are acceptable and would be in accordance with relevant London Plan, LDF and Local Plan policies and section 5(5)(a) of the Olympic Act. Subject to the suggested conditions and informatives, the proposal for the temporary prestige pavilion is considered to comply with policies in the London Borough of Tower Hamlets UDP and Core Strategy, London Plan and draft replacement London Plan policies. It would allow for the proper preparation for the 2012 Games in accordance with section 5(5) of the Olympic Act.

- 7.10 One member expressed the view that the structure was aesthetically awful wholly unacceptable. Another member supported this view. The member queried the colour of the glass, why clear glass was not considered, the materials used, and the lack of creativity in the design. In particular why wasn't more consideration given to the relationship between the three main elements and why the atrium was such an awkward feature. One member questioned why more consideration hadn't been given to its appearance, especially given its close proximity to the Olympic Stadium. Concern over the black colour of the glass atrium leading to ventilation issues led members to request clarity on the ventilation proposal, and a possible condition. A PDT officer reported that the height of the atrium was dictated by the experience inside the structure which required height. The architect explained that as the atrium was an open space it would be naturally ventilated. There will be limited comfort cooling and this would only be operated on the warmest days during the Games period. The architect pointed out that the use of clear glass would have led to an increased use of comfort cooling and ventilation.
- 7.11 A PDT Officer reported that CABE's concern over the profile of the roof and the atrium has been acknowledged by the applicant and PDT. The constraints of the site mean that the atrium cannot be repositioned east or west due to the location of the Games phase Loop Road directly to the west of the application site. It is considered that the physical constraints of the site and egress requirements of the pavilion practically constrain any changes to the layout of the structure. PDT is comfortable with the recommendation but accept that there are elements that could be improved if there were no programme constraints. Officers confirmed that this was an 'edge' location within the Park and that in their view the scheme would be of sufficient quality at this location in the Olympic Park.
- 7.12 A member confirmed that these type of temporary buildings were common place at major sporting events and in themselves were acceptable. Another member expressed their concern regarding the sight lines of the temporary structure. The member pointed out that although the view looking across from the bridge at pedestrian height was acceptable, the alternative views from the stadium appeared not.
- 7.13 There being no further questions the Committee took a vote (6 in favour, 1 against and 2 abstentions) and:

**APPROVED** the submission of reserved matters for a temporary Games phase Prestige Pavilion, being details of access, appearance and layout pursuant to Condition 6 of outline planning permission 11/90454/OUTODA subject to the conditions and informatives as set out in the Report and as updated.

## 8. Any Other Business

*There being no other business the meeting ended at 19.15.*

Signed: Z Boedtm Chair

Date: 13/3/2012

