



A Quod project sheet

East Wick & Sweetwater

Role

Quod is working with East Wick and Sweetwater Projects (EWS) in delivering two new neighbourhoods contributing to the Legacy Communities Scheme (LCS) transformation of the Queen Elizabeth Olympic Park. Quod is providing town planning, development economics and socio-economic advice on the project.

The East Wick and Sweetwater neighbourhoods will provide 1,859 new homes and 13,000sqm of non-residential uses, along with a new health centre, library and community building, streets and two new bridges that connect the site to the neighbouring communities.

Planning

Quod has worked with the EWS team, LLDC and local stakeholders since 2015, to secure approval of the Zonal Masterplans for East Wick and Sweetwater, along with amendments to the Outline Planning Permission to maximise housing delivery on the site and increase the number of affordable homes the site can deliver.

Quod has secured approval of the Phase 1 RMA and two RMA's relating to two new bridges. Bridge H16 is open and East Wick Phase 1 and Bridge H14 are nearly complete, with the first residents moved in.

Over 2020-2021, Quod has led acted as lead consultant, including coordinating 5 separate architects, along with specialist consultant teams to secure amendments to the Outline Planning Permission, approval of the masterplans and submission of 5 Reserved Matters Applications. The East Wick Phase 2, 3 and 7 RMA's have been approved and the Sweetwater Phase 4 and 5 RMA's are due to be determined later this year.

Description

Planning advice in relation to the delivery of two new neighbourhoods

Client

East Wick and Sweetwater Projects (a JV between Balfour Beatty Investments and Places for People)

Planning Authority

London Legacy Development Corporation

Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	✓
Socio-economic	✓
Infrastructure	✓
Strategic Land Promotion	
Regeneration	✓
CPO	

Project Type

Infrastructure	✓
Major Mixed Use	✓
Residential	✓
Retail & Commercial	✓



The project has been worked up in close collaboration with LLDC through a series of pre-application meetings, along with an independent design review of each part of the site to deliver a scheme of exemplary design quality.

Quod has worked with EWS, LLDC development team and the Planning Policy and Decisions Team to create a genuinely mixed and balanced community.

Quod has also obtained time-limited planning permission to allow part of the site to be occupied by Hackney Bridge, a meanwhile use scheme, until the last phase of the East Wick and Sweetwater development comes forward.

Socio-Economics

Quod have advised on the socio-economic aspects of the project, including community facilities, healthcare facilities, play space, CIL and social value.

EWS commissioned Quod to consider what makes a mixed and balanced community – and how this relates to the sustainability of a neighbourhood and the social value that new homes can create.

Quod submitted a Social Sustainability Statement which demonstrated how EWS has put in place the strong foundations of a socially sustainable neighbourhood. This goes beyond tenure (although that is very important too) to look at access to shared amenities and services (especially open space); meaningful engagement and resident empowerment to influence local decision making; financial, skills and management support for business; and placemaking to provide spaces that are accessible, safe and welcoming.

Client testimonial:

“Quod have been an instrumental part of the delivery of East Wick and Sweetwater. They have totally immersed themselves in the history and the context of the project and so have been able to deliver high quality service through their engagement with key stakeholders, targeted communication and creative problem solving. Their dedication to the project means they work hard to get the job done.”

Hanna Osundina
Development Director
East Wick & Sweetwater Projects