

# Plot J

Rundown spaces waiting to be transformed.

## Existing Condition

### Plot J Surrounds

Due to part of the plot currently being brownfield and its proximity to the A12, the existing plot condition of Plot J is currently an eclectic mix of informal allotment gardening, improvised parking, impromptu traffic manoeuvring and, even in some places, fly tipping, with Bromley Hall School at the centre.

To the south of the school Leven Road is in a relatively good condition and feels well connected to the residential areas further south, which will be improved upon in the subsequent phases of the masterplan. The west of the plot is largely exposed to the noise and air pollution of the A12. Lochnagar Street, to the north of the school, currently faces a brownfield plot and drifts off to a dead-end, locked off from the river, with piles of rubbish dumped along it.



Make-shift allotment spaces between Bromley Hall Road and A12



Allotments with existing trees and A12 in background



Looking east towards junction of Lochnagar Street and Ailsa Street



Bromley Hall Road looking north to Lochnagar Street

# Plot J

## Responding to Existing Opportunities and Challenges

There are features within the existing plot that have potential - views to the river, access through future development, the interesting roof scape to the school and a substantial opportunity for greening along the A12 all form part of the urban context.

The proximity of the plot to the river and surrounding future development plans mean that both Lochnagar Street and Leven Road have potential views and access directly to the river through emerging surrounding development.

The emerging connections to the north will be maintained within the design and a direct route to the future east-west pedestrian/ cycle bridge across the river is an important asset to the development - improving connectivity within the plot itself and to eastern London.

On-street parking to Lochnagar Street will re-provide parking for relocated residents from Balmore Close. Access from the A12 remains.

The proximity of the plot to the A12 will be addressed with a substantial green buffer and the intention of the design will be to turn attention into the interesting features within the plot itself - capitalising on the interesting roof scape of the school, the opportunity for green and views and links to the river.



- A12
- Future development
- Visual, noise, air quality mitigation
- Vehicles queuing
- Future parking
- Significant view
- Existing listed school building with interesting roofscape
- River Lea
- Proposed Building
- Existing tree

Urban Context diagram

# Plot J

## Spatial Organisation

### Character Areas

The spatial organisation of the plot unfolds from the substantial green buffer to be provided adjacent to the A12. The community gardens take advantage of the extensive green edge to be provided along the A12. The existing triangle of land is already a well-used makeshift garden and so is a logical location for the community green space.

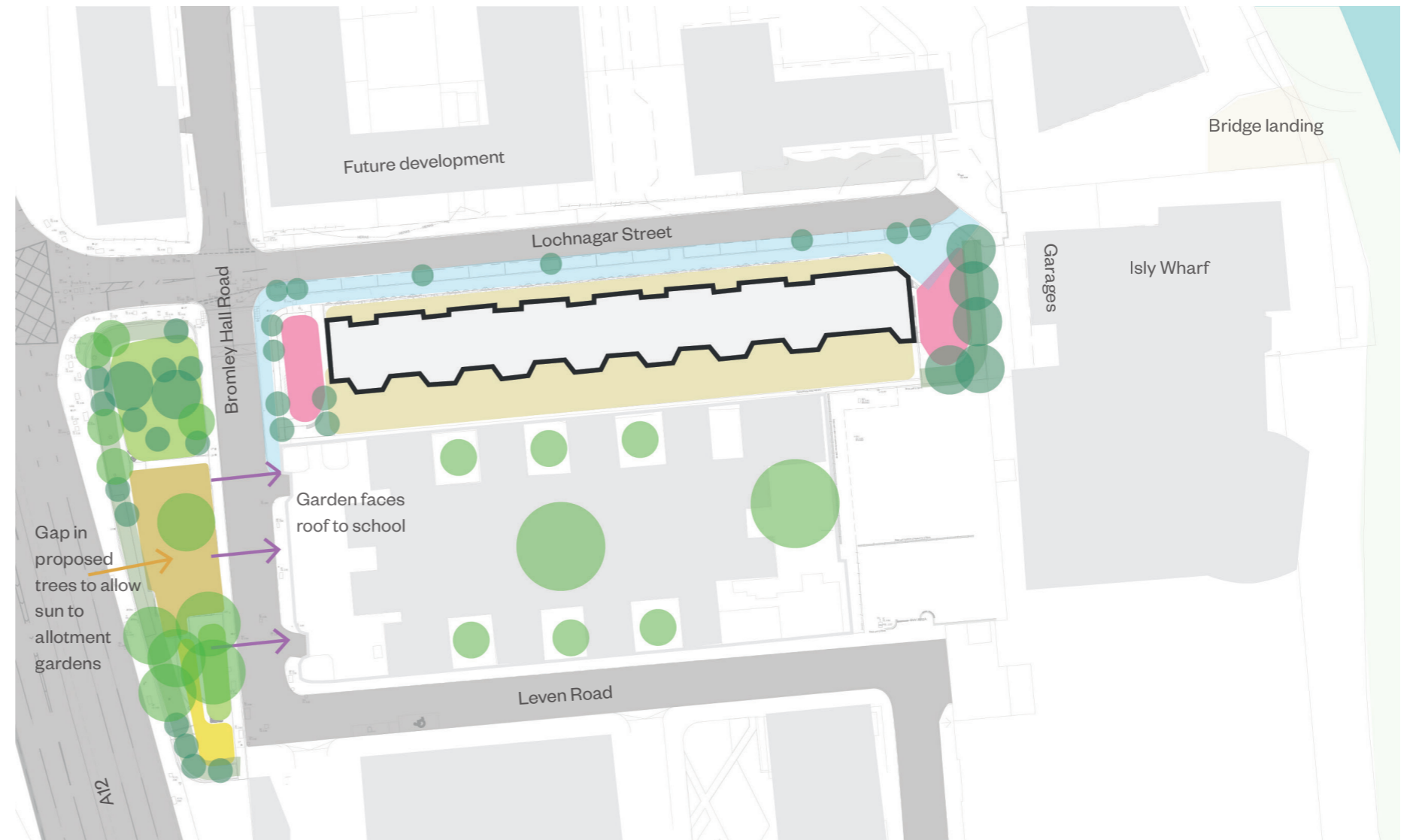
The community gardens themselves begin with the flexible garden space to the north as the nearest part of the garden to the residential block, its use is kept flexible so it can be enjoyed by all residents. To the south of the gardens a spill-out space from the adjacent Poplar Works building is provided, and the allotments form the heart of the community garden at its centre.

A seating edge is provided along the garden's eastern side to take advantage of the interesting roofscape of the school from the garden setting.

Doorstep play pocket spaces are located at each end of the residential block, each held by a green border. The border to the eastern space is more substantial and a brick wall with climbers provides protection from the adjacent garages and service area and maintains a garden feel.

The streetscape is kept open to allow direct access to the future development and capitalise on the connection to the river.

There is a fantastic opportunity to establish a valuable community space.



- Community gardens/ lawn
- Allotments
- Spill out/ outdoor dining area
- Play area
- Streetscape
- Front and back gardens
- Planting buffer
- Proposed tree
- Proposed building
- Existing tree



Spatial Organisation diagram

# Plot J

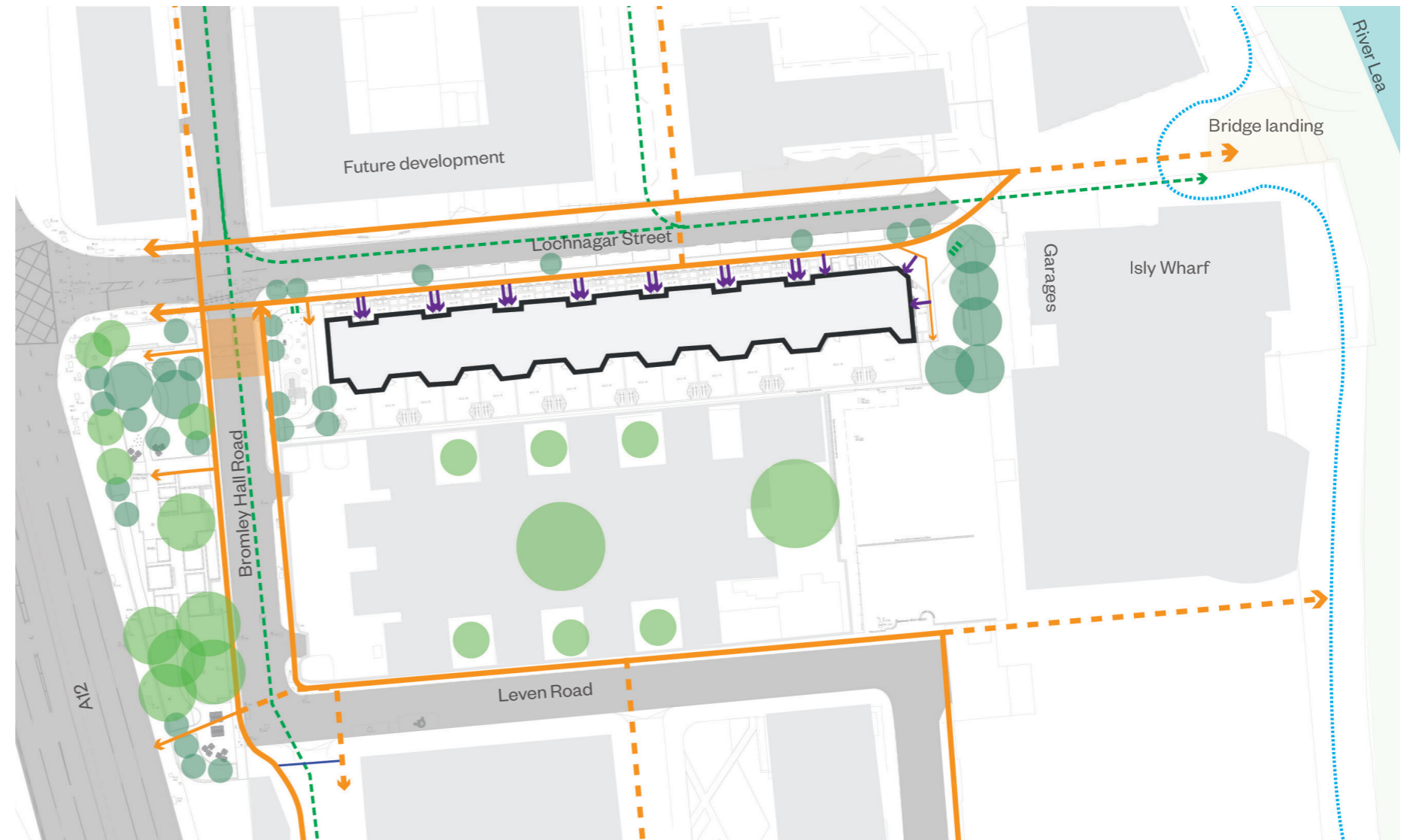
## Public Realm Requirements

### Circulation - Pedestrian & Cyclist

Pedestrian circulation and movement within the plot takes into account future links to surrounding development including the future bridge link across the river. A raised table will be provided to ensure the community garden part of the development is easily accessible from the residential block and that the two sides of the road are connected. The pedestrian connection to the A12 through the southwest corner of the plot is maintained.

Circulation for cyclists will follow the road and also take into account connections through future developments. 5 number cycle stands are provided within the development.

Improved connections within the plot and to the wider context.



- Pedestrian movement
- Cyclist movement
- River walk
- Proposed cycle stands - 5 no.
- Existing tree
- Raised table
- Proposed building
- Proposed tree
- Residential entrance



Pedestrian & cyclist movement diagram

# Plot J

There will be good vehicular access to the plot.

## Public Realm Requirements

### Vehicular

Vehicular circulation within the plot maintains access to the A12, connections to the south and future connections to the north are accounted for.

### Servicing & Emergency Access

Emergency and refuse collection will be off Lochnagar Street. Access for refuse and emergency vehicles for the new development to the east are taken into account.

### Parking

Formal on street parking is provided on Lochnagar Street - 14 no.



- Vehicular movement
- Emergency service route
- Servicing
- Proposed parking - 14 no. bays
- Existing tree
- Proposed building
- Proposed tree



Vehicular Movement & Servicing diagram

## Plot J

### Public Realm Requirements

#### Play Provision

Play provision has been made to support the doorstep provision.

It should be noted in addition that 15 units will have rear gardens that are available for play. In addition, Phase A detailed planning application includes a significant investment in Braithwaite Park and Leven Road Open Space. These areas will include significant new play that the residents of Plot J can access.



- Dedicated doorstep play space
- Playable space
- Back gardens
- Existing tree
- Proposed tree
- Proposed building



Playable space diagram

# Plot J

## The Concept for the Public Space

The concept for the new 'Allotment Gardens' adjacent to Plot J was born from an existing essence of the makeshift allotments on plot and from existing on-plot opportunities. The garden character, domestic function and links to the river are harnessed and enhanced in a new public realm that is centred on community togetherness and well-being with the community garden at its heart. As the new community to Plot J will be known being relocated from Balmore Close, the final detail and content of the garden would be co-designed with them.

It is anticipated that the existing informal allotments will be expanded into a new interactive and functioning community garden heart that the new community can bond over and flourish in. The garden will be an asset that will help cement the new residents both as a community and into their surrounds, creating a stronger sense of belonging and well-being.

As Plot J will be solely residential, has proximity to the river and the river walk, and the allotment garden, a domestic response has been applied to the rest of the public realm around the plot.

Visual amenity provided by the existing interesting roof scape of the school has shaped the layout and aspect of the community garden itself.

Connection to the river and other adjacent public realm along Lochnagar Street have opened the opportunity for doorstep play at either end of the terrace, giving access without having to cross a road.

