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Design and Access Statement: The Masterplan Addendum - Revision E | November 2023

# ABERFELDY VILLAGE MASTERPLAN

# Introduction

The new Aberfeldy Village Masterplan is a once in a generation opportunity to stitch together east and west Poplar, transforming and regenerating the neighbourhood. The masterplan will provide new homes, workspace, open space and local amenities and deliver growth on a strategic scale in one of London's most important Opportunity Areas. The regeneration will transform the area for existing residents and deliver social, economic and environmental benefits, fulfilling the potential of the Site as an Opportunity Area, Housing Zone and Neighbourhood Centre.

The Aberfeldy Village Masterplan seeks approval for:

- High quality housing – up to 1,565 new homes
- 38.8% of new homes (by habitable room) will be affordable and, of the affordable homes 46% will be family homes (3 bedrooms or more)
- Transformed public realm with new public open spaces at Highland Place, Nairn Park and Nairn Square and Town Square; as well as improvements to four existing public spaces (Braithwaite Park, Leven Road, Jolly's Green and Millennium Green)
- Enhanced biodiversity and greening with 453 new trees and a comprehensive play strategy creating interesting and playable landscape
- Improved east-west connections with the pedestrianisation of the vehicular underpass providing a direct pedestrian and cycling link to Jolly's Green and improvements to the existing Dee Street underpass
- A new High Street with over 2,000m<sup>2</sup> of retail space
- New workspace, including affordable workspace providing local employment opportunities with the expansion of Poplar Works (2,100 m<sup>2</sup>)
- Traffic calming of Abbott Road, creating a pedestrian focussed healthy street

(Numbers shown above refer to the maximum parameter scheme).

## The illustrative masterplan

This document has been prepared as an Addendum to the Aberfeldy Village Masterplan Design and Access Statement: The Masterplan Revision B - 11th August 2022. This document supersedes The Masterplan Addendum Revision D submitted in January 2023, which set out changes to the scheme made following the planning submission made in October 2022. This revision includes all changes in Revision D (unless superseded by this document) along with further changes made as part of the GLA's Stage 3 process. This document is to be read alongside the Aberfeldy Village Masterplan Design and Access Statement: The Masterplan Revision B - 11th August 2022.



Fig.1 Aerial sketch of the proposed Aberfeldy Village Masterplan

# Introduction

## Changes January 2023

Working alongside the London Borough of Tower Hamlets, changes were made to the masterplan in 2022 and submitted in January 2023. These include:

- The removal of Building A3 and associated amendments to dwelling mix and tenure. Please refer to pages 6-9 of this document for further information.
- Provision of Nairn Park and associated changes to landscape spaces, particularly open space and play provision. Please refer to pages 10-28 of this document for further information.
- Changes to Phase A to accommodate second staircase in Buildings F and I and resulting in a minor reduction in play space requirements. Please refer to Design and Access Statement: Detailed Proposals Addendum for more information.

## Changes September 2023

Following a resolution to refuse planning permission by LBTH's Strategic Development Committee (SDC) in February 2023, the scheme was called in by the Mayor of London. Working alongside the GLA as part of their Stage 3 call-in process, the following changes were made to the scheme in summer 2023 and are now submitted in September 2023:

- Amendments to planting to achieve a Urban Greening Factor of 0.4 (previously 0.37). Please refer to pages 29-30 of this document.
- Addition of second stairs to all buildings over 18m. An initial exercise was carried out to add second stairs to all buildings over 30m in accordance with the GLA's guidance. This was expanded to include all buildings over 18m following the publication of the government's Long Term Plan for Housing in July 2023. Please refer to pages 31-37 of this document and to the Illustrative Building Layouts submitted with this application for further information.
- Revision to accommodation schedule capturing changes to dwelling mix made in summer 2023. Please refer to page 38 of this document for further information.

## The maximum parameters

The changes to the maximum parameters and guidance about how these should be delivered is set out in the Parameter Plans and Design Code, which have also been updated as part of this resubmission.

This Addendum to the Design and Access Statement sets out these updated proposals and the changes to the masterplan. This Addendum should be read alongside Revision B of the Design and Access Statement (11 August 2022), with the following assumptions made in relation to the material provided within Revision B of the Design and Access Statement.

- All masterplan drawings of the Proposed Development should assume the removal of building A3, in line with the drawings on pages 4 and 5 of this Addendum
- The Layers of the Masterplan set out in Chapter 5 remain applicable and still work with the removal of building A3, with the exception of those set out in this Addendum: Illustrative masterplan layout, open space, scale and massing maximum building parameters and sections.
- The Tenure strategy, Phasing strategy and schedule of accommodation in Chapter 6 are superseded by the updated versions included within this Addendum.
- The illustrative general arrangement plans on pages 164- 167 have been superseded
- Pages 193 - 194 of Revision B are no longer required as this building has been removed from the masterplan
- The information provided about Nairn Square on page 282 of Revision B has been superseded by the information provided in this Addendum
- The material palette for the new proposed area of green space to replace A3, 'Nairn Park', will follow the same logic as plot J community garden area as set out in chapter 7.3 of The Design and Access Statement: The Masterplan Revision B.

## Summary of key changes

The table below outlines the key changes in the Proposed Development between the original application (DAS Revision B), the scheme presented at SDC (DAS Addendum Revision D) and the current scheme ( DAS Addendum Revision E):

	DAS Revision B Aug. 2022	DAS Addendum (Revision D) Jan. 2023	DAS Addendum (Revision E) Sept. 2023
Number of homes (illustrative masterplan)	1595	1556	1539
Number of homes (maximum parameters)	1628	1582	1565
Affordable homes percentage	35%	38.8%	38.8%
Proposed trees	437	453	453
Total play space (+ additional playable)	4,974m <sup>2</sup> (+ 3,954m <sup>2</sup> )	5,459m <sup>2</sup> (+ 4,663m <sup>2</sup> )	5,459m <sup>2</sup> (+ 4,663m <sup>2</sup> )
Proposed open space	3,574m <sup>2</sup>	3,573m <sup>2</sup>	3,573m <sup>2</sup>

### Document references

- This Addendum supports, and should be read in conjunction with, Revision B of the Design and Access Statement: The Masterplan dated August 2022.
- All references to the Design and Access Statement: Detailed Proposals refer to Revision B dated October 2022 and must be read in conjunction with its Addendum Revision B dated November 2023.
- All references to the Design Code refer to Revision D dated November 2023.
- References to the Parameter Plans refer to Revision 3 dated September 2023.
- All references to the Tall Buildings Statement refer to Revision C dated November 2023.
- For other supporting documents please refer to the most recent revision as set out in the Planning Application Documents and Drawing Schedule dated November 2023, prepared by DP9.

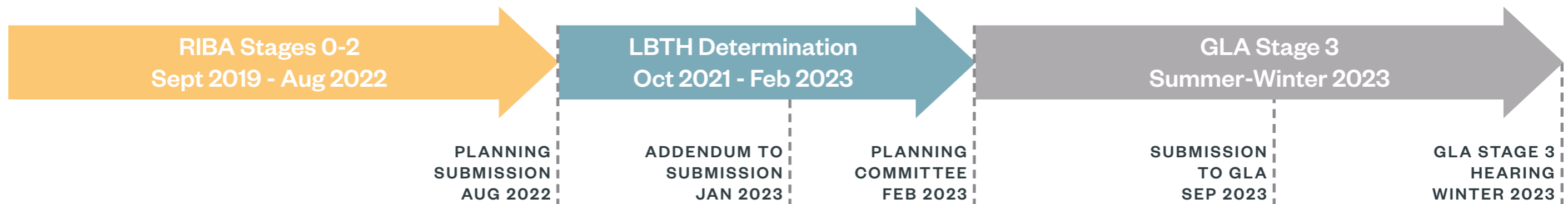


Fig.2 Project timeline

# Layout

The adjacent plan shows the proposed layout of the illustrative masterplan, including the removal of building A3, the extension of Nairn Square and creation of new additional public space, Nairn Park.

- 1 Lochnagar Street
- 2 Allotments
- 3 Enterprise Yard
- 4 Community Lane (North)
- 5 Slip Road
- 6 Works Square
- 7 Nairn Park
- 8 Nairn Square
- 9 Repurposed Underbridge
- 10 Jolly's Green
- 11 Highland Place
- 12 Healthy Street / Abbott Road
- 13 Community Lane (South)
- 14 Millennium Green
- 15 Ettrick Street
- 16 Leven Road Open Space
- 17 Culloden Green
- 18 Town Square
- 19 Dee Street underpass
- 20 Dee Street
- 21 School Square
- 22 Kirkmichael Road
- 23 High Street
- 24 Lansbury Gardens
- 25 Braithwaite Park



Fig.3 Illustrative Masterplan