

East West links

Both of the East West Links of Dee Street and Ettrick Street are being designed to accommodate pedestrian/cycle movement, two-way vehicular traffic, parking, planting, trees and street furniture. Therefore the street palette will be kept minimal and clear for legibility.

The roadway should differ in its materiality and gently raise up to indicate to vehicles that they are entering a pedestrian priority area. Given that these are key routes, kerbs for the roadway with a minimal upstand will still need to be defined for safety/accessibility reasons. Where Ettrick Street crosses Community Lane, this will be designed as a nodal point with safe crossing places and places to meet.

Dee Street

One of two key East-West connections, Dee Street is the link west to Balfour Tower, via an improved pedestrian underpass. As a principal movement route in the illustrative masterplan, it has a wide and generous public realm right through from the High Street to the Dee Street Underpass. It is proposed to undertake meanwhile improvements to the Dee Street underpass, for example cleaning, lighting, painting, artwork, in Phase A. It is proposed to deliver the substantive works in Phase C.

The southern pavement adjacent to Culloden Primary Academy has been widened to ease pedestrian flow, whilst parking is located on the northern side of the street. With the southern edge of Dee Street being a 'fast' East-West route, there is the opportunity for a slower route that encourages activation of the street on the northern side.

Ettrick Street

The second of these two key East West Links is Ettrick Street, which connects Abbott Road and Millennium Green, via the High Street and Community Lane, to Enterprise Yard. The illustrative masterplan rejoins the previously dissected Ettrick Street to provide enhanced connectivity and clear sight lines, with improved wayfinding and street legibility.

- ① Accessible parking bay provision
- ② Loading and servicing bay provision
- ③ Resident parking bay provision
- ④ Pedestrian crossing
- ⑤ Cycle stand provision
- ⑥ New street tree planting
- ⑦ Existing street tree
- ⑧ Defensible planting to residential unit



Fig.657 Character Area diagram East-West Links

East-West Links

Existing Site condition

Dee Street and Ettrick Street are residential streets providing East-West connections, yet both are currently dominated by the carriageway with only narrow footpaths on either side.



Fig.658 Corner of Dee Street and Culloden Street



Fig.659 Ettrick Street looking west

East West Links

Movement and spatial organisation

The two important East-West links that are Dee Street and Ettrick Street have been designed with pedestrian priority and 'liveable neighbourhoods' at their core.

Conceptually, the two streets maintain some commonality, and each:

- Facilitates two-way vehicular movement;
- Hosts accessible and resident parking bays as well as loading bays as required by London Borough Tower Hamlets;
- Provides formal crossing points at the junction with Community Lane for ease of pedestrian and cycle mobility, and safety for children.

Along both Dee and Ettrick Street, these junctions with Community Lane are defined by a change in road materiality to further emphasise them as pedestrian priority. As with the strategic approach for Enterprise Yard, parking spaces are located within the carriageway where possible in order to constrain the width of roads and maximise space for pedestrians. Parking spaces respond to key entry/access points e.g. resident lobbies; podium access stairs; public spaces; to leave gaps for informal road crossing opportunities and room for pedestrian movement.

Street furniture adds a vital layer of accessibility and liveability to the street, with locations specifically restricted near to key entrances e.g. school visitor entrance, lobbies and workshops, to avoid cluttering the street and constraining pedestrian movement. The same principles are applied to the provision of short-stay cycle stands with in the public realm.

New tree planting has been carefully designed and tested to not only provide biodiversity, cooling, shade and greening to the East-West Links, but to help mitigate south-westerly winds that have an impact on the new scheme. Trees are located to work with the massing to ensure a safe environment can be experienced by all. Evergreen tree planting provides extra protection in specific locations.



Fig.660 Character Area location plan - East-West Links

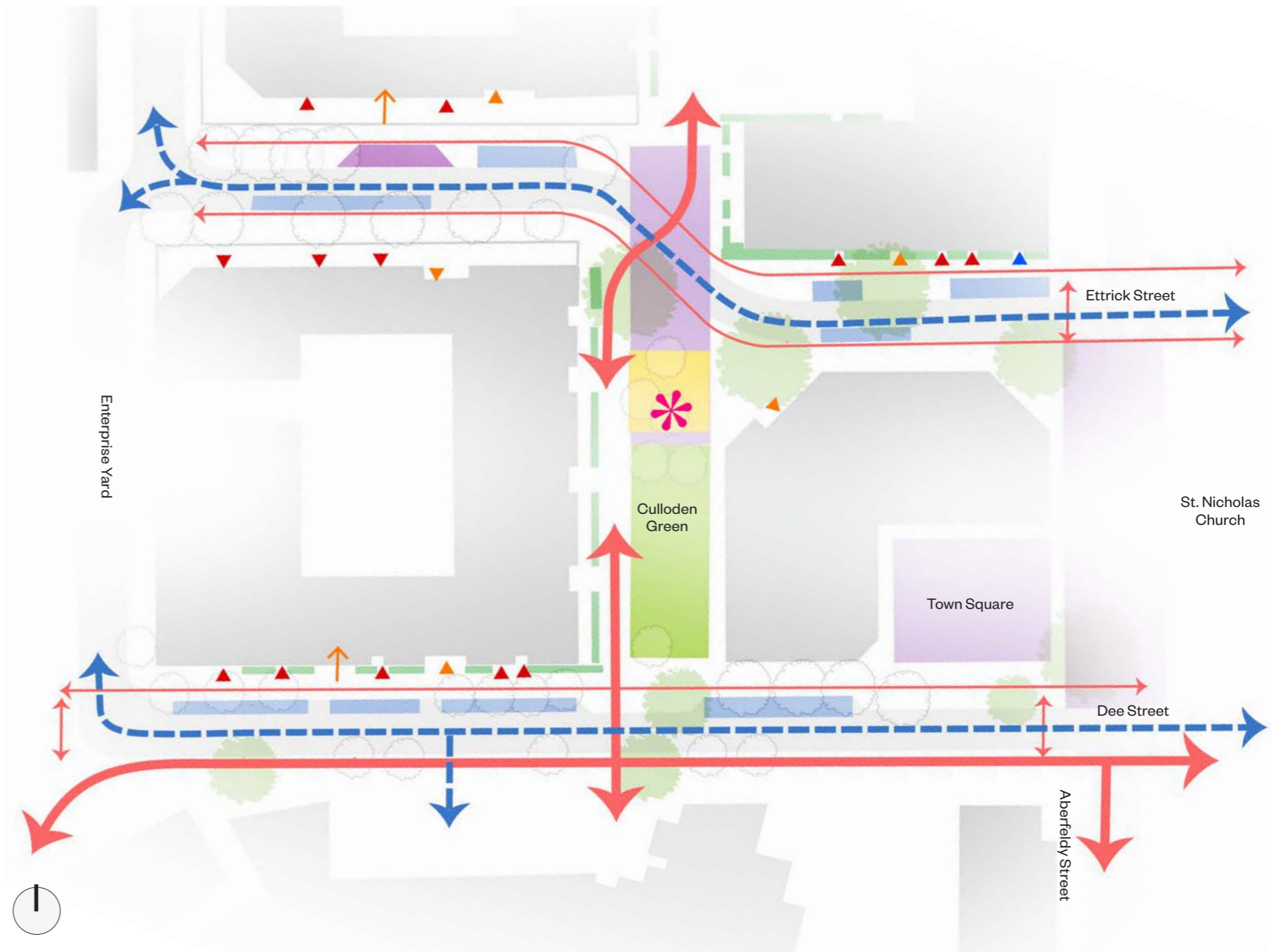
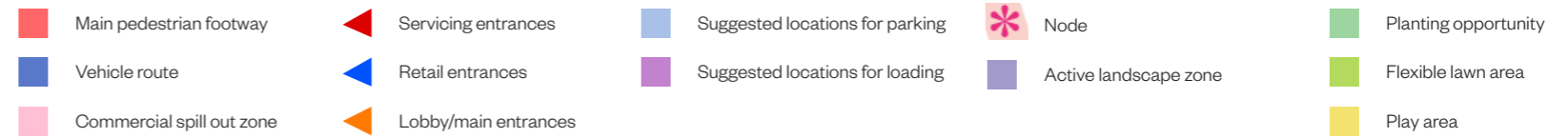


Fig.661 East-West Links Movement and Spatial Organisation diagram

East West Links

Precedents



Fig.662 St John's Hill, Burrigge Gardens



Fig.663 Street furniture, King's Crescent, Hackney



Fig.664 Safe for cycling, Mini Holland Scheme

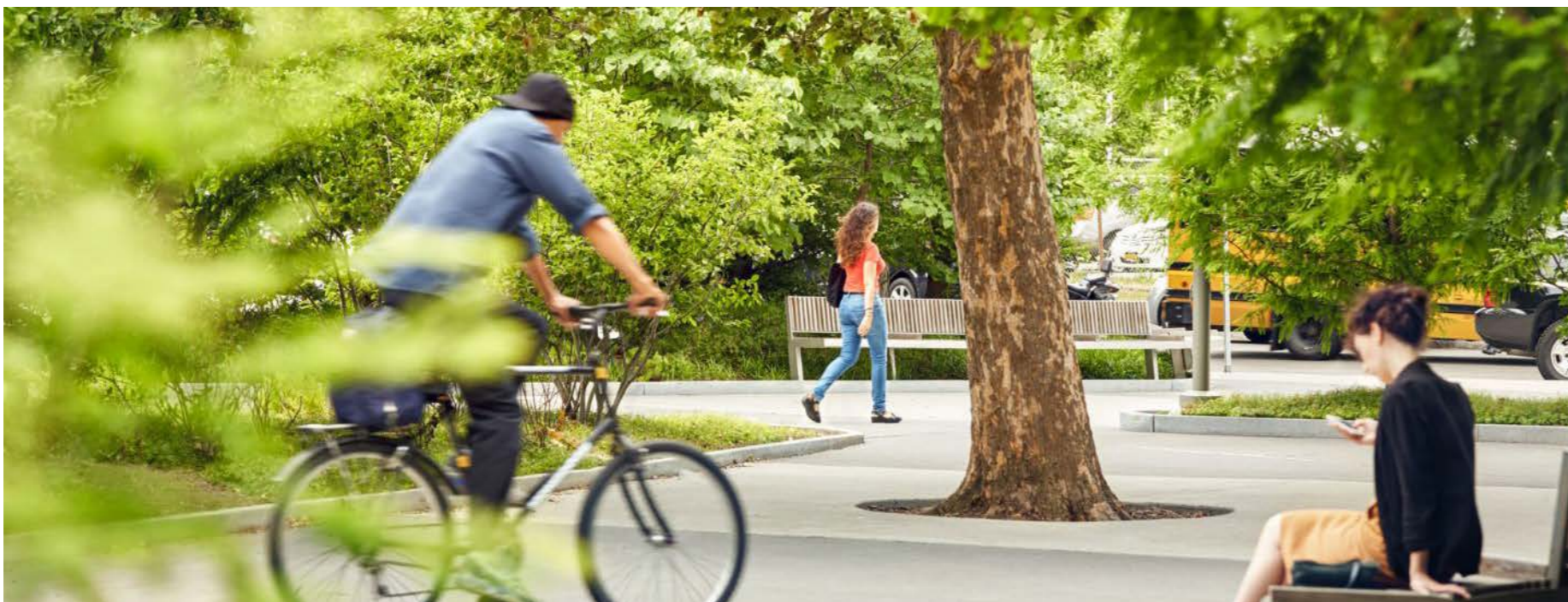


Fig.665 Nodal Space, Buffalo Medical Campus



Fig.666 Street Planting, Auckland, NZ



Fig.667 Visualisation along Dee Street

Character areas upper levels

The diagram opposite illustrates two additional upper level Character Areas, which can be described as Podiums and Roof Gardens.

Podiums

Three Podium level communal spaces have been designed as part of this Outline Proposals, to provide for a wide range of users, offering important access to nature and the outdoors.

These Podium level spaces are located on Plot A, C and E; the example on the right is Plot C. The Plot C and Plot E podiums have stepped access from ground level, to encourage maximum usage and activation by a wider group of people.

Roof gardens

Three Roof Garden communal spaces have been designed as part of the Site's Detailed Proposals, to provide for a wide range of users, offering important access to nature and the outdoors. These Roof Garden spaces are located on Plots F, H3 and I.

Roof Gardens are also to be provided for on Plots B, C, D and F as part of the illustrative masterplan, however the design of these is not included as part of the Outline Proposals.

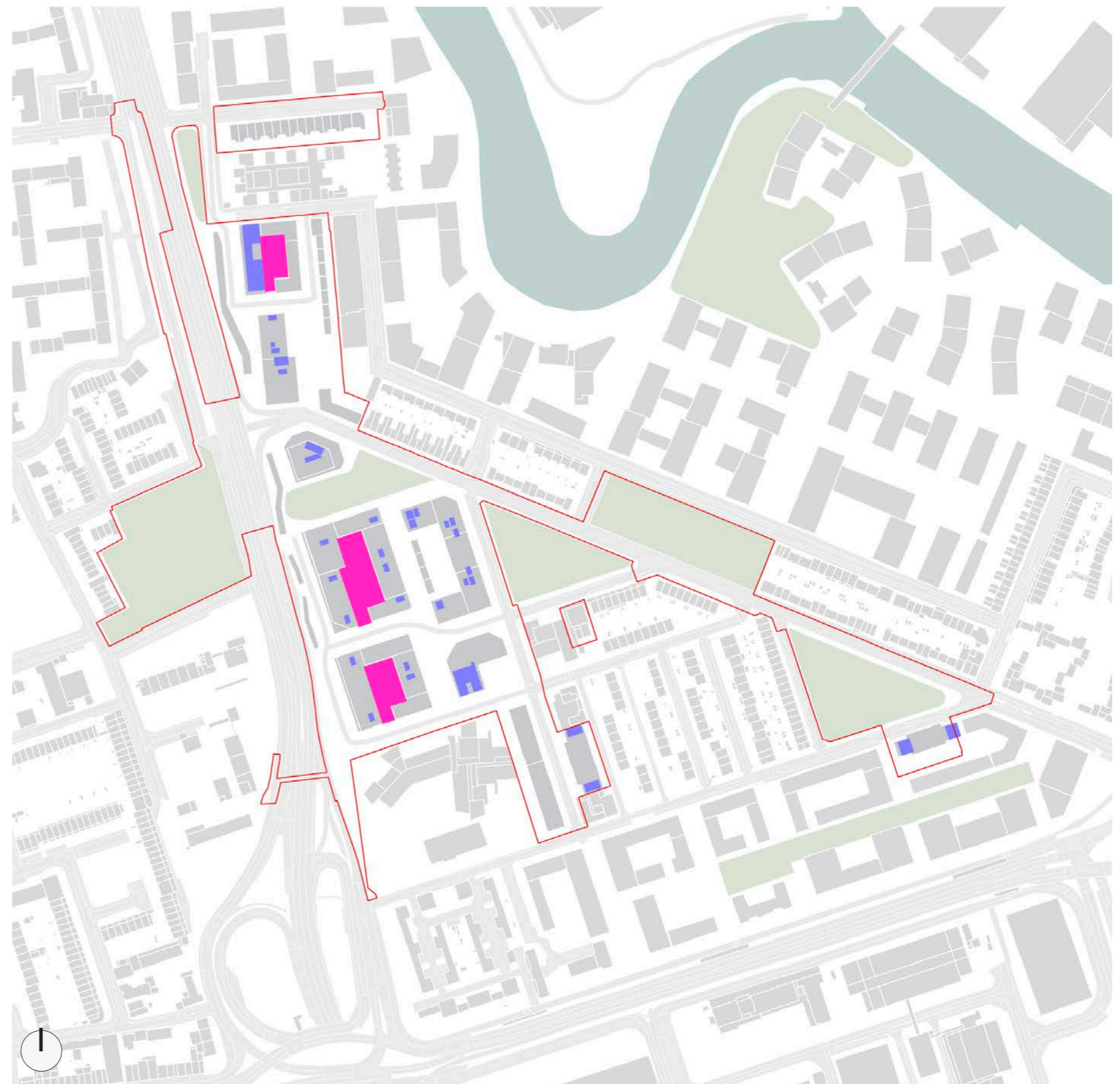


Fig.668 Character Areas - Podiums and Roof Gardens diagram

- Site Boundary
- Illustrative Podiums
- Illustrative Roof Gardens

Podiums

The life of the podiums

Across all Podiums, the Playable spaces have been designed to be used by a wide range of users, for example smooth wide paths for walking or scooters; mounded landform for clambering or picnic; playable furniture blocks for balancing or socialising. Dedicated doorstep and local play is also provided through popular naturalistic play items for children aged 0-11 years old, such as balancing beams and climbing posts.

The Communal amenity is designed to be fully inclusive and accessible. These spaces are flexible and provide for a wide range of uses, including shelter for outdoor working and opportunity for use throughout the year, such as outdoor dining, reading a book, short strolls. To encourage use of the podium and support residents private amenity space, the curtilage spaces of residential units with direct access to a podium include a soft landscape semi-private landscape buffer.

Play and open space calculations

Importantly, the ratio of play to communal amenity space within each Podium - as set out in the Design Code - is fully adhered to, and Plots A, C and E provide 80% play space to 20% communal space.

Of the 80% play, 50% of this is dedicated play and 50% is playable landscape. A 1.5m offset from the building façades is excluded from these calculations to take account of private defensible spaces.

- ① Defensible planting to residential units
- ② Tree planting providing form and shelter
- ③ Level paths for circulation and movement
- ④ Open lawn areas for communal activities
- ⑤ Playable street furniture
- ⑥ Land form creating playable landscape
- ⑦ Stepped access to Podium level from Street level



Fig.669 Character Area diagram - Typical Podium Plot C example

Podiums

Illustrative concept sketches

Each Level 1 Podium has a distinct emphasis on play, liveability and flexibility: the ratio of play to communal amenity space within the podiums is 80% play to 20% communal. Of the 80% play, 50% of this is dedicated play and 50% playable landscape.

In addition to the design intent described on the previous page, the Podiums have taken in to account specific considerations regarding entrances for those with private residential units directly on to the elevated space. Where there are front entrances, these are coupled together to encourage the opportunity to meet and socialise with neighbours. These include a low seating wall at 500mm high between residences, and a soft planting boundary with the podium.

For rear entrances to private amenity space, these are also coupled together wherever possible. This is designed to limit paths crossing the soft landscape semi-private zone. All private amenity spaces are screened from neighbours through planting or a privacy screen, with a soft planting boundary against the podium.

Seating areas and doorstep play areas have been located to respond to specific microclimate conditions, and designed to minimise conflict with adjacent residential units and maximise their potential exposure to sunlight whenever possible.



Fig.670 Typical Podium Illustrative Concept Sketch



Fig.671 Front entrances are coupled with low walls for seating



Fig.672 Podium private gardens with screen

Podiums

Precedents



Fig.673 A range of spaces from intimate to more open



Fig.674 Playful paths and loops



Fig.675 Outdoor dining options and pergola structures providing shelter and form



Fig.676 Buggy ramp access in conjunction with stepped access points



Fig.677 Vibrant ornamental planting of perennials, grasses and shrubs



Fig.678 Flexible spaces for outdoor communal activities

Roof gardens

The life of the Roof Gardens

Across all roof gardens, the design intent is to provide a variety of activity that reflects the broad range and diversity of residents that will use the private communal spaces, for: relaxation, fresh air, sunbathing, eating, playfulness (although not part of formal play allowance), exercise, contemplation, growing, work (especially with hybrid working becoming more common), small gatherings or events.



Further information on Roof Gardens for Plots F, H3 and I can be found in the **Design and Access Statement: Detailed Proposals**, prepared by Morris + Company which supports this application.

- ① Climbing plants to parapet edge
- ② Colourful planting in pots
- ③ Clusters of individual seats for socialising
- ④ Tree planting



Fig.679 Character Area diagram Roof Gardens - Plot H3

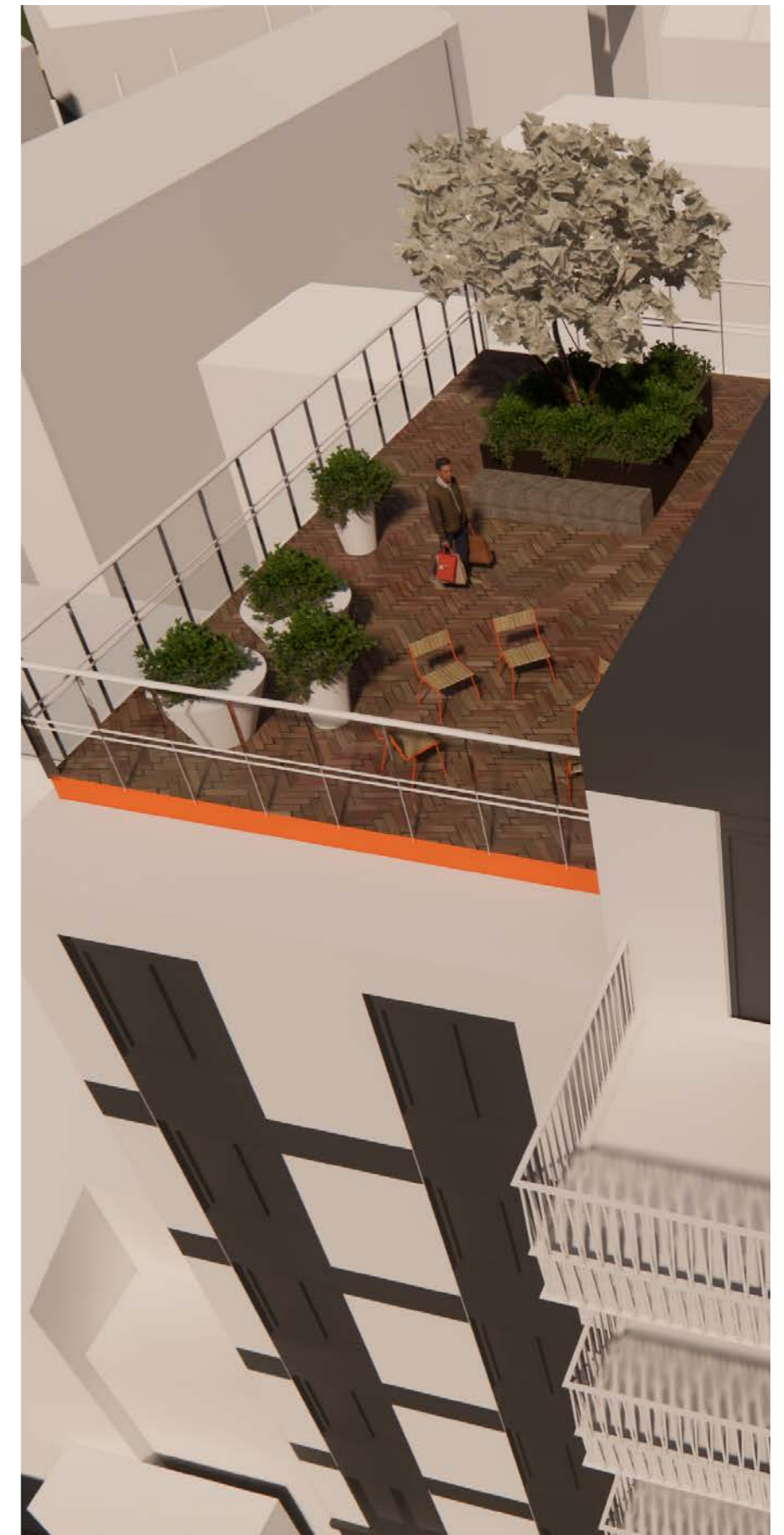


Fig.680 Illustrative render - Plot H3

Roof gardens

The life of the roof gardens

The different time of day that sunlight lands on each space influences its use. For example, the sunny morning spaces are designed for coffee and breakfast, whilst brighter lunch spots and spaces for relaxing in the afternoon occupy a different location, before capitalising on the sunnier later areas for post-school fun spaces, through in to evening socialising.

A variety of scale of spaces and character is to be provided within each roof terrace to meet diverse needs and interests. It is proposed that common wi-fi is to be provided to encourage and facilitate this. Where possible, direct views have been thoughtfully considered to help residents understand their place and connect them to their neighbourhood e.g. Balfron Tower, Town Square, and more distant views to the east or Canary Wharf.



Fig.681 Character Area diagram Roof Terraces - Plot F



Fig.682 Character Area diagram Roof Terraces - Plot I



Fig.683 Illustrative render - Plot I

Further information on Roof Gardens for Plots F, H3 and I can be found in the **Design and Access Statement: Detailed Proposals**, prepared by Morris + Company which supports this application.

- ① Climbing plants
- ② Colourful planting in pots
- ③ Clusters of individual seats for socialising
- ④ Larger picnic tables and benches for outdoor dining
- ⑤ Tree planting
- ⑥ Raised planters with ornamental perennials, grasses and shrubs
- ⑦ Pergola

Roof gardens

Precedents



Fig.684 Playful oversized furniture for communal use



Fig.685 Facilities including common wi-fi for outdoor working



Fig.686 Larger dining tables and benches for outdoor eating



Fig.687 Opportunity for pergola and seating combinations to provide structure



Fig.688 Raised planters with ornamental perennial planting



Fig.689 Playable features such as ping-pong tables



7.3

SOFTWORKS AND HARDWORKS

Ecology strategy

All levels

The plan opposite outlines the proposed areas of soft landscape, planting and ecological enhancement. The landscape proposal significantly increases the biodiversity across the illustrative masterplan area compared with the existing site condition, offering a range of habitats for urban wildlife to flourish.

Key ecological areas of note are the provision of intensive roofs across the scheme, swathes of wildflower meadow planting, which will perform a vital role for pollinating insects and small mammals, the retention of mature street trees, and the planting of many new trees. Flower-rich shrub and herbaceous beds will contain a minimum of 10 pollinator species to enhance wildlife corridors and increase the ecological value of the Site. Roofs and gardens have been designed to maximise habitat types for a host of invertebrates and bird communities.

Biodiversity Net Gain

The scheme delivers a BNG score of 18.2%, versus the target gain of 10%.

Urban Greening Factor

The scheme delivers a UGF score of 0.37 versus the target score of 0.4, including all roads owned by Highways and excluding Millennium Green.

The illustrative masterplan design development has strived to improve this score, through a variety of interventions including: delivery of entirely intensive roofs (in favour of extensive); an increase in wildflower meadow planting versus earlier design iterations; additional vertical greening; enhanced planting mixes and more rain gardens; new woodland area in Jolly's Green.

Millennium Green has not been included in these calculations, but would contribute an additional 0.01, to achieve a total score of 0.38.

The illustrative masterplan includes roads that are proposed to be Highways/ TfL owned, and therefore more limited and/or challenging in their potential for greening. Taking these roads in to account, the scheme would deliver a UGF score of 0.44.



Further information can be found in the **Urban Greening Factor Assessment, Preliminary Ecological Appraisal**, and other reports prepared by Greengage which support the application.

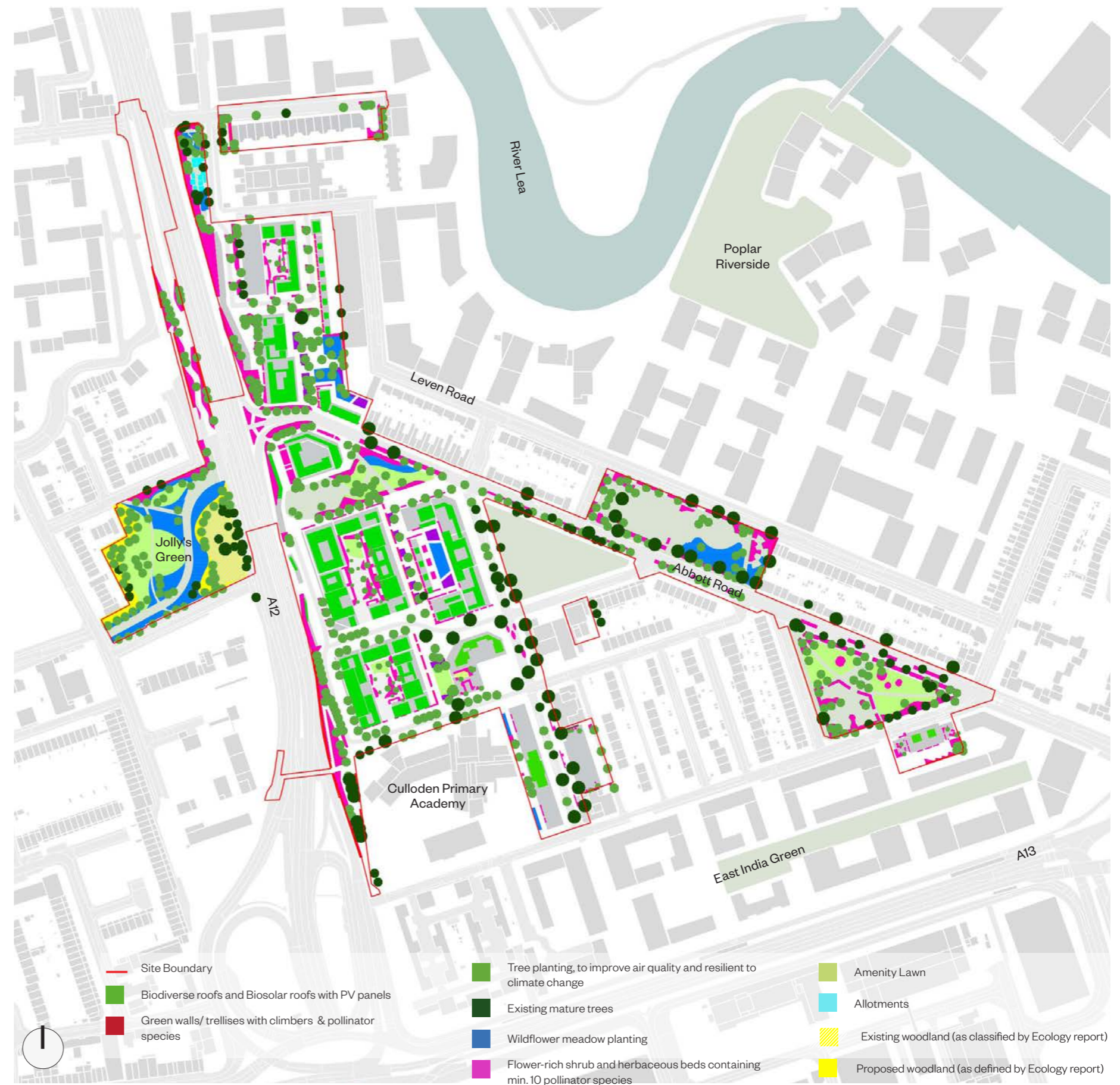


Fig.690 Ecology Strategy diagram

Ecology strategy

The illustrative masterplan landscape proposal is designed to maximise the use of native species and those known to have wildlife value.



Fig.691 Tree species selection takes in to consideration the impacts of climate change



Fig.692 Vertical spaces utilised with native climber species on trellises such as hop, ivy, clematis



Fig.693 Rain gardens as part of a wider site surface water drainage strategy



Fig.694 Stag beetle logeries



Fig.695 Bird, bat and invertebrate features such as boxes, bricks and panels



Fig.696 Brown roofs accessed only by maintenance and with no or limited visibility