

Site context

Images of the Site and its immediate surroundings are shown across the following pages.



1 Fig.7 Homes on the estate today



2 Fig.8 Jolly's Green



3 Fig.9 Poplar Works



4 Fig.10 CGI of the now completed Aberfeldy Square in Phase 3B of the previously approved Aberfeldy Village Masterplan



Fig.11 Key location plan



5 Fig.12 Aberfeldy Street



6 Fig.13 Aberfeldy Village Phases 1-3 and East India Green

Site context



7 Fig.14 Aerial view of the road network at the A12/A13 interchange and entrance to the Blackwall Tunnel



8 Fig.15 CGI of the emerging Poplar Riverside Park and Leven Road Gasworks development



9 Fig.16 CGI of proposals for the Chrisp Street Market development



10 Fig.17 Views to the Lea River. Emerging bridges will improve connections across the river to the Leaway.



Fig.18 Key location plan



11 Fig.19 Vehicular underpass along Abbott Road crossing the A12. This creates a barrier between Aberfeldy Estate to the south and Nairn Street Estate to the north.



12 Fig.20 The pedestrian underpass through to Jolly's Green is in poor condition and can feel unsafe

A changing context

Various developments and connections are emerging in close proximity to the Site. Whilst these are at varying stages in the planning process, they will significantly change the context of the Site. They present an exciting opportunity for the Site to stitch into these initiatives and benefit the wider neighbourhood.

Both Newham and Tower Hamlets are working together to consider the wider Lea River Park, aiming to aid regeneration and address the acute lack of public open space within the area. The contribution of the Aberfeldy Village Masterplan is an important consideration.

The diagram opposite highlights the wider network of development sites coming forward and those which have proposed built form footprints. It also maps the proposed bridges coming forward along the River Lea which will dramatically improve the east-west connectivity of the area. Lochnagar Bridge, Poplar Reach Bridge and Mayer Parry Wharf Bridge are of particular importance to the new Aberfeldy Village Masterplan and will allow connectivity to Poplar Riverside Park, the Lea River Park, the Leaway and other local centres.

- Site boundary
- Development sites
- Footprints of newly constructed developments
- Footprint of proposed developments
- Existing green spaces
- Identified east-west connections
- Streets identified as 'Liveable Streets'
- ⇄ Proposed bridges
- ⇄ Newly constructed bridges
- ⇄ Silvertown Tunnel
- Crossings to be improved and made pedestrian focused



Fig.21 Diagram showing emerging connections and development

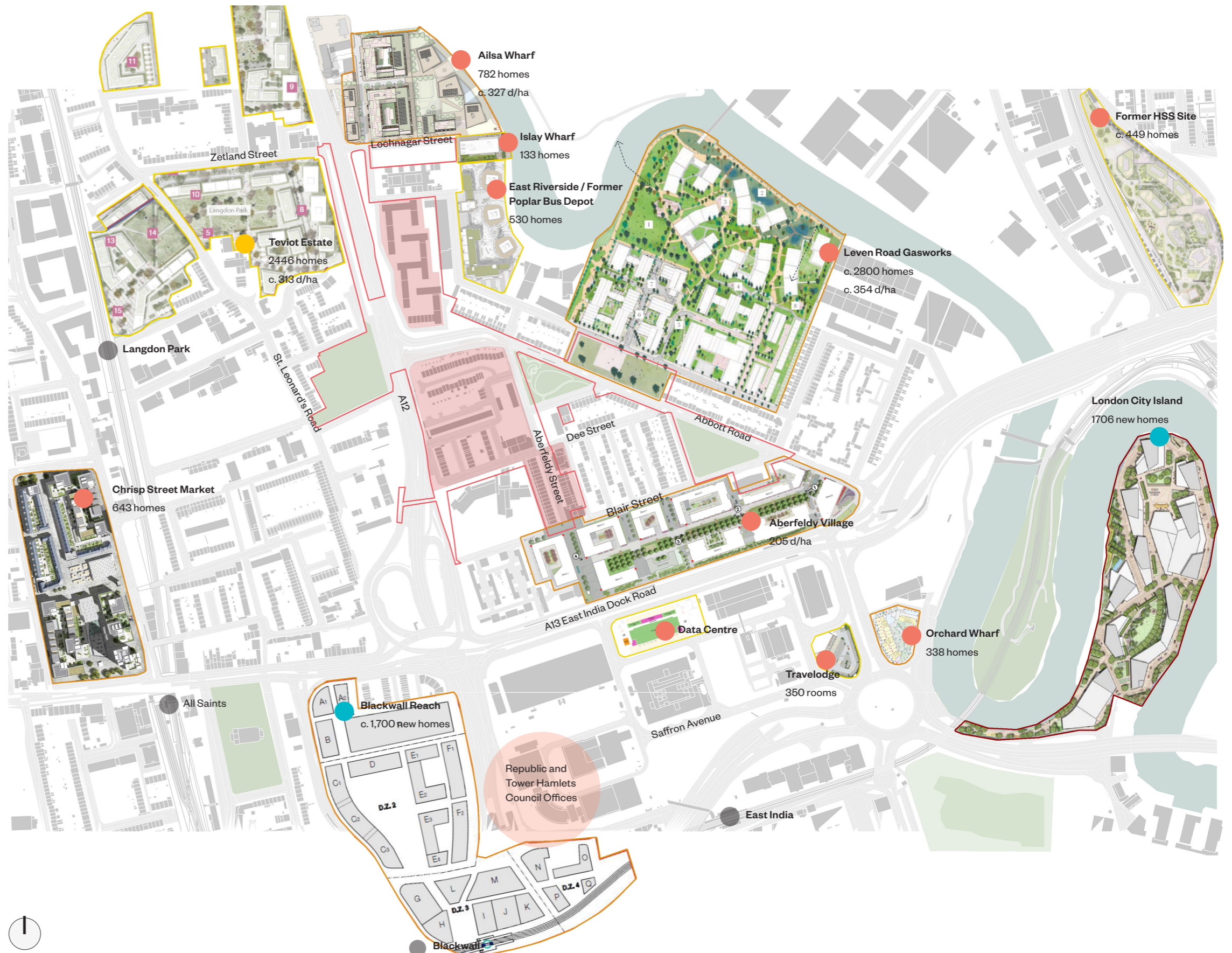
A changing context

Tower Hamlets, and in particular the area around the previously approved Aberfeldy Village Masterplan and along the River Lea, is changing rapidly and will continue to change as a result of the new and emerging development in the Leaside area which surrounds the Site

The diagram opposite shows some of the new emerging developments, some of which have gained planning approval.

With these new and emerging developments, and in addition to those which are already built, there will be an increase in population in the area which will require better quality public realm, open spaces and a larger, more improved offer of non-residential uses alongside other strategic infrastructure including improved pedestrian and cycle connections.

This changing context has informed the Proposed Development in terms of its layout, proposed massing, land use and movement and open space strategy. By responding to this changing surrounding context, it will help to create an active, liveable and well connected neighbourhood which responds to the needs of the community both now, and in the future for many years to come.



- Planning
- Delivered
- Pre planning



Fig.22 Diagram showing changing context, emerging development and its planning status