

POPULARWORKS

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ABERFELDY

JOLLYS GREEN

Design and Access Statement: The Masterplan Revision B - 11th August 2022

ABERFELDY VILLAGE MASTERPLAN

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Model of the illustrative masterplan for the Aberfeldy Village Masterplan

1

INTRODUCTION

Introduction

This Masterplan Design and Access Statement has been prepared by Levitt Bernstein and LDA Design and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".

The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail, workspace and community floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Proposed Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

This report is an update to the version dated 19th October 2021 that was submitted to the Council in support of the hybrid planning application. This updated version has been prepared principally in response to the changes to the planning application boundary as explained in the covering letter to accompany the amendments to the Proposed Development

Following validation of the Hybrid Application, the Applicant has been in discussions with LBTH officers in relation to the aspirations for a direct link from the pedestrianised underpass into Jolly's Green and works to Jolly's Green. The Applicant and LBTH officers have jointly agreed that the works to Jolly's Green should be included within the red line and secured as part of the future planning permission. The delivery of works to Jolly's Green will sit within Phase B as part of the Outline Proposals. The Applicant has updated the red line and amended the Proposed Development to incorporate the provision of a direct link from the proposed pedestrianised underpass to Jolly's Green. Accordingly, the Applicant has updated the planning application plans and documents where necessary to reflect this. Importantly the extension of the redline boundary of the Hybrid Application does not result in any fundamental alterations to the development that is proposed.

The purpose of the Masterplan Design and Access Statement is to provide background and context information about the Site and demonstrate the design intentions for the Site through a range of illustrative material about the Proposed Development. An overview of the maximum parameters for the Site will also be provided. The illustrative masterplan is one way in which a scheme can be delivered within these parameters.

The Masterplan Design and Access Statement is submitted in support of the Outline Proposals alongside the Design Code, Parameter Plans and Development Specification. A separate Design and Access Statement is submitted in support of the Detailed Proposals alongside Application Drawings.



Fig.1 Aerial sketch of the proposed Aberfeldy Village Masterplan

Executive Summary

This Masterplan Design and Access Statement describes the ground-breaking and ambitious masterplan for the Aberfeldy and Nairn Street Estates in East Poplar, which creates a new, cohesive neighbourhood with an identifiable and strong East London character and celebrates its rich heritage and diverse community.

The new Aberfeldy Village Masterplan is a once in a generation opportunity to stitch east and west Poplar together and will realise the regeneration of the neighbourhood and secure growth on a strategic scale in one of east London's most important areas. It will bring about a substantial range of social, economic and environmental benefits and will fulfil the potential of the Site as an Opportunity Area, Housing Zone and Neighbourhood Centre. Moreover, and most importantly, this development will create a new destination to live, work and visit.

In summary, the Aberfeldy Village Masterplan seeks approval for:

- High quality housing - a total of up to 1628 affordable and private homes
- Improved east west connections including the pedestrianisation of the vehicular underpass and provision of a direct link to Jolly's Green
- Improved east west connections including improvements to the existing Dee Street underpass
- New public open space including up to 2814m² delivered as part of Highland Place
- Substantial upgrades to existing open spaces including Leven Road Open Space, Braithwaite Park and Jolly's Green
- Traffic calming of Abbott Road to create a pedestrian focused healthy street
- Revitalised High Street including up to 2366m² GIA of new retail space
- Employment opportunities including up to 2702m² GIA of new workspace

(The above numbers relate to the maximum parameter scheme).

The Aberfeldy Village Masterplan is structured by the six threads, which form its backbone and are derived from a deep understanding of the Site itself and extensive involvement of its community in the design. From these threads, a variety of streets, spaces and homes have been designed to reflect their character, collectively creating a diverse and exciting neighbourhood.

Aberfeldy is located within a triangular shaped urban island, which is severed by the River Lea to the east, the A13 to the south and the A12 to the west/north west. The Proposed Development unlocks this existing neighbourhood and helps to reintegrate the 'Aberfeldy island' into its surroundings by making new and improved connections into the local area.

These include:

- Repurposing the existing vehicular underpass as a new pedestrian and cycle route - the Underbridge - which creates an improved connection across the A12 to Jolly's Green and West Poplar. This strategic connection, which will benefit Aberfeldy and the wider community, is marked by taller buildings and Highland Place, a new public space at the heart of the neighbourhood.
- The pedestrian underpass that connects Dee Street to the west of the A12, adjacent to Balfron Tower, will also be upgraded. Collectively, alongside public realm improvements to Dee Street this will better the pedestrian experience and strengthen east-west connections.
- Transforming Abbott Road into a Healthy Street and a vital pedestrian and cycle friendly connection, with traffic calming to support safer vehicular movement
- The Proposed Development also improves permeability and connections through the Site with two new north-south routes: Community Lane and Enterprise Yard, and the upgrading of the existing north-south route Aberfeldy Street.
- East-West permeability has been improved by reinstating the Victorian street pattern of Dee Street, Ettrick Street and Blair Street.
- A child-friendly neighbourhood that focuses on health and play for the first time in London creating a network of connected green spaces, where are safe for children to play out, and where young people feel welcome and included, and linked by pedestrian and cycle priority routes which promote and encourage active and healthy lifestyles.

Alongside these substantial route and infrastructure improvements, a series of new and upgraded existing open spaces dramatically improve the public realm for residents and visitors alike. These include Highland Place, a new public park at the heart of the Aberfeldy Village Masterplan, which marks the convergence of the masterplan threads and the transformed pedestrian and cycle underpass connection under the A12. This park is linked to the upgraded Leven Road Open Space, Jolly's Green and Braithwaite Park and creates a strong green connection with East India Green for the first time. In addition, a new market square is created at the end of the High Street, opposite the local landmark of St Nicholas Church.

The Aberfeldy Village Masterplan will be a truly mixed-use neighbourhood with a revitalised High Street and local centre at its heart, running north-south along the existing route of Aberfeldy Street from Blair Street in the south to Abbott Road in the north. It will act as an important connection between the most recent Phase (3b) of the previously approved Aberfeldy Village Masterplan and this new masterplan. A variety of uses will be found along the Aberfeldy Street including retail, food and beverage, community, and smaller independent shops.

Alongside new homes, open space and the revitalised Aberfeldy Street, Enterprise Yard creates employment opportunities and space for creative industries and enterprise. It has been designed as a continuation of the successful Poplar Works development along Nairn Street, which offers workspaces to fashion graduates and local independent businesses, bringing fashion back to its East London home.

In its entirety, this new masterplan will transform the Aberfeldy and Nairn Street neighbourhood and the surrounding wider area from Chrisp Street to the River Lea. It has its community, its young and old at its centre and is an opportunity to lead the way in exemplary regeneration, for others to follow.

This Masterplan Design and Access Statement shows the proposals for the illustrative masterplan which delivers 1595 homes.

The illustrative masterplan includes the Phase A information set out in the Detailed Proposals for 277 homes, which is fixed through the Detailed Planning aspect of this hybrid application. However, the building envelopes within the remaining phases B - D of the Outline Proposals are fixed through the maximum parameters set out in the Parameter Plans, notably:

- Drawing 3663 - LB - ZZ - 00 - DR - A - 000021: Building Plots
- Drawing 3663 - LB - ZZ - 00 - DR - A - 000031: Building Heights

Further detail regarding the design of these buildings is clearly set out and controlled through the Design Code.

As such, the residential capacity of the masterplan could be increased beyond that shown in the illustrative proposals, within these maximum parameters and in compliance with the Design Code, to deliver up to a total of 1628 homes across the Aberfeldy Village Masterplan for which this hybrid planning application seeks approval.

The team

Crafting the masterplan together

Ecoworld and Poplar HARCA, as the joint partners of Aberfeldy New Village LLP, have commissioned Levitt Bernstein with a team of expert designers and consultants to recast the previously approved Aberfeldy Village Masterplan, drawing in the Nairn Street Estate to the north of Aberfeldy, Balmore Close, Abbott Road, Blairgowrie Court, Braithwaite Park, and Leven Road Open Space.

As masterplanners, Levitt Bernstein have led the design team including LDA as landscape architects, Velocity as transport consultants, DP9 as planning consultants, and ZCD Architects as play and youth engagement specialists. The design team also includes a range of other specialist consultants as shown in the adjacent list.

Morris + Company joined the design team following Stage 1 as Phase A Architects to lead on the first phase of the masterplan which forms the Detailed Proposals of this hybrid planning application. Morris + Company and Levitt Bernstein have worked closely alongside the team of consultants to deliver this application.

<p>Levitt Bernstein People.Design Masterplanners and Architect</p>	<p>RW Wind Consultant</p>	<p>CIRCLE Cost Consultant</p>
<p>MORRIS+COMPANY Phase A Architect</p>	<p>parmarbrook Flood Risk Consultant</p>	<p>Greengage Ecology and Sustainability Consultant</p>
<p>L D A DESIGN Landscape Architect</p>	<p>DS2 Viability Consultant</p>	<p>AnsteyHorne Rights of Light Consultant</p>
<p>ZCD Architects Play and Recreation</p>	<p>BAILY GARNER Principal Designer</p>	<p>ELEMENTA Fire Consultant</p>
<p>VELOCITY Transport Consultant</p>	<p>Quod Education Consultant</p>	<p>HATCH Socio-economic Consultant</p>
<p>dp9 Planning Consultant</p>	<p>TRIUM EIA Consultant</p>	<p>THAMES VALLEY ARCHAEOLOGICAL SERVICES Archaeology Consultant</p>
<p>PETER STEWART CONSULTANCY Townscape Consultant</p>	<p>Lowick Communications and PR</p>	<p>CYCLING SCORE Cycling Consultant</p>
<p>KMHeritage Heritage Consultant</p>	<p>AD Retail and Commercial Consultant</p>	<p>BLACK POINT DESIGN Visualisation</p>
<p>gia Daylight and Sunlight Consultant</p>	<p>MEINHARDT Structural and Civils, MEP</p>	<p>millerhare Visual Impact Assessment</p>
<p>Pinsent Masons Legal</p>	<p>entran environmental & transportation Air Quality and Acoustic Consultant</p>	<p>LCL Lord Consultants Inclusive Design Access Consultant</p>
<p>tma Arboriculture Consultant</p>		

Fig.2 Design team

The Site

A ground breaking masterplan that can create the greatest possible benefit for the wider neighbourhood

Existing outline planning permission

The adjacent aerial photograph shows the boundary for the approved Outline Planning Application, which was granted permission in 2012. Phases 1, 2 and 3a of the previously approved Aberfeldy Village Masterplan have been completed on site and are now occupied. Phase 3b is currently on site. These are shown in pink.

New masterplan scope

The new red boundary line and scope for the new Aberfeldy Village Masterplan includes land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road. More specifically, this includes the extant phases 4, 5 and 6 of the Outline Planning Permission (OPP) for the previously approved Aberfeldy Village Masterplan which comprises existing affordable homes and the retail and community uses on Aberfeldy Street. In addition, the site also includes Kilbrennan House, Blairgowrie Court, numbers 33-35 Findhorn Street and the Nairn Street Estate. The two local green spaces of Braithwaite Park and Leven Road Open Space situated along Abbott Road, alongside Jolly's Green, have also been included for their enhancement

Annotations on the aerial photograph identify the area's current major landmarks, green spaces and routes, all of which are discussed later in this report.

- Site boundary
- Aberfeldy Village built phases 1-3
- Aberfeldy Village OPP phases 4-6

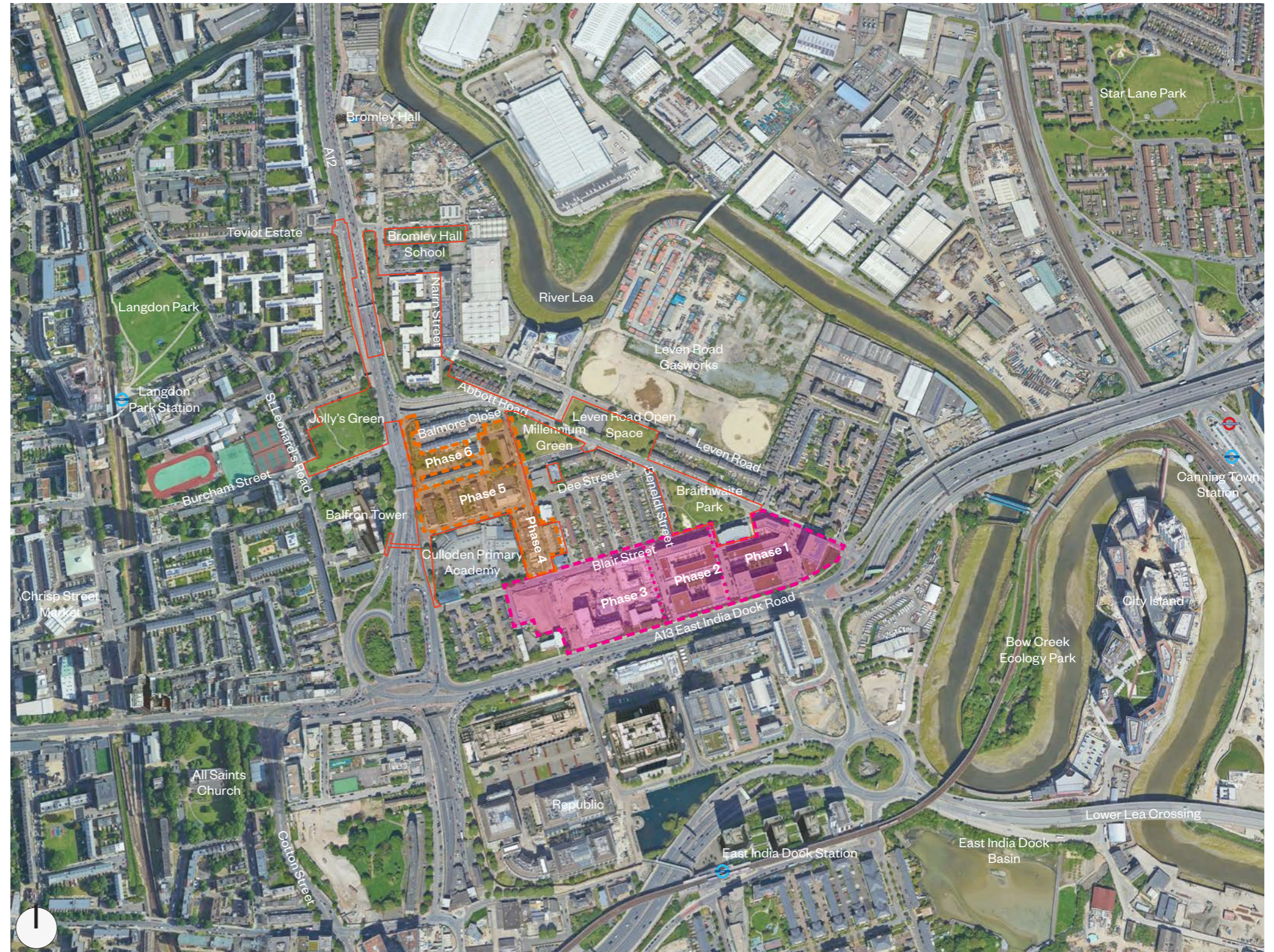


Fig.3 Site location plan

The Site

Phase A

Phase A is the first phase of the new Aberfeldy Village Masterplan and, as such, forms the Detailed Proposals of the hybrid planning application. A separate Design and Access Statement for the Detailed Proposals is included as part of this hybrid planning application.

The location of Phase A is illustrated on the adjacent Site plan. Phase A includes land at Lochnagar Street and the Allotments in the north of the Site; land along Aberfeldy Street and adjacent to St. Nicholas Church; the Site of the existing GP surgery; and land along Blair Street adjacent to Braithwaite Park which completes a courtyard building in the earlier Phase 1 of the previously approved Aberfeldy Village Masterplan. Improvements to the existing open spaces of Leven Road Open Space and Braithwaite Park are also included within Phase A.



Further information on Phase A can be found within the **Design and Access Statement: Detailed Proposals**, prepared by Morris + Company, and supporting consultant reports.



- Site boundary
- Detailed Proposals Site area (Phase A)



Fig.4 Phase A location plan

Hybrid planning application

Application structure

The adjacent diagram illustrates the structure of the hybrid planning application for the new Aberfeldy Village Masterplan.

Hybrid application

This Design and Access Statement relates specifically to the Masterplan, as set out on the following page, and should be read in conjunction with the Design and Access Statement: Detailed Proposals, the Design Code, Application Drawings, Parameter Plans and Design Specification submitted as part of the Aberfeldy Village Masterplan hybrid planning application.

- The Masterplan Design and Access Statement, Design Code and Parameter Plans constitute the Outline Proposals of the application.
- The Design and Access Statement: Detailed Proposals and Application Drawings comprise the Detailed Proposals for the first phase, Phase A, of the Proposed Development.

Supporting documents

A series of additional documents prepared by the design team support both the Outline and Detailed Proposals. These set out the technical strategies for future development of the application Site and help to ensure a robust and deliverable masterplan. A full list of supporting documents are set out in the schedule of documents in the adjacent diagram.

Surveys

Various site surveys have been commissioned throughout the design process which in turn have been fed into the design. These have included topographic surveys to understand site levels, tree surveys and utilities surveys to determine existing service routes and inform the SuDS strategy.

Future phases

Design proposals for future phases of the Aberfeldy Village Masterplan must come forward as a Reserved Matters application and should follow the guidance set out in the Parameter Plans, Design Code and the Development Specification.

Please note:

- All references to the Design and Access Statement: Detailed Proposals, Design Code and Tall Buildings Statement throughout this report refer to Revision A of these documents.
- All references to the Parameter Plans refer to Revision 1 dated April 2022.
- For other supporting documents please refer to either Revision A or the original document in addition to the Addendum document, as set out in the Planning Application Documents and Drawing Schedule dated April 2022.

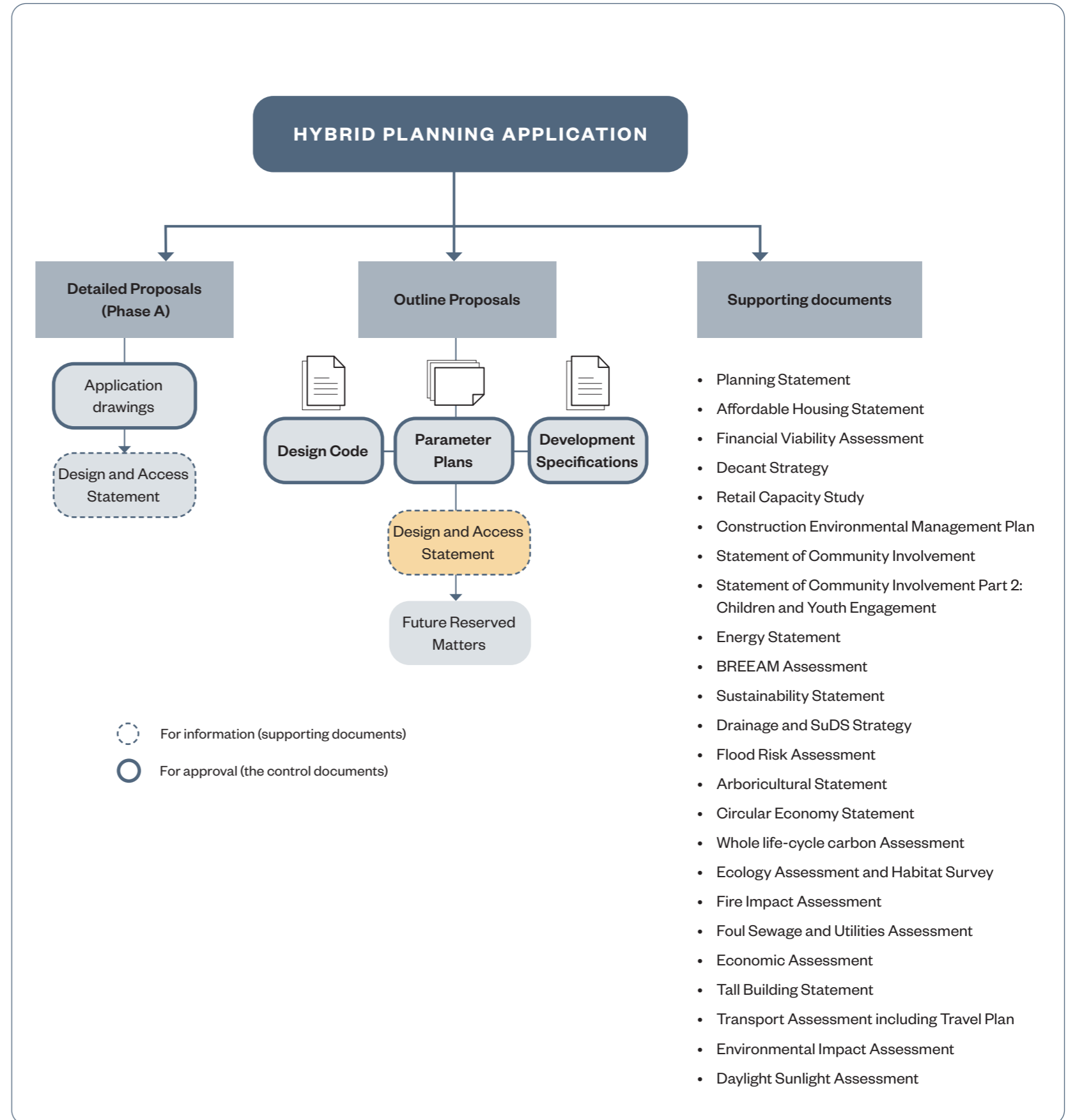


Fig.5 Structure of the planning application

Report structure

Design and Access Statement

This Design and Access Statement aims to provide background and context information about the Site, and illustrative material about the Proposed Development to support the Design Code, Parameter Plans and Development Specification submitted as part of this hybrid planning application.

This report is structured into nine chapters covering information about the application structure, the Site and detailed analysis of its existing condition, the masterplan vision and objectives, evolution of the masterplan and the development of the design, a description of the illustrative proposals for the masterplan, and indicative information on buildings and home typologies. A separate chapter on public realm provides detail on the landscape strategy, open space and play space. The final chapter on technical strategies extracts key information from supporting technical reports which are integral to the success of the masterplan.

In summary, the chapters of this Design and Access Statement are as follows.

- Chapter 1: Introduction
- Chapter 2: The Site
- Chapter 3: Analysis of Aberfeldy
- Chapter 4: Vision and Masterplan Development
- Chapter 5: The Masterplan
- Chapter 6: Buildings
- Chapter 7: Public Realm

- Chapter 8: Inclusive Design
- Chapter 9: Technical Strategies
- Appendix A: Underpass and Slip Road Technical Note
- Appendix B: Elevational analysis of Balfron Tower

For detailed information relating to Phase A of the masterplan, a separate Design and Access Statement is included as part of the hybrid planning application. Both this document and the Design and Access Statement: Detailed Proposals should be read in conjunction with other technical documents and reports.

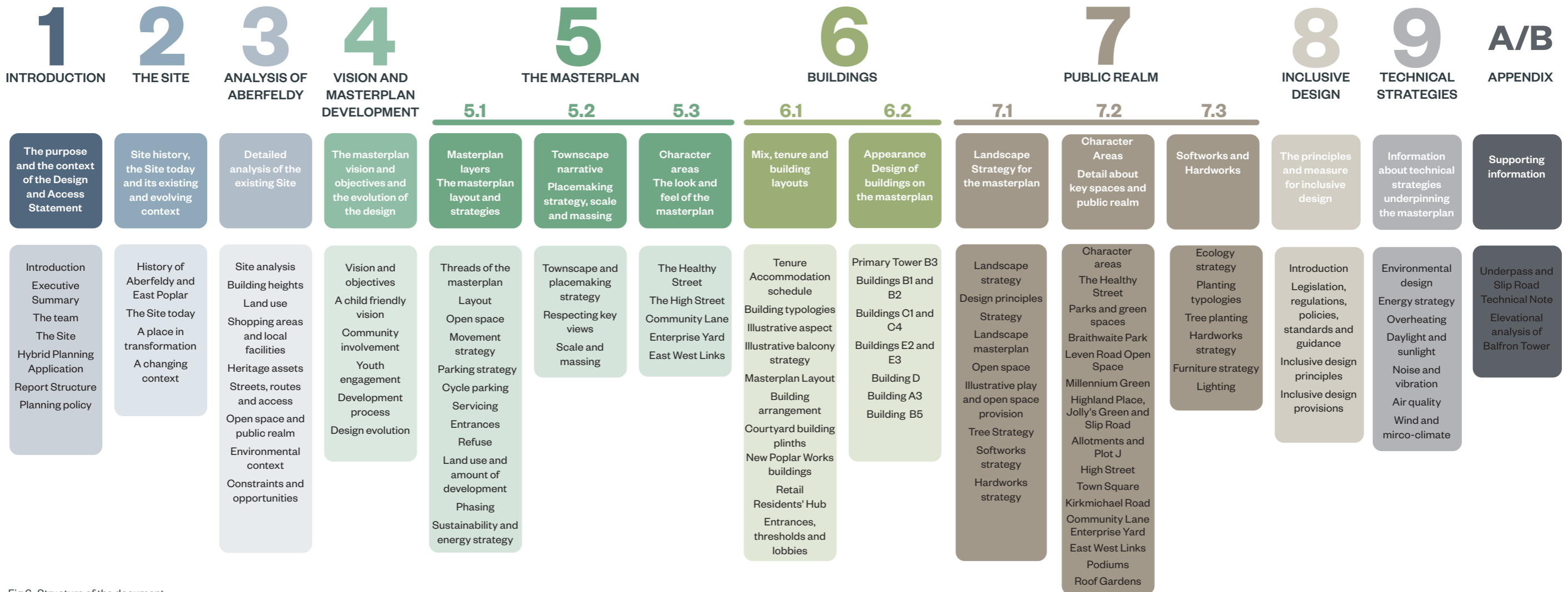


Fig.6 Structure of the document

Planning policy

Local, London and National policy and guidance

This application has been developed having regard to relevant policy documents from a local to a national scale. These include:

Local policy and guidance

- London Borough of **Tower Hamlets Local Plan 2031**, adopted January 2020 setting out the strategy for managing growth in the borough over the next 15 years.
- The emerging London Borough of Tower Hamlets **Leaside Area Action Plan** which will set out a strategy for growth and regeneration in the area from now until 2031. The AAP area includes Aberfeldy Village, the application Site for the new Aberfeldy Village Masterplan and its immediate surroundings. Regulation 18 consultation on the AAP has been completed and an updated version of the AAP has been prepared. Further consultation has taken place and closed on the 11th February 2022. The Applicant has been involved in the AAP consultation process to ensure that the application for the new Aberfeldy Village Masterplan is in line with the aspirations of the emerging AAP. Reps have been submitted by LLP.
- London Borough of Tower Hamlets **High Density Living Supplementary Planning Document**, adopted December 2020. This guidance seeks to provide a clear design vision and set expectations for future development in the Borough and ensure that future high density homes and tall buildings support good quality of life for all residents living and working in these buildings.
- The emerging London Borough of Tower Hamlets **Tall Buildings Supplementary Planning Document** which, when adopted, will guide and influence the design and planning of tall buildings across the borough. Early engagement to gather evidence for the draft SPD was undertaken in early 2021, and formal consultation on the Draft SPD has now taken place (closed on 4th March 2022). Reps were submitted by the LLP.

London policy and guidance

- The new **London Plan**, adopted March 2021, which sets out the framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.
- The **Housing Supplementary Planning Guidance**, adopted March 2016 which provides guidance on strategic policies including housing supply, density, housing standards and viability.
- The emerging **GLA Good Quality Homes for all Londoners**, a suite of documents that provides guidance on ensuring land is used in the best way to deliver the right quantity of new housing, at the right quality, in the right place and embedding high quality design at the centre of housing delivery. The documents were consulted on in winter 2020-2021 and these responses are being analysed to inform the final version of the guidance.

National policy and guidance

- The revised **National Planning Policy Framework**, published July 2021, which sets out the government's planning policies for England and how these are expected to be applied.
- The **National Design Guide**, published January 2021, which illustrates how well designed places that are beautiful, enduring and successful can be achieved in practice through the ten characteristics of good design.
- The **National Model Design Code (NMDC)**, published July 2021, provides detailed guidance on the production of design codes, guides and policies to promote successful design. The NMDC provides a toolkit to guide local authorities on the design parameters and issues that need to be considered and tailored to their own context, whilst also placing an expectation on involving communities throughout design code preparation.

Child friendly policy and guidance

The vision for the new Aberfeldy Village Masterplan, which places child friendliness at its heart, is supported by current and emerging policy and guidance at a London and Borough level, as well as best practice gathered from ZCD Architects research and advocacy as child friendly experts.

London policy and guidance

Excerpt from the 2021 London Plan Section S4: Play and informal recreation:

'B Development proposals for schemes that are likely to be used by children and young people should:

1. Increase opportunities for play and informal recreation and enable children and young people to be independently mobile
2. For residential developments, incorporate good-quality, accessible play provision for all ages, that:
 - a) can be accessed safely from the street by children and young people independently
 - b) forms an integral part of the surrounding neighbourhood
3. Incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently

4. For large-scale public realm developments, incorporate incidental play space to make the space more playable'

In addition, the GLA's draft Housing SPD and Making London Child Friendly report, both published in 2020, promote good connections between play spaces so that children can independently access them.

Local policy and guidance

London Borough of Tower Hamlets draft SPD: Designing for high density living:

Design Guideline 6

'Public realm including streets should be designed to prioritise the pedestrian and cyclists and encourage incidental play. All play space should be adjacent to or integrated with other public uses including communal amenity space, indoor community rooms or commercial uses.'

The pre-application process

Throughout the design process and in the production of this hybrid planning application, the Applicant and the design team have been engaged with the London Borough of Tower Hamlets (LBTH) and the Greater London Authority (GLA) through the Pre-Application process. A timeline of engagement and meetings held with both LBTH and the GLA is set out in Development Process included within Chapter 4 of this document on pages 83 and 84.



Further information about Planning Policy is set out in the **Planning Statement** prepared by DP9 which supports this application.

Legislation, regulations, policies, standards and guidance

Key documents that guide the design team's decisions about access and inclusion provisions for the proposed development are listed below.

The illustrative scheme, including any indicative building layouts, are provided for information only. The illustrative scheme has been designed in accordance with current relevant design documents and guidance and demonstrates one way in which the Aberfeldy Village Masterplan could be delivered. Further development of phases within the outline application area will respond to any applicable updates or revisions to relevant design documents and guidance. Approval for these phases will be secured through future reserved matters applications.

Equality Act

The Equality Act does not set out criteria that buildings need to comply with; it exists to protect people's right not to be discriminated against. Compliance with Part M of the Building Regulations does not imply compliance with the Equality Act though it goes towards meeting duties under the Equality Act. Some of the information within the inclusive design statement in Chapter 8 (and the subsequent building regulations application access statement) will inform an access management plan, which will assist its future operation in relation to the operator's obligations under the Equality Act.

National Housing Standards

The 2015 Building Regulations Part M supersedes the various residential access standards and guidance (including Lifetime Homes, the Wheelchair Housing Design Guide and any local residential standards) that could be applied to residential developments prior to October 1, 2015.

A new edition of Approved Document M was published in March 1, 2016, incorporating various minor amendments. Volume 1 defines three 'Optional Categories' for accessible dwellings:

- M4(1) Category 1: VISIBLE dwellings;
- M4(2) Category 2: Accessible & adaptable dwellings
- M4(3) Category 3: Wheelchair user dwellings

Regulation M4(1) is mandatory for all new dwellings across England in the absence of any local authority requirements.

Optional requirements M4(2) and M4(3) are mandatory when the Local Planning Authority impose them on projects as a planning condition.

The London Plan was revised to reflect changes to the National Planning Policy Framework and enable local authorities to require Optional Categories 2 and 3 of Part M without having to update their policies to do so. This is explained in the Mayor of London's Housing Policy Transition Statement (May 2015):

- 90% of new housing to meet optional requirement M4(2) - Category 2 of Building Regulations;

- 10% of new housing to meet optional requirement M4(3) - Category 3 of Building Regulations.
- Category 1 is not applicable to any new residential developments in London boroughs.

Each London Borough will set out the requirement for new housing in Local Development Frameworks, and these should conform to the London Plan. London boroughs are not allowed to have their own variations. Where a borough requires a higher design standard this should only be requested to meet the needs of a specific individual and therefore should only be required of a home where a local authority allocation policy applies.

Building Regulations and British Standards

Building Regulations Part M as described in Approved Document M Volumes 1 and 2 represents the minimum standard of accessibility that the Development should meet.

Any solutions proposed that are different to those described in Approved Document M must provide an equal or greater level of accessibility and are justified where necessary within this Access Statement.

The following Approved Documents and British Standards are key references for the access strategy of the Proposed Development:

- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, Volume 1: Dwellings, 2015 with 2016 Amendments;
- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, Volume 2: Buildings other than Dwellings, 2015;
- The Building Regulations 2010, Fire safety, Volume 1: Dwelling houses, Approved Document B (2006 edition incorporating 2010 and 2013 amendments), HMSO, 2013;
- The Building Regulations 2010, Fire safety, Volume 2: Buildings other than Dwelling houses, Approved Document B (2006 edition incorporating 2007, 2010 and 2013 amendments) HMSO, 2013;
- The Building Regulations 2010, Protection from Falling, Collision and Impact, Approved Document K, HMSO, 2013;
- British Standard 8300:2018 Design of an accessible and inclusive built environment. Part 1: External Environment, and Part 2: Buildings, Code of Practice, British Standards Institution 2018; and
- British Standard 9999:2017 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2018.

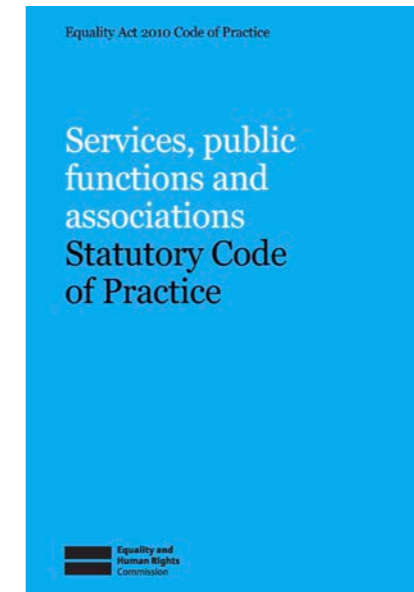


Fig.7 Equality Act Code of Practice

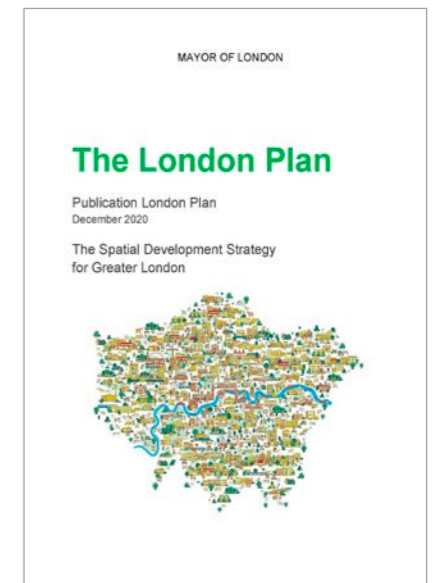


Fig.8 London Plan 2021

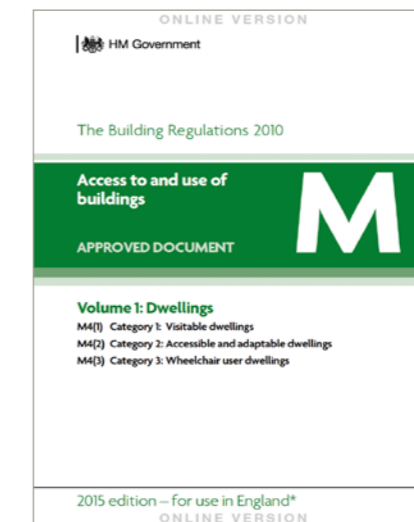


Fig.9 Building Regulations Approved Document M Vol 1: Dwellings



Fig.10 Building Regulations Approved Document B Vol 1: Fire Safety

2

THE SITE

History of Aberfeldy and East Poplar

Built form evolution

Making the invisible, visible: revealing the history of the Site to enhance the character and identity of the Aberfeldy neighbourhood

The maps and photographs across the following pages illustrate the historical evolution of Aberfeldy and East Poplar between the 1880s and present day, illustrating the change in use of the land and the changes in the built form and urban grain. The impact of the war was significant in this area, as can be seen by the bomb damage map on page 16.

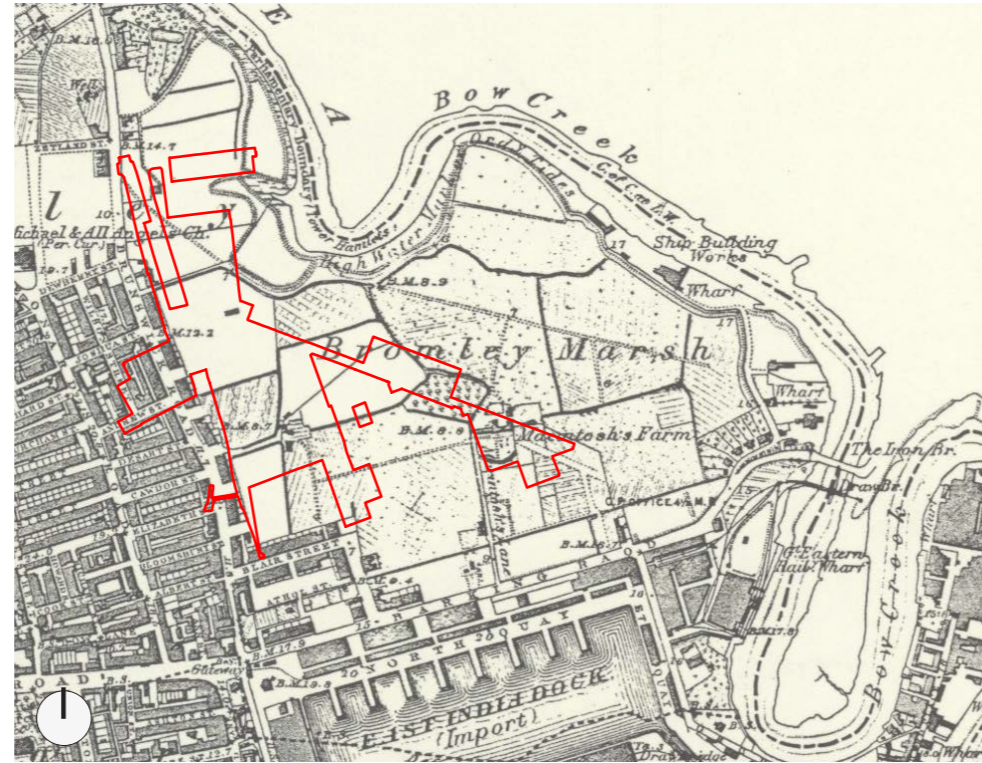


Fig.11 Historic map from 1845

c. 1845

Before the end of the 19th Century, the Site adjacent to East India Docks where Aberfeldy Estate and Nairn Street Estate are currently located, was marshland. This land was owned by the McIntosh Family, who worked on the nearby docks.

Towards the end of the 19th Century the family developed the land to start building homes for the dock workers.

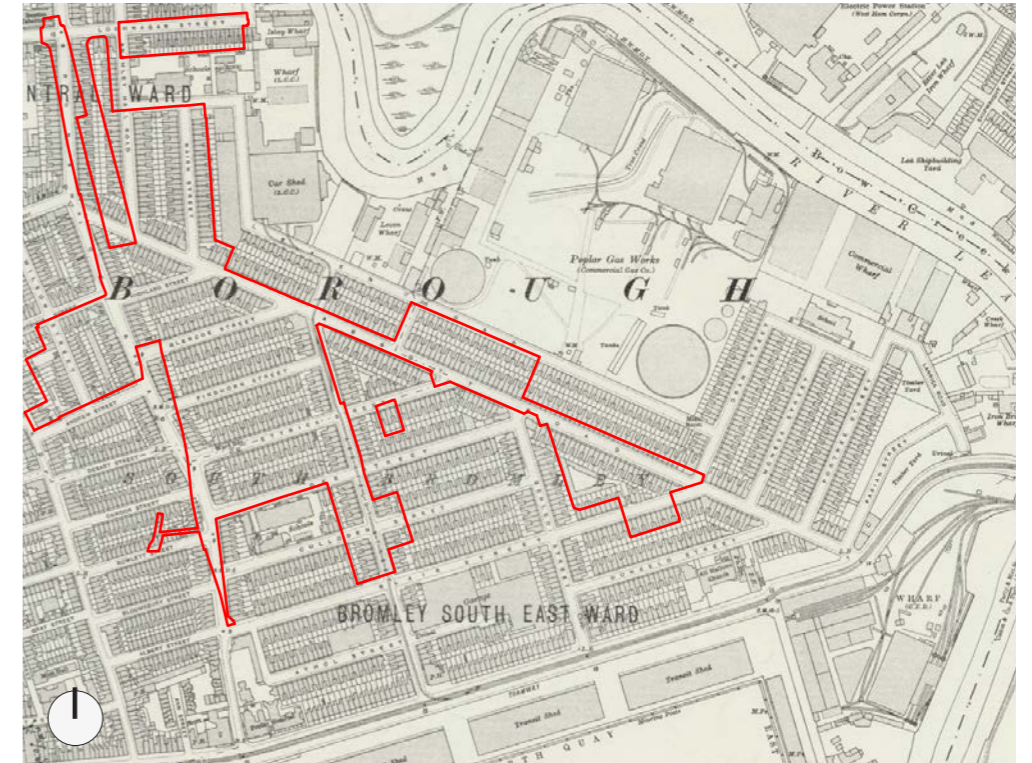


Fig.12 Historic map from 1892

1892-1914

In the early 20th Century the Site was covered by Victorian terraced houses for the dock workers. The Site had a clear street pattern, notably its east west connections, and was well integrated with the residential neighbourhood to the west.

Aberfeldy Street had a tram line that connected East India Road to the south with the Tram Depot to the north along the Lea River. The map above also shows Poplar Gasworks to the east of the Site.

History of Aberfeldy and East Poplar

Pre-war historical images

The photographs on this page illustrate how the Site looked before the war.



Fig.13 View along Abbott Road which was a bus route pre-war and continues to be today



Fig.14 Poplar Hospital on East India Dock Road



Fig.15 View along Abbott Road showing traditional terraced housing, some of which remains today



Fig.16 Traffic along Blair Street to the south of the Site



Fig.17 East India Dock Road, now the A13



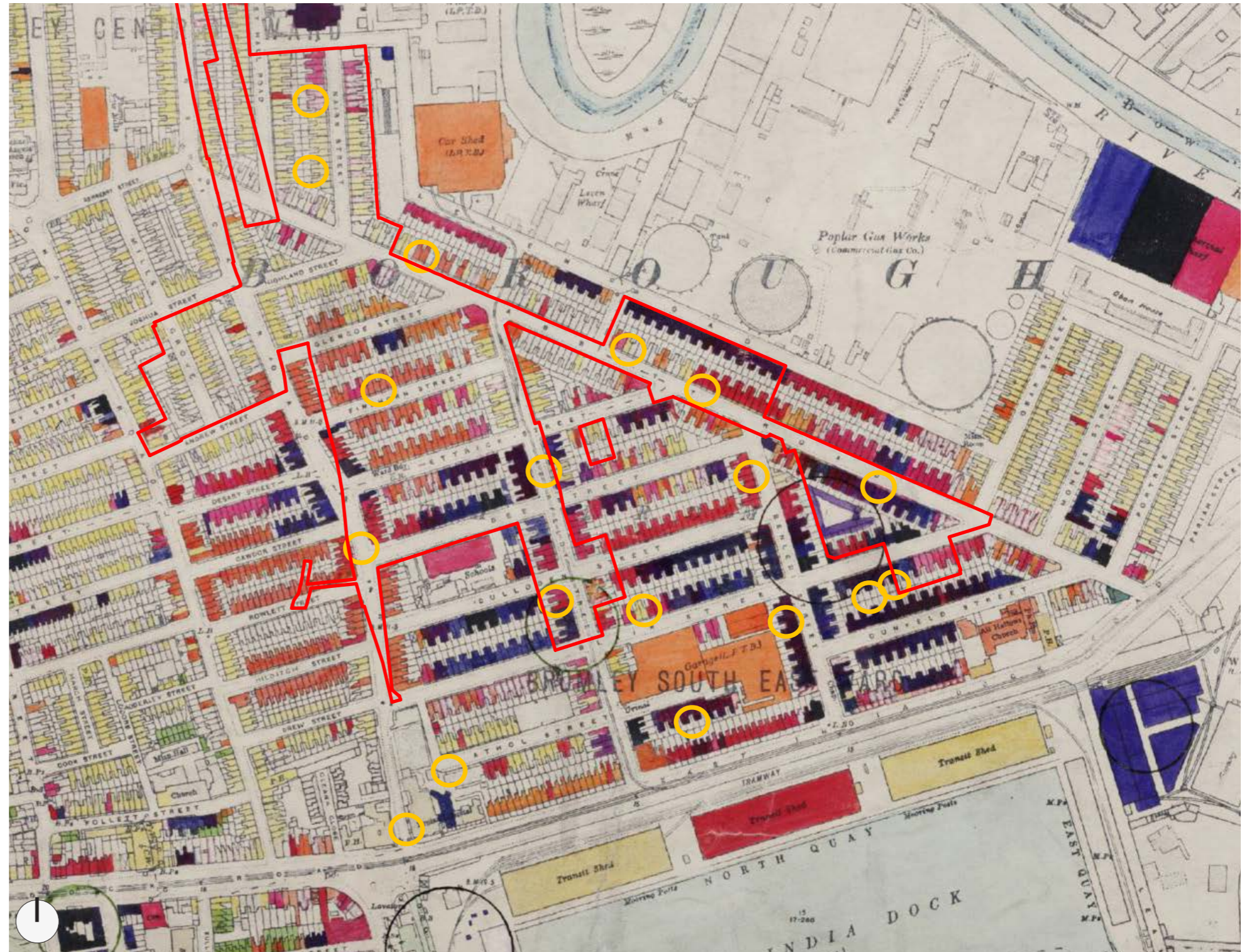
Fig.18 The Aberfeldy Tavern, located at 357 East India Dock road and Aberfeldy Street, was damaged by bombs in 1941

History of Aberfeldy and East Poplar

WWII Bomb Damage Map

The Site was heavily bombed in World War II with many high explosive bombs and parachute mines causing extensive damage to the built form. The adjacent bomb damage map shows the extent of damage to street properties. In particular those along Blair Street, Dunfield Street and Culloden Street were completely destroyed.

Following the war, the area was to undergo rapid and significant change.



- Site boundary
- Total destruction
- Damaged beyond repair
- Seriously damaged - doubtful if repairable
- Seriously damaged - repairable at cost
- General blast damaged - not structural
- Blast damage - minor in nature

Fig.19 Bomb damage map: extract from Ward, L. (2015) The London County Council Bomb Damage Maps, 1939-1945

History of Aberfeldy and East Poplar

Built form evolution

As illustrated in figure 14 on the previous page, the area was significantly affected during the war. After the war the area began to undergo change in terms of its built form, which has had a lasting impact on the Site today. These changes are set out across this page.

This detailed analysis of the historical built form has informed the street network of the Proposed Development, set out later in this document.

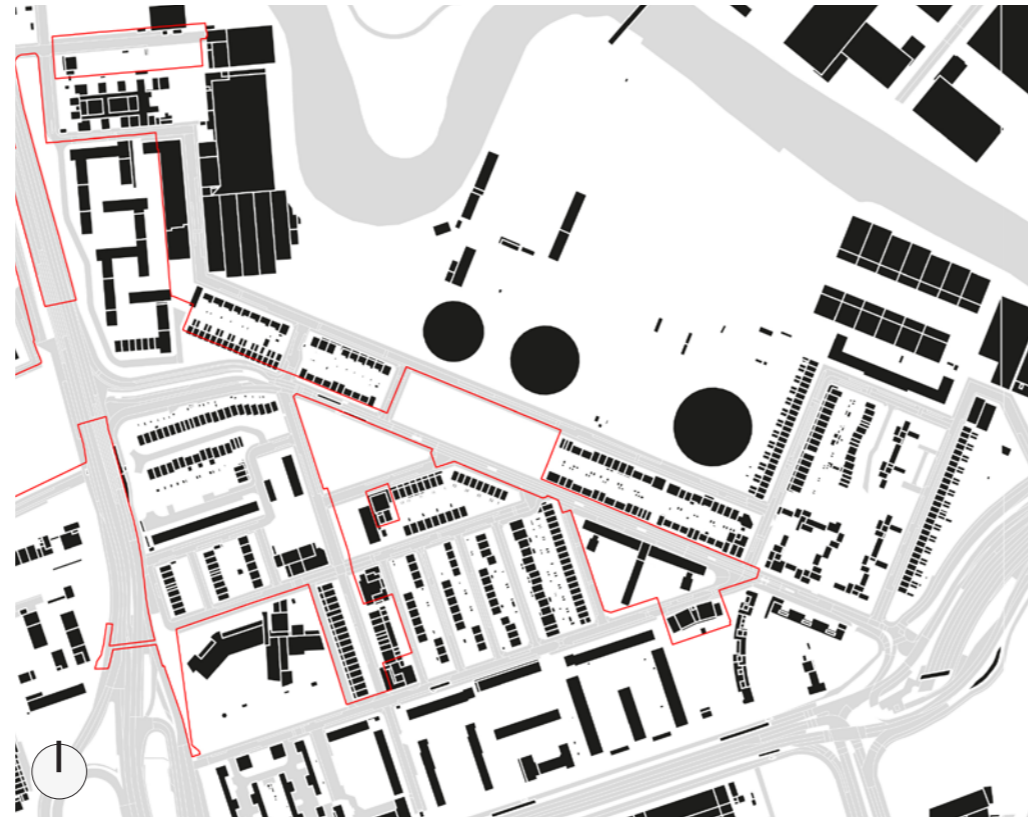


Fig.20 Map showing the built form post world war II

Post World War II

This map illustrates the area following the war and shows significant changes to the area, some of which remain and characterise the Site today:

- Two major roads, the A12 and A13, were introduced during the 20th Century, forming physical barriers in the area, and isolating the Aberfeldy area from the rest of the Borough.
- The A12 followed the route of Brunswick Street, a historic pre-war connection.
- In the early 20th Century, Culloden Primary Academy was built on the bomb damaged site of Culloden Street, adjacent to the A12.
- The Aberfeldy Estate and Nairn Street Estate were built in the mid 20th Century, following the typical design principles and architectural approaches of that time. The new street pattern and building layouts did not follow the historic grain of the former Victorian terraces. Instead a less permeable area with long linear block of flats and maisonettes was created.

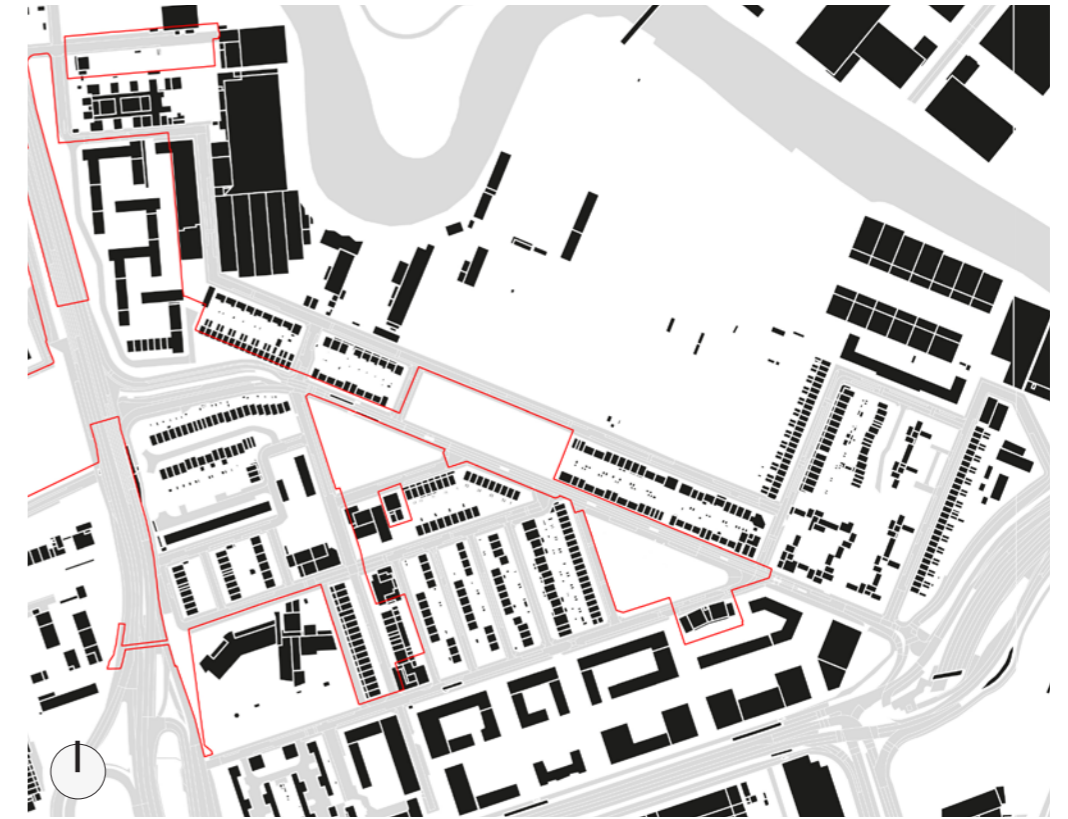


Fig.21 Map showing the built form in 2019

2019

The image above shows the Aberfeldy Estate and the Site in 2019. Key changes up to this point included:

- In 2012 planning permission was granted to develop the Aberfeldy Estate, north of the A13. To date, Phase 1, 2 and 3a of the previously approved Aberfeldy Village Masterplan have been completed and are occupied. Phase 3b is currently on site and due for completion within the next year.
- Phases 1-3 of the previously approved Aberfeldy Village Masterplan help to reinstate a clearer, more legible street pattern, as well as deliver high quality homes with access to new outdoor amenity spaces such as East India Green, a new linear public space at the heart of Aberfeldy Village.
- Around 2010, the gas holders were decommissioned and demolished at the Poplar Gasworks site, and the Leven Road Gasworks development emerged.

History of Aberfeldy and East Poplar

Post-war historical images

The photographs on this page illustrate the Site post war and show the extent of the bomb damage.



Fig.22 The view from Blair Street towards Poplar Gasworks, showing bomb damage in the foreground



Fig.23 Dee Street



Fig.24 Aberfeldy Tavern c.1959



Fig.25 Aerial view from Abbott Road towards the new residential estate



Fig.26 Aberfeldy Street c.1954

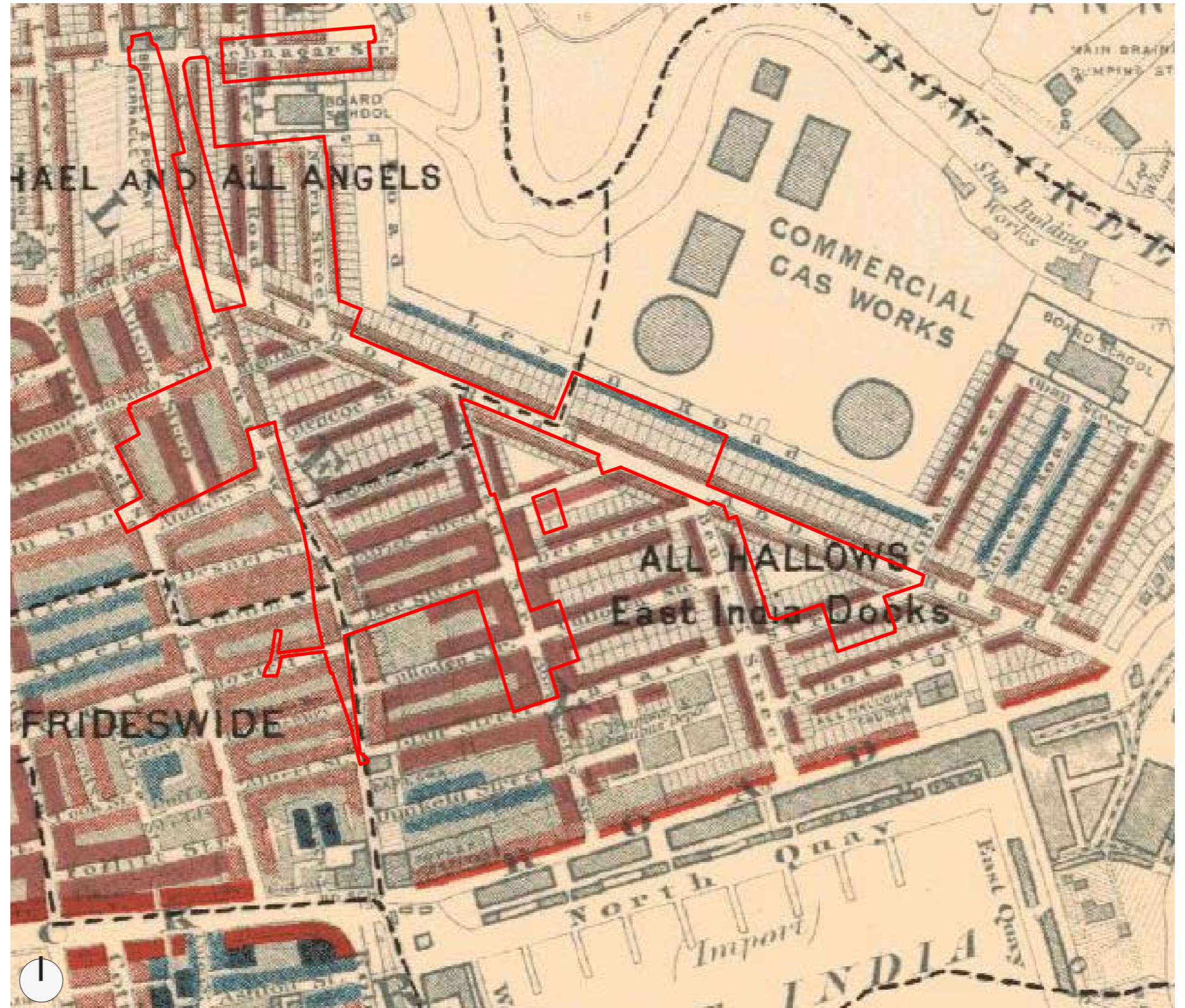


Fig.27 Aberfeldy Street c.1966

History of Aberfeldy and East Poplar

Poverty map

The adjacent image is the Charles Booth Poverty Map showing data from 1898 to 1899. During the Victorian era, the Site was built out with terraced homes for dock workers which led to households of a mix of different incomes residing in the neighbourhood. Along the eastern edge, on Leven Road, poorer communities lived. To the west of Abbott Road, the map shows homes of the 'fairly comfortable' class.



- Site boundary
- Lowest class. Vicious, semi-criminal
- Very poor, casual. Chronic want.
- Poor. 18s. to 21s. a week for a moderate family.
- Mixes. Some comfortable others poor.
- Fairly comfortable. Good ordinary earnings.
- Middle class. Well-to-do.
- Upper-middle and upper classes. Wealthy.

Fig.28 Charles Booth Poverty Map 1898-1899

The Site today

The existing Site condition

The Aberfeldy Estate is located in Lansbury ward in the south-east of Tower Hamlets. As a result of its location, Aberfeldy is one of the most physically and geographically segregated parts of the Borough, with the A12 and A13 road networks separating the estate from the rest of Poplar and Blackwall.

The Site is located to the south of the River Lea and the Leven Road Gasworks site. It is bounded to its west by the A12 and borders Aberfeldy Village and Culloden Primary Academy to the south.

The Site includes:

- Existing homes on the Aberfeldy estate, including the properties and land around Balmore Close
- The Nairn Street Estate to the north and the new Poplar Works development adjacent to the A12
- Land at Lochnagar Street to the north of Bromley Hall School
- Abbott Road and the existing green spaces of Braithwaite Park, Leven Road Open Space and Jolly's Green
- Land along Blair Street, adjacent to Braithwaite Park, which will complete the courtyard building within the built phase of Aberfeldy Village; and
- The existing vehicular underpass, land parallel to the A12 and the pedestrian underpass at Dee Street.



Fig.29 Aerial photograph showing Site location

— Site boundary

Extent of existing Outline Planning Permission for Aberfeldy Village

The Site today

Site photographs

The photographs across the following pages show the condition of the Site and its immediate surroundings. The walking route of the Site, and location of photographs taken is set out on the adjacent diagram.



- Site boundary
- - - Route of photographs
- 📍 Direction of photograph

Fig.30 Diagram showing the location of the Site photographs

The Site today

Site photographs



1 Fig.31 East India Green, Aberfeldy Village



2 Fig.32 Aberfeldy Street meanwhile initiative



3 Fig.33 View along Dee Street to Balfour Tower



4 Fig.34 Culloden Street and Dee Street



5 Fig.35 Dee Street pedestrian underpass



6 Fig.36 St. Nicholas Church, Aberfeldy Street

The Site today

Site photographs



7 Fig.37 View looking west along Balmore Close



8 Fig.38 Entrance to pedestrian underpass on Abbott Road



9 Fig.39 Pedestrian underpass under the A12



10 Fig.40 Jolly's Green



11 Fig.41 Looking west along Abbott Road and the ramp to the vehicle underpass



12 Fig.42 Nairn Street estate and terraced houses along Abbott Road

The Site today

Site photographs



13 Fig.43 Poplar Works development along Nairn Street



14 Fig.44 Poplar Works development along Nairn Street



15 Fig.45 Bromley Hall School



16 Fig.46 Looking south along Nairn Street



17 Fig.47 Looking south east across Millennium Green



18 Fig.48 MUGA on Leven Road Open Space

The Site today

Site photographs



19 Fig.49 Looking west from Abbott Road across Braithwaite Park

A place in transformation

Aberfeldy Village Phases 1-3

Previously approved Aberfeldy Village Masterplan

The previously approved Aberfeldy Village Masterplan received outline planning consent in 2012. Phases 1, 2 and 3a have been completed on site and are now occupied. Phase 3b is currently on site and is due for completion within the next year.

The key concept for the previously approved Aberfeldy Village Masterplan was to create a series of new routes in and around the Site, a narrative which continues into the proposals for the new Aberfeldy Village Masterplan, as described within these application documents. The completed phases offer a variety of new homes across a series of medium rise, high density courtyard buildings all of which are arranged around a central linear park, East India Green, which features soft planting and informal play spaces. Lower, more domestic scale buildings sit adjacent to the neighbouring estate, whilst taller more robust buildings are located along the A13 to provide a degree of protection to this urban edge.

On site development

Upon completion of Phase 3b, Aberfeldy Village will collectively provide 901 new homes, in addition to extending the non-residential offer of Aberfeldy Street to the south with a pharmacy, new community centre, and health centre. This is in addition to the facilities in earlier phases of the development which include a residents clubhouse and gym.



Fig.50 Communal courtyards with places to relax, meet others and play



Fig.51 Homes fronting onto East India Green

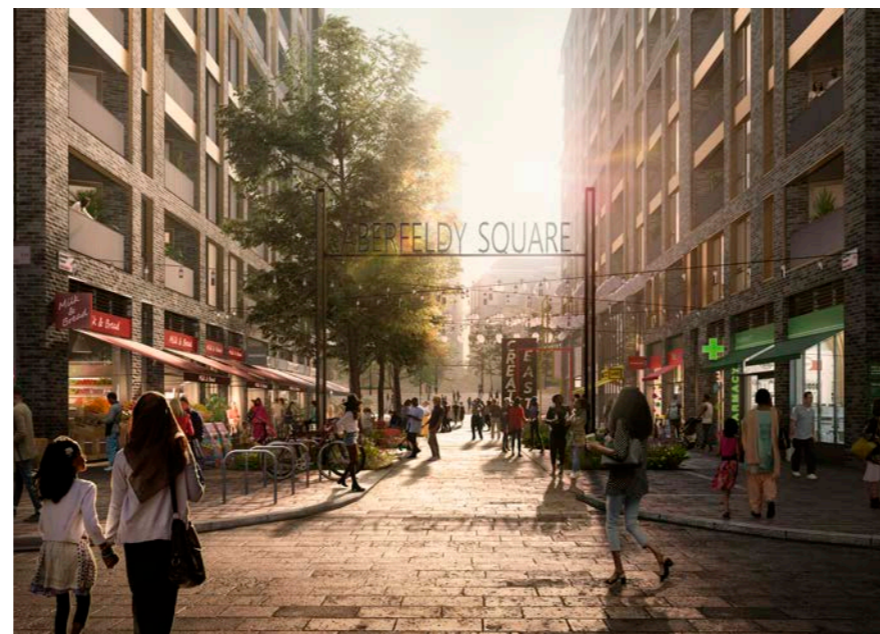


Fig.52 New commercial and community facilities emerging as part of Phase 3b of the masterplan



Fig.53 Vision for Aberfeldy Square, emerging as part of Phase 3b of the masterplan

A place in transformation

Poplar Works

Poplar Works recently opened on the Nairn Street Estate, which forms part of the new Aberfeldy Village Masterplan application Site. It was built on the site of underused garages on the estate which run parallel to the A12, thus they utilise a difficult space to create much needed space for work and culture. There are a total of forty studios over two sites, as well as training spaces, a small production unit and a cafe.

Poplar Works provides studios and workshop spaces for fashion professionals and strives to bring fashion back to its spiritual home in East London, in a hub which will help small businesses to grow as well as creating employment opportunities in Poplar. The goal of Poplar Works is to help people and businesses reach their full potential.

Poplar Works is a partnership between Poplar HARCA, London College of Fashion, UAL and The Trampery. The initiative has been supported by the Mayor of London and is part of the Fashion District.

Whilst Poplar Works brings many benefits to the community in terms of workspace, promoting creativity and supporting students and local businesses, the repurposing of the existing garages has also brought with it a range of additional physical benefits. These include:

- Improvements to noise and air quality along Nairn Street, as the Poplar Works buildings provide a buffer to the A12.
- Aesthetic improvements to the street and the public realm.
- A signifier of change, promoting development in the area which puts the local community and local businesses first.

The success of Poplar Works has been well recognised by the design team and, as such, this initiative will be supported, continued and enhanced through the Proposed Development.



Fig.54 Cafe and informal workspace



Fig.55 Flexible studio spaces located off a communal access deck



Fig.56 Existing garages converted into small studios



Fig.57 Repurposed garages along Nairn Street creating a buffer to the A12

A place in transformation

Aberfeldy Street

The Aberfeldy New Village LLP appointed High Street Works to revitalise Aberfeldy Street. High Street Works is a joint venture between Meanwhile Space and Jan Kattein Architects. High Street Works is working with existing businesses and tenants, and new ones, to create opportunities which inspire Aberfeldy Street to become a bustling social hub again.

Physical Appearance

Aberfeldy Street was transformed by The London Mural Company into a colourful vibrant street. The patterns painted on to the buildings were designed by local people and were inspired by a Bangladeshi tradition of Kantha, which involves recycling old textiles to create something new. This celebrates the area's diverse community and respects its cultural heritage. Murals along Aberfeldy Street celebrate local people who have helped shaped history, for example Tommy Flowers, who the pub is also named after, who was a Post Office engineer and helped develop the worlds first programmable computer, Colossus, during World War II. He grew up on Albert Road near to the Aberfeldy Estate.

Start Here programme

The Start Here programme has also launched, which offers advice, mentoring and support to local businesses and community organisations, in order to help them trial or grown their businesses.

These initiatives have been recognised by the national media and are loved and supported by local residents.



Fig.58 Recently painted murals along Aberfeldy Street

A place in transformation Aberfeldy Street

The photographs across this page show the recent murals along Aberfeldy Street.



Fig.59 Improvements to signage and entrances and wayfinding



Fig.60 Patterns inspired by Kantha



Fig.61 Local businesses such as the Boxing Club and community initiatives such as the People Speak located along Aberfeldy Street



Fig.62 A revitalised street aiming to attract businesses to the area

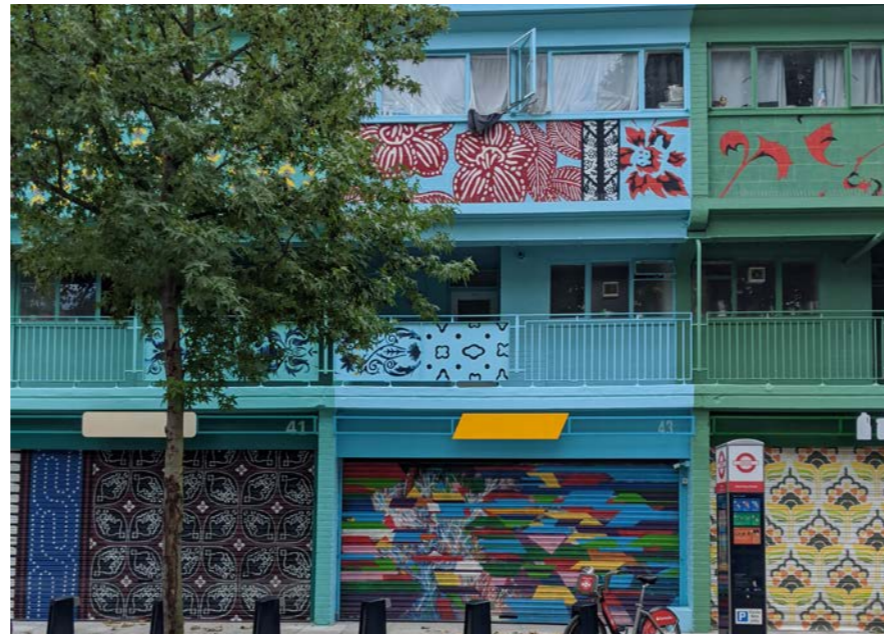


Fig.63 Vibrant colours and patterns along the shop frontage



Fig.64 Tommy Flowers mural

A changing context

Development and connections

Aberfeldy is located in an area which is undergoing substantial change. The information set out across the following pages illustrates this changing context. Various developments and connections are emerging in close proximity to Aberfeldy. Whilst these are at varying stages in the planning process, they will significantly change the context of the Site. As such, they must be carefully considered throughout the design process and they present an exciting opportunity for the Site to stitch into these initiatives and benefit the wider neighbourhood.

The diagram opposite shows 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 significantly 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. Further information about the Lea River Park is provided on the following page.

- 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

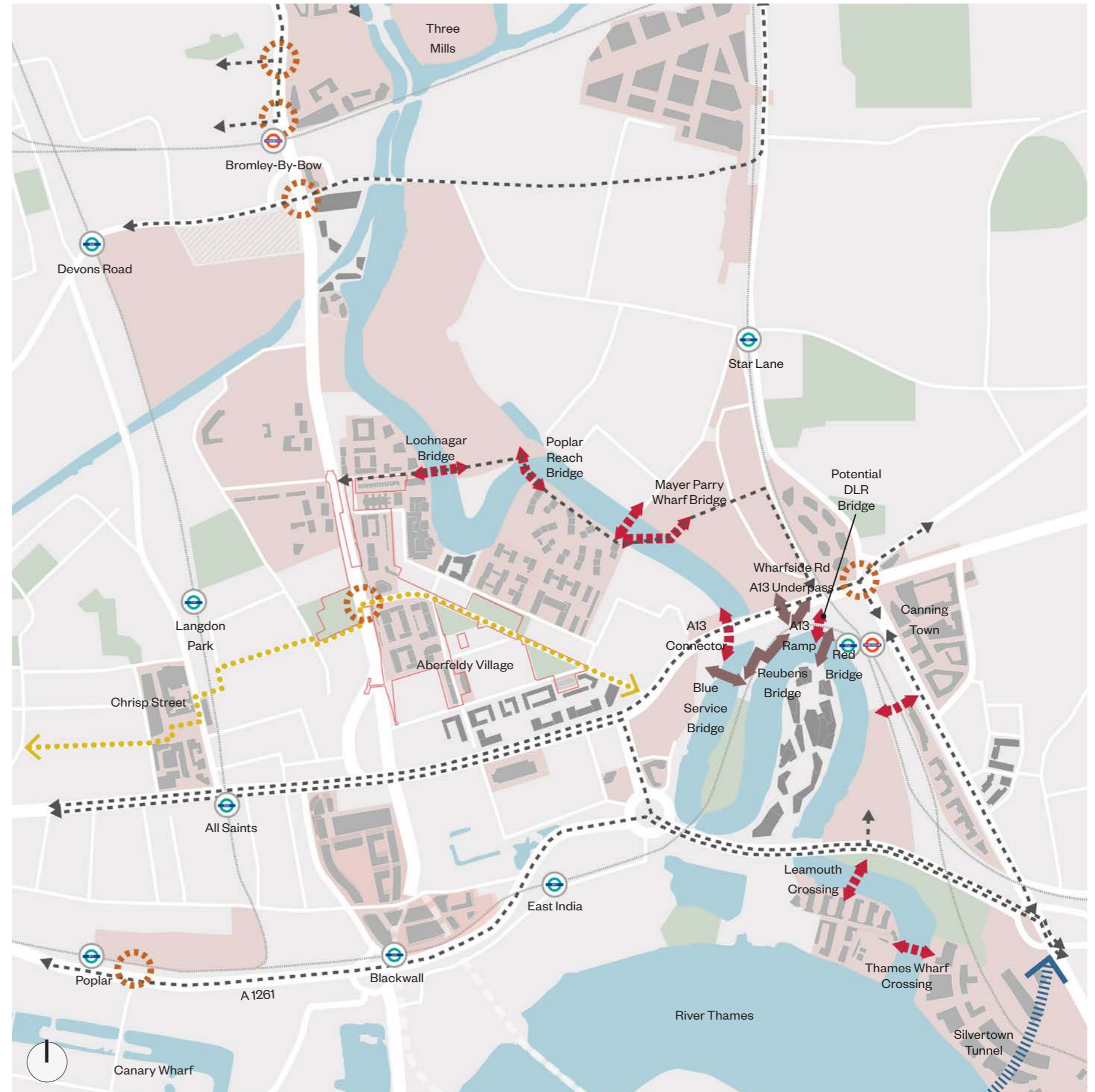


Fig.65 Map showing emerging development and emerging connections

A changing context

The River Lea

The neighbouring boroughs of Newham and Tower Hamlets are working together to consider regeneration along the River Lea and the wider River Lea Park strategy which aims to aid regeneration and address the acute lack of public open space within the area, as set out in the Lea River Park Design Manual. Extracts from this manual are shown on this page.

The emerging Leven Road Gasworks development, which is located adjacent to the Aberfeldy Village Masterplan Site to the north of Leven Road, will include Poplar Riverside Park which is currently under construction and will constitute part of this wider River Lea Park strategy.

This combined approach of realising the River Lea as a leisure asset, and better facilitating recreation opportunities along its duration, combined with improved bridges and connections, will be of value to the Aberfeldy neighbourhood. As such, this has informed the design principles set out in this document which ensure that links and connections to the River Lea, Poplar Riverside Park and the wider River Lea Park are integral to the Aberfeldy masterplan.

Linking public parks and open space, and overcoming the severance caused by the River Lea in this location, will also be important in promoting healthy lifestyles and encouraging the sustainable transport options in the future.

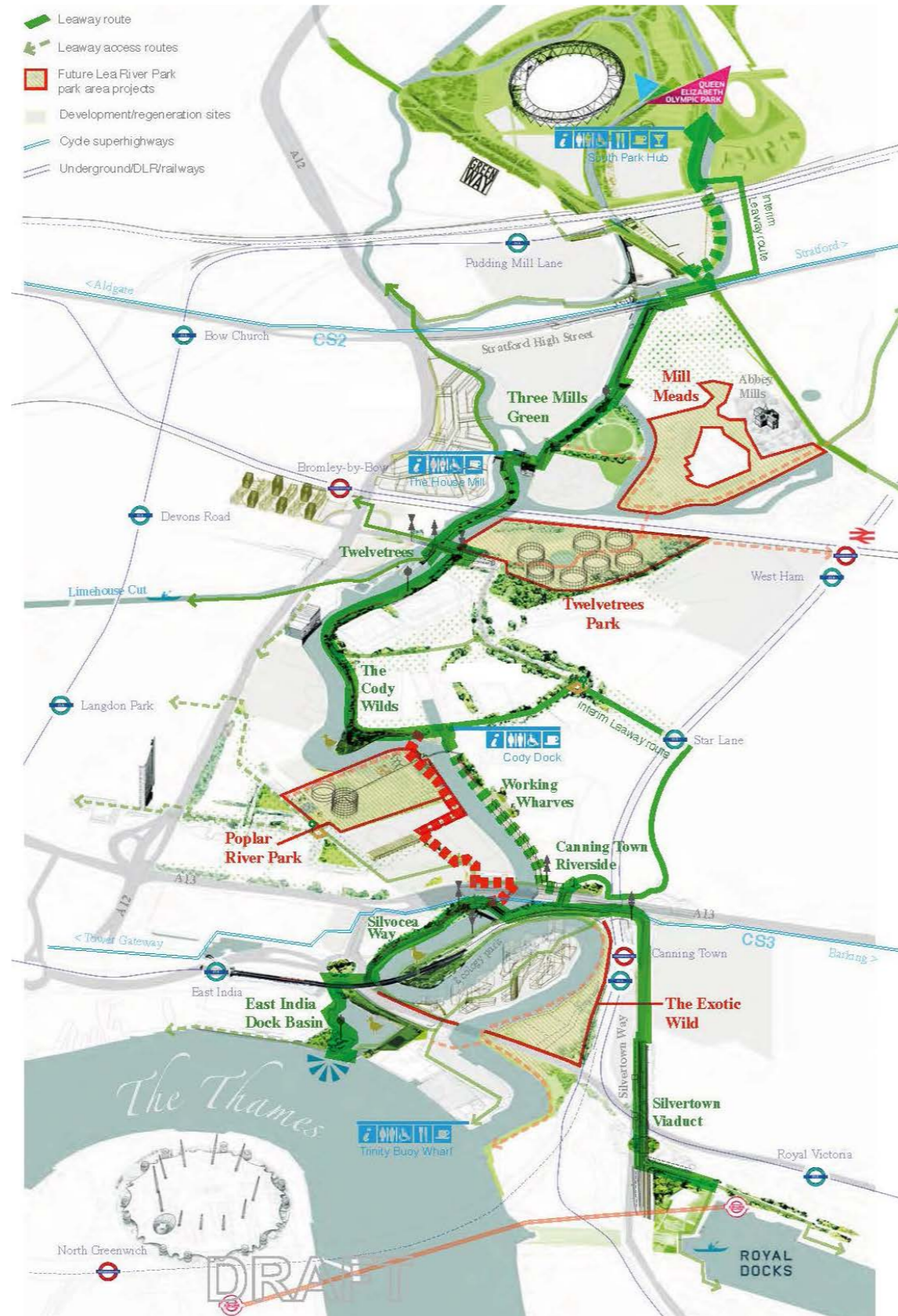


Fig.67 Design principles of the River Lea Park Strategy extracted from the Lea River Park Design Manual (2016)



Fig.66 Design principles of Poplar Reach section of the River Lea Park strategy extracted from the Lea River Park Design Manual (2016)



Fig.68 CGI view of Poplar Riverside Park which will form park of the River Lea Park Strategy

A changing context New and emerging development

Stitching into the emerging development to benefit Aberfeldy and the wider neighbourhood

Tower Hamlets, and in particular the area around Aberfeldy Estate 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 and some are in the pre-application design stage. These include:

- The Teviot Estate
- Ailsa Wharf
- Islay Wharf
- East Riverside / Former Poplar Bus Depot
- Leven Road Gasworks
- Chrisp Street Market
- Blackwall Reach

Further information in relation to development schemes within the area surrounding the site is provided within the Environments Statement Addendum as prepared by Trium, dated April 2022.

With these new and emerging developments, and in addition to those which are already built such as Aberfeldy Village, 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.

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.

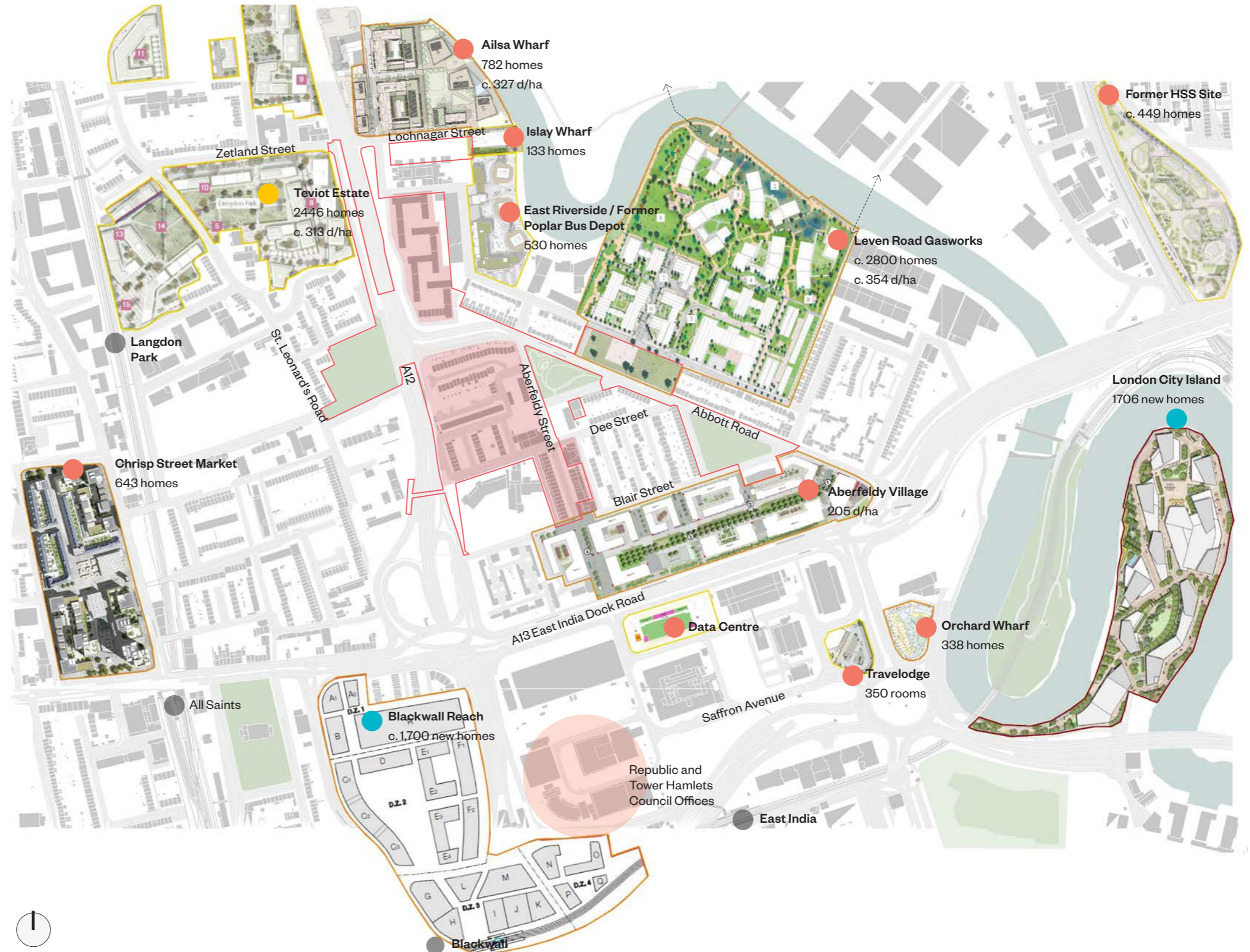


Fig.69 Diagram showing changing context, emerging development and its planning status

- Site boundary
- Schemes with planning permission
- Schemes which have been delivered
- Schemes at pre-planning stage