

The logo for Lowick, featuring the word "Lowick" in a white, bold, sans-serif font centered within a white square border. The background of the entire page is a dark teal color with a repeating geometric pattern of interlocking lines.

## Aberfeldy Village Masterplan

Statement of Community Involvement

August 2022



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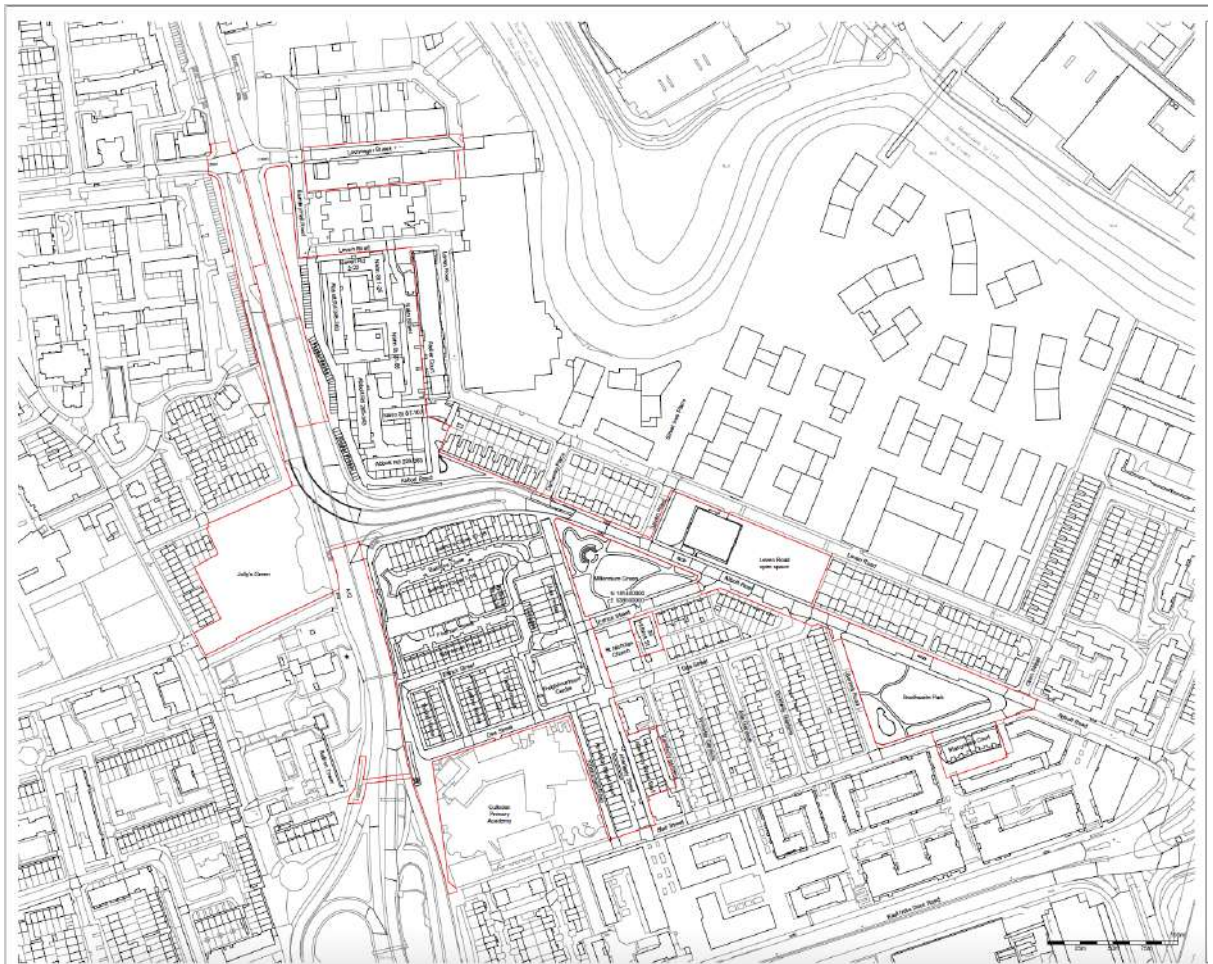
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## Contents

1.	Executive Summary.....	4
2.	Introduction.....	6
3.	Stakeholder audit.....	7
4	Consultation aims.....	7
5	Summary of consultation to date.....	8
5.3	Nairn Street Listening Campaign – June 2019.....	11
5.4	Aberfeldy West Listening Campaign – August 2019 .....	12
5.5	Virtual consultation - Ongoing.....	13
5.6	Planning for Real Exercise – Summer 2020.....	14
5.7	Poplar HARCA newsletters – May 2020 onwards .....	15
3.2	Poplar HARCA – Aberfeldy Village Masterplan webpage .....	16
3.3	Aberfeldy Landlord’s Offer – September 2020 .....	17
3.4	RSG meetings - Ongoing.....	18
3.5	Youth engagement sessions - Ongoing.....	21
3.6	Aberfeldy Village Masterplan Consultation Phase 1 (November/December 2020).....	22
3.7	Aberfeldy Village Masterplan Consultation Phase 1 (November/December 2020) – Survey feedback.....	25
3.8	Aberfeldy Village Masterplan Consultation Phase 2 (Summer 2021) 33	
3.9	Aberfeldy Village Masterplan Consultation Phase 2 (Summer 2021) - Survey feedback.....	37
4	Key issues and responses.....	43
5	Conclusion.....	44
6	Appendices.....	45

## 1. Executive Summary

- 1.1. This Statement of Community Involvement has been prepared by Lowick 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 Abbott 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 are referred to as the "Proposed Development".
- 1.2. This report is an update to the previously submitted version that was submitted to the Council in support of the hybrid planning application. This updated version has been prepared in response to the changes to the planning application boundary as explained in the covering letter to accompany the amendments to the Proposed Development. The new red line boundary can be found below:



- 1.3. The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.
- 1.3.1. The purpose of this Statement of Community Involvement is to outline the community engagement undertaken by The Applicant, and how the application submitted responds to the issues raised. It should be read alongside the Design and Access Statement(s) prepared by Levitt Bernstein and Morris + Company and the Planning Statement prepared by DP9.
- 1.4. The description of the development is as follows:
- Hybrid application seeking detailed planning permission for Phase A and outline permission for future phases, comprising:
- Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 141,014.4sqm (GEA) of floorspace comprising the following mix of uses:
- C3 (Residential);
  - Retail, workspace, food and drink uses (Class E)
  - Car and cycle parking;
  - Formation of new pedestrian route through the conversion of the existing vehicular underpass;
  - Landscaping including open spaces and public realm; and
  - New means of access, associated infrastructure and highways works.
- In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and private open space.
- 1.5. The public engagement and consultation for the application was coordinated by Lowick, in conjunction with The Applicant and the wider project team. Since 2019,, there has been extensive discussions with neighbouring businesses, local groups and societies, as well as elected members.
- 1.6. The proposals have been strongly supported by the local community, with **88%** strongly supporting or supporting the ambitions and principles of the masterplan in the second round of consultation undertaken this summer. Respondents have recognised and stated that the masterplan will help tackle some of the existing socio-economic challenges facing the area, namely a chronic shortage of good quality and affordable housing, poor connections on and off the estate, and fear of crime.

## 2. Introduction

- 2.1.1. The purpose of this report is to outline the community engagement undertaken by The Applicant, and how the application submitted responds to the issues raised. It should be read alongside the Design and Access Statement(s) prepared by Levitt Bernstein and Morris + Company and the Planning Statement prepared by DP9.
- 2.1.2. Concurrently, The Applicant has held formal pre-application discussions with the London Borough of Tower Hamlets (LBTH) and other statutory stakeholders including Historic England, the Environment Agency, Transport for London (TfL) and the Greater London Authority (GLA). Multiple rounds of independent design scrutiny have also been undertaken with an independent Conservation and Design Advisory Panel (CADAP).
- 2.1.3. Our consultation strategy was drafted in accordance with the relevant provisions and recommendations laid out in the LBTH Statement of Community Involvement (2019), in particular Section 4.5 which states that:

*“Developers are strongly encouraged to engage in a variety of ways with residents and other local stakeholders. This is the stage where residents can have the greatest influence on proposals. The best way to get involved at this stage is to attend pre-application events when they make these options available, and to discuss any concerns with your local councillor.”*

- 2.1.4. The consultation strategy was also drafted in accordance with the Revised National Planning Policy Framework (2021) on community involvement in planning, in particular Sections 39 and 41 which are set out below:

**Section 39:** *“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*

**Section 41:** *“The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.”*

- 2.1.5. When formulating their consultation strategy, The Applicant was also mindful of the Mayor of London’s Better Homes for Local People – The Mayor’s Good Practice Guide to Estate Regeneration document (2018,) in particular Section 3 titled ‘Full and Transparent Consultation and Involvement’. In accordance with the recommendations outlined in the document, the Applicant utilised a whole host of consultation techniques to promote the proposals and to obtain feedback. This included an independently administered estate regeneration ballot, the creation of a dedicated Commonplace website, door-to-door conversations, social media advertising, as well as providing residents with the autonomy to select their own independent tenant and leaseholder advisors (ILTA’s), paid for by the landlord. All consultation materials could also be requested in another language or in a larger print, to ensure this exercise was as inclusive as possible.

### 3. Stakeholder audit

3.1. The project team sought to involve local stakeholders in the consultation at an early stage. Lowick conducted a comprehensive audit of the relevant political stakeholders and community and voluntary groups in the area. The following stakeholders were regularly kept up to speed on developments with the project and whose feedback has helped refine and shape the submitted application.

#### 3.2 Political stakeholders:

- Mayor John Biggs (Mayor of the London Borough of Tower Hamlets)
- Cllr Asma Islam (Cabinet Member for Environment and Planning, London Borough of Tower Hamlets)
- Cllr Eve McQuillan (Former Cabinet Member for Planning and Social Inclusion, London Borough of Tower Hamlets)
- Cllr Rajib Ahmed (Lansbury ward councillor, London Borough of Tower Hamlets)
- Cllr Kahar Chowdhury (Lansbury ward councillor and Cabinet Member for Highways and Public Realm, London Borough of Tower Hamlets)
- Cllr Bex White (Lansbury ward councillor, London Borough of Tower Hamlets)
- Unmesh Desai AM (London Assembly Member for City and East)

#### 3.3 Local groups, businesses and organisations

- Aberfeldy Resident Steering Group (RSG)
- Aberfeldy Big Local
- Culloden Primary School
- Langdon Park Secondary School
- St Nicholas Church, Poplar
- Aberfeldy Islamic Centre
- The Aberfeldy Practice
- Aberfeldy Street businesses and tenants

## 4 Consultation aims

### 4.2 The aims of the consultation and community involvement were to:

4.2.1 Allow the local community and local businesses to have their say on our proposals. Planning is a matter of public interest and The Applicant is committed to best practice in engaging with the local community on proposals for the site. The aim was to proactively involve individuals and groups to ensure that feedback could, where appropriate, be incorporated into the design.

4.2.2 Ensure the consultation was fully accessible, in particular to:

- People with little prior knowledge of the planning system; ensuring that the consultation was accessible and understandable to all, regardless of their level of

knowledge of planning or development. This also offered translating consultation materials.

- To those with disabilities, by ensuring that all documents were available in accessible formats upon request and that the public consultation was held at an accessible venue.
- Reach a broad range of people, reflective of the areas demographics while also being mindful of protected characteristics. For those who were willing, basic demographic information has been recorded in the paper questionnaires.
- To be mindful of and adhere to the latest Government and local authority COVID-19 guidelines. In accordance with regulations, we have utilised a blend of virtual and traditional forms of engagement to ensure residents and stakeholders were informed of the proposals and could provide their feedback. As part of this, we used a suite of engagement tools, from in-person events to door knocking, as well as freepost consultation packs and surveys, as well as themed workshops at the Your Future Aberfeldy hub at 43 Aberfeldy Street.
- Support the development of a scheme that meets the needs and aspirations of the local area. We want to ensure that through consultation and engagement with local businesses, residents, community groups, and councillors, the scheme respects the character of the local area and makes a positive contribution.

## 5 Summary of consultation to date

5.2.1 Over the last two years, residents and stakeholders have played an important role in shaping the new masterplan and we are continuing to canvass their views on all areas of the masterplan as we move forward. This includes the formation of the RSG which monitors and scrutinises all aspects of the masterplan and whose feedback has directly informed and shaped the scheme to date. In tandem, we have undertaken the unique and pioneering approach of consulting with young people, to ascertain their priorities and aspirations for the area. They have in particular fed back on upgrades to open spaces and proposed amendments to the existing A12 vehicular underpass.

5.2.2 Outlined below is a list of the engagement undertaken in support of the new masterplan.

Month	Engagement activity
June 2019	Engagement exercise undertaken by Poplar HARCA with residents in the Nairn Street, Abbott Road and Leven Road area to discuss priorities in relation to future regeneration.
August 2019	Listening exercise undertaken by Poplar HARCA with residents in Aberfeldy West to discuss regeneration priorities.
September - December 2019	<ul style="list-style-type: none"> <li>- Resident Steering Group (RSG) established.</li> <li>- Community brief workshops.</li> <li>- Option Appraisal presentation.</li> <li>- Web page created.</li> <li>- Leaseholder subgroup established.</li> </ul>



	<ul style="list-style-type: none"> <li>- Weekly drops-ins established - two sites.</li> </ul>
January - May 2020	<ul style="list-style-type: none"> <li>- RSG appoint Independent Tenant and Leaseholder Advisor (ITLA)</li> <li>- Aberfeldy newsletter distributed to every home on the estate, including homes outside the red line.</li> <li>- Aberfeldy Regen WhatsApp group established to share regular updates - currently over 400 resident members.</li> <li>- Virtual consultation introduced:             <ul style="list-style-type: none"> <li>o RSG Zoom meeting.</li> <li>o Virtual drop-Ins.</li> <li>o Question time online forum.</li> <li>o Themed online surveys.</li> <li>o Information videos.</li> <li>o Virtual visits.</li> <li>o FAQ feedback.</li> <li>o Telephone consultation.</li> <li>o Consultation platform on website.</li> </ul> </li> </ul>
June – July 2020	<ul style="list-style-type: none"> <li>- Planning for Real consultation exercise with residents, with 280 residents taking part, generating over 2,500 ideas and suggestions.</li> <li>- Draft offer circulated to resident and feedback collated.</li> <li>- RSG/ITLA approve proposed regeneration offer.</li> </ul>
September – October 2020	Residents endorse regeneration offer, with 93.1% in favour of the plans on a 91.1% turnout in estate ballot.
Ongoing	<p>ZCD Architects working with pupils from Culloden and Langdon Park schools to hear their ideas to improve Aberfeldy, culminating in the creation of a Young Person’s Manifesto that has helped to shape the masterplan.</p> <p>Distribution of Poplar HARCA newsletters on the Aberfeldy regeneration.</p>
November – December 2020	<ul style="list-style-type: none"> <li>- First round of consultation held on the proposals with the wider Poplar community. Consultation pack describing the initial proposals/questionnaire issued to</li> </ul>

	<p>4,881 households and businesses in the area.</p> <ul style="list-style-type: none"> <li>- 'Meet the team' consultation webinars were held on the following dates: <ul style="list-style-type: none"> <li>o Tuesday 17<sup>th</sup> November</li> <li>o Saturday 21<sup>st</sup> November</li> </ul> </li> </ul>
December 2020	RSG co-design workshop to discuss the residential element of the new masterplan.
January 2021	RSG co-design workshop to discuss priorities and aspirations for the existing and proposed open spaces.
February 2021	RSG co-design workshop to discuss proposed enhancements to the existing streets.
March 2021	RSG co-design workshop to discuss new community, leisure and retail spaces.
April 2021	RSG virtual Phase A walkthrough workshop.
May 2021	<ul style="list-style-type: none"> <li>- RSG study visit to Phase 3 homes, assess likes and dislikes. Report produced. 70 RSG members attended.</li> <li>- RSG meeting with Lansbury ward councillors to discuss regeneration priorities.</li> </ul>
June 2021	<ul style="list-style-type: none"> <li>- Aberfeldy door-knock outside redline. Information on regeneration proposals, 412 residents participate.</li> <li>- RSG meeting LBTH Mayor &amp; team, highlight regeneration priorities.</li> <li>- The People Speak event at the London Festival of Architecture, in conjunction with students from Langdon Park, Aberfeldy residents and the design team – Thursday 24<sup>th</sup> June (7:00pm-9:30pm)</li> </ul>
July 2021	Consultation pack describing updated masterplan proposals/questionnaire issued to 4,906 households and businesses in the area.
August 2021	<p>RSG meeting with Transport for London.</p> <p>Presentation to LB Tower Hamlet's Strategic Development Committee (SDC) on the masterplan proposals – Monday 16<sup>th</sup> August.</p>
September 2021	<ul style="list-style-type: none"> <li>- Public consultation event at the Aberfeldy Neighbourhood Centre: Saturday 4<sup>th</sup> September (11:00am-3:00pm)</li> </ul>

	<ul style="list-style-type: none"> <li>- Virtual Community Forum in partnership with the London Borough of Tower Hamlets: Monday 6<sup>th</sup> September (6:30pm)</li> <li>- Site visit and briefing tour with LBTH councillors: Thursday 9<sup>th</sup> September (2:00pm-4:00pm)</li> </ul>
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### 5.3 Nairn Street Listening Campaign – June 2019

5.3.1 The Nairn Street Area listening campaign, conducted by representatives of Poplar HARCA, was carried out during June 2019. The listening campaign consulted **115** residents in the Nairn Street, Abbott Road and Leven Road area.

5.3.2 The purpose of the listening campaign was to gain a snapshot of what is currently working in the area, what improvements are needed and priorities in relation to future regeneration.

5.3.3 Residents were asked what they currently liked about the area, what changes they would like to see and whether they supported redevelopment for the area.

5.3.4 Residents highlighted what they currently liked about the area this includes: **a strong sense of community, good transport links and location and a quiet and peaceful environment.**

5.3.5 The main concern raised was in relation to parking. Residents said problems with parking in Nairn Street were longstanding and that attempts to resolve them were being sabotaged. Residents wanted to find a solution to the parking problems and felt frustrated that no clear solution was in sight.

5.3.6 Residents said they would like to see the area re-energised, and there was an appetite for new and improved homes. Just under **90%** of respondents consulted said they would support the redevelopment of the Nairn Street area.

5.3.7 Residents identified the following improvements:

- Tackling parking problems
- New and improved housing
- A range of environmental improvements
- Better community safety
- A greater variety of shops
- More activities for children and young people
- Better use of green space



*Area surveyed as part of the Nairn Street Listening Campaign – June 2019*

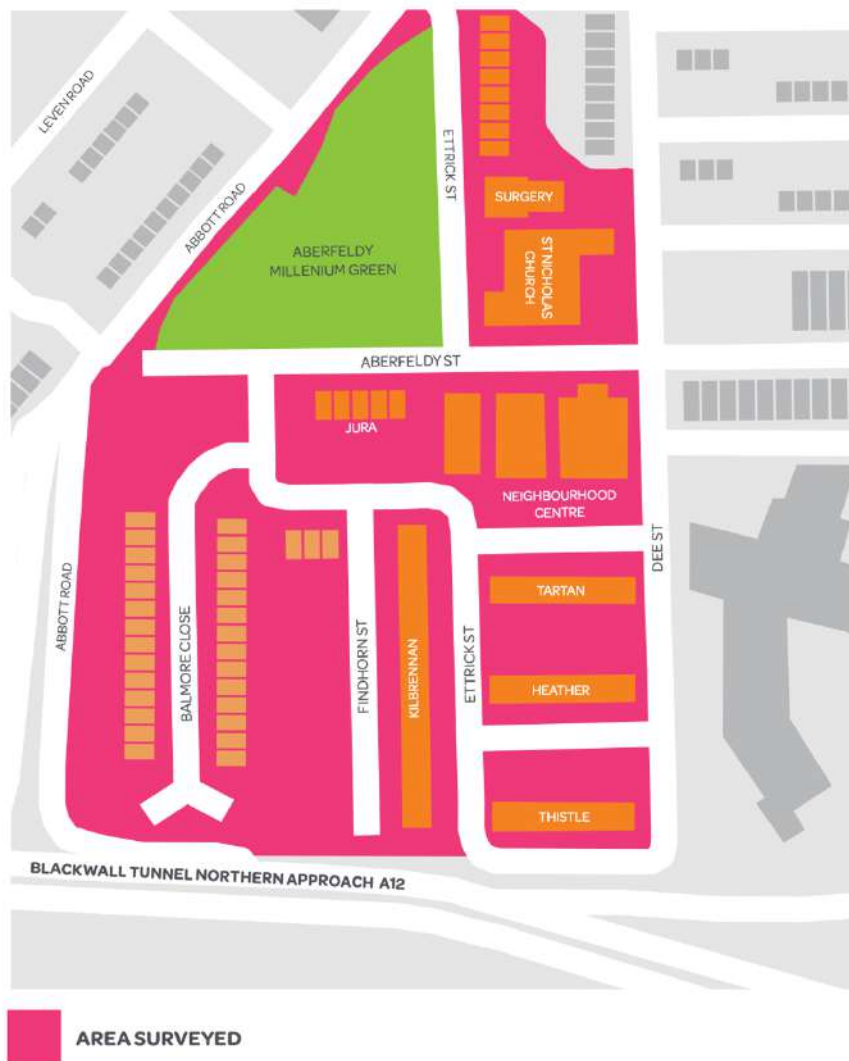
## 5.4 Aberfeldy West Listening Campaign – August 2019

- 5.4.1 The Aberfeldy West listening campaign was carried out by representatives of Poplar HARCA during August 2019. The listening campaign consulted **115** residents living in Thistle House, Heather House, Tartan House, Kilbrennan House, Findhorn Street, Ettrick Street, Balmore Close and Jura House.
- 5.4.2 The purpose of the listening campaign was to gain a snapshot of what is currently working, what improvements are needed in the area and priorities in relation to future regeneration.
- 5.4.3 Residents were asked what they currently liked about the area, what changes they would like to see and whether they supported redevelopment of the area.
- 5.4.4 Residents highlighted what they currently liked about the area, including: **a good sense of community, clean and quiet environment and good transport links**. **76%** of respondents said they would support the redevelopment of Aberfeldy West.

5.4.5 Residents highlighted a number of improvements and there was a general expectation that the redevelopment of Aberfeldy would be extended to Aberfeldy West.

5.4.6 Residents identified the following improvements:

- New homes
- More play space and activities for children
- Tackle anti-social behaviour problems
- More community activities



*Area surveyed as part of the Aberfeldy West Listening Campaign – August 2019*

## 5.5 Virtual consultation - Ongoing

5.5.1 Due to COVID-19 and the associated social distancing measures, The Applicant and project team were quick to move all engagement online and used a suite of different tools to achieve this, including the Planning for Real Exercise (please see below),

hosting RSG meetings via Zoom, as well as keeping in touching with residents via email and telephone.

## 5.6 Planning for Real Exercise – Summer 2020

5.6.1 Between **8<sup>th</sup> June** and **3<sup>rd</sup> July 2020**, a Planning for Real exercise took place with residents living in Aberfeldy.

5.6.2 Residents were sent a Planning for Real Pack, consisting of: Planning for Real toolkit, a map, sticker sheet, post-it notes, envelope and tea bag. There was also an online version of the exercise.

5.6.3 Over **120** households completed and returned toolkits and maps. Over **280** residents took part in the exercise, generating over **2,500 ideas and suggestions**.

5.6.4 The consultation methodology was unique in allowing individuals and whole families to participate from the comfort of their own homes.

5.6.5 Residents embraced the creative nature of the exercise, using a variety of ways to feedback ideas, including short videos, WhatsApp photos and an imaginative use of post-its and stickers.

5.6.6 The key findings from the exercise are as follows:

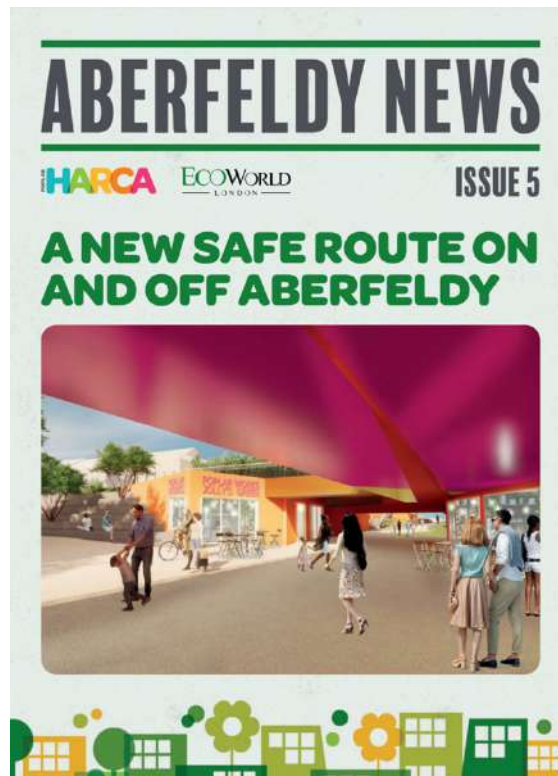
- Residents want modern new homes that are, affordable, secure, spacious, light and well built, that incorporates traditional materials and offer a choice of both open plan and separate kitchens.
- Residents want to see a variety of housing types, with high rise on the edge of the Estate, and houses provided for those currently living in houses.
- Safety and security are important, and run across all themes including streets, homes, green and play space. Subways were highlighted as a particular concern.
- The need for new shops, cafes and safe green spaces were identified as important in creating the type of environment residents want to live in.
- Parks, a new Mosque and community activities were highlighted as important ways to bring the community together and create a sense of belonging.
- Parking is a priority for many residents and expectations are high, the need for greater enforcement is a current priority.
- Work, training apprenticeship and volunteer opportunities are an important element of regeneration for residents.
- Activities and spaces for children and young people are a priority.
- A separate space for dogs was highlighted throughout the consultation in relation to open spaces and parks.



*Residents participating in the Planning for Real exercise*

## 5.7 Poplar HARCA newsletters – May 2020 onwards

5.7.1 Poplar HARCA have been issuing regular newsletters, providing residents with the latest information on the regeneration proposals since May 2020. Newsletters have since been issued in October 2020, January 2021, May 2021 and July 2021.

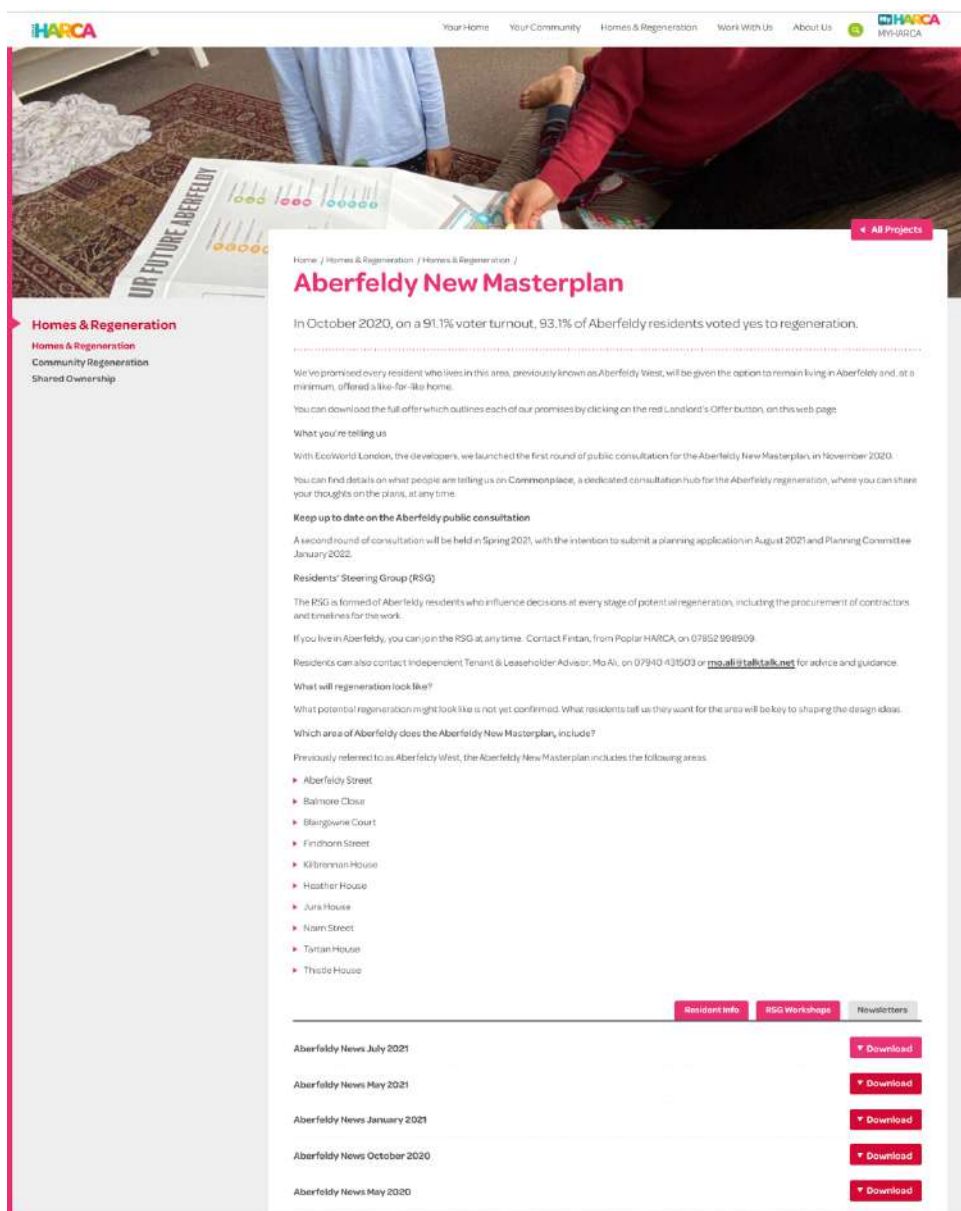


*Poplar HARCA Aberfeldy News Issue 5 – July 2021*

## 3.2 Poplar HARCA – Aberfeldy Village Masterplan webpage

3.2.1 Since the start of the consultation process, Poplar HARCA have managed and updated a dedicated webpage on the Aberfeldy Village Masterplan proposals, featuring scheme and consultation updates. This includes summaries of the RSG workshops, door-knocking exercises and public consultation materials for residents to peruse and download at their leisure.

3.2.2 The webpage can be found [here](#).



Screengrab of the webpage on the Poplar HARCA website dedicated to the project



### 3.3 Aberfeldy Landlord’s Offer – September 2020

- 3.3.1 A Landlord Officer document was distributed to residents living in the application red line boundary, highlighting Poplar HARCA’s commitments to existing residents. This included assurances about decanting and disturbance payments.
- 3.3.2 The document also contained information on how to vote in the estate regeneration ballot, run by the independent and impartial Civica Election Services. Residents had three weeks to cast their vote, with ballot papers arriving on Wednesday 23<sup>rd</sup> September 2020 and the ballot closing at 5pm on Friday 16<sup>th</sup> October 2020.
- 3.3.3 Residents could either vote via post (if eligible) or return their ballot paper to 43 Aberfeldy Street, E14 0NU between 10am-6pm on Wednesday 23<sup>rd</sup> September 2020 or between 10am-5pm on Friday 16<sup>th</sup> October 2020.
- 3.3.4 Residents overwhelmingly endorsed the regeneration proposals with **93.1%** voting in favour on a **91.1%** turnout.



*Copy of the Landlord Offer document issued to residents*

### 3.4 RSG meetings - Ongoing

- 3.4.1 Membership of the RSG is open to anyone who lives in the red line and currently has 70 members. The RSG is a broad representative group of local residents, representing both the demographics and all sections of the local community, with all blocks and streets represented.
- 3.4.2 The RSG have been central to co-designing the masterplan through a series of workshops, which are detailed below.

RSG Workshop	Summary of discussions
Housing – December 2020	<p>The first RSG workshop took place on 10<sup>th</sup> December 2020, focusing on homes. The meeting covered a range of topics, predominantly focussing on housing – both inside and outside features – as well as outdoor community spaces, giving residents an opportunity to express their priorities and aspirations.</p> <p>Inside homes, the clear consensus was for kitchens to be separate. Views on storage were mixed, with some residents commenting their satisfaction with their storage space while others felt they needed more. One aspect many residents wanted to see improved upon was windows, with the majority of feedback in this regard focusing on size.</p> <p>Residents were also asked their views on outdoor space. A lack of privacy was noted as a top concern for many residents, and fences around the garden was a key aspect that residents wanted to see improved. There was also strong consensus around improving public spaces, particularly with regard to Millennium Green. Amenity space for uses such as planting flowers and growing food was also mentioned several times.</p> <p>Reflecting on their homes one resident told us: “A separate kitchen would be very important. We also need storage next to the entrance door. We would like a separate entrance to the kitchen and the living room.” As was a common theme on privacy, one resident said: “It’s important that gardens offer privacy and aren’t overlooked.”</p>
Open Spaces – January 2021	<p>The Open Spaces RSG workshop took place on 26<sup>th</sup> January 2021. The meeting provided residents with an opportunity to directly communicate with the project team and to express their priorities and aspirations for open spaces in Aberfeldy.</p> <p>Alongside the project team, members of the RSG explored and debated Aberfeldy’s existing and proposed open spaces, including Braithwaite Park, Millennium Green, Leven Road MUGA, the Jolly’s Green underpass and the proposed new open space, Highland Place. There was a clear consensus that Millennium Green was inadequate and was predominantly being used, as one resident bluntly put it, as “a dog’s toilet”, with many other residents sharing a similar sentiment.</p> <p>Safety and security were key themes across most of the existing open spaces. This was true of Braithwaite Park and Millennium Green but particularly of the pedestrian underpasses which was</p>

	<p>described as “horrid”, “scary”, “dingy” and “dangerous” by residents with one noting that “[You] have to turn back when going through to see who’s behind you”.</p> <p>In contrast, however, the proposed open spaces such as Culloden Green along Community Lane and The Square were mostly well appreciated. Residents said they “liked the concept”. However, residents did raise a couple of concerns, such as how Community Lane will be maintained. Residents were keen to see good quality retail offerings on and would prefer natural wood and materials to the use of colour.</p>
<p>Streets Workshop – February 2021</p>	<p>The Streets RSG Workshop took place on 11<sup>th</sup> February 2021. The meeting covered a range of topics, including the 309 bus route, the repurposing of the A12 vehicular underpass, how to make Aberfeldy Street a more vibrant and appealing destination, traffic calming measures along Abbott Road and ways to make the area safer.</p>
<p>Community , Leisure and Retail Spaces Workshop – March 2021</p>	<p>The Community, Leisure and Retail Spaces Workshop took place on 4<sup>th</sup> March 2021. The meeting covered a host of different topics, including use and operation of the proposed community centre, meanwhile strategy, retail offer on Aberfeldy Street and Enterprise Yard.</p>
<p>Phase A walking tour – April 2021</p>	<p>The design team undertook a walking tour with RSG members to explain the proposals for Phase A, the first detailed design phase of the Aberfeldy Village Masterplan. This was undertaken as a virtual tour.</p>
<p>Study visit to Aberfeldy Village Phase 3 – May 2021</p>	<p>The RSG and Aberfeldy residents visited the Aberfeldy Village Phase 3 development on the 18<sup>th</sup> May 2021.</p> <p>The purpose of this visit was to obtain valuable feedback from Aberfeldy residents on what they liked and did not like in the new build, to inform the architects when designing the new homes as part of the Aberfeldy Village Masterplan. The visit centred around 1 x 2-bedroom flat and 2 x 3-bedroom flats.</p> <p>Due to the constraints of the COVID-19 pandemic, The Applicant undertook a risk assessment to ensure the safety of residents and staff and the visit was organised in groups to ensure safety.</p> <p>In all, around <b>65</b> residents attended from around <b>50</b> households, including a number of families. There was a good cross section of residents’ from across Aberfeldy West attending, with <b>Abbott Road (12 - 25%)</b> and <b>Nairn Street (10 - 20.8%)</b> in particular well represented. We had <b>9 (18.8%)</b> residents completing the survey without giving their address details.</p> <p>A detailed feedback report can be found at Poplar HARCA’s dedicated Aberfeldy Village Masterplan webpage <a href="#">here</a>, however a high-level overview is provided below:</p> <p>i) <b>When asking the residents if there was anything in particular they liked about the properties the following were raised:</b></p> <ul style="list-style-type: none"> <li>- <b>Bathroom:</b> overall received positive feedback.</li> <li>- The <b>courtyard</b> in terms of appearance and security.</li> </ul>

	<ul style="list-style-type: none"> <li>- <b>Brickwork</b> and external appearance overall received very good feedback.</li> <li>- <b>Balcony:</b> couple of really positive feedback on the balconies being a decent size.</li> <li>- Ceiling to floor <b>windows</b> received good feedback.</li> <li>- Feeling <b>modern and light and airy</b> and colours.</li> <li>- <b>Fittings</b> are a good quality.</li> <li>- <b>Grey units</b> in the kitchen.</li> <li>- <b>The utility room in 3 bed.</b></li> <li>- <b>Quality of the build.</b></li> <li>- Generally <b>aesthetically pleasing.</b></li> </ul> <p><b>A snapshot of comments received:</b></p> <ul style="list-style-type: none"> <li>- <i>'It appears safe and beautiful.'</i></li> <li>- <i>'Generally very pleased looks great, excellent fresh builds.'</i></li> <li>- <i>'Really high quality build with really nice space and very safe looking area.'</i></li> </ul> <p>ii) When asking the residents if there was anything in particular they didn't like about the properties the following were raised:</p> <ul style="list-style-type: none"> <li>- <b>Layout:</b> rooms too small.</li> <li>- <b>Small bedrooms.</b></li> <li>- <b>No built in storage</b> in bedrooms.</li> <li>- <b>Kitchen layouts very poor, size</b> is too small, not enough worktop space.</li> <li>- <b>The kitchen is through the living room,</b> not open plan but similar concept.</li> <li>- <b>Living Room:</b> very small for an average sized family.</li> <li>- <b>No room for table,</b> not enough cupboards.</li> <li>- <b>Garden</b> a bit small.</li> <li>- <b>Not enough storage.</b></li> <li>- <b>Parking</b> space.</li> </ul> <p><b>A snapshot of comments received:</b></p> <ul style="list-style-type: none"> <li>- <i>'Quality of units good but not enough worktop, good but not enough.'</i></li> <li>- <i>'All rooms were smaller than I currently have. Some by a considerable margin.'</i></li> <li>- <i>'Overall, size doesn't seem too much bigger as promised, but definitely not satisfied with kitchen/sitting room size &amp; layout.'</i></li> </ul> <p>Overall, the visit was useful and residents' views have been incorporated where possible in the internal design of the new homes.</p>
<p>Meeting with Transport for London (TfL) – August 2021</p>	<p>The RSG met with representatives of TfL to discuss some of the issues residents face travelling on and off the Estate, notably raising the current underpasses and the improvements they would like to see.</p>

### 3.5 Youth engagement sessions - Ongoing

3.5.1 ZCD Architects have been leading a unique consultation among local school pupils at Langdon Park School and Culloden Primary School to expand the breadth of engagement and ensure that everyone's voices are heard, including young people who are rarely asked how they like to use their area and what would make it feel safer, more welcoming and well used. Further details of this are set out in Statement of Community Involvement Part 2: Children and Youth Engagement prepared by ZCD Architects.

3.5.2 This engagement included the creation of a Young Person's Manifesto on the Proposed Development and open space, which has fed into the design process and allowed young people to directly shape the spaces and places they want to use. The manifesto sets out five key aspirations:

- 1) I want to live in a friendly place
- 2) I want to live in a place where I'm free and safe to do what I like
- 3) I want it to be a place for all ages
- 4) I want to live in a green, eco-friendly environment
- 5) I want to be able to get around freely

3.5.3 ZCD Architects have carried out five sets of sessions with pupils from Year 5 at Culloden Primary Academy and pupils from Year 9 at Langdon Park School in November and December 2020. The sessions involved talking to them about their everyday lives in their local area, how they get about, the places they like and don't like and what ideas they have to improve them.

3.5.4 ZCD Architects undertook a walking tour of the Aberfeldy neighbourhood with local school pupils, looking at Aberfeldy Street and the open spaces, including the River Lea, and the pupils analysed the spaces, letting the project team know where they felt they could play safely, meet friends and enjoy themselves and when and where they couldn't.

3.5.5 Detailed in the box below are some of the comments the pupils provided on the condition of the current open spaces and underpasses in the area.

**On Jolly Street Tunnel/Underpass** – "I would like to walk to school but my dad drives me because the foot tunnel is dark and smells. Older people hang out there and smoke. I would like to use it to get to school but it is unsafe".

**On Millennium Green:** "There isn't much to do here, just birds and broken glass. Abbott Road is busy, but cars don't go that fast and we use the zebra crossings here".

**On the 'Blue Pitch/MUGA':** "*I use the blue pitch to play football with my Dad. A good thing is that it is not locked up, you are free to do what you want. A bad thing is that older people go out there, they use fireworks. I would like bigger gates, at the moment it is hard to get into only one small entrance*".

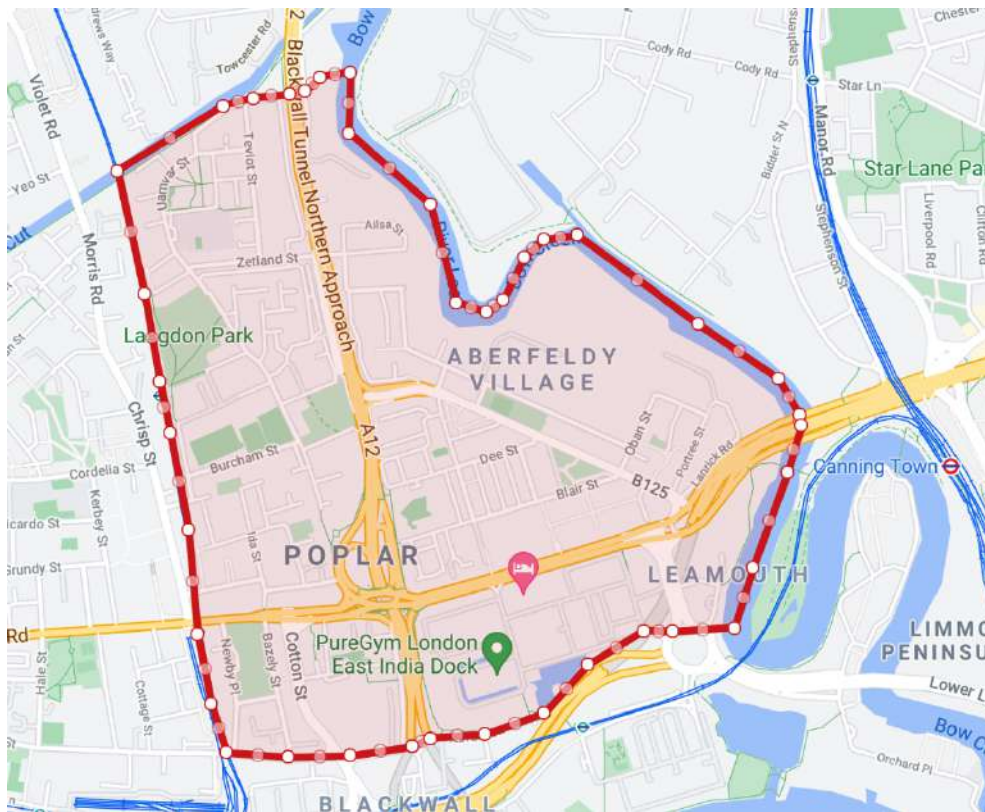
**On East India Green/AV:** "*I come here a lot with my sister and brother because I live nearby. I think it is social space, I meet my friends here and it is safe enough to come here on my own. I like that there are houses around the AV and people make it feel safer. There are lots of bits to play on so it's good for lots of ages*".



*Picture showing the various youth engagement activities held throughout the consultation period*

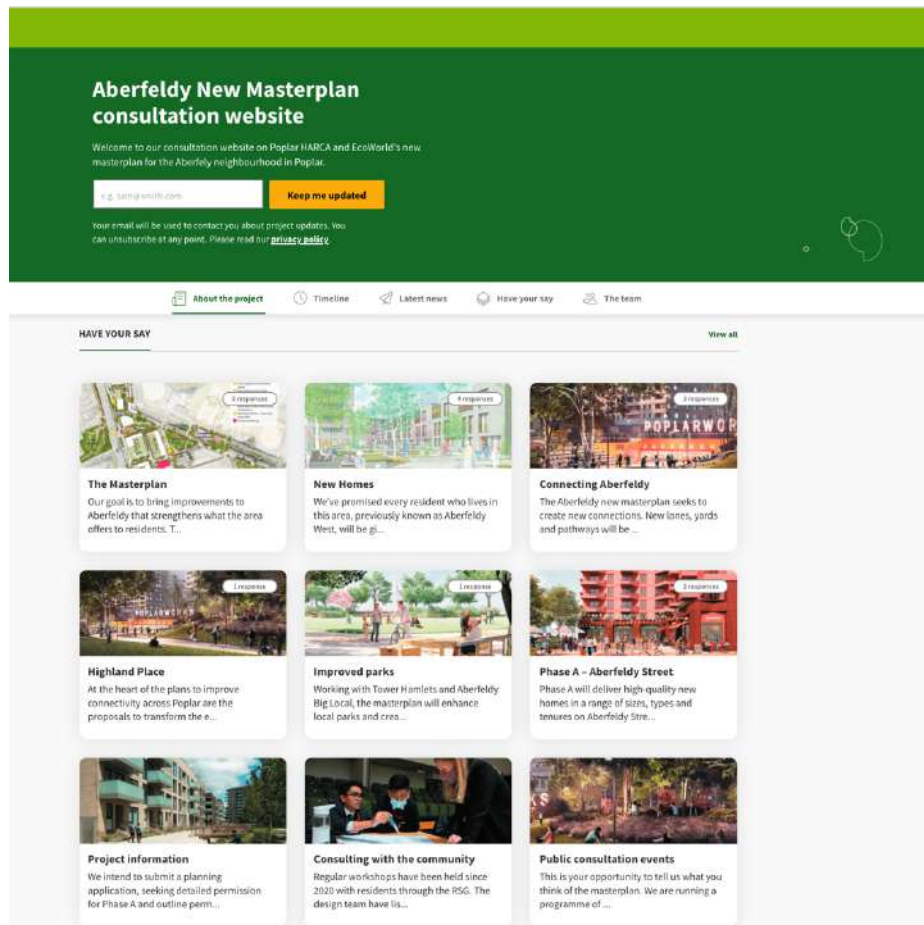
### 3.6 Aberfeldy Village Masterplan Consultation Phase 1 (November/December 2020)

- 3.6.1 Following the positive ballot result, a consultation was subsequently launched to incorporate the views of the whole Poplar neighbourhood, managed by consultation and community engagement specialists Lowick.
- 3.6.2 The first public consultation took place in November-December 2020. Due to the ongoing impact of COVID-19 and social distancing rules, this had to be held at a distance.
- 3.6.3 A consultation pack was sent to **4,881 addresses** in the local area (see distribution area below) which included a 20-page booklet with information about the emerging masterplan for Aberfeldy, a two-page survey and a freepost response envelope. The survey included ten questions which sought to gauge the views and attitudes of local residents, workers and visitors towards the proposals and specific features, as well as their priorities for the area. These consultation materials can be found at **Appendices 1 and 2**.
- 3.6.4 The consultation booklet included contact details (an email address and telephone number), so residents could field their enquiries to The Applicant and project team. Residents were also able to request copies in a different language or in a larger print.



*Distribution area for the consultation pack, containing 4,881 addresses at the time of distribution in 2020*

3.6.5 A dedicated consultation hub was also set up using the Commonplace consultation platform at [aberfeldynewmasterplan.commonplace](http://aberfeldynewmasterplan.commonplace). During the first stage of consultation, over **2,800 people** visited the website, with more than **200** completing the survey online or via freepost.



*Screengrab of the Commonplace consultation website*

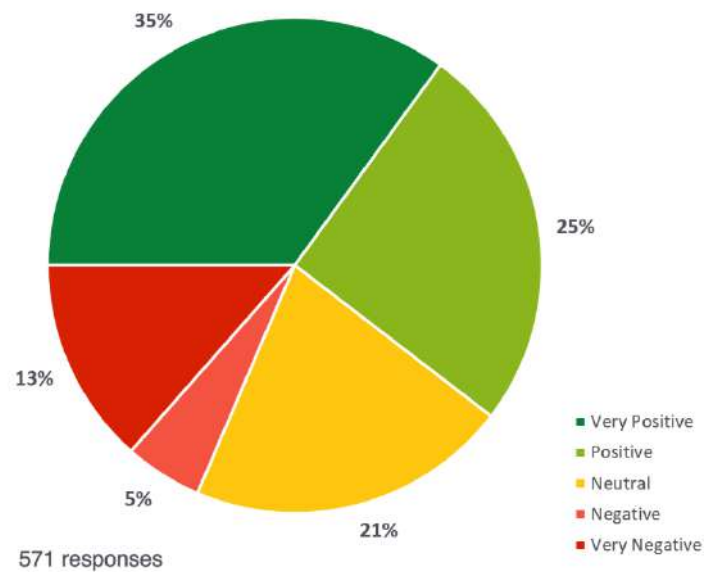
- 3.6.6 This was complemented by two online ‘meet the team’ webinars which were held on **Tuesday 17<sup>th</sup> and Saturday 21<sup>st</sup> November**.
- 3.6.7 In parallel, Facebook and Instagram adverts promoted the Commonplace website to those in the local area for 30 days with the objective of creating a more inclusive and effective public consultation. The campaigns generated **80** contributors and **2,447** visitors to the website. Facebook and Instagram advertising were also implemented for the two public webinars, to ensure a maximum number of people were aware of them.



### 3.7 Aberfeldy Village Masterplan Consultation Phase 1 (November/December 2020) – Survey feedback

The below provides a breakdown of comments received and the recurring themes raised during the first stage of public consultation towards the end of 2020.

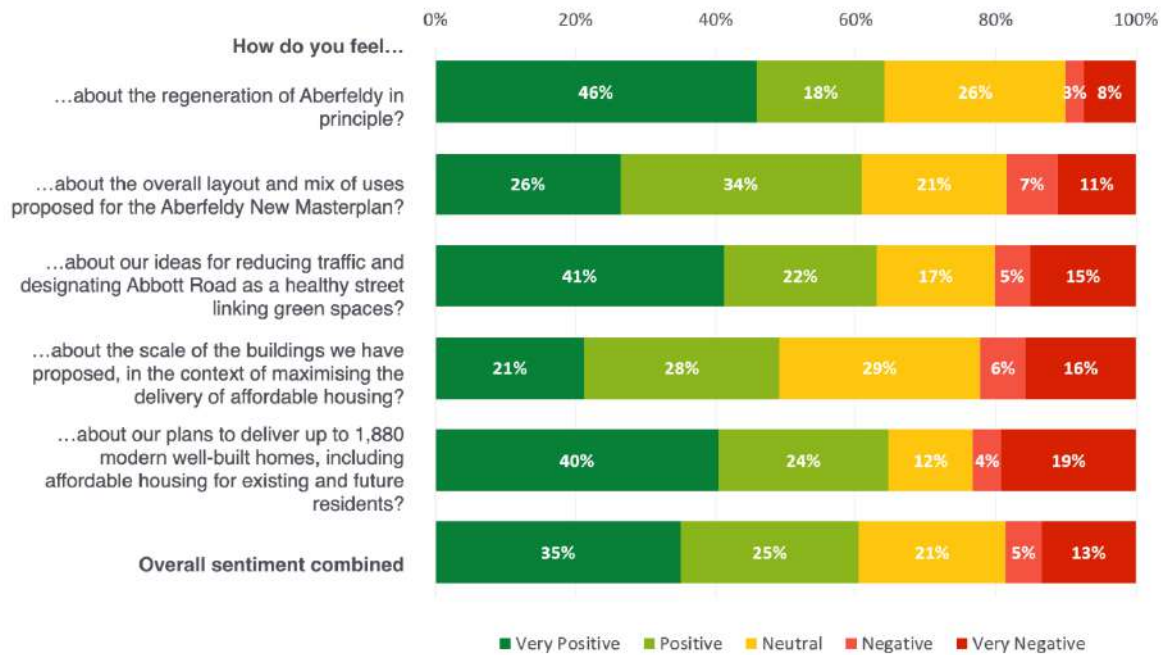
Chart 1: Combined comment sentiment across all feedback



Across all feedback we received on the Aberfeldy Village Masterplan, **60%** of the sentiment was very positive or positive, with negative or very negative sentiment only constituting **18%** of responses.

This was reflected throughout the individual responses to various aspects of the scheme, with all aspects receiving a large plurality or majority of positive responses.

Chart 2: Comment sentiment by theme



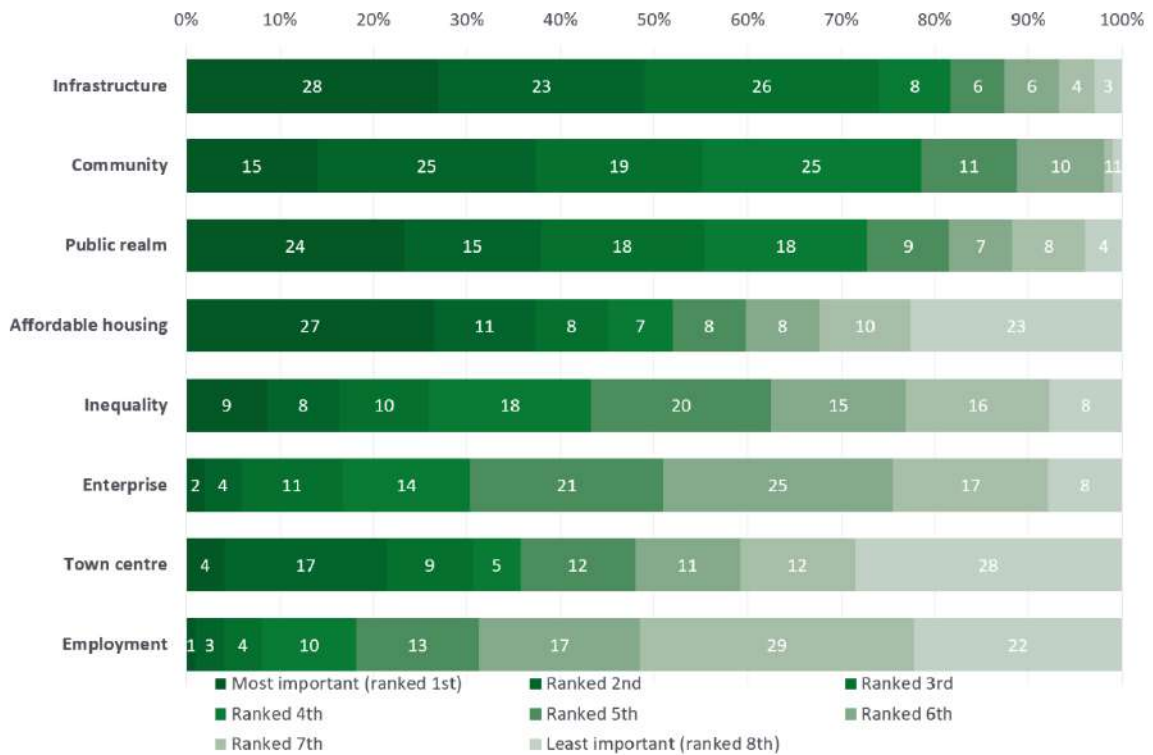
### The site, challenges and opportunities, and our vision

The principle of the regeneration of Aberfeldy, as a whole, had very positive support among respondents, with nearly half (46%) feeling very positive and a total of 64% positive. Just 11% were negative or very negative about the idea, echoing the sentiment of the estate regeneration ballot.

There was some a noticeable general opposition to development in the area in the written feedback, but this remained the minority and many residents also expressed their support and optimism about the scheme. Air pollution was a key issue for many residents, as was population density and the impact that had on infrastructure.

### Chart 3: Which of the following objectives do you see as the priority for the Aberfeldy Village Masterplan?

We asked residents to rank eight scheme objectives, based on the eight Tower Hamlet’s regeneration pillars, in the order of their priorities for Aberfeldy. The chart below sets out the votes and a ranking based on the priorities given.



The statements were:

- Improved infrastructure, including social facilities and transport options
- Making communities safer and more cohesive (community safety)
- Building more high quality, affordable housing which meets the needs of residents (affordable housing)
- Encourage and support local enterprise (supporting enterprise)
- Reducing inequality, particularly health inequality, and enhancing wellbeing (reducing inequality)
- Improve the public realm and environment with cleaner streets, better air quality and more green spaces (public realm)
- Boost local employment (employment)
- Open up the town centre and new markets (town centre)

Improved infrastructure, including social facilities and transport options was a clear winner. Making the neighbourhood safer and more cohesive was second, and a key priority for the community in written comments, while improved public realm was the third most popular option followed closely by new homes, particularly affordable and social rent housing.

We feel these results only strengthen the case for the vision for Aberfeldy to be a mixed-use redevelopment which seeks to look at the challenges and opportunities for the area holistically, maintaining the local vibrancy and community feeling, improving local infrastructure and facilities, as well as providing many new homes for existing and future residents. A less ambitious approach would not be able to achieve those wider benefits.

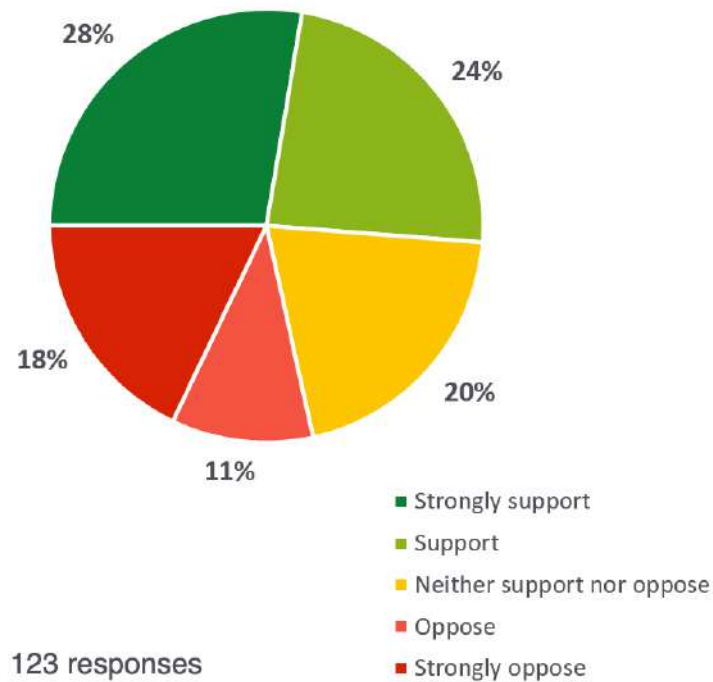
### The emerging masterplan

The layout and mix of uses had generally positive support but were not a particularly contentious topic. In total, the overall layout had **60%** positive, **21%** neutral and **18%** negative sentiment. New shops and better links to the area were positives.

Two possible scenarios for the masterplan were shown, one without the relocation of Culloden Primary School (Scenario A) and one with (Scenario B). Half of respondents (**52%**) supported the relocation of Culloden Primary School and less than a third (**29%**) opposed the plans in Scenario B. Nevertheless, some people wanted further clarity on the size of the new school site, and more detail on the design and location of play space. There were also a number of comments supporting the move and recognising the benefit of the new location for air quality and access to open space.

While no decision will be made regarding the school as part of the proposed planning application, and it will be subject to a future design, consultation and application process, it is clear that some further information and commitments may be required around the option of relocation to secure wider support for Scenario B.

**Chart 4: Are you supportive of including the potential to relocate Culloden Primary School away from the A12, adjacent to Millennium Green, as shown in Scenario B?**



### Scale and massing

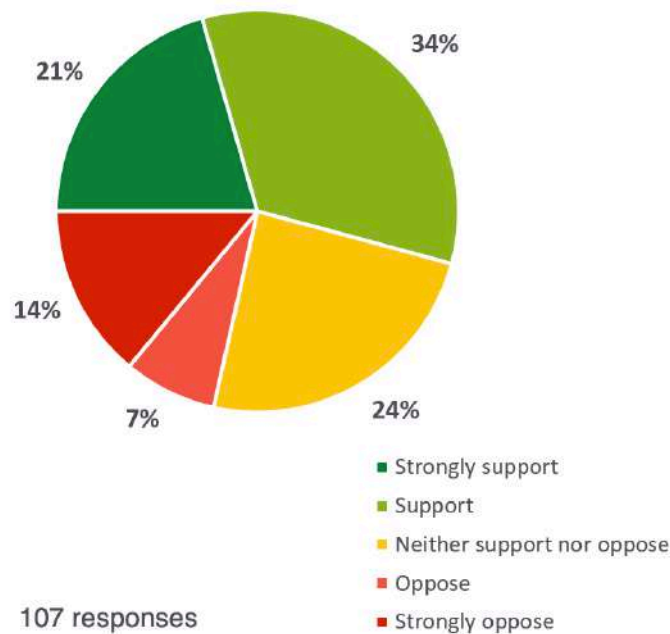
The scale and massing of new homes was one of the more balanced elements of the scheme. While significantly more respondents supported the scale of the buildings (**49%**) than those that opposed (**20%**), the highest number of responses were neutral.

From the written comments associated with this section it is clear that many of those who were very negative about this issue would not support any significant scale of development in the area. One person stated that only building “below four floors” would be acceptable

and another that there should be “no more buildings”.

However, most of the concerns focussed around the pressures on wider social infrastructure and transport from increased density. Many of these were pre-existing and could only be remedied by significant investment through regeneration or external funding. Views were rarely commented upon, however, one respondent, who was supportive of the approach to scale and massing, said that the view of Balfron Tower should be “celebrated” while another, negative about the scale, worried they would lose their view of Canary Wharf.

Chart 5: Do you support our intention to place taller buildings along the A12, in line with the feedback from our ‘Planning for Real’ exercise with Aberfeldy residents?



Following a Planning for Real exercise with Aberfeldy residents in the summer of 2020, a key insight from the responses was that the preferred location for taller buildings was along the A12 corridor rather than toward the centre of the site or facing open spaces. This remained true in the public consultation feedback with **55%** supporting that approach and just **21%** opposing. While considerations such as heritage and key views must be accommodated, it is fair to say the location of height along the A12 has public endorsement.

While there are a minority of local residents who do not support higher density development or taller buildings in principle, broadly the approach set out has now been supported both at the estate ballot stage and in this public consultation. Significantly larger public benefits follow from delivering the Aberfeldy Village Masterplan at this scale and density. This should also be seen in the context of the priority given by the public to social infrastructure, transport, safety and social cohesion, open space and affordable housing delivery. A significantly lower density and lower rise scheme would not be able to deliver many of those wider aspirations.

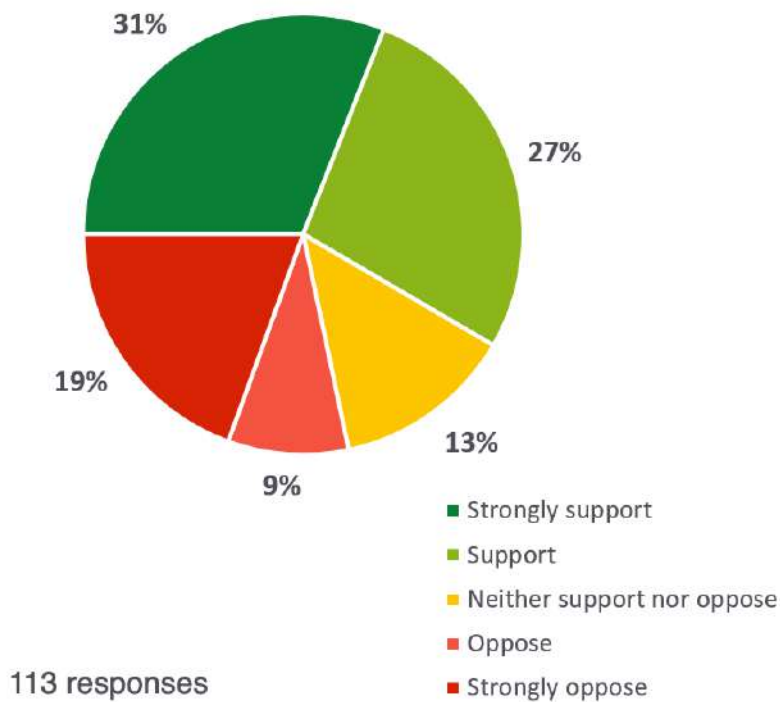
### Streets and Spaces

The reduction in traffic and designating Abbott Road as a ‘healthy street’ was extremely well supported, with **41%** of respondents very positive and **22%** positive and **63% overall**.

The written feedback was more mixed, with some respondents arguing that there was a significant need for cars for uses such as work and questioning where traffic will go instead.

Others noted that traffic reduction was good for safety and air quality, and one person called it “the most important improvement” of the area proposed. Some comments indicated that their opposition was a proxy for concerns about parking. Those who already have parking permits have already been given a commitment through the estate regeneration ballot that this will be maintained.

**Chart 6: Do you support the proposals to reroute traffic to a new junction in order to allow for the A12 vehicular underpass to be repurposed into a pedestrian and cycle east-west link between Aberfeldy and Jolly’s Green, including the creation of new public realm at Highland Place?**



Public realm was well supported with more than half (**58%**) of respondents supporting the creation of Highland Place and the pedestrianisation of the vehicular underpass. This however is contrasted to the **19%** of people that strongly opposed this element, with vehicle access and movement a key priority for them in comments.

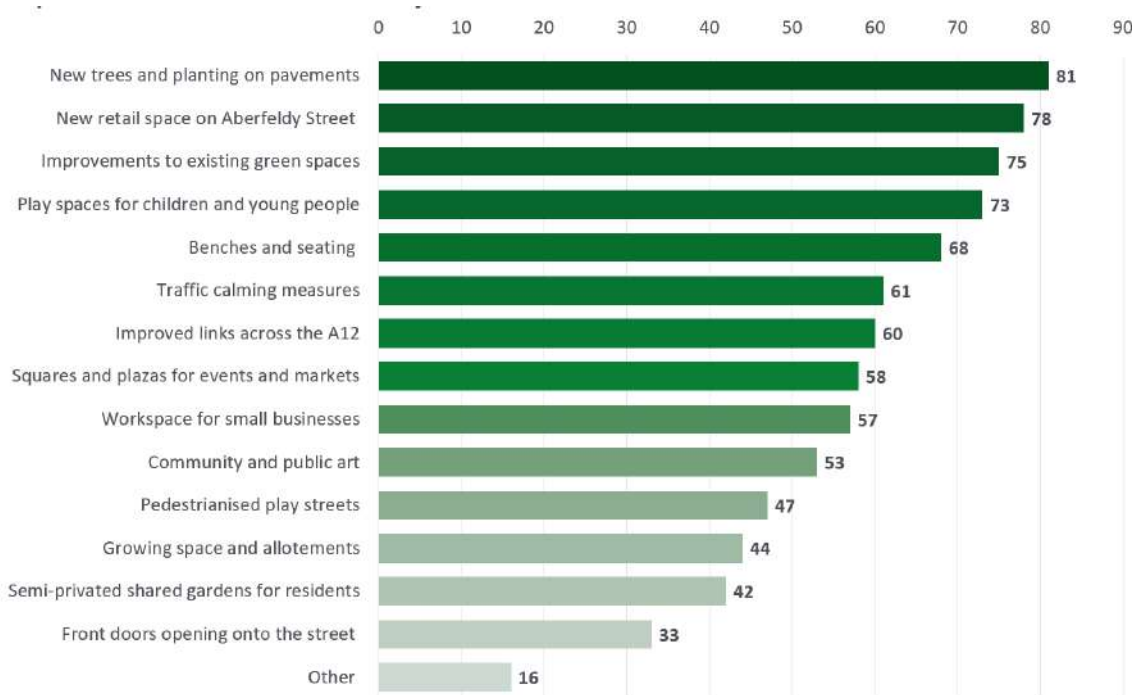
While this something to note, it is still significantly lower than those who strongly support the plans (**31%**). In the written comments there was also some significant misunderstanding of the proposals, many stating they didn’t support removing a way to access the A12 from Aberfeldy and felt this would isolate the area for vehicle drivers rather than connect it. The proposals would continue to provide southbound access to the A12 as

part of a new junction alignment and vehicle access to all areas. Access to the site from the A12 is also unaffected. Additional material was presented at the Aberfeldy Shop to help clarify the proposals for the A12 vehicular junction and the routes for cars and buses.

It should be noted that the top three ranked objectives are all relevant to the proposed healthy streets approach. Based on some of the concerns expressed over car access, parking and traffic, there is likely scope to increase support when more detailed information is available, such as around the routing of the 309 bus and arrangements for vehicle access.

On wider approaches to public realm, respondents were allowed to select multiple options from a list of elements they would like to include. The most popular elements were new trees and planting on the pavement, and new retail space on Aberfeldy Street. Improvements to existing green spaces was also popular. The least popular option was front doors opening onto the street, perhaps associated with concerns over anti-social behaviour. Among suggestions on the ‘other’ option were greater pedestrianisation, a dog park, wider pavements and outdoor exercise space.

Chart 7: We have set out some very initial ideas for the design of new public spaces, their uses, and landscaping improvements. What elements would you like to see us include?



### New homes

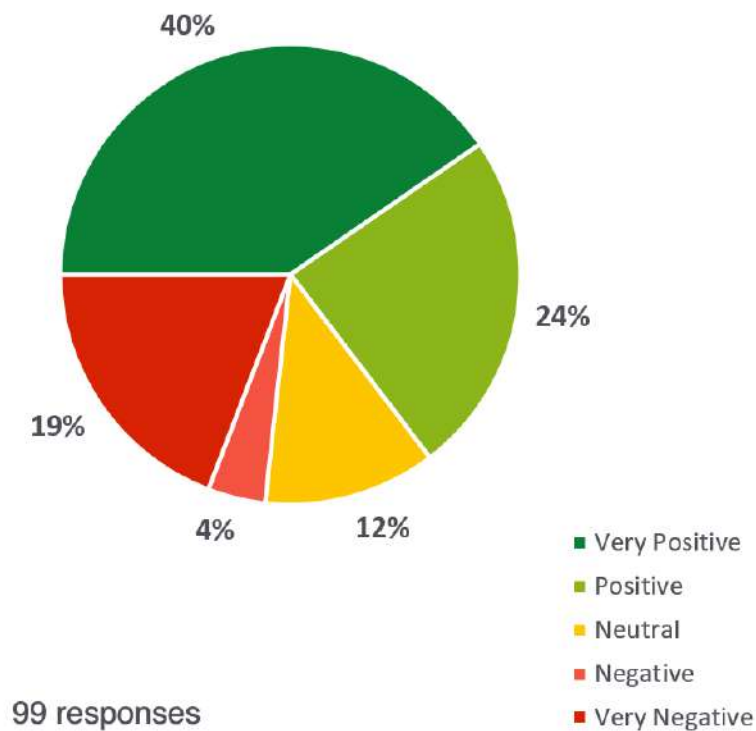
The plans to deliver up to 1,880 new homes (as proposed at the time) elicited the most positive reaction of all elements of the scheme. **64%** were positive about this aspect with **40%** of those very positive. Nevertheless, this theme also received the highest negative sentiment at **23%**. New homes are often divisive and based on generic polling around attitudes to new housebuilding in London the headline feedback does not indicate any

significant opposition specific to this site, indeed it indicates an unusually high degree of support.

Many of those who responded negatively referenced concerns over density, stating there were “far too many people living in the area already” and services such as GP’s were “under pressure.” The difficulty of finding parking was often referenced by this group. The need to deliver wider infrastructure and facilities alongside homes was often the key concern of neutral respondents, and some were suspicious that housing would not be affordable.

Many of those in support emphasised the crucial importance of delivering new affordable housing, and many referenced delivering a significant proportion of “truly” or “genuinely” affordable homes at social rent as their priority. Others noted concerns over those in temporary accommodation or overcrowded and the need for “well built and bigger” homes. Overall, the majority supported an ambitious proposal which would maximise the delivery of affordable housing and wider public benefits.

Chart 8: How do you feel about our plans to deliver up to 1,880 new homes?





## 3.8 Aberfeldy Village Masterplan Consultation Phase 2 (Summer 2021)

### Consultation activities:

- 3.8.1 To promote the latest masterplan consultation and proposals, a 20-page booklet, 2-page questionnaire and freepost envelope was distributed on Friday 23<sup>rd</sup> July 2021 to the same radius as per the first stage of consultation. This now included **4,906** household and business addresses.
- 3.8.2 The consultation booklet included contact details (an email address and telephone number), so residents could field their enquiries to The Applicant and project team. Residents were also able to request copies in a different language or in a larger print. These consultation materials can be found at **Appendices 3 and 4**.
- 3.8.3 Following the distribution of the consultation pack, representatives from Poplar HARCA's Resident Empowerment team undertook regular door-knocking sessions to answer questions from residents and to obtain their feedback.
- 3.8.4 The Commonplace consultation website was updated accordingly to include the latest consultation material and survey. Social media advertising was also undertaken promoting certain elements of the scheme, such as new housing, improved connections and parks and open spaces.
- 3.8.5 As all legal limits on social contact had been lifted at the time of the second round of consultation, we utilised a hybrid of in-person and online events to promote the proposals and obtain feedback. This was to ensure those who were not yet comfortable attending in-person events could participate safely and remotely.
- 3.8.6 The 'Your Future Aberfeldy Shop' at 43 Aberfeldy Street was open throughout July and August on Mondays (8am-6pm) and Wednesdays (12pm-8pm), so residents were able to drop in, review the plans, meet members of the project team and provide feedback. Pull-up panels displaying the latest scheme information were on display and residents were encouraged to post their ideas on naming the new streets and square.



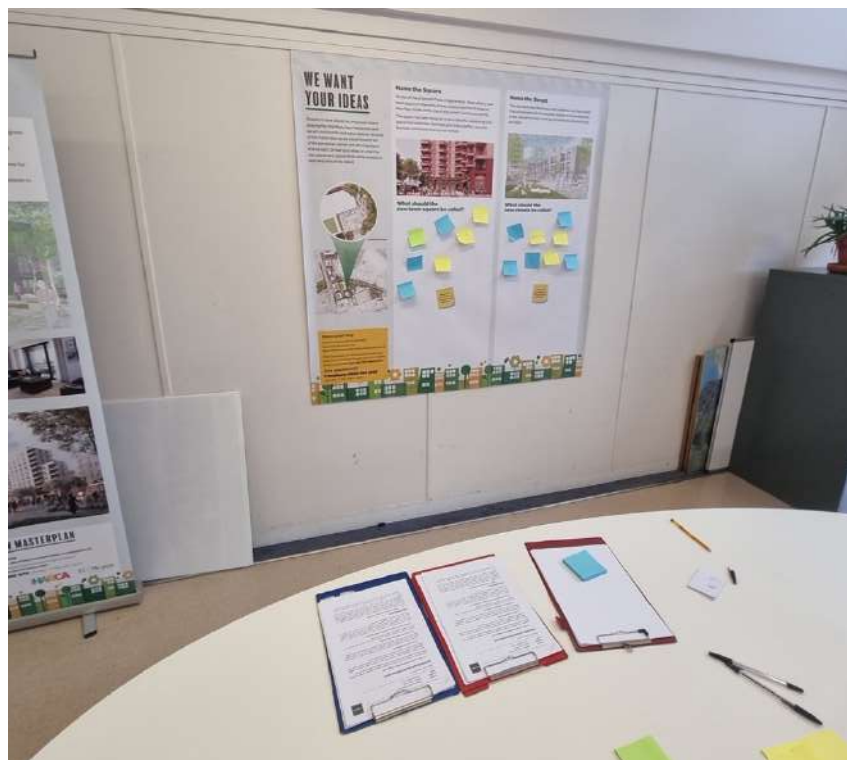
*Your Future Aberfeldy shop at 43 Aberfeldy Street*

3.8.7 Themed drop-in sessions covering different elements of the masterplan were organised so residents could ask more specific questions about the proposals. These sessions were held at the Your Future Aberfeldy Shop and covered the following topics:

- **Transport and connectivity** (Monday 16<sup>th</sup> August, 10am-6pm)
- **Parks and public spaces** (Wednesday 25<sup>th</sup> August, 12pm-8pm)
- **Masterplan, Highland Place and underpass changes** (Wednesday 1<sup>st</sup> September, 12pm-8pm)
- **Phase A** (Wednesday 8<sup>th</sup> September, 12pm-8pm)

3.8.8 A two-page flyer was issued to the same distribution area to promote two engagement activities – a public consultation event at the Aberfeldy Neighbourhood Centre on **Saturday 4<sup>th</sup> September** and a Virtual Community Forum in partnership with the London Borough of Tower Hamlets on **Monday 6<sup>th</sup> September**. These events were also displayed in a quarter page ad that was placed in the East London Advertiser.

3.8.9 A consultation event was held on **Saturday 4<sup>th</sup> September (11am-3pm)** at the **Aberfeldy Neighbourhood Centre, Aberfeldy Street, E14 0NU** where the latest scheme information was on display, including a masterplan model. Members of the project team were on hand to answer any questions and attendees were encouraged to complete a survey on the proposals. The venue was clearly signposted from the street with an a-frame poster. A risk assessment was prepared in advance to identify potential risks and how they would be mitigated.



*Images of the 4<sup>th</sup> September consultation event at the Aberfeldy Neighbourhood Centre*

3.8.10 The event was attended by approximately **60** residents and stakeholders, including local ward councillor Rajib Ahmed and representatives of the Aberfeldy Islamic Centre. Food from local businesses was also served.

3.8.11 Evaluation forms were completed by **22** attendees following the event, to help the project team understand how effective the event was. **100%** of those surveyed said that the purpose of the event was clear, that information was presented well and that they felt able to express their views. **95%** agreed that the range of topics was good. **86%** said

they felt able to ask questions and have them answered at the event, while 5% felt this was not the case.

**3.8.12** A Virtual Community Forum in partnership with the London Borough of Tower Hamlets took place on Monday 6<sup>th</sup> September, starting at 6:30pm. The event was chaired by Jerry Bell, Area Planning Manager East at LBTH and consisted of a presentation on the masterplan proposals by the project team, followed by a Q&A session. This meeting was hosted via Zoom, with a maximum number of 25 residents on the call.

**3.8.13** Details of the Virtual Community Forum were displayed on the Commonplace consultation website and were included in a quarter page advertisement in the East London Advertiser.

**3.8.14** Key themes raised included the proposed repurposing of the existing vehicular underpass under the A12 and its impact on traffic movements, the delivery of affordable housing and timescales.

**3.8.15** Tower Hamlets councillors and the London Assembly Member for City and the East were invited to attend a site tour and briefing to find out more about the masterplan and ask questions.

**3.8.16** This event was on **Thursday 9<sup>th</sup> September (2pm-5pm)** at the **Oxbow Sales Suite, Abbott Road, E14 0ND**. The following councillors were in attendance:

- Cllr Andrew Wood (Canary Wharf, Independent Conservative)
- Cllr Bex White (Lansbury, Labour)
- Cllr Rajib Ahmed (Lansbury, Labour)
- Cllr Asma Islam (Mile End, Cabinet Member for Environment and Planning, Labour)
- Cllr Victoria Obaze (Whitechapel, Labour)

**3.8.17** The briefing session last for the best part of 90 minutes, finishing around 4pm. This was followed by a shortened site tour from Aberfeldy Village to Poplar Works that included a visit to the Your Future Aberfeldy Shop.

**3.8.18** Councillors were supportive of the ambitions and principles guiding the masterplan. Questions were asked about the impact of the proposed pedestrianisation of the underpass on traffic movements. Councillors recognised the considerable efforts The Applicant were making to improve connectivity in the area and stressed that the onus was on TfL and the borough to help facilitate these improvements.

### 3.9 Aberfeldy Village Masterplan Consultation Phase 2 (Summer 2021) - Survey feedback

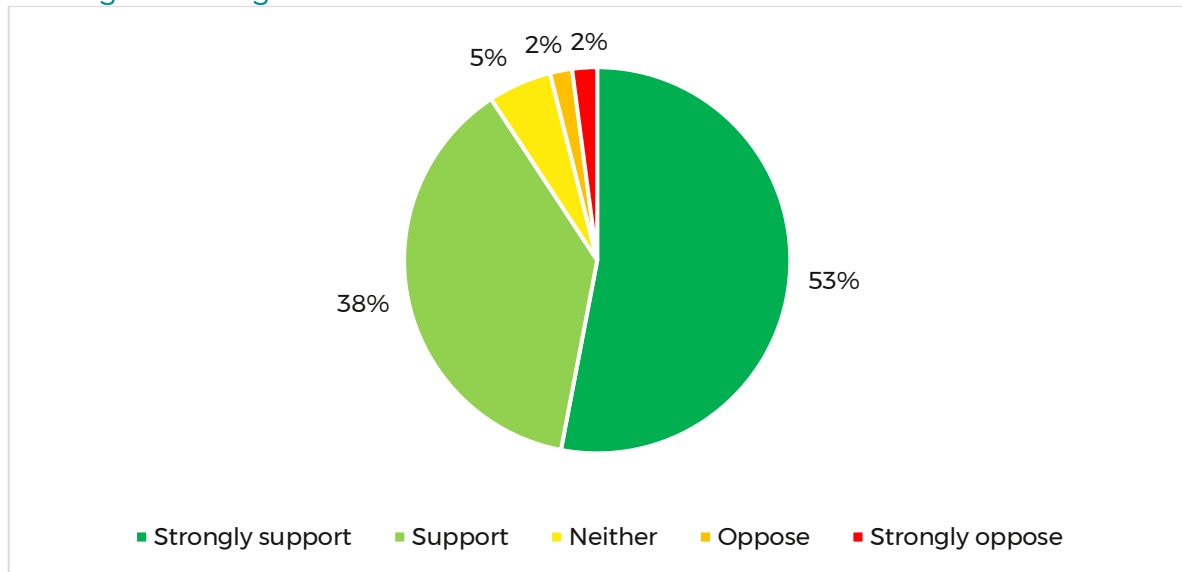
The below provides a breakdown of comments received and the recurring themes raised during the second stage of public consultation during the summer of 2021.

During this round of consultation, **circa. 432** people responded through both paper surveys and on the Commonplace website. **53%** of respondents said they lived nearby and **3%** said they work nearby. A further **3%** said that they had children at a nearby school. Respondents were slightly more likely to be female than male, with **48%** identifying as female.

Data was collected from a wide range of age groups. **34%** of respondents were aged between 30 and 44, and **18%** were 19 to 29. **20%** said they were 45 to 59 and **13%** were over 60. Around **42%** of respondents stated that English was their first language and **22%** said their first language was Bengali.

We asked respondents whether or not they had voted in the estate regeneration ballot for Aberfeldy West and Nairn Street. **45%** said they hadn't participated, **5%** said they did and **4%** were unsure.

**Chart 9: Do you support our plans to deliver up to 1,600 new homes, including affordable housing for existing and future residents?**



	Surveys	%
Strongly support	229	53%
Support	163	38%
Neither support nor oppose	23	5%
Oppose	8	2%
Strongly oppose	9	2%
<b>TOTAL</b>	<b>432</b>	

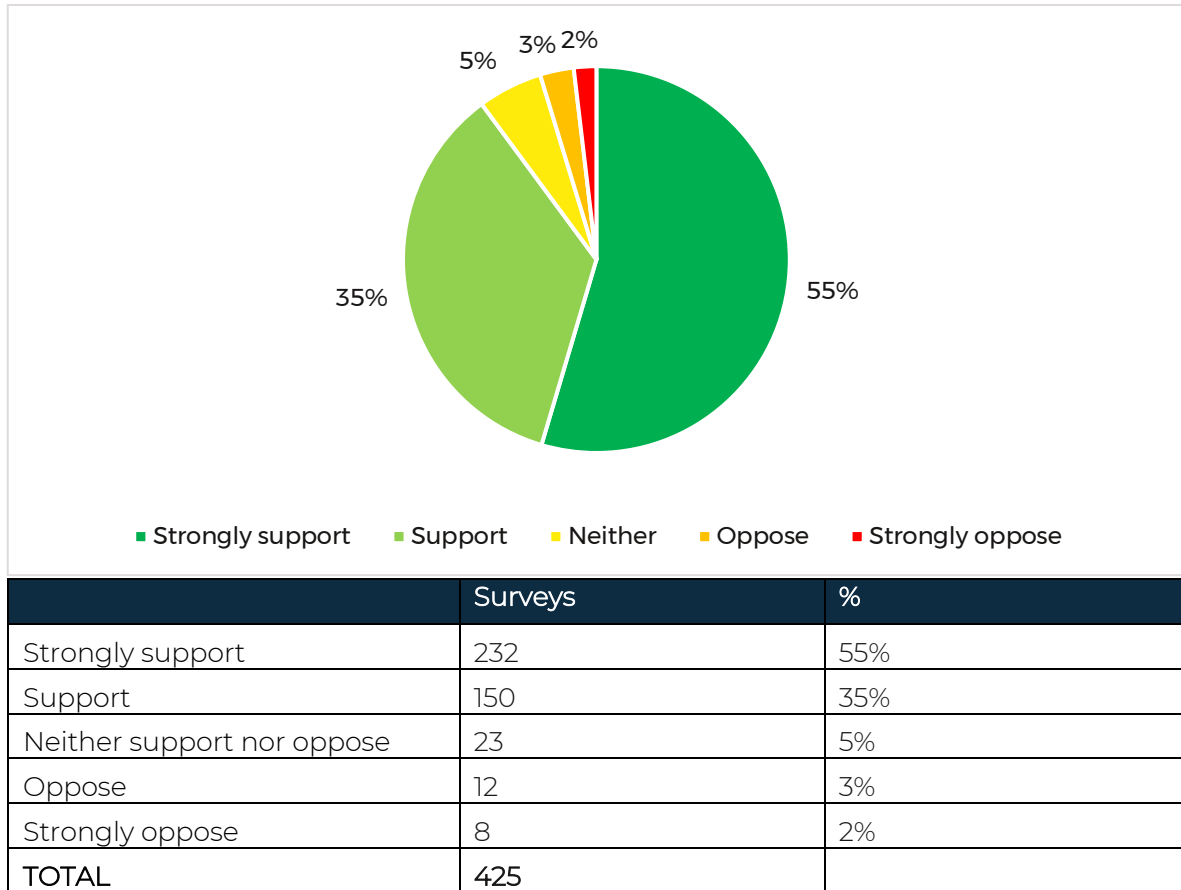
There was a high level of support for the plans for new homes in the area. **91%** of respondents supported the overall ambition to deliver 1,600 homes on the site.

In comments, respondents emphasised the need for new housing in the area and said that the proposals would be good for the community. Many respondents mentioned the housing

need in the borough and the current level of overcrowding and inappropriate housing for families in the area. One person said that the current waiting list is very long, and the masterplan will help to tackle this.

Several comments mention that more amenities and improved local infrastructure, such as schools and GP services, will be needed to support the growth. Other were concerned about how the new homes would impact parking.

**Chart 10: Do you support our plans to create a new walking and cycling connection between Aberfeldy and Jolly’s Green?**



Over half of respondents (55%) strongly supported the proposals to create a new, safer pedestrian and cyclist underpass between Aberfeldy and Jolly’s Green. Overall, there was 90% support for these plans among survey respondents.

Comments made on this aspect of the masterplan impressed the current lack of safety in the current pedestrian/cycle underpass and the need for a different solution. One resident described the current underpass as a “no-go area”. Another said that the masterplan vision for the walking and cycling connection “will make people feel safe”.

Residents were also supportive of the increase in active travel connections. Several people said that cycling in the area is currently unsafe, so they welcomed improvements. One respondent said that the proposals would “open up and connect areas for physical activity and wellbeing” while another respondent said it was “good for the community and health”.

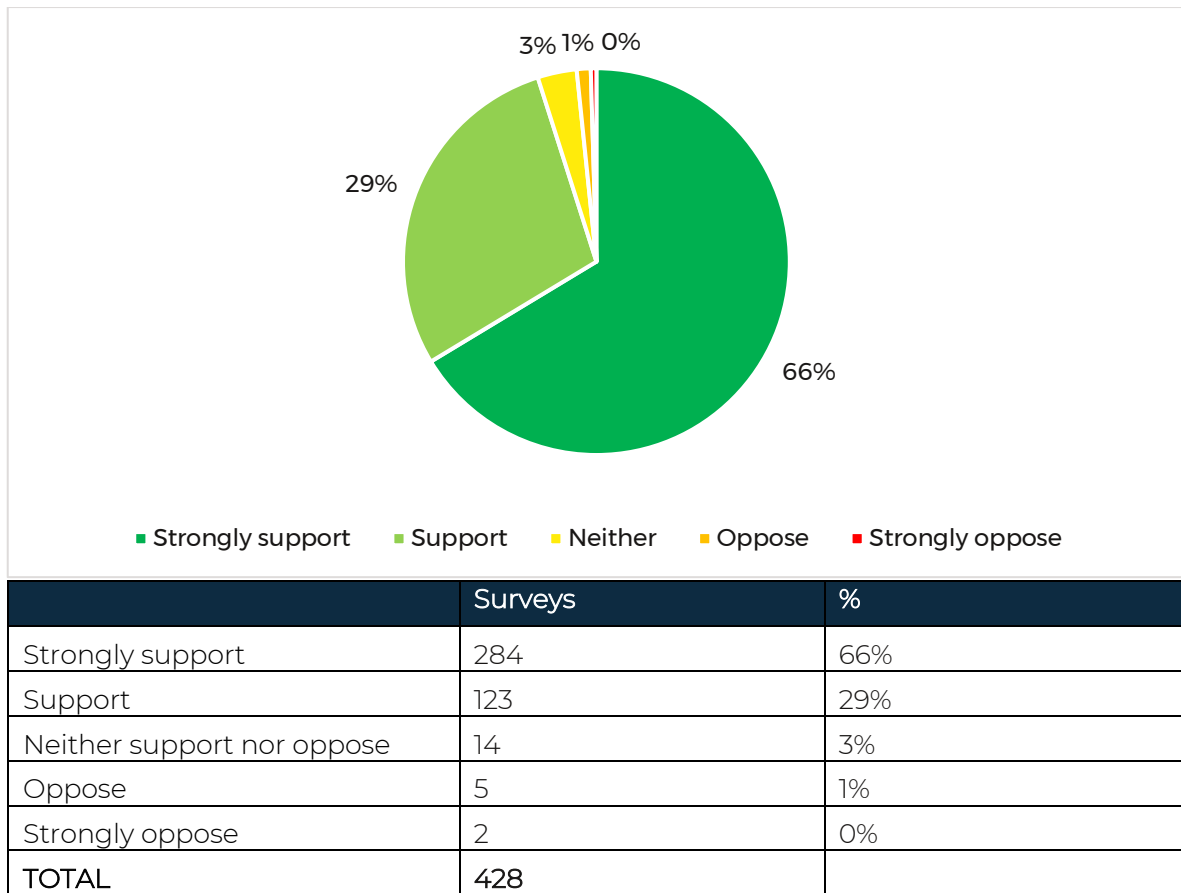
However, some respondents raised concerns about how the new connection would impact traffic and driving routes in the area. One person said: “Aberfeldy is already cut off with the A13 on one side, A12 on another and the former gas works site and industrial estate on the other, with only the [current] underpass acting as a road connection to rest of Tower

Hamlets”. Another person was concerned that the changes would mean more cars would pass through their street and create air pollution.

Access to the site from the A12 is also unaffected. Additional material was presented at the Aberfeldy Shop to help clarify the proposals for the A12 vehicular junction and the routes for cars and buses.

Two people said more thought needed to be given about the impact of changes on people with mobility issues.

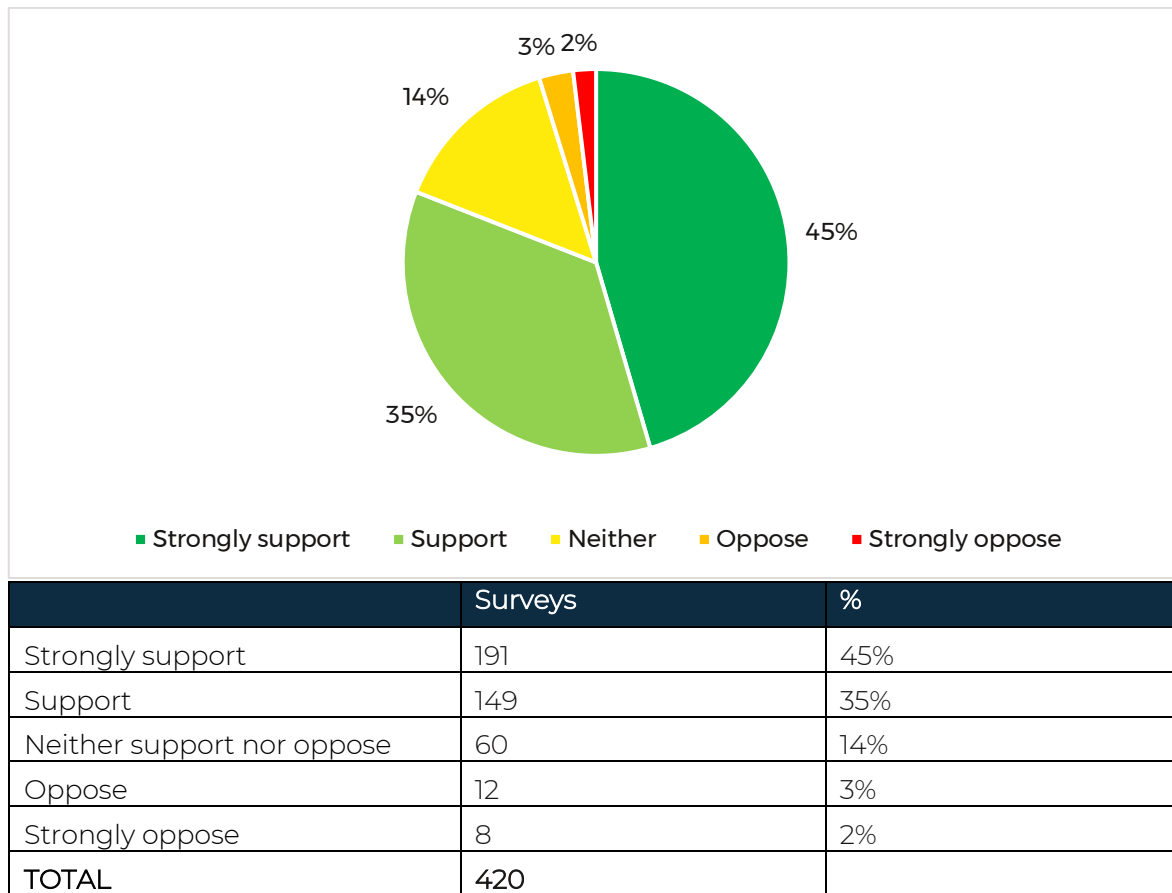
**Chart 11: How do you feel about the proposals, being prepared with Tower Hamlets and Aberfeldy Big Local, to enhance local parks and create new green spaces?**



Plans to enhance the parks and create new green spaces were the most popular element of the proposals. **95%** of respondents supported the changes, with **66%** strongly supporting them. Just over **1%** of respondents opposed the green space offer.

A key theme of the comments was that the enhancements would deliver benefits for children and young people. One respondent said: “It looks family friendly and the kids will enjoy the open spaces”. Other supported having more places to relax, with one saying that there “aren't too many opportunities for leisure in the region” while another said that relaxation space would be an “excellent addition” to the area.

Chart 12: How do you feel about the overall layout, scale of the buildings and mix of uses proposed in the Aberfeldy Village Masterplan?

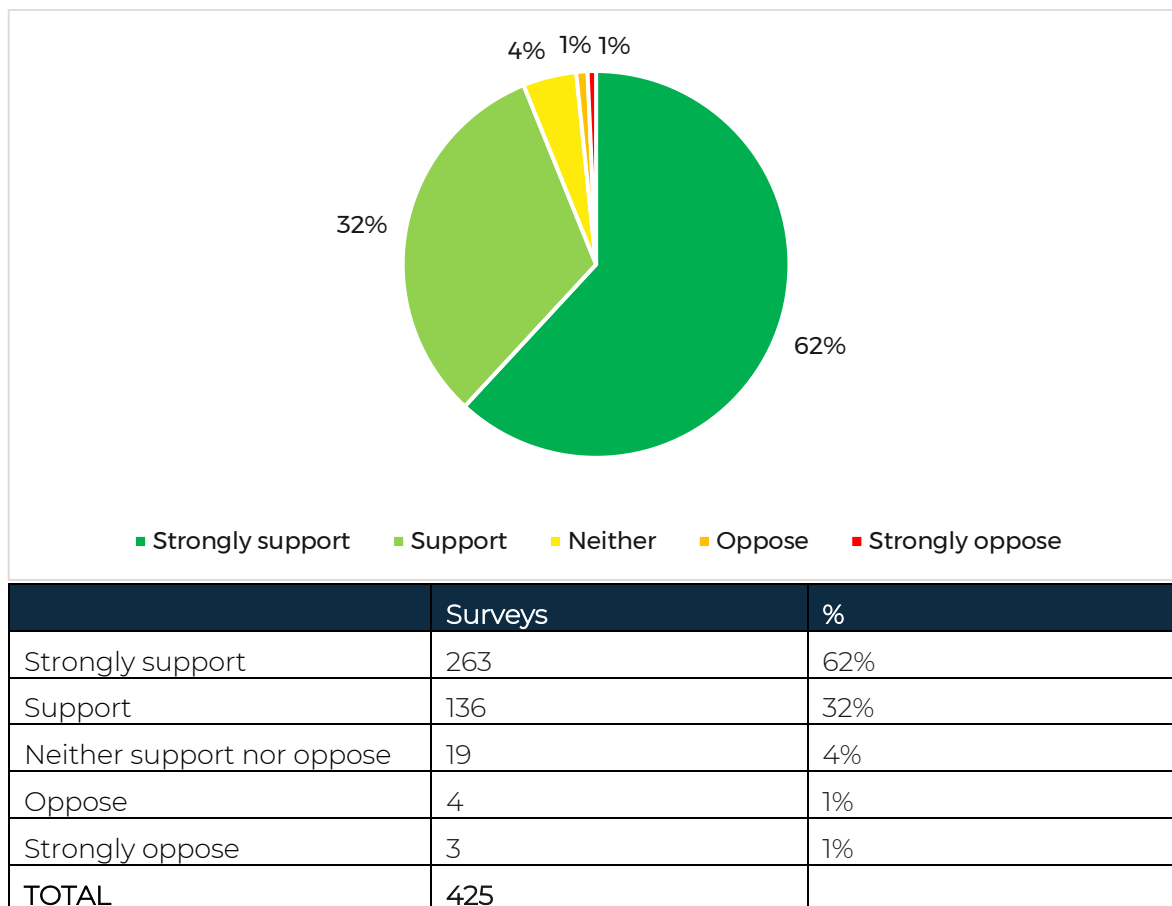


80% of respondents supported the emerging masterplan. Feedback received from those surveyed said they liked the mix of heights. One person said that the masterplan is “making this area look and feel good” and another said there was “nice variety” across the plans.

However, 5% of respondents opposed the layout, scale of the buildings and mix of uses proposed. Several objected to the height of the buildings, discussing the impact they have on their views and the skyline.



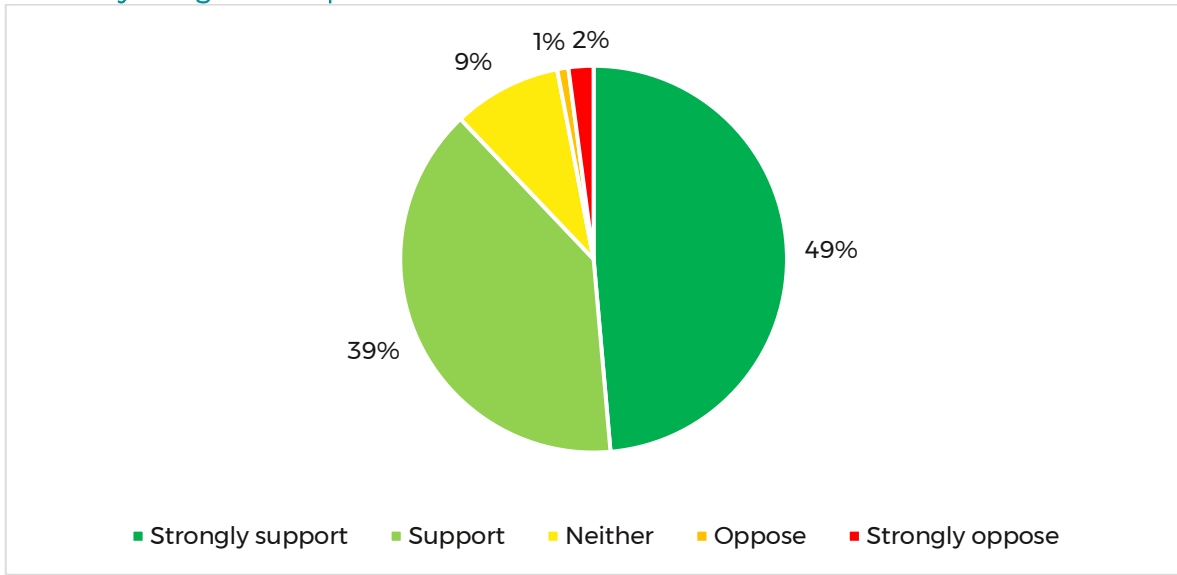
Chart 13: Do you support the proposals for the redevelopment of Aberfeldy Street to provide homes, shops, community spaces and a new public square?



When looking at the proposals for Phase A, centred around Aberfeldy Street, **94%** of respondents were supportive of the proposals – with **62%** strongly supporting the plans for new homes, shops, community spaces and a public square.

Several respondents gave suggestions for the types of shops they would like to see delivered in Phase A. The most popular type of shop called for was a supermarket, closely followed by a coffee shop.

Chart 14: Based on the information you have seen, what are your thoughts on the latest Aberfeldy Village Masterplan?



	Surveys	%
Strongly support	209	49%
Support	169	39%
Neither support nor oppose	39	9%
Oppose	4	1%
Strongly oppose	9	2%
<b>TOTAL</b>	<b>430</b>	

Looking at the overall masterplan, including the detailed proposals for Phase A, **88%** of those surveyed were supportive. Almost half of those who gave feedback (**49%**) strongly supported the proposals.

Those who left comments were largely supportive and optimistic about what the masterplan would deliver. Those who live and pass through the area liked the ideas set out, including creating active connections and delivering much-needed housing. One commenter said: “This plan is what the area is missing”. Several others said that the plans would make Aberfeldy active and that they are happy to see development in the area.

There were a number of comments raising concerns about the affordability of the properties and fears of gentrification. Others reiterated their opposition to changes to the road layouts and the closure of the vehicular underpass.

## 4 Key issues and responses

- 4.2.1 For full details of the design development process, and response to comments raised by the London Borough of Tower Hamlets, the GLA and other statutory stakeholders, please read this section in conjunction with the Design and Access Statements and Planning Statement.
- 4.2.2 The table below summarises the key issues raised during the course of the public consultation and meetings with stakeholders, alongside The Applicant’s response in the submitted scheme:

Key Issue	Response of The Applicant
<p><b>Repurposing of the A12 vehicular underpass</b></p>	<p>Some residents have expressed reservations about the proposed repurposing of the A12 underpass for strictly cyclists and pedestrians.</p> <p>As residents have consistently told us throughout the consultation exercise, this part of Poplar is cut off and isolated from the rest of east London. At the heart of the plans is the ambition to improve connectivity across Poplar, with the proposals to transform the existing Abbott Road underpass into Highland Place included. Building on the significant investments in new crossings on the river Lea and crossing the last barrier of the A12.</p> <p>Highland Place will be a new active public green space with shops and workspaces to create a safe and attractive new walking and cycle link from Aberfeldy to Jolly’s Green and Chrisp Street.</p> <p>We know from our extensive engagement with the local community, and in particular the neighbourhood’s young people, that the existing pedestrian underpass is an unsafe and unwelcoming environment, which deters young people from using it when travelling to and from school, leading to as preference to be driven to school.</p> <p>During the first round of consultation on the new masterplan held towards last year, <b>58%</b> either strongly supported or supported the creation of Highland Place and the pedestrianisation of the vehicular underpass. As part of the second round of consultation held this year, there was even higher level of support for the idea of a new cycle/pedestrian link between Aberfeldy and Jolly’s Green, with <b>90%</b> strongly supporting or supporting this.</p> <p>The underpass proposal follows the Healthy Streets approach which is at the heart of the Mayor’s Transport Strategy and London Plan. With only around 250 vehicles using the underpass in the busiest hours there is an opportunity to remove this traffic, much of which is rat running traffic, and provide walking and cycling infrastructure that will be used by many more hundreds of people in a sustainable and healthy way.</p>

Key Issue	Response of The Applicant
<p><b>Height and massing</b></p>	<p>The proposed approach to height and massing has been informed by extensive engagement with the local community.</p> <p>In 2018, The Applicant held a virtual Planning for Real Exercise. A key insight from the responses was the preferred location for taller buildings was along the A12 corridor rather than toward the centre of the site or facing open spaces.</p> <p>The heights proposed respond to the existing context, while seeking to achieve variety and interest. The tallest buildings are positioned adjacent to the A12, where overshadowing of the road and Enterprise Yard is less sensitive.</p> <p>The plans include a range of buildings including family townhouses of 2-3 storeys, and courtyard buildings predominantly between 5 and 9 storeys. The more intimate, pedestrian friendly Community Lane had lower heights than the High Street or Enterprise Yard.</p> <p>Taller buildings along the A12 corridor would range in height between 14 and 28 storeys. The tall buildings have been sensitively positioned to preserve and frame designated views of the listed Balfron Tower.</p>
<p><b>Car parking</b></p>	<p>Questions have been asked about the provision of car parking across the masterplan boundary.</p> <p>The Applicant will honour its commitment made in the Landlord Offer document to residents, ensuring everyone with a parking permit currently will continue to have one.</p>
<p><b>Housing and affordable housing</b></p>	<p>Feedback has strongly supported The Applicant's commitment to offer every resident on the estate at a minimum a like-for-like new home.</p> <p>Across the whole masterplan, we will deliver a minimum of 35% affordable homes, and we've got ambitions to go beyond that. We will continue to work with our stakeholders, including Tower Hamlets and the GLA to explore ways to achieve this aspiration.</p>

## 5 Conclusion

- 5.2.1 In accordance with local and national guidelines, as set out in LBTH's Statement of Community Involvement and the NPPF, The Applicant has undertaken a pre-application consultation process with local residents, businesses, groups and political representatives. This process has been carried out alongside the formal pre-application meetings with the project team, LBTH and other statutory consultees.
- 5.2.2 The submitted hybrid application marks the culmination of over two years' extensive dialogue with the local community, including an independently administered and GLA compliant ballot, with **93.1%** of residents endorsing the regeneration proposals on

a **91.1%** turnout. The consultation strategy was devised in accordance with the Mayor of London’s Better Homes for Local People – The Mayor’s Good Practice Guide to Estate Regeneration document (2018). As part of this, The Applicant sought to undertake an exemplary public consultation exercise, utilising a suite of bespoke engagement tools, from door knocking exercises to in-person drop-in sessions.

- 5.2.3** Following the successful ballot result, The Applicant has sought to widen the scope of engagement, proactively seeking the views of the wider Poplar area, through two rounds of consultation towards the end of 2020 and over the summer of this year. Concurrently, we have undertaken the unique approach of involving young people and local school children in co-designing aspects of the proposals, in particular the improvements to green spaces that will be delivered as part of the application. Further information on this can be found in Statement of Community Involvement Part 2: Children and Youth Engagement prepared by ZCD Architects, accompanying this application.
- 5.2.4** As a result of the COVID-19 pandemic and associated social distancing measures, we have had to run a hybrid consultation, deploying a mix of virtual and in-person events, which have in fact increased levels of engagement and enabled the project team to reach audiences who would not typically participate in the planning process.
- 5.2.5** Across the board, the proposals have been strongly received by the local community, with **88%** of respondents strongly supporting or supporting the ambitions and principles of the masterplan during the second round of consultation. Similarly, the delivery of new affordable homes has been welcomed with **91%** strongly supporting or supporting this. Likewise, there has been strong support for the creation of a new cycle/pedestrian link between Aberfeldy and Jolly’s Green, with **90%** strongly supporting or supporting this intervention.
- 5.2.6** The Applicant is committed to ongoing engagement with the local community, including through regular updates to the RSG and newsletter bulletins from Poplar HARCA to the wider community. The Commonplace website will also be updated in line with key project milestones.
- 5.2.7** This public support gives added weight to the planning case for the scheme and should give confidence to officers and to members to consider the proposals on their own merits.

## 6 Appendices

- **Appendix 1** – Public consultation booklet distributed as part of the first round of consultation (November/December 2020)
- **Appendix 2** – Public consultation questionnaire distributed as part of the first round of consultation (November/December 2020)
- **Appendix 3** – Public consultation booklet distributed as part of the second round of consultation (Summer 2021)
- **Appendix 4** – Public consultation questionnaire distributed as part of the second round of consultation (Summer 2021)

**Appendix 1** – Public consultation booklet distributed as part of the first round of consultation (November/December 2020)



Sketch of Aberfeldy Street, reimagined and enhanced

# HELP SHAPE THE ABERFELDY NEW MASTERPLAN

## AUTHENTICALLY EAST LONDON

Poplar HARCA and Ecoworld are working in partnership with local residents on a new masterplan for the Aberfeldy neighbourhood in Poplar. We want to hear your views on our early ideas.

[aberfeldynewmasterplan.commonplace.is](http://aberfeldynewmasterplan.commonplace.is)

POPULAR **HARCA**

**ECOWORLD**  
LONDON





## INTRODUCTION & PROCESS

Poplar HARCA and Ecoworld are working in partnership with local residents on a new masterplan for the Aberfeldy neighbourhood in Poplar. Masterplan architects Levitt Bernstein and a team of expert designers and consultants are starting to put together plans for a once in a lifetime opportunity to enhance the area and we want to hear your views. Using what local residents have told us so far, we have produced these early proposals.

### Estate ballot

Following many years of discussions with local residents about options for their estate to stay the same, be refurbished or regenerated, a ballot of tenants, leaseholders and freeholders was held in September-October this year. 93.1 per cent were in favour of proceeding with regeneration on a 91.1 per cent turnout, a near-record positive result for an estate regeneration ballot.

### Scope of this consultation

We will be consulting with Aberfeldy residents, the wider public, local groups, businesses

and institutions to ensure that everyone understands our plan and can have a say in the future of the area.

The extensive engagement with local residents over the last 18 months has been really positive, with high quality and affordable housing, new retail space, faith facilities, green open spaces and healthy streets all noted as a priority. We want to co-design an authentically east London neighbourhood, rooted in the community which lives there, while embracing opportunities for positive change.

As we now move to preparing a planning application, we are widening our conversations to the whole Poplar neighbourhood.

### How to have your say

This phase of the consultation is focussed on the key principles of the new masterplan. In parallel we will be holding workshops with the Aberfeldy Residents' Steering Group (RSG) on issues that are of particular interest to them, such as the design of their new

homes and green spaces, as well as conversations with children and young people about the places which are important to them. We are committed to working with residents to deliver what they want for their area.

We will hold a second round of consultation in the new year, with the aim to submit a planning application in Spring 2021.

Aberfeldy residents can join the RSG at any time. Please Contact Fintan, from Poplar HARCA, on **07852 998909**. You can also contact Independent Tenant & Leaseholder Advisor, Mo Ali, on **07940 431503** or **mo.ali@talktalk.net** for advice and guidance.

To tell us your thoughts and ideas please visit our online consultation hub at **aberfeldynewmasterplan.commonplace.is** where there is more information about the proposals and an opportunity to register for updates and the latest news.

For those who would prefer to respond on paper, we have included a feedback form with this pack and a freepost reply envelope. You can also call or email the team with the details below. If you need translation, large print or other accessible formats please get in touch.

Social distancing rules unfortunately prevent us from holding in-person events at the moment, but you can still come to our 'meet the team' online events where you can ask any questions you have. Visit **aberfeldynewmasterplan.commonplace.is** to register.

FREEPHONE: **0800 999 1249**

EMAIL: **hello@aberfeldynewmasterplan.co.uk**

## TIMELINE

This timeline shows when we could deliver each of the next phases of the Aberfeldy New Masterplan, based on statutory timescales and processes. These timescales are not guaranteed and are subject to planning approval from Tower Hamlets Council.

Submission of outline planning application (including detail of Phase A)	Spring 2021
Planning approval of outline planning application (including detail of Phase A)	Spring 2022
Phase A	Start on site: Spring 2022
	Completion: Spring 2024
Phase B	Start on site: Early 2024
	Completion: Late 2026
Phase C	Start on site: 2027
	Completion: 2030
Phase D	Start on site: 2030
	Completion: 2032





## THE SITE

As most residents will be aware, the regeneration of Aberfeldy has been ongoing for some time. Phases 1, 2 and 3a of the original Aberfeldy Village masterplan, which received planning consent in 2012, have been completed and Phase 3b is currently on site. These are shown in pink. The New Masterplan includes the remaining phases and a larger area.

The site covers the Nairn Street Estate to the north of Aberfeldy, the Culloden Primary School site, Balmore Close, Millennium Green, Abbott Road, Blairgowrie Court, Braithwaite Park and Leven Road MUGA.

Other new developments are emerging close to the Aberfeldy neighbourhood. Collectively these new developments present an opportunity to work together to enhance the area, provide new open spaces and significantly improve connections for pedestrians and cyclists.

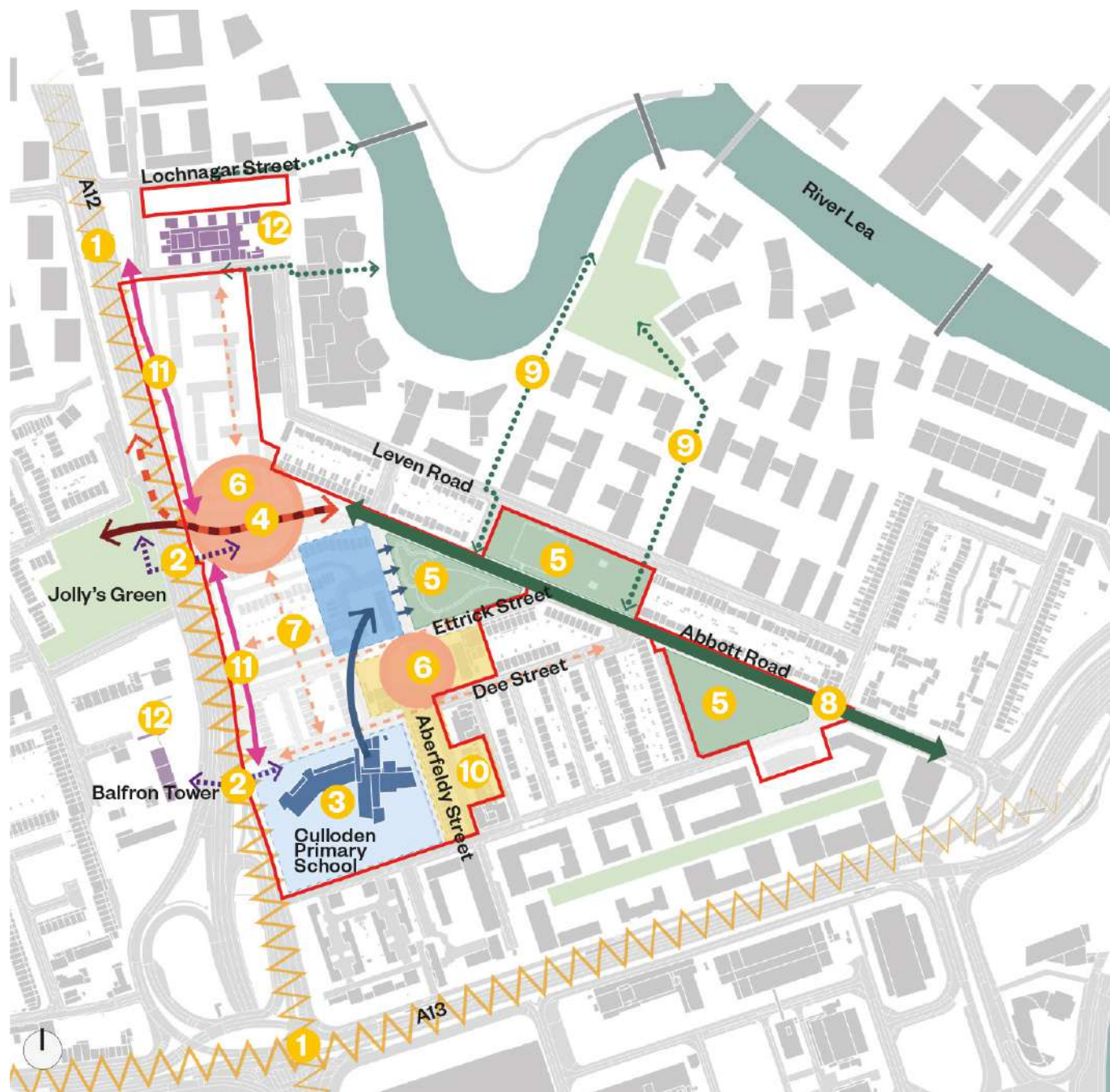
Due to its expanded scope, the Aberfeldy New Masterplan presents a unique opportunity to secure significantly improved benefits and facilities for the community, as well as increase the overall number of new homes delivered.

### Site history

Between the late 1800s and WWII, the site was home to dock workers, but after it was bombed extensively in the war it was redeveloped. The A12 and A13 were introduced in the 20th century which isolated Aberfeldy from the rest of the borough. The area has a notable connection with the rag trade. Poplar Works, which opened in 2019 is looking to reinvigorate this.

Issues with the quality of the housing led to conversations with residents about whether the option to regenerate, rather than refurbish or stay the same, would have better outcomes. An extensive listening campaign and major 'planning for real' exercise over the last year has informed this emerging new masterplan and is based on what local residents have told us they love about their area, and what they want to see improved.

# CHALLENGES AND OPPORTUNITIES



## Challenges and Opportunities

This diagram maps the challenges of the site and its immediate surroundings which are an important considerations in the design of the masterplan. The site also presents some notable opportunities for positive change, particularly how streets and green spaces can be made more attractive, safer and child friendly as well as how Aberfeldy connects with the wider neighbourhood.

- 1 The A12 and A13 are physical barriers to the site with noise and air pollution.
- 2 The pedestrian underpasses could be made more attractive and safer.
- 3 Potential for Culloden Primary School to be relocated adjacent to Millennium Green.
- 4 The vehicular underpass could be transformed into a new walking and cycling route across the A12.
- 5 Existing green spaces could be improved and mature trees retained.
- 6 New public spaces created for the community.
- 7 Safer streets with front doors that look on to the street, and car free routes where possible.
- 8 Transform Abbott Road into a pedestrian and cycle friendly healthy street.
- 9 Improve connections to Poplar Riverside and the River Lea.
- 10 Improve the retail spaces along Aberfeldy Street to create a new local centre.
- 11 Introduce a new creative hub along the A12, continuing Poplar Works.
- 12 Respect nearby heritage assets, including Balforn Tower and Bromley Hall School.

# OUR VISION

The Aberfeldy New Masterplan is a mixed-use redevelopment of the existing estate that will maintain the local vibrancy and community feeling, improve local infrastructure and facilities, and provide new homes for existing and future residents.

The aim is to enhance this central Poplar location and strengthen the local offering including a revitalised local centre with new retail, workspace, and faith facilities, and improved public realm focused on making it safer and easier to walk and cycle. The proposals will deliver up to 1,880 new homes and include social rent, shared ownership and private sale homes. Poplar HARCA tenants and resident leaseholders will be offered a new home on the estate.

Some of the key objectives of the project are:

- Improved infrastructure, including social facilities and transport options
- Making communities safer and more cohesive
- Building more high quality, affordable housing which meets the needs of residents
- Encourage and support local enterprise
- Reducing inequality, particularly health inequality, and enhancing wellbeing
- Improve the public realm and environment with cleaner streets better air quality and more green spaces
- Boost local employment
- Open up the town centre and new markets



## OUR GUIDING PRINCIPLES

### Proudly made of East London

A key part of our vision is to protect and enhance the local heritage of the site and encompass East London's architecture and public space.

### Creatively Made

We will create new local jobs that help the area grow by opening up new retail, studios and workspaces. There will be support and options for businesses who wish to stay in Aberfeldy.

### Live Well

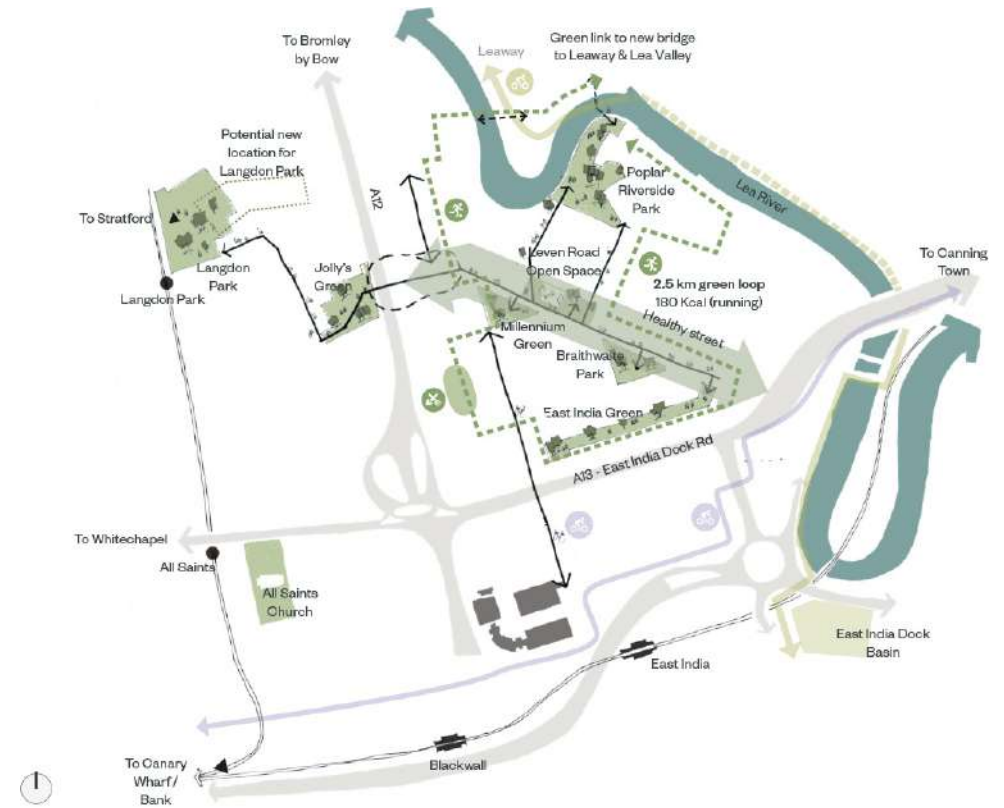
We want to create safer, healthier, better quality and more environmentally friendly spaces and neighbourhoods.

### Celebrating Community

We are also focusing on a destination that is inclusive and welcoming, a place to meet and celebrate cultural diversity.



## A greener, safer, more connected Aberfeldy



The proposed masterplan strives to encourage an active and healthy lifestyle built around connected green spaces, and safe, attractive walking and cycling routes.



# THE THREADS OF THE MASTERPLAN

To help connect Aberfeldy with its surroundings a series of threads, or key elements, have been incorporated into the design. They are:



## HEALTHY STREET

- Improve the character of Abbott Road, reducing traffic to create a pedestrian focussed street that links green spaces.
- The existing vehicular underpass across the A12 will be reimagined as a pedestrian connection with Jolly's Green.



## ENTERPRISE YARD

- Extending Poplar Works, which runs adjacent to the A12 by Nairn Street Estate.
- Introducing new light industrial activities and workspace to create a creative north-south route.
- Non-residential uses act as a buffer to the A12.

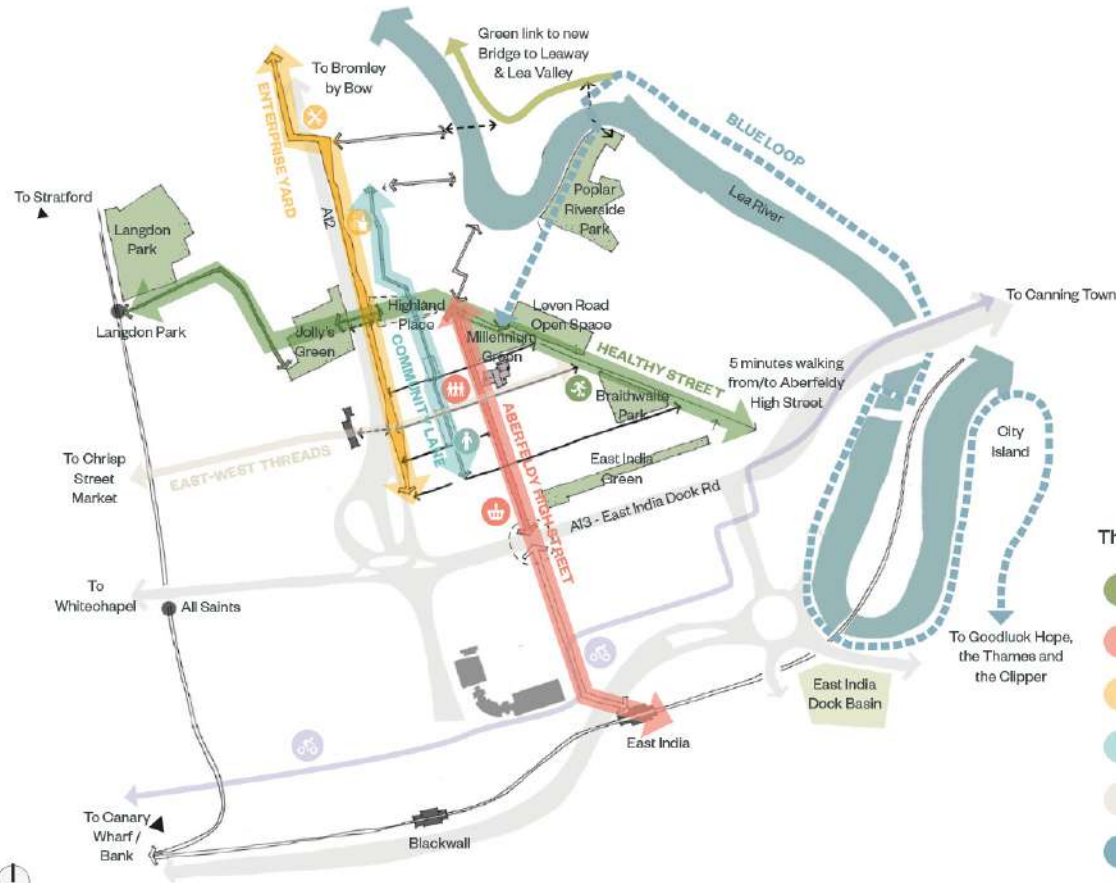


## COMMUNITY LANE

- A north-south connection running from Nairn Street Estate to Blair Street.
- This residential link will be pedestrian priority with doorstep play and front doors onto the street.

## ABERFELDY HIGH STREET

- A new local centre along Aberfeldy High Street with retail, faith and potentially education uses.
- Enhanced link between Nairn Street, The Republic to the south of the A13, and East India DLR, as well as Cycle Superhighway 3.



## THE BLUE LOOP

- Whilst the site is in close proximity to the River Lea, it is not easily accessible.
- New bridges across the River Lea and improved links within the neighbourhood will encourage local residents to use the river as a leisure route.
- The new masterplan improves connections and access to the blue loop.



## EAST-WEST LINKS

- The masterplan will improve the east-west links.
- The existing pedestrian underpass by Dee Street would be improved.
- A new link to Jolly's Green would be created from Highland Place by closing the vehicular route to traffic.



Scenario A



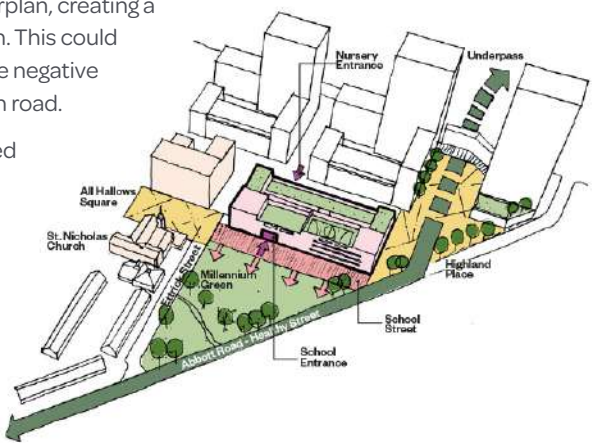
Scenario B

## THE EVOLVING MASTERPLAN

### Relocating Culloden Primary School

Poplar HARCA and Ecoworld have been in dialogue with the Paradigm Trust, who run Culloden Primary School regarding the opportunity of relocating the school away from its site adjacent to the A12 to the centre of the new masterplan, creating a strong connection to Millennium Green. This could provide brand new facilities without the negative air quality and noise impact of the main road.

The relocation of the school would need to go through an approval process and would therefore be in a later phase of the development. No decisions have been made and further detailed consultation would be required with parents, staff, pupils and the education authorities.



### The two scenarios

You will see two scenarios for the Aberfeldy New Masterplan, one with, and one without, the school relocation. The intention is to submit a planning application which retains the flexibility for both options to come forward in the future, subject to further scrutiny and approvals prior to any final decision to relocate Culloden Primary School

- **Scenario A**, without school relocation
- **Scenario B**, with school relocation: The plot facing Millennium Green could become the school, with new housing provided on its former site. This also allows Community Lane to connect with Blair Street and Phase 1-3 of Aberfeldy Village.

### Key

- 1 Aberfeldy High Street:** An enhanced local centre with additional shops, cafes and community facilities
- 2 Community Lane:** A quieter, pedestrian friendly street, with play facilities and front doors linking the whole estate north to south
- 3 Enterprise Yard:** Extending Poplar Works south along the A12 with light industrial workspace and a buffer to the A12
- 4 Highland Place:** A major new public space, with a landmark building and home to the residents' hub
- 5 All Hallows Square:** A flexible market square with multiple community uses facing onto it.
- 6 Culloden Green:** A special landscaped moment, where the route widens with a focus on play and larger family homes.
- 7 Ettrick Street**
- 8 Dee Street**
- 9 Relocated Culloden Primary School**

# SCALE AND MASSING

## Scale and massing

This summer we held a virtual Planning for Real exercise with Aberfeldy residents. A key insight from the responses was the preferred location for taller buildings was along the A12 corridor rather than toward the centre of the site or facing open spaces.

The heights we are proposing respond to the existing context, while seeking to achieve variety and interest. The tallest buildings are positioned adjacent to the A12, where overshadowing of the road and Enterprise Yard is less sensitive.

Our plans include a range of buildings including family townhouses of 2-3 storeys, and courtyard buildings predominantly between 5 and 9 storeys. The more intimate, pedestrian friendly Community Lane had lower heights than the High Street or Enterprise Yard.

Taller buildings along the A12 corridor would range in height between 14 and 28 storeys.

The tall buildings have been sensitively positioned so as to preserve and frame designated views of the listed Balfroon Tower.



## STREETS & SPACES

### Highland Place

New public realm is proposed at the heart of the new masterplan, which we have provisionally named 'Highland Place'. It would be created by closing the vehicular underpass and creating a new junction to the A12, removing the segregation of Nairn Street Estate and Aberfeldy West and dramatically improving east-west pedestrian and cycle routes.

### Abbott Road Healthy Street

Abbott Road will be re-designed to reduce traffic, narrowing the road to create a pedestrian-focussed street that links Langdon Park with Braithwaite Park and Millennium Green. This will help east-west connectivity and independent mobility for children. The 309 bus may need to be rerouted slightly to accommodate these changes, and we are in discussion with TfL about the feasibility of this.

### Aberfeldy High Street

As well as building new homes, EcoWorld and Poplar HARCA are developing public spaces and amenities in Poplar.

The intention of the work on Aberfeldy Street is to celebrate it as the heart of the neighbourhood and bring more activity to the high street. We are supporting businesses to provide a varied offer that reflects the needs of the diverse community, with a focus on supporting local, independent trade.

The Start Here programme, giving the high street a brand-new look and providing support to existing and new businesses, is an important starting point. It aims to build sustainable businesses that could move into Aberfeldy Street once it is redeveloped. The programme includes some affordable tenancies for local businesses and a one year rent free period for three new businesses, all of whom have close links to the area.

We will continue to develop Aberfeldy Street's retail and commercial strategy working closely with the local community.



(right) Concept sketch for the transformation of the underpass under the A12, linking Highland Place to Jolly's Green

# NEW HOMES

The primary aim of the Aberfeldy New Masterplan is to deliver modern, well-built new homes. We will be honouring the extensive commitments given to existing tenants and resident leaseholders within the estate.

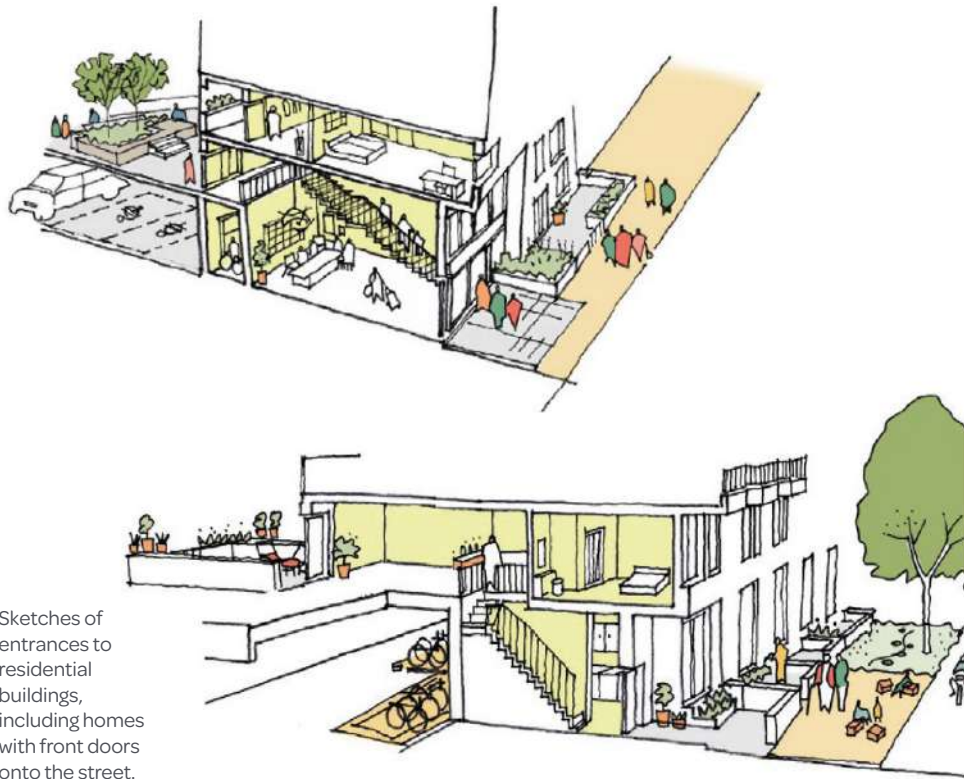
To fund the new homes, and wider improvements and enhanced facilities, there will of course need to be a significant increase in the number of homes.

In Scenario A, without the relocation of Culloden Primary School, we expect to deliver around 1,500 new homes. If the school is relocated as outlined in Scenario B, the number of homes increases up to 1,880.

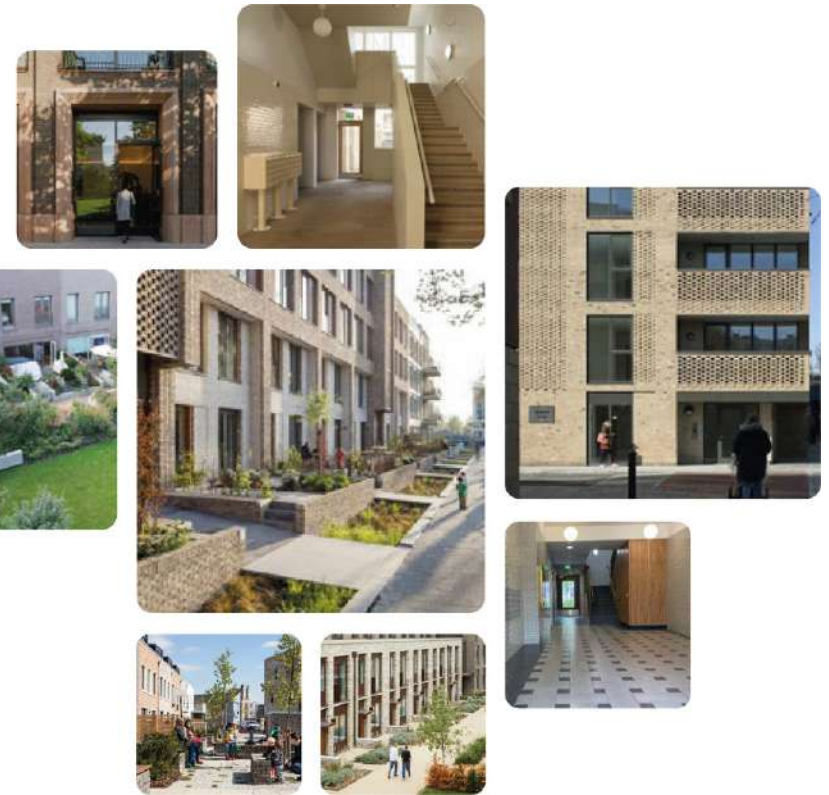
We will be replacing all homes on the estate with higher quality spaces that are up to 20 percent larger. There will be a range of types

and sizes including flats, maisonettes and houses, with a specific focus on providing larger homes for families which are currently overcrowded. For tenants, their rent and tenancy rights will remain the same, and options have been provided to suit all resident leaseholders so they can stay in the community.

For more information of the offer to Aberfeldy residents please visit the key documents section of our website or call the Independent Tenant & Leaseholder Advisor, Mo Ali, on **07940 431503** or **mo.ali@talktalk.net** for advice and guidance.



Sketches of entrances to residential buildings, including homes with front doors onto the street.



**Affordable Housing**

The amount of affordable housing overall will increase, and we want as many of the new homes provided to be affordable; either at social rent, affordable rent or shared ownership so local people have housing options. At a minimum we will reprovide the same number of social rent homes as are demolished.

While there will be some funding from the Mayor of London, most of the costs of the scheme will need to be paid for by the private sale of homes. As a general rule, fewer new homes will mean less affordable housing.

All homes will come equipped with smart meters and have double or triple-glazed windows, designed to be easily cleaned. They'll also have improved energy efficiency, with better thermal and noise insulation, and ventilation.

All the homes will meet or exceed current building standards on fire safety, security, sound insulation, thermal insulation, ventilation and accessibility.

New homes will be built in phases so residents that want to stay in Aberfeldy can move straight into their new home.

The Residents' Steering Group (RSG) is taking decisions at every stage and will be closely consulted on the design of their new homes.



Sketch of Community Lane, a safe, pedestrian friendly and playful landscape.



To tell us your thoughts and ideas please visit our online consultation hub at **[aberfeldynewmasterplan.commonplace.is](https://aberfeldynewmasterplan.commonplace.is)**

For those who would prefer to respond on paper, we have included a feedback form with this pack and a freepost reply envelope. Please respond by 10 December 2020.

Social distancing rules unfortunately prevent us from holding in-person events at the moment, but you can still come to our 'meet the team' online events on Tuesday 17 November at 6pm and Saturday 21 November at 12pm where you can ask any questions you have. Visit **[aberfeldynewmasterplan.commonplace.is](https://aberfeldynewmasterplan.commonplace.is)** to register.

**FREEPHONE: 0800 999 1249**

**EMAIL: [hello@aberfeldynewmasterplan.co.uk](mailto:hello@aberfeldynewmasterplan.co.uk)**

If you need translation, large print or other accessible formats please get in touch with us.

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**Appendix 2** – Public consultation questionnaire distributed as part of the first round of consultation (November/December 2020)

# HELP SHAPE THE ABERFELDY NEW MASTERPLAN



Poplar HARCA and Ecoworld are working in partnership with local residents on a new masterplan for the Aberfeldy neighbourhood in Poplar.

To tell us your thoughts and ideas please visit our online consultation hub at [aberfeldynewmasterplan.commonplace.is](http://aberfeldynewmasterplan.commonplace.is)

For those who would prefer to respond on paper, we have included this feedback form and a freepost reply envelope.

Please return it by 10 December 2020.

Your comment will be made public on the website. Please don't mention any personal details.

## THE SITE, CHALLENGES AND OPPORTUNITIES, AND OUR VISION

*This section refers to pages 4-9 of the consultation booklet.*

**In principle, how do you feel about the regeneration of Aberfeldy?** Mark the relevant face for how you feel



**Which of the following objectives do you see as a priority for the Aberfeldy New Masterplan?**

Please rank your choices, 1, 2, 3 etc. all the way to 8

- Improved infrastructure, including social facilities and transport options
- Making communities safer and more cohesive
- Building more high quality, affordable housing which meets the needs of residents
- Encourage and support local enterprise
- Reducing inequality, particularly health inequality, and enhancing wellbeing
- Improve the public realm and environment with cleaner streets better air quality and more green spaces
- Boost local employment
- Open up the town centre and new markets

## THE EMERGING MASTERPLAN

*This section refers to pages 10-13 of the consultation materials*

**How do you feel about the overall layout and mix of uses proposed for the Aberfeldy New Masterplan?**

Mark the relevant face for how you feel



**Are you supportive of including the potential to relocate Culloden Primary School away from the A12, adjacent to Millennium Green, as shown in Scenario B?**

- Strongly support  Support  Neither support nor oppose  Oppose  Strongly oppose

## SCALE AND MASSING

*This section refers to pages 14-15 of the consultation materials*

**In the context of maximising the delivery of affordable housing, how do you feel about the scale of the buildings we have proposed?** Mark the relevant face for how you feel



**Do you support our intention to place the taller buildings along the A12, in line with the feedback from our 'Planning for Real' exercise with Aberfeldy residents?**

- Strongly support  Support  Neither support nor oppose  Oppose  Strongly oppose

## STREETS AND SPACES

*This section refers to pages 16-17 of the consultation materials*

**How do you feel about our ideas for reducing traffic and designating Abbott Road as a healthy street linking green spaces?**

Mark the relevant face for how you feel



**Do you support the proposals to reroute traffic to a new junction in order to allow for the A12 vehicular underpass to be repurposed into a pedestrian and cycle east-west link between Aberfeldy and Jolly's Green, including the creation of new public realm at Highland Place?**

- Strongly support  Support  Neither support nor oppose  Oppose  Strongly oppose



# HELP SHAPE THE ABERFELDY NEW MASTERPLAN



We have set out some very initial ideas for the design of new public spaces, their uses, and landscaping improvements. What elements would you like to see us include? Please tick as many as you like, and add your own suggestions

- |  |  |
|--|--|
| <input type="checkbox"/> New trees and planting on pavements       | <input type="checkbox"/> Improved links across the A12         |
| <input type="checkbox"/> Semi-private shared gardens for residents | <input type="checkbox"/> Improvements to existing green spaces |
| <input type="checkbox"/> Traffic calming measures                  | <input type="checkbox"/> New retail space on Aberfeldy Street  |
| <input type="checkbox"/> Play spaces for children and young people | <input type="checkbox"/> Front doors opening onto the street   |
| <input type="checkbox"/> Benches and seating                       | <input type="checkbox"/> Pedestrianised 'play streets'         |
| <input type="checkbox"/> Squares and plazas for events and markets | <input type="checkbox"/> Workspace for small businesses        |
| <input type="checkbox"/> Growing space and allotments              | <input type="checkbox"/> Community and public art              |

## NEW HOMES

This section refers to pages 18-19 of the consultation materials

How do you feel about our plans to deliver up to 1,880 modern well-built new homes, including affordable housing for existing and future residents? Mark the relevant face for how you feel



Please note, the Residents' Steering Group (RSG) is taking decisions at every stage and will be closely consulted on the design on new homes.

Do you have any other comments or detail that would help us understand any of the choices or answers in this survey?

Social distancing rules unfortunately prevent us from holding in-person events at the moment, but you can still come to our 'meet the team' online events on Tuesday 17 November at 6pm and Saturday 21 November at 12pm where you can ask any questions you have.

Visit [aberfeldynewmasterplan.commonplace.is](https://aberfeldynewmasterplan.commonplace.is) to register.

## ABOUT YOU

Knowing a bit more about you will help us to better understand why you are contributing. This information is optional and can only be seen by the project team. It won't be public.

Email

What's your postcode?

What is your connection to Aberfeldy?

- I live nearby  I work nearby  I study nearby  Children at school nearby  
 I pass through  I represent a group or organisation

Are you a member of a local community group or organisation? If so, which one.

Were you a voter in the recent estate regeneration ballot for Aberfeldy West or Nairn Street?  Yes  No  I'm not sure

What is your age group?  13-18  19-29  30-44  45-59  60-74  75+

What is your gender?  Male  Female  Other  Prefer not to say

What is your first language?  English  Bengali  Other

The answers you provide to the questions below are considered 'special category' data and, like the questions above are optional. We keep this data separate and safe. Your answers are anonymised, which means it cannot be linked to your comment or email address.

What is your ethnicity?

- White British  White Other  Bangladeshi  Mixed / Multiple  
 Black / African / Caribbean / Black British  Other

If you need translation, large print or other accessible formats please get in touch.

**FREephone: 0800 999 1249 EMAIL: [hello@aberfeldynewmasterplan.co.uk](mailto:hello@aberfeldynewmasterplan.co.uk)**

Occasionally team members may respond to comments. If they respond to yours, would you like to be notified by an email sent through Commonplace?

- Yes please  No thanks

Team members post news and updates on this project. When they do, would you like to be notified by an email sent through Commonplace?

- Yes please  No thanks

Commonplace works with a lot of organisations to shape great places. If there is a new Commonplace in your area, would you like to receive an email to let you know?

- Yes please  No thanks

**Appendix 3** – Public consultation booklet distributed as part of the second round of consultation (Summer 2021)



# THE ABERFELDY NEW MASTERPLAN

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## HAVE YOUR SAY

Poplar HARCA and EcoWorld London have been working in partnership with residents on a new masterplan for the Aberfeldy neighbourhood.

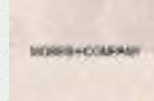
This booklet provides an overview of the latest masterplan proposals and details on how you can get involved and have your say.

[aberfeldy.commonplace.is](http://aberfeldy.commonplace.is)

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## CONTENTS

<b>Consulting With The Community</b>	<b>4</b>
<b>You Said, We Will</b>	<b>5</b>
<b>The Masterplan</b>	<b>6</b>
<b>New Homes</b>	<b>8</b>
<b>Connecting Aberfeldy</b>	<b>10</b>
<b>Connecting Aberfeldy – Highland Place &amp; Jolly’s Green</b>	<b>11</b>
<b>Improved Parks</b>	<b>14</b>
<b>Phase A – Aberfeldy Street</b>	<b>16</b>
<b>Public Consultaton – July To September 2021</b>	<b>18</b>
<b>How To Have Your Say</b>	<b>20</b>

**Poplar HARCA and EcoWorld London are bringing forward a new masterplan for the Aberfeldy neighbourhood and are preparing to submit a planning application later this year.**

This masterplan is the result of years of discussions with the community and the aspirations and ambitions of residents has helped to shape the masterplan proposals. Thank you to everyone who has been involved.

The masterplan has been designed to fulfil commitments offered to residents in the estate ballot in 2020.

**93.1%** of residents voted in favour of regeneration, with **91.1%** participating in the ballot.

93.1%  
IN FAVOUR

91.1%  
TURNOUT

We intend to submit a planning application, seeking detailed permission for Phase A and outline permission for the rest of the masterplan site this autumn. Phase A includes Aberfeldy Street and Blairgowrie House.

We hope to secure planning permission for the hybrid application in Spring 2022 so that we can start on site in Autumn 2022.

### Indicative Masterplan timetable

The masterplan will be delivered in four phases, with the completion of Phase A targeted for 2024 and the following phases delivered between 2026 and 2032.

-  **Public Consultation**  
July-September 2021
-  **Hybrid planning application Submitted**  
Late 2021
-  **Determination of hybrid planning application**  
Summer 2022
-  **Phase A start on site**  
Autumn 2022
-  **Phase A completion**  
Summer 2024
-  **Phase B start on site:**  
early 2024
-  **Phase B completion**  
Late 2026
-  **Phase C start on site**  
2027
-  **Phase C completion**  
2030
-  **Phase D start on site**  
2030
-  **Phase D completion**  
2032

### Aberfeldy Village

The Aberfeldy Village regeneration that began in 2012 is nearing completion. The initial phases have been completed and the last phase is targeted for completion next summer. In total, over 900 new homes across a range of sizes and tenures will have been provided alongside East India Green, a new linear landscaped park that runs through the heart of the new community.

The final phase will deliver 233 homes and create an extension to Aberfeldy Street offering modern health, community and faith facilities and a new public square.



View of built out phases of Aberfeldy Village

# CONSULTING WITH THE COMMUNITY






## Residents Steering Group (RSG)

Regular workshops have been held since 2020 with residents through the RSG. The design team have listened to residents' input and incorporated their feedback into the masterplan. RSG meetings will continue throughout the regeneration process.

## Engagement with school pupils

Over 100 pupils from Culloden Primary School and Langdon Park Secondary School have taken part in a pioneering co-design exercise with the design team to help shape a child-friendly vision for Aberfeldy.

## The pupils prepared a manifesto setting out their 5 aspirations:

-  I want to live in a friendly place
-  I want to live in a place where I'm free and safe to do what I like
-  I want it to be a place for all ages
-  I want to live in a green, eco-friendly environment
-  I want to be able to get around freely



Youth engagement session and awards event at Langdon Park School – June 2021



London Festival of Architecture event hosted by The People Speak

## Consultation Timeline

-  June - August 2019  
**Listening exercises with residents to discuss regeneration priorities**
-  June - July 2020  
**'Planning for Real' consultation with residents**
-  Sep - Oct 2020  
**93% Residents support masterplan in estate ballot**
-  Nov - Dec 2020  
**1st public consultation**
-  Dec 2020  
**Ongoing Residents' Steering Group (RSG) formed. Regular meetings ongoing**
-  Dec 2020  
**RSG workshop on new homes**
-  Jan 2021  
**RSG workshop on open spaces**
-  Feb 2021  
**RSG workshop on streets and transport**
-  Mar 2021  
**RSG workshop on community, leisure and retail**
-  Apr 2021  
**Site walkabout with RSG on Phase A proposals**
-  June 2021  
**Outreach door-knock exercise with residents across Poplar**
-  July - Sep 2021  
**2nd public consultation**

# YOU SAID, WE WILL

We have listened carefully to what the community has told us over the past two years, and your views have helped to shape the masterplan proposals.

You said	We will
Keep the community together	We have promised every resident who lives in the masterplan area the option to remain in Aberfeldy in a like-for-like home
We want modern new homes that are affordable, secure, spacious, light and well built	Deliver high-quality new homes that meet or exceed space standards with generous amenity spaces
We want a variety of different housing types with taller buildings on the A12 boundary	Deliver a range of different homes, including apartments, maisonettes and houses. Tall apartment buildings sensitively located on the A12 boundary
We want improved safety for all residents at the heart of the design of new streets, homes, green and play spaces to	Deliver a child-friendly environment, with better connected, safer, greener streets, parks and public spaces
We want safer, better routes across the A12, particularly at the Abbott Road underpass	Radically transform the Abbott Road underpass into Highland Place, creating a new east-west walking and cycling connection
We want new shops, cafes, safe green spaces to create a better place to live	Deliver shops and community facilities as well as new alongside new and enhanced streets and green space
Parking for all existing resident permit holders	Honour our commitment to residents, ensuring everyone with a parking permit today will continue to do so
We want the RSG to have a proper voice as the regeneration plans come forward	Ensure the RSG take decisions with Poplar HARCA at every stage and remain crucial to the future Aberfeldy New Masterplan





# THE MASTERPLAN

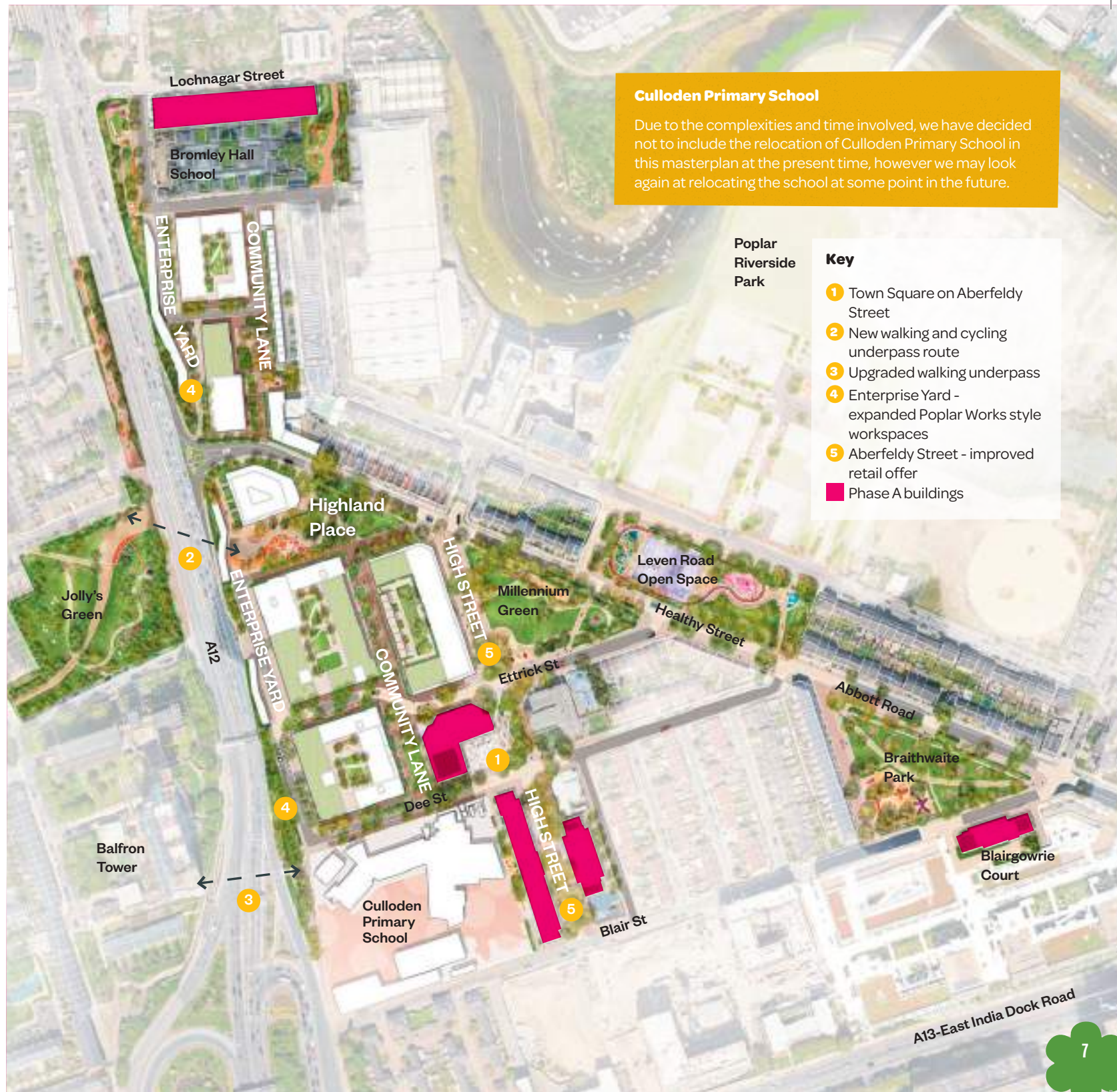
Our goal is to bring improvements to Aberfeldy that strengthens what the area offers to residents. The masterplan will create a new local centre on Aberfeldy Street, with shops, workspaces, a community centre and mosque.

Streets, parks, and public spaces will be enhanced to make them safer and more attractive places, and new public squares and green spaces will be created.

Healthy streets will be created to reduce air pollution and make it safer and easier for residents to walk and cycle. The Abbott Road underpass will be transformed into a new green public space creating an attractive new walking and cycling route under the A12 to Jolly's Green. New routes east-west and north-south will be created to better connect Aberfeldy to Poplar and Newham.

## Masterplan Goals

- 🌸 Fulfil commitments to residents in the September 2020 Landlord offer
- 🌸 Deliver up to 1,600 new high-quality homes, and increase the number of affordable homes in Aberfeldy
- 🌸 Significantly improve local roads and underpasses to create safer, healthy street and improve connections to Poplar and Newham
- 🌸 Create a child-friendly neighbourhood with attractive new public spaces and enhanced parks where everyone feels welcome
- 🌸 Deliver new walking and cycling routes to improve local links, encourage active travel and improve air quality
- 🌸 Provide new workspaces, commercial and retail space to encourage and support local business and employment
- 🌸 Renew Aberfeldy Street with new shops and community facilities to make it a new vibrant centre for the community



**Culloden Primary School**

Due to the complexities and time involved, we have decided not to include the relocation of Culloden Primary School in this masterplan at the present time, however we may look again at relocating the school at some point in the future.

Poplar  
Riverside  
Park

### Key

- 1 Town Square on Aberfeldy Street
- 2 New walking and cycling underpass route
- 3 Upgraded walking underpass
- 4 Enterprise Yard - expanded Poplar Works style workspaces
- 5 Aberfeldy Street - improved retail offer
- Phase A buildings

## NEW HOMES

**We've promised every resident who lives in this area, previously known as Aberfeldy West, will be given the option to remain in Aberfeldy, and at a minimum offered a like-for-like home.**

The Aberfeldy New Masterplan will deliver around 1,600 high-quality new homes of all types and tenures to meet the needs of existing and future residents.

There will be a range of types and sizes including flats, maisonettes and houses, and larger homes for families currently living in overcrowded homes.

Tenancy rights and rent levels for all existing tenants will remain the same, and options are available to leaseholders so they can stay in Aberfeldy at no financial cost.

### Affordable housing

Phase A will deliver high-quality new homes in a range of sizes, types and tenures on Aberfeldy Street, at Blairgowrie Court and on Lochnagar Street. This includes 99 new affordable homes, replacing and increasing the total number of social rent homes available in this phase.

Across the whole masterplan we will deliver a minimum of 35% affordable homes, and we have ambitions to go beyond that. We will continue to work with Tower Hamlets and the Greater London Authority to explore ways to achieve this aspiration.



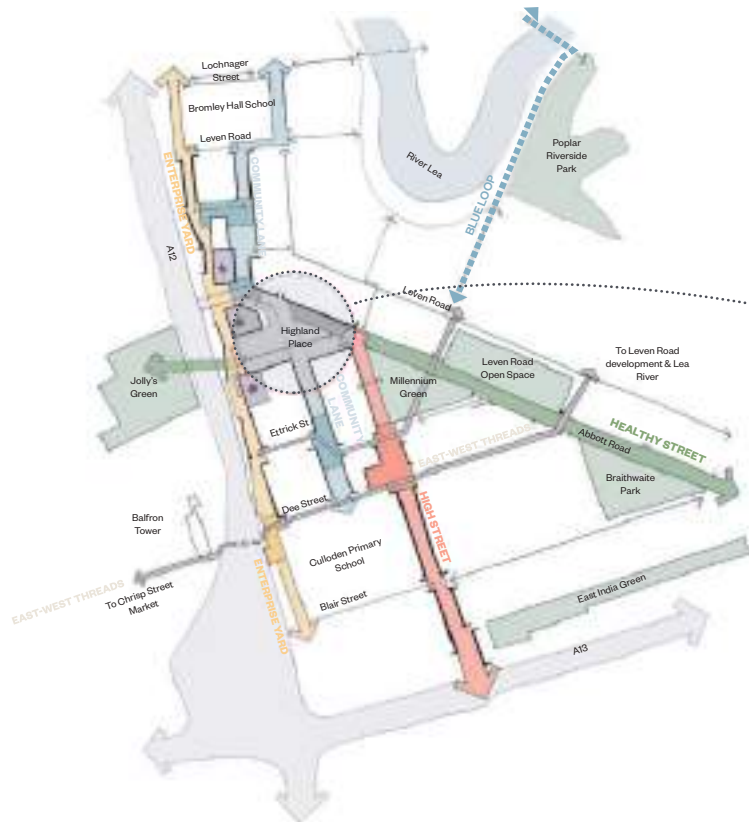
Illustrative view of the new affordable homes along Community Lane



Indicative precedent images showing what the internal spaces of new homes in Aberfeldy could look like.

## CONNECTING ABERFELDY

The Aberfeldy new masterplan seeks to create new connections. New lanes, yards and pathways will be opened and existing roads improved to create safer, greener, more attractive routes for walking and cycling. New pathways across the A12 and A13 will create better, safer connections linking Aberfeldy to Poplar and Newham.








## CONNECTING ABERFELDY – HIGHLAND PLACE & JOLLY'S GREEN

At the heart of the plans to improve connectivity across Poplar are the proposals to transform the existing Abbott Road underpass into Highland Place.

Highland Place will be a new active public green space with shops and workspaces to create a safe and attractive new walking and cycle link from Aberfeldy to Jolly's Green and Chrisp Street.

A new vehicular access route from the A12 onto Abbott Road will be built to the north of the existing underpass to maintain access for car users.



-  **HEALTHY STREETS** – Redesigning Abbott Road to reduce traffic and air pollution and making it safer for walking and cycling.
-  **ENTERPRISE YARD** – New route that will extend Poplar Works and the character of these workspaces south alongside the A12 and the new underpass..
-  **COMMUNITY LANE** – New north-south residential car-free lane lined with new homes that include doorstep play for children.
-  **ABERFELDY STREET** – New shops, community, faith and education facilities and new public squares to create a new local centre.
-  **BRIDGES - BLUE LOOP** – New routes will connect to planned Poplar Riverside Park and new bridges over the River Lea to Stratford and Newham.



Computer generated image of the proposed new walking and cycling underpass at Highland Place, as viewed from Jolly's Green.

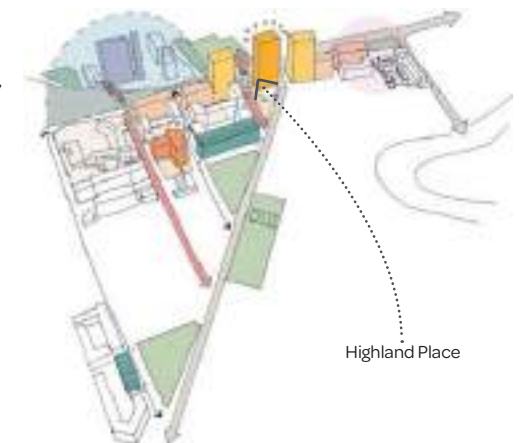
## CONNECTING ABERFELDY – HIGHLAND PLACE & JOLLY'S GREEN

Highland Place will connect Jolly's Green with Millennium Green, Leven Road Open Space and Braithwaite Park, creating a new "green corridor" that will be a safe, attractive walking and cycling pathway that connects this part of East London together.



The proposed building arrangement has been developed to respond to the feedback from Tower Hamlets Council and Aberfeldy residents, and includes three taller buildings near the A12 marking the position of Highland Place.

The scale and form of the masterplan has emerged as a direct response to the changes happening across east London, and to meet the aspiration of the Council and residents in delivering the wider masterplan goals, including new high quality homes, new and enhanced parks and public spaces and new strategic access routes that will improve connections across Poplar.



## IMPROVED PARKS

Working with Tower Hamlets and Aberfeldy Big Local, the masterplan will enhance local parks and create new public green spaces linked together by walking and cycling pathways, making child-friendly connections that will encourage independent and active play across the neighbourhood.

Park improvements will include:

- 🌸 New high-quality planting and landscaping
- 🌸 New play areas and sports facilities
- 🌸 New pathways, tables, benches and seating

### Millennium Green

New landscaping will improve the relationship between Millennium Green and Abbott Road, and new paths, seating and play areas will create a space people of all ages will enjoy, whilst retaining its village green feel.



Computer generated image of the proposed improvements to Millennium Green.

### Leven Road Open Space

Redesigned to provide more adventurous sports and activities spaces, including improved multi-use games areas for ball sports, a running track, outdoor gym equipment and places for free, active play and climbing.



Computer generated image of the proposed improvements to Leven Road Open Space.

### Braithwaite Park

New gates and pathways will open access onto Benledi Road and Blair Streets and a new enclosed play area will be provided away from Abbott Road, with equipment suitable for children of all ages.



Computer generated image of proposed improvements to Braithwaite Park.

## PHASE A – ABERFELDY STREET

Phase A will deliver high-quality new homes in a range of sizes, types and tenures on Aberfeldy Street, at Blairgowrie Court and on Lochnagar Street. This includes 99 new affordable homes, that replaces and increase the total number of social rent homes available in this phase.

At the heart of Phase A are the proposals for Aberfeldy Street. The designs of new homes, shops and workspaces have been inspired by the existing character, colour and textures on Aberfeldy Street in the design of new homes, shops and workspaces to create a modern, improved high street offer for residents.

The proposals will introduce a variety of new shops, cafes and workshops designed for local and independent businesses.



Computer generated image showing the proposed new shop fronts and residents entrances' on Aberfeldy Street.

### Town Square

Where Aberfeldy Street meets Dee Street, a new town square will be created next to Saint Nicholas Church. The square has been designed to be a colourful, welcoming civic space that celebrates Aberfeldy and to be a perfect venue for festivals, community events and markets.



CGI looking towards the proposed Town Square on the corner of Aberfeldy Street and Dee Street



Computer generated image looking north from Blair Street along the proposed new Aberfeldy Street towards Dee Street.

# YOUR FUTURE ABERFELDY

43

## PUBLIC CONSULTATION – JULY TO SEPTEMBER 2021

### Meet The Team

This is your opportunity to tell us what you think of the masterplan. We are running a programme of consultation activities throughout the summer where you will have the chance to meet and discuss the masterplan with the design team. We look forward to hearing your thoughts on the plans.

### Aberfeldy Street Consultation Hub – open July – September

The public consultation will be on display in the newly refurbished Poplar HARCA shop on Aberfeldy Street throughout July and August, on Mondays August (8am-6pm) and Wednesdays (12pm-8pm). Drop in to review the plans, leave suggestions, meet the project team and give us your feedback.

### Drop-in surgeries

We will hold drop-in sessions with the design team at the shop to discuss different aspects of the masterplan. Dates for these sessions will be displayed outside the consultation shop.

### Walking tours

From the consultation shop, we will also be able to provide walking tours for any residents that would like to understand the masterplan in more detail.

### Webinar events

We will host meetings and webinars online to discuss the plans. More details will be found on the Aberfeldy Street Shop and the website.

### LB Tower Hamlets Community Forum event

The Aberfeldy project team are working with Tower Hamlets Council to arrange a Community Forum event that will be chaired and facilitated by the Council.

The meeting will be an opportunity to ask questions of the project team following a presentation of the plans.

More details about this event and how to participate will be provided to residents in due course, including in the shop and on the consultation website: [aberfeldynewmasterplan.commonplace.is](http://aberfeldynewmasterplan.commonplace.is).

### Public consultation event – Saturday 4th September 2021

Towards the end of the consultation period, we will be holding an event at a local venue (venue still yet to be confirmed), where we will be displaying the most up to date plans. Details of this event will be displayed at the Consultation Hub on Aberfeldy Street.

### Join the Residents' Steering Group (RSG)

The RSG is formed of Aberfeldy residents who influence decisions at every stage of potential regeneration, including the procurement of contractors and timelines for the work.

If you live in Aberfeldy, you can join the RSG at any time. Contact Fintan, from Poplar HARCA, on **07852 998 909**. Please feel free to also WhatsApp any feedback regarding the plans to Fintan using this number.

Residents can also contact Independent Tenant & Leaseholder Advisor, Mo Ali, on **07940 431503** or [mo.ali@talktalk.net](mailto:mo.ali@talktalk.net) for advice and guidance.



Computer generated image of the proposed new public square on Aberfeldy Street.

## HOW TO HAVE YOUR SAY

To find news and information and to have your say online visit:  
**[aberfeldynewmasterplan.commonplace.is](http://aberfeldynewmasterplan.commonplace.is)**.

A feedback form with a freepost reply envelope are included in this pack. Please post your responses by Saturday 11th September.

### **Any questions?**

- 🌸 FREEPHONE: **0800 999 1249** (Monday – Friday, 9am – 6pm)
- 🌸 Email your questions to: **[hello@aberfeldynewmasterplan.co.uk](mailto:hello@aberfeldynewmasterplan.co.uk)**
- 🌸 Drop by the Your Future Aberfeldy Shop at 43 Aberfeldy Street on Monday and Wednesday throughout the summer, where our team will be happy to answer any questions you may have.

If you need translation, large print or other accessible formats please get in touch with us.

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LONDON



# HELP SHAPE THE ABERFELDY NEW MASTERPLAN



Poplar HARCA and EcoWorld London are working in partnership with residents on the Aberfeldy new masterplan.

Have your say online at [aberfeldynewmasterplan.commonplace.is](http://aberfeldynewmasterplan.commonplace.is)

If you prefer, you can provide your feedback on this feedback form. Please return using the freepost envelope by 11 September 2021.

Your comment will be made public on the consultation website. Please don't mention any personal details.

## NEW HOMES (SEE PAGES 8-9)

Do you support our plans to deliver up to 1,600 new homes, including affordable housing for existing and future residents?

Strongly support  Support  Neither support nor oppose  Oppose  Strongly oppose

Please explain the reason for your answer:

## CONNECTING ABERFELDY (SEE PAGES 10-13)

Do you support our plans to create a new walking and cycling connection between Aberfeldy and Jolly's Green?

Strongly support  Support  Neither support nor oppose  Oppose  Strongly oppose

Please explain the reason for your answer:

## IMPROVED PARKS (SEE PAGES 14-15)

How do you feel about the proposals, being prepared with Tower Hamlets and Aberfeldy Big Local, to enhance local parks and create new green spaces?

Strongly support  Support  Neither support nor oppose  Oppose  Strongly oppose

Please explain the reason for your answer:

## THE EMERGING MASTERPLAN (SEE PAGES 6 TO 13 FOR DETAILS)

How do you feel about the overall layout, scale of the buildings and mix of uses proposed in the Aberfeldy New Masterplan?

Strongly support  Support  Neither support nor oppose  Oppose  Strongly oppose

Please explain the reason for your answer:

## PHASE A - ABERFELDY STREET (SEE PAGES 16-17)

Do you support the proposals for the redevelopment of Aberfeldy Street to provide homes, shops, community spaces and a new public square?

Strongly support  Support  Neither support nor oppose  Oppose  Strongly oppose

Please explain the reason for your answer:

## THE MASTERPLAN (SEE PAGES 6-17)

Based on the information you have seen, what are your thoughts on the latest Aberfeldy New Masterplan?

Strongly support  Support  Neither support nor oppose  Oppose  Strongly oppose

Please provide us with any other comments you may have at this stage:



# HELP SHAPE THE ABERFELDY NEW MASTERPLAN



## ABOUT YOU

Knowing a bit more about you will help us to better understand why you are contributing. This information is **optional** and can only be seen by the project team. **It won't be public.**

### Email

**Occasionally team members may respond to comments. If they respond to yours, would you like to be notified by an email sent through Commonplace?**

Yes please  No thanks

**Team members post news and updates on this project. When they do, would you like to be notified by an email sent through Commonplace?**

Yes please  No thanks

**Commonplace works with a lot of organisations to shape great places. If there is a new Commonplace in your area, would you like to receive an email to let you know?**

Yes please  No thanks

### What's your postcode?

**What is your connection to Aberfeldy?**

I live nearby  I work nearby  I study nearby  Children at school nearby  
 I pass through  I represent a group or organisation

**Are you a member of a local community group or organisation? If so, which one.**

**Were you a voter in the recent estate regeneration ballot for Aberfeldy West or Nairn Street?**

Yes  No  I'm not sure

**What is your age group?**

13-18  19-29  30-44  45-59  60-74  75+

**What is your gender?**

Male  Female  Other  Prefer not to say

**What is your first language?**

English  Bengali  Somali  Other

The answers you provide to the questions below are considered 'special category' data and, like the questions above are **optional**. We keep this data separate and safe. Your answers are anonymised, which means it cannot be linked to your comment or email address.

**What is your ethnicity?**

White British  White Other  Bangladeshi  Mixed / Multiple  Black / African / Caribbean / Black British  Other

**If you need translation, large print or other accessible formats please get in touch.**

**FREEPHONE: 0800 999 1249**

**EMAIL: [hello@aberfeldynewmasterplan.co.uk](mailto:hello@aberfeldynewmasterplan.co.uk)**

Your comment will be made public, including online at <https://aberfeldynewmasterplan.commonplace.is>. Please don't mention any personal details. By commenting you agree to Commonplace's terms of use, which you can find at <https://www.commonplace.is/terms>

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