

Open space and public space

Revised open space strategy

The revised open space strategy provides the following additional benefits:

- New linear open space, Nairn Park, providing play, growing areas and wildflower meadow, connecting Lochnagar Street (Phase A), Nairn Square and the wider masterplan to the south.
- All communities within the masterplan are connected with a corridor of linked green spaces.
- Creates a significant new 'green' arrival space at the northern end of Community Lane.
- Builds on the masterplan strategy of creating links between new and existing green spaces, to create safe pedestrian routes for children and young people.



Fig.10 Diagram illustrating open space strategy for Phase B and connections to other Phases

Open space and public space

Location and network of spaces

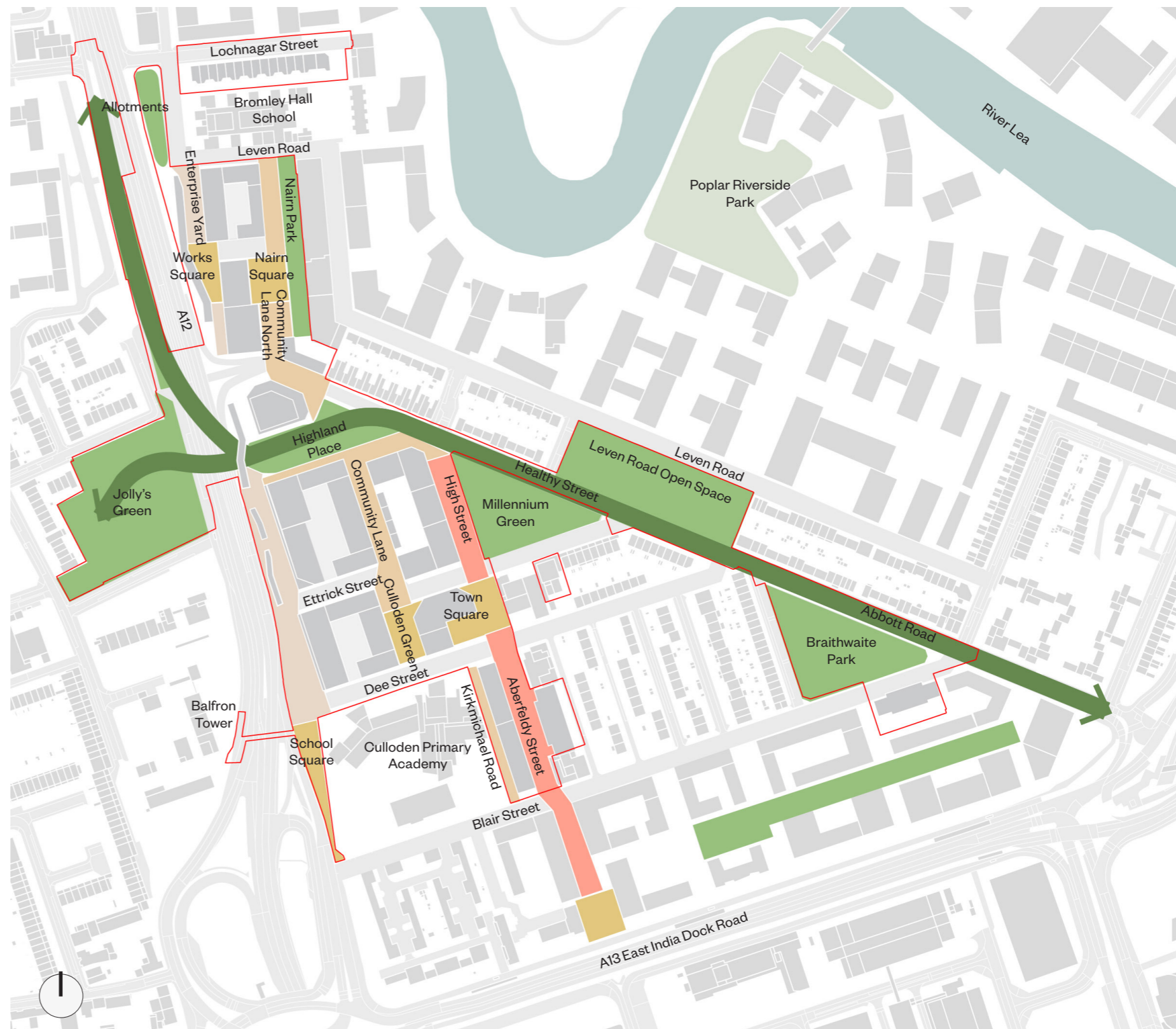
The adjacent diagram shows the relationship of the spaces discussed on the previous page, including the green spaces and squares or hard surfaced space. It also highlights the location of key routes: Enterprise Yard, the High Street and the pedestrian and cycle priority Community Lane.


Nairn Square

Nairn Square is located along Community Lane North. It is a local square that provides a variety of different areas for social opportunities, and for families and neighbours to gather and play.

Nairn Park

Nairn Park is a new space at the gateway of Community Lane North, offering a wildflower meadow, doorstep play and spaces to grow food close to the home.



 Further information and detailed design about the open spaces is provided in **Chapter 7: Public Realm of the Design and Access Statement: The Masterplan**

Reference should also be made to **Chapter 4 of the Design Code and Parameter Plan 3663 - LB - ZZ - 00 - DR - A - 000024: Principal Public Realm Areas.**








-  Site boundary
-  Enterprise Yard
-  Pedestrian/ cycle priority
-  Squares/hard surfaces
-  High Street
-  Green spaces
-  Healthy Street

Fig.11 Diagram illustrating the open spaces across the illustrative masterplan

Open space

Illustrative proposal

By stitching the existing green spaces together and creating a series of additional open spaces of varying sizes, a connected green network opens up and enhances previously poorly connected space.

In this way, the illustrative masterplan produces a critical mass of green space that addresses the existing deficiency.

- Site boundary
- London Borough of Tower Hamlets boundary
- Water space
- Publicly accessible open space
- 5 min walking distance (400m) to publicly accessible open space
- Area of open space deficiency

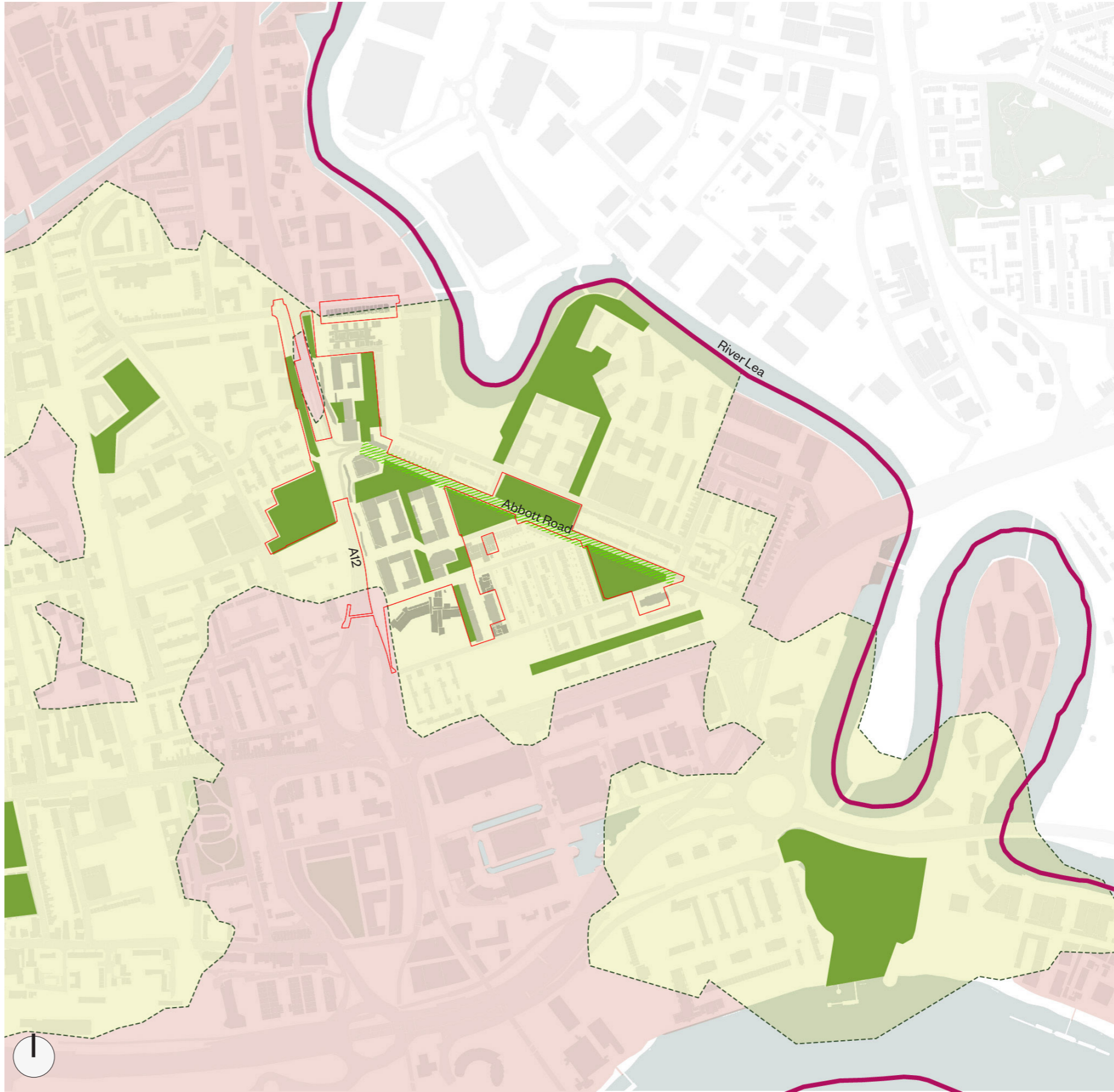


Fig.12 Open space illustrative proposal diagram

Proposed illustrative play and open space provision

Proposed illustrative provision overview

Open space:

Typology	Scheme Requirement (sqm)	Proposed Illustrative Scheme Provision (up to sqm)
Proposed Illustrative Open Space	n/a	3,573
Existing Greenspace Proposed Illustrative Open Space		5,984
TOTAL	n/a	up to 9,557

Play space:

Play Typology	Scheme Requirement (sqm)	Proposed Illustrative Scheme Provision (up to sqm)
Proposed Illustrative Dedicated Play (All ages)	n/a	2,937
Proposed Illustrative Playable Landscape (All ages)		4,663
SUB-TOTAL (inc. dedicated play, playable landscape, exc. existing greenspace)	7,241	up to 7,600
Existing Greenspace Proposed Illustrative Dedicated Play	n/a	(4,075)
Existing Dedicated Play		(-1,553)
Existing Greenspace difference of Proposed - Existing (All Ages)		2,522
SUB-TOTAL (including all dedicated play, excluding playable landscape)	n/a	up to 5,459
TOTAL (including dedicated play, playable landscape and existing greenspace)	7,241	up to 10,122

The London Borough of Tower Hamlets Play Space Child Yield Calculator has been used to demonstrate both Scheme Requirement and Scheme Provision (sqm).

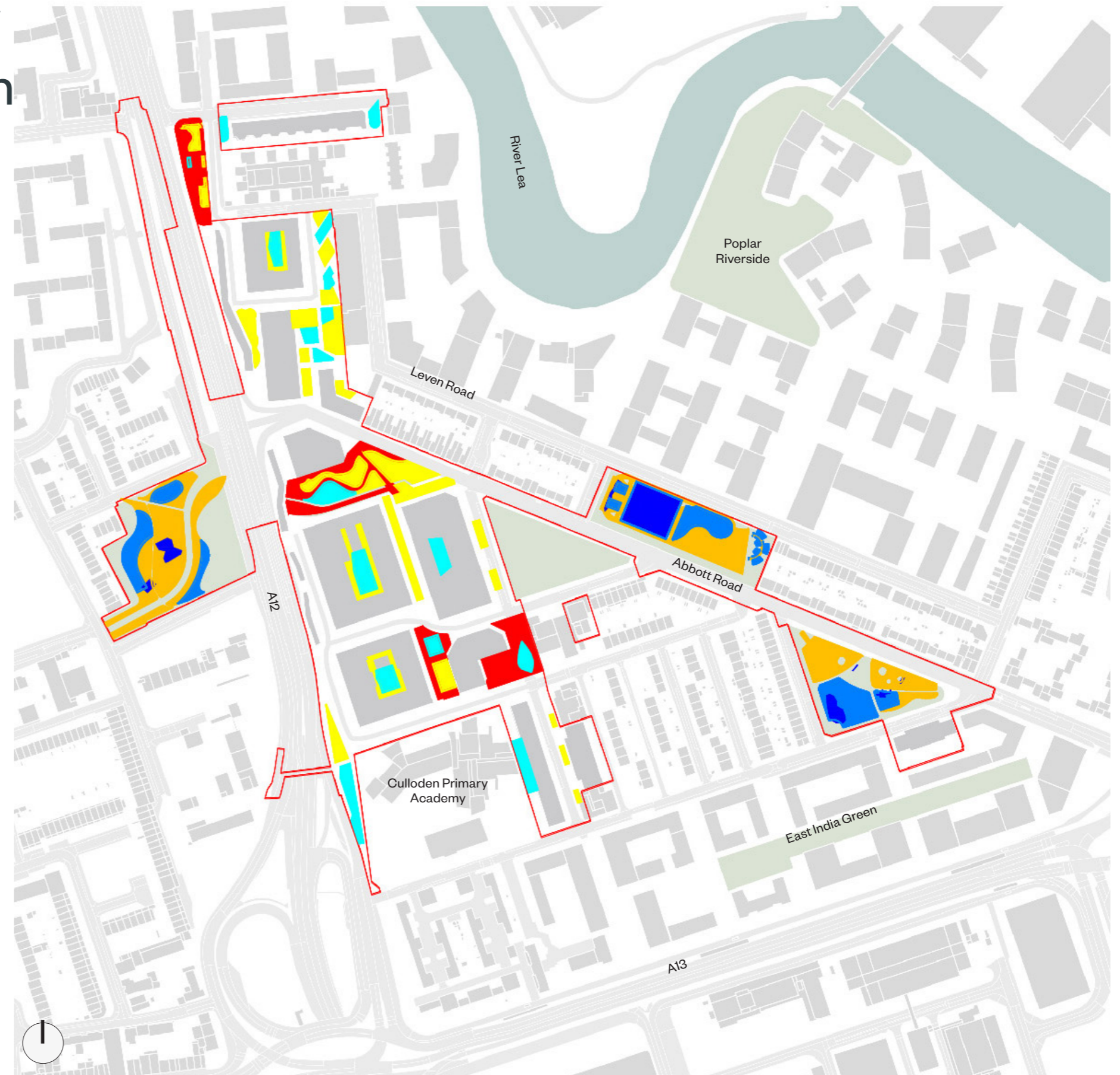


Fig.13 Proposed illustrative play and open space diagram - Overview

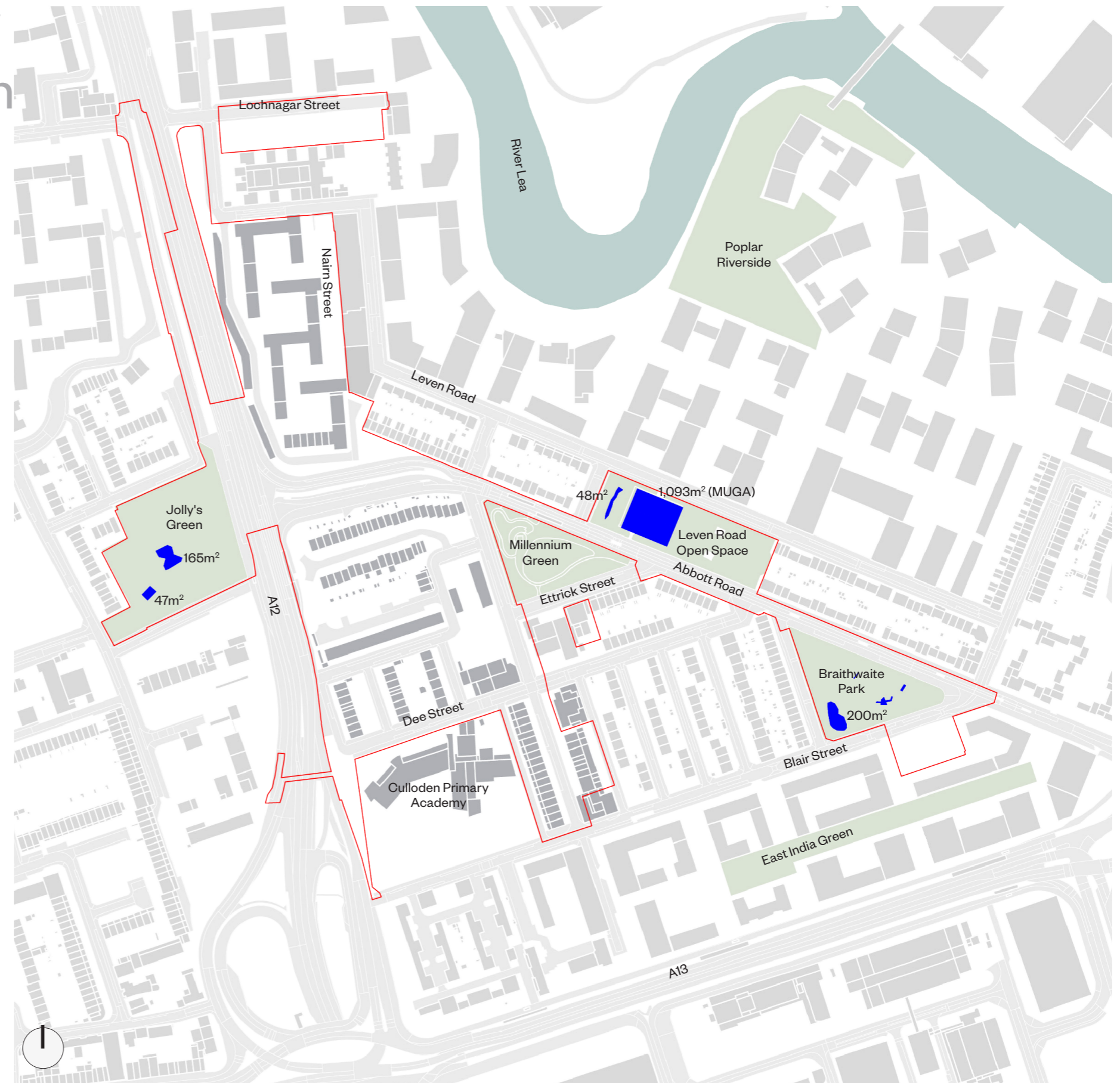
— Site boundary

Proposed illustrative play and open space provision

Existing dedicated play in existing greenspaces

The three existing green spaces of Braithwaite Park, Leven Road Open Space, and Jolly's Green are all included within the red line boundary of this hybrid planning application.

It is acknowledged that the three existing green spaces already provide 1,553m² of dedicated play, in the form of the MUGA (1,093m²) at Leven Road Open Space, as well as play equipment and gym equipment.



Typology	Area (sqm)
Existing dedicated play (all ages)	1,553

Fig.14 Existing dedicated play diagram - Existing greenspaces

— Site boundary

Proposed illustrative play and open space provision

Illustrative dedicated play in existing greenspaces

As part of the wider masterplan, it is proposed to substantially upgrade the facilities within the existing greenspaces of Braithwaite Park, Leven Road Open Space and Jolly's Green. This has been developed in line with community consultation for the aforementioned two parks. It is proposed that community consultation is also undertaken for Jolly's Green to further develop the concept design beyond the Outline Proposals.

The masterplan proposal for the existing greenspaces includes new general arrangements to enhance the connectivity of the wider area and improve the access and usability of each park, as well as substantial investment in new dedicated play. This includes both play equipment and gym equipment for a range of ages and abilities, as well as re-surfacing of the existing MUGA at Leven Road Open Space (1,093m²).

As shown in the diagram on the right, the proposed illustrative dedicated play for the Existing Greenspace proposes a total new area of 4,075m². On balance, this represents an additional 2,522m² of proposed illustrative dedicated play across Braithwaite Park (920m²) and Leven Road Open Space (788m²) and Jolly's Green (814m²).

It is acknowledged that the creation of and investment in larger dedicated play areas within the existing greenspaces results in a loss of public open space. However, the quality of the proposed illustrative open space within the existing greenspace is also proposed to substantially increase, with greater connectivity between all three spaces, new tree planting and shrub/perennial planting, areas of wildflower meadow as well as amenity lawn, street furniture including seating and picnic benches, lighting and drinking water fountains. Currently the three existing greenspaces, notably Jolly's Green, are not well connected, and primarily offer large expanses of open amenity lawn area.



Further information on the proposal for each of the above existing greenspaces can be found in the **Design and Access Statement: The Masterplan, chapter 7.2 Character Areas.**

Play Typology	Scheme Requirement (sqm)	Illustrative Scheme Provision (up to sqm)
Illustrative dedicated play (all ages)	n/a	4,075
Difference of proposed - Existing (all ages)	n/a	2,522

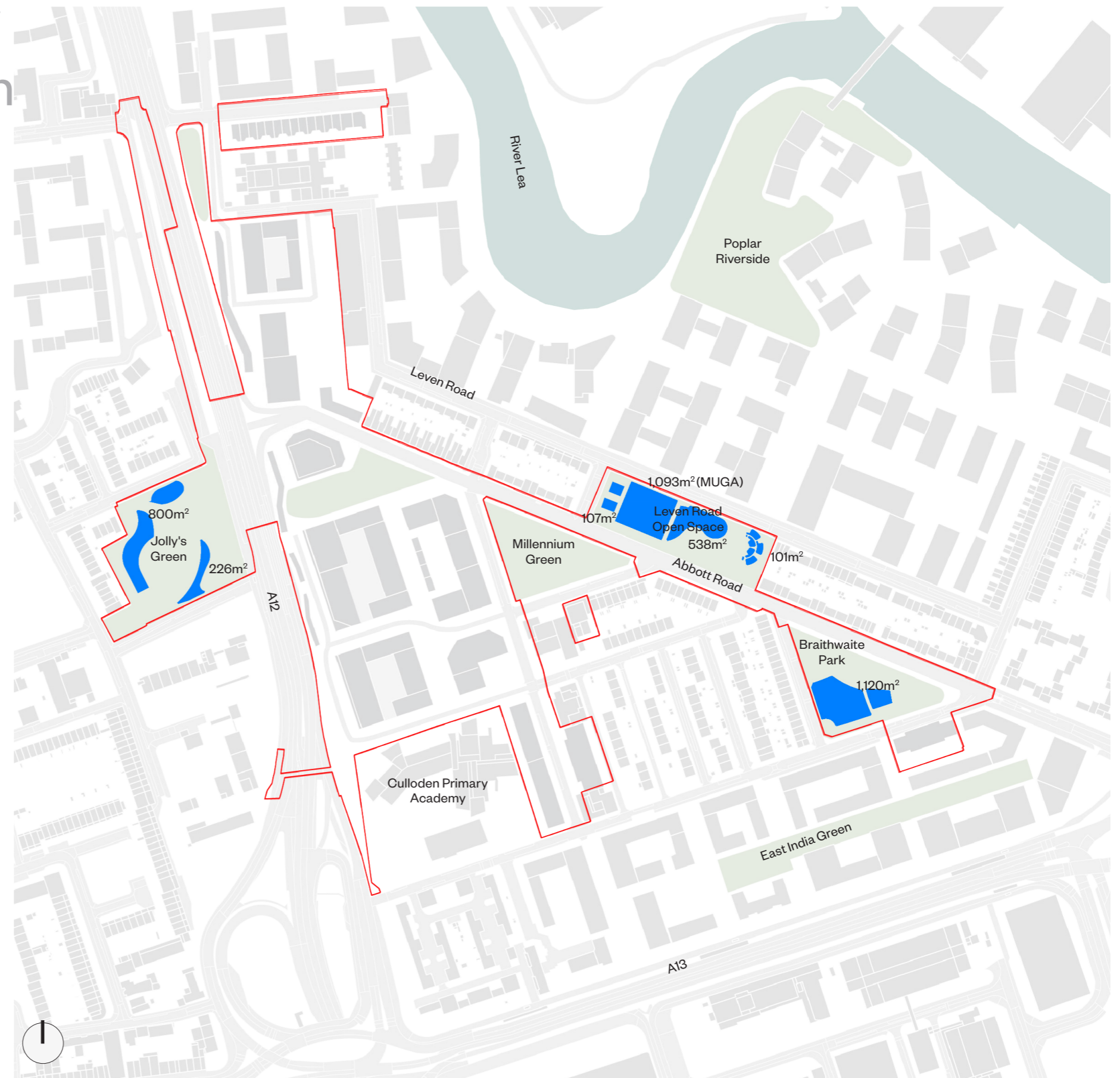


Fig.15 Illustrative dedicated play diagram - Existing greenspaces

— Site boundary

Proposed illustrative play and open space provision

Illustrative dedicated play and playable landscape

In line with the masterplan vision established at Stage 1, Aberfeldy Village is designed to be a child friendly neighbourhood. This means it will be a safe place for children to play out, young people will feel welcome and included, and all ages of the community will enjoy spending time outside. This approach continues to be embraced throughout the design process of this substantial scheme, taking into consideration for Policy, Design, Participation and Management (Good Growth: Design in Making London Child Friendly (2020)).

In accordance with the GLA: Shaping Neighbourhoods: Play and Informal Recreation SPG (2012), playspace must be provided for in a range of typologies addressing the needs of children of different ages at a ratio of 10sqm per child. When meeting the LBTH quantities, play should be delivered only on the ground floor and podium levels and follow the guidance in the LBTH High Density Living SPD. As part of the commitment to the new approach underpinning the masterplan vision, the design team strongly believe that a combination of both informal playable space and equipped playspace is required to deliver exemplary placemaking, most notably across a large scheme and within the practicalities of high density living. Substantially improved connectivity across the proposed illustrative masterplan helps to achieve the vision and safely connect educational buildings, play areas, sports facilities, playable furniture, and areas of open lawn as part of a holistic experience for children of all ages.

It is acknowledged that the quantum of dedicated play space is not fully compliant with current policy (the required area for new dedicated play provision is 7,241m², the masterplan provides a total of 5,459m² new dedicated play space). This has been for placemaking reasons so that the high-quality public realm is inclusive and balanced in function. A significant investment will be made in new, additional, dedicated play within the existing greenspaces, as well as their infrastructure, to substantially mitigate this situation. Additionally, up to 4,663m² of illustrative new playable landscape is included within the new masterplan. The illustrative dedicated play for the new masterplan (up to 2,937m²) combined with the illustrative new dedicated play for the three Existing Greenspaces (up to 4,075m²) - subtracting the area of existing dedicated play (1,553m²) to be removed and upgraded - represents a total of up to 5,459m² of proposed illustrative new dedicated play within the red line planning application boundary.

The project will provide a combined total of up to 5,459m² of dedicated play and up to 4,663m² of playable landscape. This is 133% of the total scheme requirement for play (7,241m²): the overall provision is 33% above requirement.

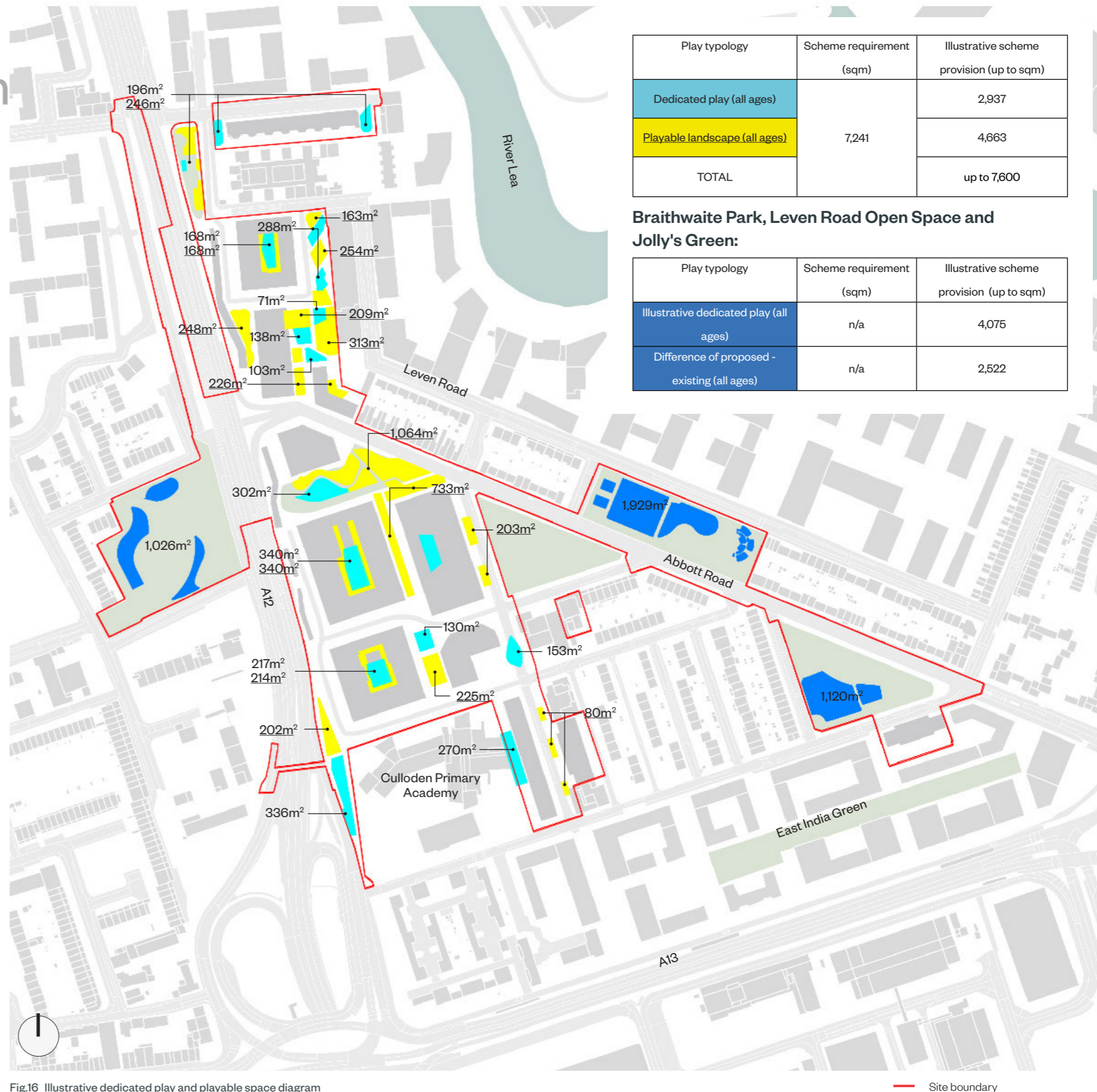


Fig.16 Illustrative dedicated play and playable space diagram

— Site boundary

Play typology	Scheme requirement (sqm)	Illustrative scheme provision (up to sqm)
Dedicated play (all ages)	7,241	2,937
Playable landscape (all ages)		4,663
TOTAL		up to 7,600

Braithwaite Park, Leven Road Open Space and Jolly's Green:

Play typology	Scheme requirement (sqm)	Illustrative scheme provision (up to sqm)
Illustrative dedicated play (all ages)	n/a	4,075
Difference of proposed - existing (all ages)	n/a	2,522

Proposed illustrative play and open space provision

By age

The illustrative on-site play strategy consists of a mixture of outdoor play spaces with dedicated and playable components woven incidentally throughout the public realm. The London Borough of Tower Hamlets Play Space Child Yield Calculator has been used to demonstrate both scheme requirement and scheme provision (sqm). All of the play requirements can be satisfied on Site.

0-4 years doorstep play

Doorstep play is located such that at least one play space is located within 100m of every residential front door within the public open space. The play provision for the younger age group will be landscaped spaces that includes engaging play features for young children and places for parents to sit and talk close to the activity and with a good view of the children.

5-11 years local play

Play for older children will consist of elements upon which children can play and be physically active. This can range from simple changes in level, undulating forms, raised platforms and playful terrains, to fixed equipment integrated into the landscape that allows children to swing, slide and climb. Seating areas would be set slightly further back from play space for passive supervision by parents and carers.

12+ years neighbourhood play

Play provision for this age group in their teens should include facilities for informal sport or recreation activities, providing a space for space for young people to meet and congregate.

It is vital to consider both gender mainstreaming and accessibility when designing for children and young people, and the different age groups.

Age profile (proposed play typology)	Scheme requirement (sqm)	Illustrative scheme provision (up to sqm)
Under 5 years (Doorstep play)	2,672	2,776
5 – 11 years (Local play)	2,248	2,345
12 – 18 years (Neighbourhood play)	2,320	2,479
TOTAL	7,241	up to 7,600

Braithwaite Park, Leven Road Open Space and Jolly's Green:

Play typology	Scheme requirement (sqm)	Illustrative scheme provision (up to sqm)
Illustrative dedicated play (all ages)	n/a	4,075
Difference of proposed - existing (all ages)	n/a	2,522

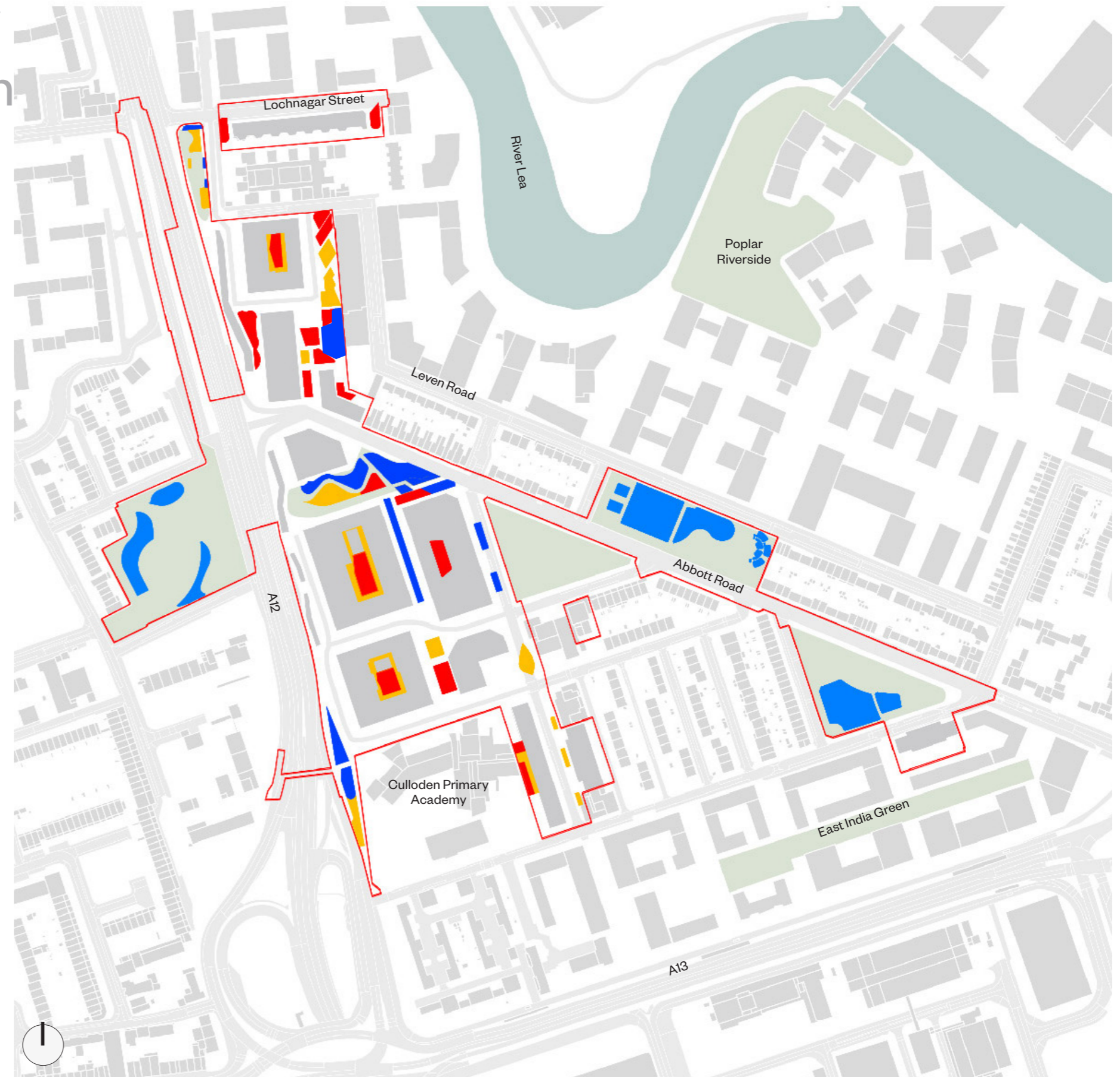


Fig.17 Illustrative play space provision by age diagram

— Site boundary

Proposed illustrative play and open space provision

Proposed illustrative open space

The Site's allocation within the LBTH Local Plan (2020) does not set a minimum requirement for a m²/ha provision of open space.

The diagram opposite shows the illustrative Proposed Development has a combined offer of up to **3,573m²** of new public open space. The open spaces are of high quality and varying character, enabling a variety of uses and meeting the needs of the existing community as well as the new residents.

The new open spaces are divided into allocated uses as set out in the diagram opposite. The new open spaces are:

- **Highland Place**; a new piece of public realm contributing to a key pedestrian and cycle connection, this space maximises the opportunity to use the slopes/level changes to create a unique environment for a variety of activities, such as terraced seating for gathering and sloped lawns for sunbathing/relaxing. This is integrated with playable landscape features, delivered as a separate provision but same holistic design approach;
- **The Square**; a sizeable space at up to 1,043m², this performs an important civic and social function for the neighbourhood. The aim is to create a space for a diverse range of community events: markets, music, theatre, games, exhibitions, and community gatherings;
- **Culloden Green**; is a key local square/green at the heart of Community Lane, that connects Culloden School, Dee Street, Etrick Street, individual entrances to blocks and the lobby entrance to Plot F. Like Highland Place, it is a child-centric design with playable landscape at its heart; this play provision is calculated separately on the following pages;
- **Allotments**; the transformed area of public realm around plot J is born from an existing essence of rustic garden character in the makeshift allotments on site.
- **Nairn Park**; a new community park connected to Community Lane. The new park has gardens, lawn and play areas.

Illustrative open space calculations exclude trafficable and servicing areas, and allow for an offset of 1.5m from all building facades.

Typology	Scheme requirement (sqm)	Illustrative scheme provision (up to sqm)
Illustrative open space	n/a	3,573
Existing greenspace		5,984
illustrative open space		4,663

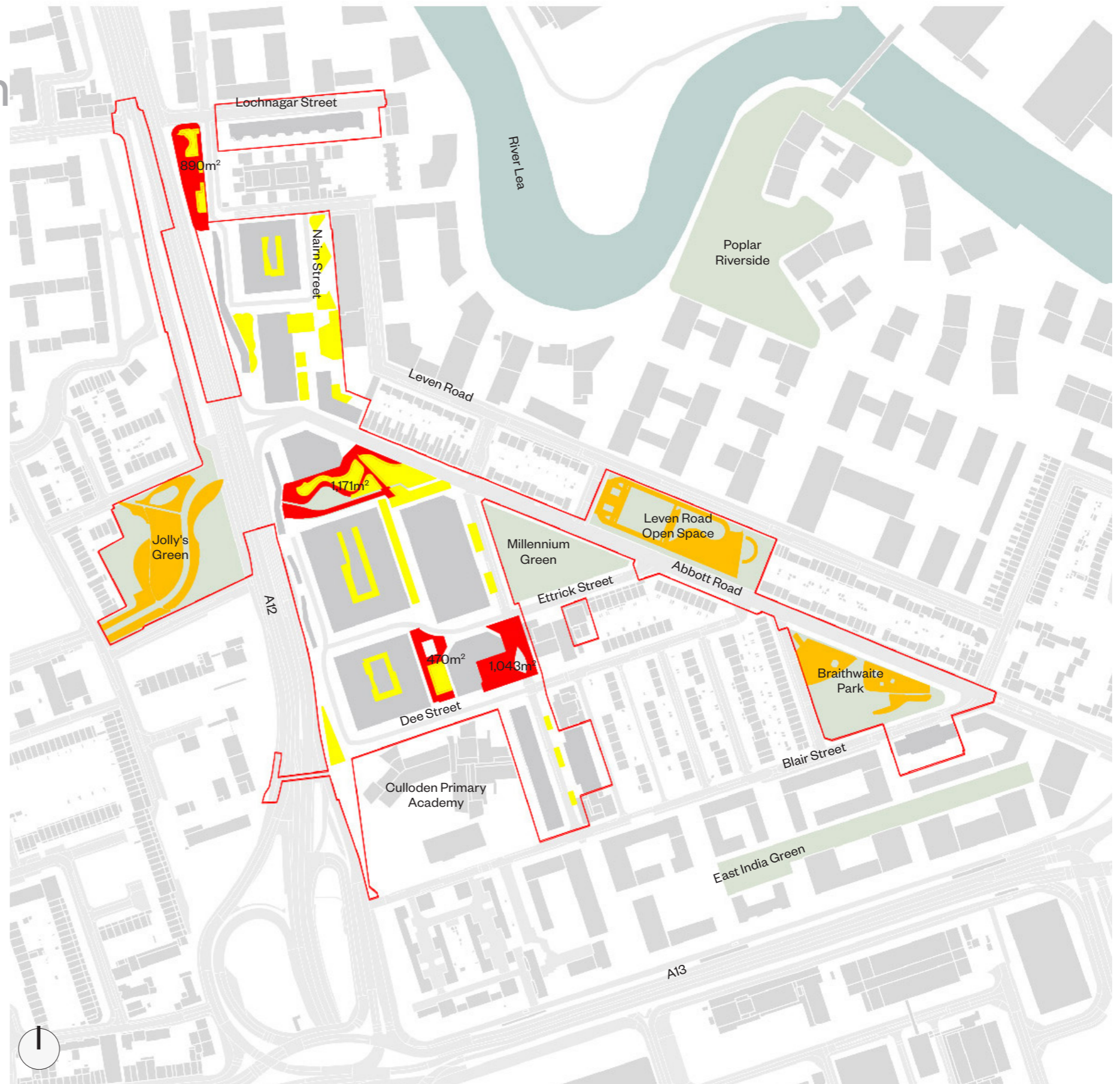


Fig.18 Illustrative open space diagram

Further information on each of the above can be found in the **Design and Access Statement: The Masterplan, chapter 7.2 Character Areas.**

Proposed illustrative play and open space provision

For developments with 10 or more residential units, the minimum communal amenity space (excluding circulation areas, access routes and waste or bike storage) should be 50 square metres for the first 10 units plus a further one square metre for every additional unit thereafter - LBTH Policy D.H3 of the Local Plan (2020).

The residents' amenity in B3 is illustrated as an internal space forming part of the Residents Hub, which could serve the whole Proposed Development and not just the residents of B3.

Internal communal amenity space is also proposed within Plot H1 + H2 and Plot I, as part of Phase A works.

The illustrative external communal amenity spaces include a combination of ground floor courtyards, level 1 Podiums, and Roof Gardens. For further information on Podiums and Roof Gardens, refer to the Character Areas in section 7.2 of the Design and Access Statement: The Masterplan.



Further information on Plots F, H, I & J can be found in the **Design and Access Statement: Detailed Proposals**.

Typology	Plot	Illustrative scheme provision (up to sqm)
Communal amenity	Residents Hub (B3)	850
	Plot D courtyard	684
	Plots A, C, E podiums	349
	Plots A-E roof terraces	1,791
	Plot F	337 (roof)
	Plot H	130 (roof) + 95 GF
	Plot I	176 (roof) + 73 GF
	Plot J	0
TOTAL	up to 4,485	

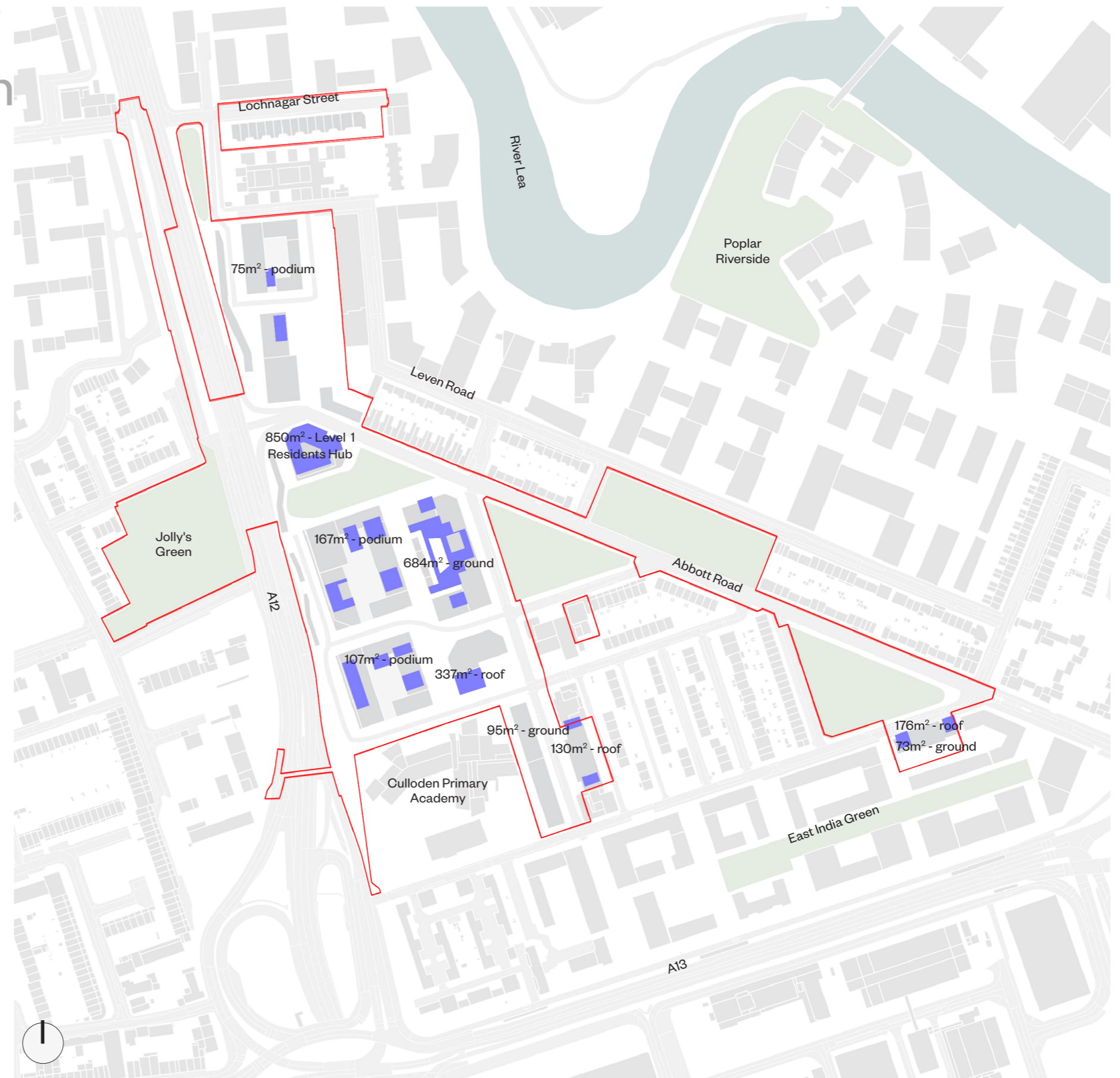


Fig.19 Illustrative communal amenity space provision

— Site boundary

Tree strategy

Existing tree retention and removal

The Proposed Development of the Site benefits from a network of existing mature trees which provides a sense of place and belonging. The existing tree structure has been considered carefully and has been a key driver of the illustrative masterplan throughout. No changes have been made to the proposed tree strategy, or the proposed number of new and retained trees across the masterplan.

Of the 193no. individual trees surveyed, the large majority are to be retained. 66no. trees (45no. of which are mature Category A and B trees) are to be removed as part of the illustrative masterplan. None of the trees on the Site are protected by a tree preservation order.

Of the 94no. to be retained, the majority (56no.) are London Plane; the species of a further no. are itemised below; 14no. are indicated as 'Other'. In Braithwaite Park, a group of Cat B2 mixed species, including Paperbark maple and Crab apple, are also to be retained. The diagram on the right indicatively shows an additional 11no. trees shown to Allotments to the west of Plot J.

3no. category A London Plane trees are located (as indicated) to the north of Abbott Road, and 1no. category A London Plane tree along Ettrick Street. The illustrative masterplan aspires to retain these trees, as they contribute significantly to the character of the area. However their size and proximity to the proposed new road layout will need to be further reviewed through specialist consultation on a tree-by-tree basis at the detailed design stage, in order to ensure the trees are not harmed during any future excavation or day-to-day operation.

67no. individual trees and 1no. group of trees (G35) at Jolly's Green were surveyed at a later date. 27no. individual trees and the maximum possible area of G35 are proposed to be retained, whilst still being able to facilitate the proposed new Underbridge and level changes associated with the connecting pedestrian and cycle route. 40no. individual trees (including 21no. young trees) and an area of G35 are to be removed. G35 is classified as 'woodland' in the ecology report, attributing it the highest possible status. 21no. individual trees are young, having been more recently planted along the existing footpath by the community. As such it is recommended that their retention/ relocation is subject to further community consultation; any transplantation would need to be planned as part of wider works. There is 1no. Category A London Plane (T27) to be retained and 3no. Category U trees (T34, T45 and T68) to be removed, with the remaining trees being a mix of Category B and C.

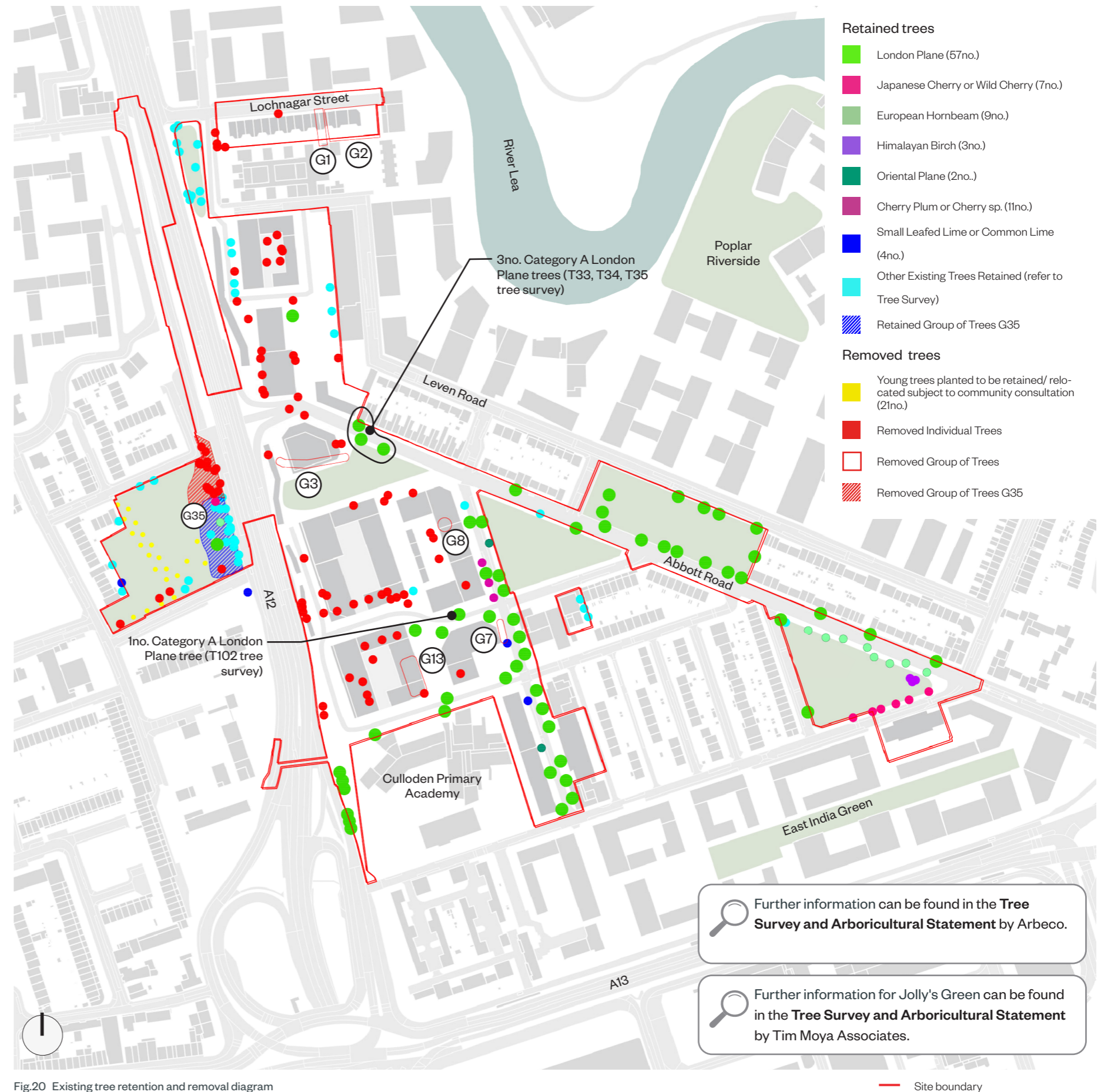


Fig.20 Existing tree retention and removal diagram

Tree strategy

Illustrative new tree planting

The site wide tree planting strategy has remained the same as previous proposals however the new proposed green space in Nairn Park has provided the opportunity to add 16no. extra trees bringing the new proposed total to 453no.

To compliment the existing canopy and character of mature trees, described in the previous pages, the illustrative masterplan proposes substantial planting of new trees to strengthen the wider green connections strategy, provide shade in the summer and shelter in cooler winter months, and equally importantly to contribute positively to biodiversity and environmental measures, such as climate change, the heat island effect, air quality and noise pollution.

It is proposed to plant a total of up to 453no. new trees across the scheme, of which up to 406no. are in the ground within the public realm, and up to a further 47no. on the three Level 1 podiums.

Additional tree planting is proposed on the communal roof terraces coming forward as part of Phase A, and further tree planting will be included in Phase B - D roof terraces, in line with the Design Code.

The quantity of trees to be included in the new woodland area (1,390m²) at Jolly's Green is also not included in the above total count, and would be an additional provision subject to further specialist consultation. Ideally the woodland should be as close to the existing woodland on site as possible, that is: quite dense; selection of native trees; under story of blackthorn, rose, elm, hawthorn, bramble; ground flora of bluebell, dog mercury, daffodil.

The illustrative masterplan tree species will be selected to maximise the Site's potential for biodiversity (indicative tree species palettes, by character areas, are described in more detail later in this chapter). Selection will include consideration for the use of native species and also those trees known to have particularly notable wildlife value. Where appropriate, these will be planted in favour of non-native species, with ideally a minimum of 3 species native to the UK at each location.

Trees will be of local provenance, where possible, tolerant of local climatic conditions, and species selection will take in to consideration the impacts of climate change. No invasive species are to be planted (Schedule 9 Wildlife Act, London Invasive Species Initiative) and no planting of Quercus sp. due to the presence of OPM across the Borough.

The illustrative masterplan proposes the planting of up to 406no. trees within the public realm (excluding podiums, roofs and woodland area) alongside the removal of 85no. existing trees (19no. Jolly's Green and 66no. wider masterplan). This represents a net gain of over 4:1 for any trees removed. Any trees planted as a direct replacement for removed trees are to be a minimum stock size of Semi-mature, in line with BS 3936.

- Site boundary
- Existing tree
- Existing Woodland, as classified in Ecology report (G35 in tree survey)
- Illustrative new Woodland, as required by Ecology report
- Illustrative new tree



Fig.21 Existing tree and illustrative new tree diagram