

Phase A Architect

Morris+Company

Whilst Morris+Company were formally appointed post Stage 1, prior to this a period of design feasibility and competition were undertaken. This was an essential time in the design development, facilitating a period for the team to invest in the neighbourhood and begin forming responses to the site and community at hand. The adjacent image reflects some of the work from this period; a concept sketch speculating on the dialogue between architecture and public realm. Whilst touching on the expression of retail frontages, key to this image was to prompt how design proposals may invigorate the street environment to sustain and celebrate the diverse character of Aberfeldy.

The team at Morris+Company has extensive experience of both housing design and delivery. However, our unique strength lies in our ability to apply a holistic design approach to all schemes, regardless of scale. Our approach is user focused, embedded with community engagement to inform a deeper understanding of how to create high quality homes. Our experience in all sectors, has shown our ability to achieve both quality and density, with sensitivity to the overall composition and tenure of complex development.



Early concept sketch depicting retail frontages and street scene

Hybrid planning application

Application structure

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

Hybrid application

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

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

Supporting documents

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

Surveys

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

Future phases

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

Please note:

- All References to the Design and Access Statement: Masterplan refer to Revision A dated 4th April 2022, which must be read in conjunction with the Addendum document dated October 2022.
- All references to the Parameter Plans refer to Revision 2 dated October 2022
- All references to the Tall Building Statement and Design Code refer to Revision B dated October 2022.
- For other supporting documents please refer to the most recent revision as set out in the Planning Application Documents and Drawing Schedule dated October 2022, prepared

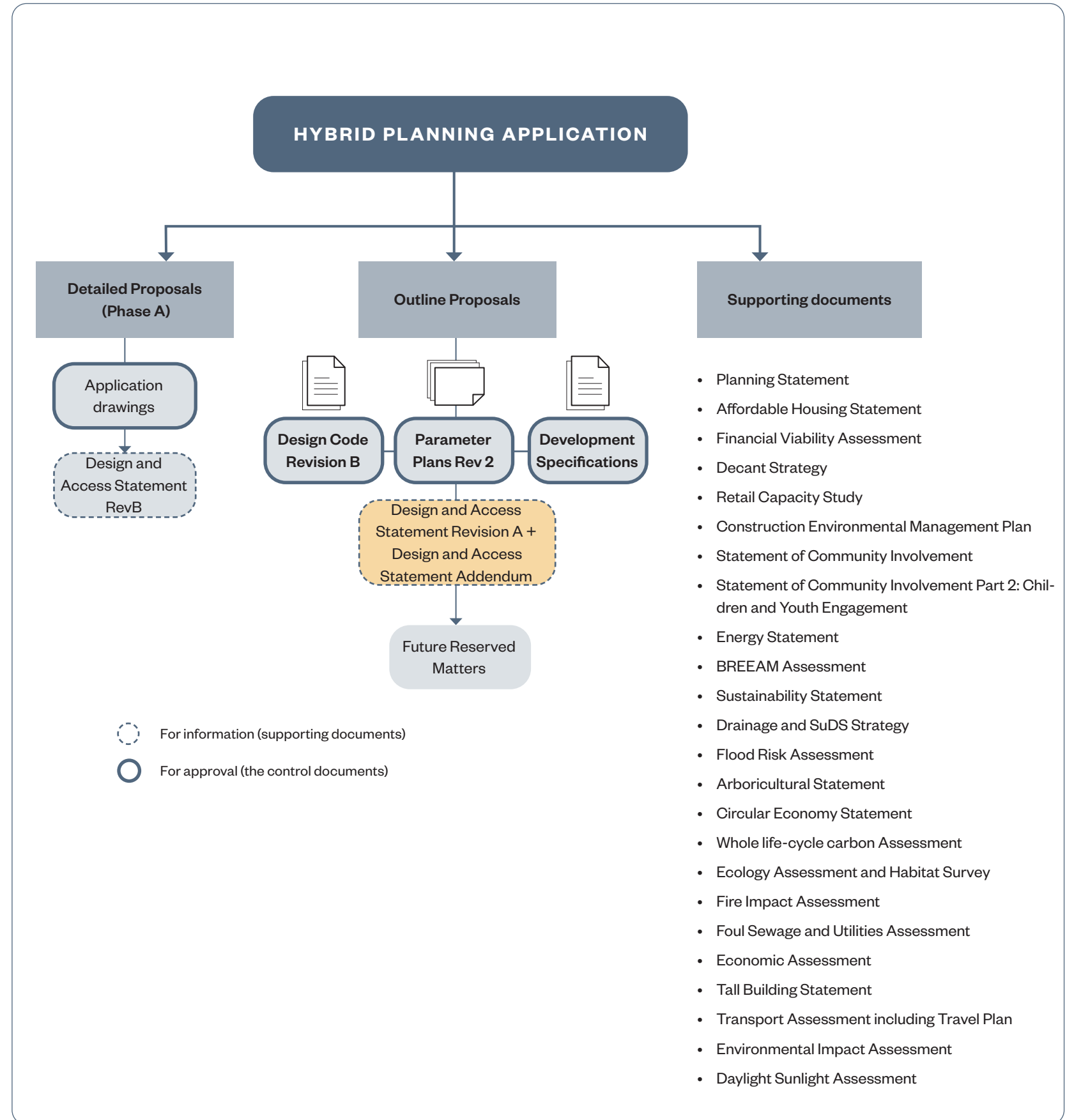


Fig.4 Structure of the planning application

Report structure

Design and Access Statement

This Design and Access Statement aims to set out the detailed proposals for Phase A.

This document is structured into nine chapters covering information about the application structure, the site, the vision for each plot within the phase and its design development

A separate chapter on public realm provides detail on the landscape strategy, open space and play space. Whilst an additional chapter reflects the measures for inclusive design and access and maintenance. The final chapter details the accommodation schedule.

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

- Chapter 1: Introduction
- Chapter 2: Phase A: Patchwork
- Chapter 3: Plot F: The Town Square
- Chapter 4: Plot H: Aberfeldy Street
- Chapter 5: Plot I: Braithwaite Park
- Chapter 6: Plot J: Lochnagar Street
- Chapter 7: Public Realm
- Chapter 8: Inclusive Design
- Chapter 9: Accommodation Schedule

For detailed information relating to the later phases of The masterplan, a separate design and access report is included as part of the Hybrid Planning Application.

Both reports should be read in conjunction with other technical documents and reports.



Planning policy

Local, London and National policy and guidance

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

Local policy and guidance

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

London policy and guidance

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

National policy and guidance

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

Child friendly policy and guidance

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

London policy and guidance

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

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

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

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

Local policy and guidance

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

Design Guideline 6

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

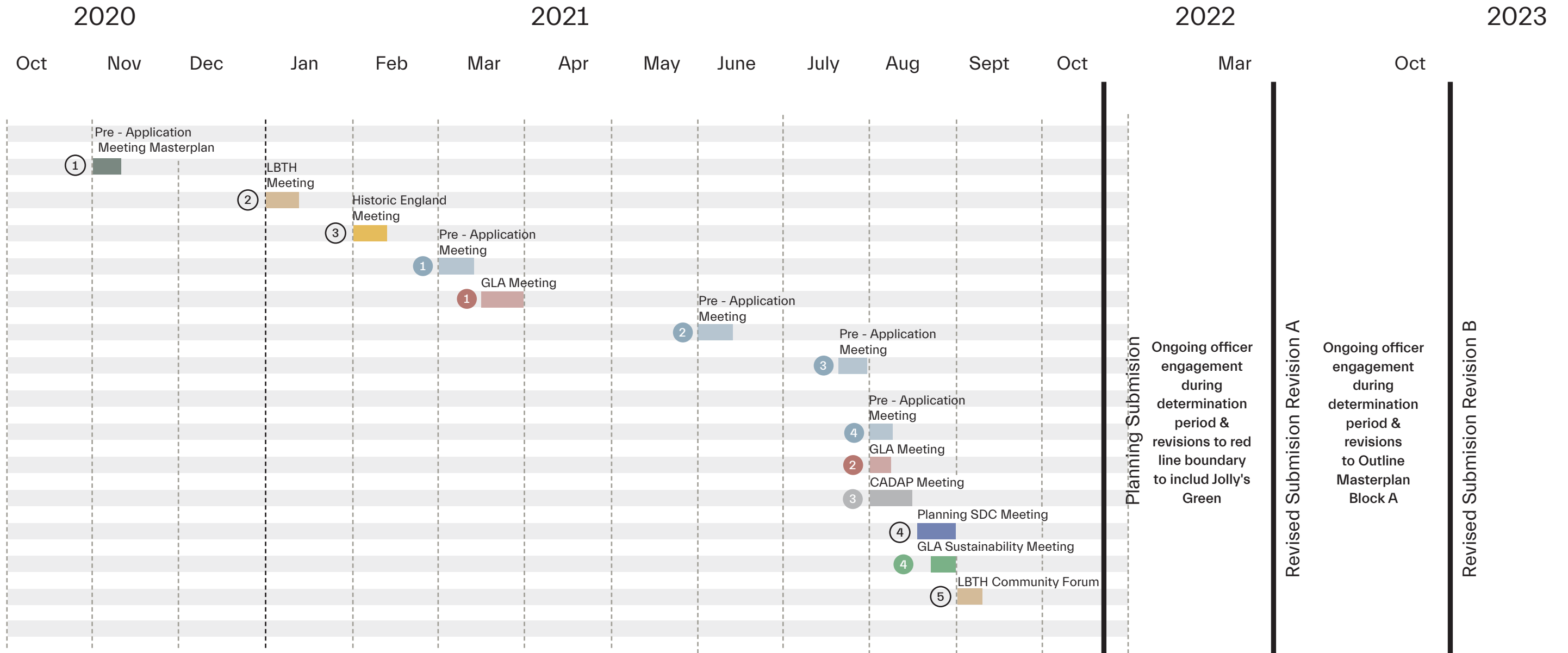
The pre-application process

Throughout the design process and in the production of this hybrid planning application, the Applicant and the design team have been engaged with the London Borough of Tower Hamlets (LBTH) and the Greater London Authority (GLA) through the Pre-Application process. A timeline of engagement and meetings held with both LBTH and the GLA specifically for the detailed proposals (Phase A) is set out on the next page.



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

Planning Timeline



Masterplan and Phase A

- ① Pre-Application Meeting 13/11/20
- ② LBTH Meeting 19/01/20
- ③ Historic England Meeting 10/02/21
- ④ Planning SDC Meeting 18/08/21
- ⑤ LBTH Community Forum 06/09/21

Pre-Application Meetings PHASE A

- ① Pre-Application Meeting 01 22.03.2021
- ② Pre-Application Meeting 02 10.06.2021
- ③ Pre-Application Meeting 03 22.07.2021
- ④ Pre-Application Meeting 04 26.08.2021

GLA/ CADAP Meetings

- ① GLA Meeting 01 26.03.2021
- ② GLA Meeting 02 03.08.2021
- ③ CADAP Meeting 01 09.08.21
- ④ GLA Sustainability Meeting 01 26.08.21

2

PHASE A: PATCHWORK

Phase A Overview

H Plot H: VIBRANT

Aberfeldy Street

- New shops + cafes
- Landscape improvements
- Mix of private, social and shared ownership homes
- New play street to rear of H

F Plot F: CIVIC

The Town Square

- Cafes, shops, workspace, marketing suite at ground
- Private homes
- New community square + playspace

I Plot i: PARK

- Private homes + shared ownership homes
- Community amenity space on ground floor
- New landscaping

J Plot J: FAMILY

- Socially tenured family houses
- Community gardens and allotments
- New link to River Lea

- **x** Phase A Plots
- **01** Masterplan Phases 1-3



Phase A - overview diagram

Phase A

Threads of the Masterplan

The four Phase A plots sit at both the heart (Plots F and H) and edges (Plot I and Plot J) of the master plan. They each have a direct relationship and role in strengthening the threads of the master plan.

The 'High Street' thread is marked by Plot H and F, with a new town square at the centre of Aberfeldy Street in front of Plot F.

The Community Lane thread leads from Dee Street and Plot F northwards up to Plot J. Kirckmichael Road to the rear of Plot H also acts as an extension of Community Lane as a dedicated Play Street. A very important new link between the existing Culloden Primary School and the pedestrian focused Community Lane.

The new Healthy Street connection extends from the existing Braithwaite Park with the new Plot I opposite it. Furthermore the development at Plot I helps open up and improve the existing connection through to East India Green to the south of Plot I, delivered within Phase 1 of the Aberfeldy Masterplan.

Enterprise Yard extends northwards to Phase A's Plot J where improved community open space is proposed adjacent to the existing Poplar Works, next to the proposed Lochnagar Street of new family housing. Proposals have also taken into account parcels of land outside the red line (Suggestions about future uses for Bromley Hall School have been considered, such as affordable maker and artist spaces) and how they might also sit comfortably together and extend and strengthen the Enterprise Yard thread, maximising the creative skills and opportunities that exist within the existing and emerging Aberfeldy community.



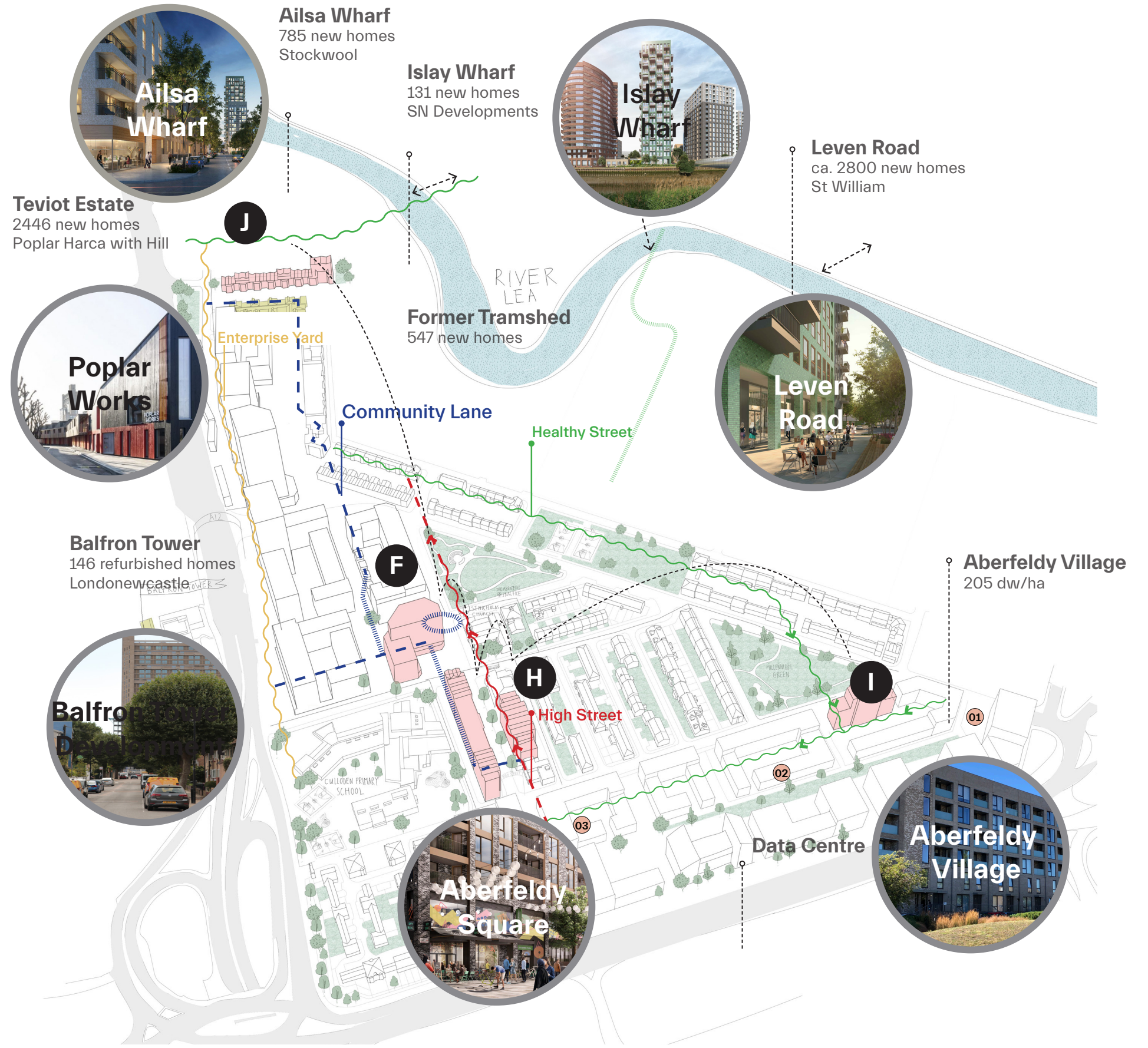
Phase A - Threads of the masterplan

Phase A

Emerging Context

Phase A and the Aberfeldy neighbourhood is surrounded by emerging developments in varying stages of development. This evolving cityscape present an exciting opportunity for the wider neighbourhood of Aberfeldy. An overview of the emerging context has been studied in detail alongside our proposals for Phase A.

Further information on the emerging development context around Aberfeldy is set out in the **Design and Access Statement: Masterplan Revision A & Design and Access Statement Addendum** prepared by **Levitt Bernstein Architects**



Phase A - Emerging Context

Built Character

Existing Overview



01 Balfon Tower, Grade II* Listed.



01 Aberfeldy Village, Phase 1.



02 Bromley Hall School, Grade II Listed.



02 Aberfeldy Village, Phase 2.

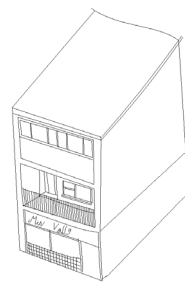


03 Bromley Hall, Grade II Listed.



03 Poplar Works

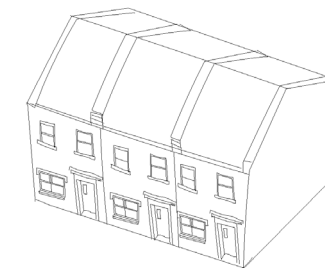
- Listed Buildings
- Community Buildings
- High Street
- School buildings
- Affordable workspace/ studios



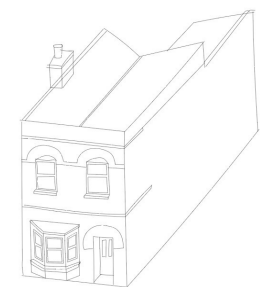
01 Shop/ Residential Typology



02 St. Nicholas Church Poplar, 1955.



03 Brick Terraced House Typology.



03 Victorian House Typology.