

Emerging policy: Tall Buildings SPD

Objective 8. To contribute to high quality places where people want to live and spend their time

Through exceptionally well-considered urban design, the application is bringing forward proposals for development which positively responds to the character of its immediate context and contributes to the creation of a high-quality place in which people will want to live and spend time.

The tall buildings that are proposed within the scheme have been designed in such a way that they mark the centre of the Aberfeldy neighbourhood and the new strategic east west connection. Their role will help bring people to and through Aberfeldy, with adjacent uses providing amenity and opportunities for play, leisure and recreation.

The buildings are designed to be of an appropriate height and scale to ensure they are not 'overbearing' or overshadowing onto surrounding streets and public spaces, and that they respect the scale of the surrounding streets and spaces. The tall buildings are consolidated at Highland Place to avoid 'creep' and maximise distance from existing low-rise homes.

Their bases have been designed to be activated with a mix of uses and respond to both the human scale and adjacent areas of public realm and open space, which includes significant green areas as well as high quality planting and mature trees.

Tall buildings offer opportunities for new high quality homes with amenity spaces which overlook attractive new and existing public spaces. Recessed balconies are proposed on all tall buildings, with the potential for winter gardens overlooking A12, to ensure private amenity space is comfortable and of a high quality. Landscaped communal amenity spaces, which incorporate well designed play areas, are provided to support this offer.

Careful consideration has been given to microclimate, noise, air quality and amenity, and the design has developed in response to the recommendations of specialist consultants to ensure that a pleasant environment can be provided within the Site and to minimise impact on the surrounding area. The hybrid planning application is supported by an Environmental Statement, prepared by Trium, which assess the Development's impact on microclimate.



Fig.69 View along Abbott Road to the tall buildings located on Highland Place, with recreation space, play and non-residential uses (Illustrative proposal)

Objective 9. To deliver a human scale at street level

Plinths are proposed at the base of taller buildings on Enterprise Yard and the High Street. Setting back the residential buildings above will reduce the perception of height at street level. Through changes in material and architectural expression, these plinths will define an active, human scale ground floor zone. Existing trees have been retained where possible, and new tree planting will also contribute to a human scale at street level. The thresholds between public and private spaces have also been carefully considered to ensure a degree of privacy to the front of homes, clear and legible entrances, and that the street level experience and journeys to homes are safe and well lit. Further information is provided on page 25 of this document.



Fig.70 Plinths to tall buildings define a human scale at street level

Objective 10. To deliver new homes and economic growth

The tall buildings are fundamental to the delivery of significant replacement affordable housing and an increase in overall housing on the Site.

These buildings also support a significant amount of commercial, workspace and retail space which is being delivered as part of the masterplan.



Fig.71 Non-residential spaces at the base of building F

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Objective 11. To deliver comprehensive development

The tall buildings form part of a comprehensive development which has been carefully designed to facilitate the future redevelopment of adjacent sites. The Applicant has taken every opportunity to explore how underutilised land can be incorporated through comprehensive land assembly discussions. Where this has not been feasible, the masterplan has been designed to facilitate its future redevelopment.

The Proposed Development delivers tall buildings along side mid and low-rise elements to provide a mix of typologies, including family homes.

The challenges of servicing and the provision of a mix of uses to provide activity at ground floor level have been fully addressed. The Proposed Development will offer a mix of types and tenures of dwellings from smaller apartments to larger family homes alongside supporting public realm, open space, play, and private amenity.



Fig.72 Mixed use development providing activity along Aberfeldy Street

Objective 12. To deliver added value

The Proposed Development will address the segregation caused by the A12 through the transformation of the vehicular underpass to a new pedestrian and cycle Underbridge. This will be marked with a new high-quality civic space 'Highland Place' offering amenity and benefits to the new, existing and surrounding community.

This key strategic connection will benefit the whole of the Poplar Riverside and the many developments coming forward along the River Lea, notably the Leven Road Gasworks and East Riverside development sites. Refer to the Planning Statement prepared by DP9 for a full list of planning benefits.



Fig.73 Highland Place and the proposed underpass transformation bringing great benefits to Aberfeldy and the wider community

The Applicant is committed to the long-term vitality and vibrancy of the Aberfeldy Village Masterplan. The tall buildings form a fundamental component of the Proposed Development and the principle of their inclusion are grounded within planning policy, the wider emerging townscape context, and they have been designed to the highest architectural and urban design quality, and set within a well considered and high quality public realm. The Design Code will also help to ensure the retention of this quality as latter phases of the Outline Proposals come forwards to Reserved Matters.

This comprehensive and transformative strategic regeneration scheme will deliver significant qualitative and quantitative improvements in residential provision for the local community, provide high levels of affordable housing and deliver a high-quality living environment with retail and community facilities to strengthen the neighbourhood centre.

The high-density, high-quality proposals respond appropriately to the Site's accessibility and townscape context, acting as a catalyst for change. The intensification of the Site responds proactively to local, regional and strategic priorities for good growth in sustainable locations, and appropriately targets high-density and large-scale development on this strategically important regeneration Site.



Further information about how the Proposed Development meets Planning Policy and the planning benefits of the Proposed Development can be found in the **Planning Statement** prepared by DP9 which supports this hybrid planning application.



A once in a lifetime opportunity to connect east and west Poplar, with exemplary public realm to regenerate an entire neighbourhood, give access to new neighbourhood facilities, create strong linkages between new and existing open spaces and the River Lea, prioritise pedestrian and cycle routes and support much needed new homes. The tall buildings cluster signals this wider area infrastructure transformation in this specific neighbourhood and location, acting as a key local landmark set within a unique new urban park.

Fig.74 Mixed use development providing activity along Aberfeldy Street