

Adopted policy: D.DH6 Part 3

D. Not undermine the prominence and/or integrity of existing landmark buildings and tall building zones (taking account of the principles set out in Figure 8).

Dee Street



Fig.55 Massing of new buildings designed to preserve silhouette of Balforn Tower



Fig.56 New buildings become prominent in the foreground as the viewer moves west on Dee Street



Fig.57 Balforn Tower is revealed at the junction between Dee Street and Enterprise Yard Street

Abbott Road



Fig.58 View north-west on Abbott Road showing relationship between Balforn Tower and new tall buildings cluster



Fig.59 The tall buildings at the centre of the masterplan demonstrate a clear hierarchy through height, materiality and architectural treatment



Fig.60 The tallest building is unique within the masterplan as it's orientated to direct the eye towards Highland Place and the transformation of the underpass

Emerging policy: Tall Buildings SPD

Introduction

Consultation on a Tall Buildings SPD has been carried out by LBTH in early 2022 and it closed on the 4th March 2022. Representations were submitted by the LLP to the Council. A workshop presentation document relating to the Isle of Dogs and South Poplar area (Ref. 2-21) sets out the background and context to the production of the SPD, including the policies set out in the Local Plan, and sets out some initial proposed design guidance.

Whilst limited weight can be given to policy that has not been fully adopted, the draft Tall Building SPD (2021) has been reviewed and its content considered. On this basis, the Proposed Development is assessed against the 12 key objectives set out in the Draft SPD across the following pages.

Objective 1. Be part of a plan-led and place making approach

Planning policy directs tall buildings towards locations in which they can positively respond to their local context and character and contribute to the sense of place, or have a clear role in the creation of place.

Within the Proposed Development, marker buildings define key public squares, such as Building F located on the Town Square, and linear buildings create backdrops to existing green spaces, including Millennium Green and Braithwaite Park. A cluster of tall buildings contribute to the creation of Highland Place, which is both a new strategic piece of infrastructure (explained in

more detail in Objective 2) and a destination offering opportunities for play, leisure and recreation for residents of Aberfeldy and from surrounding neighbourhoods.

Collectively, buildings and public spaces (both new and existing) have been designed to work together, with the scale and language of the architecture informed by the character of the public realm and key routes and connections. As well as being of the highest quality, tall buildings have been carefully designed and located to ensure that they respond to the scale and character of their surroundings, with particular consideration given to their relationship to heritage assets such as Balforn Tower and their proximity to existing lower-rise development.



Fig.61 Tall buildings contributing to the creation of place - view along Abbott Road to Highland Place (Illustrative proposal)

Objective 2. To enhance identity, legibility and strengthen sense of place

Tall buildings can play an important role in estate regeneration, particularly within Opportunity Areas such as the Lower Lea Valley where the Site is located, where growth and development are actively and emphatically encouraged.

There is a need to strengthen legibility, identity and sense of place in this part of Poplar and we believe that tall buildings can help to achieve this as part of a well thought out masterplan, which is embedded in the area.

These buildings would be neighbourly and responsive to their context. They would help to announce the enhanced Aberfeldy Neighbourhood Centre, which is set to take on an increasingly important role serving a growing population at Poplar Riverside, at the heart of the opportunity area.

The location of tall buildings at Highland Place - a key node beside the A12 - would also mark the new east west pedestrian and cycle route providing a safe and pleasant connection between communities on either side of this busy road. The buildings would strengthen the sense of arrival at this evolving urban quarter from both the northern and southern approaches along the A12, whilst also marking improved connectivity and accessibility more generally throughout the neighbourhood. In turn this promotes better integration of the Aberfeldy Village Masterplan with other areas, including the earlier phases of the previously approved Aberfeldy Village Masterplan, DLR stations, the River Lea, Aberfeldy Street and Chrisp Street Market.

There is a compelling case for tall buildings to support place-making and signal the transformation of this large regeneration area.

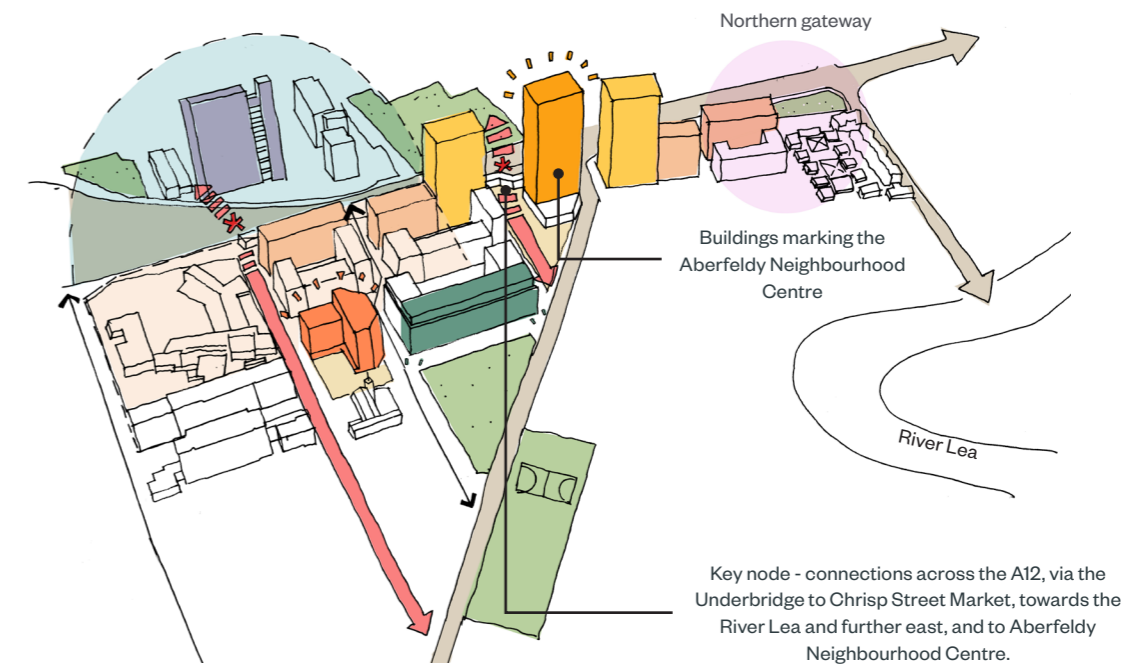


Fig.62 Tall building strategy diagram

Objective 3. To protect and enhance the existing heritage and townscape

The relationship between the Proposed Development and existing heritage assets, particularly Balforn Tower, has been at the heart of the design process. The massing and architectural approach has been developed in discussion with officers and Historic England.

A Built Heritage Assessment and Townscape and Visual Impact Assessment have been undertaken to demonstrate that the proposed tall buildings do not harm the settings of any designated or non-designated heritage assets or key views. These assessments, prepared by KM Heritage and The Townscape Consultancy respectively, have been submitted in support of this hybrid planning application.



Fig.63 Balforn Tower

Emerging policy: Tall Buildings SPD

Objective 4. To be proportionate to the role and importance of a place

The tall buildings are located within a designated Neighbourhood Centre on a site with high levels of pedestrian activity and with good public transport accessibility. More specifically they mark the new east west pedestrian and cycle route, which provides a safe, direct connection between Aberfeldy and Jolly's Green but also improves wider east-west connectivity throughout the area

The inclusion of tall buildings within the masterplan will signal change, raise profile, generate confidence and support regeneration.



Fig.64 Highland Place and the proposed Underbridge

Objective 5. To form clusters where appropriate

The tall buildings form a distinct cluster at Highland Place. Grouping the buildings in this way identifies this proposed public space and the connection across the A12, via the Slip Road or directly to Jolly's Green via the Underbridge, as an important new connection.

This cluster of tall buildings at Highland Place does not merge with existing or emerging tall buildings clusters or LBTH's Tall Building Zones and are designed to ensure sufficient distance between one another. The buildings respond to the scale and hierarchy of the local area and make a positive contribution to the skyline.

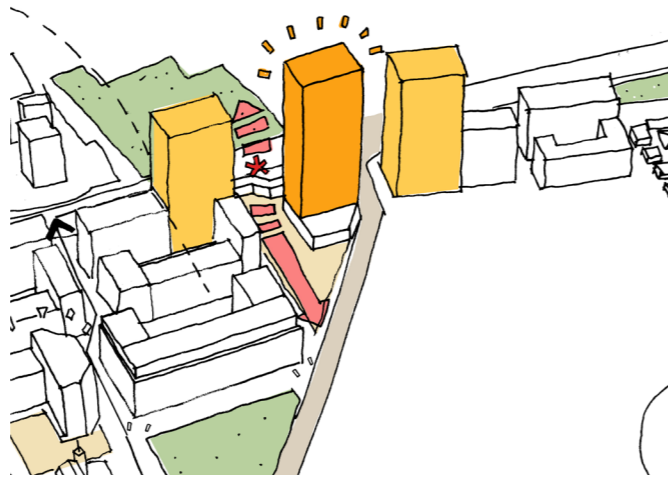


Fig.65 Illustrative sketch showing cluster of tall buildings marking proposed public space and connection to the west of the A12

Objective 6. To safeguard Canary Wharf's iconic image

The tall buildings do not compete with, nor harm, the Canary Wharf cluster as a distinct and iconic skyline. This has been demonstrated in the Townscape and Visual Impact Assessment prepared by The Townscape Consultancy and submitted as part of this application.



Fig.66 Canary Wharf skyline

Objective 7. To promote outstanding sustainable design

The proposed tall buildings will be of the highest architectural and urban design quality. They will add interest and variety to the local area and will deliver high-quality new homes and public realm.

The Applicant has a commitment to delivering high quality design and place-making as they have demonstrated in the delivery of phases 1-3 of the extant planning permission. A Design Code forms part of this hybrid planning application to secure design quality across the Outline Proposals as they come forward in future Reserved Matters Applications.

Buildings will be designed to respond to their context, with the tall building cluster at Highland Place taking cues from Balforn Tower, interpreting the language of vertical and horizontal elements and making a subtle nod to the existing buildings.

Changes in detail, plane and material will be used to define a human scale at ground floor level and careful consideration will

be given to how the buildings meet the ground and to their relationship to the public realm.

The masterplan has been designed to encourage walking and cycling and to minimise car usage and private car ownership.

Buildings are simple in form to minimise exposed surfaces (low form factor) and will be designed to high levels of air tightness and be well insulated, keeping homes warm and reducing the need for heating. Embodied carbon will be considered throughout the detailed design stages, with material choices responding to the latest standards, regulations and best practice guidance.

The Proposed Development has been designed to maximise dual-aspect homes and to provide opportunities for natural ventilation. The incorporation of recessed balconies provide shading to living spaces in the summer months.

Green and blue roofs maximise urban greening factor and PV panels and air source heat pumps, providing renewable energy, are also provided.



Fig.67 Aberfeldy Village Phases 1-3: East India Green

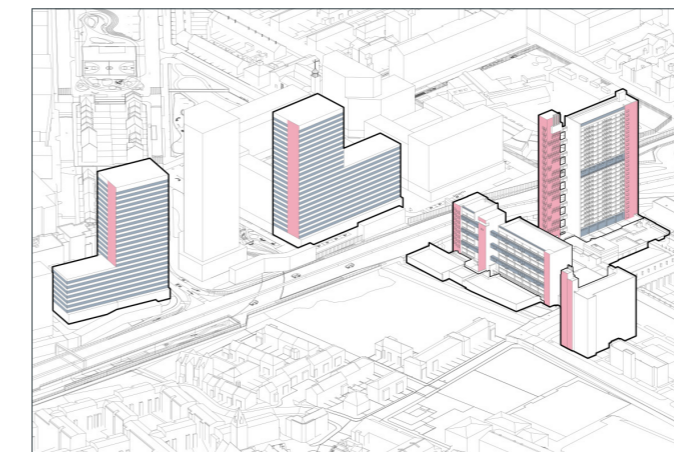


Fig.68 Diagrams exploring the ways in which the architectural language of Balforn Tower can be subtly interpreted in the design of the proposed tall buildings cluster at Highland Place