

Environmental context

Flood risk

The Site is located within Flood Zone 3, in close proximity to the River Lea. The site therefore has a 1 in 100 or greater probability of the river flooding each year. However, the Site, benefits from the flood defences along the river which lowers this risk.

Careful consideration has been given to the design of the Proposed Development and homes to ensure that flood risk is mitigated where possible. Sustainable urban drainage plays an important role in doing this. The approach to flood mitigation, drainage and the measures that have been put in place for the Proposed Development are set out within Chapter 5: The Masterplan and Chapter 7: Public Realm.

Further information can be found within the **Flood Risk Assessment and Environmental Statement Chapter 11: Water Resources, Flood Risk and Drainage** prepared by Parmabrook and Meinhardt, which supports this application.

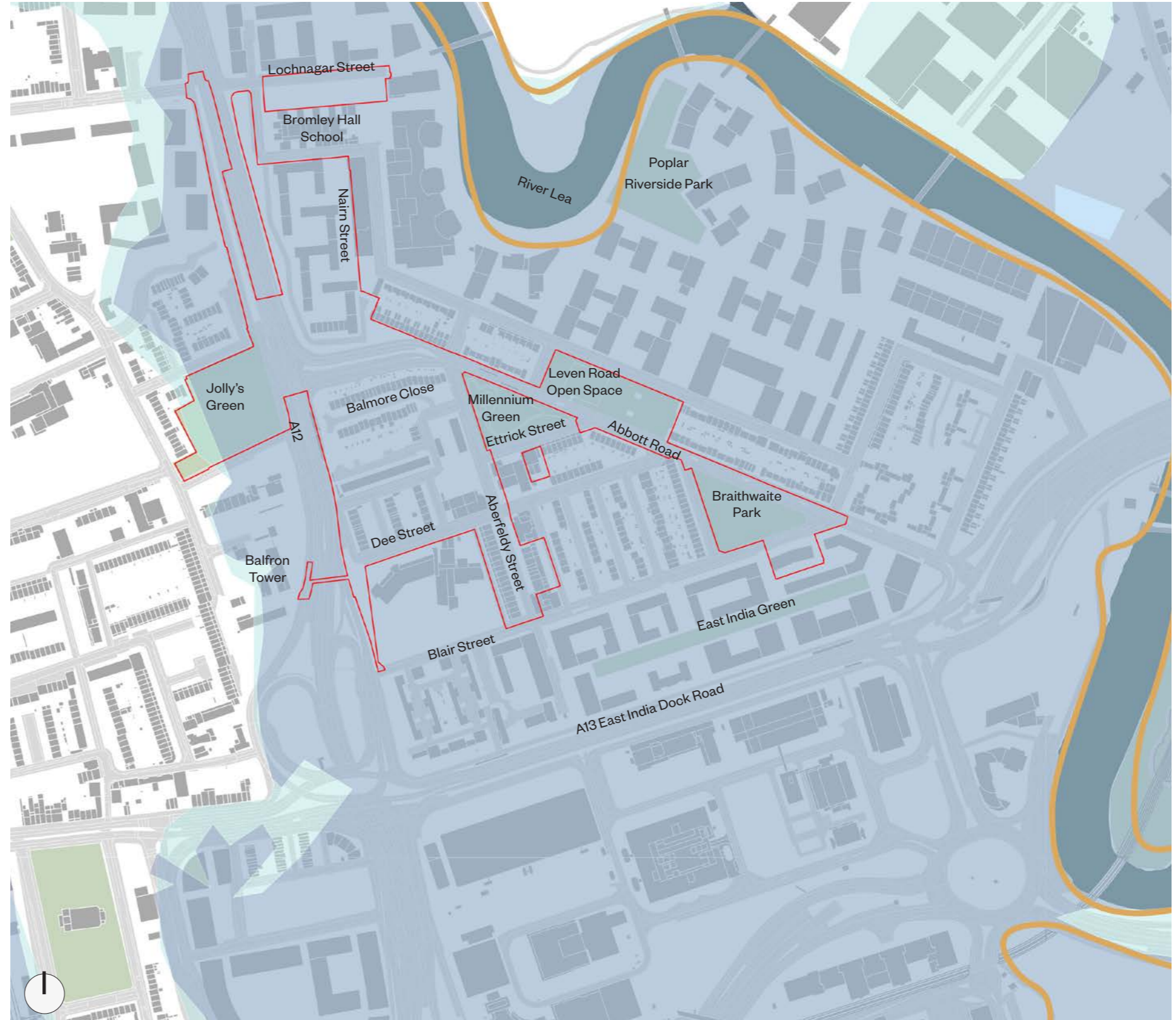


Fig.146 Diagram showing extent of flood zone

Environmental context

Air quality

The diagram opposite shows the annual mean pollution level for Nitrogen Dioxide (NO₂) during 2016, in microgrammes per metre cubed (ug/m³), across Aberfeldy Village and the site.

Poor air quality stunts the growth of children's lungs and worsens chronic illness, such as asthma, lung and heart disease. There is also emerging evidence linking air pollution with an increased vulnerability to the most severe impacts of COVID-19 – with those often most affected being from Black, Asian and Minority Ethnic communities. It is also important to note that the presence of NO₂ reduces with altitude. For this reason children are up to 1/3 more exposed to air pollution because they live in closer proximity to the ground and their breathing is faster.

The A12 to the west of the Site and the A13 (East India Dock Road) both generate NO₂ levels in excess of 58ug/m³, which is far above the annual mean target. In large part as a result to being in such close proximity to these two major roads, much of the west of the site also suffers from NO₂ levels which exceed the acceptable target, including Culloden Primary Academy. Other roads of note, such as Abbott Road and Aberfeldy Street, sit on the threshold of acceptance, scoring 40 ug/m³ (pale yellow). The NO₂ measure improves increasingly to the east of the site and towards the River Lea. The figures above are take from www.londonair.org.uk.

Improving air quality across the masterplan is an important ambition as part of a child-friendly site, and various greening strategies will be proposed in an attempt to offset the imposing presence of the two A roads. In particular, specific tree planting and dense shrub planting will work hard to form 'native A12 corridor' buffer, supported by climbing plants where suitable wall façades exist or can be created.

Note: A mean value of 40 or below passes the annual mean objective; a mean value of 41 or above fails the annual mean objective.

Further information can be found within the **Environmental Statement Chapter 8: Air Quality** prepared by Entran which supports this application.

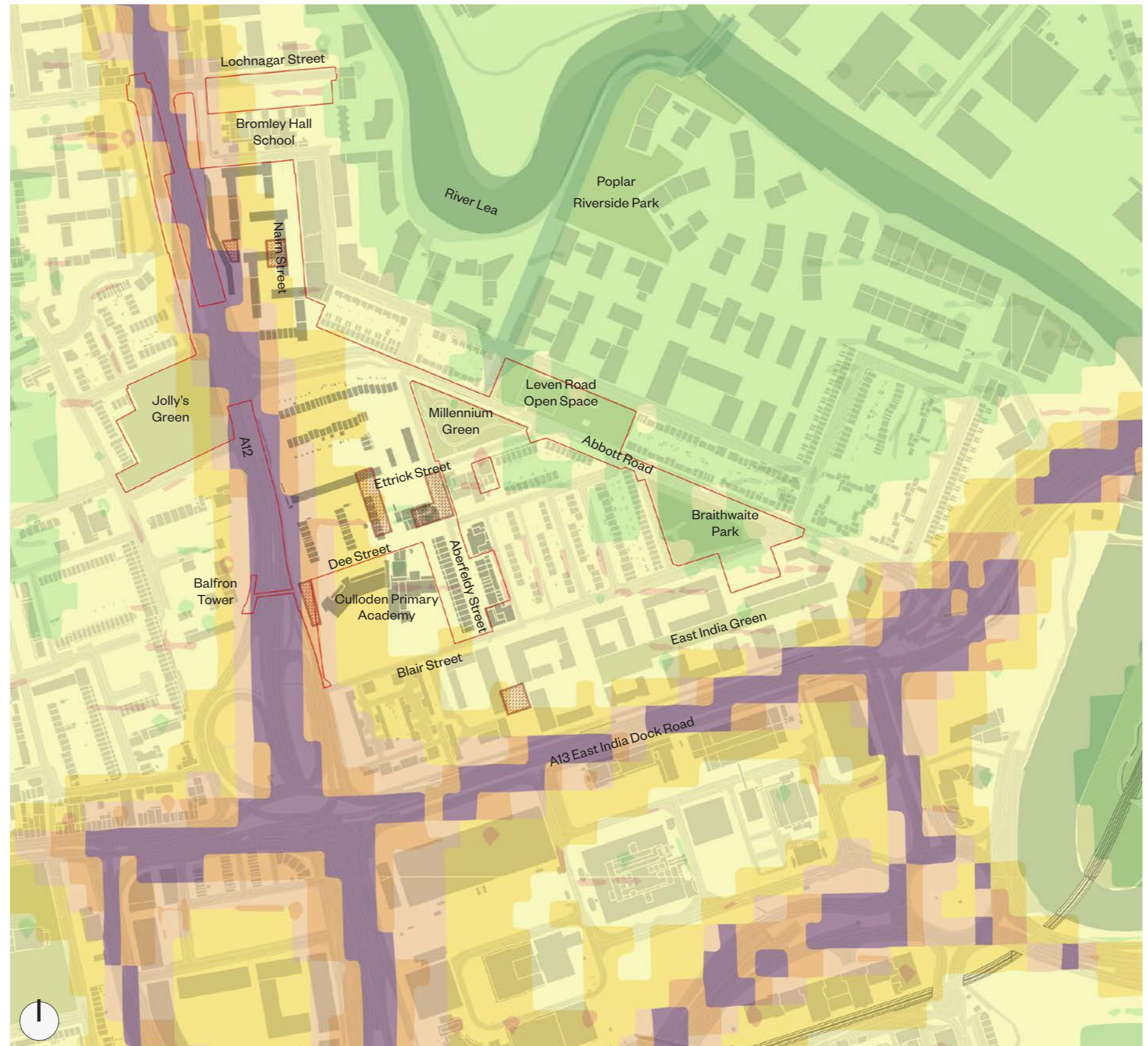
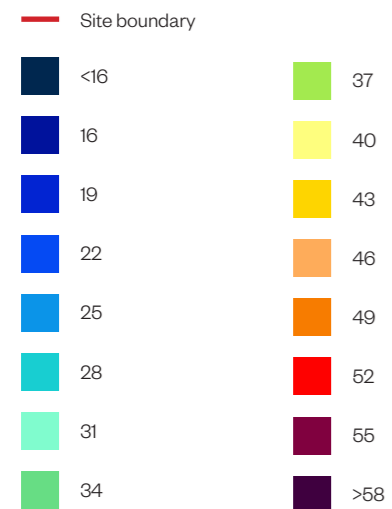


Fig.147 Diagram showing NO₂ air quality data

Environmental context

Acoustics and road traffic noise

The diagram opposite visualises data obtained from noise level indicators, as a way of describing noise. The results for the Site are shown here for 'Lden' (day-evening-night), that is a 24 hour annual average noise level in decibels with weightings applied for the evening and night periods. Within the masterplan area, noise levels drop to approximately 55 to 60 dB.

In line with the Air Quality data, the A12 and the A13 both generate the highest noise levels, in excess of 75dB, and as a result provide an unpleasant experience for those walking and living in the area. The former carries 6 lanes of busy traffic, plus bus lanes, whilst the latter carries 4 lanes of traffic, plus bus lanes. The figures above are taken from www.londonair.org.uk.

Both noise and air pollution are important considerations in the design of high quality public and private spaces, and the buildings themselves and this information is used to inform the design of both the architectural and landscape components of the masterplan. Substantial public realm improvements, including tree planting, climbing plants, acoustic walls, and planting beds, along the route from Jolly's Green and the underpass through to proposed public spaces on the Aberfeldy Village masterplan, as well as Balfron Underpass further south at Dee Street, are all intended to contribute to an overall reduction in the noise experienced at street level.

Note: Orange denotes noise of 55 decibels (dB). Louder noises are denoted by reds and blues with dark blue showing the loudest. Where the maps appear with no colour and are just grey, this means there is no traffic noise of 55dB or above.



Further information can be found within the **Environmental Statement Chapter 10: Noise and Vibration** prepared by Entran which supports this application.

- Site boundary
- Average noise level (dB) 75.0 and over
- 70.0 - 74.9
- 65.0 - 69.9
- 60.0 - 64.9
- 55.0 - 59.9

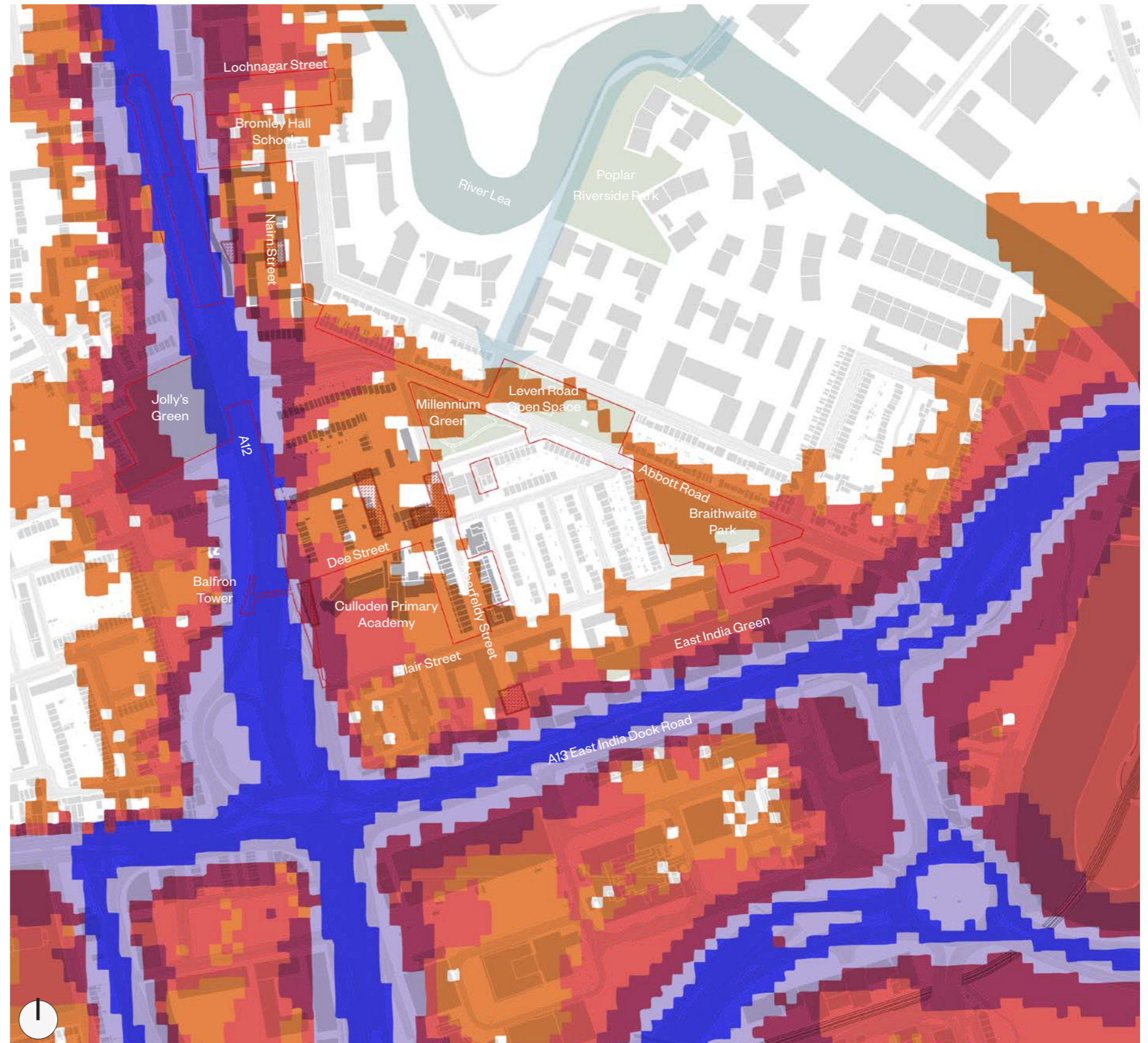


Fig.148 Diagram showing acoustic data

Constraints and opportunities

Constraints

This diagram maps the constraints of the Site and its immediate surroundings which are important considerations in the design of the masterplan.

Constraints include:

- The existing roads, including the A12 and A13 and the vehicular underpass which act as physical barriers to the Site and to the access of green spaces, local amenities and community uses.
- High levels of noise and air pollution along major roads adjacent to the Site
- Existing mature trees within the site and the requirement to retain these where possible.
- Existing pedestrian underpasses are in poor condition with poor lighting and attract anti-social behaviour
- Existing vehicular underpass divides the area and acts as a barrier between Aberfeldy and Nairn Street
- Inactive frontage along the back of the building facing onto Nairn Street
- LBTH view towards the Balfon Tower identified in the Local Plan as strategically important
- Scale and character of Grade II Listed Bromley Hall School to the north of the site to be considered in design
- Scale and proximity to Culloden Primary Academy to the south of the Site

- Site boundary
- Existing roads
- ⚡ Noise and air pollution
- 🌳 Mature trees
- ↔ Pedestrian underpasses
- ▨ Segregation caused by the vehicular underpass
- Inactive frontage
- 👁 Local Plan designated view
- 🏫 Grade II listed Bromley Hall School
- 🎓 Culloden Primary Academy

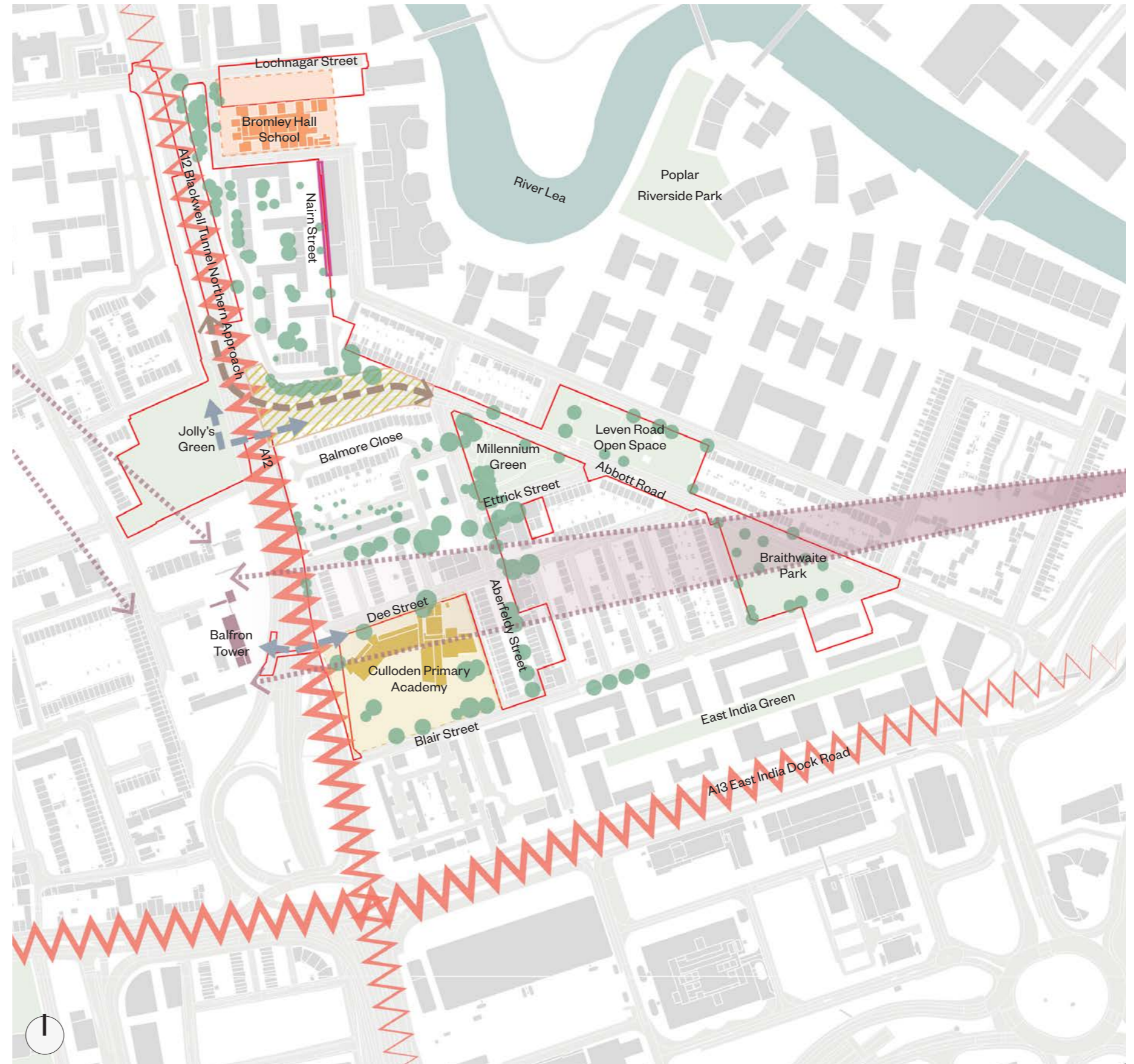



Fig.149 Diagram showing the Site constraints

Constraints and opportunities

Utilities constraints

This diagram maps the existing utilities across the Site and is a key constraint to consider in developing the masterplan. The location of a number of existing utilities below ground are of note:

1. Electric, BT and heating routes service the existing buildings along Nairn Street
2. Electric and BT lines are located under the pavement of Abbott Road
3. Electric, BT and fibre optic service the existing buildings either side of Balmore Close
4. Electric and water service Thistle House, Heather House and Tartan House
5. Electric, water and gas are located under the pavements of Culloden Street

 Further information can be found within the **Foul Sewage and Utilities Assessment** prepared by Meinhardt which support this application.

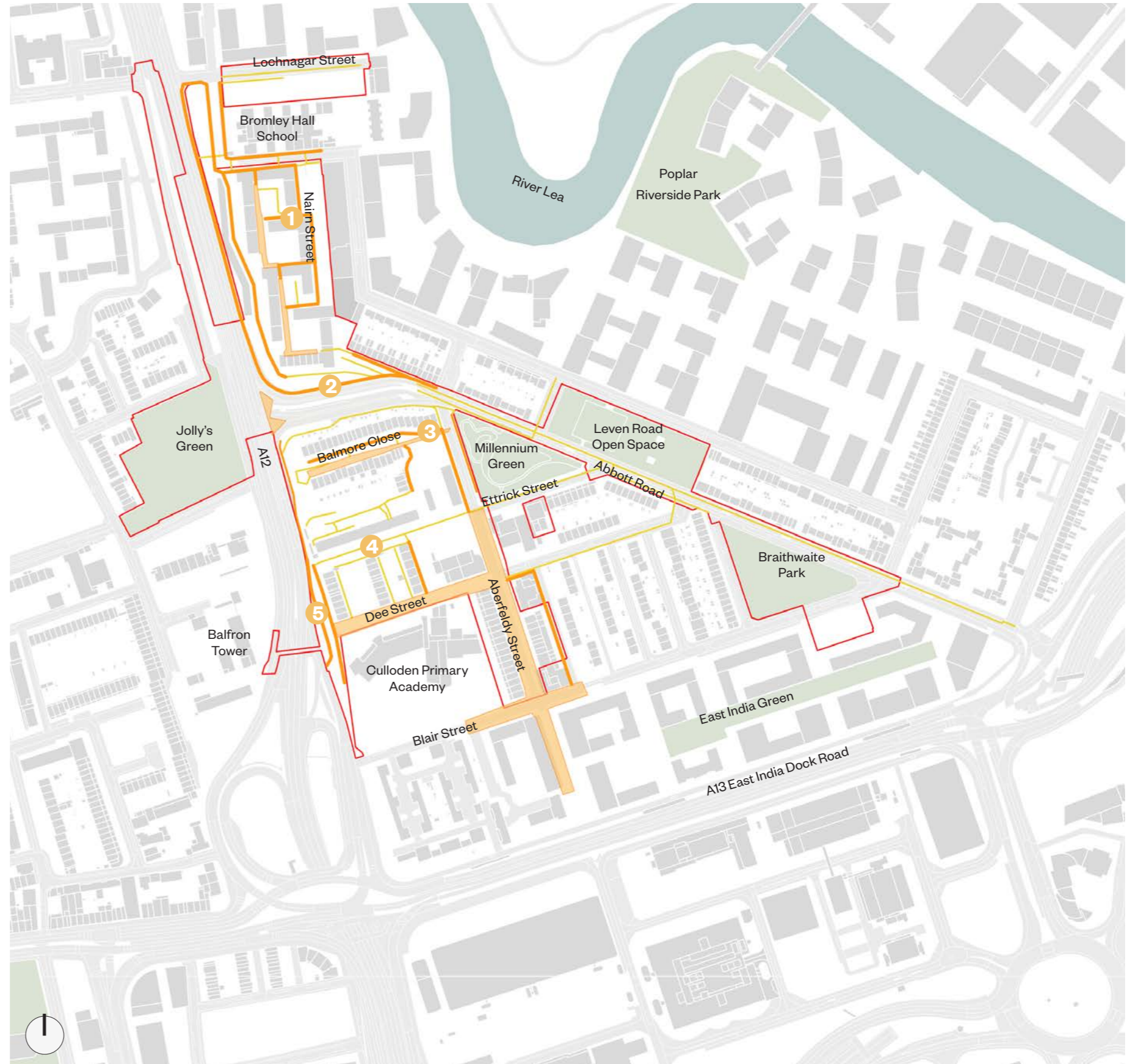


Fig.150 Utilities constraints diagram

Constraints and opportunities

Opportunities

This diagram maps the opportunities which the Site presents. These have been taken forward to inform the strategy for the masterplan and the design principles which are set out later in this document. Site opportunities include:

- Improve pedestrian connectivity between the Site and the west of the A12. There is an opportunity to pedestrianise the existing vehicular underpass to enable a connection between Abbott Road, the slip road and direct access to Jolly's Green.
- Improve the existing green spaces of Braithwaite Park, Leven Road Open Space and Jolly's Green creating different characters and uses for each
- Improve Abbott Road by making it more pedestrian-friendly and less car dominated
- Improve the retail offer along Aberfeldy Street, making it a key Local Centre in the area
- Introduce a new creative hub along the A12 following the Poplar Works narrative
- Create an active frontage on Nairn Street with new buildings which help enliven and activate the street
- Create a new community/civic square with active non-residential uses fronting onto it
- Retain and integrate existing mature trees into new public realm where possible
- Improve the character and environment of the existing pedestrian underpasses
- Improve existing crossing to encourage cycling and link in to CS3
- Ensure pedestrian movement within the site links in with adjacent consented developments to the north-east, creating connectivity to Poplar Riverside and the Leaway
- Opportunity to locate taller buildings along the A12 whilst responding to the listed landmarks of Balfour Tower and Bromley Hall School

- Site boundary
- -> Opportunity for new pedestrian connection
- Opportunity to make Abbott Road increasingly pedestrian friendly
- Local Centre
- Creative hub
- Create an active frontage
- Opportunity for community square
- Existing trees
- Improve the character and appearance of the existing pedestrian underpasses
- Cycle connections to CS3
- Pedestrian movement connecting into wider developments
- Opportunity for taller buildings

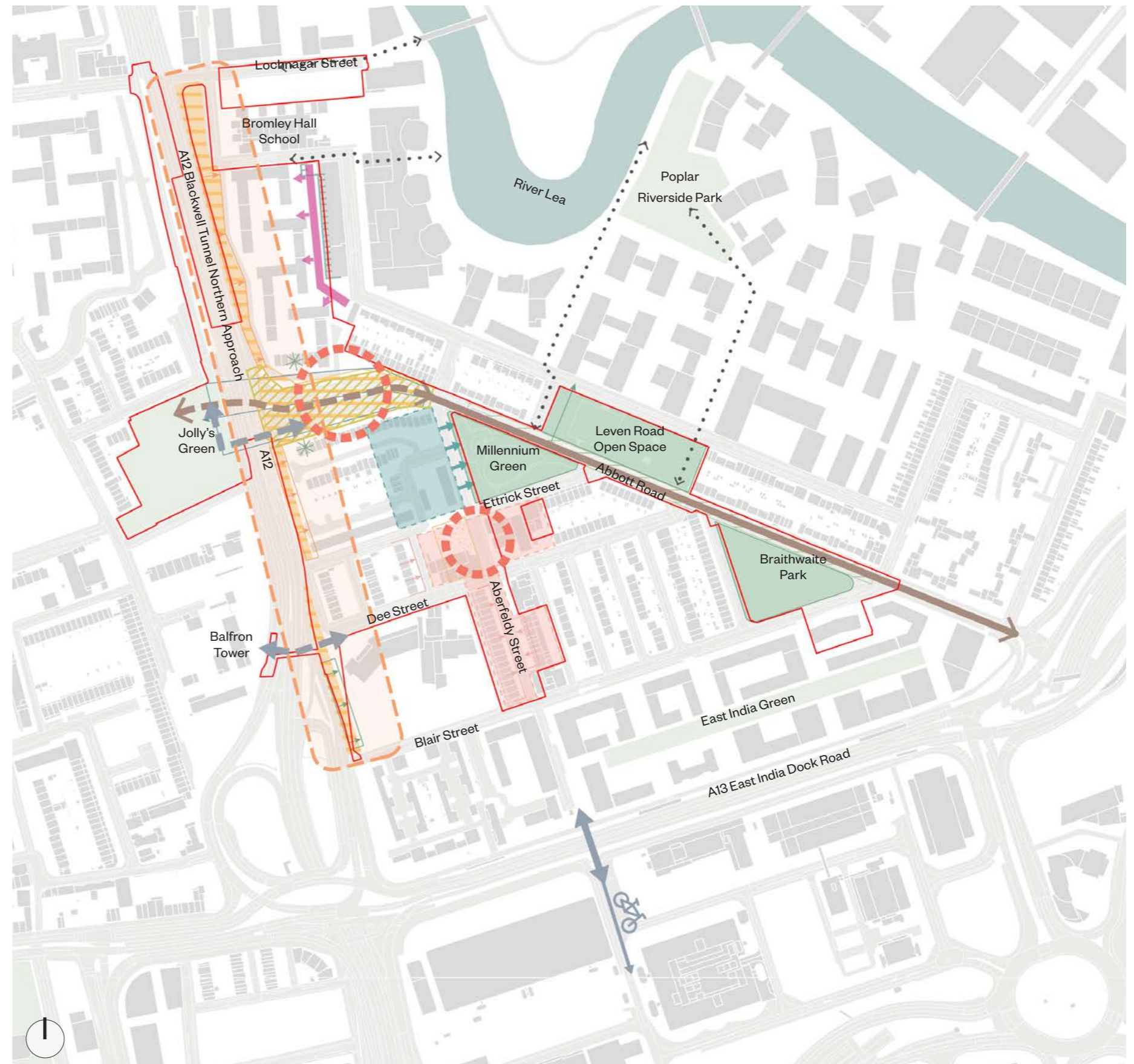


Fig.151 Diagram showing the opportunities presented by the site

4

**VISION AND MASTERPLAN
DEVELOPMENT**

Vision and objectives

London Borough of Tower Hamlets regeneration outcomes

The eight Regeneration Outcomes

The icons opposite are the eight Regeneration Outcomes identified by LBTH in their Regeneration Delivery Plan presented by the Transformation and Improvement Board on the 9th September 2019. These have been used as key objectives for the masterplan and hence strongly influenced the design.

It is clear that the new masterplan represents a once in a generation opportunity to reshape the heart of Poplar and deliver:

- A neighbourhood that fosters growth through high quality mixed use redevelopment
- A revitalised local centre with new retail, commercial workspace, civic and faith facilities
- Considerable public realm focused on walkability, healthy streets and creating a child friendly place
- Improved connectivity to, from and through the site east and west, and north and south
- A substantial number of new high quality homes providing a significant contribution to LBTH housing targets



1. Infrastructure and place-making

New development that is designed to promote inclusivity and enhance quality of place, and is matched by timely delivery of social, transport and services infrastructure in order to support sustainable growth.



2. Reducing inequalities and enhancing well-being

Reducing health and other inequalities between people from different communities and different areas, and better air quality.



3. Making communities safer and more cohesive

Making communities safer and more cohesive through ensuring the accessibility of spaces, places and facilities, enabling community participation & strong relationships, and promoting culture and leisure opportunities.



4. Public realm and environment

The local environment is improved - cleaner and more attractive streets, open and green spaces.



5. Affordable housing

More high quality, affordable housing which meets the needs of residents is provided.



6. Employment

More local people are in work and progressing to better paid employment.



7. Enterprise

Locally owned business and those that employ local people are starting, growing and staying in the borough.



8. Town centres and markets

Well-functioning town centres and markets provide existing and new residents with access to a range of local shops, services, leisure, cultural and community facilities that meet their needs.

Fig.152 LBTH Regeneration Outcomes

Vision and objectives

The vision pillars

The four vision pillars shown on this page were defined by the Applicant and the design team following extensive local research and engagement, creating an ambitious and contextual basis for the masterplan.

1 Proudly made of East London



Strong heritage, strong connections

- ✓ A masterplan that enhances local connections
- ✓ Architecture that celebrates local heritage
- ✓ Built from real engagement with our community
- ✓ Diversity of uses: homes, shops, workspace and community space
- ✓ Active throughout the day, evening and weekend
- ✓ Dynamic street-scape
- ✓ Public realm that feels of London
- ✓ An inclusive community where everyone feels welcome
- ✓ Independent grocer

2 Creatively made



An exciting, dynamic place made of local soul and character

- ✓ Art strategy embedded in history
- ✓ Creating jobs and training for the local community
- ✓ Features the instagrammable moment
- ✓ Providing workspace for independent local business
- ✓ Providing studio space for fashion graduates
- ✓ Multi-functional space for events, cinema and exhibitions
- ✓ Opportunities for meanwhile use to foster community and raise the profile of Aberfeldy Village
- ✓ Art in the park

3 Live well



Promoting healthy habitats and lifestyles

- ✓ A diverse mixed tenure community
- ✓ A safe place to be throughout the day or night
- ✓ c.50% publicly accessible
- ✓ Enhanced pedestrian and cycle routes
- ✓ New health provision
- ✓ A sanctuary that offers respite
- ✓ Increased biodiversity on site
- ✓ Native trees
- ✓ Natural water attenuation
- ✓ Diverse F&B offer featuring health natural cuisines
- ✓ London Living Wage Employer
- ✓ Child friendly neighbourhood

4 Celebrating community



Inclusive and welcoming, a place to meet and celebrate cultural diversity

- ✓ Community space to enrich lives
- ✓ Amenity to combat social isolation and foster community
- ✓ Events programme for all
- ✓ Play space for all abilities
- ✓ Water elements to provide incidental play
- ✓ Play on the way
- ✓ Mapping the local area to celebrate the best of Poplar
- ✓ A digitally connected community
- ✓ Community collaboration
- ✓ Connected to the wider area

Proudly made of East London

An ambitious masterplan crafted from the neighbourhood, linking east and west

The Proposed Development aligns with the project vision, and creates a neighbourhood with a strong East London character. To do so, strong links and connections to the wider context are created through the development of a high quality public realm. The proposed urban strategy re-links the area through different types of connections, which will add variety and richness to the streetscape. These will encourage a range of uses at various times of the day.

The adjacent diagram shows six key new threads of the masterplan that form its framework and character. These are:

1. THE HEALTHY STREET

Improve the character of Abbott Road to create a pedestrian focussed street that links Langdon Park and Jolly's Green with Braithwaite Park and Millennium Green. Abbott Road will be re-designed to reduce traffic and the existing vehicular underpass beneath the A12 will be re-imagined as a pedestrian connection and improve the links to the west of the A12.

2. THE HIGH STREET

Create a new local centre along Aberfeldy Street with non-residential facilities including retail and community uses. This street will link Nairn Street with The Republic to the south of the A13 and East India Station. It will also encourage a cycle link with the exiting CS3.

3. ENTERPRISE YARD

Continuing the character of Poplar Works, which runs adjacent to the A12 in the existing Nairn Street Estate, the proposed masterplan introduces light industrial activities and workspaces in the south of the masterplan to establish a creative north-south route through the neighbourhood.

4. COMMUNITY LANE

A residential north-south connection running from Nairn Street Estate to Blair Street is proposed. This link will be a pedestrian priority street with residential uses and doorstep play.

5. EAST WEST LINKS

The masterplan will improve the east west links, including the existing underpasses across the A12 to ensure the neighbourhood is easily and safely accessible.

6. 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 connecting to the Queen Elizabeth Olympic Park to the north and to City Island, Good Luck Hope and the Clipper to the south east.

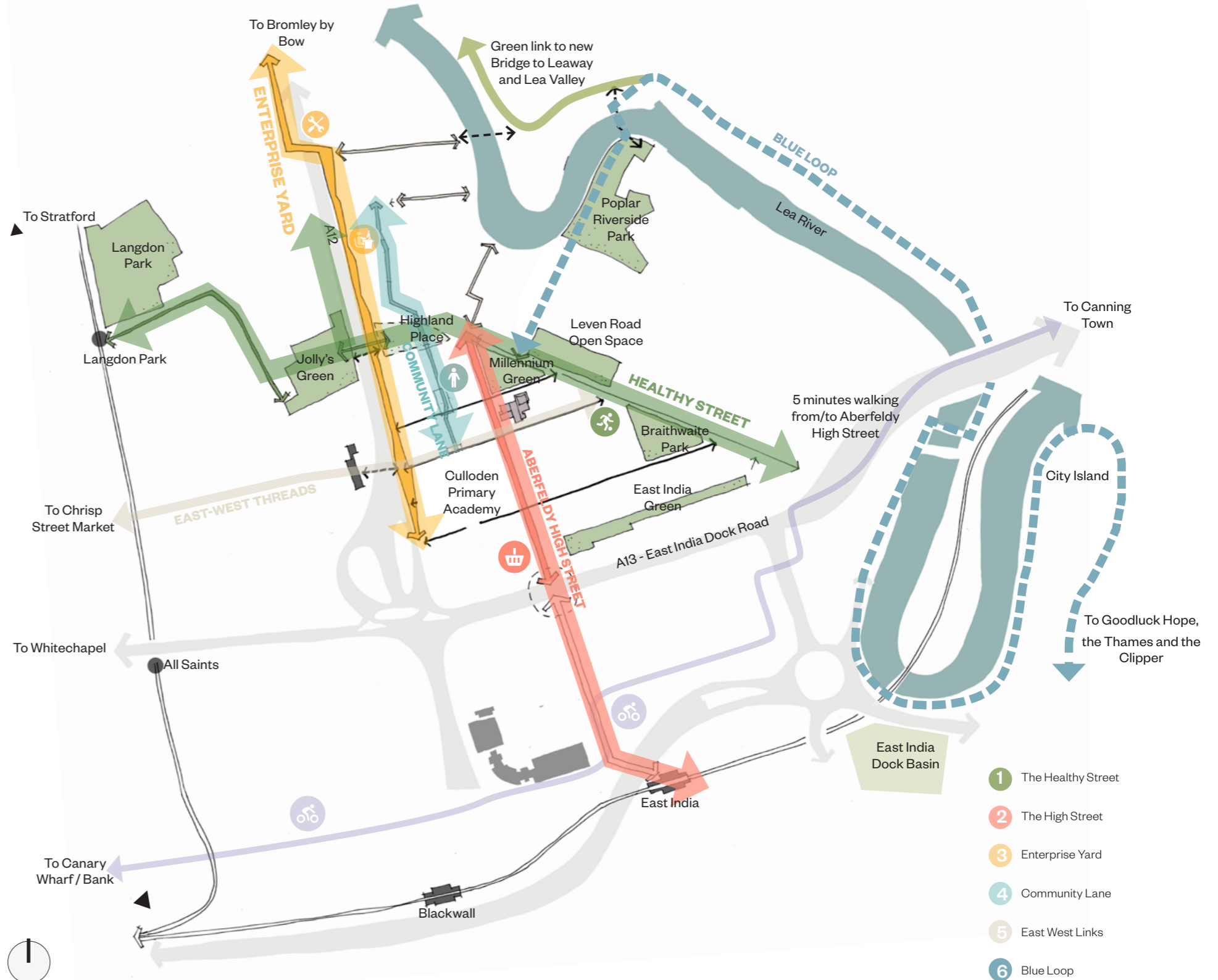


Fig.153 The six threads of the masterplan which form the framework and structure of the Proposed Development



Fig.154 Create strong links and connections across the masterplan and surrounding area



Fig.155 Create a vibrant, active neighbourhood at all times of the day with a mix of different uses



Fig.157 Ensure the neighbourhood is built from engagement with the community



Fig.156 Establish routes and connections that reinstate the former industrial heritage of the area

Creatively made

An exciting, dynamic place made of local soul and character

The Proposed Development builds on the rich mix and history of the neighbourhood area and celebrates the diversity and heritage of the Aberfeldy and Nairn Street Estates.

Poplar Works recently opened on the Nairn Street Estate, along the A12, providing studios and workshop spaces for fashion professionals. The initiative brings fashion back to its spiritual home in East London in a hub which will help small businesses to grow as well as creating employment opportunities in Poplar. It was built on the site of underused garages on the Estate, utilising a difficult space to create much needed space for work and culture. The masterplan will celebrate the success of Poplar Works and extend this strategy further south along the A12, through the proposals for Enterprise Yard. This is a new creative north-south link which will offer a variety of workspaces, workshops and commercial units along its full length.

Meanwhile interventions have revitalised Aberfeldy Street to create a new active local centre. Recently the street was transformed by the London Mural Company, with a variety of patterns designed by local people and inspired by a Bangladeshi tradition of recycling old textiles to create something new. These initiatives have enlivened the shop frontages and public realm, and are used by local people and visitors alike. The adjacent images were taken during the meanwhile spaces event in September 2019 and more recently following the work of the Local Mural Company.



Fig.158 Poplar Works - a hub for creative industries located on the existing Nairn Street Estate adjacent to the A12



Fig.159 Flexible workspaces offer opportunities for local creatives



Fig.160 The masterplan will provide new, creative workspaces for independent, local businesses extending the existing offer of Poplar Works



Fig.161 A masterplan born out of, and enriched by the local community

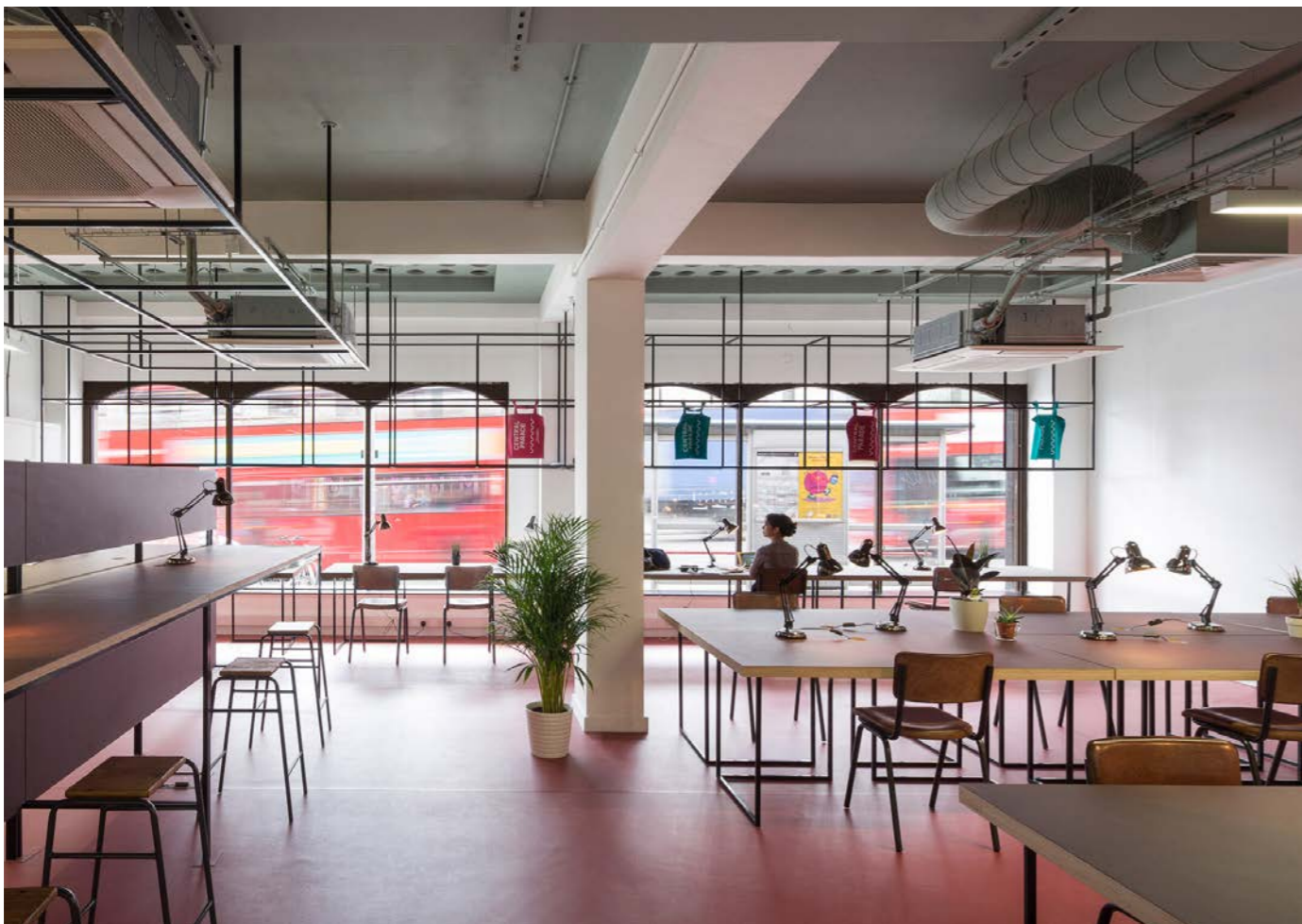


Fig.163 The creation of a range of commercial spaces located along Enterprise Yard, as an extension of Poplar Works



Fig.162 Recognising the success of Aberfeldy Street transformed by the London Mural Company

Live well

Encourage an active and healthy lifestyle

The Proposed Development encourages an active and healthy lifestyle by:

- Transforming the existing green spaces of Leven Road Open Space, Braithwaite Park and Jolly's Green, with improved opportunities for recreation and play.
- Ensuring strong links between these green spaces to create a green network which encourages outdoor activities, social interaction and healthier transport choices. This will change the character of the neighbourhood to be greener and more sustainable.
- Introducing the Healthy Street that connects north west to south east through the neighbourhood, and joins all green spaces with a pedestrian friendly environment.
- Creating a pedestrian and cycle friendly public realm, which limits vehicular use where possible and uses traffic calming measures to prioritise cyclists and pedestrians.
- Extending the network of healthy streets to better connect the site with the surrounding neighbourhoods beyond the site boundary, including the Lea Valley walk.
- Creating a strong landscape narrative which introduces a variety of hard and soft spaces suitable for all ages to enjoy.
- Designing rich planting and tree strategy, alongside sustainable urban drainage, which will enhance biodiversity.
- Considering movement from a 'child first' perspective and addressing play and children's independent mobility together, with a focus on open space and the networks and connections between these spaces.

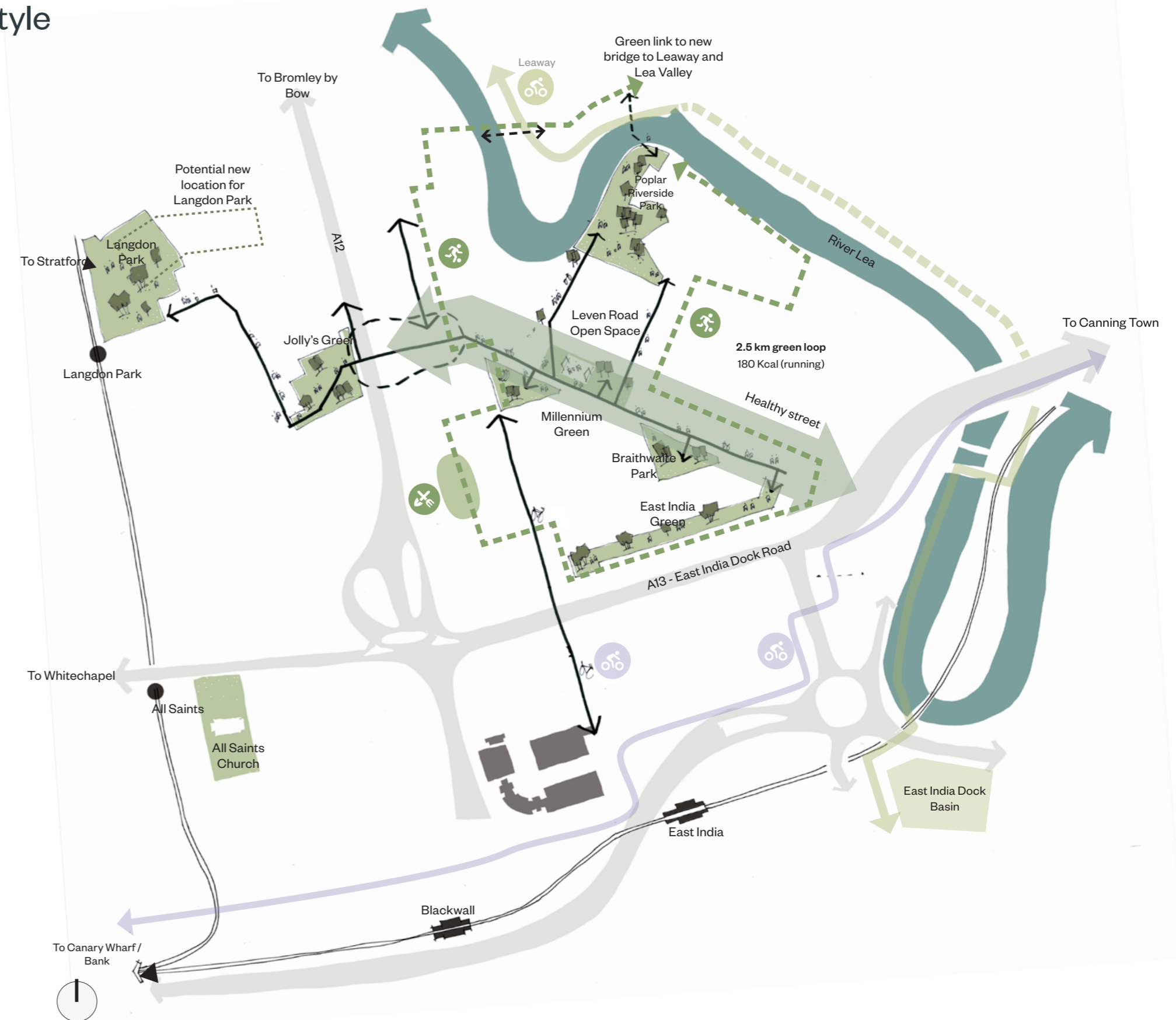


Fig.164 Diagram to illustrate the vision for the green network



Fig.165 Re-design existing outdoor green spaces to encourage activity and social interaction



Fig.166 Design spaces which provide outdoor sport facilities for all ages and social groups



Fig.168 Create areas for pedestrian and cyclists only to promote healthier lifestyle and improve connectivity and permeability through the masterplan and wider area



Fig.167 Introduce water drainage solutions to create a sustainable environment

Celebrating the community

Encourage a strong connection between all communities in the neighbourhood

The Proposed Development creates strong links between the nearby education and community facilities, and the Site.

Education is a key element to ensure a strong and cohesive community. The proposed masterplan will create physical and social links between the schools in the area to encourage movement between them, the possibility to share activities or spaces, or the opportunity to collaborate on community projects.

Culloden Primary Academy is currently located adjacent to the site boundary between Dee Street and Blair Street, new masterplan. Throughout the design process extensive engagement has been carried out including a series of youth engagement sessions with both Culloden Primary Academy and Langdon Park School. This has helped to ensure that the voices of young people are reflected in the design of the masterplan.

Access to green, open space

The masterplan will strive to improve access to and quality of existing green spaces whilst also providing a variety of new public and communal spaces as part of the new development. The aim is for the neighbourhood to be child friendly, which means that 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.

By stitching into and expanding on the existing **High Street and community facilities** along Aberfeldy Street the masterplan will help to celebrate and foster the community, whilst offering local and accessible facilities and amenities to both existing and new residents.

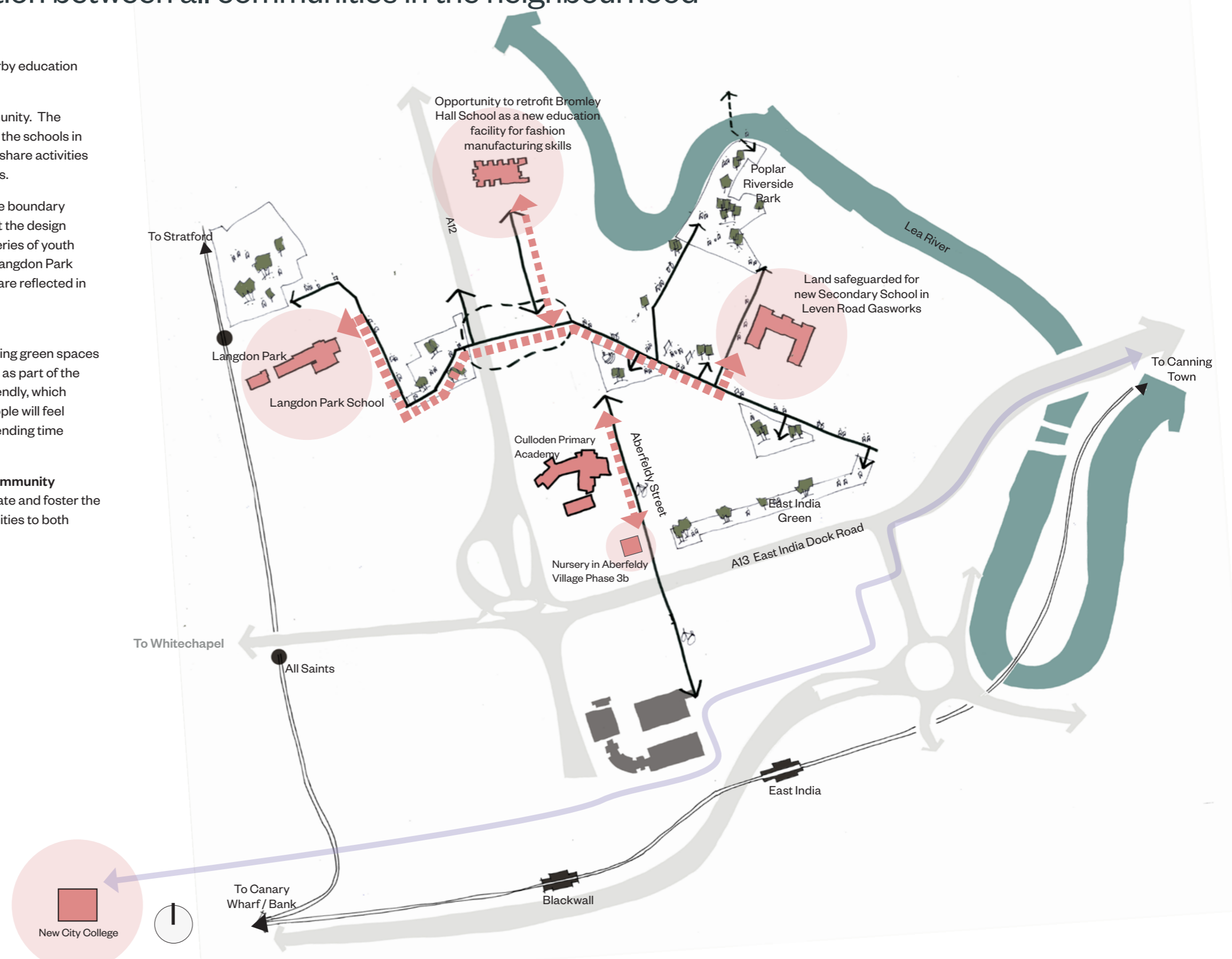


Fig.169 Vision diagram illustrating important community connections



Fig.170 Re-think existing streets to encourage children to play and create safer spaces and opportunities for them to move around freely



Fig.171 Creating opportunities for local schools to have a strong presence in the neighbourhood and utilise open spaces through outdoors classrooms and educational activities



Fig.173 Working with local schools to improve sense of community, for example: Sand Pit, Lambeth



Fig.172 Community design with local schools heavily involved in the design process, for example: Build Up Hackney

A child friendly vision

Putting children first

The Applicant and the design team are designing Aberfeldy Village as a child friendly neighbourhood, putting children at the top of the hierarchy pyramid

A child friendly vision

The child friendly vision aims to create a safe place for children to play out, young people to feel welcome and included and all ages of the community to enjoy spending time outside. The design process has involved listening to the voices of children and young people, taking their needs seriously and allowing them to have a meaningful impact on the Proposed Development. This will bring benefits for everyone, from getting to know your neighbours, feeling safer from traffic, experiencing less pollution, having more places to rest and enjoy greenery and nature and knowing that the next generation will grow up in a friendly and supportive environment that they will have helped shape.

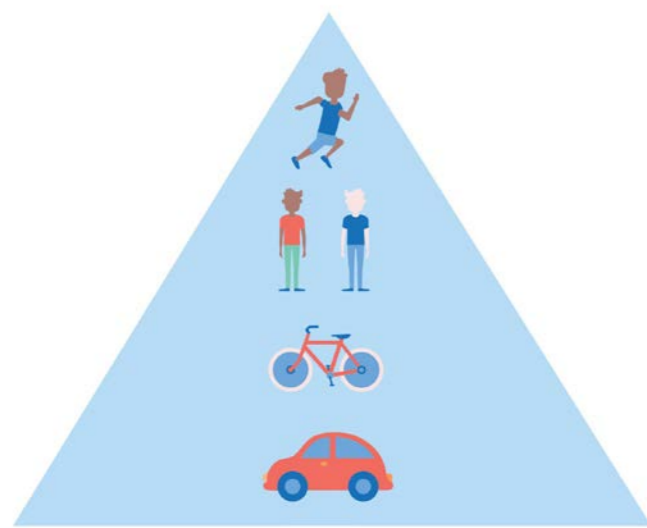


Fig.175 Child first approach to movement

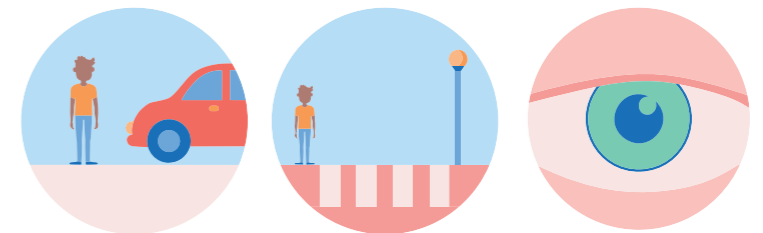
Car free

- No cars
- Pedestrian and cycle priority
- All playable space



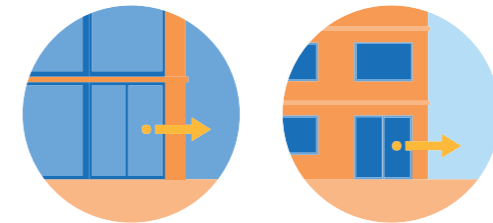
Connections

- Shared surface
- Safe crossing points
- Good sight lines



Access

- Easy access to spaces from dwellings
- Doorstep play for everyone



Overlooking

- Visual connections
- Deck access
- Balconies

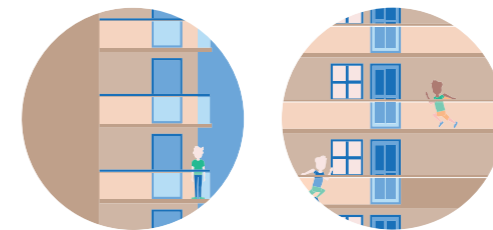


Fig.174 Principles of child friendly design

Community involvement

The public engagement and consultation for the application was coordinated by Lowick, in conjunction with The Applicant and the wider design team. Since 2018, there has been extensive discussions with neighbouring businesses, local groups and societies, as well as elected members.

Over the last two years, residents and stakeholders have played an important role in shaping the new masterplan and the design team are continuing to canvass their views on all areas of the Proposed Development as the project moves forward. This includes the formation of the Residents' Steering Group (RSG) which monitors and scrutinises all aspects of the masterplan and whose feedback has directly informed and shaped the scheme to date. In tandem, the unique and pioneering approach of consulting with young people has been undertaken 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. Further information on youth engagement is provided later in this chapter.

In September and October 2020 an independently administered and GLA compliant ballot was carried out. 93.1% of residents endorsed the regeneration proposals on a 91.1% turnout. Following the successful ballot, The Applicant has widened the scope of engagement, proactively seeking the views of the wider Poplar area. Two further rounds of consultation were carried out at the end of 2020 and in Summer 2021.

The Proposed Development has 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 Proposed Development will help tackle some of the existing socio-economic challenges in the area, namely a chronic shortage of good quality and affordable housing, poor connections on and off the estate.


 Further information about Community Engagement is set out in the **Statement of Community Involvement** prepared by Lowick which supports this application.



Fig.176 Group discussions helped to answer any questions that residents may have about the proposals



Fig.178 Using the model to discuss the masterplan with young people



Fig.179 The models helped the community to envisage the changes and locate in relation to where they live today



Fig.177 A series of display boards were prepared with information about the masterplan which aided discussions at the events



Fig.180 Collecting feedback from the community has been an integral part of the process

Community involvement

Summary of consultation

The adjacent timeline shows the engagement undertaken on the Aberfeldy Village Masterplan between 2019 and the submission of this hybrid planning application.

Ongoing

ZCD Architects working with pupils from Culloden Primary Academy and Langdon Park School to hear their ideas to improve Aberfeldy, culminating in the creation of a Young Person's Manifesto that has helped to shape the masterplan.

Distribution of Poplar HARCA newsletters on the Aberfeldy regeneration.

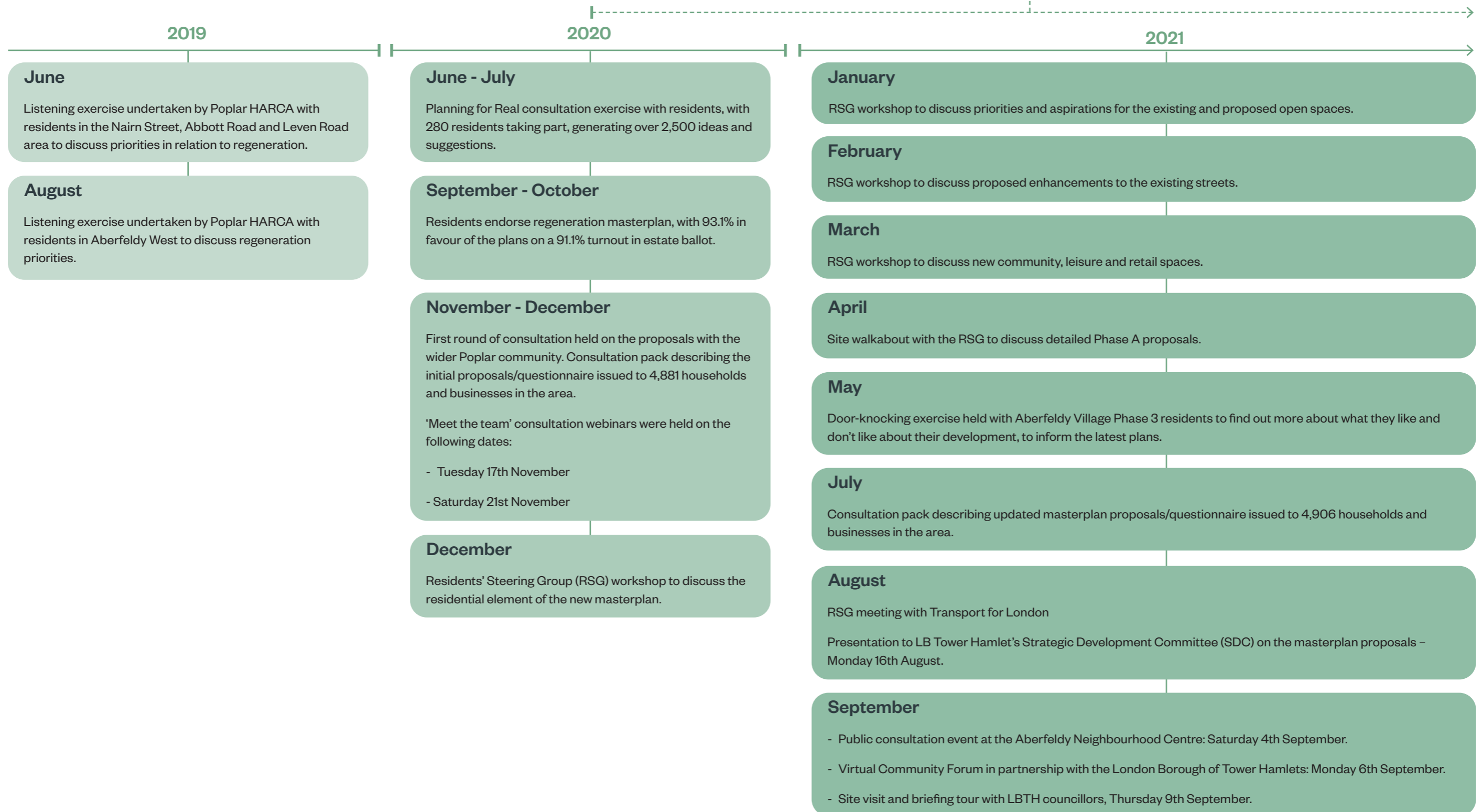


Fig.181 Timeline of engagement

Youth engagement

‘Word has spread in the community that ‘student voice and views’ are powerful and forward thinking’

A child friendly Aberfeldy - Our approach

The findings from the child and youth engagement have been instrumental in shaping the masterplan and landscape design. Led by ZCD Architects and supported by Levitt Bernstein, Morris + Company and LDA, the team have carried out a rigorous programme of youth engagement, based on ZCD’s youth engagement toolkit ‘Youth Opportunity Power’ with pupils from Culloden Primary Academy and Langdon Park School. Through working with them ZCD and the design team have gained valuable insight into what it is like to grow up in Aberfeldy and had opportunity to incorporate these findings into emerging designs. Alongside the engagement work, design proposals have embedded child friendly principles from the outset, starting with a vision and thinking about the designs from the point of view of children and young people throughout.

The results have reached beyond the engagement and design process, attracting interest from the press. Most importantly the benefits of the skill building have been felt by the young people themselves; the group from year 9 at Langdon Park School are now known as the Aberfeldy Heroes and are helping shape other ideas for their local neighbourhood. The process has helped galvanise the design team and design proposals have been truly shaped by youth involvement. Their work has been shared widely with adult residents and the London Borough of Tower Hamlets.

ZCD’s approach is designed to work on children’s own terms; they go to them, and include involvement from the design team so that they can hear first hand what matters to children and young people in their local area. Techniques draw on young people’s knowledge as local experts and focus not on what they ‘like’ or ‘don’t like’, but rather on how they feel about places, if they have agency and control, and how this relates to their sense of happiness and well-being. In this way children and young people also learn how to analyse spaces that they know, which then helps them to begin to look at the proposals for their new neighbourhood.

Engagement took place in two stages:

Stage 1: Carried out with primary and secondary school pupils. This stage was about fact finding, listening and skills building and included walking tours of the local area, using a ‘RAG’ traffic light analysis and photography, all carried out by the pupils themselves. We held whole class and smaller group discussions and used drawing and writing to convey ideas. For the secondary pupils the engagement worked towards producing a manifesto - a clear set of wishes for their new neighbourhood.

Stage 2: Carried out with the secondary school pupils. This involved assessment of the proposals against the manifesto, which was then fed back to the design team. Pupils were shown proposals twice in order to gain feedback and to demonstrate how the team had listened to young people.



Fig.182 Culloden Primary Academy: Stage 1 - Drawing ideas for a new playground



Fig.183 Culloden Primary Academy: Stage 1 - Walking tours and surveying



Fig.184 Langdon Park School: Stage 1 - Students map ratings of different areas



Fig.185 Langdon Park School: Stage 1 - Walking tour and survey of the local area



Fig.186 Langdon Park School: Stage 1 - Students work on their manifesto



Fig.187 Langdon Park School: Stage 2 - Design team present their proposals to the young people

Youth engagement

Stage 1: Findings

Young people feel proud of Aberfeldy (some areas more than others) and there is much that could be improved. The design team understood from the pupils a real need for places to enjoy in their local area, but these weren't close to hand for many of them. They also heard how getting around is a vital part of their everyday life, for example the underpass and the A12 have a very real and negative impact on them. Pupils would like to cycle more, to school and to meet friends, but don't find it easy for a number of reasons.

Both primary and secondary school pupils were looking for spaces to play. Teenagers like to play as well as hang out and there are a number of reasons why they can't, from feeling unsafe, to not having permission to do so. We also heard about how places 'shift' after dark to feeling uncomfortable, unwelcoming and unsafe.

We were all impressed how in the third session, on a walking tour of a new development, the secondary pupils were able to start to 'read' the spaces and think what it might be like to live there. One boy commented that the courtyard with front doors and back gardens felt 'like a place where you would trust your neighbours' and this became part of the manifesto later that day.

Culloden Primary Academy

On the walking tour of the neighbourhood the pupils explored and rated the Millennium Green, the high street and access to the River Lea. Many didn't know about the river and were excited to hear about proposed park next to the river and to imagine getting down to the waters edge and exploring more. The children rated Millennium Green less 'green' for their own age group than for older children and adults. This is sad but probably not surprising as they find the space boring and unsafe and most of them don't use it.

Through the survey and classroom discussions we found many children would like to cycle to school (for the enjoyment, freedom and benefit of exercise) although only one child did. They were enthusiastic about play and their playground ideas were extensive. Given the chance they would rather play outside with friends than on screens. Compared to other London children we have met, these children may play out less; Reasons for this can be complex, (both cultural and spatial) but it is safe to say that play space isn't as readily available and easy to get to as it might be in other neighbourhoods.

Langdon Park School

We looked at six different local spaces. Like the primary school pupils, Langdon Park students revealed the challenges of negotiating the busy roads. Like the primary school pupils, some of them are driven to school, despite the close proximity. None of them like the 'tunnels' (the underpasses) and would also like to see safer routes and easier ways to cycle home or around their local area. They had



Fig.188 The young people's manifesto created in session 3 of stage 1 and which the client and design team were committed to work towards and against which the young people assessed design proposals in Stage 2.

fond memories of Sandy Park (Braithwaite Park), although most of them did not like the sand itself. On the whole they played close to home and this was most apparent for those living in the new dwellings around East India Green, which they called the Aberfeldy Village space. The children who lived here were the most enthusiastic about their local spaces, keen to show us the play areas and the fountains, and talking about water fights in the summer (although not in 2020). All the children are wary of playing football here, either because they might break a car window or because the ball might run in front of a car.

The year 9 pupils were more positive than the younger pupils, with most spaces rated quite highly during the day, but then less so after dark, which can be as early as 4pm in the winter. They rated the Aberfeldy Village space (East India Green) highest for after dark, which is a quality vital for this age group and on our walking tour of St Andrews in Bow, they were able to see that the courtyards and pedestrianised streets were similarly well connected and overlooked; one of them remarking that this must be a place 'where people trust their neighbours'. Whilst the Blue Pitch (Leven Road Open Space) plays a part in their everyday lives, it is not used by all of them and is not enough space on its own for any of them.

Youth engagement

‘It’s something that we’ve not experienced before and not an opportunity many people get. It’s nice to have our voices heard and our contributions listened to.’



Fig.189 Students give their feedback on the emerging masterplan, designs and meanwhile uses



Fig.190 Students ('Aberfeldy Heroes') present their photography and meet Councillor Rajib Ahmed

Stage 2: Findings

Langdon Park School

In the final two sessions students were asked for their feedback on key public realm and open space proposals.

Session 4 (held online due to Covid): Generally the students liked the six spaces shown and had lots of positive comments. They liked some of the quieter spaces, the green, flowers, colour and seating. They also really liked Highland Place and the new tunnel, but were concerned it might not feel safe after dark. There were lots of ideas about what to add into the spaces, such as bins next to seating areas.

Many of the images had younger children in and the pupils reacted to that, for example; 'I don't think that teenagers will go there when there are children so they might go after dark', they also felt self conscious about being overlooked and too surrounded by homes, on Millennium Green but welcomed Community Lane's spaces with proximity next to homes. There is a fine balance between feeling safe and close to home and too overlooked. The obvious solution would be to give variety as young people are clearly looking for both.

Session 5: The design team presented updated drawings, replacing the precedent examples with actual proposals and detail. Pupils filled in a survey sheet for each space, assessing it against each of the manifesto points.

This time the group were more positive about spaces like Millennium Green 'This looks good for older children like us' from one and from another about Sandy Park 'Good to see big swings, not just baby swings', although another remained

concerned that Millennium Green isn't necessarily for children of all ages as they don't know if different age groups would share the space at the same time. Good design and equipment alone may not be enough to make people of all ages feel that these spaces are for them to enjoy too.

They were very positive about Highland Place. At the last session their concerns had been about feeling unsafe after dark, but having been shown the new visualisation there were a number of comments that specifically said the opposite, such as 'I really like Highland Place because of how the place is lit up after dark and how lively it looks.' One even said 'This is more than what I was thinking!'

They had other ideas to add this time, such as shelter so that they could spend time outside when it is wet and a water feature, as the one in Aberfeldy Village is very popular. Other ideas included making sure there was enough space for ball games as well as places to cycle and skateboard. Their ideas continued into the meanwhile space discussions thinking about markets and pop ups, bike storage, less cars and spaces to grow food.

Overall the session demonstrated how deeply knowledgeable the young people had become about their neighbourhood and the forthcoming regeneration changes. Their comments have added greater depth and nuance to the proposals as their ideas were respectful and not far fetched.

As well as evidence for the design team, these findings have provided an

opportunity to feed into other resident engagement work such as with the Aberfeldy Big Local team and LBTH, and also the Green Infrastructure Fund using primary school knowledge.

The design team's designs and visualisations responded to their manifesto. In every instance the parks, streets and squares that were presented to them in the second stage had their wishes in mind. This wasn't a case of making it 'for' children, it was about being inclusive, making them feel part of the design, from putting them in the picture, to thinking of equipment for play, sport and meeting up.

There was a wider narrative about being able to get around safely, in part a response to their meanwhile requests but also in terms of creating an ambitious masterplan that links neighbourhoods together (for example pupils from Aberfeldy need to cross the A12 every day and pupils from Culloden would love to visit the River Lea).

All of these elements have helped create a masterplan that works for all ages, and it is hoped, will continue to do so .

Youth engagement

Conversations with local young people are at the fore of the design process at Aberfeldy. They have deeply shaped our thinking and the masterplan itself.

Impact on design

The design process has involved listening to children and young people, taking their needs seriously and allowing them to have a meaningful impact on the proposals. We believe this will bring benefits for everyone, from getting to know neighbours, improved traffic safety and accessibility, less pollution to having more green places

Secondary pupils developed a manifesto which clearly sets out their wishes for their new neighbourhood. The design team witnessed the production of this manifesto and worked to these requests. As designs have evolved the young people have had opportunity to check the manifesto has been met. Other residents and local people, including local councillors and planning officers, have witnessed the young people's work.

ZCD Architects, supported by Levitt Bernstein, Morris + Company and LDA delivered a truly integrated engagement programme for young people who, in turn, have provided powerful and insightful feedback to steer design. They have talked about the challenges and restrictions they are placed under, in many cases due to local traffic, and their everyday experience of negotiating the busy roads that they live next to. Their manifesto is evidence of their issues and is testament to how fundamentally important their local area is to them. They know Aberfeldy well and recognise its short comings. But they are also positive and optimistic and there is huge potential to provide more of what is well loved and used. Their input has had a huge impact on the design of all communal and open spaces within the masterplan, the connections between these spaces, the supporting community uses, meanwhile opportunities and beyond.

Further information about Youth Engagement is set out in the **Statement of Community Involvement Part 2: Children and Youth Engagement** prepared by ZCD Architects which supports this application.

Design considerations the design team have incorporated within the masterplan, in response to feedback from children and young people (in their manifesto and in Stage 1 and 2 design discussions), include:

- Improved connectivity between homes, community infrastructure and open spaces for pedestrians and cyclists
- Improved road safety for pedestrians and cyclists
- Improved environment to walk around
- More and improved access to shared green spaces, with these spaces offering play opportunities for all ages
- Improved opportunities for diverse ball games
- Improved lighting to key routes subject to biodiversity considerations
- Improved overlooking throughout
- Improved play and hang out opportunities for teenagers including a bucket swing, climbing frame and social benches
- Improved opportunities for adventurous play and exercise including a good outdoor gym, bouldering and parkour.
- More intergenerational spaces
- More incidental and informal doorstep play
- Enhanced school street
- Growing spaces (private and communal)
- Quiet spaces
- Spaces for community events
- Informal hard spaces for scooting, skating and skateboarding
- Diverse and welcoming neighbourhood
- More natural areas, greening, rooftop gardens and biodiversity
- Low carbon design
- Sufficient refuse stores
- Rain gardens and reduced run off
- Meanwhile uses such as markets, pop ups, bike stores, car free areas and spaces to grow food
- Welcoming signage

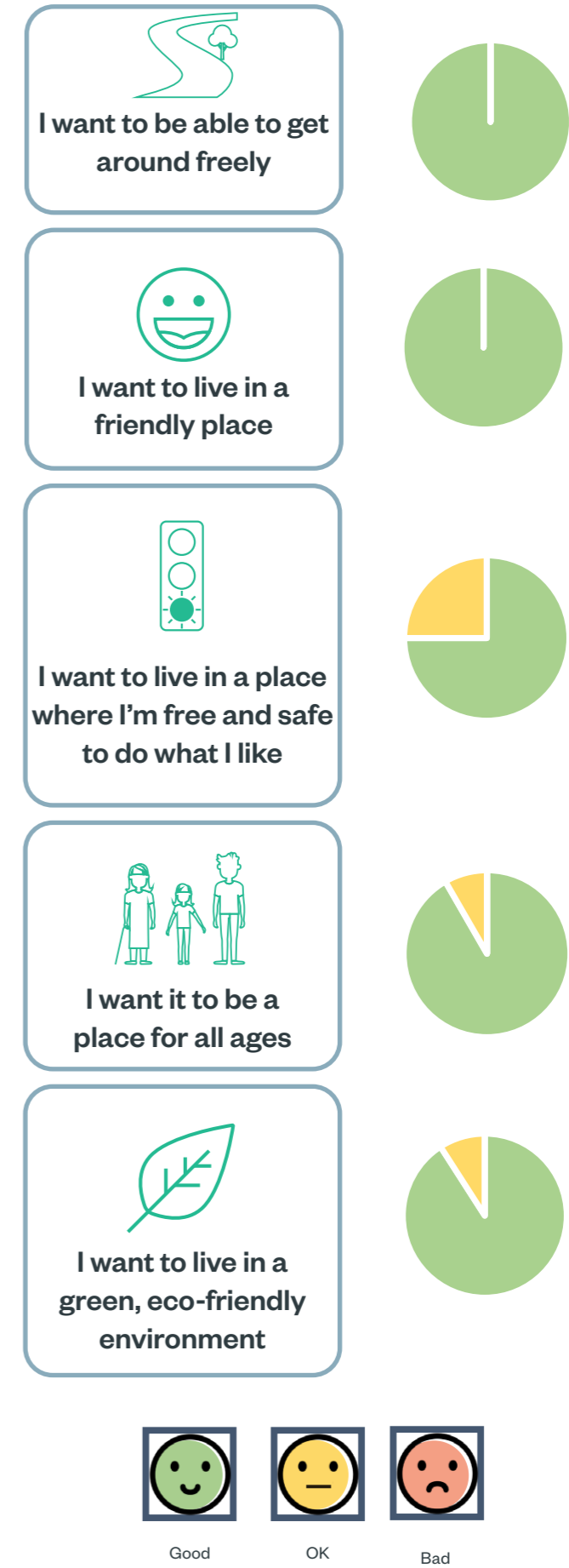
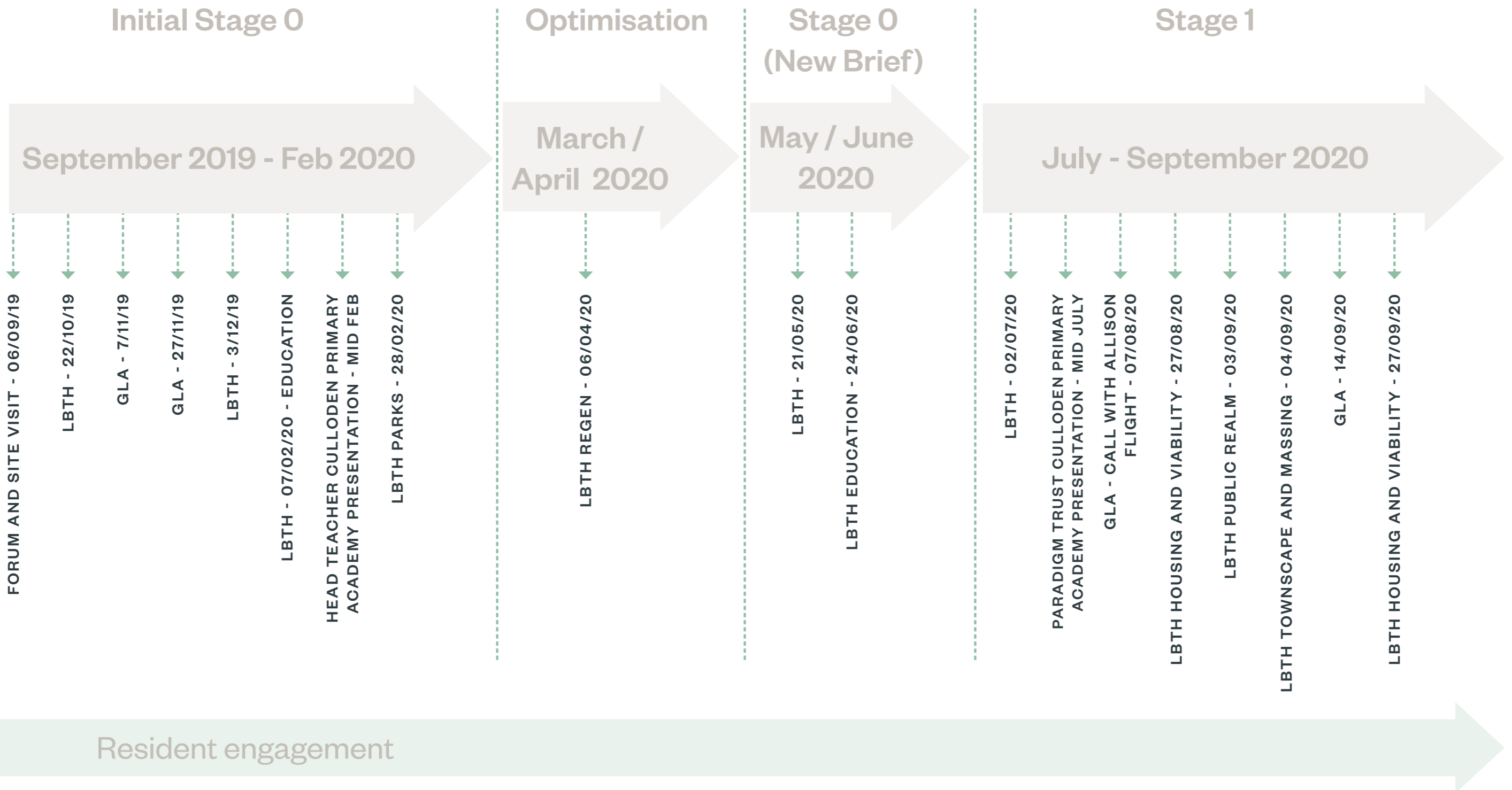


Fig.191 Final student feedback on the masterplan

Development process

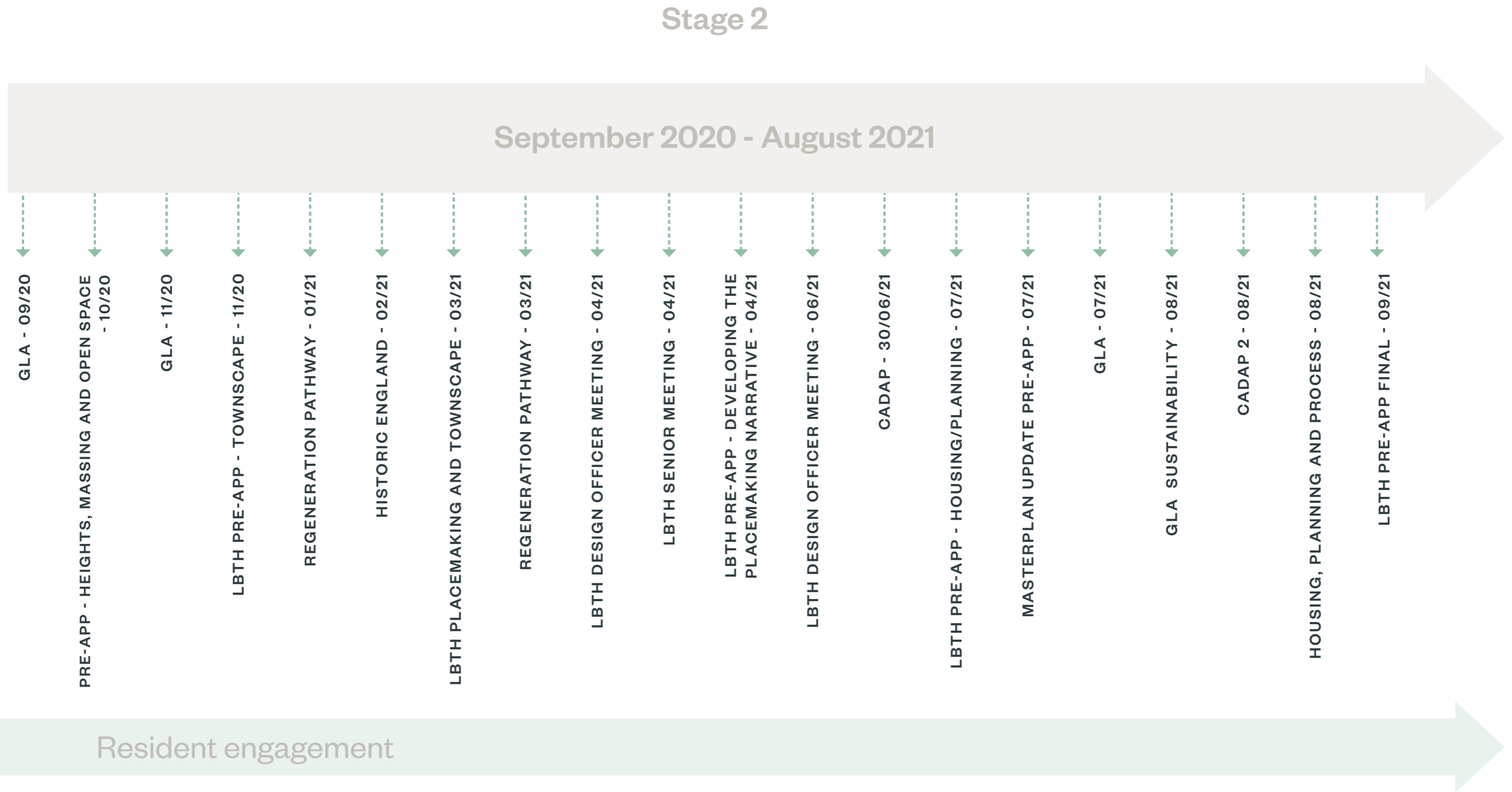
Project timeline

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. The key meetings throughout each stage of the project are set out in the timeline across the following two pages.



Development process

Project timeline



Design evolution

Stage 0

The masterplan has evolved throughout the design process, notably as feedback from residents and young people has been taken on board; as the aspirations and design principles of the design team consultants are applied; and through pre application discussions with London Borough of Tower Hamlets and other stakeholders.

By working closely with the Applicant and LBTH, the design team has strived to ensure that the Proposed Development balances the views and interests of all stakeholders, whilst carefully responding to site constraints.

The series of images across the following pages illustrate the evolution of the design for the Aberfeldy Village Masterplan and the narrative behind this process.

The Stage 0 masterplan, shown on this page, sought to create a new neighbourhood with a strong East London Character. Based on the principles of the six masterplan threads, the masterplan was designed to improve permeability and connections through the site, with the introduction of two new north-south routes, Enterprise Yard and Community Lane, and the upgrade of the existing High Street. The east-west permeability was also improved with the upgrading of the Victorian era historic street pattern of Dee Street, Ettrick Street and Blair Street. A new east west connection, Culloden Mews, was created connecting from the High Street to Community Lane in the south of the Site.

The masterplan strived to:

- Place health at play at the heart of the masterplan
- Provide considerable, high quality, functional open space
- Establish a new local centre and High Street
- Create employment opportunities, space for creative industries and enterprise.
- Improve education and training facilities.

The Stage 0 masterplan delivered 1,575 new homes, of a variety of types and tenures, including 4, 5 and 6 bedroom homes to rehouse the existing residents within the Site boundary.

Stage 0



Fig.192 Stage 0 illustrative masterplan layout



Fig.193 Stage 0 illustrative masterplan massing

Stage 0: design development



Fig.194 Stage 0 design development illustrative masterplan layout



Fig.195 Stage 0 design development illustrative masterplan massing

Design evolution

Stage 1

Key drivers behind the evolution of the masterplan throughout Stage 1 included:

Scenario A and B – respecting the existing school boundary

In order to build flexibility into the masterplan and allow time to work with Culloden Primary Academy and LBTH regarding the potential relocation of the school site, the masterplan evolved to respect the school site boundary, with no buildings positioned partially on and off the school site and for the school site to become the final phase of the masterplan, should agreement be reached to allow this to happen. As a result the masterplan was rationalised by keeping Dee Street in its current alignment, removing Culloden Mews, and changing the alignment of Ettrick Street to equalise the size of buildings C and E.

Throughout stage one there were two scenarios for the masterplan:

- Scenario A, without school relocation; and
- Scenario B, with school relocation.

Further extension of the red line boundary

The Site boundary was extended for stage 1 to include:

- the land to the north of the Bromley Hall School along Lochnagar Street
- the existing pedestrian underpass at Dee Street to facilitate the repurposing of the vehicular underpass as a pedestrian and cycle connection and the improvement of other existing underpasses
- the site of the existing GP and St Nicholas Church

Abbott Road and its junction with the A12

Working with closely with Transport Consultants, Velocity, proposals began to develop for the reconfiguration of the A12 junction and the existing vehicular underpass. This proposed to move the junction further north, opening up the heart of the masterplan for the creation of a public landscaped space, Highland Place, and changing the plots of the land available for development.

Re-design of Nairn Street and land in the north of the site

To respond to the evolving design of Highland Place, the relocation of the A12 junction, and provide more homes, the northern part of the site (the current Nairn Street Estate) was redesigned to better integrate with the southern part of the masterplan.

Change of use

A number of changes to the land use were incorporated into Stage 1.

- The two storey library building located within the ground and first floors of building F, adjacent to the Town Square, was replaced with additional retail units to the ground floor and residential on the first.
- The resident's facilities and concierge have been centralised into one building, B3, rather than located in multiple locations across the masterplan.

Stage 1: Scenario A



Fig.196 Stage 1 Scenario A illustrative masterplan layout



Fig.198 Stage 1 Scenario A illustrative masterplan massing

Stage 1: Scenario B



Fig.197 Stage 0 Scenario B illustrative masterplan layout



Fig.199 Stage 0 Scenario B illustrative masterplan massing

Design evolution

Stage 2

Key drivers behind the evolution of the masterplan throughout Stage 2 included:

Amendments to the red line boundary

The Site boundary was amended as follows:

- the exclusion of Culloden Primary Academy to retain the school in its current location. The Site boundary now extends up to the school boundary, to allow improvements to Dee Street.
- the exclusion of Millennium Green from the red line
- the addition of the existing vehicular underpass and the slip road joining the A12
- the addition of the existing allotment between the A12 and Bromley Hall Road

Focus on Scenario A

- To enable the move of Culloden Primary Academy to be explored in more detail the focus of the masterplan was developed around scenario A, leaving Culloden Primary Academy in its current location. This allows a future stand-alone application to come forward if relocation of the school was to be agreed.

Abbott Road and its junction with the A12

- The existing A12 Slip Road from the vehicular underpass was utilised to provide a new pedestrian entrance to the north, providing a direct connection to the Teviot Estate. Further information is set out in Chapter 7 of this document.

Placemaking, townscape and height strategy

- A change in the location and quantum of tall buildings. Workshops and pre application discussions with LBTH, the GLA and Historic England have helped to shape a strong place-making narrative responding to the sites context. Five tall buildings parallel to the A12 were proposed in the Stage 1 masterplan. In stage 2, a cluster of three taller buildings mark the Underbridge and Highland Place .
- A sensitive response to Balfour Tower and consideration of the Borough designated views towards Balfour, which requires the preservation of sky space surrounding Balfour resulted in the redistribution of height and massing across the masterplan.

Jolly's Green

Following validation of the Hybrid Application, the Applicant has been in discussions with LBTH officers in relation to the aspirations for a direct link from the pedestrianised underpass into Jolly's Green and works to Jolly's Green. The Applicant and LBTH officers have jointly agreed that the works to Jolly's Green should be included within the red line and secured as part of the future planning permission. The delivery of works to Jolly's Green will sit within Phase B as part of the Outline Proposals. The Applicant has updated the red line and amended the Proposed Development to incorporate the provision of a direct link from the proposed pedestrianised underpass to Jolly's Green.

Further information about the evolution of the design is set out in the **Environmental Statement** prepared by Trium which supports this application.

Stage 2: development



Fig.200 Stage 2 development illustrative masterplan

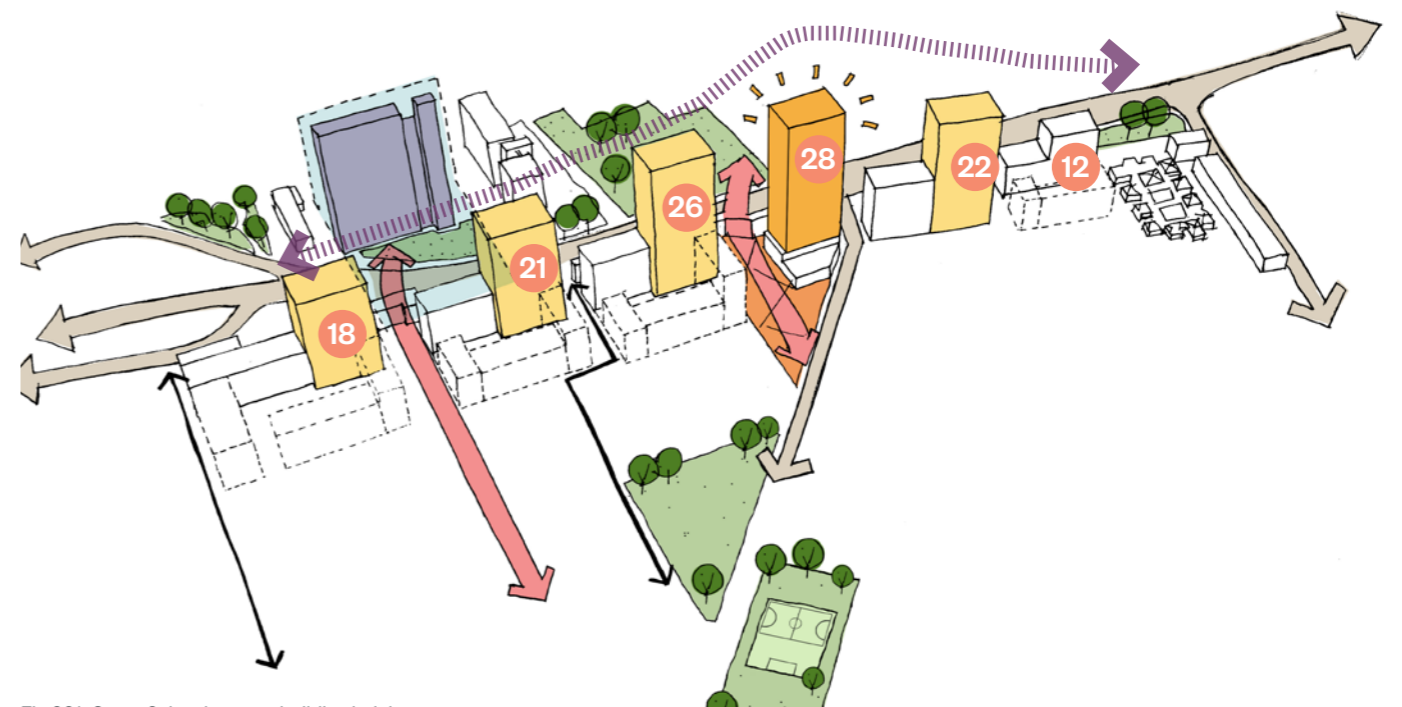


Fig.201 Stage 2 development building heights strategy

Design evolution

Stage 2

Stage 2: scenario A only

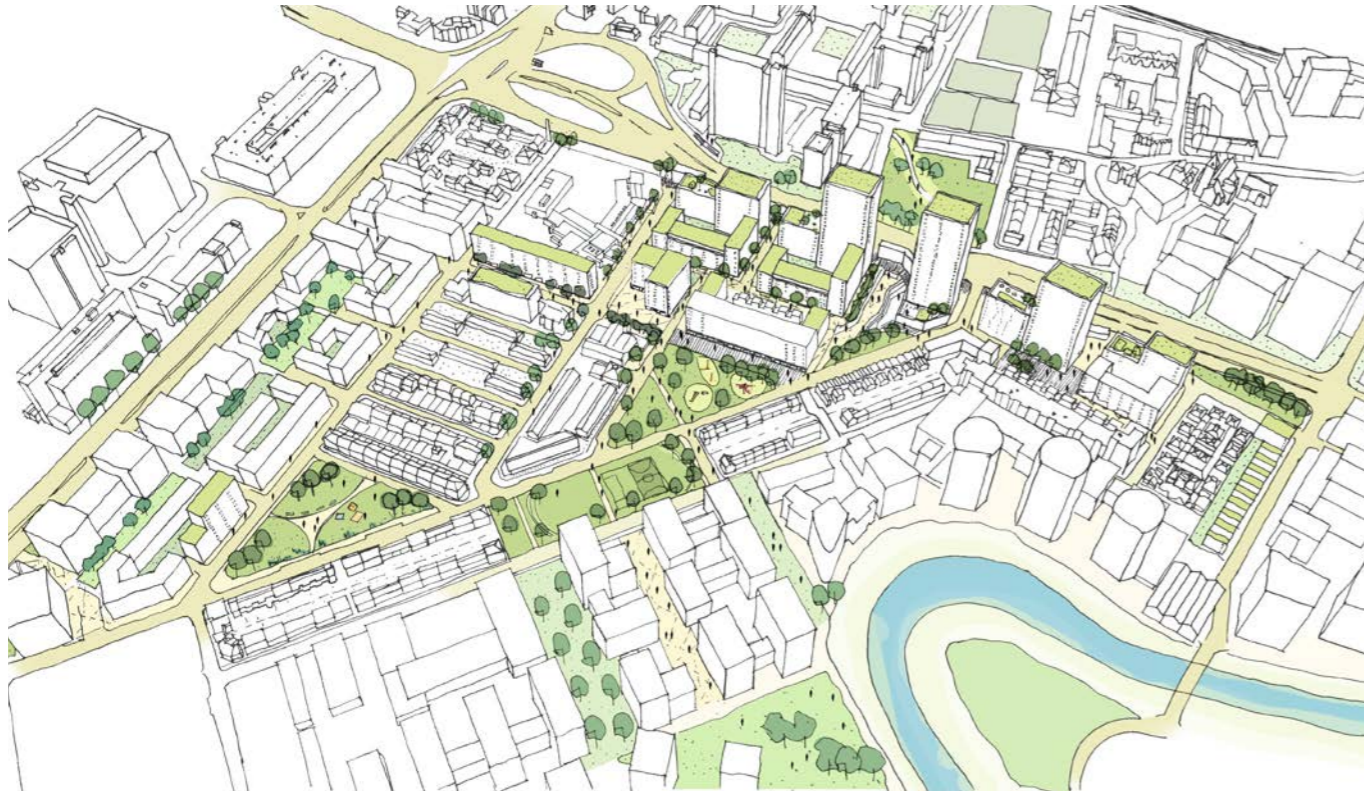


Fig.202 Stage 2 evolving illustrative masterplan

Stage 2: preferred masterplan



Fig.203 Stage 2 preferred illustrative masterplan

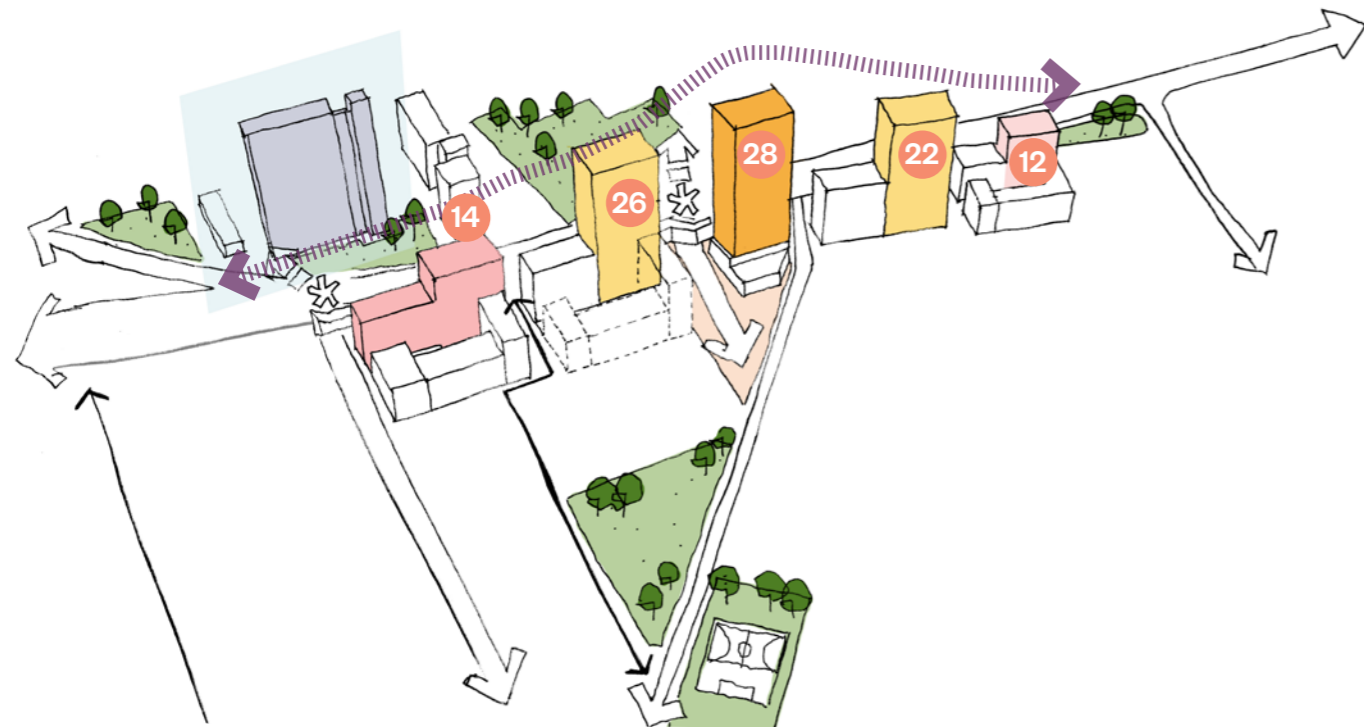


Fig.204 Stage 2 evolving placemaking strategy

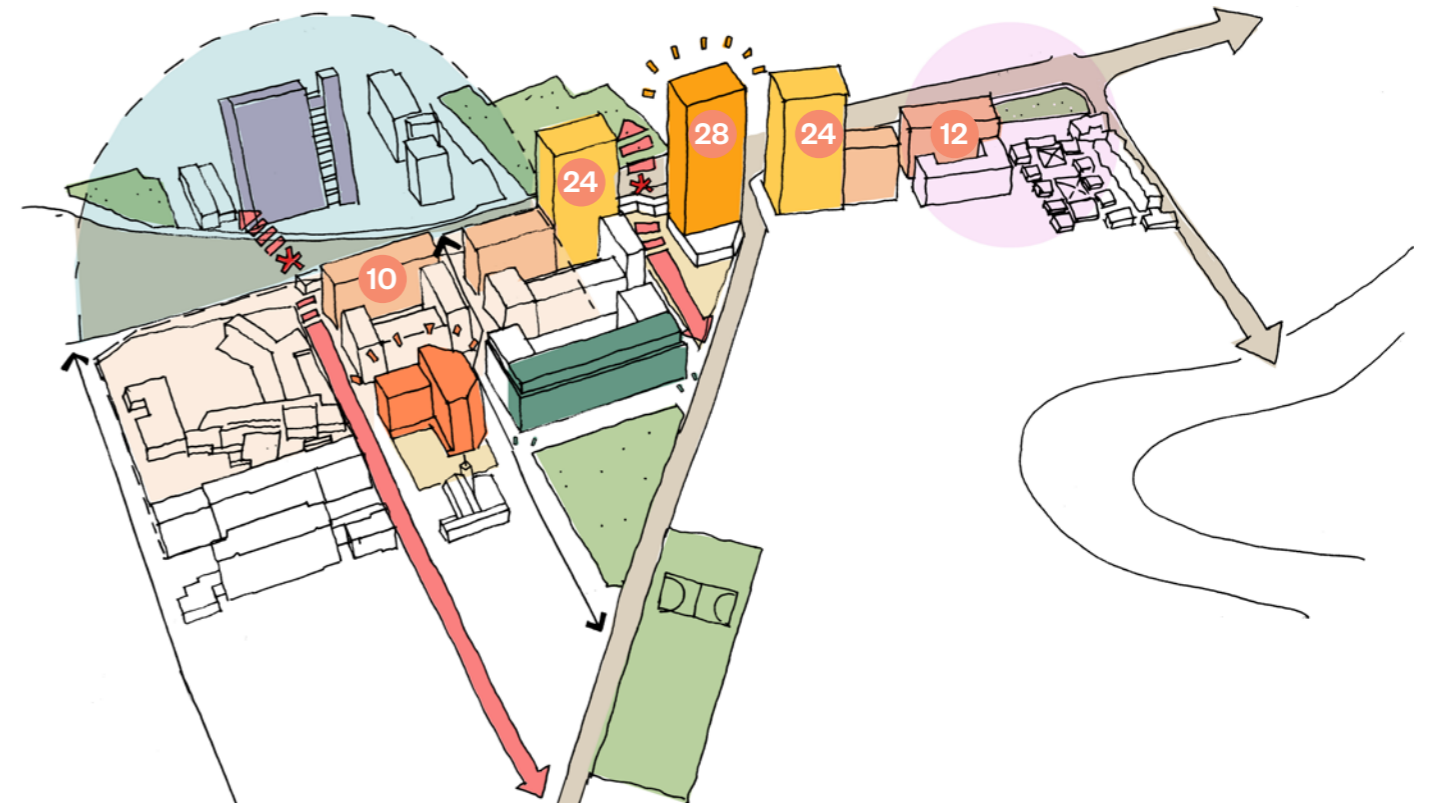


Fig.205 Stage 2 preferred placemaking strategy

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THE MASTERPLAN