

Morris + Company Ltd.
215 Mare Street
London E8 3QE
+44 (0)20 7566 7440
info@morrisandcompany.com
www.morrisandcompany.com

This report has been prepared by Morris+Company & LDA Design and forms an addendum to the Aberfeldy Village Masterplan Design and Access Statement: Detailed Proposals Revision B - October 2022, that was submitted in support of the hybrid planning application.

This addendum document was first issued in January 2023 to reflect amendments to Plots F & I in accommodating a second staircase. The pages detailing those amendments that remain unchanged and consistent with that submission are; 7-26; 47; 59; 61-62; 67-71

This revised issue reflects additional amendments to Plot H (specifically blocks H1&H2) in also adding a second stair case. The pages detailing these revised changes are; 4; 6; 27-46; 48-58; 60; 63-66; 72-74

Cover and Below: Artist's impression of Aberfeldy Street looking North from Blair Street



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Every effort has been made to acknowledge the source of photographs and illustrations; we apologise for any errors or omissions.

DATE	ISSUE	NOTES
January 2023	P	Planning: First Issue
January 2023	Revision A	Revised Planning Issue: Additional stairs to Plot F and Plot i
November 2023	Revision B	Revised Planning Issue: Additional stair to blocks H1 & H2

A1

INTRODUCTION: PHASE A



Introduction

New Aberfeldy Village Masterplan

The information in this document describes the detailed proposals of 'Phase A' that are set within the new Aberfeldy Village Masterplan; a once in a generation opportunity to stitch together east and west Poplar, transforming and regenerating the neighbourhood. The masterplan will provide new homes, workspace, open space and local amenities and deliver growth on a strategic scale in one of London's most important Opportunity Areas. The regeneration will transform the area for existing residents and deliver social, economic and environmental benefits, fulfilling the potential of the Site as an Opportunity Area, Housing Zone and Neighbourhood Centre.

The Aberfeldy Village Masterplan seeks approval for:

- High quality housing – up to 1,565 new homes
- 38.8% of new homes (by habitable room) will be affordable and, of the affordable homes 46% will be family homes (3 bedrooms or more)
- Transformed public realm with new public open spaces at Highland Place, Nairn Park and Nairn Square and Town Square; as well as improvements to four existing public spaces (Braithwaite Park, Leven Road, Jolly's Green and Millennium Green)
- Enhanced biodiversity and greening with 453 new trees and a comprehensive play strategy creating interesting and playable landscape
- Improved east-west connections with the pedestrianisation of the vehicular underpass providing a direct pedestrian and cycling link to Jolly's Green and improvements to the existing Dee Street underpass
- A new High Street with over 2,000m² of retail space
- New workspace, including affordable workspace providing local employment opportunities with the expansion of Poplar Works (2,100 m²)
- Traffic calming of Abbott Road, creating a pedestrian focussed healthy street

(Numbers shown above refer to the maximum parameter scheme).

Detailed Proposals: Phase A

This document has been prepared as an Addendum to the Aberfeldy Village Masterplan Design and Access Statement: Detailed Proposals Revision B October 2022. This document supersedes The Detailed Proposals Addendum Revision A submitted in January 2023, which set out changes to the scheme made following the planning submission made in October 2022. This revision includes all changes in Revision A (unless superseded by this document) along with further changes made as part of the GLA's Stage 3 process. This document is to be read alongside The Aberfeldy Village Masterplan Design and Access Statement: Detailed Proposals Revision B October 2022.

There are x4 dedicated plots included within the Phase A detailed proposals;

- Plot F adjacent to Ettrick, Aberfeldy and Blair Street;
- Plot H at Aberfeldy Street;
- Plot I adjacent to Braithwaite Park;
- Plot J, on Lochnagar Street.

Whilst all exhibit contrasting locations, characteristics and demands, the design responses have been framed from a deep understanding of the site and extensive community involvement. All contributing to building and public realm proposals that may reflect the character of the neighbourhood, whilst seeking to sustain and reinforce a sense of community across The Aberfeldy Estate.

Phase A specifically seeks approval for:

- 277 new high quality affordable and private homes
- 48.6% of the homes (by habitable room) will be affordable
- 17.7% social rented affordable family homes
- A revitalised high street and new town square with a wealth of retail and community offers
- Substantial upgrades to existing open spaces (Leven Road Open Space and Braithwaite Park)
- Extensive public realm improves including new play and open space for all years

Introduction

Changes January 2023

Working alongside London Borough of Tower Hamlets (LBTH) In January 2023, a series of changes were submitted in advance of Strategic Development Committee (SDC) review. These include;

- Addition of secondary stair to Plot F and Plot I
- Adjustment of unit mix across market sale tenure to both Plot F and Plot I
- Adjustment to localised unit plans across Plot F & Plot I
- Minor reduction of market sale net area and habitable rooms
- Adjustment of affordable offer to 49%
- Minor reduction of residential amenity space at Plot I
- Adjustment to playspace requirements

Changes September 2023

Following a resolution to refuse planning permission by LBTH's Strategic Development Committee (SDC) in February 2023, the scheme was called in by the Mayor of London. Working alongside the GLA as part of their Stage 3 call-in process, the following changes were made to the scheme in summer 2023 and are now submitted in September 2023:

- Addition of secondary stair to buildings H1 and H2
- Adjustment of unit mix across social tenure to buildings H1 and H2
- Adjustment to localised unit plans across Plot F & Plot I
- Reduction of social tenure net area and habitable rooms
- Adjustment of affordable offer to 48.6%
- Adjustment to playspace requirements

Summary of key changes

The table below outlines the key changes in the Proposed Development between Revision B, where buildings F&I had a single stair arrangement, to the latest submitted amendments, which accommodate x2 stairs in each building.

	Rev B Oct 2022	Addendum B Sep 2023
Total Number of Homes	277	277
Total Habitable Rooms	866	827
Affordable Homes Percentage	47%	48.6%
Communal Amenity Space Plot I	85sqm	73sqm
Total Play Space Requirement	1841 m ²	1779m ²

Affordable Housing Offer

Following the amendments outlined within this DAS Addendum, the Detailed Proposals will allow for 48.6% of the habitable rooms as affordable with a tenure split of 92.04% social and 7.96% intermediate rent, with the Masterplan Proposals overall delivering 38.8%. All references to the quantum of affordable housing set out within the Masterplan Design and Access Statement: Detailed Proposals Revision B (October 2022) should be read on this basis.

The Programme for the delivery of the affordable housing provision will provide a minimum of 38.8% affordable housing by habitable room overall and that percentage shall be secured on a rolling minimum cumulatively across the Masterplan.

Outline Masterplan

A series of changes have also occurred across the wider masterplan proposals, which have resulted in the proposals delivering upto 1565 affordable and private homes as part of the max parameter plans. This Addendum supports, and should be read in conjunction with the outline masterplan information, detailed across the following documentation:

Design and Access Statement: The Masterplan – Revision B August 2022

Design and Access Statement: The Masterplan Addendum – Revision E November 2023

All references to The Design Code refer to Revision D November 2023

References to The Parameter Plans refer to Revision dated 3 November 2023

All references to Tall Buildings Statement refer to Revision C November 2023

For other supporting documents please refer to the most recent revision as set out in the Planning Application Documents and Drawing Schedule dated November 2023, prepared by DP9.



Fig.1 Plots F, I and H1&H2 of the proposed Aberfeldy Village Masterplan

- Braithwaite Park
- Leven Road
- Phase A Plot

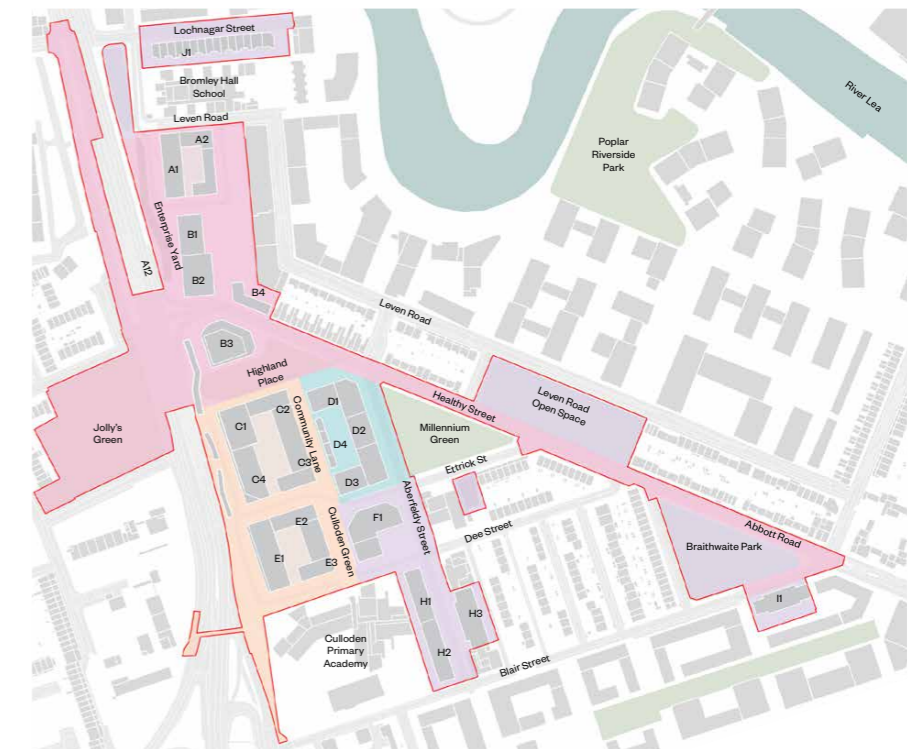


Fig.1 Phase A Detailed Plots (purple) set within Masterplan Outline (red line)

- Site boundary
- Phase A - May 2025 to July 2027
- Phase B - August 2027 - January 2031
- Phase C - June 2030 to September 2034
- Phase D - September 2033 to July 2035

Introduction:

The amendments reflected in this chapter were previously actioned and submitted as part of the Design & Access Statement: Detailed Proposals Addendum Rev A - January 2023. These amendments were in response to the Government's mandate for all buildings above 30m to incorporate two staircases and resulted in changes to the plan and accommodation offer of Plot F.

A2

PLOT F: TOWN SQUARE

Massing Development

Footprint

Plot F's form is derived from a progressive analysis of the constraints to the plot:

1. Aberfeldy Village Masterplan Constraints

The extent of the plot is defined by the Aberfeldy Village Masterplan Parameter Plans

2. Defining the 'Town Square'

An optimum 17.1m residential block depth sets the extents of the public realm to the North and West of the plot, whilst defining the Town Square opposite St Nicholas Church. The Southern wing is lowered while to permit key views of Balfron Tower while the North is slightly increased to improve elevational proportions.

3. Adjust Heights

The mass of the taller element is cut back in response to existing trees while narrowing the profile of the block from key views minimising its perceived mass.

4. New Elevations

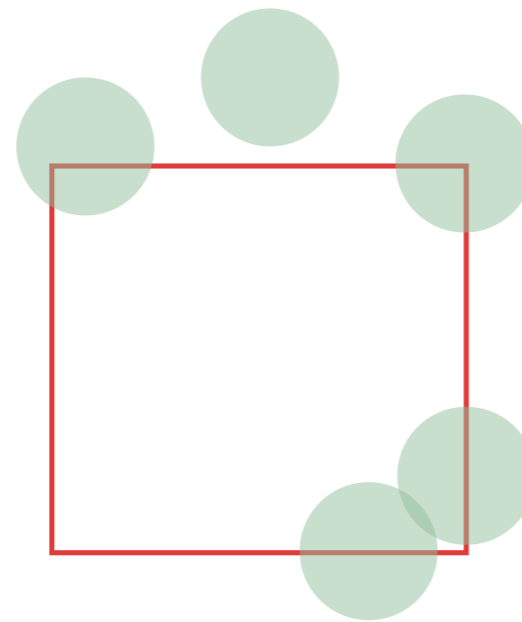
The newly created North-Eastern and North-Western elevations respond to open spaces; Millennium Green and the emerging Community Lane respectively. The chamfers improve daylighting to the neighbouring block to the North.

5. Eliminate North Facing Single Aspect Dwellings

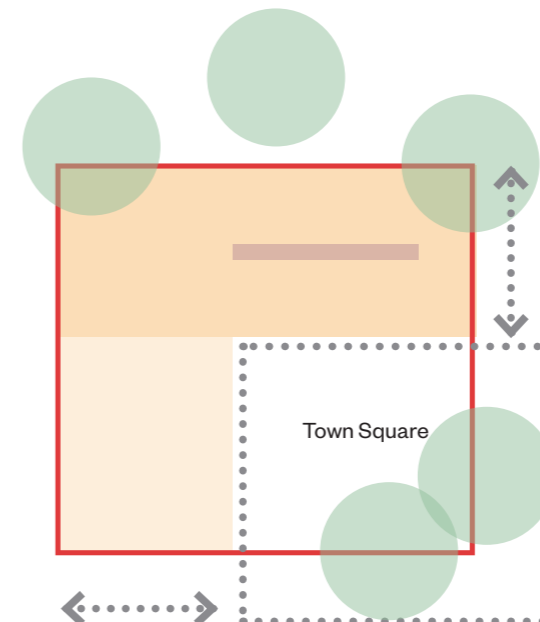
The chamfers are scaled to entirely design out single aspect Northfacing units in the block replacing them with 2 park facing units.

6. Core Location

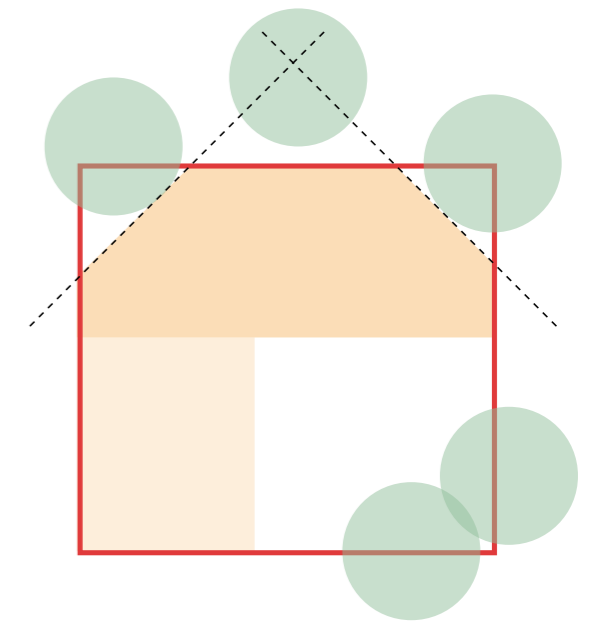
The primary core is placed in the hinge of the 'L' shaped footprint permitting direct access to the communal roof terrace while allowing apartments to be located along more favourable aspects. The secondary stair is located adjacent to this for clear, protected access



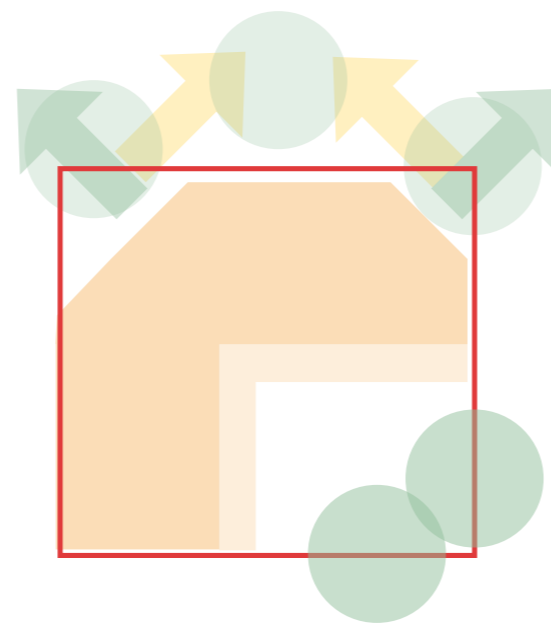
1. LBA masterplan constraints.



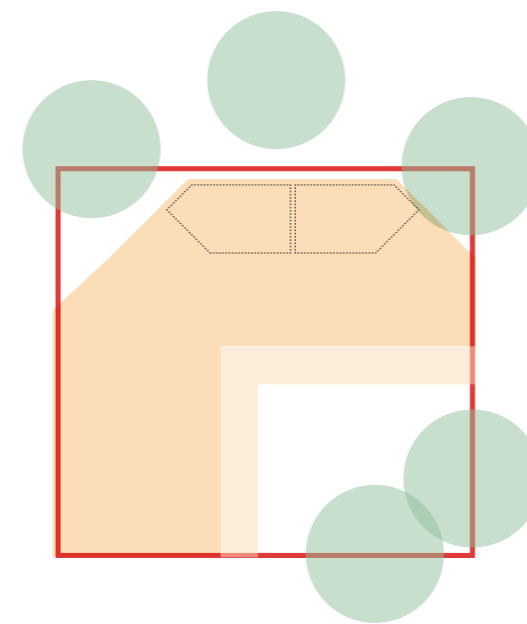
2. Optimum block depth defines the Town Square. View towards Balfron defines taller and shorter volumes.



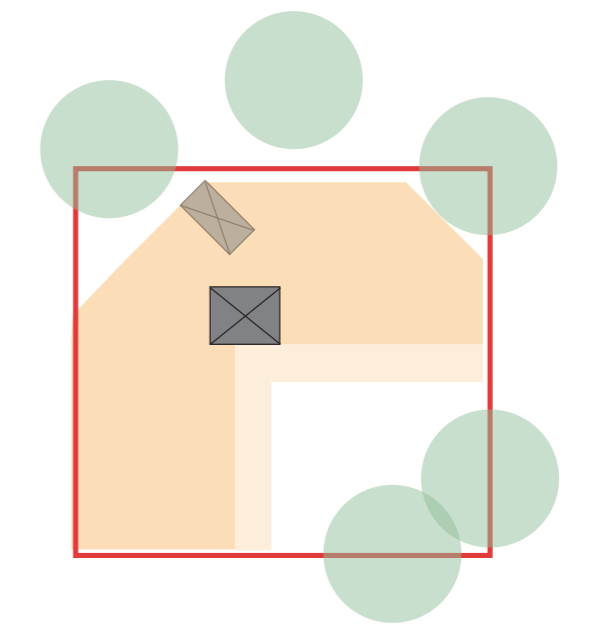
3. Accommodate trees and respond to neighbouring open spaces.



4. Mitigates overshadowing, allows views to parks



5. Design out single aspect north facing units



6. Core in darkest location