



THE GOODSYARD

Design Guide

September 2019 - Part 1 of 6



ballymore.



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THE GOODSYARD

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PREFACE

0.0.1 The Amended Application

The amended application is submitted in relation to the amendments (“Proposed Amendments”) that are being made to the planning applications and applications for listed building consent (the “Applications”) for the redevelopment of Bishopsgate Goodsyards. The Applications as amended by the Proposed Amendments form the “Revised Scheme”.

On 21st July 2014 Bishopsgate Goodsyards Regeneration Limited (the “Applicant”) submitted the Applications to the London Borough of Hackney and the London Borough of Tower Hamlets (the “Boroughs”).

On 23rd September 2015 the then Mayor of London directed that he would act as local planning authority for the purposes of determining the Applications.

On 12th April 2016 the then Mayor deferred the determination of the Applications to allow the Applicant to address the issues raised in the Stage III Report.

The Applicant has carefully reviewed the issues raised in the Stage III Report and has liaised closely with the Mayor of London, the Boroughs and other stakeholders and consultees and is now submitting amendments to the Applications to address their feedback. In broad terms, the Applicant is making the following Proposed Amendments to the Applications:

0.0.2 Plot 1 (Formerly Plots A and B)

The Proposed Amendments maintain the height of the building and the type of uses, as currently proposed and retains the bridging over the East London Line box. The building massing is proposed to be revised to include setbacks at the upper levels as a result of feedback from the GLA and the Boroughs to address the relationship with adjacent buildings.

0.0.3 Plot 2 (Formerly Plots F and G)

The Proposed Amendments replace the two tallest residential buildings with a commercial building with retail at the ground floor. The building would extend up to 17 - 29 storeys and would be the tallest building proposed. This building is being submitted with all matters in detail. The reduction in height of Plot 2 means that no part of the scheme is now visible in views from the South Bastion of Tower Bridge.

0.0.4 Plot 3 (Formerly Plot K)

The Proposed Amendments maintain the height and footprint of the building and the type of uses previously proposed. The Proposed Amendments address design comments in respect of the treatment to Phoenix Street and the listed Oriel Wall along Commercial Street.

0.0.5 Plot 4 (Formerly Plot C)

The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to 19 storeys.

0.0.6 Plot 5 (Formerly Plot D)

The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to between 6 -13 storeys.

0.0.7 Plot 6 (Formerly Plot E)

The Proposed Amendments change the use of this building to a cultural type use with retail use. The height of the building is proposed to be reduced to up to 5 storeys in order to address comments raised by the GLA in respect of daylight and sunlight impacts along Sclater Street and the massing in the north-east part of the site.

0.0.8 Plots 7, (Formerly Plots H, I, J), 8, 8A, 8B, 10 and 11 (the Pavilion)

The Proposed Amendments maintain the mix of retail uses within the Oriel as well as the potential

for Class D1/D2 uses within the Braithwaite arches with public open space above, as currently proposed (Plot 7). Plot 8 introduces hotel and residential uses with access at ground floor level within a 25 storey building to the west of Braithwaite Street, plus 4 storey buildings on top of the existing arches. The Proposed Amendments introduce residential within Plot 10 with retail at ground floor. The Proposed Amendments introduce retail use within a single storey building in Plot 11.

0.0.9 Public Open Space

The overall amount of public space as part of the Proposed Amendments would increase at platform level, including an area of consolidated open space at the eastern end of the platform.

0.0.10 Amendments

The Proposed Amendments, and the rationale for them, are explained fully in the Planning Statement that accompanies this application.

The Proposed Amendments to the Applications have required some changes to be made to the DAS and other documentation originally submitted with the Applications.

Rather than issuing tracked changed documents, the Applicant has issued this revised DAS which replaces in its entirety that submitted previously.

The Applicant has carefully reviewed the issues raised in the Stage III Report and has liaised closely with the Greater London Authority, the Boroughs and other stakeholders and consultees and is now submitting amendments to the Applications to address their feedback.

The three boundaries that define the differing application typologies are illustrated over the following pages.



Fig 0.0.1: Aerial photograph of existing site (August 2018).

EXECUTIVE SUMMARY

This Design Guide document has been prepared as a tool to assist the developer, designers and stakeholders to evolve and deliver the vision for the Bishopsgate Goodsynd presented as part of the 2019 updated proposals. The Design Guide captures the fundamental rules of the masterplan and defines in drawings and explanatory text, the principles of the revised scheme that is submitted for planning approval.

This document is organised into four parts:

- Chapter 1 introduces the principles and purpose of the guide and details how it should be used;
- Chapter 2 introduces the masterplan principles that have informed the site wide parameter drawings, including a character guide for the spaces and streets created within the parameters;
- Chapter 3 illustrates guidance and rules for the landscape design at each level;
- Chapter 4 defines points of design guidance for each individual development plot.

1.0 INTRODUCTION TO THE DESIGN GUIDE

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1.1.1 What is a Design Guide

Design Guides (Codes) are delivery tools, providing a form of detailed design guidance that aligns to and records the principles of a specific development vision for a site. Design Guides are often used to define key design features when a masterplan is being submitted for outline planning approval only.

A Design Guide is a set of written and graphically illustrated rules that establish with precision the two and three dimensional design elements that will impact the use, layout, scale, access and function or operation of a particular development or area and how these relate to one another without establishing the final detailed outcome.

The Design Guide will set out design principles aimed at delivering better quality places by providing clear guidance as to what constitutes acceptable design quality for the site, thereby providing a high level of certainty to the planning authorities and the community before the detailed proposals are available.

1.1.2 Role

The role of this Design Guide for the Amended Application is to record specific design features that are core to the delivery of the project vision. The site wide parameters and design guide presented in this document will form part of the information for which planning approval is sought. This document defines the parameters within which any detail design can be presented as part of a reserved matters application and it presents clear guidance on issues key to the delivery of the overall vision.

The Goodsyrd Design Guide will provide a point of reference for the preparation and assessment of any future reserved matters applications. This document aims to ensure that detailed proposals are well designed with respect to site wide responsibilities, and the masterplans intended relationship to neighbours and context.

The Design Guide details features that must be delivered to support the whole and provides a set of illustrated design rules which will inform future detail designers of the masterplans intended characteristics. Whilst the guide sets out the key principles of development it is prepared with appropriate flexibility in mind to enable architects and designers to bring their own creativity to ensure that the development has mixed and authentic character.

This Design Guide (sections 3 and 4) should always be read and considered alongside the site wide parameters recorded in section 2.

The Design Guide does not seek to repeat policies, strategies or rules contained within other relevant guidance documents, but it is intended to sit alongside and be used in tandem with such documents. These include, but are not limited to, the planning documents:

- Building Regulations 2010
- CDM Regulations 2015
- Equality Act 2010
- Secured by Design Commercial 2015 V2
- Health Wellbeing and Productivity in Offices (World Green Building Council 2014)
- Better Public Buildings (CABE 2006)
- Safer Places - The Planning System and Crime Prevention (ODPM 2004)
- Crowded Places - The Planning System and Counter Terrorism (DCLG 2012)

In addition, the Design Guide should be referenced alongside strategy and other documents within the amended application, which include:

- Design and Access Statement
- Environmental Statement and Appendices

1.1.3 Structure of the Design Guide

This Design Guide has been prepared and presented in a simple, clear format to enable the rules to be easily read and understood by both technical and non-technical stakeholders. This will ensure that the code is accessible to as many users as possible.

The document is structured into three key sections;

- **Section 2:** Masterplan principles and site wide parameters capturing strategic issues that require whole site coordination.
- **Section 3:** Landscape, Lighting and Security guidelines.
- **Section 4:** Design guidelines for each individual development plot submitted in outline. Design guides have been prepared for plots 1, 3, 4, 5, 6, 8, 10 and 11.

It should be noted that plots 2 and 7 are not included in the Design Guide as these are submitted with full details.

Each section of the Design Guide is broken down into a series of individual sub-headings to address strategic aspects of the overall design, as follows:

- Use and Quantum
- Scale and Massing
- Appearance
- Access

Each set of rules is accompanied by a graphical illustration and brief explanation of the rationale behind the rules.

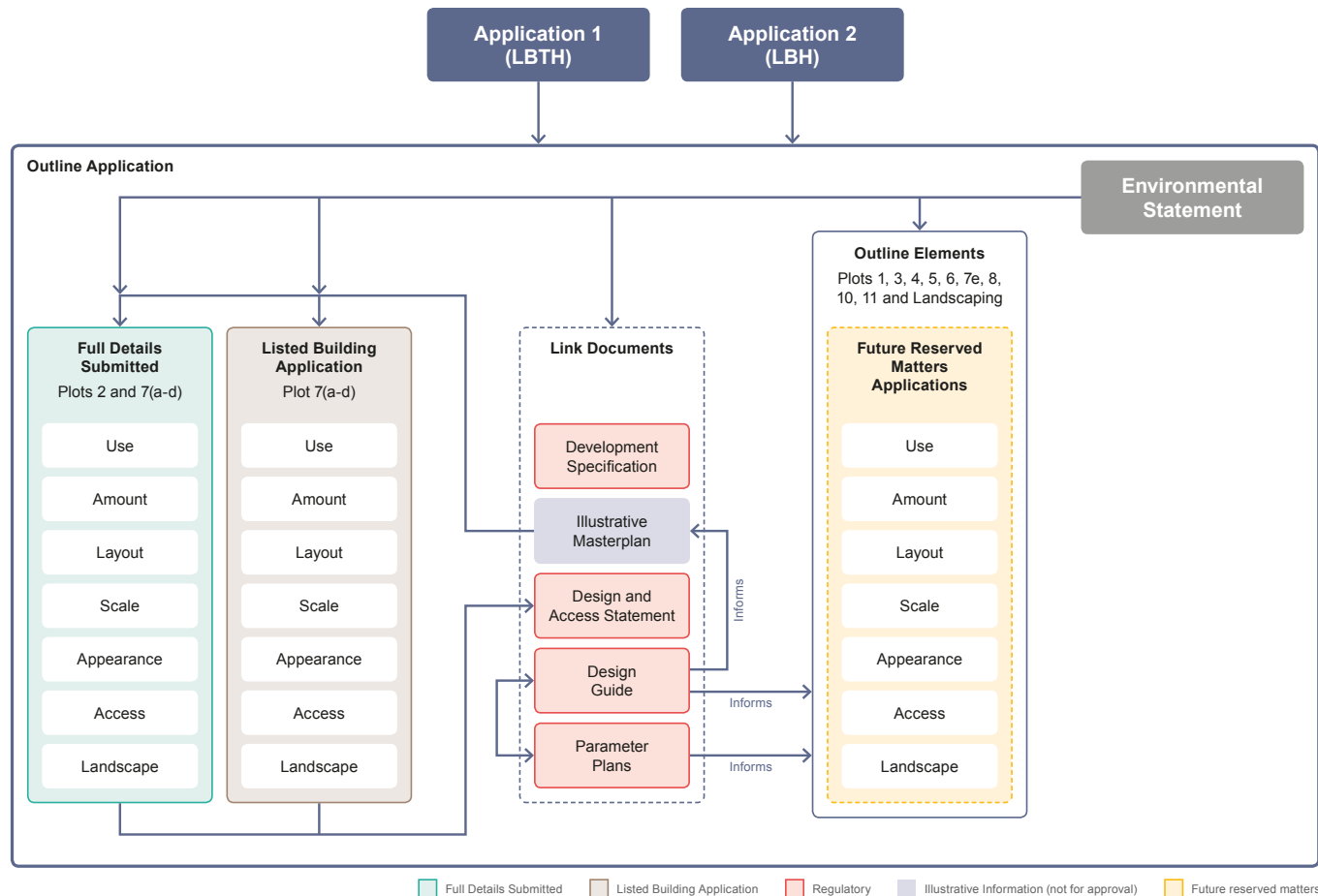


Fig 1.1.1: Application structure

| | | | | | |
|---------------|---|---------------|---|---------------|---|
| 1.1.4 | Glossary | 1.1.12 | LBA | 1.1.19 | Streetscape |
| 1.1.5 | Active Frontage | | Listed Building Application | | The visual character of a street space that results from the combination of street width, curvature, paving, street furniture, plantings and the surrounding built form and detail. |
| | Refers to street frontages where there is an active visual engagement between those in the street and those on the ground and upper floors of buildings. | 1.1.13 | Open Space | 1.1.20 | Wayfinding |
| 1.1.6 | Amenity | | The term open space covers all land use that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. This definition covers a range of types of open space within the urban area, both in public or private ownership and whether access is unrestricted, limited or restricted. | | The act of finding one's way around an area, and the experience of orientation and choosing a path within the built environment. |
| | The features of an area, street or building, that provide facilities and services that contribute to physical or material comfort and benefit, and are valued by users. | 1.1.14 | Permeability | | |
| 1.1.7 | BGYRL | | The extent to which the urban structure permits, or restricts, movement of people or vehicles through an area, and the capacity of the area network to carry people or vehicles. | | |
| | Bishopsgate Goodsyrd Regeneration Limited. The joint venture of Ballymore and Hammerson PLC. | 1.1.15 | Planning Use Classes | | |
| 1.1.8 | Building or Plot Line | | The classes for land use in England, as set out in the Town and Country Planning (use classes) order 1987 and its subsequent amendments. | | |
| | The actual or apparent line created by a building's front wall along a street. | 1.1.16 | Platform Level | | |
| 1.1.9 | Character Area | | This refers to the upper level of public realm and the area which sits on top of the existing viaduct structures, which was historically the platform areas for the goods trains. | | |
| | An area of the Masterplan that displays specific characteristics of use, scale, activity and sense of place. | 1.1.17 | Public Realm | | |
| 1.1.10 | Facade | | The space formed between buildings where the public can access, including streets, squares, forecourts, parks and open spaces. | | |
| | The principal wall of a building that is usually facing the street and visible from the public realm. | 1.1.18 | Scale | | |
| 1.1.11 | Land use | | The size of a building in relation to its surroundings, or the size of parts or details of the building. | | |
| | The purpose for which the land has been or is being or may be developed. | | | | |

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