



# THE GOODSYARD

Statement of Community Involvement

July 2018 to March 2019 - Part 1 of 9



ballymore.





# THE GOODSYARD

## STATEMENT OF COMMUNITY INVOLVEMENT ADDENDUM - UPDATED MASTERPLAN CONSULTATION

July 2018 - March 2019

Soundings

TRUMAN

TEA



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## PREFACE

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This is a Statement of Community Involvement prepared by Soundings.

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

On 21st July 2014 Bishopsgate Goodsyard Regeneration Limited (the “Applicant”) submitted the Applications to the London Borough of Hackney and the London Borough of Tower Hamlets (the “Boroughs”). A full Statement of Community Involvement was submitted with the Applications, prepared by Soundings. An Addendum to the Statement of Community Involvement was submitted alongside amendments in June 2015.

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:

### **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.

### **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.

### **Plot 3 (Formerly Plot K)**

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

**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.

**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.

**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.

**Plots 7, (Formerly Plots H, I, J), 8A, 8B, 8C, 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 pavilion 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.

**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.

The Proposed Amendments, and the rationale for them, are explained fully in the Planning Statement prepared by DP9 Ltd.

Rather than issuing tracked changed documents, the Applicant has issued this second Addendum to the July 2014 Statement of Community Involvement.



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