



THE GOODSYARD

Statement of Community Involvement

July 2018 to March 2019 - Part 5 of 9



ballymore.



CONSULTATION FINDINGS 2018

OVERVIEW AND FINDINGS FROM
THE UPDATED PROPOSALS
CONSULTATION, NOVEMBER 2018



ONE-TO-ONES

We held one-to-one meetings with local stakeholders and associated groups early on in the 2018 consultation process.

Fourteen organisations were offered meetings, many of whom had been involved in the previous stages of consultation, including the Community Liaison Group. This resulted in six one-to-one meetings with seven different stakeholder organisations and individuals.

The one-to-one meetings commenced with a presentation of the work-in-progress plans for the Goodsyard, highlighting the proposed updates to the designs.

The meetings were facilitated by Soundings with Tony Coughlan from Hammerson delivering the presentation. Time was then allowed for questions and answers with the Joint Venture.

The opportunities, aspirations and areas of concern were discussed and are summarised in this section of the report.

Local Stakeholders

More Light More Power is a community group that was formed in response to the previous applications for the Goodsyard. The group is a congregation of residents, businesses and organisations.

OPEN Shoreditch is a coalition of local people who live or work in Shoreditch and Bethnal Green. OPEN Shoreditch campaigns for excellence in the quality of the built environment, transportation and amenities, and to ensure that changes to these have proper regard to the needs of local residents and businesses and the maintenance of a sustainable residential and business community. OPEN Shoreditch is co-ordinating the More Light, More Power campaign.

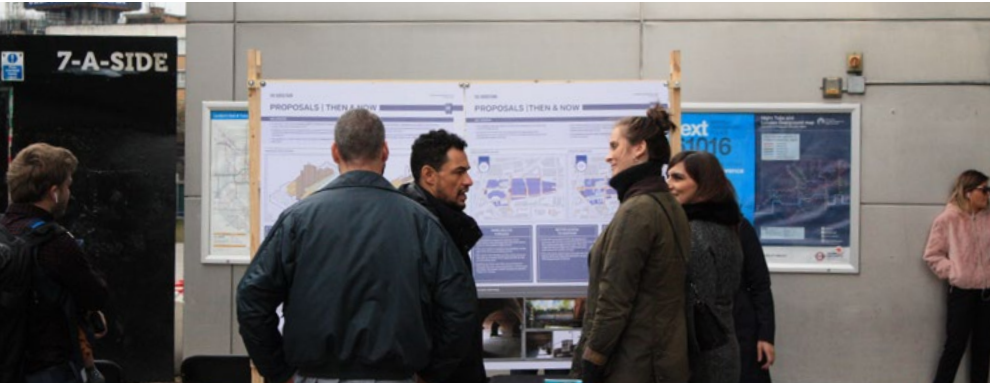
SOUL (Social Organisation for Unity & Leisure) Shoreditch is a local organisation that interacts with the Bangladeshi community in the Spitalfields area.

Shoreditch Community Association exists to promote the interests of all residents who live, and persons who work or are employed, in the Shoreditch community. They maintain and keep the Shoreditch community vibrant, working alongside government as appropriate.

OUTSET is a philanthropic organisation dedicated to supporting new art by bringing private funding from its patrons, partners and trustees to public museums and art projects.

Hackney Society is an amenity society that promotes the highest standards in design and has a mission to protect Hackney’s unique heritage.

Spitalfields City Farm is an urban farm that enables schools and volunteers to interact with nature and provides educational outreach.



Mini-exhibition at Shoreditch High Street Station, November 2018



Exhibition, November 2018

ONE-TO-ONE MEETINGS: SUMMARY OF DISCUSSIONS

Opportunities	Concerns	Comments	Recommendations
<p>Throughout the one-to-one meetings, discussions mainly revolved around the potential opportunities that could align with the development of the Goodsyard site:</p> <ul style="list-style-type: none"> • Opportunity to work with the Local Neighbourhood Forum which now has 42 members • The proposed cultural building is an opportunity for community consultation with a brief to be developed with the community • There could be room in the development for a properly designed nightclub on the Tower Hamlets side • Provision of local shopping that is convenient and affordable • Storage for market traders • Meanwhile affordable maker and/or artist space to make the site productive whilst in construction • Link up with Freize arts fair • Creation of a Creative Land Trust such as Studioma • Start-up workspaces that could back on to the railway arches • Cofounding meanwhile opportunities on the site as it is developed 	<p>A summary of key concerns raised at the one-to-one meetings include:</p> <ul style="list-style-type: none"> • Concern of the impact on Sclater Street market from the development • Perception of loss of open green space in the scheme • Need for varied scales of buildings on the eastern end of the site • Implications of Network Rail 8 track reservation • Potential underdevelopment of a site which has the capacity to deliver more • Pavement widths around the site, especially at Brick Lane and Shoreditch High Street Station corners should be increased • Phasing of the project - will the development deliver the affordable housing first? 	<p>The following general comments were recorded at the one-to-one meetings:</p> <ul style="list-style-type: none"> • The design has incorporated future proofing for Shoreditch High Street St Station. • Creating a Community Asset Fund, to grow local organisations, redirecting the S106 money • Demonstrate that the plots would have no impact on the Boundary Estate • A commitment to local groups and organisations would create greater community buy-in • The grain of the masterplan is more appropriate to the context of Shoreditch 	<p>Attendees at the one-to-one meetings made some recommendations as follows:</p> <ul style="list-style-type: none"> • Use this time as a chance to engage with the Mosque and its community • Local Councillors should have one-to-one meetings with the Joint Venture • Engage with the East End Trades Guild • Keeping high resolution of the documents and drawings on the consultation website • Using the local area to deliver the employment strategy for the development, ensuring skills and training is provided in the area

THEME EXCHANGES

In November 2018, we held three public Theme Exchanges with the local community. The Theme Exchanges were workshop-style events based on three key topics associated with the updated proposals for the Goodsyard site. The topics included:

- New Design Approach;
- Public Spaces, and;
- Culture & Creativity.

The purpose of these events was to share more detailed information with the public and to facilitate discussion and ideas-sharing. The Theme Exchanges provided an opportunity to explore focus areas which had not yet been discussed in detail at the main exhibition events, at a time in the design process where feedback could influence the design evolution. The Theme Exchanges were open to any members of the public who had a particular interest in the session topic.

Although Theme Exchanges focused on specific subjects, other topics were brought up by attendees and recorded within the analysis.

SUMMARY OF KEY FINDINGS ACROSS ALL THEME EXCHANGES

Architecture, building design, identity & character

There was continued discussion on the need to link the architecture and uses on the site to the rich history and strong character of the area in order to create an identity for the site across all Theme Exchanges. Comments were also made that there could be more diverse architecture within the commercial cluster of buildings at the western end of the site.

Community facilities

It was proposed by attendees at the Public Space session that community meeting spaces should be provided, such as informal meeting areas.

Community integration

There was a strong focus in the discussion on linking creative and cultural uses at the site with the local community and the individual history of the area as a creative place. It was proposed that local community groups could be approached to manage or coordinate any future creative spaces on the site.

Connections, links, accessibility and movement

The majority of comments for this category were positive in nature. It was considered that the new east-west connection was a very beneficial element to the scheme, improving circulation of the site and accessibility to the ground and platform levels. It was suggested that connectivity of green spaces external to the site be further investigated.

Height, massing & scale

Although it was stated that the updated proposals are an improvement to the previous applications, concern was still raised in regard to density on the northern side of the site and the commercial buildings to the west.

Heritage

Many suggestions were made to incorporate the historic elements of the site in future cultural uses, such as the provision of archives, space for the reflection of history and heritage tours at the site.

Housing

Concerns were raised about the lack of residential offering on the site, particularly at the western end, with the following suggestions made:

- Introduce residential uses to buildings on Plots 1, 2 or 3
- Move building on Plot 9 (to allow open space) and introduce to buildings on Plots 4 and/or 5
- Introduce residential uses to building on Plot 10

Management & maintenance

Questions were raised as to who will manage the open spaces, and how services providers will be managed or gain access (such as waste or emergency services)

Mix of uses

Overall, the increased mix of uses was received positively by the attendees. Comments were made that the proposed hotel is a positive addition at platform level, as well as the cultural element to the east of the site. It was stated that the mix of uses could be improved at the western end of the site where it is proposed to be predominantly commercial uses. Suggestions were also made that the site could be activated during development.

Public spaces

It was stated as positive that the updated proposals allow more light into the site through the east-west link that is now open to the sky. It was also considered positive that the open spaces and connections were to be accessible to the public 24 hours a day, seven days a week. Concerns were raised in regard to building on Plot 9 and its impacts on the open space areas. It was suggested that building on Plot 9 be removed to allow for increased open space and the residential elements be placed elsewhere on the site. It was stated that increased open space would be preferred at the eastern end of the site to connect with Brick Lane.

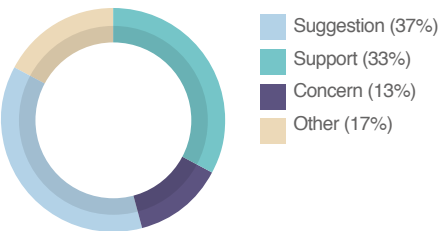


Selection of images from theme exchanges, November 2018

FINDINGS: THEME EXCHANGE 1 - NEW DESIGN APPROACH

The first Theme Exchange focused on the proposed updates to building design, form, use and architecture at the Goodsyard site. Masterplanners for the project, FaulknerBrowns, presented the updated proposals, explaining the steps that were taken in the design evolution that led to the changes in building form and use.

Type of comments received



Summary of feedback

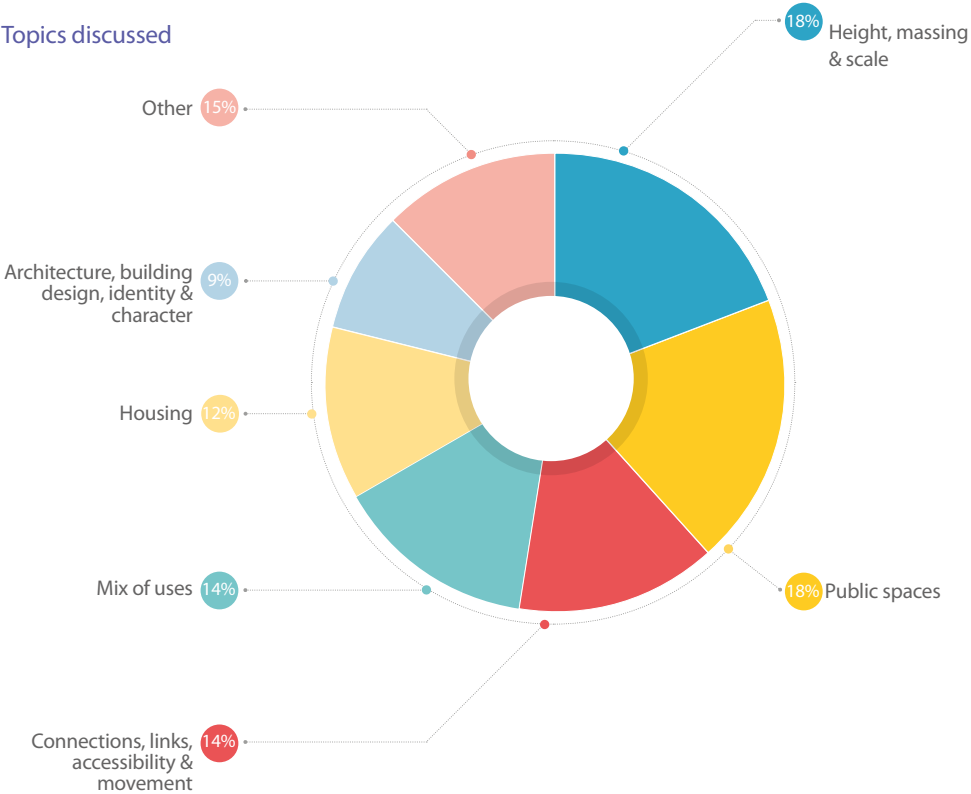
In terms of the comments captured from the session, generally positive feedback was provided in response to the updated proposals, particularly in regard to the improved connections through the site, the amendments to the overall layout and block sizes, and the increased mix of uses.

Mixed comments were received in regard to the overall height, massing and scale of the updated proposals. Some people stated that the updated proposals were an improvement in these areas in comparison to the previous applications, although reservations remain in regard to the commercial cluster of buildings at the western end of the site.

There were aspirations for increased residential provision on the site, particularly at the western end which is proposed as predominantly commercial use. Suggestions were also made in regard to the cultural offering on the site, increasing the open space and improving connections to the wider neighbourhood.

Discussions also covered a number of additional topics that were of interest to the attendees, including planning matters and phasing of the cultural building.

Topics discussed



Height, massing & scale

Although it was stated that the overall heights on the site were an improvement from the previous applications, comments were made that buildings on Plot 1 and 2 remained too tall. Concerns were raised about the dominance of building on Plot 1 and the overall length of buildings along Bethnal Green Road. Potential for shadowing impact on neighbours to the north was raised as a concern and that additional daylight / shadowing studies would need to be seen. However, it was also stated by some that Buildings 4 and 5 may accommodate additional height.

Public spaces

It was stated as positive that the updated proposals allow more light into the site through the east-west link that is now open to the sky. It was also considered positive that the open spaces and connections were to be accessible to the public 24 hours a day, seven days a week. It was appreciated that the number of connections between ground level and the gardens at platform level had been increased. Concerns were raised in regard to the building on Plot 9 and its impacts on the open space areas at platform level. It was suggested that building on Plot 9 be removed to allow for increased open space and the residential elements be placed elsewhere on the site. It was stated that increased open space would be preferred at the eastern end of the site to connect with Brick Lane.

Connections, links, accessibility and movement

The majority of comments noted were positive in nature. It was considered by the community attendees that the new east-west connection was a very beneficial element to the scheme, improving circulation of the site and accessibility to the ground and platform levels. It was suggested that connectivity of green spaces external to the site be further investigated.

Mix of uses

Overall, the increased mix of uses was received positively by the attendees. Comments were made that the proposed hotel is a positive addition at platform level, as well as the cultural element to the east of the site. It was stated that the mix of uses could be improved at the western end of the site where it is proposed to be predominantly commercial uses. Suggestions were also made that the site could be activated during development by a variety of meanwhile uses, possibly of a cultural and creative type.

Housing

Concerns were raised about the lack of residential offering on the site, particularly at the western end, with the following suggestions made:

- Introduce residential uses to buildings on Plots 1, 2 or 3
- Move building on Plot 9 (to allow open space) and introduce more residential uses to buildings on Plots 4 and/or 5
- Introduce residential uses to building on Plot 10

Architecture, building design, identity & character

It was stated that more diverse architecture would be a positive addition at the site, particularly within the commercial buildings at the western end of the site. It was also suggested that building on Plot 1 be split into two buildings.

Other

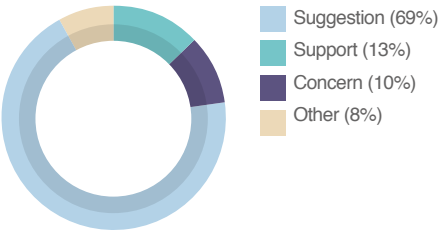
The remainder of the comments covered a variety of topics outside the realm of design, including the following comments:

- Detailed planning application should be considered for building on Plot 2;
- The cultural element is a standalone building and therefore delivery time could be expedited to benefit the community.

FINDINGS: THEME EXCHANGE 2 - PUBLIC SPACES

The second Theme Exchanges focused on the public realm, including open spaces, streets and connections throughout the Goodsyard site. A joint presentation was made by masterplanners FaulknerBrowns and Spacehub, the landscape architects for the site. The presentation explained the historic inspiration behind the reconfigured green spaces, the thinking behind the street-led masterplan updates, and the design evolution towards the series of green spaces rather than one large open space.

Type of comments received



Summary of feedback

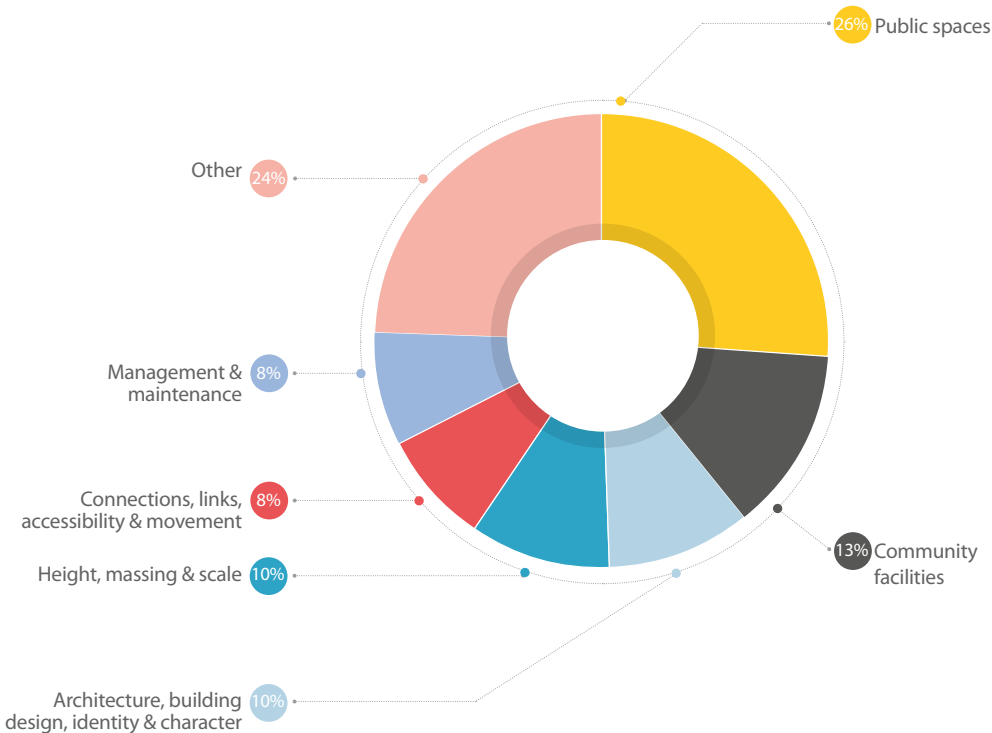
Comments captured from the session were predominantly suggestions/aspirations for the site with some mixed feedback provided in response to the updated proposals.

In regard to the public spaces, which was the focus of the session, discussion topics included accessibility, safety and management of these areas, as well as the provision of community facilities within the spaces.

Aspirations were expressed for community spaces within the public areas, better connections to surrounding green spaces and the integration of water features into the proposed green spaces on the site.

Discussions also covered a number of additional topics that were of interest to the attendees, including height/massing and architecture.

Topics discussed



Public spaces

Attendees commented positively on the proposal for 24/7 access to all public spaces in the scheme. Many ideas were put forward by the attendees, including the relocation of the residential units from building on Plot 9 to re-introduce a fairly large park area at the eastern end of the site. In terms of safety, it was suggested that the design should allow surveillance onto open spaces. Additionally, it was stated that green space does not have to be expansive if it has interesting spaces which links to the suggestion of maintaining the ‘romantic ruin’ character of the current platform level.

Community facilities

Community meeting spaces were a key discussion point, such as the provision of informal meeting areas. It was also stated that public seating and toilets should be provided within the public spaces.

Architecture, building design, identity & character

It was discussed that the identity of Shoreditch could be better integrated into the design of the updated proposals and it was suggested that there be a legacy to theatre on the site to reflect the rich history of theatre in the surrounding area, including theatres exhibited by Shakespeare.

Height, massing & scale

Although it was stated that the updated proposals are an improvement to the previous applications, concern was still raised in regard to density on the northern side of the site and the commercial buildings to the west during the session on public spaces.

Connections, links, accessibility and movement

A suggestion was put forward that a connection should be made between the proposed open space and existing open spaces surrounding the site, such as Allen Gardens to the east, perhaps using a bridge.

Management and maintenance

Questions were raised as to who will manage the open spaces, and how will service providers gain access (such as waste or emergency services).

Other

The remainder of the discussion covered a variety of topics outside of public space, such as community integration and heritage, including the following comments:

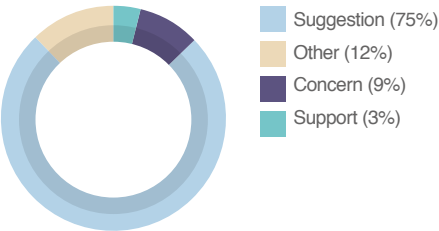
- New street names should reflect the history of the site/area;
- The location of the cultural building is in best place it could be near Brick Lane;
- It is positive that the updated proposals are much more open.

FINDINGS: THEME EXCHANGE 3 - CULTURE & CREATIVITY

The third Theme Exchange was focused on the topic of Culture and Creativity with the aim to explore the local creative and cultural offer surrounding the Goodsyard and prompt ideas-generation for the future cultural offering on the site.

Masterplanners, FaulknerBrowns provided an introduction to the updated proposals with particular focus on the proposed cultural buildings and heritage areas. Guest speaker Yves Blais from Outset presented on cultural uses and meanwhile spaces. Outset are an independent charitable organisation that pools donations from partners and patron circles to support contemporary art, often on a meanwhile and permanent basis within new development sites.

Type of comments received



Summary of feedback

As the Culture and Creativity Theme Exchange focused predominantly on ideas-sharing, the majority of comments made were aspirations for future cultural uses on the site.

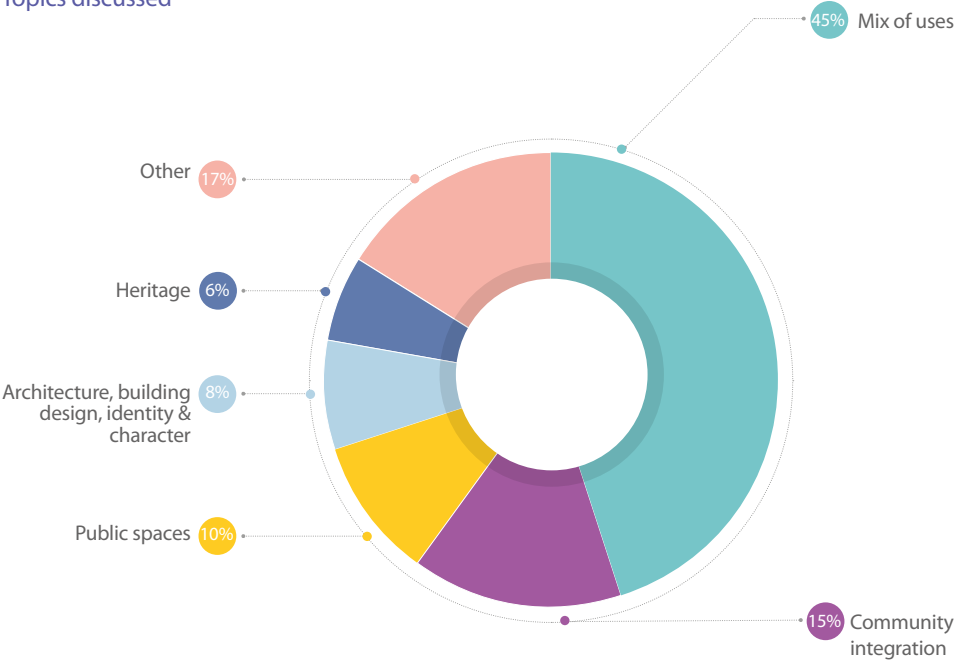
It was generally felt that the site should provide affordable and flexible cultural spaces that could allow for a variety of uses that cater to the local community. It was also mentioned that the cultural uses on the site should be closely linked to the local area, particularly the creative neighbourhoods surrounding the site.

Meanwhile use on the site was also discussed by the attendees with comments made that temporary uses could be a good way to test future permanent uses on the site.

The attendees stated that the proposed location of the cultural building (Building on Plot 6) was in the optimal location, close to Brick Lane, although questions were raised as to the form of the building and its delivery within the phasing of the overall development.

Discussions also covered a number of additional topics that were of interest to the attendees, including height, maintenance and retail.

Topics discussed



Mix of uses

A variety of different creative and cultural uses were suggested for the site by the attendees. These included performance space, such as a theatre, space for local makers to create, such as a small studio spaces and spaces for locals to recycle/upcycling their waste for the benefit of the environment. Meanwhile use of the site was also supported by attendees with the suggestion put forward to provide temporary theatre at the site.

Community integration

There was a strong focus in the discussion on linking creative and cultural uses at the site with the local community and the individual history of the area as a creative place. It was proposed that local community groups could be approached to manage or coordinate any future creative spaces on the site. Emphasis was placed on affordability and accessibility to any future uses or spaces.

Public spaces

It was suggested that and future cultural uses or places on the site should link with the proposed green spaces.

Architecture, building design, identity & character

It was strongly suggested by attendees that cultural and creative uses should be linked to the rich history of the Shoreditch area which has created a distinctive identity for the surrounding neighbourhoods. It was stated that cultural space should be design-led and consideration should be given to the future use of building on Plot 6 prior to design or construction.

Heritage

Many suggestions were made to incorporate the historic elements of the site, such as the provision of archives, space for the reflection of history and heritage tours at the site.

Other

The remainder of the discussion covered a variety of other topics, such as height/scale, management and maintenance, and retail, including the following comments:

- Access to daylight for residents to the north of the site remains a concern;
- An independent operator should manage the future cultural building/spaces;
- There should be provision of small retail spaces for stalls and markets.

UPDATED PROPOSALS FEEDBACK

In November 2018, we held five main public drop-in exhibitions to present the updated proposals for the Goodsyard and to gather local community feedback.

This chapter provides a summary of the quantitative and qualitative feedback received from 74 feedback forms collected at events.

The feedback has been captured through a survey that included both survey questions as well as space for additional written comments – which are analysed separately.

To the right is a headline summary of the areas of support, concern and aspiration most commonly discussed throughout.

SUMMARY

Support

Feedback was positive across the majority of topic areas and the updated proposals were broadly well received. Respondents provided positive responses in regard to the upgraded routes, as well as updates to the heritage aspects, green spaces and mix of uses.

In written comments, a substantial proportion of attendees (just over half) supported the architecture and design proposals for the Goodsyard - the architectural diversity and materiality of the buildings, as well as the application of the “highline” concept to designs was positively received. The retention of existing green spaces and further addition of such was praised by attendees.

Analysing the data collected, respondents expressed approval at the retention of heritage features (i.e. Victorian building along Sclater Street) and proposed activity within the arches. Requests were also made for the protection of street art as “new heritage”. General improvements to accessibility and permeability as well as the new east-west route, directly connecting Shoreditch High Street with Brick Lane, also garnered significant support. It was indicated, however, that further consideration needs to be given to disabled access and cyclist access and navigation through the space, as well as how designs can spur a shift to sustainable ways of travelling.

Concern

Although a large proportion of respondents provided a positive response to the proposed reduction in the building heights and general improvements on urban form, these aspects also received the largest amount of concern.

Over half of the written comments received expressed concern with the heights of buildings within the proposal and potential impacts of this, such as deprivation of sunlight in surrounding areas and obstruction of views.

Concerns were raised about the lack of housing on the site and also in regard to affordability. Regarding retail, worries were affiliated with the affordability of small business units in the Goodsyard, retail composition and retail diversity. Notably, discontent was expressed with the proportion of green space in proposals (small relative to other uses) and their layout (fragmented by buildings).

Reflecting upon identity and character, fears related to the loss of identity and culture due to the scale of the Goodsyard development, and the development potentially attributing to gentrification.

Aspiration

The majority of comments relating to the mix of uses, community facilities and community integration were aspirational in their nature.

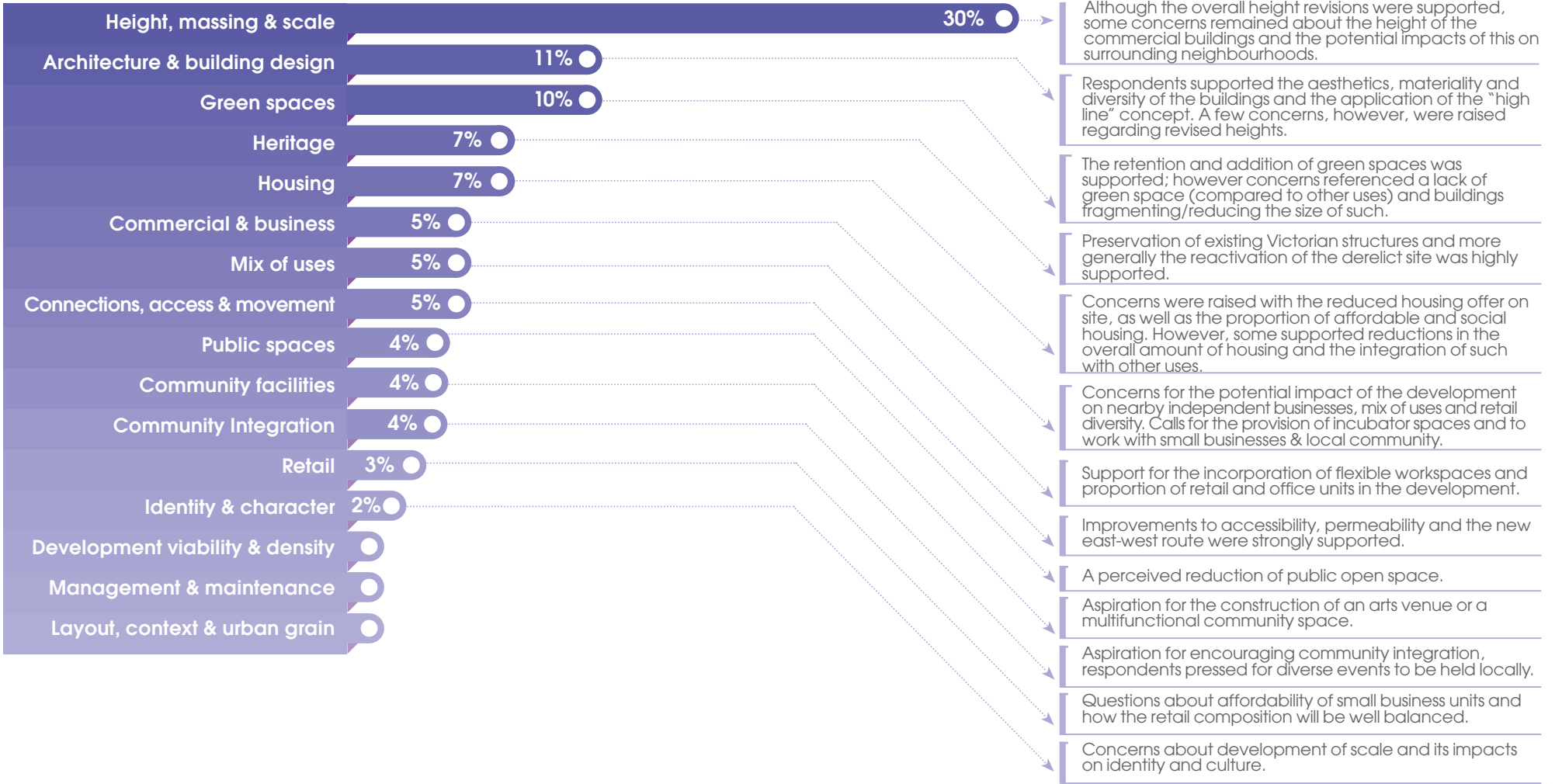
With regards to the mix of uses, there were suggestions to incorporate more community orientated uses (cultural venues, sports amenities, adult learning centre, etc.).

Attendees also hoped to see the construction of an arts venue (performance space, gallery or museum reflecting upon the design of the Goodsyard and/or Shoreditch’s heritage).

Reflecting upon strategies which could be deployed to encourage community integration, respondents pressed for engagement work to be conducted with key stakeholders and demographic groups based in the area. Also for a youth centre to be built and events to be held, further fostering community cohesion.

It was implied that events should take advantage of and celebrate Shoreditch’s rich diversity and cultural heritage.

Topics most commented on in the feedback forms
 Percentages represent the number of written comments received for each topic.

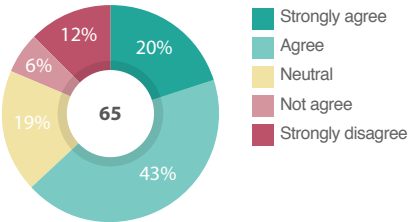


ANALYSIS OF RESPONSES TO THE UPDATED PROPOSALS

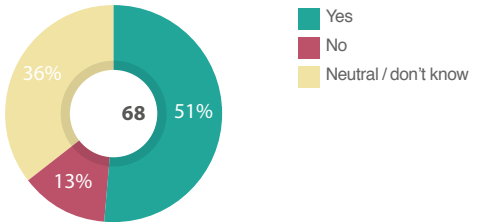
We asked respondents to rate their overall response to each of the major aspects of the updated proposals. This helps give a snapshot understanding of areas of support, concern, aspirations and which areas need more clarification.

In total, we have received 74 feedback forms. The diagrams on this page illustrate these responses, but do not include a 'no answer' section when some were skipped in questionnaires. The total amount of responses received for each question is shown in the middle of each diagram.

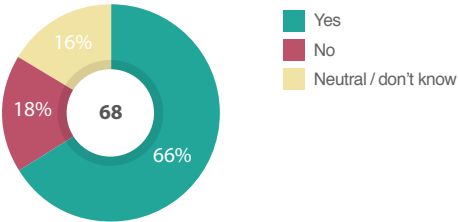
Are you in favour of the updated proposals?



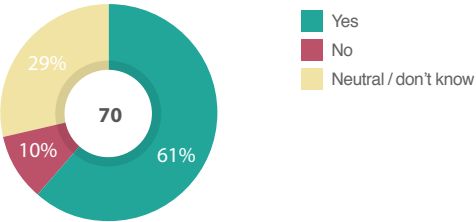
Do you feel the updated proposals have made improvements on mix of uses?



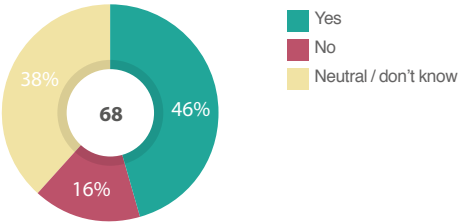
Do you feel the updated proposals have made improvements on height and urban form?



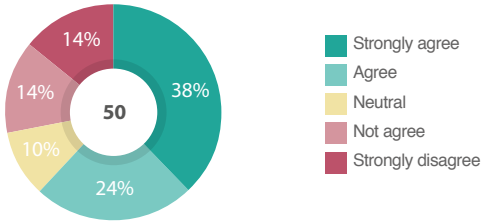
Do you feel the updated proposals have made improvements on heritage integration?



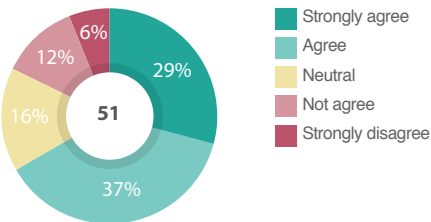
Do you feel the updated proposals have made improvements on public realm?



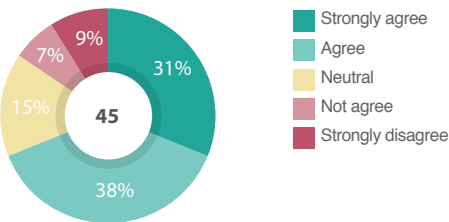
Do you agree with the proposed reduction in the building heights?



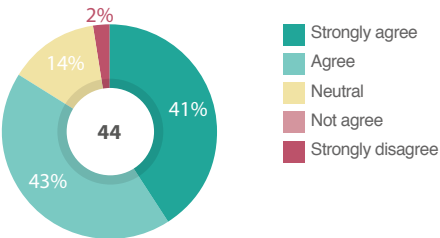
Do you agree with the proposed amendments to the mix of uses?



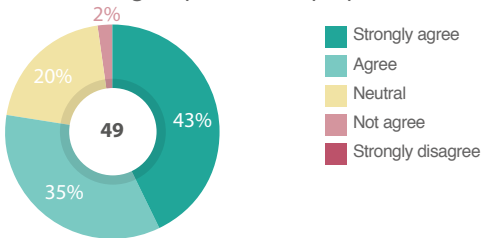
Do you agree with the proposed amendments to green space?



Do you agree with the upgraded routes?



Do you agree with the proposed amendments to the heritage aspects of the proposals?



DIRECT RESPONSE TO SPECIFIC PLOTS

We also asked respondents to rate their overall response to specific plots that have had key updates since the previous proposals. Ratings were from ‘strongly in favour’ to ‘strongly not in favour’ and included:

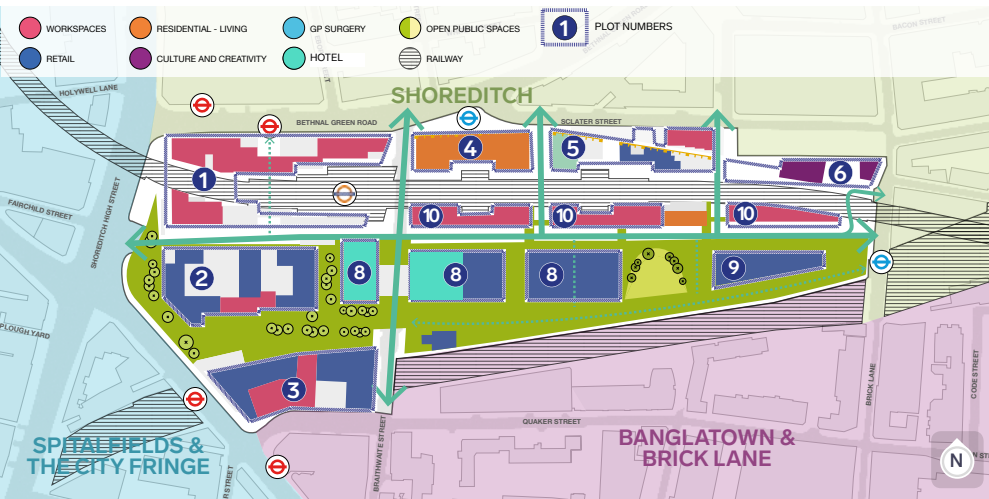
- Key commercial plots (1, 2 and 3)
- Key residential plots (4 and 5)
- As well as active uses across the site

Plot 2 received the largest number of positive comments, with respondents praising the building design and slimmer form. Plot 3 sits at the south west corner of the site and spans a mainline railway cutting. Respondents were positive on building design, use of materials and height being more in line with the updated proposals.

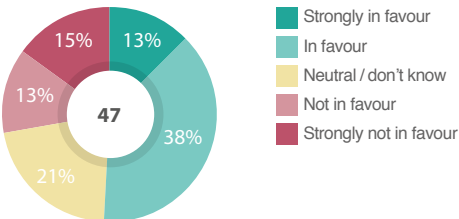
Residential buildings on Plots 4 and 5 received the largest number of ‘neutral/don’t know’ responses, indicating that respondents didn’t have an opinion on this or may require further information. Respondents supported the reduced height of these buildings though generally, it was felt that the building heights are still too imposing. The design of buildings and the use of brick were received very well.

For reference, below is a plan showing the location of each Plot on the site, with Plot 7 located at ground floor below the platform level depicted.

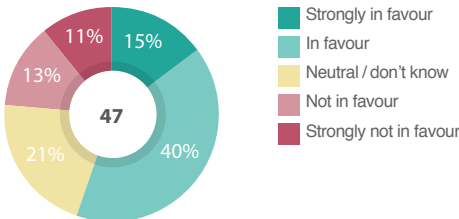
Buildings on Plots 1 and 2, which are located on the north western edge of the site, received the largest amount of concerns. As these are the tallest buildings in the proposals, a significant proportion of these concerns related to height and massing of the buildings.



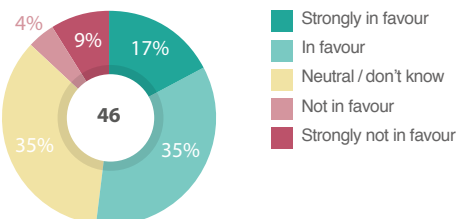
Plot 1 – Are you in favour of the proposed updates to the building form?



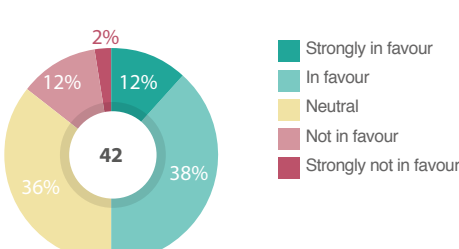
Plot 2 – Are you in favour of the proposed building form?



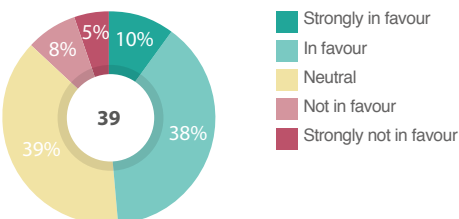
Plot 3 – Are you in favour of the proposed updates to the building form?



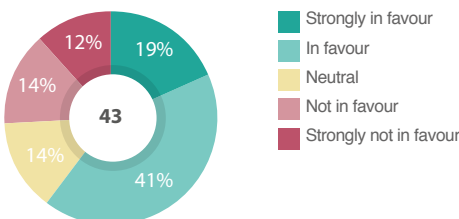
Plot 4 – Are you in favour of the proposed form?



Plot 5 – Are you in favour of the proposed form?



Active uses - Are you in favour of the overall proposals?



ANALYSIS OF ALL COMMENTS BY TYPE & TOPIC

On the following pages you can find an in-depth analysis of all written feedback received for 2018 consultation based on 460 separate comments, which came from 74 individual paper and online feedback forms.

The written comments come from open-ended questions in addition to the survey questions, for those who wished to provide further views to their selected responses.

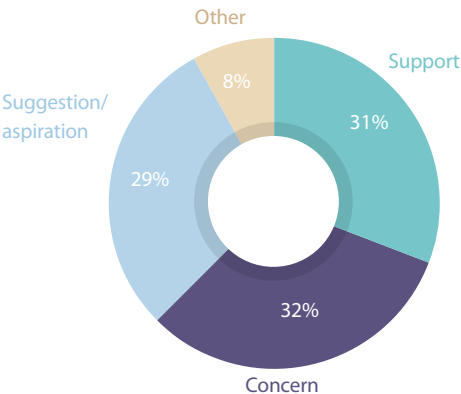
All feedback was analysed comment by comment. Each of these was categorised by type, whether it expressed support, aspiration, concern or a request for clarification (see diagram to the right).

In turn, comments were then grouped according to the topic they relate to – pages 55-58 describe the comments received according to the 13 main topics discussed by respondents.

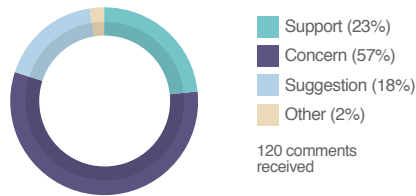
Through the events and feedback forms, a few respondents reflected upon the whole proposal and compared it with the previous application expressing general support to the updates.

The type of conversations

The diagram below shows the types of all written comments received. This helps understand the quality of conversation and feedback. It is clear to see that there was a roughly even number of responses which expressed concern, support or suggestions, with 142 supportive comments, 146 concerns and 135 were suggestions and aspirations.



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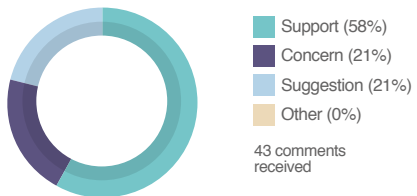
Height, massing & scale

Height, massing and scale attracted the most written comments overall. Over half were concerns and approximately one quarter were supportive.

Concerns were made with particular regard to building heights and massing at the western end of the site, and the potential impact of these on adjoining properties.

Supportive comments and general comments most often praised the height reductions in comparison to the previous applications.

Aspirations correlated with comments regarding height, calling for further reductions to buildings on Plots 1 and 2.



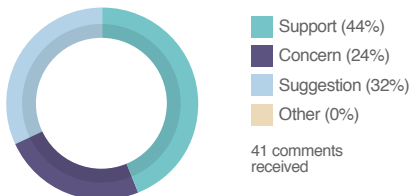
Architecture & building design

The architecture and design of the updated proposals received a majority of supportive comments.

Respondents expressed that they were happy with materiality of the buildings, the “highline” concept and the way in which old and new elements of the area are integrated into the design. Aligning with responses to ‘heights massing and scale’, some also praised the reduction in heights and building aesthetics.

Less than a quarter of the comments were concerns with majority of these relating to the impacts of height, architectural design and potential light reduction in surrounding areas.

Aspirations reflected other comments made in this section, with calls for an array of design elements, including further reductions in height, further preservation of heritage, increased reflection of the area’s identity and the addition of more green space.



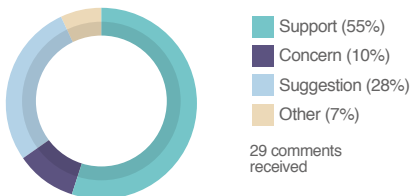
Green spaces

The retention and further addition of green spaces was supported by many respondents, with just under half of all comments being supportive.

There were however some suggestions for further increase in green space on the site; often paired with concerns that buildings ‘fragmented’ the green space into smaller spaces.

Respondents requested that green spaces consider local park needs, such as playgrounds and dog-walking areas, and for some of the green spaces to be larger.

Safety was also raised, noting that the green areas should be policed, deterring anti-social behaviour.

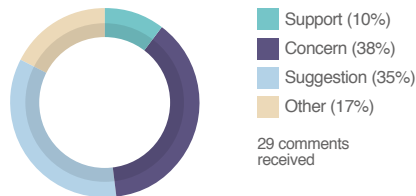


Heritage

The preservation and reactivation of existing heritage structures was highly supported including the Victorian Buildings on Sclater Street and the railway arches. Over half of all comments were supportive.

A few concerns, however were still raised regarding the loss of some heritage at the site and the impact of new buildings on the viaduct.

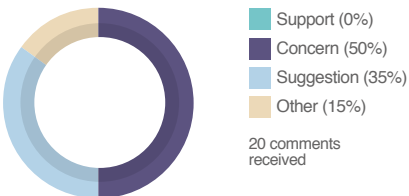
There were aspirations for old as well as relatively “new” heritage (street art) being retained and maintained, for heritage to be cited and promoted through the names of streets incorporated into the development and for assets to be public rather than private. As well as a desire for the development not dominate over heritage features.



Housing

Key feedback included suggestions for the provision of additional residential units on the site, and integrating residential uses in the buildings at the western end of the site.

Some concerns were raised in regards to the proportion and affordability of social housing proposed. Some felt that residential homes (predominantly luxury flats) illustrated in proposals did not necessarily align with the current demographics of the area.



Commercial & business

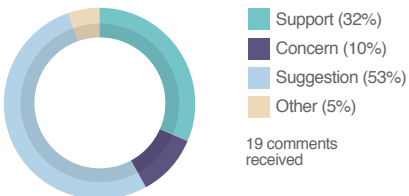
From the 20 comments addressing commerce and business, half of these expressed concerns affiliated with potential impacts of the development on local markets and independent businesses.

Additional comments stated that the proposals were suggestive of too many high-end stores and that the developers could work with small businesses and the local community.

Questions were also raised regarding the future of Boxpark, local traders and where precisely commercial units will be situated.

There was a diverse range of aspirations and suggestions expressed by respondents, requesting the provision of start-up incubator spaces at favourable rates, provision of smaller units for independent businesses.

Two comments questioned the necessity of the hotel at the site.



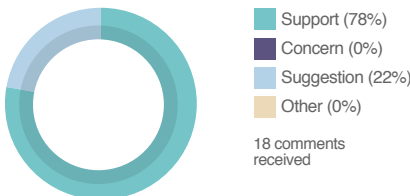
Mix of uses

On the topic of mix of uses, over half of the comments were aspirations, and over one third were supportive.

Respondents advocated for the provision of cultural spaces, other further mixed uses (adult education centre, community hub, sports amenities) and affordable workspaces.

The incorporation of flexible workspaces into the plan garnered support, and the proportion of retail units and offices was well received.

There were a small number of concerns, citing the overall balance of uses and a 'piecemeal' approach to local needs with the cultural centre.



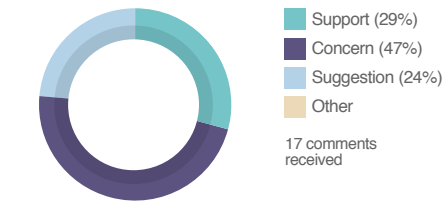
Connections, access & movement

Connections, access and movement received very positive feedback. The east-west route in proposals, connecting Shoreditch High Street with Brick Lane, received an significant amount of support.

Respondents asked for more nodal (pedestrian junction) points to be integrated into the route; some also wanted further clarification over how the route accommodates cyclists alongside pedestrians.

More general comments were made, supporting the permeability (cut through embedded into design) and improvements to accessibility.

Reviewing aspirations, a few suggested the need for disabled access to be considered more and for roads to be environmentally favourable / promote more sustainable ways of travelling.

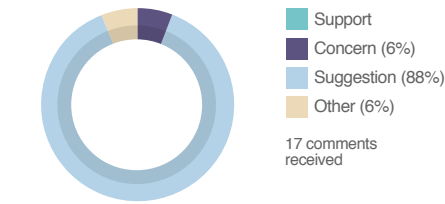


Public spaces

Comments relating to public spaces expressed a majority of concerns, which were predominantly affiliated with a perceived reduction in the amount of public open space, which may be attributed to the revised design of linear spaces.

In their positive comments, respondents noted that the updated proposals have made improvements to the public streets and spaces. One further cited that such spaces situated on ground and first floor were well-designed.

Aspirations related to maintaining the balance of public and private space, additional provision and retention of green spaces in the public realm and for the urban square situated next to the station to be larger.

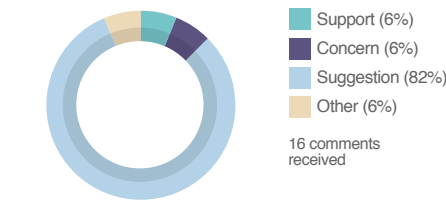


Community facilities

The majority of comments associated with the theme of community facilities were aspirations, including suggestions for cultural amenities to incorporate a gallery, exhibition space, museum or venue for musical / theatrical / dance performance.

Respondents suggested that a new museum could contain information around the origins and application of the “highline” concept to the Goodsyard, heritage or something iconic in British history. More generally, some requested a multifunctional community space, which could facilitate all of the above and more (such as containing sports facilities).

One concern alluded to a lack of space for local services in light of increased population post-development.



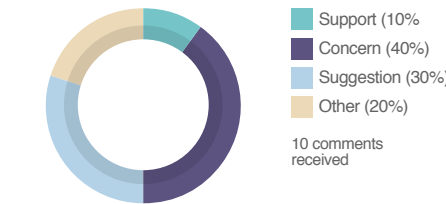
Community integration

A majority of comments associated with community integration were aspirations.

Regarding the different ways of encouraging community integration, respondents urged for the development to act as a gateway to connect the City with Shoreditch, Brick Lane and other East End Fringe areas. Suggestions were also made for further engagement work to be undertaken with local community groups.

Honing in on young people and their inclusion, there were calls for the construction of a youth centre or the deployment of a youth activities programme. One person requested for events to be held, aligning with Shoreditch’s unique character and identity.

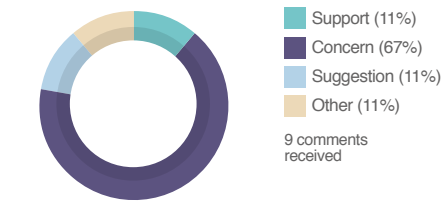
Comments inspired areas of debate such as a comment that the new proposal takes the local community into better consideration, and one that feared new developments will benefit corporate users. A question was raised around the survival Shoreditch as a destination and its coexistence with the Goodsyard.



Retail

With regards to retail, concerns focused around the affordability of small business units and types of retail in the Goodsyard. One consultee hoped that the retail offer would not mimic Farringdon; another hoped for shops to not sharply contrast with the “small/ independent vibe” in Shoreditch.

Aspirations related to the provision of more retail space, limitations on the number of chain stores and use of the vaults for pop-up activity. Contrary to this, one person felt that Boxpark is sufficient.



Identity & character

Of the written comments submitted on identity and character, the majority of these expressed concerns.

Comments revolved around the juxtaposition of the new high-rise development with the low-rise nature of Shoreditch. Fears were raised that the scale of the development may lead to the loss of identity and culture in the area / gentrification.

Other topics (9 comments received)

For topic areas which received fewer comments (four or less), the feedback is summarised below.

A range of singular comments were made in regards to density; one approved the building density, whilst another was concerned about density on the west side of the development. Another participant felt that spacing between buildings needed to be improved.

Regarding site management and maintenance, one comment supported amendments in making the Goodsyard a 24 hour location, and another found it critical for the area to feel safe at all times. One question was raised regarding coherent management of the space which falls under two Boroughs.

Two suggestions were made around the layout, context and urban grain; one advocated for three narrow towers rather

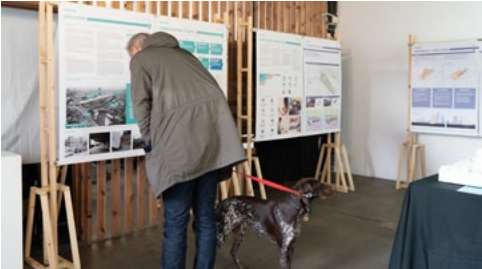
than one vast tower, and another respondent requested the provision of smaller units that independent businesses could occupy. A number of respondents expressed support for the project reactivating the underutilised spaces within the Goodsyard site.

Some concerns related to the existing infrastructure not being able to cope with more people and whether motives of the development are steered towards profit or the community.

Regarding aspirations, respondents hoped for continued consultation and for the development to benefit both local and transient populations.



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